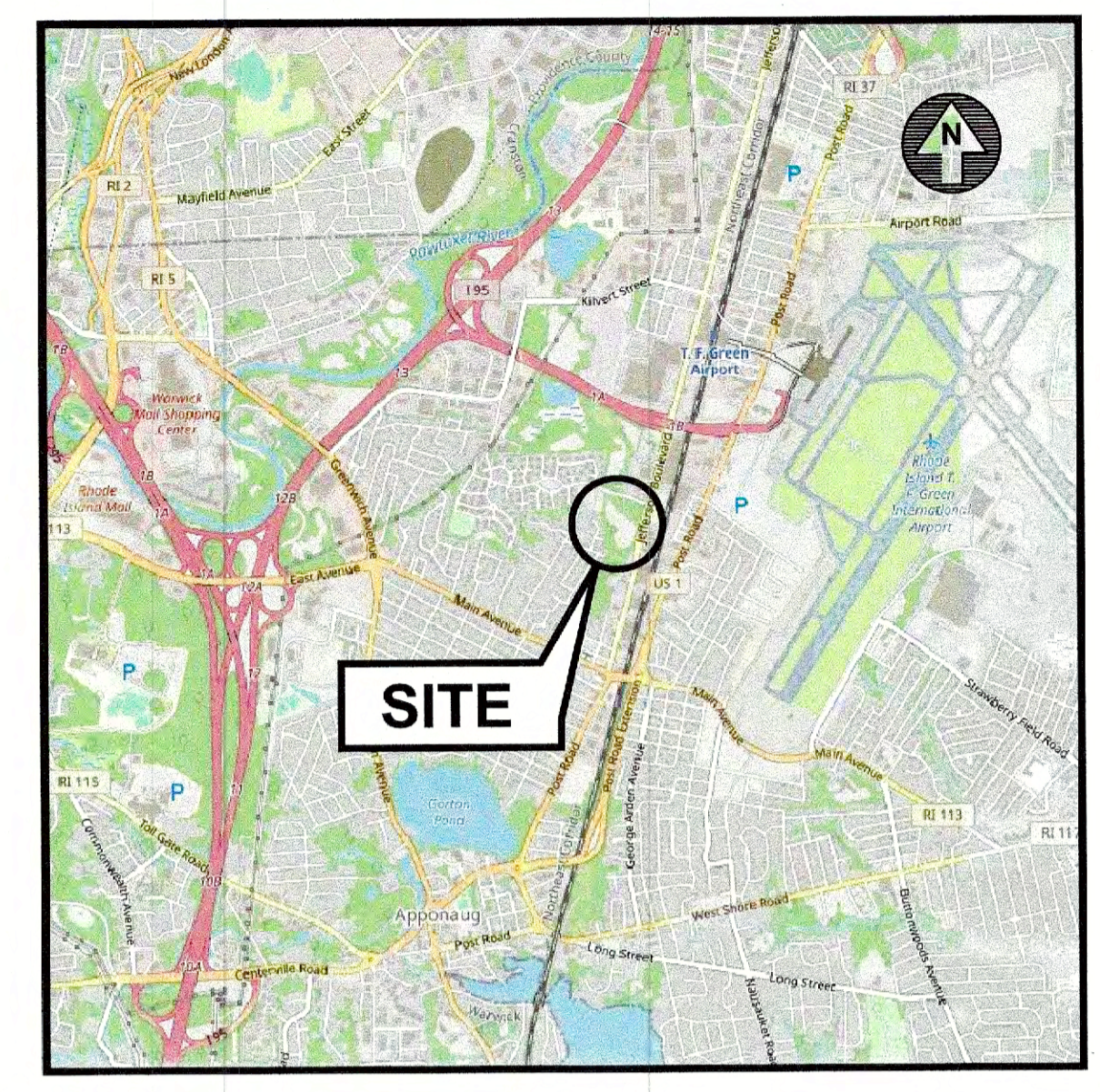


MASTER PLAN SUBMISSION

FOR

PROPOSED PET LODGE and FUTURE VETERINARY HOSPITAL

PLAT MAP 268, LOT 305
ZONING DISTRICT: GI
GENERAL INDUSTRIAL DISTRICT
JEFFERSON BOULEVARD and WILLIAMSBURG DRIVE
WARWICK, RHODE ISLAND



LOCATION MAP
NOT TO SCALE

INDEX OF DRAWINGS

DRAWING No.	PLAN
C1	EXISTING AERIAL MAP
C2	200' RADIUS MAP
C3	VICINITY MAP
C4	PROPOSED AERIAL MAP
C5	SITE LAYOUT PLAN
C6	MISCELLANEOUS DETAILS PLAN
L1	CONCEPTUAL LANDSCAPE PLAN
REFERENCE PLANS	
ARCHITECTURAL PLANS BY GUTIERREZ & LOZANO ARCHITECTS	
SP-1	SITE PLAN
A-2	ROOF PLAN
A-3	ELEVATIONS



OWNER
WELLFLEET PROPERTIES
c/o JOHN HADDAD
4847 TOWER HILL ROAD
WAKEFIELD, RI 02879

APPLICANT
CARLOS GUTIERREZ
24 MALLARD WAY
EAST GREENWICH, RI 02818

ENGINEERS and LAND SURVEYORS



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

CROSSMAN ENGINEERING

<u>Rhode Island</u>	<u>Massachusetts</u>
151 Centerville Road Warwick, RI 02886 Phone: (401) 738-5660	103 Commonwealth Avenue North Attleboro, MA 02763 Phone: (508) 695-1700

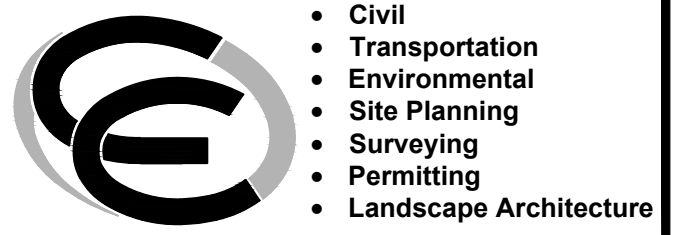
Email: cei@crossmaneng.com

ARCHITECT
GUTIERREZ and LOZANO ARCHITECTS
2830 W. STATE ROAD 84, SUITE 117
FORT LAUDERDALE, FL 33312
(954)321-3442

JULY 2022
SHEET 1 of 8

REVISIONS:

No.:	DATE:	DESCRIPTION:
1	9-6-22	CITY COMMENTS



Crossman Engineering

Rhode Island
151 Canterville Road
Warwick, RI 02886
Phone (401) 738-5660

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
Phone (508) 695-1700

Email: cel@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:
PROPOSED PET LODGE and FUTURE VETERINARY HOSPITAL
ASSESSOR'S PLAT 268, LOT 305
ZONING DISTRICT GI
GENERAL INDUSTRIAL DISTRICT

JEFFERSON BOULEVARD and WILLIAMSBURG DRIVE
WARWICK, RHODE ISLAND

PREPARED FOR:

CARLOS GUTIERREZ
24 MALLARD WAY
EAST GREENWICH, RI
02818

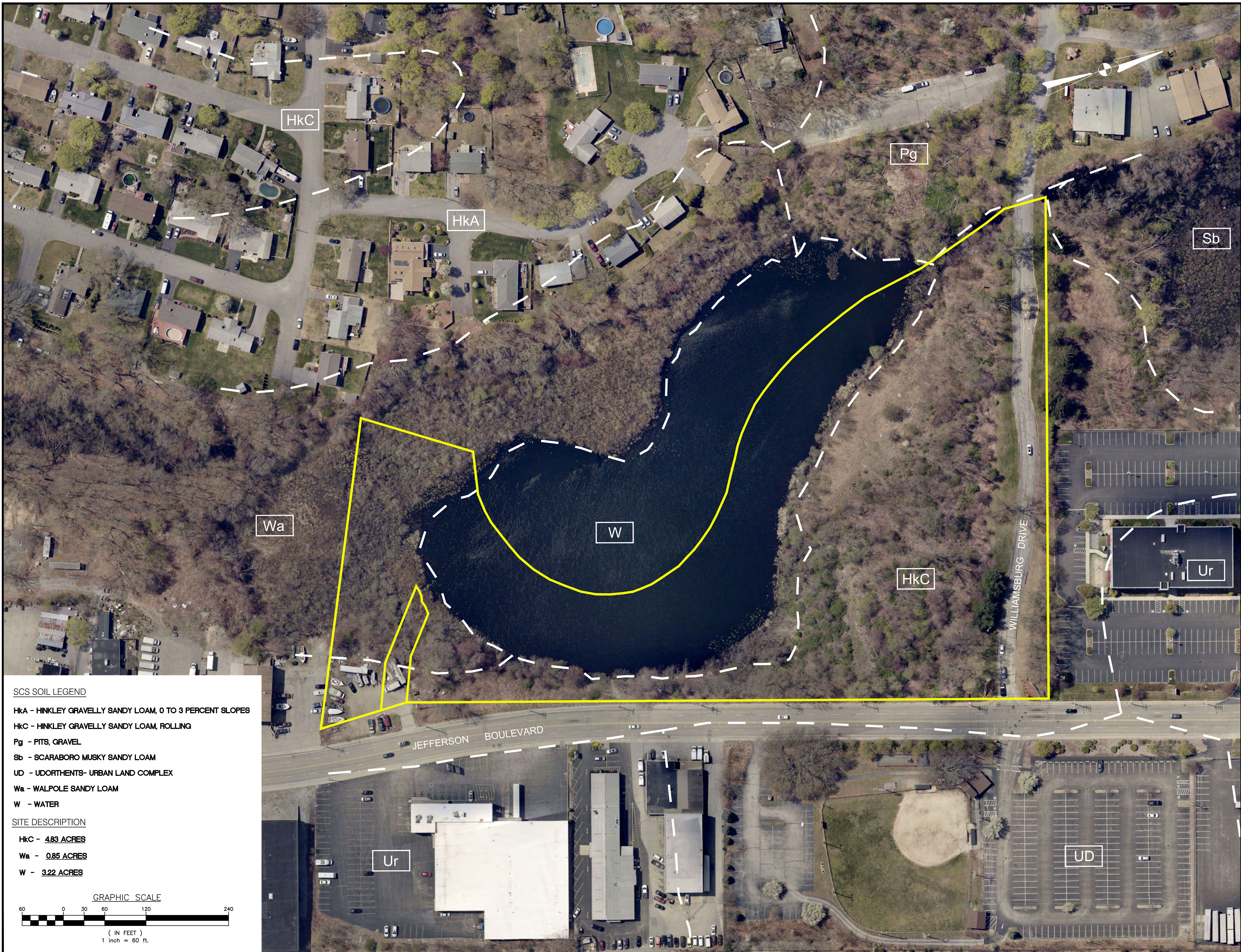
DRAWING TITLE:
EXISTING AERIAL MAP

DATE: JULY 2022 SCALE: 1"=60'

DWG. NAME: 2679-02-EX-AERIAL.dwg

REVISIONS		
NUMBER	REMARKS	DATE
1	CITY COMMENTS	9-6-22

DRAWING NUMBER
C1
SHEET: 2 OF 8

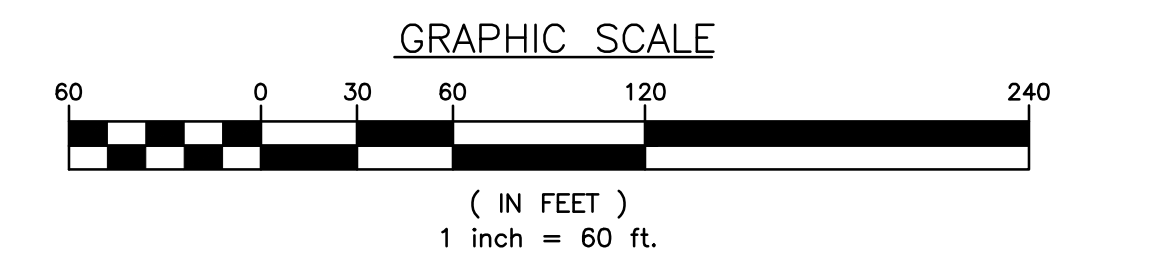


SCS SOIL LEGEND

HkA - HINKLEY GRAVELLY SANDY LOAM, 0 TO 3 PERCENT SLOPES
HkC - HINKLEY GRAVELLY SANDY LOAM, ROLLING
Pg - PITS, GRAVEL
Sb - SCARABORO MUSKY SANDY LOAM
UD - UDORTHENTS- URBAN LAND COMPLEX
Wa - WALPOLE SANDY LOAM
W - WATER

