

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APR 10 2024

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

- Variance – Use*
- Variance – Dimensional*
- Special Use Permit**

* Attach APPENDIX A to apply for a Use or Dimensional Variance
 ** Attach APPENDIX B to apply for a Special Use Permit

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: The Washington Trust Company c/o Dennis Algieri **Applicant Mailing Address**
Email: dalgieri@wasitrust.com **Street:** 23 Broad Street
Phone: (401) 348-1207 **City, State, Zip:** Westerly, RI 02891

Owner: 1917 Westminster Street, LLC **Owner Mailing Address**
Email: _____ **Street:** 36 Sharon Drive
Phone: _____ **City, State, Zip:** Coventry, RI 02816

Lessee: The Washington Trust Company c/o Dennis Algieri **Lessee Mailing Address**
Email: same as applicant information above **Street:** _____
Phone: _____ **City, State, Zip:** _____

Attorney: Joseph Brennan, Esq., Brennan Law **Attorney Mailing Address**
Email: jbrennan810@gmail.com **Street:** 51 Jefferson Blvd., Suite 400
Phone: (401) 827-0100 **City, State, Zip:** Warwick, RI 02888

Does the proposal require review by any of the following:

- Downtown Design Review Committee
- I-195 Redevelopment District Commission
- Capital Center Commission
- Historic District Commission

1. **Street Address of Subject Property:** 1917 Westminster Street
Plat and Lot Numbers of Subject Property: AP 35, Lots 301, 302, 313 & 318

2. Base Zoning District(s): C-2
Overlay District(s): n/a

3a. Date owner purchased the Property: 8/14/2020

3b. Month/year of lessee's occupancy: _____

4. Dimensions of each lot:

Lot # <u>301</u>	Width <u>25.51</u>	Depth <u>84.95</u>	Total area <u>2,167</u> sq. ft.
Lot # <u>302</u>	Width <u>34.94</u>	Depth <u>114.95</u>	Total area <u>4,768</u> sq. ft.
Lot # <u>313</u>	Width <u>99.57</u>	Depth <u>151.02</u>	Total area <u>17,420</u> sq. ft.
Lot # <u>318</u>	Width <u>61.95</u>	Depth <u>107.06</u>	Total area <u>6,222</u> sq. ft.

5a. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>3,018</u>	Area of Footprint _____
Overall Height _____	Overall Height _____
# of Stories <u>1</u>	# of Stories _____

5b. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>3,018 (existing)</u>	Area of Footprint _____
Overall Height _____	Overall Height _____
# of Stories <u>1</u>	# of Stories _____

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 3,092 sf
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 23,565 sf
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) n/a
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) n/a

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 3,278 sf
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 19,760 sf
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) n/a
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) n/a

7a. Present Zoning Use of the Property: Bank

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Bank

8. Proposed Zoning Use of the Property: Bank with Drive Up ATM

9. Number of Parking Spaces:

of existing spaces 32 # of proposed spaces 30

10. Are there outstanding violations concerning the Property under any of the following:
no Zoning Ordinance no RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
1202.J.3	Drive-through facility screening requirement along side and rear property lines
	Section 1202.J.3 requires a total of 220 LF of screening along the east and west property lines. Applicant is proposing relief of 220 LF of screening.

11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):

<u>Section Number</u>	<u>Section Title</u>
n/a	

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

Renovations to the existing structure as well as the addition of an 12' wide drive through lane and the addition of an ATM machine on the west side of the building.

The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).

Owner(s):

Type Name

Tom Rhafer for 1917 Washington St LLC

Signature

Type Name

Signature

Applicant(s):

Type Name

Kevin H. O'Connell EVP

Signature

Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require that the Applicant for a variance demonstrate:

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based; and
4. (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;
(b) For a **dimensional variance**: That the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

The applicant is seeking relief on the screening requirement of 1202.J.3 which requires drive-through facilities to install a solid fence or wall (6-7 ft tall) and associated plantings along the side property lines.

2. Specify all unique characteristics of the land or structure that cause the hardship:

The applicant is seeking relief due to concerns of property damage and vandalism in addition to safety concerns for patrons of the adjacent bike path. The existing building has had recent incidents of graffiti and stolen tools. The applicant believes a solid wall or fence would only welcome more vandalism and be unsightly to the neighborhood. Due to the location of the proposed drive-through, in line with the existing buildings, it will be mostly blocked from view. The remaining view of the drive-through from the street will not degrade the character of the neighborhood in any way. Additionally, the property is shared by a bike path owned by the Woonasquatucket River Watershed Council who has expressed their support in waiving the required screening and has even requested that we seek this variance as they do not want a fence put up.

3. (a) Is the hardship caused by an economic disability? Yes _____ No X _____
(b) Is the hardship caused by a physical disability? Yes _____ No X _____
(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? Yes _____ No _____

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes _____ No X

If "yes," describe any and all such prior action(s) and state the month/year taken:

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:

n/a

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:

The applicant is seeking this relief to be a good neighbor and would like to continue to work with the neighbors. The applicant is fearful of all the potential cleaning and vandalism they will endure. If the variance is not granted, the applicant will suffer a large inconvenience of needing to clean and replace the fence on a regular basis to keep the property from becoming unsightly.

