

**MASTER PLAN SUBMISSION**

**for a Proposed  
Multi-Family Development Consisting of 5 Dwelling Units**

**2562 POST ROAD, WARWICK, RI**

**AP 344, LOT 101**

**EXISTING ZONE: OFFICE (O)**

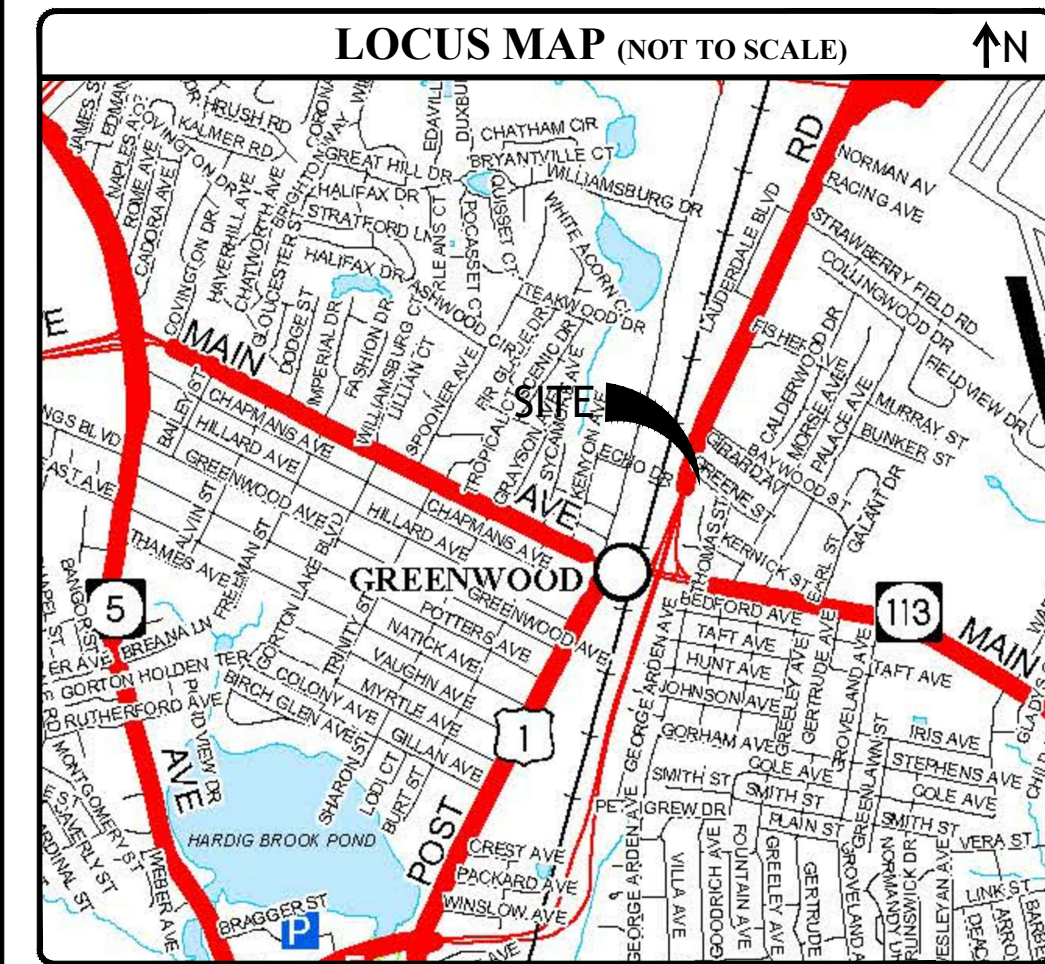
**68 GREENE STREET, WARWICK, RI**

**AP 344, LOT 493**

**EXISTING ZONE: OFFICE (IE) INSTITUTIONAL / EDUCATIONAL OVERLAY**

**PROPOSED ZONING DISTRICT: OFFICE (PDR) PLANNED DISTRICT RESIDENTIAL OVERLAY**

OWNER	APPLICANT	CIVIL ENGINEER
NEW ENGLAND INSTITUTE OF TECH. c/o MR. ALAN I. RESNICK, V.P. FOR STRATEGIC PLANNING 1 NEW ENGLAND TECH BLVD EAST GREENWICH, RI 02818 PHONE: 401-780-4312	MR. KEVIN MURPHY c/o MR. K. JOSEPH SHEKARCHI 240 CHESTNUT STREET WARWICK, RI 02888 PHONE: 401-827-0100	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 (401) 944-1300 phone (401) 944-1313 fax