SITE DESCRIPTION

HkC - 4.83 ACRES
Wa - 0.85 ACRES
W - 3.22 ACRES





Crossman Engineering

Rhode Island
151 Centerville Road
Warwick, RI 02886
Phone (401) 738-6660

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
Phone (508) 695-1700

Email: cel@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:
**PROPOSED PET LODGE and
FUTURE VETERINARY
HOSPITAL**
ASSESSOR'S PLAT 268, LOT 305
ZONING DISTRICT GI
GENERAL INDUSTRIAL DISTRICT

**JEFFERSON BOULEVARD and
WILLIAMSBURG DRIVE
WARWICK, RHODE ISLAND**

PREPARED FOR:

**CARLOS GUTIERREZ
24 MALLARD WAY
EAST GREENWICH, RI
02818**

DRAWING TITLE:

200' RADIUS MAP

DATE:

JULY 2022

SCALE:

1"=100'

DWG. NAME:

2679-03-RADIUS.dwg

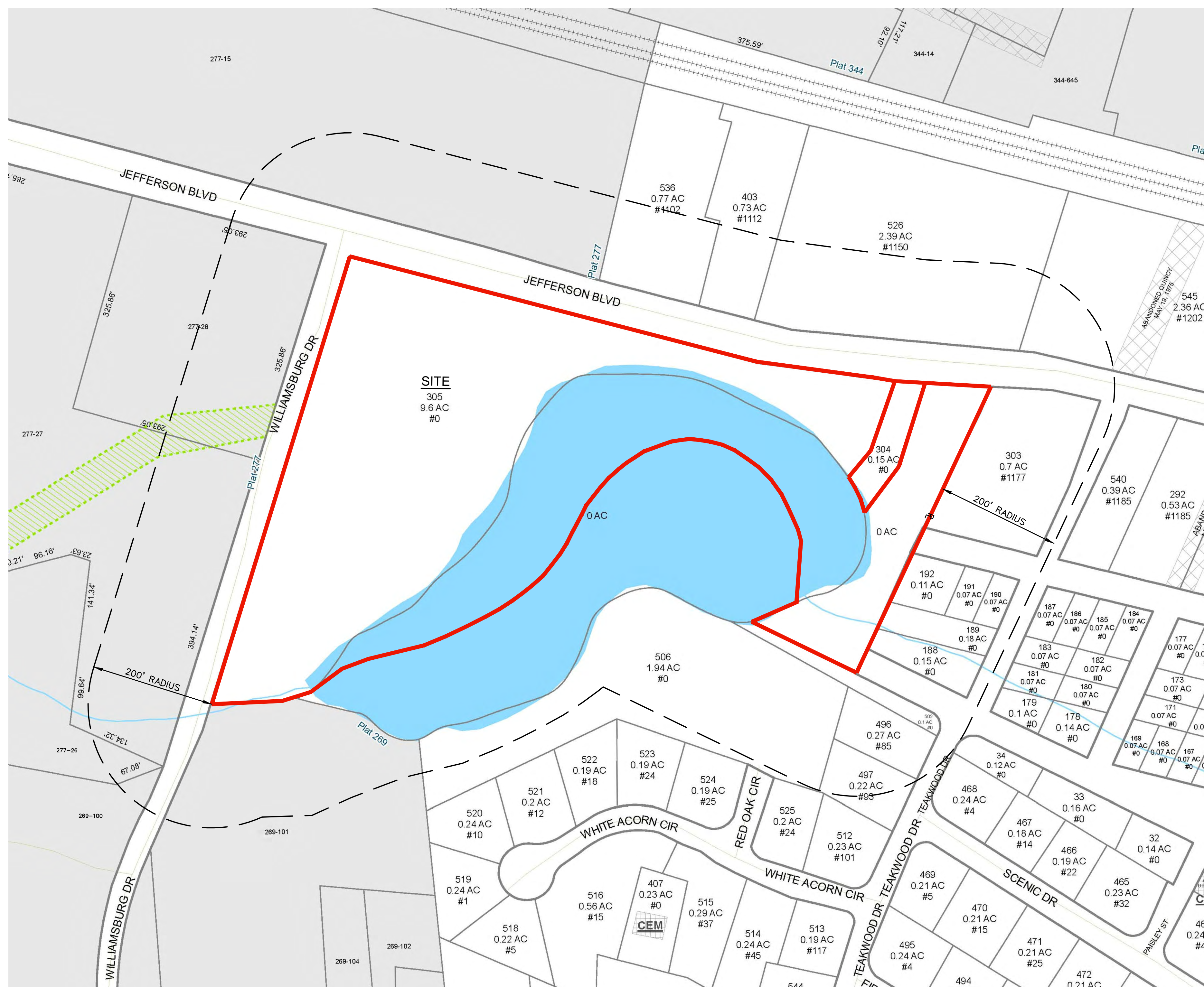
REVISIONS

NUMBER	REMARKS	DATE
1	CITY COMMENTS	9-6-22

DRAWING NUMBER

C2

SHEET: 3 OF 8



200' ABUTTERS LIST

(AS OF JULY 2022)

PLAT 268 LOT 188
CITY OF WARWICK
PETER E. & ROSE P. CONSTANTINO
CITY OF WARWICK (CO-OWNER)
3275 POST ROAD
WARWICK, RI 02886

PLAT 268 LOT 189
CITY OF WARWICK
PETER E. & ROSE P. CONSTANTINO
CITY OF WARWICK (CO-OWNER)
41 ECHO DRIVE
WARWICK, RI 02886

PLAT 268 LOT 190
DOROTHY S. SENERCHIA
673 EAST AVE
WARWICK, RI 02886

PLAT 268 LOT 191
CITY OF WARWICK
C/O WILLIAM W. CUTLER
3275 POST ROAD
WARWICK, RI 02886

PLAT 268 LOT 192
CITY OF WARWICK
C/O STANLEY F. DAVIS
3275 POST ROAD
WARWICK, RI 02886

PLAT 268 LOT 303
PAULLOLLI, LLC
1177 JEFFERSON BLVD.
WARWICK, RI 02886

PLAT 268 LOT 304
STATE OF RHODE ISLAND AND
PROVIDENCE PLANTATIONS
ONE CAPITOL HILL
PROVIDENCE, RI 02908

PLAT 268 LOT 403
ROSE MARCUS FAMILY
REALTY, LLC
P.O. BOX 909
LUDLOW, MA 01056

PLAT 268 LOT 496
JAMES G. MCLAUGHLIN
85 TEAKWOOD DRIVE
WARWICK, RI 02886

PLAT 268 LOT 497
CHARLES H. GILL, III, TRUSTEE
PHYLLIS A. GILL, TRUSTEE
93 TEAKWOOD DRIVE
WARWICK, RI 02886

PLAT 268 LOT 496
JAMES G. MCLAUGHLIN
85 TEAKWOOD DR.
WARWICK, RI 02886

PLAT 268 LOT 497
CHARLES H., III &
PHYLLIS A. GILL,
93 TEAKWOOD DR.
WARWICK, RI 02886

PLAT 268 LOT 502
PETER E. & ROSE P. CONSTANTINO
CITY OF WARWICK (CO-OWNER)
41 ECHO DRIVE
WARWICK, RI 02886

PLAT 268 LOT 506
PETER CONSTANTINO
CITY OF WARWICK (CO-OWNER)
41 ECHO DRIVE
WARWICK, RI 02886

PLAT 268 LOT 526
FLOWERS BAKING CO. OF
BIDDEFORD, LLC
C/O LEPAGE BAKERIES PARK ST. LLC
P.O. BOX 900
AUBURN, ME 04211

PLAT 268 LOT 536
ROBERT S. SULLIVAN, TRUSTEE
JEFFERSON BLVD. REALTY TRUST
41 ACCORD PARK DRIVE
NORWELL, MA 02061

PLAT 268 LOT 545
MANAGEMENT PROPERTIES INVEST. VENTR., INC.
119 HOPKINS HILL ROAD
WEST GREENWICH, RI 02817

PLAT 269 LOT 100
WETHERSFIELD COMMONS

NOTE: EACH UNIT WITHIN
WETHERSFIELD COMMONS WILL
BE NOTIFIED REGARDING PUBLIC
MEETINGS FOR THIS PROJECT.

PLAT 269 LOT 101
WHITMAN ASSOCIATES, INC.
P.O. BOX 8171
GARDEN CITY
CRANSTON, RI 02920

PLAT 277 LOT 15
KENNEY MANUFACTURING CO.
1000 JEFFERSON BLVD.
WARWICK, RI 02886

PLAT 277 LOT 26
JOHN HADDAD
4847 TOWER HILL ROAD
WAKEFIELD, RI 02879

PLAT 277 LOT 27
GATEWAY II LLC
250 B CENTERVILLE ROAD, UNIT 3
WARWICK, RI 02886

PLAT 277 LOT 28
NINE THIRTY FIVE JEFFERSON, LLC
250 B CENTERVILLE ROAD, UNIT 3
WARWICK, RI 02886



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:
PROPOSED PET LODGE and FUTURE VETERINARY HOSPITAL
 ASSESSOR'S PLAT 268, LOT 305
 ZONING DISTRICT GI
 GENERAL INDUSTRIAL DISTRICT
 JEFFERSON BOULEVARD and WILLIAMSBURG DRIVE
 WARWICK, RHODE ISLAND

PREPARED FOR:
CARLOS GUTIERREZ
 24 MALLARD WAY
 EAST GREENWICH, RI 02818

DRAWING TITLE:
 VICINITY MAP

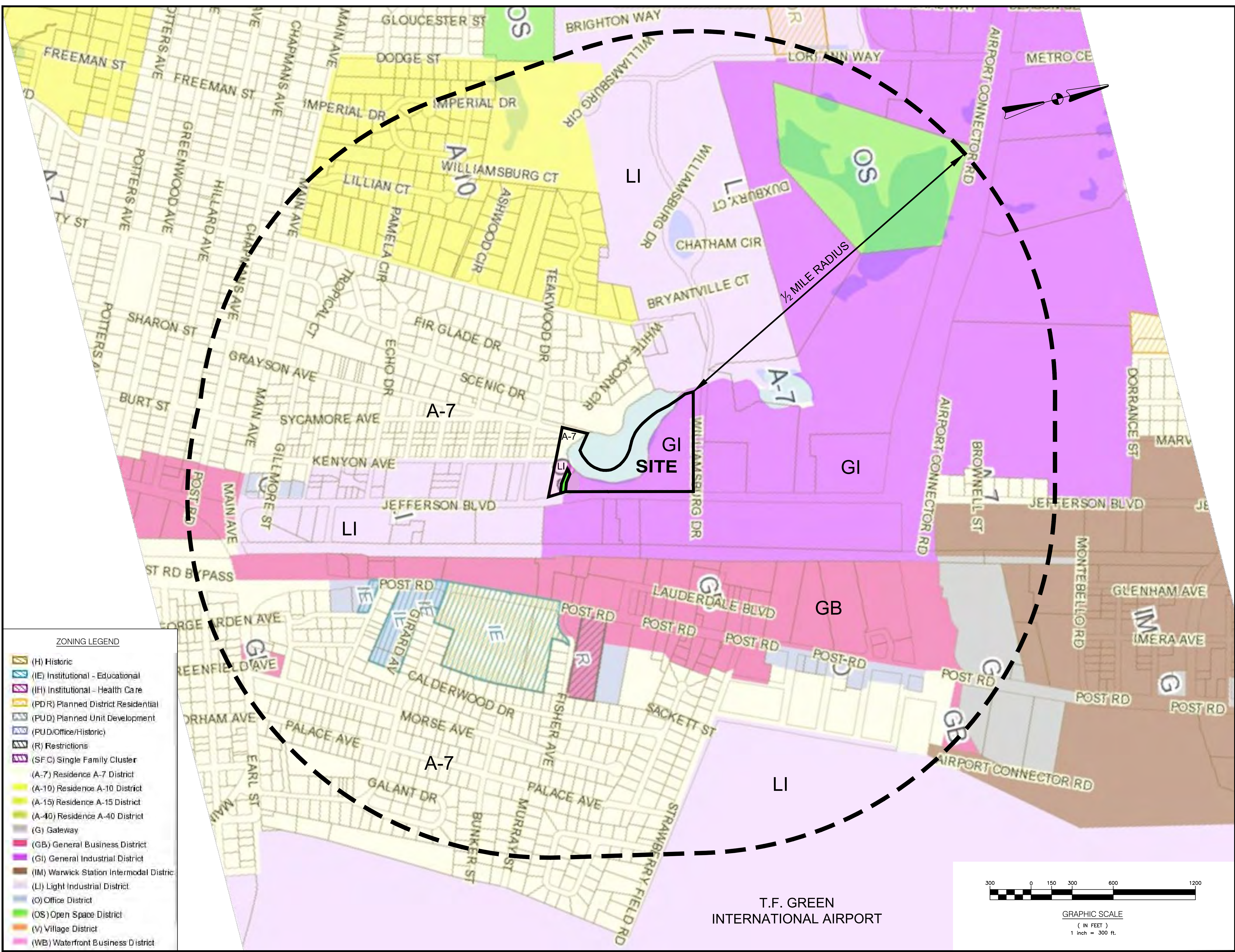
DATE: JULY 2022 SCALE: 1"=300'