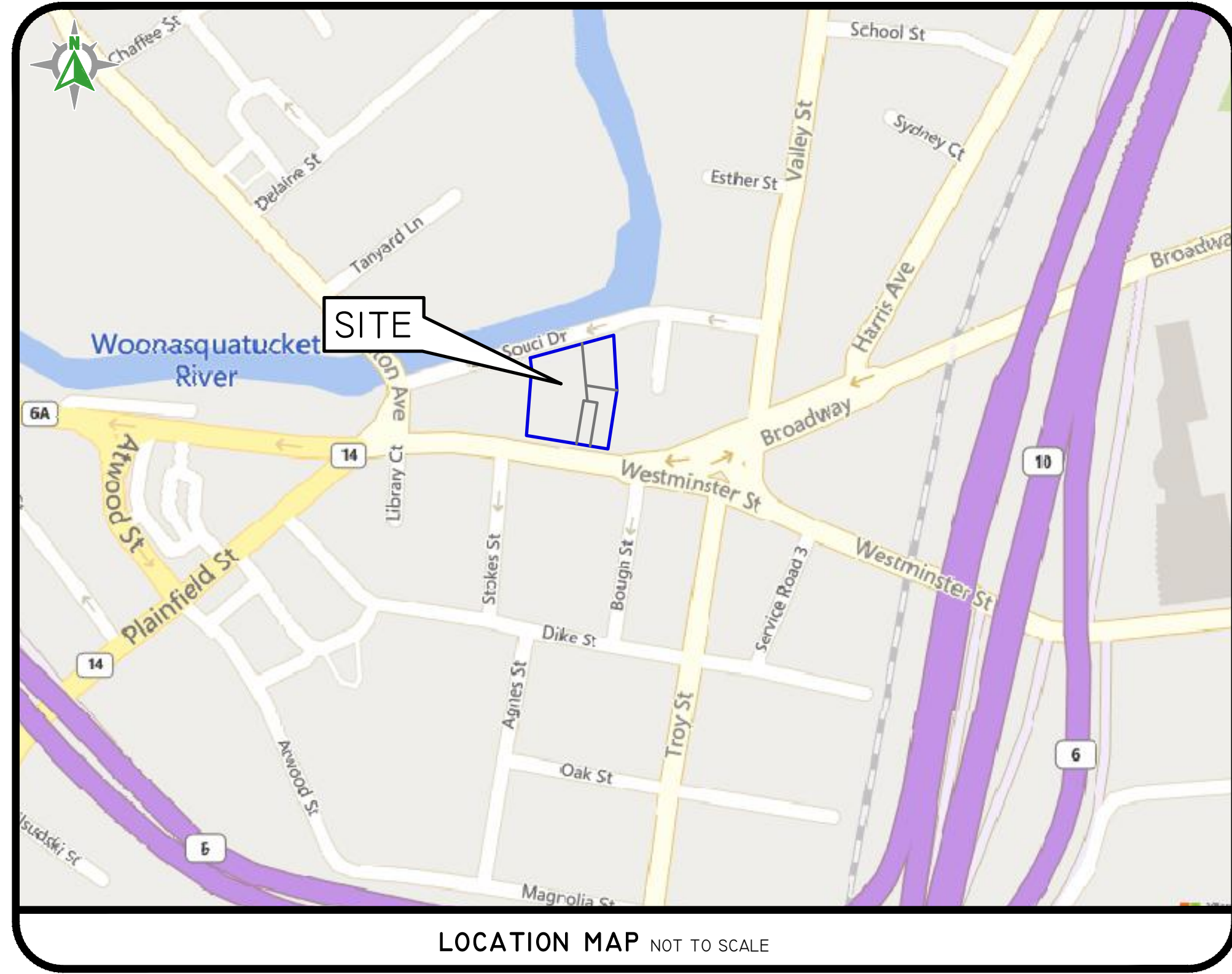
***IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.***

ZONING SUBMISSION

WASHINGTON TRUST

1917 WESTMINSTER STREET
PROVIDENCE, RHODE ISLAND

ASSESSOR'S PLAT 35 LOTS 301, 302, 313, & 318



LOCATION MAP NOT TO SCALE

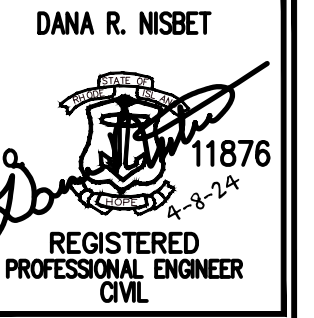
SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SITE PLAN

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, UTILITIES, CONDUITS, AND DEVICES INCURRED IN THE IMPLEMENTATION OF THIS PLAN AND ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.P.R.	B.T.
1	08-28-2024	ZONING VARIANCE SUBMISSION		
DESIGN BY: N.D.K.				