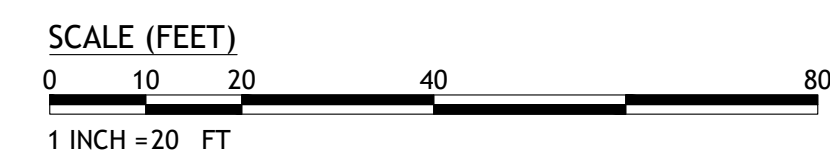
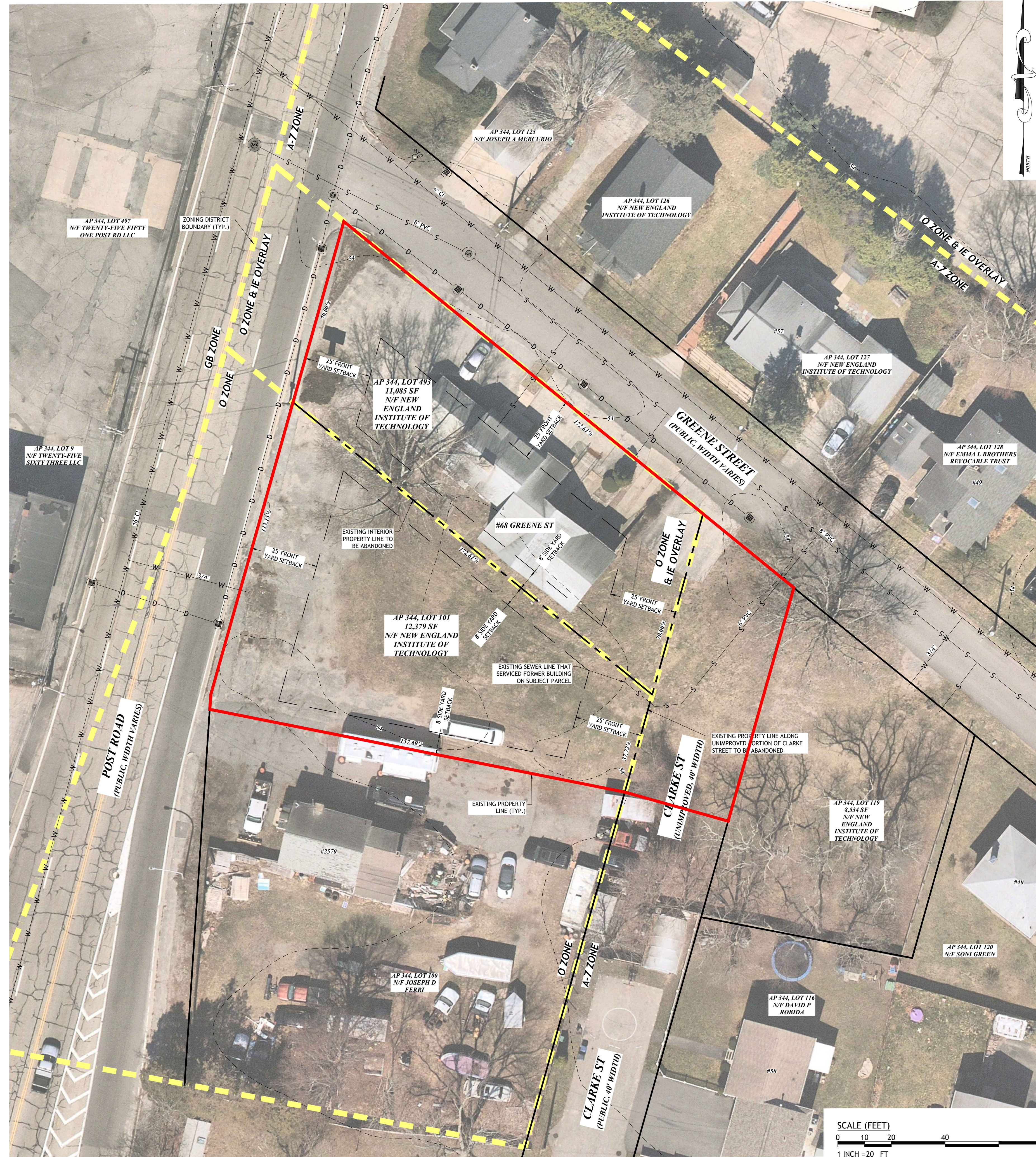
**ZONING DIMENSIONAL REQUIREMENTS**

