

JUN 30 2023

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

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 Variances

\*\*Attach Appendix B to apply for a Special Use Permit

**Applicant:** The Washington Trust Company c/o Dennis Algieri

Address 23 Broad Street, Westerly, RI

Zip Code 02891

E-mail dalgieri@washtrust.com

Phone \_\_\_\_\_

*Home/Office*

\_\_\_\_\_

*Mobile (Cell)*

**Owner:** 1917 Westminster Street, LLC

Address 36 Sharon Dr, Coventry, RI

Zip Code 02816

E-mail \_\_\_\_\_

Phone \_\_\_\_\_

*Home/Office*

\_\_\_\_\_

*Mobile (Cell)*

**Lessee:** \_\_\_\_\_

Address \_\_\_\_\_

Zip Code \_\_\_\_\_

E-mail \_\_\_\_\_

Phone: \_\_\_\_\_

*Home/Office*

\_\_\_\_\_

*Mobile (Cell)*

Does the proposal require review by any of the following (check each):

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

1. **Location of Property:** 1917 Westminster Street  
*Street Address*

2. **Zoning District(s):** C-2  
**Special purpose or overlay district(s):** \_\_\_\_\_

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

3b. **Month/year of lessee's occupancy:** \_\_\_\_\_

3. Dimensions of each lot:

Lot # <u>301</u>	Frontage <u>25.51</u>	depth <u>84.95</u>	Total area <u>2,167</u> sq. ft.
Lot # <u>302</u>	Frontage <u>34.94</u>	depth <u>114.95</u>	Total area <u>4,768</u> sq. ft.
Lot # <u>313</u>	Frontage <u>99.57</u>	depth <u>151.02</u>	Total area <u>17,954</u> sq. ft.
Lot # <u>318</u>	Frontage <u>61.95</u>	depth <u>107.06</u>	Total area <u>5,712</u> sq. ft.

4. Size of each structure located on the Property:

Principal Structure: Total gross square footage 3,018  
Footprint 3,018 Height \_\_\_\_\_ Floors 1

Accessory Structure: Total gross square footage \_\_\_\_\_  
Footprint \_\_\_\_\_ Height \_\_\_\_\_ Floors \_\_\_\_\_

5. Size of proposed structure(s): Total gross square footage: \_\_\_\_\_  
Footprint \_\_\_\_\_ Height \_\_\_\_\_ Floors \_\_\_\_\_

6a. Existing Lot coverage: (include all buildings, decks, etc.) 3,018 sf

6b. Proposed Lot coverage: (include new construction) 3,018 sf (Existing Building)

7a. Present Use of Property (each lot/structure):  
Bank

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:  
Bank

8. Proposed Use of Property (each lot/structure):  
Bank with Drive Up ATM - Proposed Merging of Lots 301 & 302

9. Number of Current Parking Spaces: 32

10. Describe the proposed construction or alterations (each lot/structure):  
Renovations to existing structure as well as an addition of a drive through ATM.

11. Are there outstanding violations concerning the Property under any of the following:

- Zoning Ordinance
- RI State Building Code
- Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

<u>Table 12-1</u>	<u>Drive-thru facility in C-2 Zone requires Special Use Permit (Lots 301 &amp; 302)</u>
_____	_____
_____	_____
_____	_____
_____	_____

**13. Explain the changes proposed for the Property.**

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

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*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.*

**Owner(s):**

**Applicant(s):**

1917 Westminster ST LLC

Type Name



Signature

\_\_\_\_\_

Type Name

\_\_\_\_\_

Signature

\_\_\_\_\_

Type Name

\_\_\_\_\_

Signature

\_\_\_\_\_

Type Name

\_\_\_\_\_

Signature

**All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.**

**13. Explain the changes proposed for the Property.**

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

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**Owner(s):**

1917 Westminister St. LLC  
Type Name

*[Signature]*  
Signature

Type Name

Signature

**Applicant(s):**

The Washington Trust Company  
Type Name

*[Signature]* EVP  
Signature

Type Name

Signature

All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.

