

MASTER PLAN SUBMISSION

FOR

PROPOSED EXTENDED CARE FACILITY

PLAT MAP 247, LOTS 45, 50 and 105
 BOOK 9504, PAGE 0129 and BOOK 8569, PAGE 0017
 ZONING DISTRICT: A-40
 RESIDENCE A-40 DISTRICT
 643 and 655 COMMONWEALTH AVENUE
 WARWICK, RHODE ISLAND



LOCATION MAP
 SCALE: 1"=1,000'

INDEX OF DRAWINGS

DRAWING No.	PLAN
C1	VICINITY MAP
C2	200' RADIUS MAP
C3	AERIAL MAP
C4	EXISTING CONDITIONS PLAN
C5	SITE LAYOUT PLAN
C6	CONCEPTUAL LANDSCAPE PLAN
A-4	EXTERIOR ELEVATIONS

REVISIONS

No.	DESCRIPTION	DATE
1	PROPERTY LINE	04/13/23

PREPARED FOR:



ENGINEERS and LAND SURVEYORS

ENGINEERS



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

CROSSMAN ENGINEERING

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ARCHITECTS

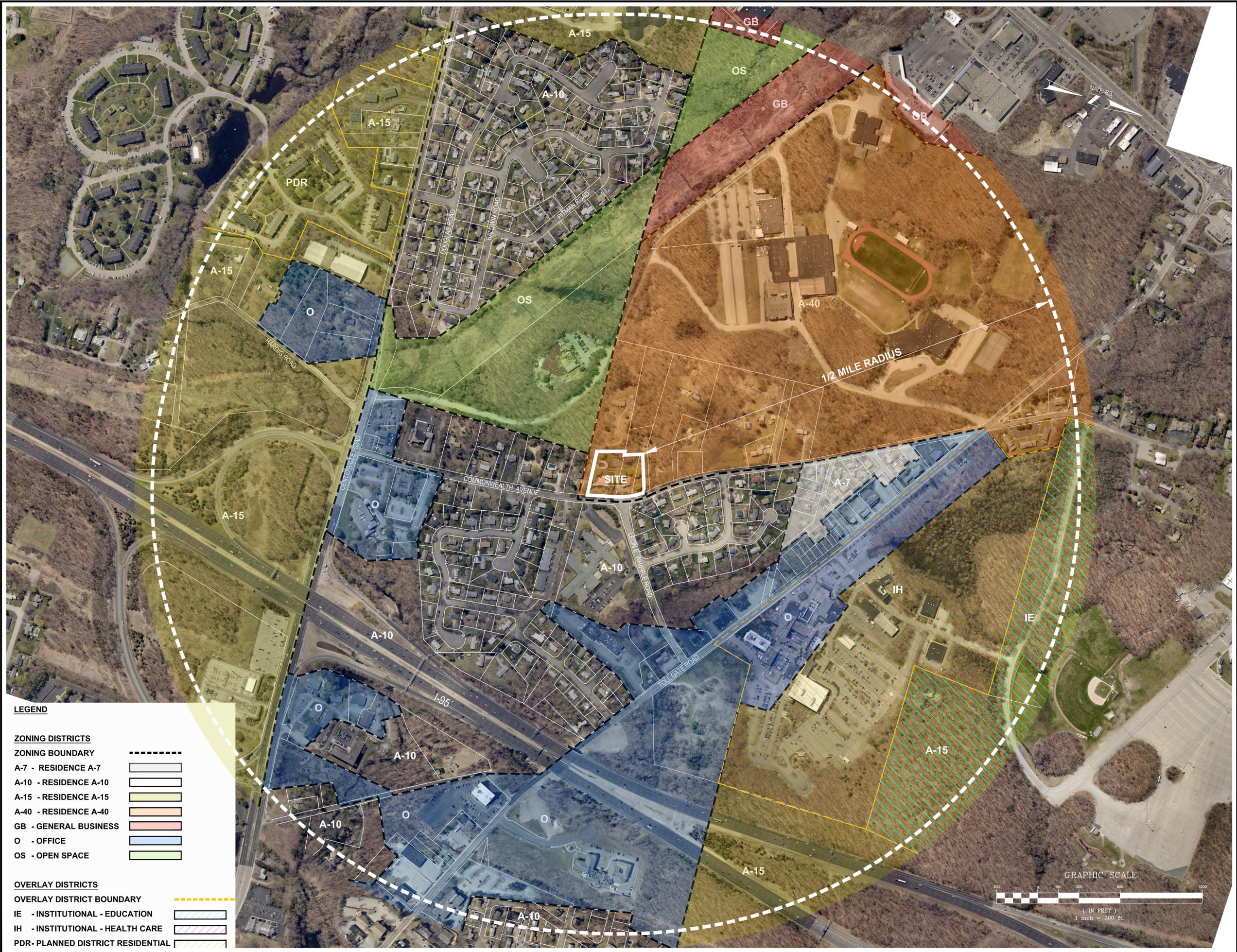


COMMERCIAL • RESIDENTIAL
 ARCHITECTURE

9 INTERVAL AVENUE
 EAST PROVIDENCE, RI 02914
 somorosso@sja-design.com
 (401) 399-5009

MARCH 2023
 SHEET 1 of 8

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LEGEND

ZONING DISTRICTS

ZONING BOUNDARY - - - - -

A-7 - RESIDENCE A-7 [White Box]

A-10 - RESIDENCE A-10 [Light Blue Box]

A-15 - RESIDENCE A-15 [Light Green Box]

A-40 - RESIDENCE A-40 [Light Orange Box]