ZONING CRITERIA	REQUIRED
ZONING DISTRICT	A-7, O <sup>1</sup>
PERMITTED USES IN ALL RESIDENCE DISTRICTS	
MINIMUM LOT AREA	7,000 SF
MINIMUM FRONTAGE	70 FT
MINIMUM LOT WIDTH	70 FT
MINIMUM FRONT AND CORNER SIDE YARD	25 FT
MINIMUM SIDE YARD	8 FT
MINIMUM REAR YARD	20 FT
MAXIMUM STRUCTURE HEIGHT	35 FT
MINIMUM LANDSCAPED OPEN SPACE	10%

- NOTES:
1. DETACHED SINGLE-HOUSEHOLD RESIDENTIAL USES IN O DISTRICTS ARE SUBJECT TO THE DIMENSIONAL REQUIREMENTS OF THE A-7 DISTRICT.
  2. ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE SETBACK REQUIREMENTS

**GENERAL NOTES:**

1. EXISTING CONDITIONS ARE BASED ON THE CITY OF WARWICK'S GEOGRAPHIC INFORMATION SYSTEM AND ASSESSOR'S MAP. AERIAL IMAGERY IS BASED ON NEARMAP IMAGERY COLLECTED IN MARCH 2021.
2. THE SITE LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FIRM MAP FOR THE CITY OF WARWICK, MAP NUMBER 44003C0129J, EFFECTIVE DATE OCTOBER 2, 2015.
3. THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A HISTORIC DISTRICT. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PARCELS LISTED ON THE NATIONAL HISTORIC REGISTER. THERE ARE NO HISTORIC CEMETERIES OR STONE WALLS ON OR IMMEDIATELY ADJACENT TO THE PROPOSED DEVELOPMENT.
4. A SEWER EASEMENT MAY EXIST ON AP 344, LOT 101 (BOOK 539, PAGE 45).
5. THERE ARE NO WETLANDS WITHIN OR ADJACENT TO THE PROJECT SITE.
6. EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS MERRIMAC-URBAN LAND COMPLEX, 0-8% SLOPES (MU) AND URBAN LAND (UR). MU SOILS ARE CLASSIFIED AS HYDROLOGIC GROUP A. THESE SOILS ARE NOT PRIME FARMLAND. UR SOILS CONSIST OF HUMAN TRANSPORTED MATERIALS AND THEREFORE DO NOT HAVE AN ASSIGNED HYDROLOGIC SOIL GROUP.
7. THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A NATURAL HERITAGE AREA OR A GROUNDWATER PROTECTION AREA.
8. PUBLIC WATER AND SEWER ARE AVAILABLE TO THE PROJECT SITE.



JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

**5-UNIT MULTI-FAMILY DEVELOPMENT  
2562 POST ROAD & 68 GREENE STREET  
WARWICK, RHODE ISLAND  
AP 344, LOTS 101 & 493**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	9/8/22	UPDATED LAYOUT

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	AUGUST 2022
PROJECT NO.:	07-05d

PRELIMINARY, NOT FOR CONSTRUCTION

**EXISTING CONDITIONS**

**SHEET 1 OF 2**

C:\07-05 Joe Shekarchi\07-05d Greene Street, Warwick\ACAD\Green Street, Warwick\Master Plan\03.dwg, Sep. 08, 2022 2:29pm