**APPENDIX B**

**APPLICATION(S) FOR SPECIAL USE PERMIT**

1. Identify the section(s) of the Ordinance that provides for the special use permit.  
Section 1202.J requires a special use permit for drive-through facilities in C-2 zoning district.  
Table 12-1 Use Table Matrix Requires a Special Use Permit in the C-2 District  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.  
This property has been used as commercial, and we plan on using it the same way. A Bank is an allowed use in the Zone and as such we simply need to add the ATM drive-thru component because they are essential to the Bank Branch when it comes to operations and being able to stay open. We are designing the drive through to hold as many stacking cars as are needed with Washington Trusts experience at its other branches. We will not injure the enjoyment of any neighboring properties and we come with very favorable Banking Hours which are desirable for neighbors.  
\_\_\_\_\_  
\_\_\_\_\_
  
3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.  
The use is allowed as a Bank already. We are simply adding a drive thru ATM component and not changing anything to the structure or building that would devalue other properties. Additionally, we are not open late and not late on weekends so that would improve the value of the properties use. We will supply adequate off-street parking which is also a great benefit.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.  
This property has been used as commercial, and we plan on using it the same way. A Bank is an allowed use in the Zone and as such we simply need to add the ATM drive-thru component because they are essential to the Bank Branch when it comes to operations and staying open. We are designing the drive through to hold as many stacking cars as are needed with Washington Trusts experience at its other branches. We will not injure the enjoyment of any neighboring properties, and we come with very favorable Banking Hours which are desirable for neighbors. In fact, Washington Trust is a fantastic community partner who would rather benefit the health and welfare of the community. The design of the Drive-through ensures that we will not adversely affect traffic circulation both on our lot and to the streets.  
\_\_\_\_\_  
\_\_\_\_\_

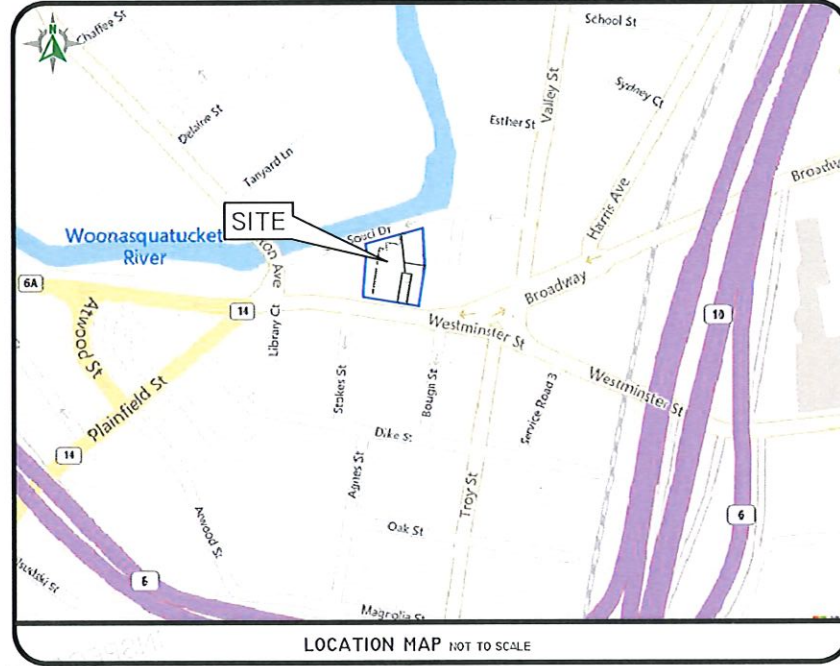
**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,  
COMPLETE PAGE 10 BELOW**

# SPECIAL USE PERMIT

# 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 02910  
Tel: 401-943-1000 Fax: 401-943-4006 www.diprete-eng.com

Boston • Providence • Newport



THIS PLAN SET HAS BEEN PREPARED FOR THE CONTRACTOR AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF DIPRETE ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, AND EQUIPMENT USED IN THE CONSTRUCTION OF THE PROJECT. DIPRETE ENGINEERING ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THE PROJECT.

