

Master Plan Narrative

for:

CENTERVILLE ROAD DEVELOPMENT

**ASSESSORS PLAT 246, Lots 246, 247, 250, 251 & 257
203 Centerville Road
Warwick, RI 02886**

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Table of Contents

<i>I</i>	<i>INTRODUCTION</i>	<i>1</i>
<i>II</i>	<i>EXISTING CONDITIONS</i>	<i>2</i>
	2.1 <i>Site Characteristics</i>	
	2.2 <i>Soils</i>	
	2.3 <i>Floodplain</i>	
	2.4 <i>Utilities</i>	
	2.5 <i>Wetlands</i>	
	2.6 <i>Natural Resources Inventory</i>	
<i>III</i>	<i>PROPOSED DEVELOPMENT</i>	<i>5</i>
	3.1 <i>Project Summary</i>	
	3.2 <i>Zoning</i>	
	3.3 <i>Traffic</i>	
	3.4 <i>Stormwater Management</i>	

List of Figures

<i>Figure 1. Locus Map</i>	<i>1</i>
<i>Figure 2. “Street View” of Site</i>	<i>2</i>
<i>Figure 3. Soils Map</i>	<i>3</i>
<i>Figure 4. Development Schematic</i>	<i>5</i>

I. INTRODUCTION

This Narrative has been prepared to describe and assess the characteristics of Assessors Plat No. 246 Lots 246, 247, 250, 251 & 257 as they relate to a requested Master Plan application to the Warwick Planning Board and request to City Council for a rezone to General Business.

The property is rectangular in shape and is located in the western portions of the City, approximately one-half mile west of Apponaug. Specifically, the property is located north of Centerville Road generally opposite from Diamond Hill Road.. The combined area property is approximately \pm 5.50 acres and is currently zoned O - Office.

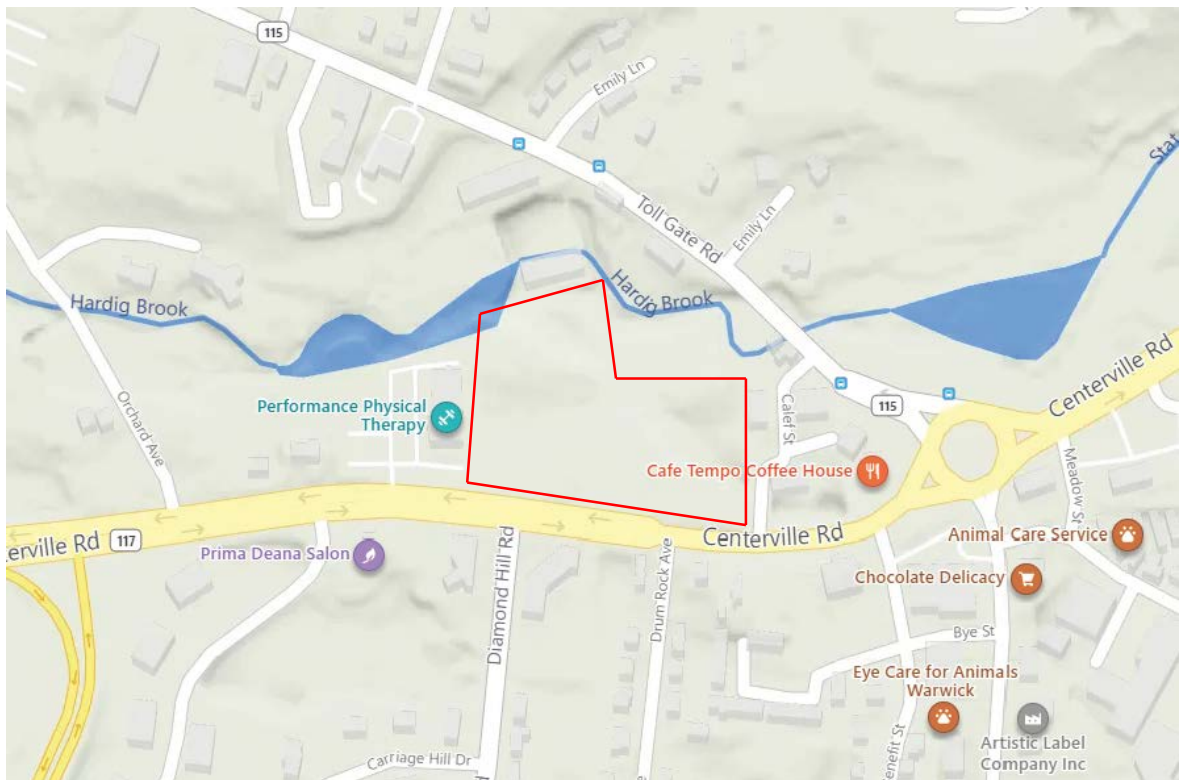


Figure 1. Locus Map

II. EXISTING CONDITIONS

2.1 Site Characteristics

As indicated, the subject property is located on Centerville Road approximately mid-way between I-95 and Appanoag, in Warwick, RI. The lots generally orient opposite of Diamond Hill Road, which is a signalized intersection. A second (paper street) access extend to the rear of the site from Tollgate Road, but there is no intent to improve that Road for the project.