**ZONING DIMENSIONAL REQUIREMENTS:  
PROPOSED MULTI-FAMILY DEVELOPMENT**

ZONING CRITERIA	REQUIRED	PROPOSED
ZONING DISTRICT	PDR-L	PDR-L
MULTI-FAMILY (3-9 DWELLING UNITS)		
MINIMUM LOT AREA	20,000 SF	27,427 SF (SEE TABLE)
MAX. DENSITY (D.U. PER AC.)	9	
MINIMUM FRONTAGE	135 FT	188.69 FT
MINIMUM LOT WIDTH	135 FT	173.36 FT
MINIMUM FRONT AND CORNER SIDE YARD	30 FT	25 FT
MINIMUM SIDE YARD	20 FT	>20 FT
MINIMUM REAR YARD	30 FT	N/A'
MAXIMUM STRUCTURE HEIGHT	35 FT	<35 FT
MINIMUM LANDSCAPED OPEN SPACE	20%	>20%

NOTE:  
1. ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE YARD SETBACK REQUIREMENTS

**ANTICIPATED RELIEF FOR THE PROPOSED DEVELOPMENT INCLUDES THE FOLLOWING:**

1. PER SECTION 308.2(D) OF THE ZONING ORDINANCE: DEVELOPMENTS OF FIVE UNITS OR MORE SHALL BE LOCATED ALONG OR PROVIDE DIRECT ACCESS TO MAJOR STREETS AND HIGHWAYS

2. PER SECTION 308.2(E) OF THE ZONING ORDINANCE: NO OUTDOOR PARKING SPACE IS PERMITTED WITHIN ANY REQUIRED FRONT OR CORNER SIDE YARD AND NO OUTDOOR PARKING SPACE OR DRIVEWAY IS PERMITTED WITHIN 15 FEET OF ANY RESIDENTIAL BUILDING. NO OUTDOOR PARKING SPACE OR DRIVEWAY IS PERMITTED WITHIN TEN FEET OF ANY PROPERTY LINE. OR DRIVEWAY IS PERMITTED WITHIN TEN FEET OF ANY PROPERTY LINE

**DENSITY CALCULATION:**  
COMBINED TOTAL AREA OF LOTS 101 & 493: 23,464 SF  
ABANDONED PORTION OF CLARKE STREET: 3,962 SF  
TOTAL AREA: 27,427 SF

MAX. DENSITY OF 9 DWELLING UNITS/ACRE

$27,427 \text{ SF} \times (9 \text{ D.U.} / 43,560 \text{ SF}) = 6.29 \text{ D.U. OR } 5 \text{ D.U.}$