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	01/11/2023	DESIGN	D.R.N.	
2	01/11/2023	DESIGN	D.R.N.	
3	01/11/2023	DESIGN	D.R.N.	
4	01/11/2023	DESIGN	D.R.N.	
5	01/11/2023	DESIGN	D.R.N.	
6	01/11/2023	DESIGN	D.R.N.	
7	01/11/2023	DESIGN	D.R.N.	
8	01/11/2023	DESIGN	D.R.N.	
9	01/11/2023	DESIGN	D.R.N.	
10	01/11/2023	DESIGN	D.R.N.	
11	01/11/2023	DESIGN	D.R.N.	
12	01/11/2023	DESIGN	D.R.N.	
13	01/11/2023	DESIGN	D.R.N.	
14	01/11/2023	DESIGN	D.R.N.	
15	01/11/2023	DESIGN	D.R.N.	
16	01/11/2023	DESIGN	D.R.N.	
17	01/11/2023	DESIGN	D.R.N.	
18	01/11/2023	DESIGN	D.R.N.	
19	01/11/2023	DESIGN	D.R.N.	
20	01/11/2023	DESIGN	D.R.N.	
21	01/11/2023	DESIGN	D.R.N.	
22	01/11/2023	DESIGN	D.R.N.	
23	01/11/2023	DESIGN	D.R.N.	
24	01/11/2023	DESIGN	D.R.N.	
25	01/11/2023	DESIGN	D.R.N.	
26	01/11/2023	DESIGN	D.R.N.	
27	01/11/2023	DESIGN	D.R.N.	
28	01/11/2023	DESIGN	D.R.N.	
29	01/11/2023	DESIGN	D.R.N.	
30	01/11/2023	DESIGN	D.R.N.	
31	01/11/2023	DESIGN	D.R.N.	
32	01/11/2023	DESIGN	D.R.N.	
33	01/11/2023	DESIGN	D.R.N.	
34	01/11/2023	DESIGN	D.R.N.	
35	01/11/2023	DESIGN	D.R.N.	
36	01/11/2023	DESIGN	D.R.N.	
37	01/11/2023	DESIGN	D.R.N.	
38	01/11/2023	DESIGN	D.R.N.	
39	01/11/2023	DESIGN	D.R.N.	
40	01/11/2023	DESIGN	D.R.N.	
41	01/11/2023	DESIGN	D.R.N.	
42	01/11/2023	DESIGN	D.R.N.	
43	01/11/2023	DESIGN	D.R.N.	
44	01/11/2023	DESIGN	D.R.N.	
45	01/11/2023	DESIGN	D.R.N.	
46	01/11/2023	DESIGN	D.R.N.	
47	01/11/2023	DESIGN	D.R.N.	
48	01/11/2023	DESIGN	D.R.N.	
49	01/11/2023	DESIGN	D.R.N.	
50	01/11/2023	DESIGN	D.R.N.	

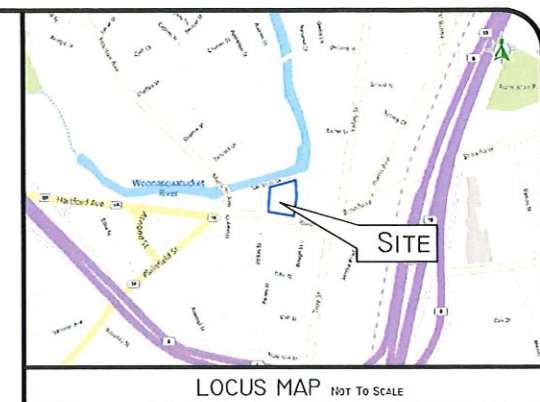
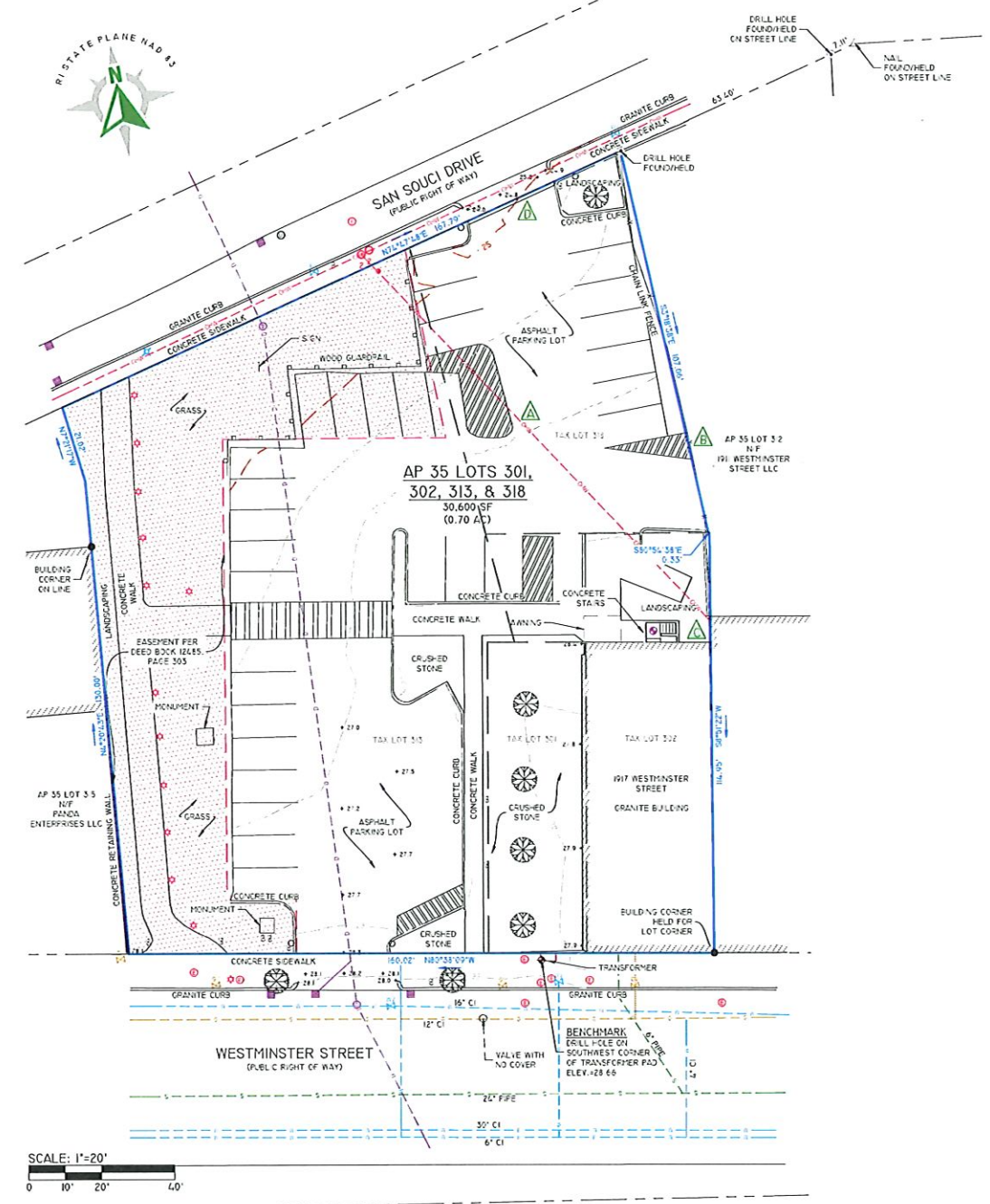
**COVER SHEET**  
WESTMINSTER ST WASHINGTON TRUST  
ASSESSOR'S PLAT 35 LOTS 301, 302, 313, & 318  
PROVIDENCE, RHODE ISLAND  
PREPARED FOR:  
THE WASHINGTON TRUST COMPANY  
23 BROAD STREET, WESTERLY, RHODE ISLAND 02891