GB - GENERAL BUSINESS [Light Red Box]

O - OFFICE [Light Blue Box]

OS - OPEN SPACE [Light Green Box]

OVERLAY DISTRICTS

OVERLAY DISTRICT BOUNDARY - - - - -

IE - INSTITUTIONAL - EDUCATION [Blue Hatched Box]

IH - INSTITUTIONAL - HEALTH CARE [Pink Hatched Box]

PDR - PLANNED DISTRICT RESIDENTIAL [Yellow Hatched Box]

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 PLAT MAP 247, LOTS 45, 50 and 105
 ZONING DISTRICT: A-40
 RESIDENCE A-40 DISTRICT
 643 and 655 COMMONWEALTH AVENUE
 WARWICK, RHODE ISLAND

PREPARED FOR:

Commonwealth HOUSE
 ASSISTED LIVING
 655 COMMONWEALTH AVENUE
 WARWICK, RHODE ISLAND

DRAWING TITLE:

VICINITY MAP

DATE: MARCH 2023 SCALE: 1"=300'
 DWG. NAME: 2701-C01-VICINITY-R1.dwg

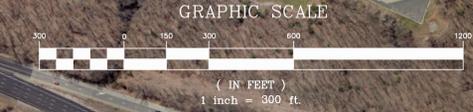
REVISIONS

NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER

C1

SHEET: 2 OF 8





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PROJECT TITLE:

PROPOSED EXTENDED CARE FACILITY
PLAT MAP 247, LOTS 45, 50 and 105
ZONING DISTRICT: A-40
RESIDENCE A-40 DISTRICT
643 and 655 COMMONWEALTH AVENUE
WARWICK, RHODE ISLAND

PREPARED FOR:



DRAWING TITLE:

400' RADIUS MAP

DATE: MARCH 2023 SCALE: 1"=400'

