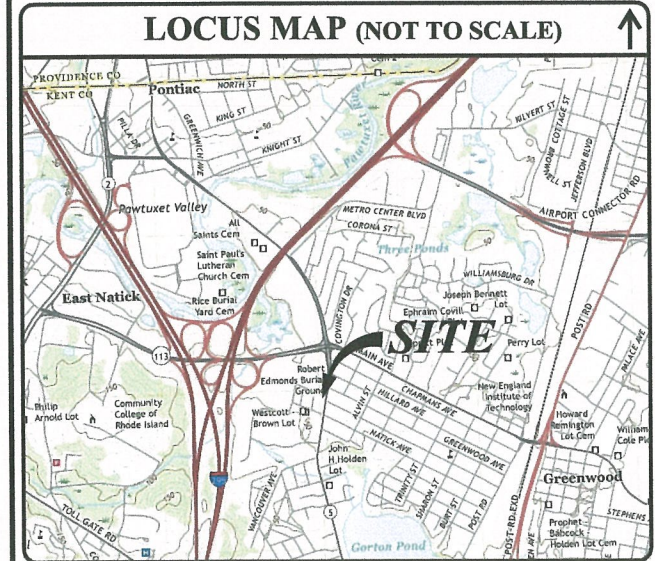


ZONING SITE PLAN FOR A PROPOSED CLINIC USE (PSYCHOTHERAPY GROUP PRACTICE)

TRUE COMPASS COUNSELING, LLC

819 GREENWICH AVENUE, WARWICK, RI 02886
A.P. 265, LOT 3

ZONE: RESIDENCE A-7 DISTRICT (A-7)



ZONING DIMENSIONAL REQUIREMENTS

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	A-7	A-7
MINIMUM LOT AREA	7,000 SF	10,020 SF
MINIMUM LOT FRONTAGE	70 FT	100 FT
MINIMUM LOT WIDTH	70 FT	100 FT
MINIMUM FRONT YARD SETBACK	25 FT	<25 FT*
MINIMUM SIDE YARD SETBACK	8 FT	<8 FT*
MINIMUM REAR YARD SETBACK	20 FT	>20 FT
MAXIMUM STRUCTURE HEIGHT	35 FT	<35 FT
MINIMUM LANDSCAPED OPEN SPACE	10%	>10%