DWG. NAME:
 2679-04-VICINITY.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	CITY COMMENTS	9-6-22

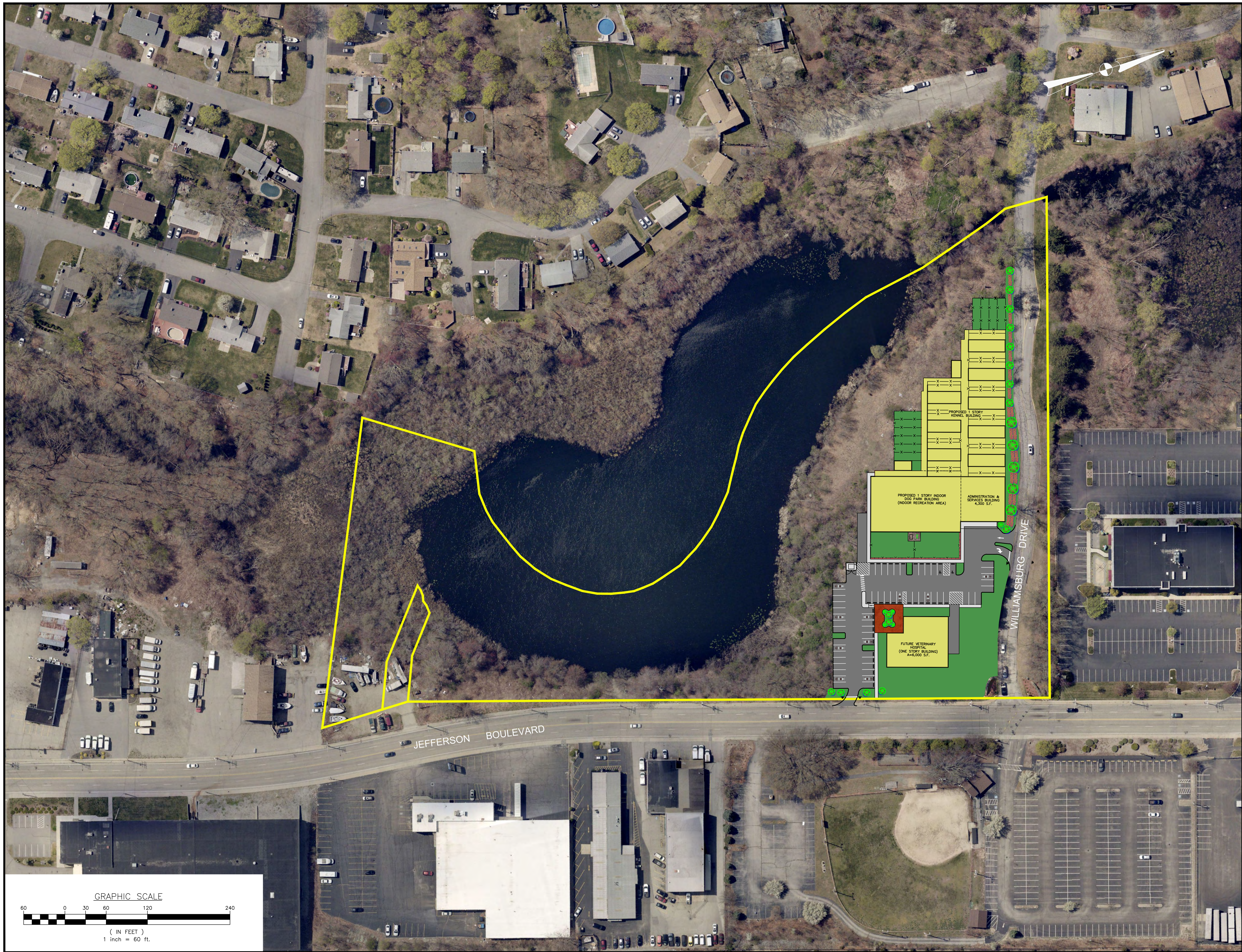
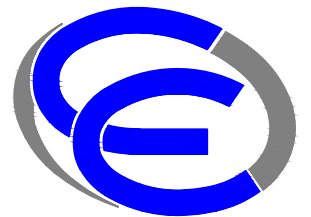
DRAWING NUMBER
C3
 SHEET: 4 OF 8



ZONING LEGEND

	(H) Historic
	(IE) Institutional - Educational
	(IH) Institutional - Health Care
	(PDR) Planned District Residential
	(PUD) Planned Unit Development
	(PUD/Office/Historic)
	(R) Restrictions
	(SFC) Single Family Cluster
	(A-7) Residence A-7 District
	(A-10) Residence A-10 District
	(A-15) Residence A-15 District
	(A-40) Residence A-40 District
	(G) Gateway
	(GB) General Business District
	(GI) General Industrial District
	(IM) Warwick Station Intermodal District
	(LI) Light Industrial District
	(O) Office District
	(OS) Open Space District
	(V) Village District
	(WB) Waterfront Business District

T.F. GREEN
 INTERNATIONAL AIRPORT

- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

Crossman Engineering

Rhode Island: 151 Canterville Road, Warwick, RI 02886, Phone (401) 738-5660
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone (508) 695-1700

Email: cel@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:
PROPOSED PET LODGE and FUTURE VETERINARY HOSPITAL
 ASSESSOR'S PLAT 268, LOT 305
 ZONING DISTRICT GI
 GENERAL INDUSTRIAL DISTRICT

JEFFERSON BOULEVARD and WILLIAMSBURG DRIVE
 WARWICK, RHODE ISLAND

PREPARED FOR:

CARLOS GUTIERREZ
 24 MALLARD WAY
 EAST GREENWICH, RI
 02818

DRAWING TITLE:
PROPOSED AERIAL MAP

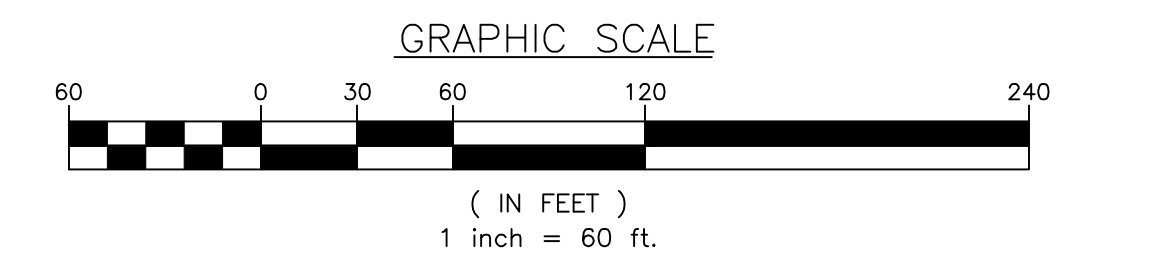
DATE: JULY 2022	SCALE: 1"=60'
DWG. NAME: 2679-05-PR-AERIAL.dwg	

REVISIONS		
NUMBER	REMARKS	DATE
1	CITY COMMENTS	9-6-22

DRAWING NUMBER

C4

SHEET: 5 OF 8



WARWICK ZONING REQUIREMENTS

ZONING DISTRICT: GI - GENERAL INDUSTRIAL		
PERMITTED USE - VETERINARY ESTABLISHMENT AND KENNEL		
MINIMUM LOT REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	6,000 S.F.	417,972 S.F.
MINIMUM LOT FRONTAGE	60'	905.99'
MINIMUM LOT WIDTH	60'	930.56'
SETBACK REQUIREMENTS		
FRONT	25'	45'
CORNER YARD	25'	N/A
SIDE YARD SETBACK	15'	60'
REAR YARD SETBACK	20'	110'
MAXIMUM STRUCTURE HEIGHT	45'	25'
PARKING REQUIREMENTS		
PARKING STALL SIZE	9' X 18'	9' X 18'
PET LODGE FACILITY: INCLUDING ADMINISTRATION & SERVICES BUILDING AND KENNEL/DOG DAYCARE (SEE PARKING COUNT SUMMARY TABLE - PET RESORT)	26	32
VETERINARY HOSPITAL MEDICAL OFFICE=1/200 S.F. G.F.A.) 6,000 S.F./200=30	30	30
TOTAL	56	62

NOTES:

- THE PROPOSED PET LODGE FACILITY INCLUDES:
 - ADMINISTRATION & SERVICES BUILDING: 4,300 S.F.
 - ENCLOSED KENNEL BUILDINGS (8): 900 S.F./BUILDING (MULTIPLE SUITES/BUILDING) EACH SUITE WITH FENCED OUTDOOR SPACE
 - INDOOR DOG PARK BUILDING IS FOR INDOOR RECREATION FOR DOGS BEING BOARDED AND DAY CARE.
 - OUTDOOR RECREATION AREAS.
- THIS PROPOSED FACILITY ANTICIPATES 12 EMPLOYEES AND 150 DOG SUITES.
- THE PARKING REQUIREMENTS FOR THE KENNEL ENCLOSURES AND INDOOR RECREATION BUILDING IS NOT SPECIFICALLY LISTED IN THE WARWICK ZONING ORDINANCE, OR THE INSTITUTE OF TRANSPORTATION (ITE) LAND USE CODES FOR PARKING. THEREFORE PARKING STUDIES OF SIMILAR FACILITIES OWNED BY THE APPLICANT ARE USED FOR THE REQUIRED PARKING. THE SIMILAR FACILITY INCLUDES ADMINISTRATION AND SERVICES, AND KENNEL/DOG DAYCARE SERVICES.
- THE APPLICANT HAS CONSTRUCTED SIMILAR PET LODGE FACILITIES AND THE PARKING SPACES PROVIDED FOR THIS FACILITY ARE MORE SPACES THAN REQUIRED BY CUSTOMERS.
- THE PRIMARY STRUCTURE AND ANCILLARY STRUCTURES NOTED ON THE PLAN FOLLOW THE RIDEM WETLAND REGULATION DEFINITIONS. THE MINIMUM DISTANCES TO THE WETLANDS INCLUDE THE BUFFER AREA AND SETBACK DISTANCE FOR THIS SITE.

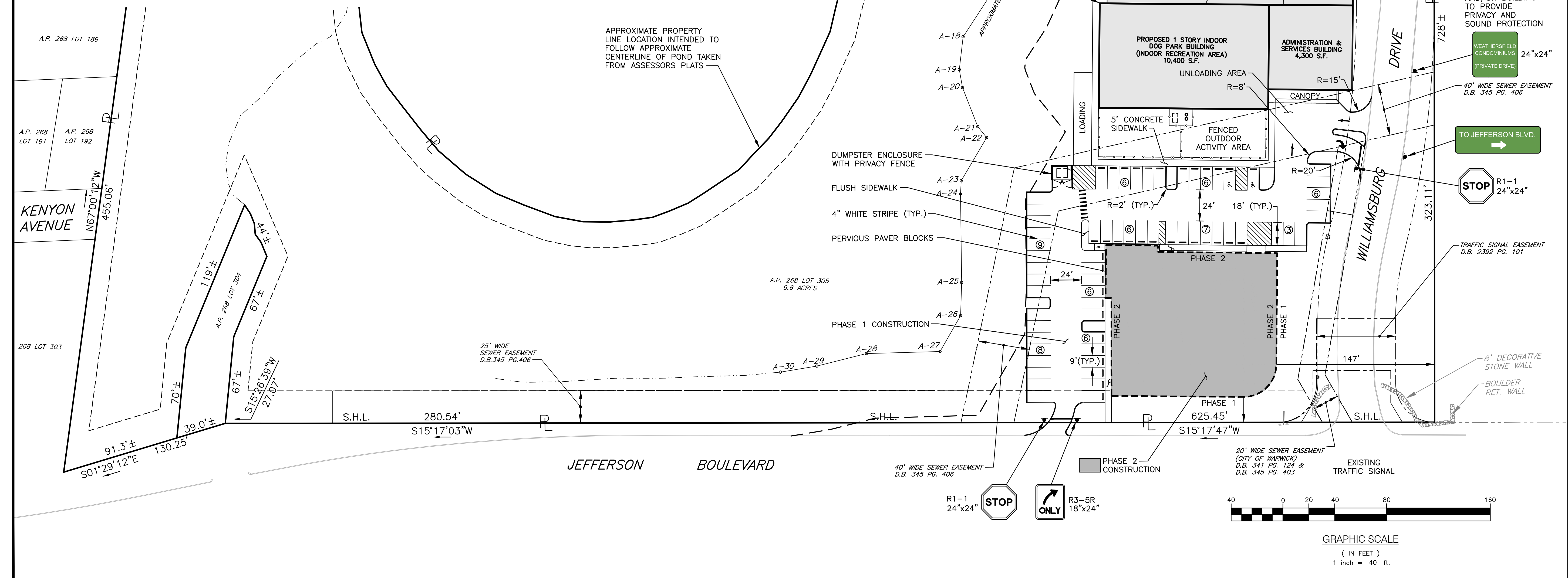
PARKING COUNT SUMMARY TABLE - PET RESORT

A PARKING COUNT WAS CONDUCTED AT A SIMILAR FACILITY IN MIAMI FLORIDA (SOMI PET RESORT AND DOG DAY CARE) DURING LABOR DAY WEEKEND 2022.