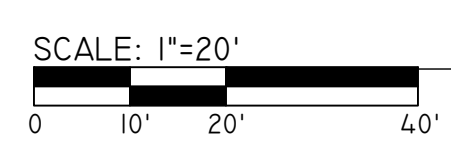
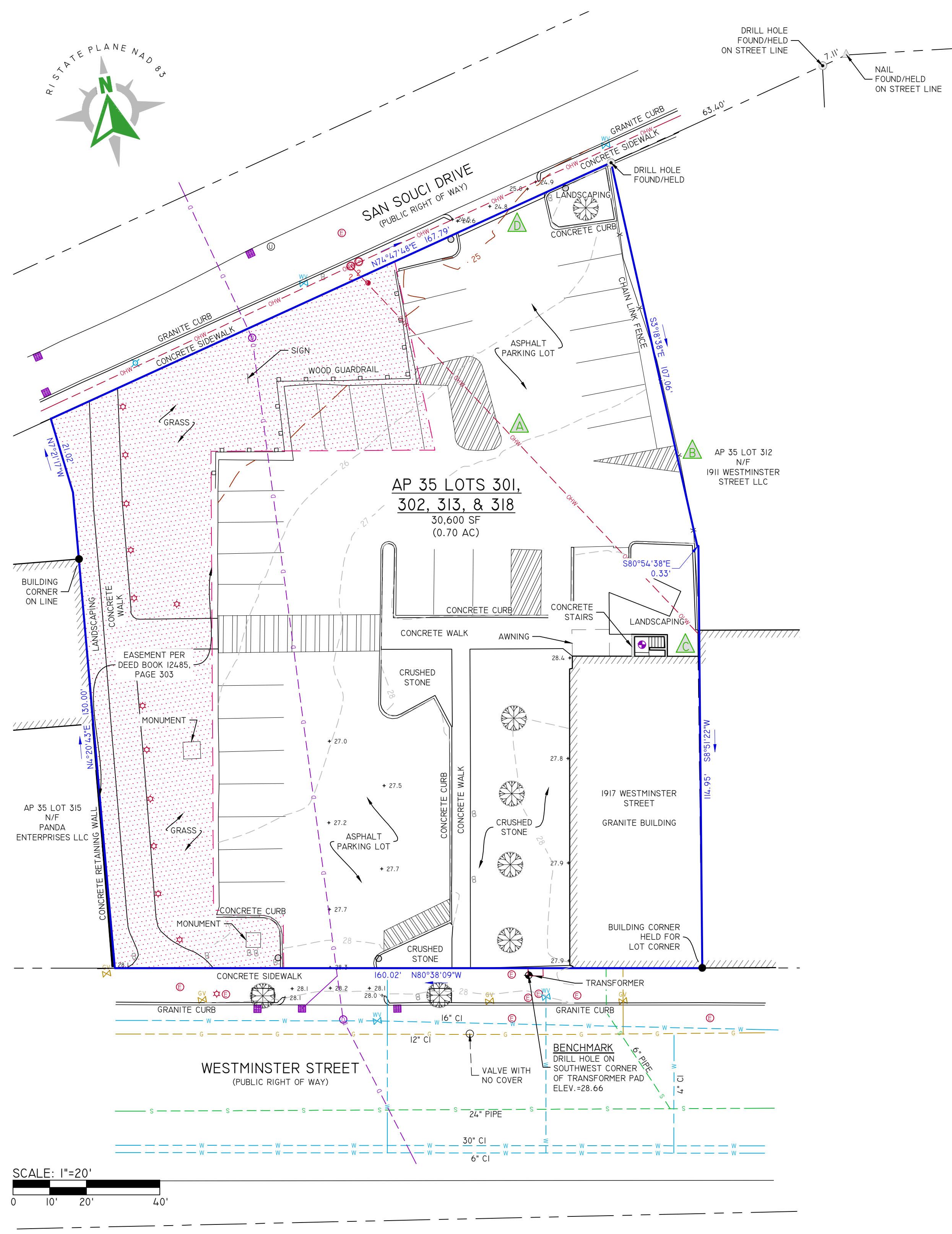
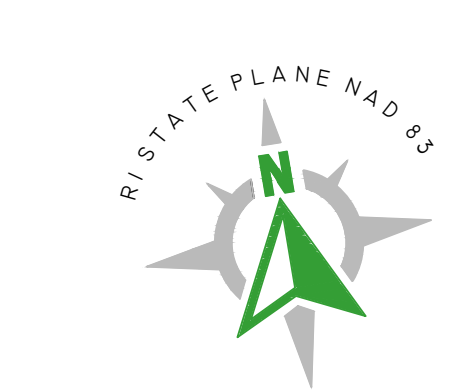
COVER SHEET
WESTMINSTER ST WASHINGTON TRUST
ASSESSOR'S PLAT 35 LOTS 301, 302, 313, & 318
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
THE WASHINGTON TRUST COMPANY
23 BROAD STREET, WESTERLY, RHODE ISLAND 02891

