



Project Description

Date: May 26, 2023

Project #: 73377.00

Re: The Residences on College Hill – Master Plan Project Narrative

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## Introduction

The following is a description of the proposed residential development on College Hill Road and Commonwealth Avenue in Warwick, Rhode Island. It has been prepared as part of the master plan application package. Refer to Figure 1 for a Site Locus Map.

## Existing Conditions

The approximately 1.87± acre project site (“the Site”) is located on College Hill Road and Commonwealth Avenue in Warwick, Rhode Island. The Site is comprised of Lot 38 and 39 as shown on Assessor’s Plat 260, zoned as Residential District A-15. Lot 39 is presently developed with a single-family home, shed and garden surrounded by landscaped area while lot 38 is primarily wooded. There is an existing historic cemetery located at the back of lot 39.

The Natural Resource Conservation Service (NRCS) has mapped the soil types at the Site as Canton and Charlton fine sandy loam, 3 to 15 percent slopes (CeC) and has a hydrologic soil group (HSG) designation of B, which are generally characterized as having moderate infiltration rates and low runoff potential.

Currently, all stormwater generated within the Site discharges overland without stormwater quality or quantity treatment. All stormwater runoff contributes to tributaries to Pawtuxet River (Waterbody ID RI0006017R-03). This water body has no listed Total Maximum Daily Loads (TMDLs).

## Proposed Conditions

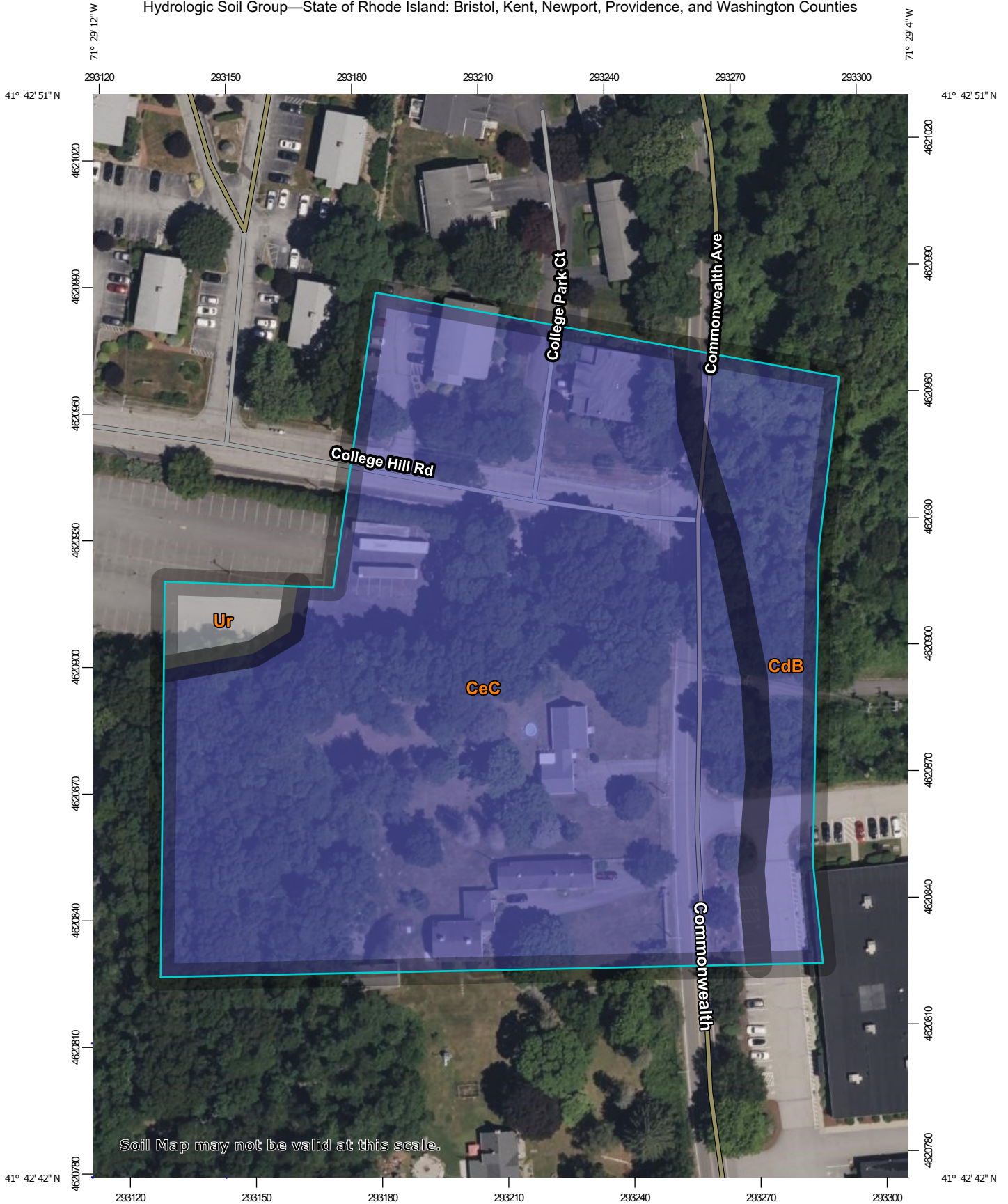
The project involves the construction of new condominium housing units including three duplexes and one triplex, 17 parking stalls, 9 garage spaces, landscaping, stormwater management and utility infrastructure. Access and egress to the site will be provided by two curb cuts on Commonwealth Ave. In accordance with the local zoning regulations, the development will adhere to design specifications for a planned residential overlay district (PDR). The existing single-family dwelling at 211 Commonwealth Avenue will remain in kind as part of this project.