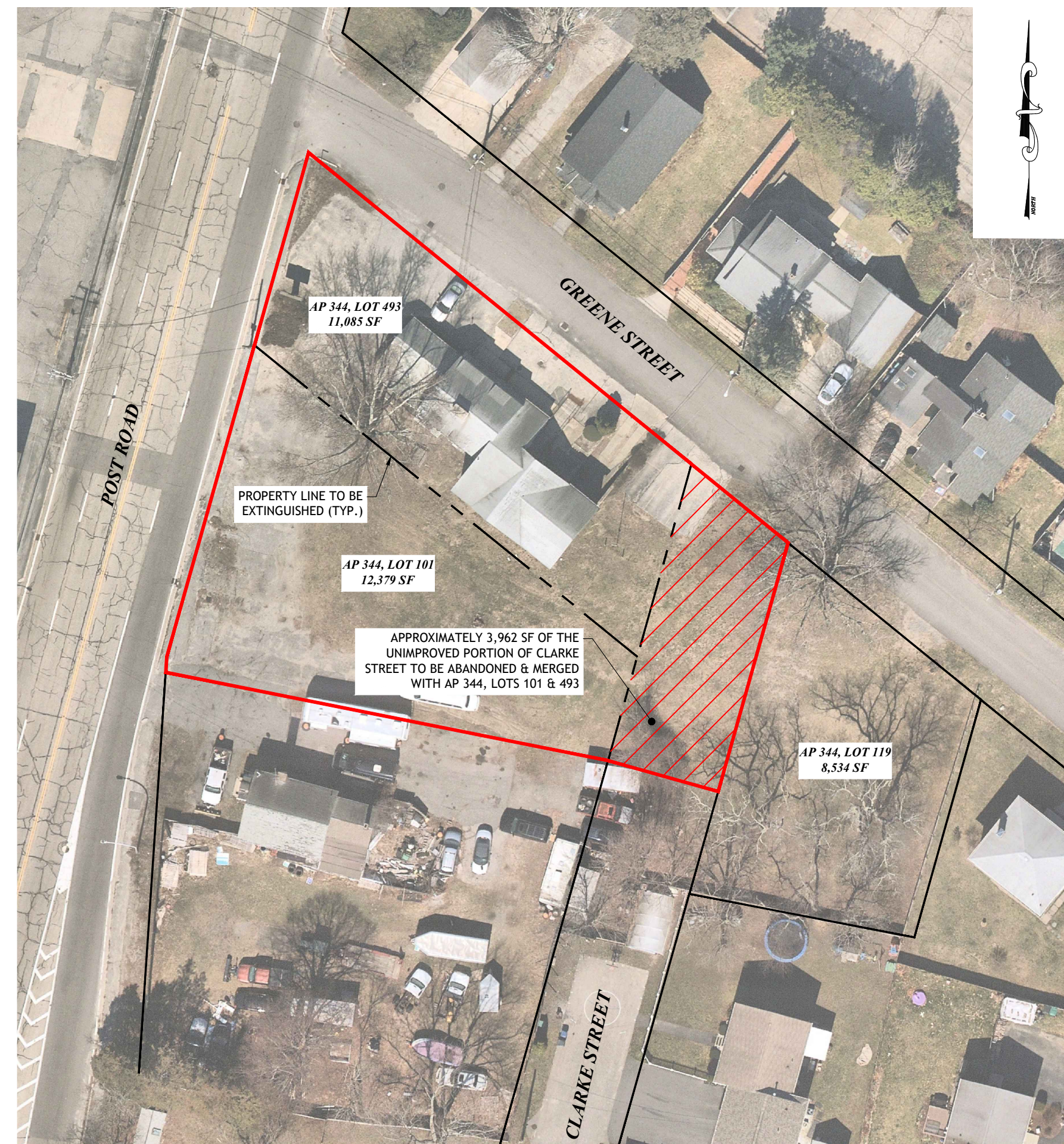
6 DWELLING UNITS ALLOWED  
5 DWELLING UNITS PROPOSED

**OFF-STREET PARKING CALCULATION:**  
PER SEC. 308.2(E) A MIN. OF 2.5 PARKING SPACES PER DWELLING UNIT SHALL BE REQUIRED FOR DEVELOPMENTS OF 4 UNITS OR MORE

5-UNIT DEVELOPMENT:  
2.5 SPACES \* 5 D.U. = 12.5 = 13 SPACES  
REQUIRED: 13 PARKING SPACES  
PROPOSED: 16 PARKING SPACES

**LANDSCAPE NOTE:**  
A LANDSCAPE PLAN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT WILL BE PROVIDED AT A FUTURE STAGE OF REVIEW. ALL PROPOSED LANDSCAPING SHALL CONFORM TO SECTION 505 OF THE WARWICK ZONING ORDINANCE.

**LIGHTING NOTE:**  
A LIGHTING PLAN WILL BE PROVIDED AT A FUTURE STAGE OF REVIEW. ALL PROPOSED LIGHTING SHALL BE DESIGNED TO MINIMIZE NEGATIVE IMPACTS ON NEIGHBORING PROPERTIES. NIGHT SKY POLLUTION SHALL BE CONTROLLED BY DOWNSHADED LIGHTING OR SHIELDED LIGHTING.



**PROPOSED ROADWAY ABANDONMENT PLAN**  
SCALE: 1" = 40'



**JCE**  
JOE CASALI ENGINEERING, INC.  
CIVIL ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE  
DRAINAGE - WINDTUNNELL DESIGN, EROSION CONTROL  
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**SHEET 2 OF 2**