Z:\DEPARTMENT\PROJECTS\2025-008 WESTMINSTER STREET (1917)\AUTOCAD DRAWINGS\2025-008 ZONING DWG PLOTTER 4/9/2024

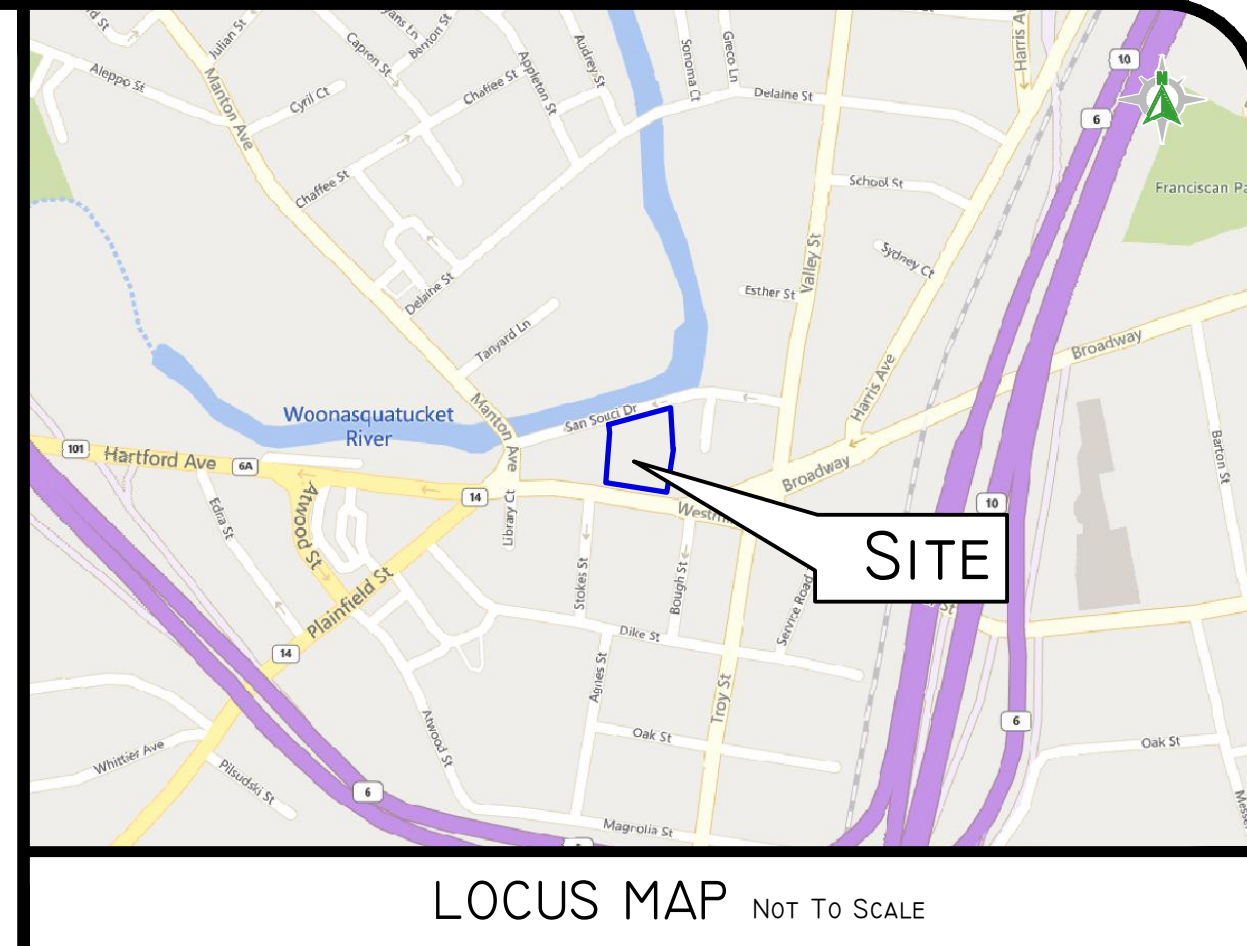
DE JOB NO. 2025-008 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

2:\dmsm\projects\2025-005-westminster-street-1917-haltroad-drawings\2504-enc05-enc.dwg (Printed: 2/10/2025)



LEGEND

	W	WATER LINE	I23/I23A	DEED BOOK/PAGE		BOLLARD
	S	SEWER LINE	AP	ASSESSOR'S PLAT		SOIL EVALUATION
	SFM	SEWER FORCE MAIN	HC	HANDICAPPED		CATCH BASIN
	G	GAS LINE	N/F	NOW OR FORMERLY		DOUBLE CATCH BASIN
	E	ELECTRIC LINE	LC	LANDSCAPING		WATER VALVE
	OHW	OVERHEAD WIRES	(R)	RECORD		GAS VALVE
	D	DRAINAGE LINE	(CA)	CHORD ANGLE		WETLAND FLAG
	MCL	MINOR CONTOUR LINE	Δ	NAIL/SPIKE		DRAINAGE MANHOLE
	PL	PROPERTY LINE	○	DRILL HOLE		FLARED END SECTION
	AL	ASSESSOR'S LINE	○	IRON ROD/PIPE		ELECTRIC MANHOLE
	T	TREELINE	○	BOUND		GUY POLE
	F	FENCE	○	SIGN POST		LIGHTPOST
	RW	RETAINING WALL	○	SEWER MANHOLE		WELL
	SW	STONE WALL	○	SEWER CLEANOUT		MONITORING WELL
			○	HYDRANT		BENCH MARK
			○	IRRIGATION VALVE		TREE
			○	UNKNOWN MANHOLE		