Stormwater will be treated onsite and existing drainage patterns will be maintained to the maximum extent practicable. The stormwater design for this project shall meet the standards in the Rhode Island Stormwater Design and Installations Standards Manual.

Included as Attachments to this Narrative is Appendix A, NRCS Soils Map, Appendix B, Figure 1 - Site Locus Map, and Attachment C, Master Plan, Appendix D, Traffic Assessment, and Appendix E, Abutters List.



Appendix A  
NRCS Soils Map



Map Scale: 1:1,250 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points




 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties  
 Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CdB	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	B	0.7	13.6%
CeC	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, very rocky	B	4.4	83.9%
Ur	Urban land		0.1	2.5%
<b>Totals for Area of Interest</b>			<b>5.2</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

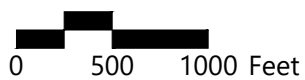
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



## Appendix B

Figure 1 - Site Locus Map



Site Locus Map

211 Commonwealth Ave  
Warwick, RI 02886

**Figure 1**

April 10, 2023





Appendix D  
Traffic Assessment



## Memorandum

To: Brian Friedman  
Alan Brian Realty Co.  
33 College Hill Road Suite 29D  
Warwick, RI 02886

Date: April 17, 2023

Project #: 73377.01

From: Robert J. Clinton, PE  
Project Manager - Transportation

Re: 211 Commonwealth Avenue  
Warwick, Rhode Island  
Traffic Assessment

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VHB has performed an assessment of existing traffic conditions on Commonwealth Avenue and College Hill Road the impacts that the proposed development will have on traffic. This assessment concludes that the proposed development will have a minimal impact on traffic operations on the surrounding roadway system. The following is a summary of the findings of VHB's traffic assessment.

### Existing Conditions

#### Commonwealth Avenue

Commonwealth Avenue is a two-lane roadway (one lane in each direction) under City of Warwick jurisdiction. The roadway is a north/south roadway with a posted speed limit of 25 miles per hour (mph). There are no sidewalks along the roadway. Land use along the roadway is a combination of residential and commercial uses. Although the address of the site development is 211 Commonwealth Avenue, the proposed access is located on College Hill Road.

#### College Hill Road

College Hill Road is a two-lane roadway (one lane in each direction) under City of Warwick jurisdiction. The roadway is an east/west roadway connecting Bald Hill Road (Route 2), to the west, with Commonwealth Avenue, to the east. The speed limit is not posted but is assumed to be 25 mph. There are sidewalks along the north and south sides of the roadway. Land use along the roadway is a combination of multifamily residential and commercial uses. The access to the site is proposed to be on the south side approximately 100 feet west of Commonwealth Avenue in the same location as the existing "curb cut".

#### Commonwealth Avenue at College Hill Road

College Hill Road intersects Commonwealth Avenue from the west to form a T-type intersection. The roadway connects East Avenue (Route 113), to the north, with Tollgate Road (Route 115), to the south. The College Hill Road eastbound approach operates under stop control. There are no sidewalks or crosswalks at this intersection.