FACILITY: ADMINISTRATION & SERVICES BUILDING (12 EMPLOYEES) KENNEL/DOG DAYCARE (LODGING FOR 150± DOGS/CATS)

DATE	EMPLOYEES	CLIENTS	CLIENT STAY TIMES	MAX. NUMBER OF SPACES USED AT ONE TIME	UNUSED SPACES AVAILABLE IN LOT
FRIDAY 9-2-22	12	14	5 - 10 MINUTES	26 (8:30 AM PEAK)	7
SATURDAY 9-3-22	12	8	5 - 10 MINUTES	20 (9:00 AM PEAK)	13
SUNDAY 9-4-22	12	5	5 - 10 MINUTES	17 (10:00 AM PEAK)	16

TOTAL NUMBER OF SPACES USED AT ANY GIVEN TIME DURING THE LABOR DAY WEEKEND = 26 SPACES



Crossman Engineering

Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone (401) 738-5660

Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone (508) 695-1700

Email: cei@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:
PROPOSED PET LODGE and FUTURE VETERINARY HOSPITAL
 ASSESSOR'S PLAT 268, LOT 305
 ZONING DISTRICT GI
 GENERAL INDUSTRIAL DISTRICT

JEFFERSON BOULEVARD and WILLIAMSBURG DRIVE
 WARWICK, RHODE ISLAND

PREPARED FOR:

CARLOS GUTIERREZ
 24 MALLARD WAY
 EAST GREENWICH, RI
 02818

DRAWING TITLE:
 SITE LAYOUT PLAN

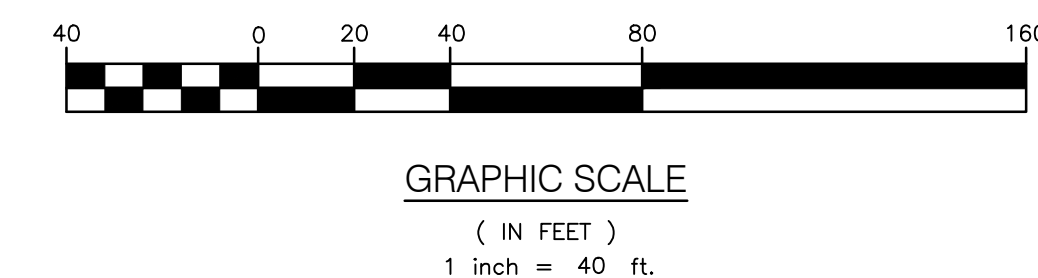
DATE: JULY 2022 SCALE: 1"=40'
 DWG. NAME: 2679-06-SITE.dwg

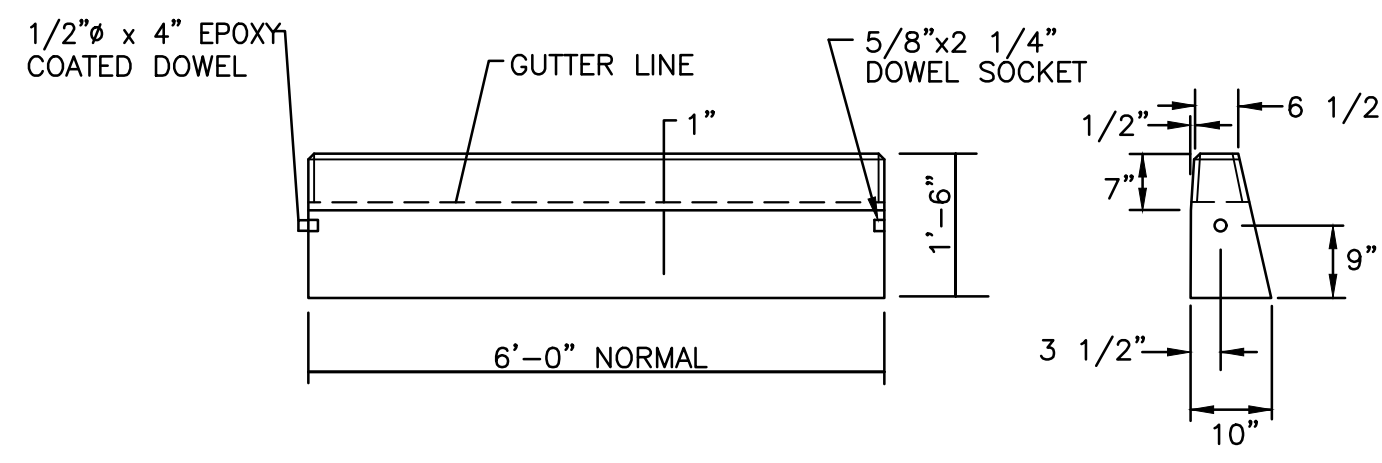
REVISIONS

NUMBER	REMARKS	DATE
1	CITY COMMENTS	9-6-22

DRAWING NUMBER: **C5**

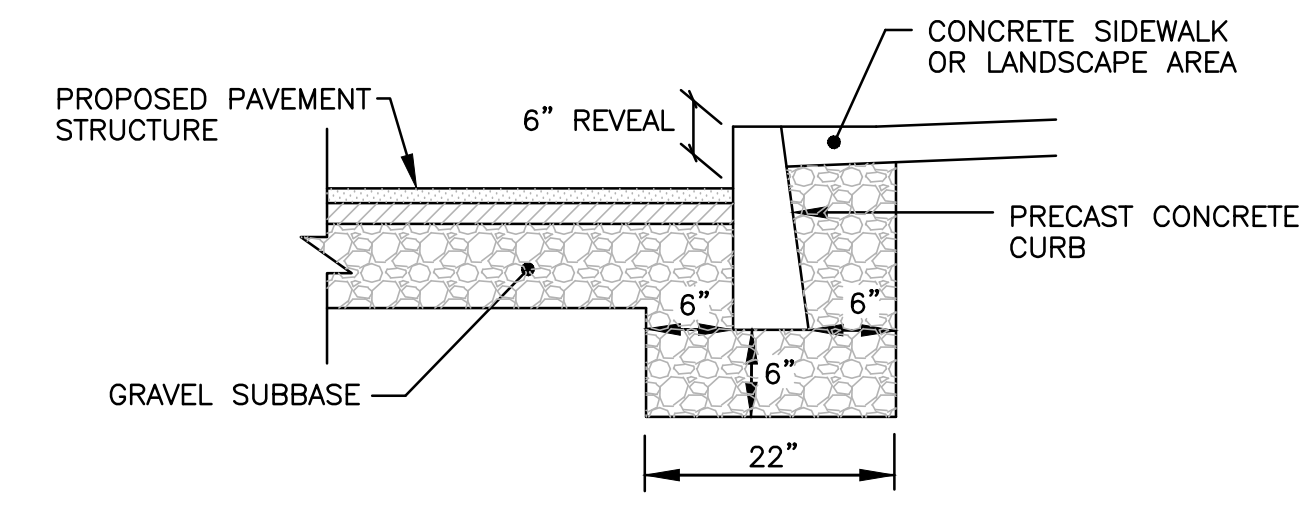
SHEET: 6 OF 8



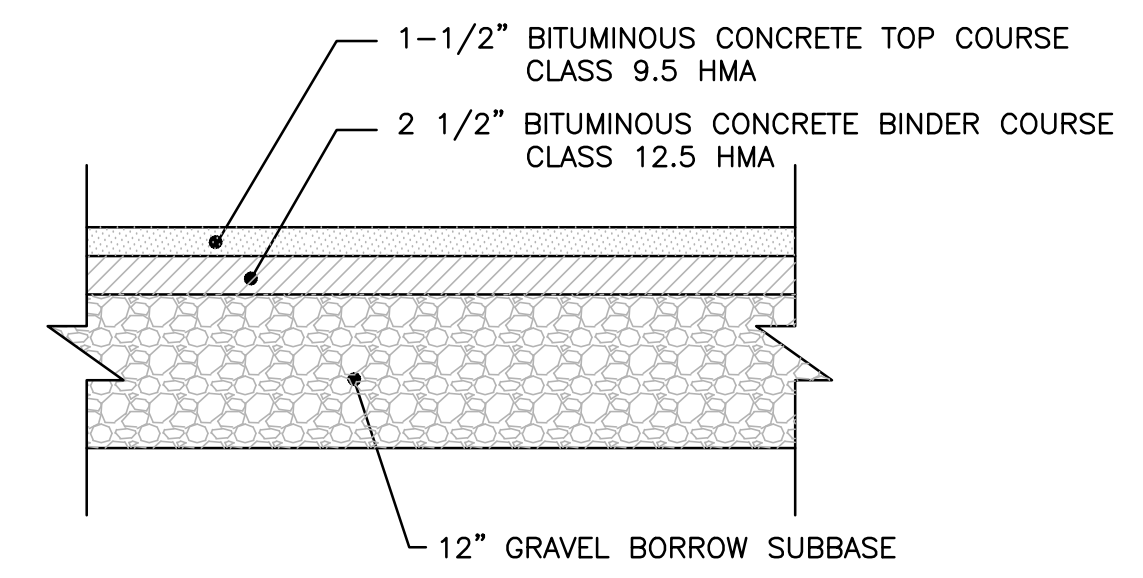


CIRCULAR CURB

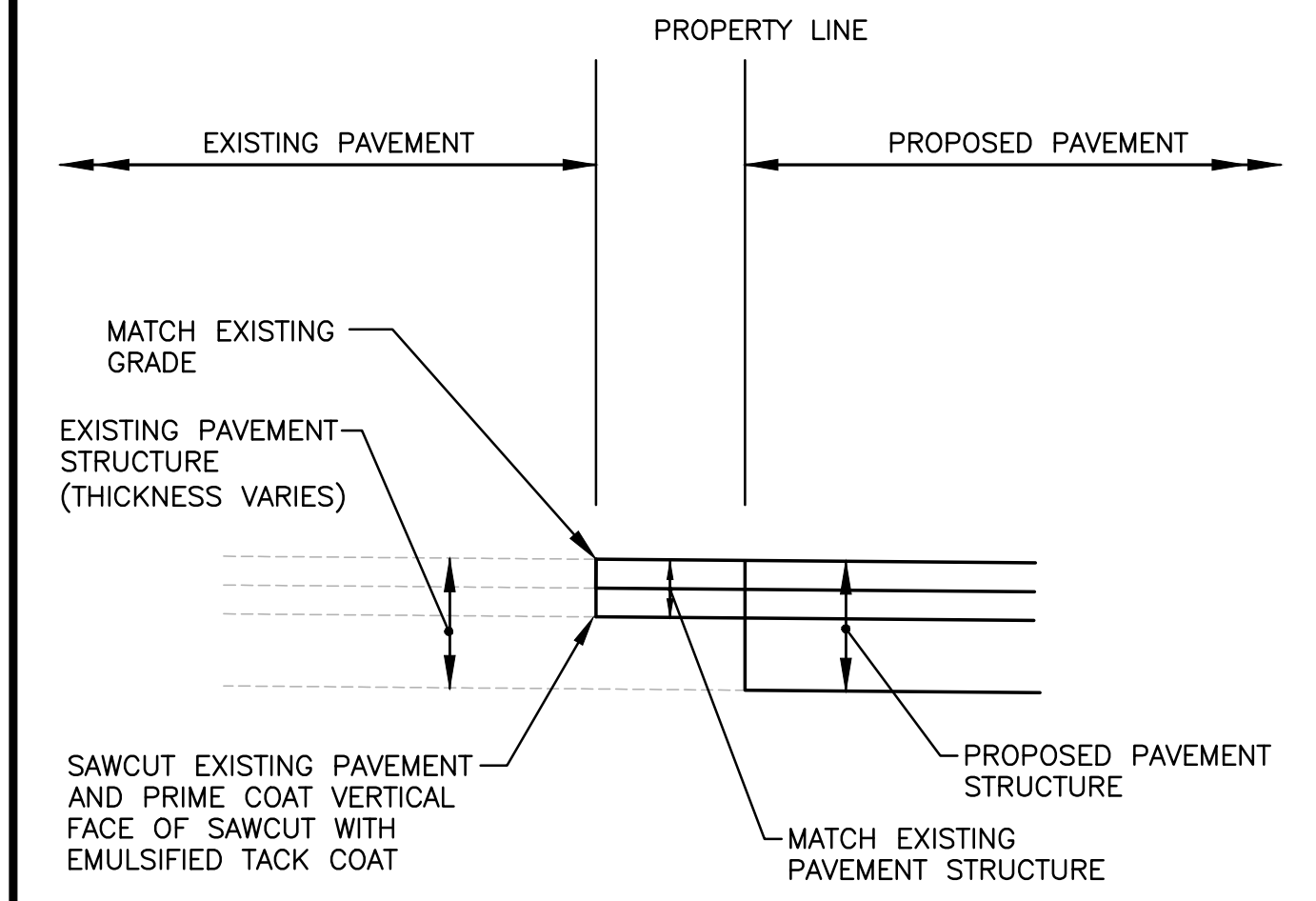
PRECAST CONCRETE CURB DETAIL
NOT TO SCALE