DWG. NAME: 2701-C02-RADIUS-R1.dwg

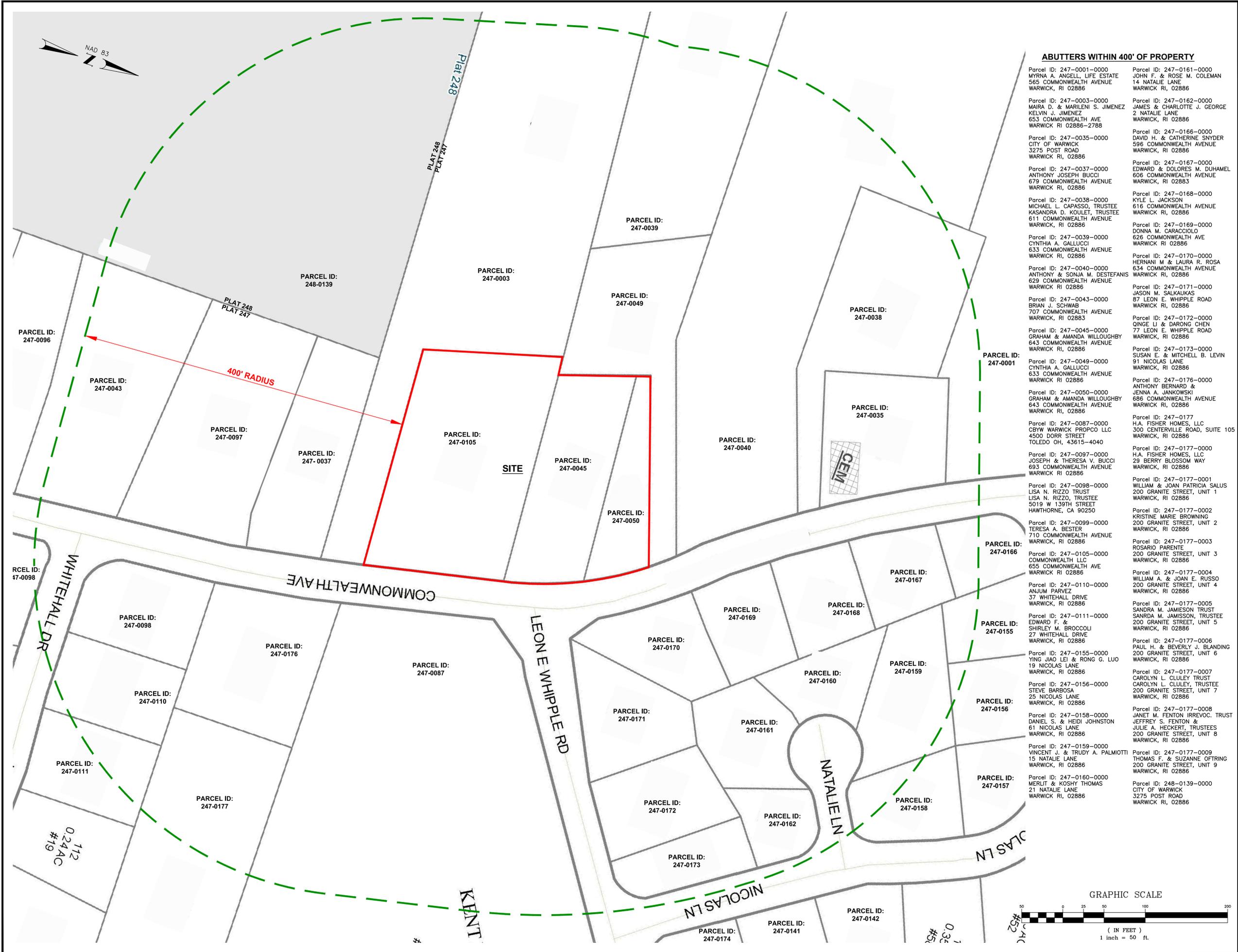
REVISIONS

NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER

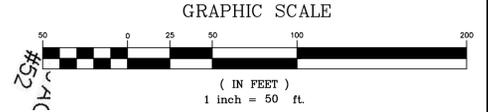
C2

SHEET: 3 OF 8



ABUTTERS WITHIN 400' OF PROPERTY

- Parcel ID: 247-0001-0000 MYRNA A. ANGELL, LIFE ESTATE 565 COMMONWEALTH AVENUE WARWICK, RI 02886
- Parcel ID: 247-0161-0000 JOHN F. & ROSE M. COLEMAN 14 NATALIE LANE WARWICK, RI 02886
- Parcel ID: 247-0003-0000 MAIRA D. & MARILENI S. JIMENEZ KELVIN J. JIMENEZ 653 COMMONWEALTH AVE WARWICK RI 02886-2788
- Parcel ID: 247-0162-0000 JAMES & CHARLOTTE J. GEORGE 2 NATALIE LANE WARWICK, RI 02886
- Parcel ID: 247-0035-0000 CITY OF WARWICK 3275 POST ROAD WARWICK RI, 02886
- Parcel ID: 247-0166-0000 DAVID H. & CATHERINE SNYDER 596 COMMONWEALTH AVENUE WARWICK, RI 02886
- Parcel ID: 247-0037-0000 ANTHONY JOSEPH BUCCI 679 COMMONWEALTH AVENUE WARWICK RI, 02886
- Parcel ID: 247-0167-0000 EDWARD & DOLORES M. DUHAMEL 606 COMMONWEALTH AVENUE WARWICK, RI 02883
- Parcel ID: 247-0038-0000 MICHAEL L. CAPASSO, TRUSTEE KASANDRA D. KOULET, TRUSTEE 611 COMMONWEALTH AVENUE WARWICK, RI 02886
- Parcel ID: 247-0168-0000 KYLE L. JACKSON 616 COMMONWEALTH AVENUE WARWICK, RI 02886
- Parcel ID: 247-0039-0000 CYNTHIA A. GALLUCCI 633 COMMONWEALTH AVENUE WARWICK RI, 02886
- Parcel ID: 247-0169-0000 DONNA M. CARACCILOLO 628 COMMONWEALTH AVE WARWICK RI 02886
- Parcel ID: 247-0040-0000 ANTHONY & SONIA M. DESTEFANIS 629 COMMONWEALTH AVENUE WARWICK RI 02886
- Parcel ID: 247-0170-0000 HERNANI M & LAURA R. ROSA 634 COMMONWEALTH AVENUE WARWICK RI, 02886
- Parcel ID: 247-0043-0000 BRIAN J. SCHWAB 707 COMMONWEALTH AVENUE WARWICK, RI 02883
- Parcel ID: 247-0171-0000 JASON M. SALKKAUKAS 87 LEON E. WHIPPLE ROAD WARWICK RI, 02886
- Parcel ID: 247-0045-0000 GRAHAM & AMANDA WILLOUGHBY 643 COMMONWEALTH AVENUE WARWICK RI, 02886
- Parcel ID: 247-0172-0000 QINGE LI & DARONG CHEN 77 LEON E. WHIPPLE ROAD WARWICK, RI 02886
- Parcel ID: 247-0049-0000 CYNTHIA A. GALLUCCI 633 COMMONWEALTH AVENUE WARWICK RI 02886
- Parcel ID: 247-0173-0000 SUSAN E. & MITCHELL B. LEVIN 91 NICOLAS LANE WARWICK, RI 02886
- Parcel ID: 247-0050-0000 GRAHAM & AMANDA WILLOUGHBY 643 COMMONWEALTH AVENUE WARWICK RI, 02886
- Parcel ID: 247-0176-0000 ANTHONY BERNARD & JENNA A. JANKOWSKI 686 COMMONWEALTH AVENUE WARWICK RI, 02886