### Future Conditions

The proposed development includes constructing four new multifamily buildings with a total of 9 residential units (three duplex buildings and one triplex). Proposed access to the development will be provided by a driveway located on the south side of College Hill Road approximately 100 feet west of Commonwealth Avenue (at the same location as the existing curb cut).

1 Cedar Street, Suite 400  
Providence, RI 02903



Sight Distance

The sight distance looking right (east) out of the proposed site driveway is 100 feet (extending to the intersection with Commonwealth Avenue), which exceeds the minimum stopping sight distance required to meet a 20-mph design. Although the speed limit on College Hill Road is assumed to be 25 mph, the travel speed of vehicles turning from Commonwealth Avenue onto College Hill Road (right turns and left turns) is only 20 mph or less. The sight distance looking to the left (west) exceeds 115 feet, the minimum requirements for 30 mph.

Trip Generation

The trip generation for the proposed 9-unit development was projected based on trip generation rates published in the Trip Generation, 11<sup>th</sup> Edition, compiled by the Institute of Transportation Engineers (ITE). ITE land use code (LUC) 220 – Multifamily Housing (Low Rise) was used to project the trip generation of the site. The peak hour trip generation projections for the proposed development are summarized in **Table 1**.

**Table 1 Trip Generation Summary**

Time Period/Movement	Multifamily Housing (Low Rise) <sup>1</sup>
› Morning Peak <sup>2</sup>	
Enter	1
Exit	<u>3</u>
Total	4
› Evening Peak <sup>2</sup>	
Enter	3
Exit	<u>2</u>
Total	5

Source: Trip Generation, 11<sup>th</sup> Edition; Institute of Transportation Engineers (ITE); Washington, D.C.

1. Based on ITE Land Use Code (LUC) 220 - Multifamily Housing (Low Rise) based on 9 Residential Units

2. Vehicles per hour (vph)

As shown in **Table 1**, the proposed development is not projected to generate a significant amount of traffic. The site is projected to generate only 4 vehicle trips (1 entering and 3 exiting) during the morning peak and 5 vehicle trips (3 entering and 2 exiting) during the evening peak. This minimal trip generation is not projected to have any significant impact on traffic operations because the traffic generated is well within the daily fluctuation in existing traffic patterns. It should also be noted that there is an existing traffic signal located to the west at the Bald Hill Road (Route 2) at College Hill Road and a stop sign at the Commonwealth Avenue at College Hill Road intersection. These intersections provide efficient access to the regional traffic network.



Appendix E  
Abutters List



# 200 foot Abutters List Report

Warwick, RI  
April 10, 2023

## Subject Properties:

Parcel Number: 260-0038  
CAMA Number: 260-0038-0000  
Property Address: COMMONWEALTH AVE

Mailing Address: ALAN-BRIAN REALTY CO  
33 COLLEGE HILL RD SUITE 29D  
WARWICK, RI 02886

Parcel Number: 260-0039  
CAMA Number: 260-0039-0000  
Property Address: 211 COMMONWEALTH AVE

Mailing Address: WORLDWIDE REAL ESTATE INC  
33 COLLEGE HILL RD STE 29D  
WARWICK, RI 02886

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## Abutters:

Parcel Number: 259-0003  
CAMA Number: 259-0003-0000  
Property Address: 250 COMMONWEALTH AVE

Mailing Address: STATE COLLEGES BOARD OF TRUSTEES  
199 PROMENADE ST  
PROVIDENCE, RI 02908

Parcel Number: 260-0028  
CAMA Number: 260-0028-0000  
Property Address: 237A COMMONWEALTH AVE

Mailing Address: M & M FAMILY LLC  
237 COMMONWEALTH AVE  
WARWICK, RI 02886

Parcel Number: 260-0031  
CAMA Number: 260-0031-0007  
Property Address: 11 COLLEGE HILL RD

Mailing Address: RICCITELLI, CAROL  
UNIT 1-A 11 COLLEGE HILL RD  
WARWICK, RI 02886

Parcel Number: 260-0031  
CAMA Number: 260-0031-0008  
Property Address: 11 COLLEGE HILL RD

Mailing Address: PETRARCA, KAREN  
11 COLLEGE HILL RD 1B  
WARWICK, RI 02886

Parcel Number: 260-0031  
CAMA Number: 260-0031-0009  
Property Address: 11 COLLEGE HILL RD