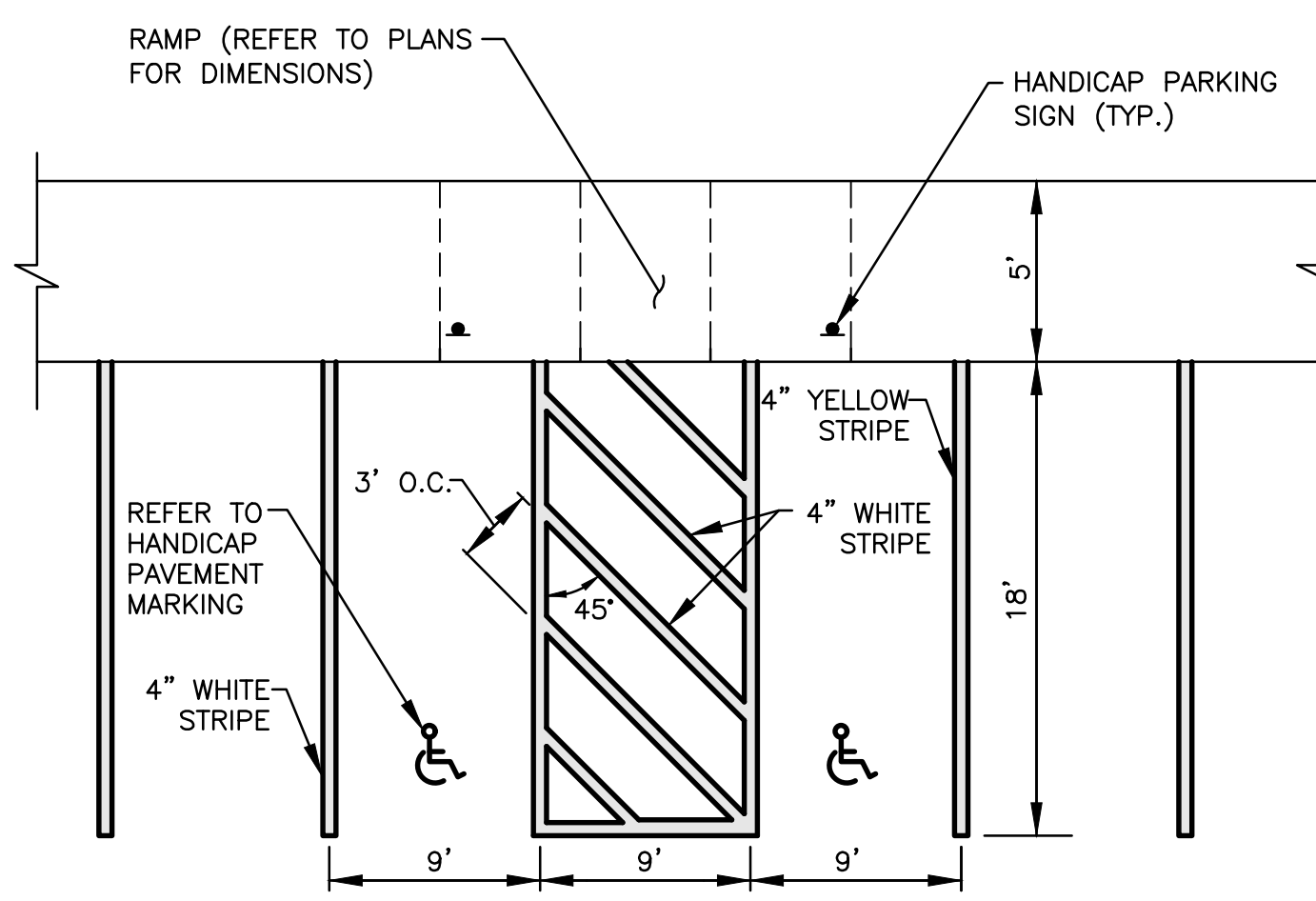
TYPICAL PRECAST CONCRETE CURB INSTALLATION WITHIN PARKING AREAS
NOT TO SCALE



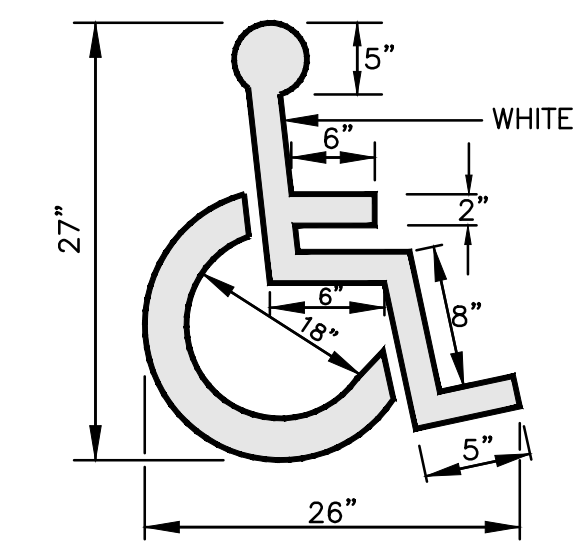
TYPICAL PAVEMENT STRUCTURE DETAIL
NOT TO SCALE



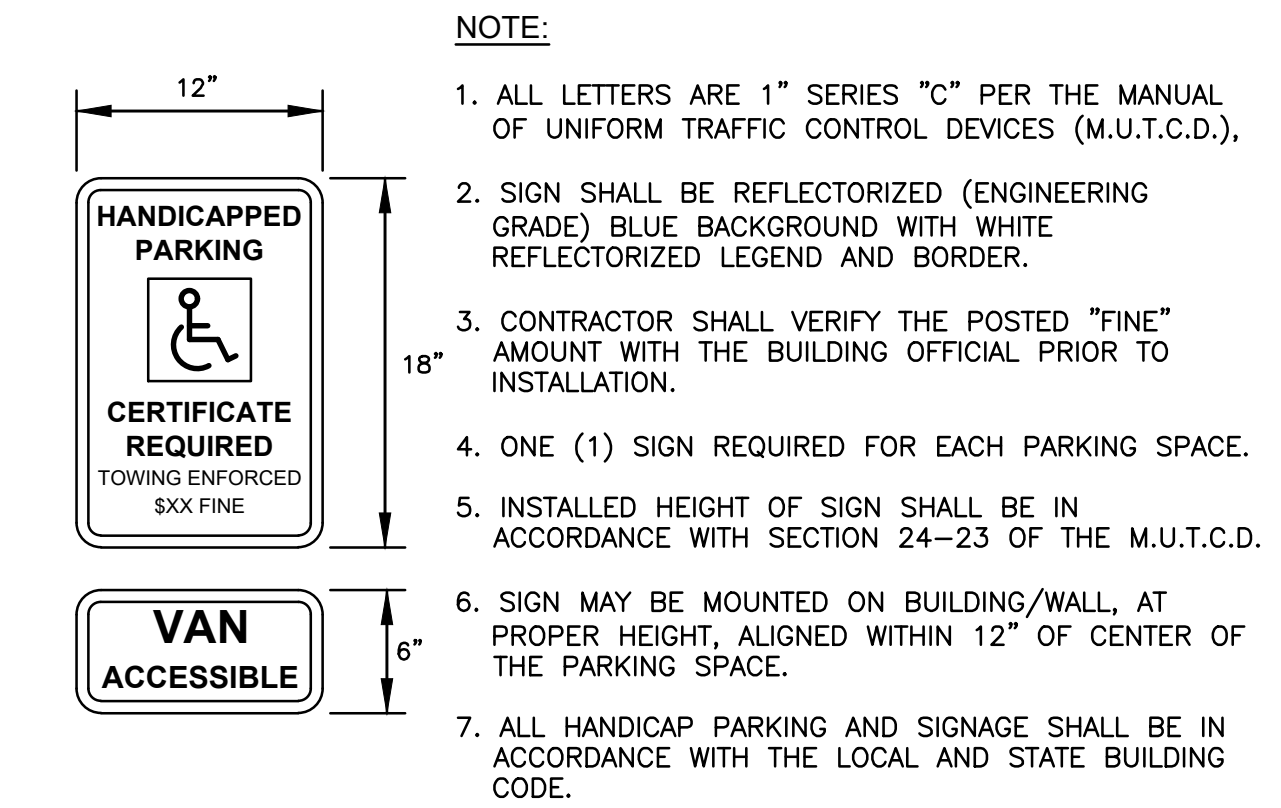
PROPOSED PAVEMENT MATCH AT EXISTING PAVEMENT
NOT TO SCALE



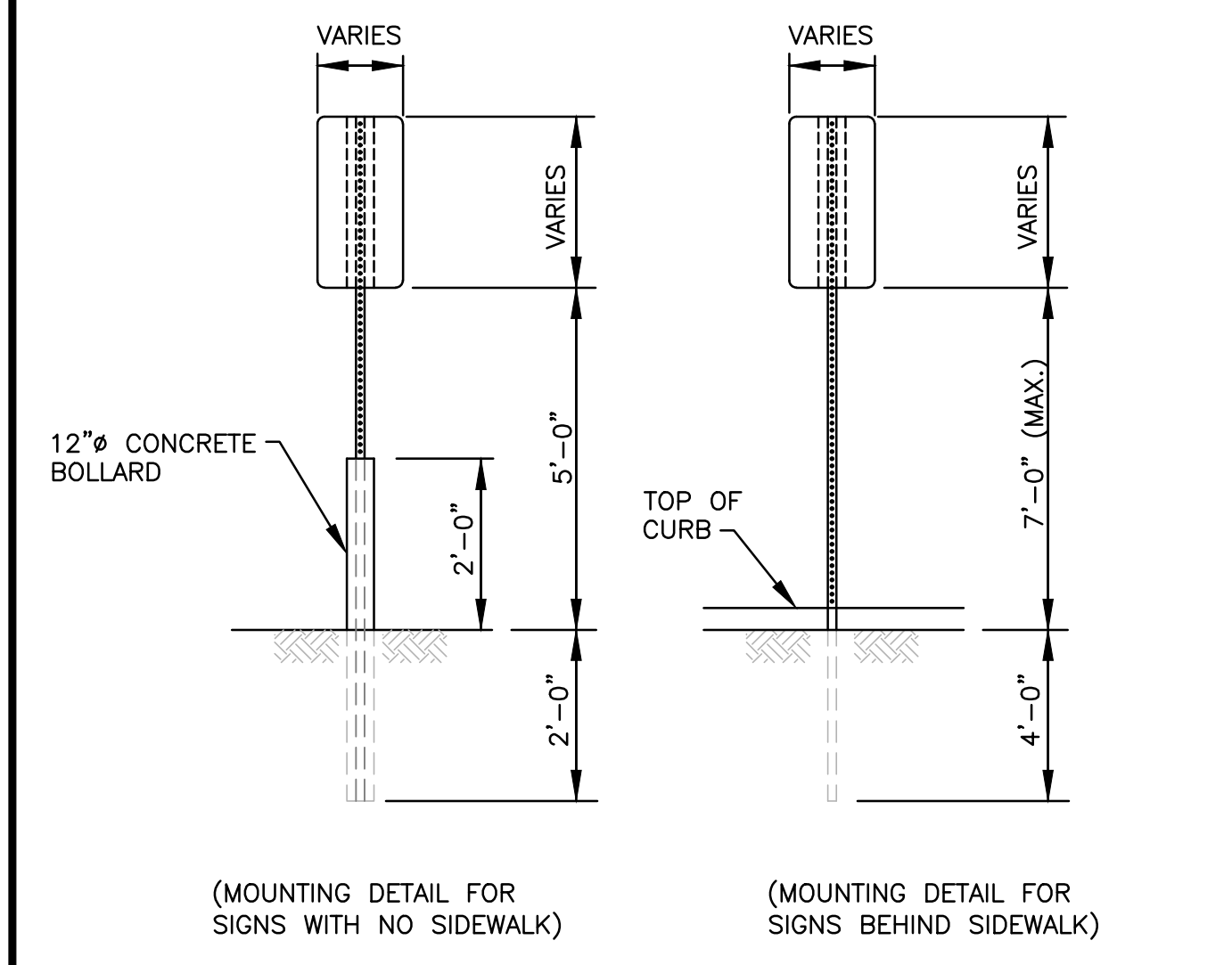
HANDICAP PARKING STALLS
NOT TO SCALE