- Parcel ID: 247-0087-0000 H.A. FISHER HOMES, LLC 300 CENTERVILLE ROAD, SUITE 105 WARWICK, RI 02886
- Parcel ID: 247-0177-0000 H.A. FISHER HOMES, LLC 29 BERRY BLOSSOM WAY WARWICK, RI 02886
- Parcel ID: 247-0097-0000 JOSEPH & THERESA V. BUCCI 693 COMMONWEALTH AVENUE WARWICK RI 02886
- Parcel ID: 247-0177-0001 WILLIAM & JOAN PATRICIA SALUS 200 GRANITE STREET, UNIT 1 WARWICK, RI 02886
- Parcel ID: 247-0098-0000 LISA N. RIZZO TRUST LISA N. RIZZO, TRUSTEE 5019 W 139TH STREET HAWTHORNE, CA 90250
- Parcel ID: 247-0177-0002 KRISTINE MARIE BROWNING 200 GRANITE STREET, UNIT 2 WARWICK, RI 02886
- Parcel ID: 247-0099-0000 TERESA A. BESTER 710 COMMONWEALTH AVENUE WARWICK, RI 02886
- Parcel ID: 247-0177-0003 ROSARIO PARENTE 200 GRANITE STREET, UNIT 3 WARWICK, RI 02886
- Parcel ID: 247-0110-0000 COMMONWEALTH LLC 655 COMMONWEALTH AVE WARWICK RI 02886
- Parcel ID: 247-0177-0004 WILLIAM A. & JOAN E. RUSSO 200 GRANITE STREET, UNIT 4 WARWICK, RI 02886
- Parcel ID: 247-0099-0000 ANJUM PARVEZ 37 WHITEHALL DRIVE WARWICK, RI 02886
- Parcel ID: 247-0177-0005 SANDRA M. JAMESON TRUST SANDRA M. JAMISSON, TRUSTEE 200 GRANITE STREET, UNIT 5 WARWICK, RI 02886
- Parcel ID: 247-0111-0000 EDWARD F. & SHIRLEY M. BROCCOLI 27 WHITEHALL DRIVE WARWICK, RI 02886
- Parcel ID: 247-0177-0006 PAUL H. & BEVERLY J. BLANDING 200 GRANITE STREET, UNIT 6 WARWICK, RI 02886
- Parcel ID: 247-0155-0000 YING JIAO LEI & RONG G. LUO 19 NICOLAS LANE WARWICK, RI 02886
- Parcel ID: 247-0177-0007 CAROLYN L. CLULEY TRUST CAROLYN L. CLULEY, TRUSTEE 200 GRANITE STREET, UNIT 7 WARWICK, RI 02886
- Parcel ID: 247-0156-0000 STEVE BARBOSA 25 NICOLAS LANE WARWICK, RI 02886
- Parcel ID: 247-0177-0008 JANET M. FENTON IRREVOG. TRUST JEFFREY S. FENTON & JULIE A. HECKERT, TRUSTEES 200 GRANITE STREET, UNIT 8 WARWICK, RI 02886
- Parcel ID: 247-0159-0000 VINCENT J. & TRUDY A. PALMIOTTI 15 NATALIE LANE WARWICK, RI 02886
- Parcel ID: 247-0177-0009 THOMAS F. & SUZANNE OFTRING 200 GRANITE STREET, UNIT 9 WARWICK, RI 02886
- Parcel ID: 247-0158-0000 DANIEL S. & HEIDI JOHNSTON 61 NICOLAS LANE WARWICK, RI 02886
- Parcel ID: 247-0160-0000 MERLIT & KOSHY THOMAS 21 NATALIE LANE WARWICK RI, 02886
- Parcel ID: 247-0161-0000 DANIEL S. & HEIDI JOHNSTON 61 NICOLAS LANE WARWICK, RI 02886
- Parcel ID: 248-0139-0000 CITY OF WARWICK 3275 POST ROAD WARWICK RI, 02886