- GENERAL NOTES**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 35, LOTS 301, 302, 313, & 318 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
 - THE OWNER PER DEED BOOK 12805, PAGE 112 IS 1917 WESTMINSTER STREET, LLC.
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X AND ZONE X (SHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0304J, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 - THE PARCEL IS ZONED C-2 BASED ON THE CITY OF NEWPORT ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON FEBRUARY 1, 2025. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 - ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

- PLAN REFERENCES**
- SURVEY & LOCATION PLAN, PREPARED FOR SETH SHAPIRO, LOCATION 1901-1907 & 1909-1911 WESTMINSTER STREET, A.P. 35 / LOTS 312 & 427, PROVIDENCE, RI, SCALE 1"=30', DATED APRIL, 2014, PLAN BY E. GREENWICH SURVEYORS, LLC, RECORDED IN DEED BOOK 10925, PAGE 319.

- UTILITY NOTES**
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL D AS DEFINED IN CIVASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
 - ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
 - PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
 - DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES**
- WATER INFORMATION OBTAINED FROM THE CITY OF PROVIDENCE AND PROVIDENCE WATER.
 - SEWER INFORMATION OBTAINED FROM THE CITY OF PROVIDENCE.
 - GAS INFORMATION OBTAINED FROM NATIONAL GRID.
 - DRAINAGE INFORMATION OBTAINED FROM THE CITY OF PROVIDENCE AND DEED BOOK 12485, PAGE 303.

LIST OF POSSIBLE ENCROACHMENTS

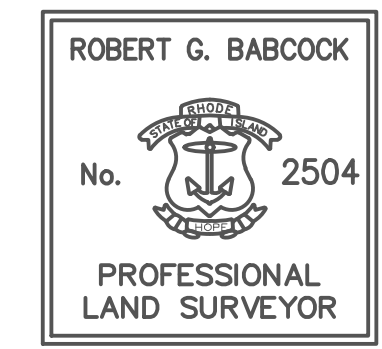
	OVERHEAD WIRES OVER PROPERTY LINE
	CHAIN LINK FENCE 0.5' OVER PROPERTY LINE
	BUILDING 0.3' OVER PROPERTY LINE
	CONCRETE SIDEWALK 1.0' OVER PROPERTY LINE

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS 1
- TOPOGRAPHIC SURVEY CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



Robert G. Babcock
 2/10/25
 ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

Diprete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

EXISTING CONDITIONS PLAN

NO.	DATE	EXISTING CONDITIONS SURVEY	A.U.F.	B.T.
1	2/10/25			

EXISTING CONDITIONS PLAN

1917 WESTMINSTER STREET
 ASSESSOR'S PLAT 35 LOTS 301, 302, 312, & 318
 PROVIDENCE, RHODE ISLAND

PREPARED FOR:
THE WASHINGTON TRUST COMPANY
 23 BROAD STREET
 WESTERLY, RHODE ISLAND 02891

DE JOB NO. 2505-005 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS. NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SECC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION PHASES. PURSUANT TO NOTE 1 ABOVE, SECC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SECC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS DOWNSTREAM OF CONSTRUCTION.
4. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
5. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.

SOIL EROSION AND SEDIMENT CONTROL PHASING NOTES:

1. OVERALL SITE CONSTRUCTION TO BE COMPLETED IN ONE PHASE.
2. SEDIMENT EROSION CONTROL PHASING TO MINIMIZE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICABLE.
3. ANY AREAS THAT ARE CLEARED AND GRUBBED THAT ARE NOT INTENDED FOR IMMEDIATE DEVELOPMENT/ EARTHWORKING MUST BE STABILIZED IMMEDIATELY INCLUDING (BUT NOT LIMITED TO) SLOPE INTERRUPTORS, HYDROSEED BONDED FIBRE MATRIX (BFM), EROSION CONTROL MULCH (ECM), OR FLEXIBLE GROWTH MEDIUM (FGM) BEST SUITED TO THE INSITU SOIL PARAMETERS AS ASSESSED BY THE GEOTECHNICAL ENGINEER.

DEMOLITION NOTES:

1. CONTRACTOR MUST NOTIFY "DIG SAFE" AT 811 (OR 1-888-344-7233) A MINIMUM OF 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
4. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (RSD) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. RSD MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
6. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
7. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PIUPS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
8. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
9. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
10. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

TRAFFIC NOTES:

1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

LAYOUT AND MATERIALS:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
 2. CURBING MUST BE PRECAST CONCRETE, OR AS LABELED ON THE PLANS.
 3. SIDEWALK MUST BE CONCRETE, OR AS LABELED ON THE PLANS.
 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION, REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET. THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/ MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/ TYPE/ WIDTH, MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY MODIFICATIONS OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/ PAVEMENT MARKINGS.
 5. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
 6. SEE ARCHITECTURAL DRAWINGS FOR EXACT DETAILS PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOULDERS, ETC.
 7. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
 8. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
 9. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
 10. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- II. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

ZONING APPROVALS:

1. PROPOSED DRIVE-THROUGH APPROVED UNDER SPECIAL USE PERMIT (RESOLUTION NO. 2023-30), DATED SEPTEMBER 13, 2023.

GRADING, DRAINAGE, AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE SUMMER 2023 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
 2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
 3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE.
 4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACES WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 5. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
 6. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE. ALL STOCKPILED LOAM MUST BE REUSED ON-SITE.
 7. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
 8. THE SITE WILL HAVE 6" CONCRETE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURBING REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
 9. NO STUMP DUMPS ARE ALLOWED ON SITE.
 10. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY DIPRETE ENGINEERING OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND DIPRETE ENGINEERING, IS DONE AT THE CONTRACTOR'S RISK.
- II. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF WORKS.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.6% (0.016 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
4. A MINIMUM 5' X 5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/CONTROLLING STANDARDS. IN THE EVENT OF ANY NONCOMPLIANCE, THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

SITE CALLOUTS LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- 4W 4" EPOXY RESIN WHITE MARKINGS
- 4W45 4" WHITE STRIPING 2" ON CENTER AT 45°
- 12W STOP LINE (REFERENCE MUTCD SECTION 3B.16)
- ADAS ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
- ADAV VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
- CWK CROSSWALK PAVEMENT MARKINGS, SOLID 2" WHITE LINES SPACED 4" OC (REFERENCE MUTCD SECTION 3B.18)

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

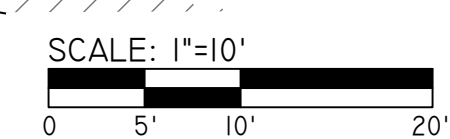
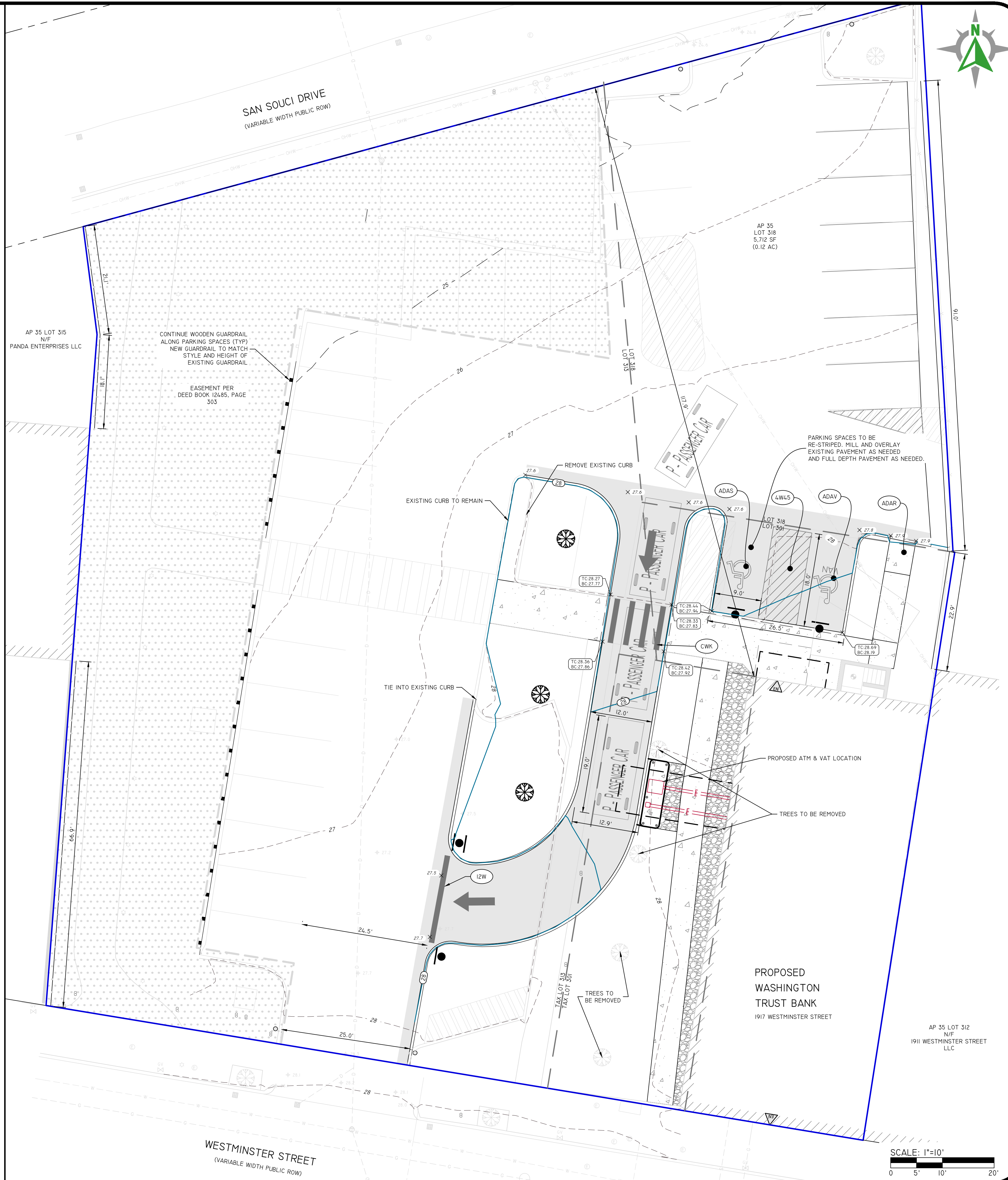
- PROPERTY LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- SPOT ELEVATION
- EDGE OF PAVEMENT
- CONCRETE CURB (RIDOT STD 7.1.0)
- ASPHALT PAVEMENT
- SAWCUT LINE
- SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
- ACCESSIBLE PARKING SPACE SYMBOLS