* EXISTING NON-CONFORMING CONDITION

SEC 701.7 OFF STREET PARKING

USE: MEDICAL OFFICE AND CLINIC
1 PARKING SPACE / 200 SF GFA

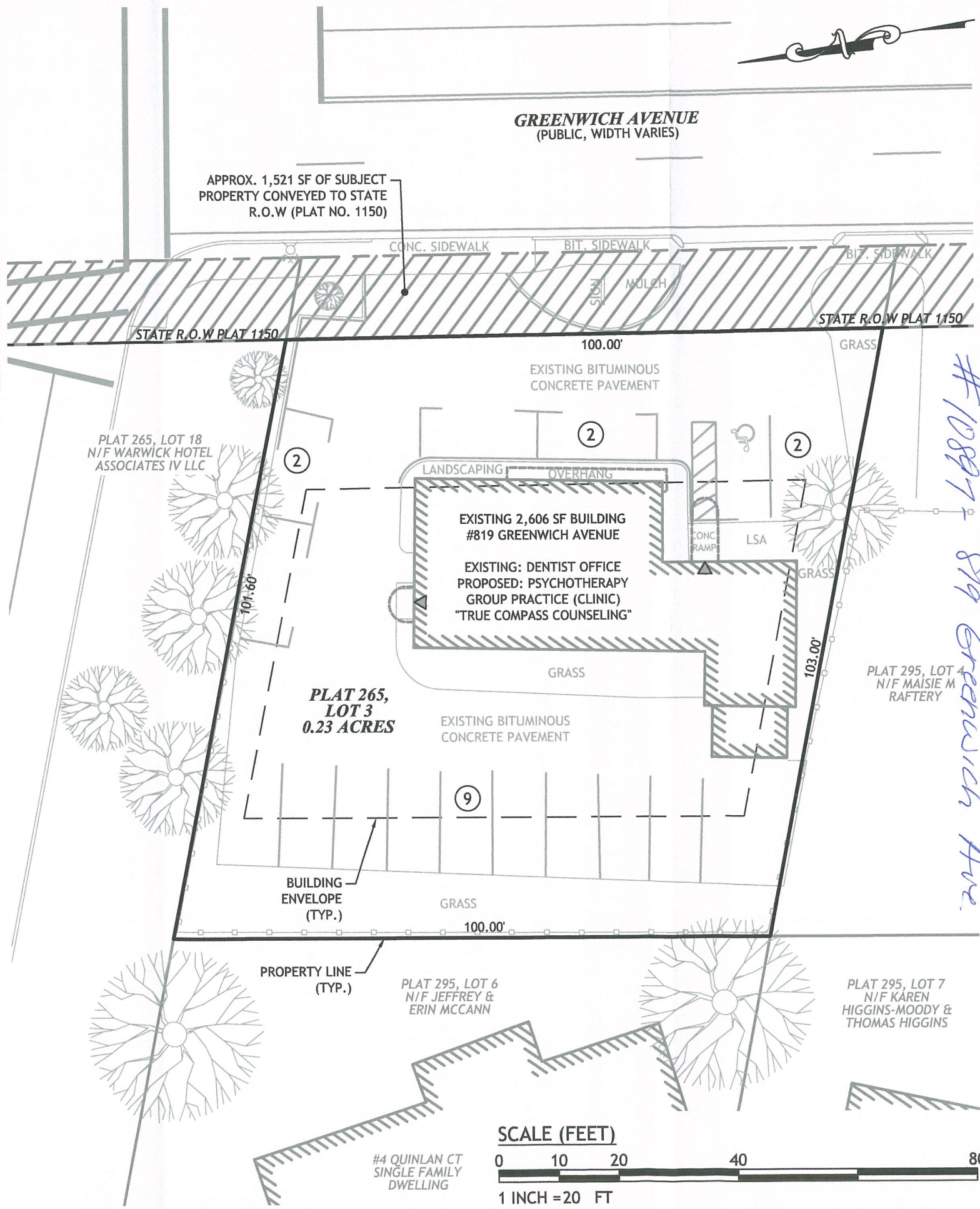
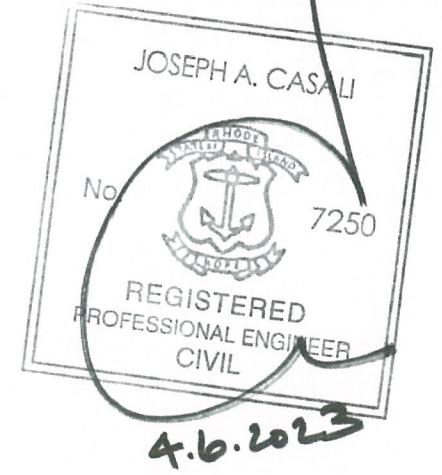
GROSS AREA = 2,606 SF

2,606 SF / 200 SF = 13 SPACES

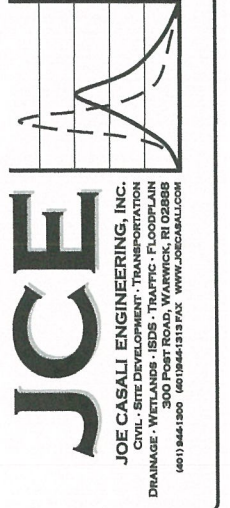
REQUIRED: 13 PARKING SPACES (1 ADA)
PROPOSED: 15 PARKING SPACES (1 ADA)

GENERAL NOTES:

- EXISTING CONDITIONS ARE BASED ON THE "GREENWOOD ESTATES" PLAT CARD 250; SURVEY PERFORMED BY MORRIS CHORNEY LICENSE NO. 583 IN SEPTEMBER 1950 (RECORDED IN BOOK 10, PAGE 97) & STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION PLAT CARD 1150 DEPICTING PORTION OF LAND CONVEYED TO THE STATE.
- THE ENTIRE AREA OF PROPOSED SITE IMPROVEMENTS LIE WITHIN FLOOD ZONE X (AREAS OUTSIDE OF THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FEMA MAP FOR CITY OF WARWICK, RHODE ISLAND, MAP NUMBER 44003C0129J, EFFECTIVE DATE OCTOBER 2, 2015.
- EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS MERRIMAC-URBAN LAND COMPLEX, 0-8% SLOPES (MU).
- THERE ARE NO WETLANDS WITHIN OR IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.
- THERE ARE NO KNOW EASEMENTS ON THE SUBJECT PROPERTY.
- THE SUBJECT LOT IS SERVICED BY EXISTING CITY WATER AND SEWER SERVICES.



#10897 - 819 Greenwich Ave



TRUE COMPASS COUNSELING, LLC
819 GREENWICH AVENUE
WARWICK, RHODE ISLAND
AP 265, LOT 3

REVISIONS:

NO.	DATE	DESCRIPTION
1	1/2023	ZONING COMMENTS

DESIGNED BY: WMLJR
DRAWN BY: SEP
CHECKED BY: JAC
DATE: APRIL 2023
PROJECT NO: 23-29

PRELIMINARY, NOT FOR CONSTRUCTION

ZONING SITE PLAN

SHEET 1 OF 1