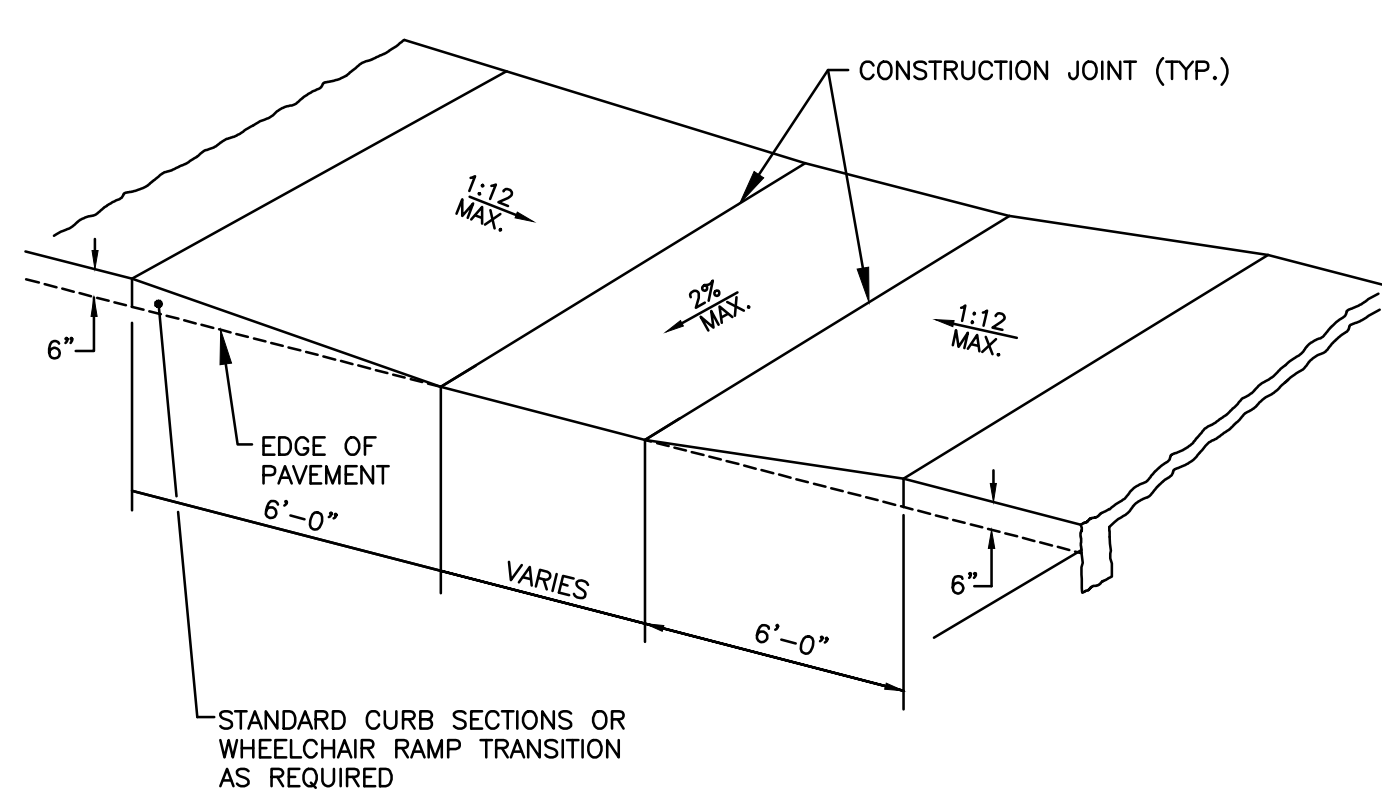
HANDICAP PAVEMENT MARKING
NOT TO SCALE



PROPOSED HANDICAPPED PARKING SIGNS
NOT TO SCALE



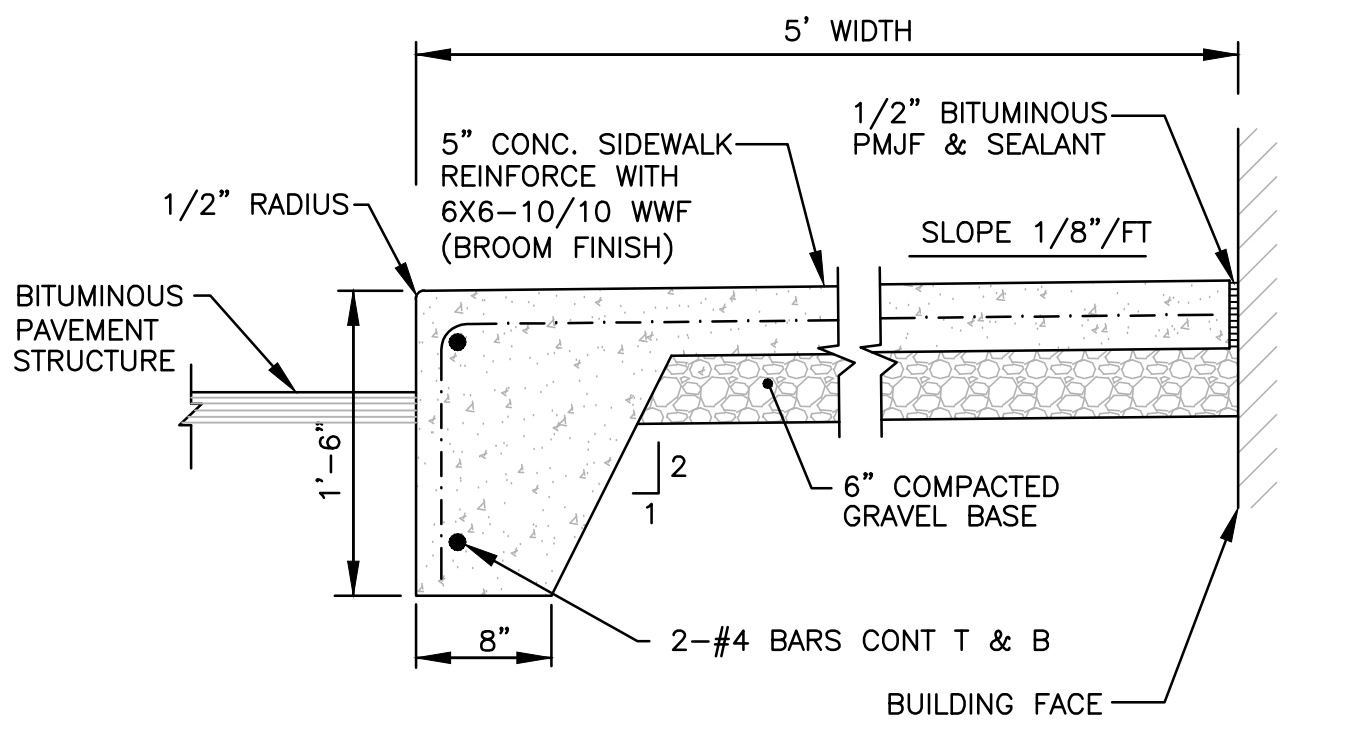
SIGN MOUNTING DETAIL
NOT TO SCALE



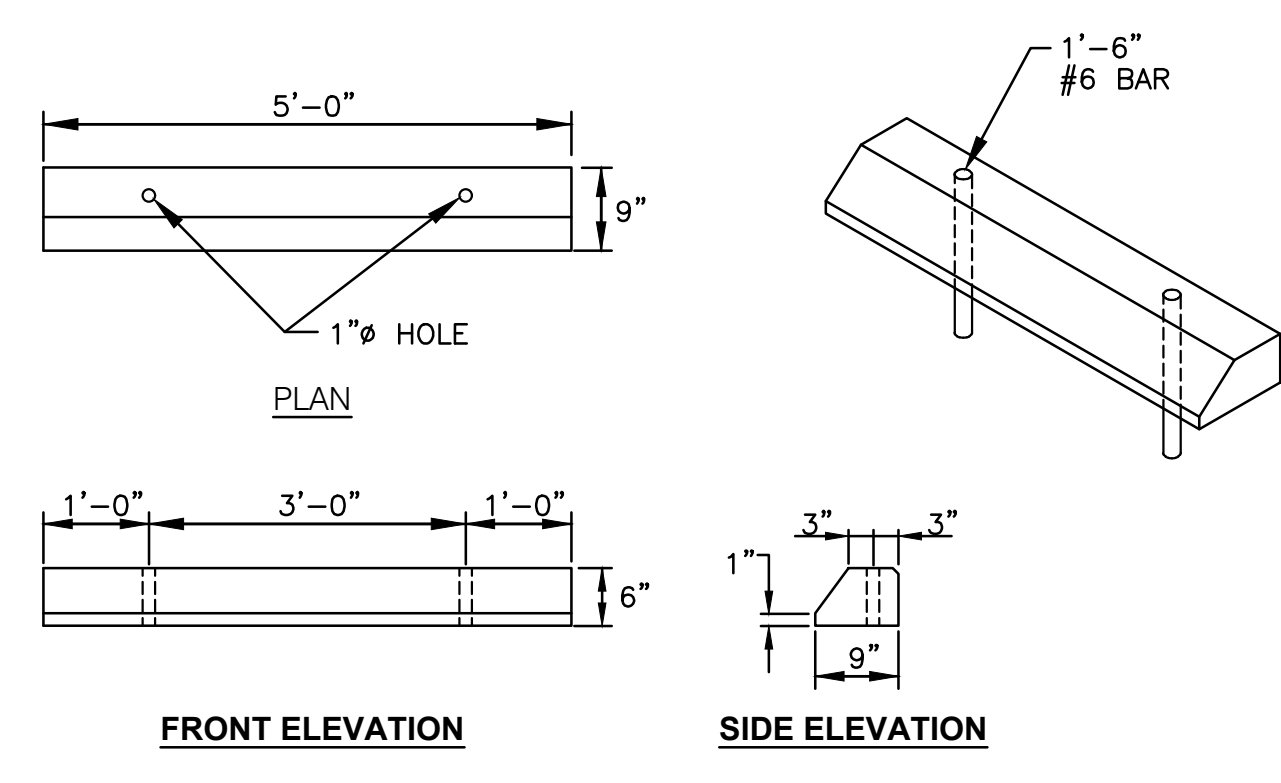
ISOMETRIC VIEW

NOTE
ALL WHEELCHAIR RAMPS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS, STATE BUILDING CODE AND ADA REQUIREMENTS.