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KEY PLAN

PROJECT TITLE:

PROPOSED EXTENDED CARE FACILITY
 PLAT MAP 247, LOTS 45, 50 and 105
 ZONING DISTRICT: A-40
 RESIDENCE A-40 DISTRICT
 643 and 655 COMMONWEALTH AVENUE
 WARWICK, RHODE ISLAND

PREPARED FOR:



DRAWING TITLE:

AERIAL MAP

DATE:

MARCH 2023

SCALE:

1"=20'

DWG. NAME:

2701-C03-AERIAL.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER

C3

SHEET: 4 OF 8

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 WARWICK, RHODE ISLAND

PREPARED FOR:



DRAWING TITLE:

EXISTING CONDITIONS PLAN

DATE: MARCH 2023 SCALE: 1"=20'

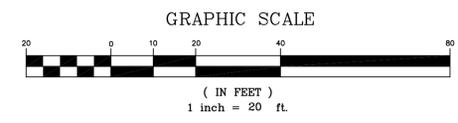
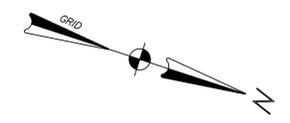
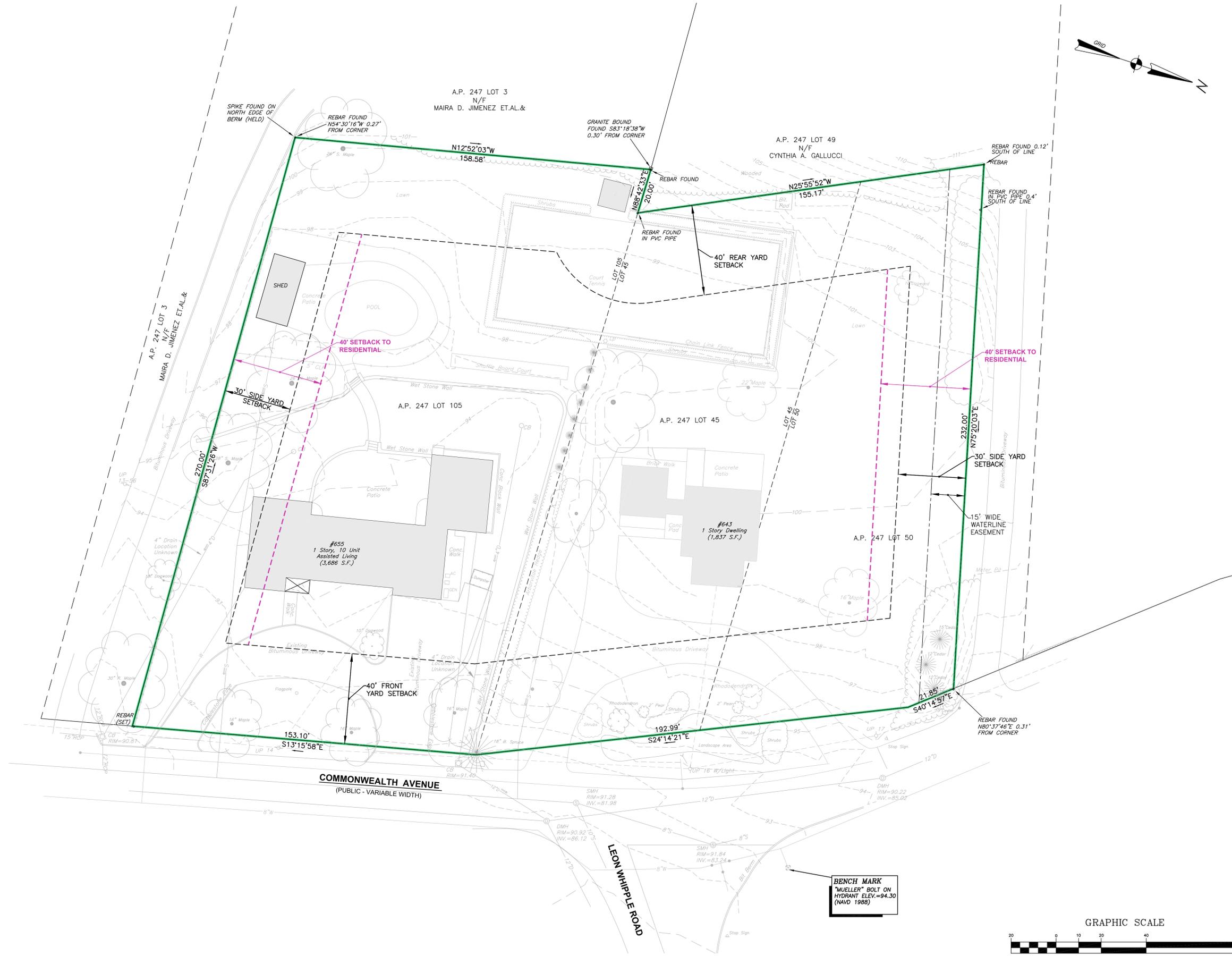
DWG. NAME: 2701-C04-EXCN-R1.dwg