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	C-2	REQUIRED	PROVIDED
MINIMUM LOT AREA:	N/A	0'	50,577 SF
MINIMUM FRONT AND CORNER SIDE YARD:	0'	0'	0'
MINIMUM SIDE YARD:	N/A	0'	0'
MINIMUM REAR YARD:	N/A	17.9'	17.9'
MAXIMUM STRUCTURE HEIGHT:	50'	50'	<50'

PARKING REGULATIONS:

PARKING USE:	FINANCIAL INSTITUTION
PARKING REQUIREMENT:	1 SPACES PER 500 SF (GFA)
BUILDING SQUARE FOOTAGE (GFA):	3,000 SF
REQUIRED PARKING CALCULATIONS:	3,000 X 1/500 = 6 SPACES
ADA PARKING PROVIDED:	2 SPACES
TOTAL PARKING SPACES PROVIDED:	30 SPACES



DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-464-6000 www.diprete-eng.com

Boston • Providence • Newport

DANA R. NISSET
 No. 11876
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NECESSARY CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ANY DISCREPANCIES UTILIZED GOING ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

J.R.R.	B.T.
DATE	DESCRIPTION
10/26/2023	ZONING VARIANCE SUBMISSION

DESIGN BY: N.D.K.

SITE PLAN

WESTMINSTER ST WASHINGTON TRUST
 ASSESSOR'S PLAT 35 LOTS 301, 302, 313, & 318
 PROVIDENCE, RHODE ISLAND

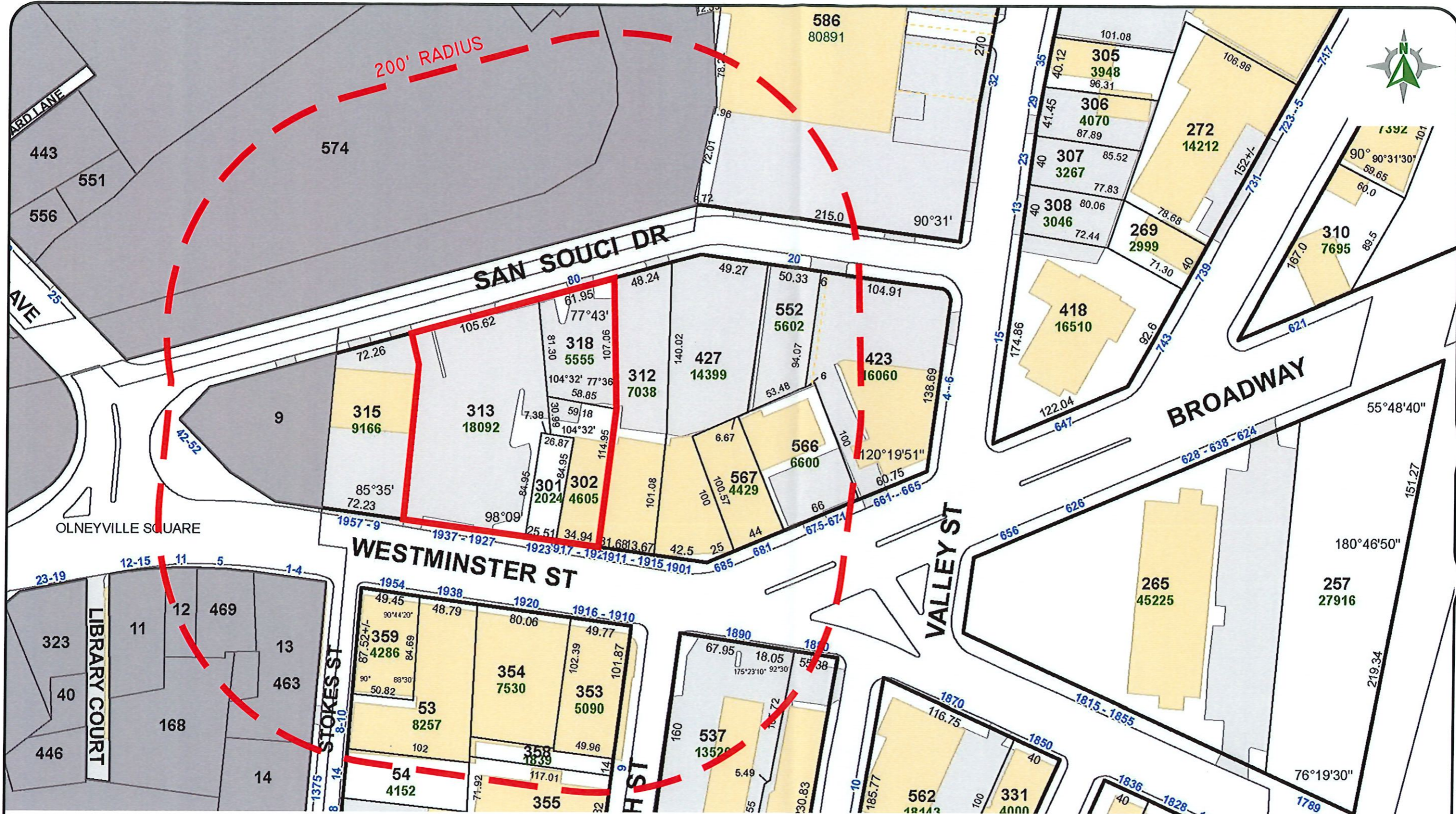
PREPARED FOR:
THE WASHINGTON TRUST COMPANY
 25 BROAD STREET, WESTERLY, RHODE ISLAND 02891