Mailing Address: IOVINO, CAROL  
11 COLLEGE HILL RD UNIT 5A  
WARWICK, RI 02886

Parcel Number: 260-0031  
CAMA Number: 260-0031-0010  
Property Address: 11 COLLEGE HILL RD

Mailing Address: VEDUCCIO, THOMAS R & CLARK,  
SHELLEY (RR) EAST COAST  
PROPERTIES, LLC (TT)  
11 COLLEGE HILL RD UNIT #5B  
WARWICK, RI 02886

Parcel Number: 260-0031  
CAMA Number: 260-0031-0011  
Property Address: 11 COLLEGE HILL RD

Mailing Address: JENDZEJEC, REBECCA L  
11 COLLEGE HILL RD 2A  
WARWICK, RI 02886

Parcel Number: 260-0031  
CAMA Number: 260-0031-0012  
Property Address: 11 COLLEGE HILL RD

Mailing Address: KOKOSZKA, GRANT  
11 COLLEGE HILL RD 2B  
WARWICK, RI 02886



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# 200 foot Abutters List Report

Warwick, RI  
April 10, 2023

Parcel Number: 260-0031  
CAMA Number: 260-0031-0013  
Property Address: 11 COLLEGE HILL RD

Mailing Address: CASERTA-BRADSHAW, DEBRA  
11 COLLEGE HILL RD 4A  
WARWICK, RI 02886

Parcel Number: 260-0031  
CAMA Number: 260-0031-0014  
Property Address: 11 COLLEGE HILL RD

Mailing Address: WU, TONY C  
51 COLLEGE HILL RD UNIT 4B  
WARWICK, RI 02886

Parcel Number: 260-0031  
CAMA Number: 260-0031-0015  
Property Address: 11 COLLEGE HILL RD

Mailing Address: ASADOORIAN, PAULA A  
11 COLLEGE HILL RD UNIT 3A  
WARWICK, RI 02886

Parcel Number: 260-0031  
CAMA Number: 260-0031-0016  
Property Address: 11 COLLEGE HILL RD

Mailing Address: TINCKNELL, LISA  
11 COLLEGE HILL RD UNIT 3B  
WARWICK, RI 02886

Parcel Number: 260-0032  
CAMA Number: 260-0032-0000  
Property Address: 1000 BALD HILL RD

Mailing Address: LINEAR RETAIL WARWICK #1 LLC  
LINEAR RETAIL PROP LLC 5  
BURLINGTON WOODS DR  
BURLINGTON, MA 01803

Parcel Number: 260-0034  
CAMA Number: 260-0034-0001  
Property Address: 33 COLLEGE HILL RD

Mailing Address: AVATAR RESIDENTIAL INC  
33 COLLEGE HILL RD BLDG 33  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0002  
Property Address: 33 COLLEGE HILL RD

Mailing Address: OMIA PROPERTIES LLC C/O BROWN &  
BROWN INS  
SUITE 600 4500 MAIN ST  
VIRGINIA BEACH, VA 23462-3362

Parcel Number: 260-0034  
CAMA Number: 260-0034-0003  
Property Address: 33 COLLEGE HILL RD

Mailing Address: MSF ASSOCIATES LLC  
33 COLLEGE HILL RD SUITE 29-D  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0004  
Property Address: 33 COLLEGE HILL RD

Mailing Address: MSF ASSOCIATES LLC  
33 COLLEGE HILL RD SUITE 29-D  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0006  
Property Address: 33 COLLEGE HILL RD

Mailing Address: ALAN-BRIAN REALTY CO  
33 COLLEGE HILL RD SUITE 29D  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0008  
Property Address: 33 COLLEGE HILL RD

Mailing Address: TIPPY 15, LLC  
57 MAPLE AVE SUITE 201  
BARRINGTON, RI 02806

Parcel Number: 260-0034  
CAMA Number: 260-0034-0009  
Property Address: 33 COLLEGE HILL RD

Mailing Address: TIPPY 15, LLC  
57 MAPLE AVE SUITE 201  
BARRINGTON, RI 02806



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# 200 foot Abutters List Report

Warwick, RI  
April 10, 2023

Parcel Number: 260-0034  
CAMA Number: 260-0034-0010  
Property Address: 33 COLLEGE HILL RD

Mailing Address: TIPPY 15, LLC  
57 MAPLE AVE SUITE 201  
BARRINGTON, RI 02806

Parcel Number: 260-0034  
CAMA Number: 260-0034-0011  
Property Address: 33 COLLEGE HILL RD