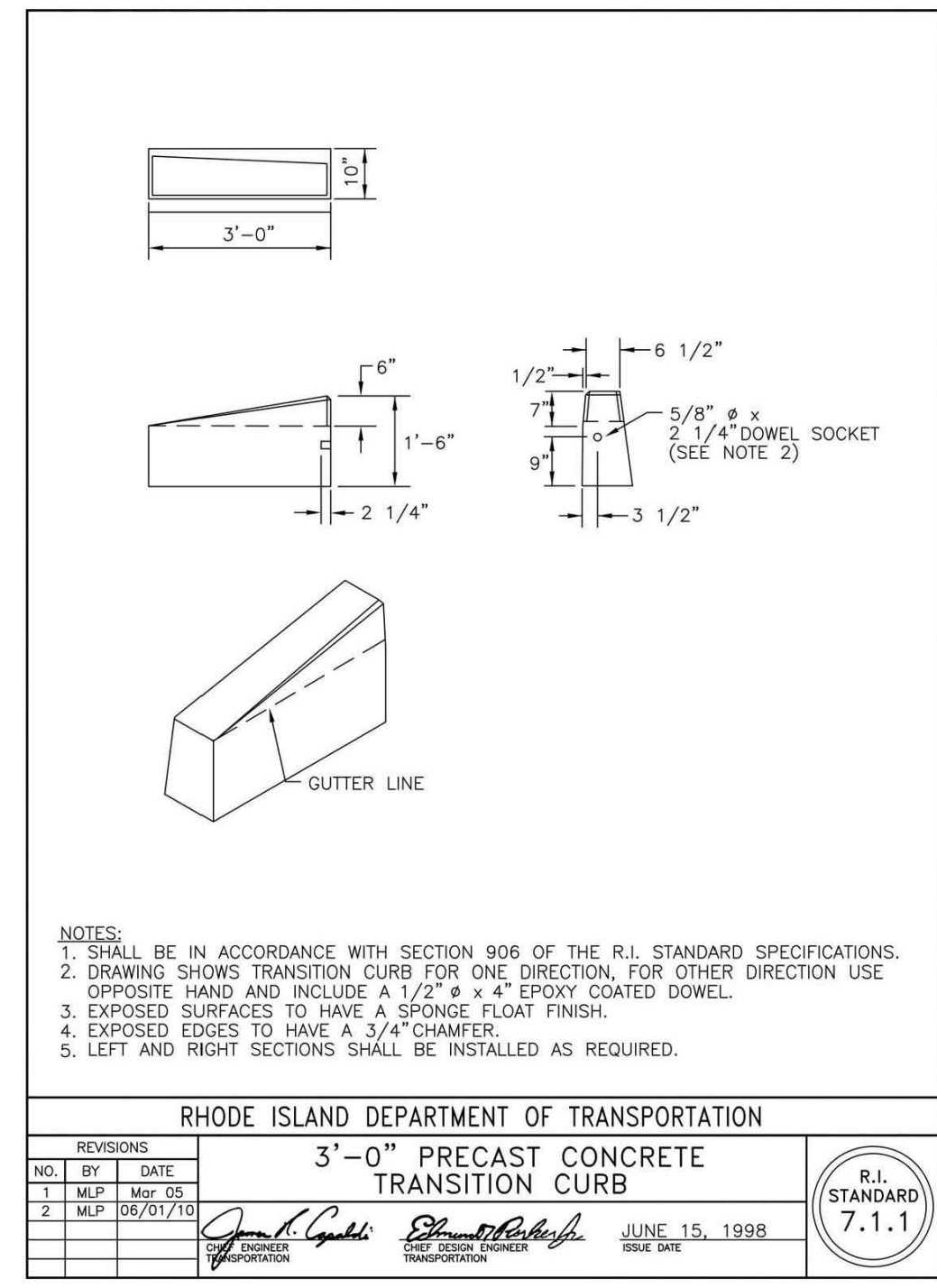
WHEELCHAIR RAMP DETAIL
NOT TO SCALE



TYPICAL CONCRETE WALK AT PAVEMENT DETAIL
NOT TO SCALE



PRECAST CONCRETE CAR STOP DETAIL
NOT TO SCALE

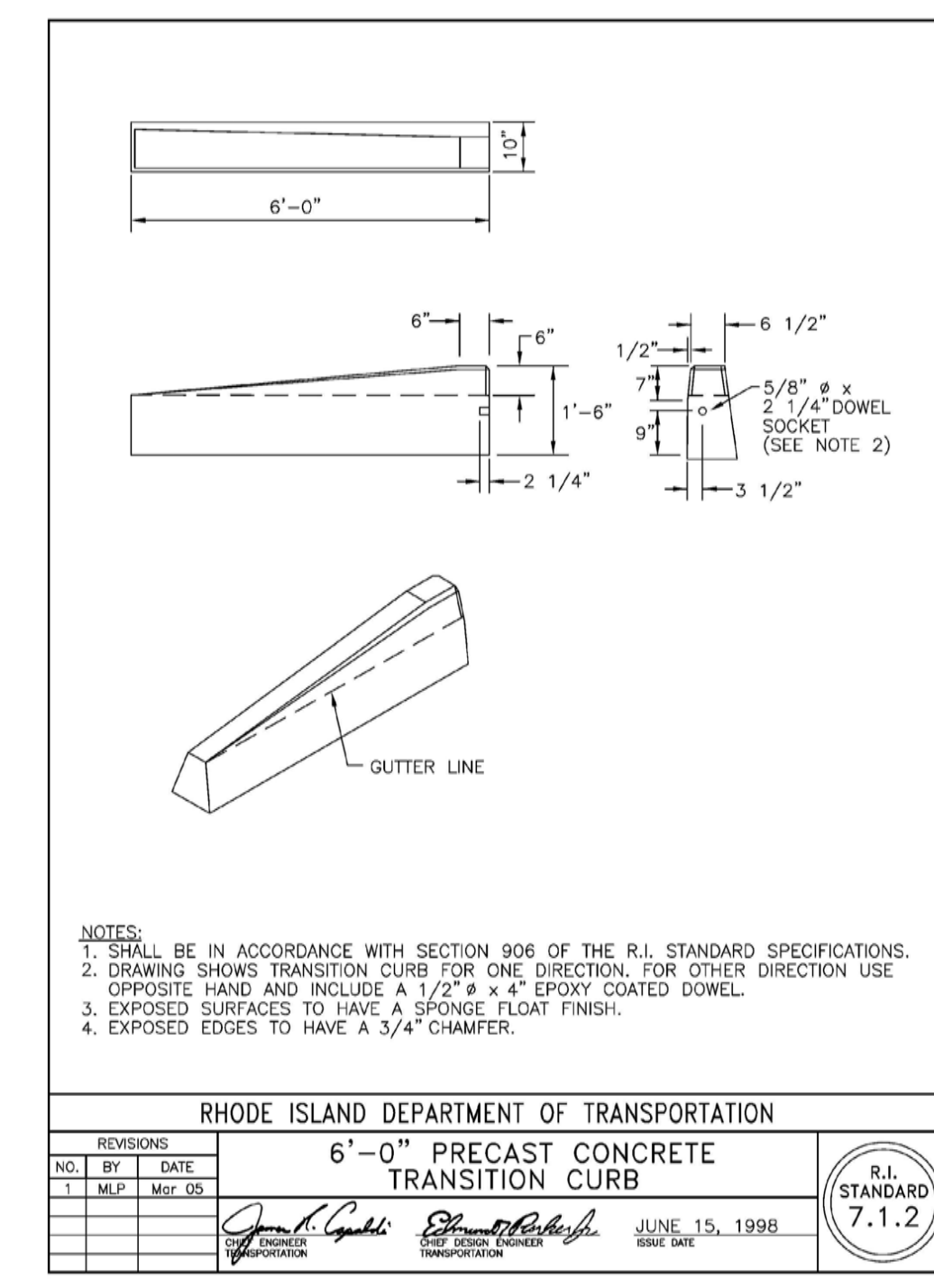


3'-0" PRECAST CONCRETE TRANSITION CURB
NOT TO SCALE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
NO.	BY	DATE	REVISIONS
1	MLP	Mar. 05	
2	MLP	06/01/10	

1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION, FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL.
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 5. LEFT AND RIGHT SECTIONS SHALL BE INSTALLED AS REQUIRED.

JUNE 15, 1998
 R.I. STANDARD 7.1.1



6'-0" PRECAST CONCRETE TRANSITION CURB
NOT TO SCALE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
NO.	BY	DATE	REVISIONS
1	MLP	Mar. 05	
2	MLP	06/01/10	

1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION, FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL.
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

JUNE 15, 1998
 R.I. STANDARD 7.1.2

• Civil
 • Transportation
 • Environmental
 • Site Planning
 • Surveying
 • Permitting
 • Landscape Architecture

Crossman Engineering
 Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone (401) 738-5660
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone (508) 695-1700
 Email: cel@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:
PROPOSED PET LODGE and FUTURE VETERINARY HOSPITAL
ASSESSOR'S PLAT 268, LOT 305
ZONING DISTRICT GI
GENERAL INDUSTRIAL DISTRICT

JEFFERSON BOULEVARD and WILLIAMSBURG DRIVE
WARWICK, RHODE ISLAND

PREPARED FOR:
CARLOS GUTIERREZ
24 MALLARD WAY
EAST GREENWICH, RI
02818

DRAWING TITLE:
MISCELLANEOUS DETAILS PLAN

DATE: JULY 2022 SCALE: AS NOTED

DWG. NAME: 2679-07-DET01.dwg

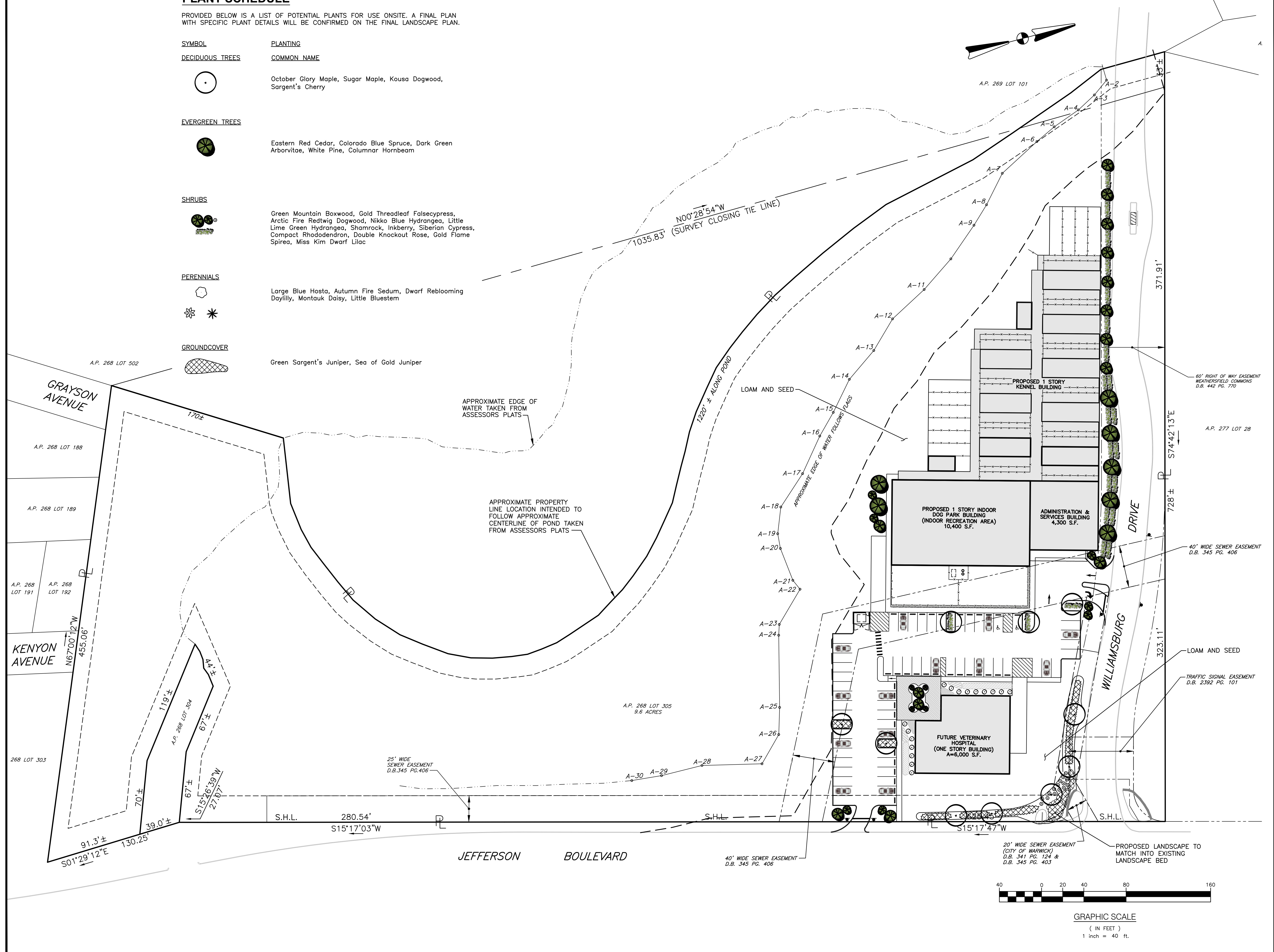
NUMBER	REVISIONS	REMARKS	DATE
1		CITY COMMENTS	9-6-22

DRAWING NUMBER
C6
SHEET: 7 OF 8

PLANT SCHEDULE

PROVIDED BELOW IS A LIST OF POTENTIAL PLANTS FOR USE ONSITE. A FINAL PLAN WITH SPECIFIC PLANT DETAILS WILL BE CONFIRMED ON THE FINAL LANDSCAPE PLAN.