REVISIONS		
NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER

C4

SHEET: 5 OF 8



DIMENSIONAL REGULATIONS:
 ZONING DISTRICT: A-40 RESIDENTIAL DISTRICT
 NURSING, CONVALESCENT HOME: SPECIAL USE PERMIT (USE CODE 705) LOT 105 LOT 45 and 50

REQUIREMENT	REQUIRED	(TO REMAIN)	(TO BE MERGED)
MINIMUM LOT AREA	40,000 S.F.	41,275 S.F.	33,120 S.F.
MINIMUM LOT FRONTAGE	150'	153'	214'
MINIMUM LOT WIDTH	150'	153'	202'
MINIMUM FRONT AND CORNER YARD SETBACK	40'	65'	40'
MINIMUM SIDE YARD SETBACK	30'	23'	40'
MINIMUM REAR YARD SETBACK	40'	134'	30' MIN.
MAXIMUM STRUCTURE HEIGHT	35'	<35'	35'
MINIMUM LANDSCAPED OPEN SPACE	20%	40+%	<30%

PARKING REQUIREMENTS
 NURSING, CONVALESCENT HOME: 1 SPACE PER 2 BEDS
 EXISTING 10 SINGLE BED UNIT (10 BEDS/2) = 5 SPACES
 PROPOSED 1-14 SINGLE BED UNITS (14 BEDS/2) = 7 SPACES
 TOTAL SPACES REQUIRED = 12 SPACES
 TOTAL SPACES PROVIDED = 12 SPACES

WARWICK ZONING CODE VARIANCE REQUESTS

EXISTING PLAT 247, LOT 105 TO REMAIN

TABLE 2A, DIMENSIONAL REGULATIONS

SIDE YARD	REQUIRED	PROPOSED
	30'	23' (EXISTING)

TABLE 2B, FOOTNOTE 2, RESIDENTIAL SETBACK

COMMERCIAL BUILDING	REQUIRED	PROPOSED
	40'	23' (EXISTING BUILDING)
PARKING	REQUIRED	PROPOSED
	40'	4' (EXISTING ACCESSORY BUILDING-SHED) 24' (EXISTING)

601.2(A), LOCATION OF ACCESSORY STRUCTURE

SIDE SETBACK	REQUIRED	PROPOSED
	15'	4' (EXISTING)
REAR SETBACK	REQUIRED	PROPOSED
	10'	5' (EXISTING)

701.2, MINIMUM PARKING SIZE

PARALLEL PARKING AISLE	REQUIRED	PROVIDED
	12'	10' (EXISTING)