SCALE: 1"=10'

SHEET **3** OF 3

Z:\DEVELOPMENT\PROJECTS\2023-005-WESTMINSTER STREET 1917\AUTOCAD DRAWINGS\2205-005-ZONING.DWG PLOTTED: 4/9/2024

Z:\DEMAIN\PROJECTS\2205-005 WESTMINSTER STREET 1917\AUTOCAD DRAWINGS\2205-005-RADM.DWG PLOTTED: 4/8/2024

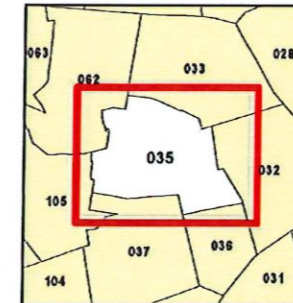
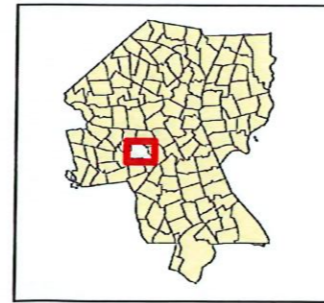


The City of Providence
RHODE ISLAND

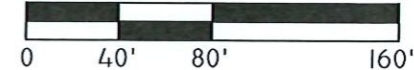


Plat No. 035

Showing parcels of real estate as assessed Dec. 31, 2020



SCALE: 1"=80'



DiPrete Engineering



Two Stafford Court Cranston, RI 02920
tel. 401-943-1000 fax 401-464-6006 www.diprete-eng.com
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200' RADIUS ABUTTERS MAP
WESTMINSTER ST WASHINGTON TRUST
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
THE WASHINGTON TRUST COMPANY
23 BROAD STREET, WESTERLY, RHODE ISLAND 02891
DATE: 04-08-2024

Site Photos

2205-005

1917 Westminster Street, Providence RI 02909



View Looking South



View Looking East



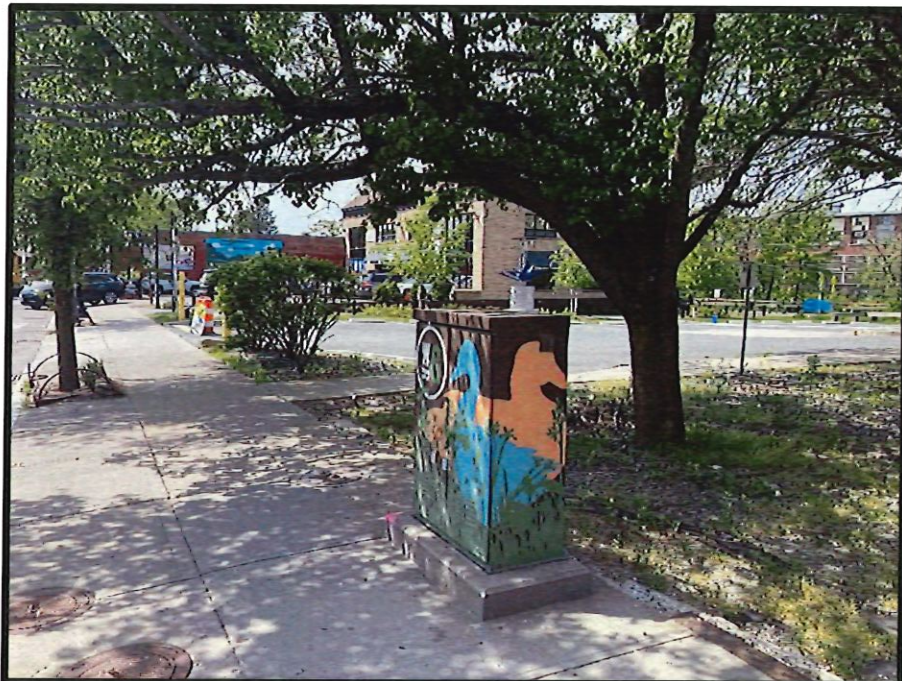
View Looking North



View Looking West



Entrance/Exit at San Souci Drive



Entrance/Exit at Westminster Street



View Looking Southeast



View Looking Northeast