SYMBOL	PLANTING
DECIDUOUS TREES	COMMON NAME
	October Glory Maple, Sugar Maple, Kousa Dogwood, Sargent's Cherry
EVERGREEN TREES	COMMON NAME
	Eastern Red Cedar, Colorado Blue Spruce, Dark Green Arborvitae, White Pine, Columnar Hornbeam
SHRUBS	COMMON NAME
	Green Mountain Boxwood, Gold Threadleaf Falsecypress, Arctic Fire Redtwig Dogwood, Nikko Blue Hydrangea, Little Lime Green Hydrangea, Shamrock, Inkberry, Siberian Cypress, Compact Rhododendron, Double Knockout Rose, Gold Flame Spirea, Miss Kim Dwarf Lilac
PERENNIALS	COMMON NAME
	Large Blue Hosta, Autumn Fire Sedum, Dwarf Reblooming Daylily, Montauk Daisy, Little Bluestem
GROUND COVER	COMMON NAME
	Green Sargent's Juniper, Sea of Gold Juniper



Crossman Engineering
 Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone (401) 738-5660
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone (508) 695-1700
 Email: cel@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:
PROPOSED PET LODGE and FUTURE VETERINARY HOSPITAL
 ASSESSOR'S PLAT 268, LOT 305
 ZONING DISTRICT GI
 GENERAL INDUSTRIAL DISTRICT
 JEFFERSON BOULEVARD and WILLIAMSBURG DRIVE
 WARWICK, RHODE ISLAND

PREPARED FOR:
CARLOS GUTIERREZ
 24 MALLARD WAY
 EAST GREENWICH, RI
 02818

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN

DATE: JULY 2022 SCALE: 1"=40'
 DWG. NAME: 2679-08-LAND.dwg

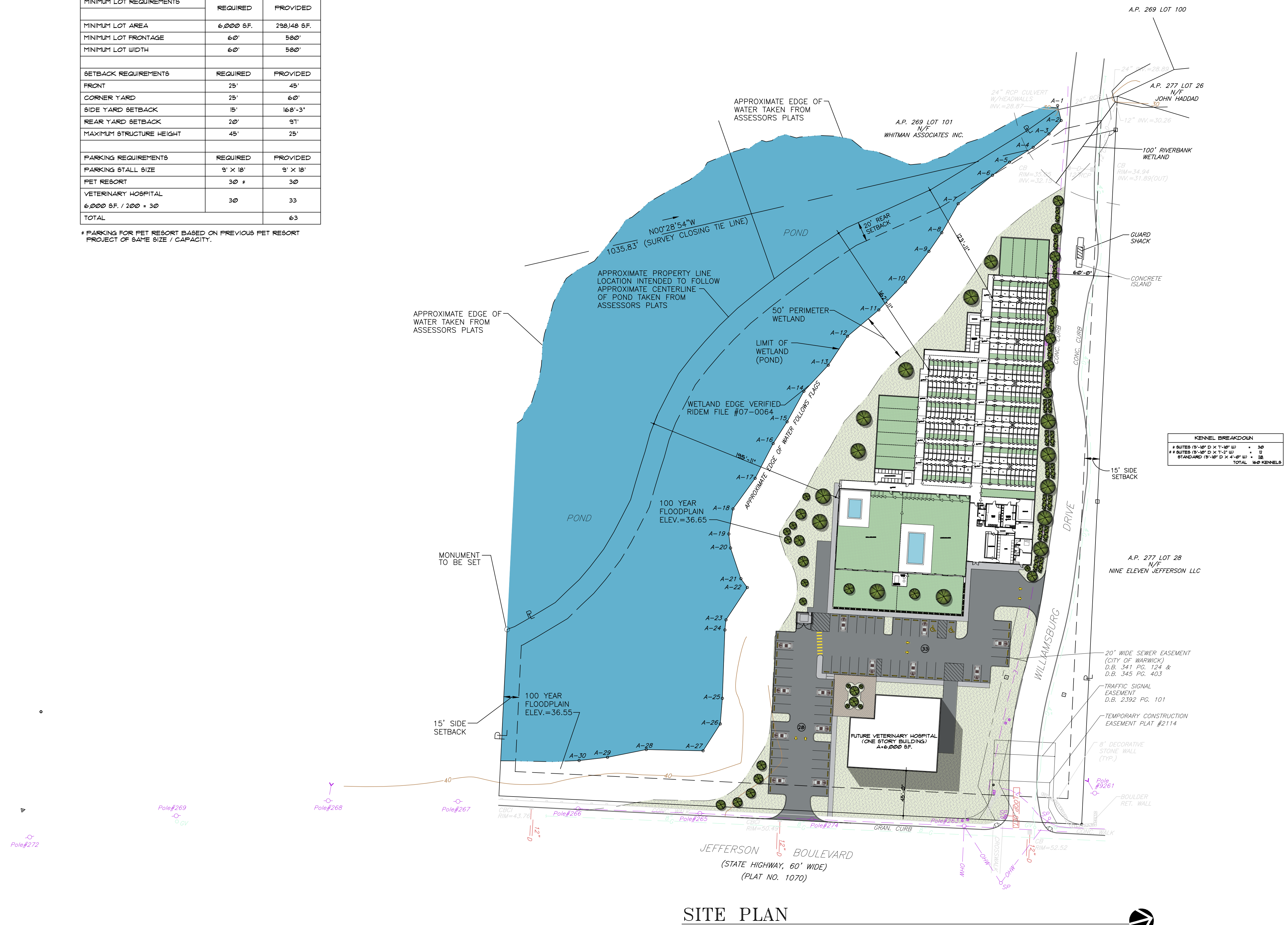
REVISIONS	NUMBER	REMARKS	DATE
△	1	CITY COMMENTS	9-6-22

DRAWING NUMBER
L1
 SHEET: 8 OF 8

WARWICK ZONING REQUIREMENTS

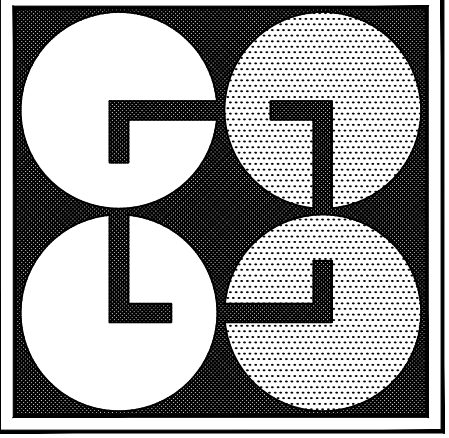
ZONING DISTRICT: G1 - GENERAL INDUSTRIAL		
PERMITTED USE -		
MINIMUM LOT REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	6,000 SF.	290,140 SF.
MINIMUM LOT FRONTAGE	60'	580'
MINIMUM LOT WIDTH	60'	580'
SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT	25'	45'
CORNER YARD	25'	60'
SIDE YARD SETBACK	15'	168'-3"
REAR YARD SETBACK	20'	91'
MAXIMUM STRUCTURE HEIGHT	45'	25'
PARKING REQUIREMENTS	REQUIRED	PROVIDED
PARKING STALL SIZE	9' X 18'	9' X 18'
PET RESORT	30 *	30
VETERINARY HOSPITAL	30	33
TOTAL		63

* PARKING FOR PET RESORT BASED ON PREVIOUS PET RESORT PROJECT OF SAME SIZE / CAPACITY.



SITE PLAN

SCALE: 50' = 1'-0"



GUTIERREZ & LOZANO ARCHITECTS

2830 W SR-84, SUITE 117
FT. LAUDERDALE, FL. 33312
PHONE: (954) 321-3442
FAX: (954) 321-3864

REVISIONS

MANUEL GUTIERREZ
STATE OF FLA. REG. No. 8253

SEAL

CARLOS LOZANO
STATE OF FLA. REG. No. 0014722

PET LODGE PVD

SHEET TITLE :

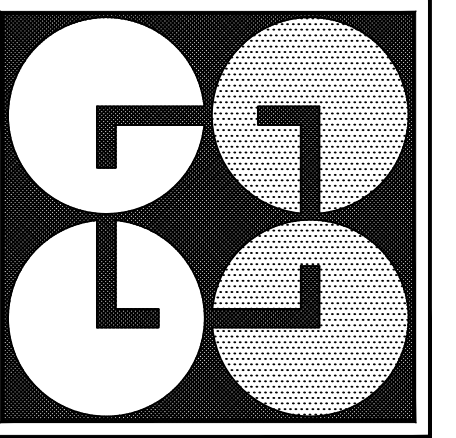
SITE PLAN

JOB No.:

DATE: 8/29/22

SHEET

SP-1
OF



GUTIERREZ & LOZANO ARCHITECTS

2830 W SR-84, SUITE 117
FT. LAUDERDALE, FL. 33312
PHONE: (954) 321-3442
FAX: (954) 321-3864

REVISIONS

MANUEL GUTIERREZ
STATE OF FLA. REG. No. 8253

SEAL

CARLOS LOZANO
STATE OF FLA. REG. No. 0014722

PET LODGE PVD

SHEET TITLE :

ROOF PLAN

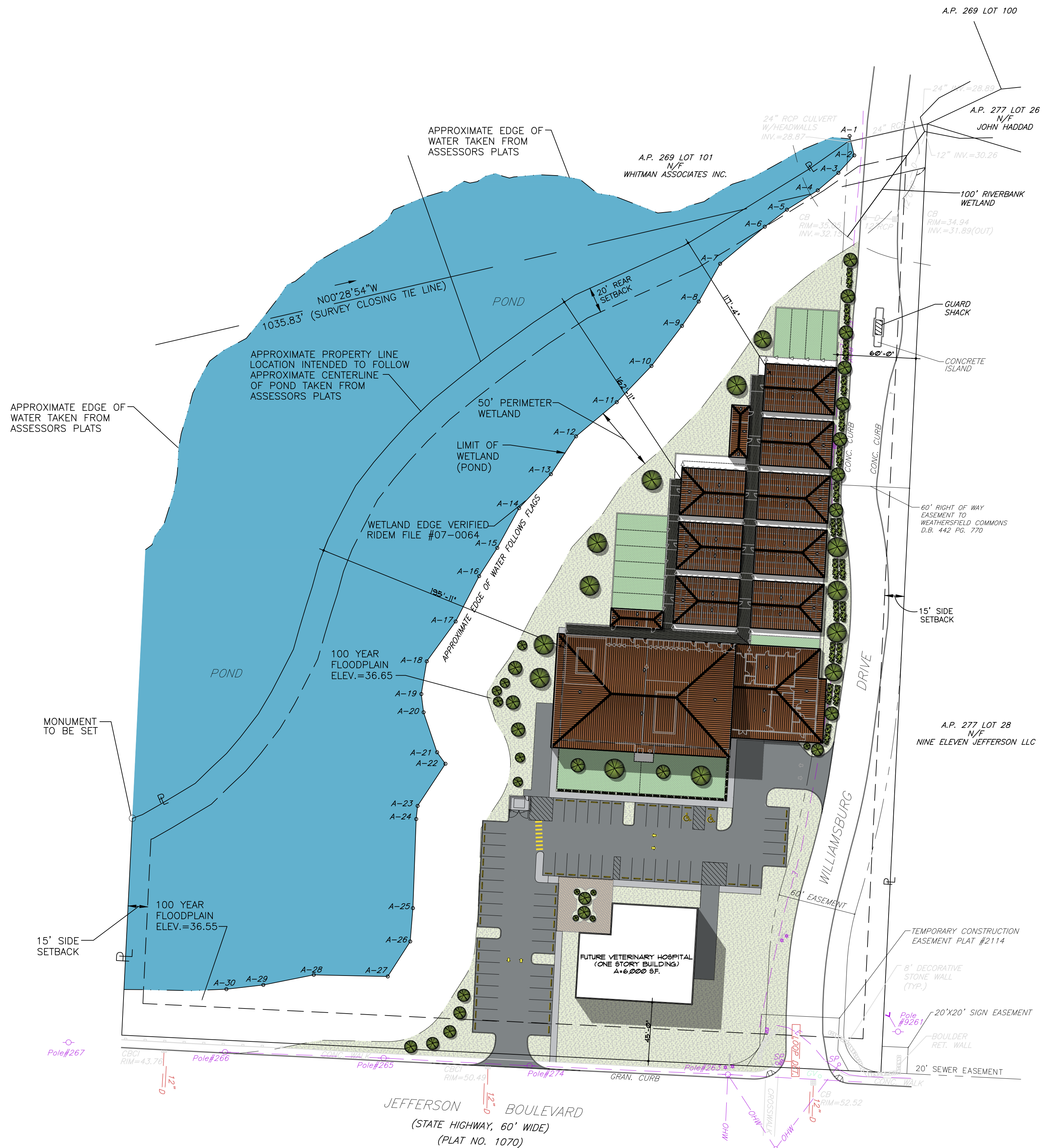
JOB No.:

DATE: 8/29/22

SHEET

A-2

OF



ROOF PLAN

SCALE: 5/8" = 1'-0"



ROOF PLAN



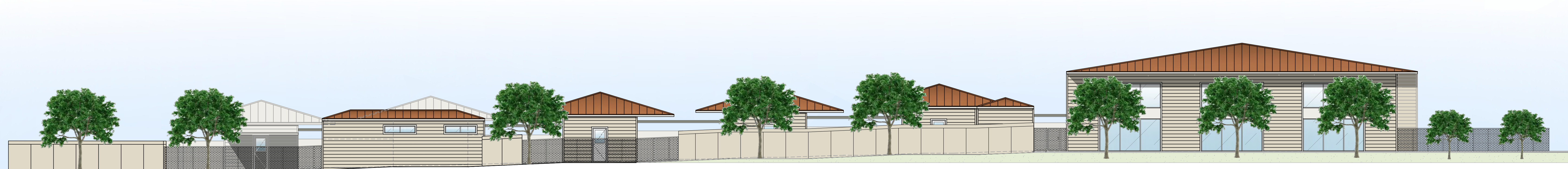
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"