Although there have been residential structures on the property in the past, the property is currently undeveloped and predominately forested with areas of open/grassed areas associated with the aforementioned private homes. The site generally slopes over very mild grades from the street, and then falls off at moderately to steep grades toward the rear of the properties.



Figure 2. “Street View” of Site

2.2 Soils

A review was performed of the Soil Survey of Rhode Island, prepared by the U.S. Department of Agriculture. The site is primarily comprised of Hinckley loamy sand (HkA and HkC). This soil is characterized as Hydrologic Soil Group ‘A’ with permeability suitable for development. A small

northern portion of the property is identified as Walpole sandy loam (Wa). This soil is characterized as Hydrologic Soil Group ‘B/D’; however, this small area falls outside of proposed development areas.



Figure 3. Soil Map

The general soil conditions were confirmed with a number of on-site soil evaluations. Based on test pits that were performed on site, groundwater depths are anticipated to be at least 10 feet below the existing surface elevation. The property lies within a GA groundwater district.

2.3 Floodplain

A review of the FEMA National Flood Insurance Rate Maps for Kent County, Map Number, 44003C0129J effective October 2, 2015 (Refer to FEMA Map) was performed. Based on this review, most of the subject area lies within zone ‘X’ (areas determined to be outside of the 0.2% annual

chance floodplain), with northern areas falling with zone 'A' (areas without Base Flood Elevation).

2.4 Utilities

Gravity sewer mains exist within Centerville Road, along with overhead electric/communication lines. Water and gas service is also available within Centerville Road.

2.5 Wetlands

Wetlands resources have been identified immediately north of the property and jurisdictional areas are indicated on the existing conditions survey of the site. Rhode Island Department of Environment Management (RIDEM) Geographic Information System (GIS) Mapping and site inspections do not reflect the presence of biologic wetland resources within project limits.

2.6 National Resource Inventory

According to the Rhode Island Department of Environmental Management (RIDEM) Geographic Information System (GIS) Mapping, portions of the site fall within State designated Natural Heritage Area ID No. 97. The species of concern for this resource have not yet been identified.

III. PROPOSED DEVELOPMENT

3.1 Project Summary

The proposed project is multi-tenant commercial condominium development. The project proposes General retail uses to the west, a restaurant (Coffee Shop with Drive Thru – no inside seating) in the central portion of the site, and a car wash within the eastern areas. The general retail areas are indicated as a bank and retail structure, but tenant agreements are not yet secured and other allowable uses are also being contemplated. The restaurant and car wash tenants are secured and advancement of those tenant to final design is expected in the first stage of the project.



Figure 4. Development Schematic

3.2 Zoning

The project proposes uses allowed within the proposed (GB) zoning district. conformance to all dimensional standards of the zoning ordinance and parking will also be provided to wholly comply to the City’s parking and loading standards.

3.3 Traffic

The entire property will be accessed from a single entrance which will be constructed opposite Diamond Hill Road. Signal modifications are proposed to mitigate potential impacts. The project provides safe internal circulation and onsite parking and vehicle queues in accordance with City ordinances and RIDOT policy and provides safe access to the site for the general public, employee and emergency vehicles. A traffic impact analysis is included under separate cover to provide a complete discussion of existing and proposed traffic conditions.

3.4 Stormwater Management

Permanent stormwater management measures are proposed to fully mitigate the impacts to stormwater runoff from the proposed project, and will comply with the City of Warwick Stormwater Ordinances, the Stormwater Management Standards and Performance Criteria of the RI Stormwater Design and Installation Standards Manual (RISDISM), and the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act using various low-impact development (LID) techniques and best management practices (BMP's). LID techniques that are incorporated into the design include minimizing new impervious areas, maximizing landscaping elements and treating stormwater runoff near the source with infiltration BMPs.

This project is classified as a "construction activity" as described in the General Permit for the Rhode Island Discharge Elimination System (RIPDES). A Soil Erosion and Sediment Control (SESC) Plan will be developed for the project meeting RIPDES requirements and City Ordinances. The purpose of this SESC Plan is to define the appropriate practices and specific soil erosion and sedimentation controls that must be employed during construction. The project is not complete until all disturbed areas have been satisfactorily stabilized, any soil erosion that has occurred has been repaired, and all temporary control measures have been removed from the site.