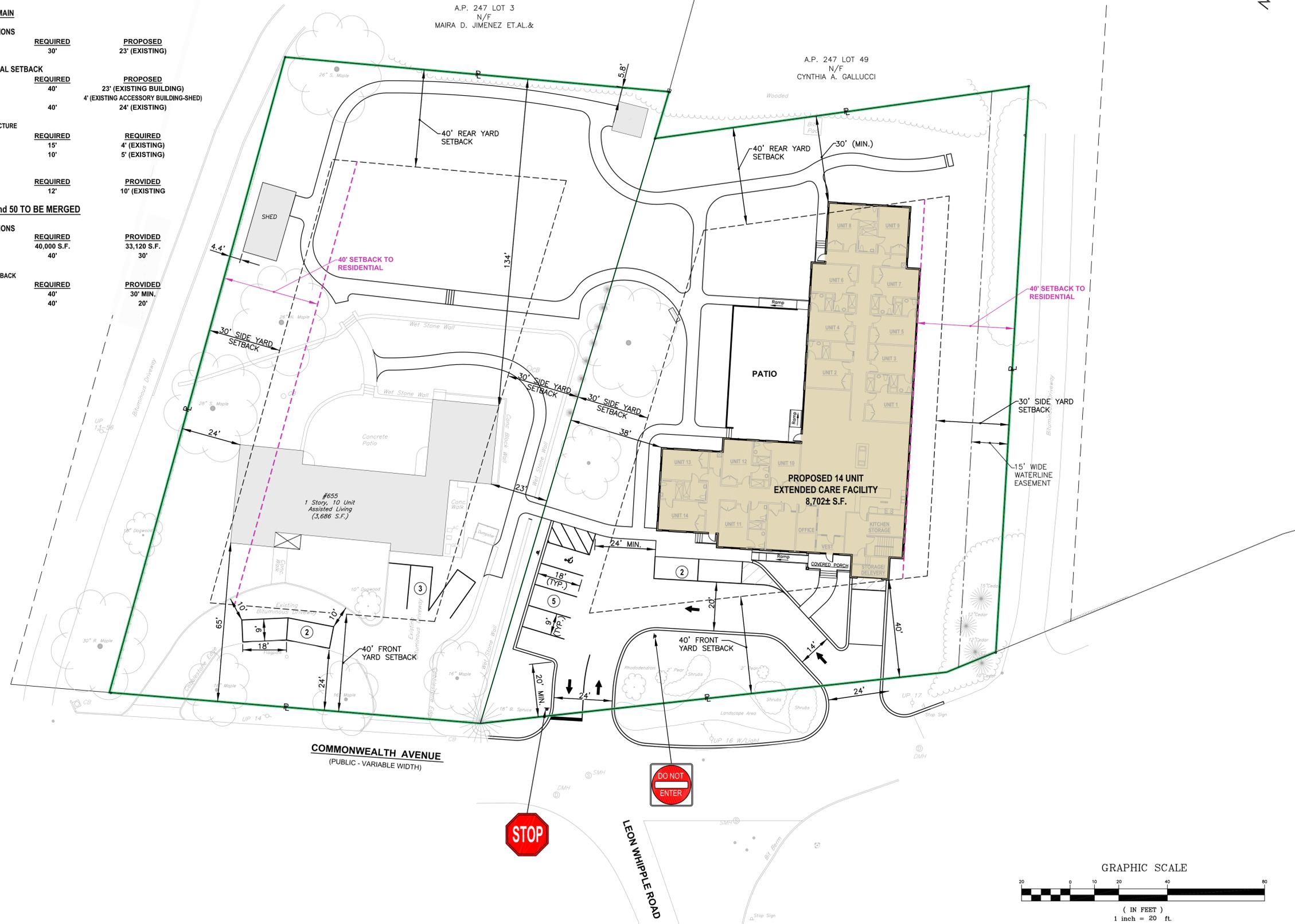
EXISTING PLAT 247, LOTS 45 and 50 TO BE MERGED

TABLE 2A, DIMENSIONAL REGULATIONS

LOT AREA	REQUIRED	PROVIDED
	40,000 S.F.	33,120 S.F.
REAR YARD	REQUIRED	PROVIDED
	40'	30'

TABLE 2B, FOOTNOTE 2, RESIDENTIAL SETBACK

COMMERCIAL BUILDING	REQUIRED	PROVIDED
	40'	30' MIN.
PARKING	REQUIRED	PROVIDED
	40'	20'



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PREPARED FOR:

Commonwealth HOUSE
 ASSISTED LIVING
 655 COMMONWEALTH AVENUE
 WARWICK, RHODE ISLAND

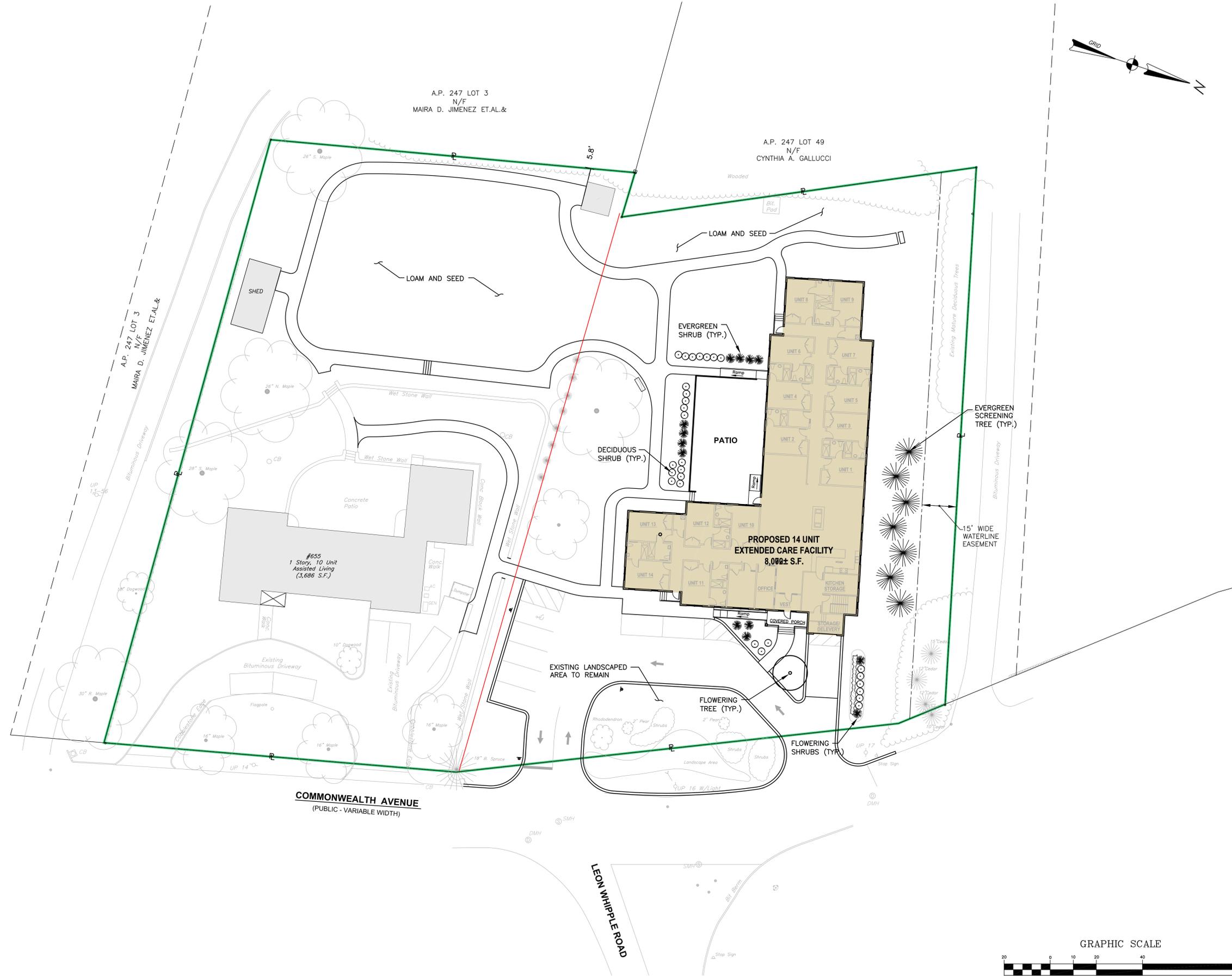
DRAWING TITLE:
SITE LAYOUT PLAN

DATE: MARCH 2023 SCALE: 1"=20'
 DWG. NAME: 2701-C05-SITE-R1.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER
C5
 SHEET: 6 OF 8



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 WARWICK, RHODE ISLAND

PREPARED FOR:



DRAWING TITLE:

CONCEPTUAL LANDSCAPE PLAN

DATE: MARCH 2023 SCALE: 1"=20'

DWG. NAME: 2701-L01-LAND-R1.dwg

REVISIONS		
NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER

L1

SHEET: 7 OF 8