Mailing Address: TIPPY 15, LLC  
57 MAPLE AVE SUITE 201  
BARRINGTON, RI 02806

Parcel Number: 260-0034  
CAMA Number: 260-0034-0012  
Property Address: 33 COLLEGE HILL RD

Mailing Address: TIPPY 15, LLC  
57 MAPLE AVE SUITE 201  
BARRINGTON, RI 02806

Parcel Number: 260-0034  
CAMA Number: 260-0034-0013  
Property Address: 33 COLLEGE HILL RD

Mailing Address: TIPPY 15, LLC  
57 MAPLE AVE SUITE 201  
BARRINGTON, RI 02806

Parcel Number: 260-0034  
CAMA Number: 260-0034-0014  
Property Address: 33 COLLEGE HILL RD

Mailing Address: TIPPY 15, LLC  
57 MAPLE AVE SUITE 201  
BARRINGTON, RI 02806

Parcel Number: 260-0034  
CAMA Number: 260-0034-0015  
Property Address: 33 COLLEGE HILL RD

Mailing Address: TIPPY 15, LLC  
57 MAPLE AVE SUITE 201  
BARRINGTON, RI 02806

Parcel Number: 260-0034  
CAMA Number: 260-0034-0016  
Property Address: 33 COLLEGE HILL RD

Mailing Address: AJOOTIAN, LINDA (RR) CITY OF  
WARWICK (TT)  
33 COLLEGE HILL RD  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0019  
Property Address: 33 COLLEGE HILL RD

Mailing Address: AEM PROPERTIES, LLC  
33 COLLEGE HILL RD SUITE 30E  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0020  
Property Address: 33 COLLEGE HILL RD

Mailing Address: VISCIONE, ANTONIO JR & RANDO,  
THERESE A  
17 FOX RIDGE DR  
RICHMOND, RI 02898

Parcel Number: 260-0034  
CAMA Number: 260-0034-0021  
Property Address: 33 COLLEGE HILL RD

Mailing Address: 33 COLLEGE HILL REALTY LLC  
UNIT 30C 33 COLLEGE HILL RD  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0022  
Property Address: 33 COLLEGE HILL RD

Mailing Address: AEM PROPERTIES, LLC  
33 COLLEGE HILL RD STE 30E  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0023  
Property Address: 33 COLLEGE HILL RD

Mailing Address: BARK LLC  
C/O RAJARAM SURYANARAYAN 33  
COLLEGE HILL RD UNIT 25 B  
WARWICK, RI 02886



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# 200 foot Abutters List Report

Warwick, RI  
April 10, 2023

Parcel Number: 260-0034  
CAMA Number: 260-0034-0024  
Property Address: 33 COLLEGE HILL RD

Mailing Address: SACCOCCIA RICHARD F TRUSTEE  
SACCOCCIA RICHARD F TRUST  
19 NAPLES AVE  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0025  
Property Address: 33 COLLEGE HILL RD

Mailing Address: COLLEGE HILL REALTY LLC  
33 COLLEGE HILL RD SUITE 20D  
WARWICK, RI 02886

Parcel Number: 260-0034  
CAMA Number: 260-0034-0026  
Property Address: 33 COLLEGE HILL RD

Mailing Address: WEISMAN, JEROLD M  
33 COLLEGE HILL RD UNIT 20G  
WARWICK, RI 02886

Parcel Number: 260-0036  
CAMA Number: 260-0036-0000  
Property Address: 920 BALD HILL RD

Mailing Address: WHITE DOG LLC  
1234 BOYLSTON ST  
CHESTNUT HILL, MA 02467

Parcel Number: 260-0040  
CAMA Number: 260-0040-0000  
Property Address: 255 COMMONWEALTH AVE

Mailing Address: ELLIS, PETER D ELLIS, NANCY E  
255 COMMONWEALTH AVE  
WARWICK, RI 02886

Parcel Number: 260-0042  
CAMA Number: 260-0042-0000  
Property Address: COMMONWEALTH AVE

Mailing Address: CEMETERY  
COMMONWEALTH AVE  
WARWICK, RI 02886

Parcel Number: 260-0060  
CAMA Number: 260-0060-0000  
Property Address: 21 COLLEGE HILL RD

Mailing Address: CHP ASSOCIATES LLC C/O JULIA  
WESTCOTT CPA  
730 KINGSTOWN RD  
WAKEFIELD, RI 02879



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