**LEGEND**

--- WATER LINE	--- DEED BOOK/PAGE	○ BOLLARD
--- SEWER FORCE MAIN	AP ASSESSOR'S PLAT	○ SOIL EVALUATION
--- GAS LINE	HC HANDICAPPED	■ CATCH BASIN
--- ELECTRIC LINE	N/F NOW OR FORMERLY	■ DOUBLE CATCH BASIN
--- OVERHEAD WIRE	LC LANDSCAPING	○ WATER VALVE
--- DRAINAGE LINE	(1) RECORD	○ GAS VALVE
--- MINOR CONTOUR LINE	(CA) CHORD ANGLE	▲ WETLAND FLAG
--- MAJOR CONTOUR LINE	○ NAIL/SPIKE	○ DRAINAGE MANHOLE
--- PROPERTY LINE	○ DRILL HOLE	○ FLARED END SECTION
--- ASSESSOR'S LINE	○ IRON PIPE	○ GUY POLE
--- TREE LINE	○ BOARD	○ ELECTRIC MANHOLE
--- FENCE	○ SIGN POST	○ UTILITY POWER POLE
--- RETAINING WALL	○ GLASS/BRICK	○ SEWER MANHOLE
--- STONE WALL	○ SEWER CLEANOUT	○ LIGHTPOST
--- TAX LINE	○ MIDPOINT	○ WELL
	○ IRRIGATION VALVE	○ MONITORING WELL
	○ UNKNOWN MANHOLE	○ BENCH MARK
		○ TREE

THE TAX LINES DEPICTED IN THIS SURVEY ARE SOLELY DERIVED FROM THE TAX ASSESSOR MAPS OF THE CITY OF PROVIDENCE AND SHOULD NOT BE CONSIDERED AS A DEFINITIVE BOUNDARY LINE. NO DEEDS INDICATING THEIR SOURCE WERE DISCOVERED.



- GENERAL NOTES**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 55, LOTS 301, 302, 313, & 318 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
  - THE OWNER PER DEED BOOK 1205, 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 1400070001A, REVISION 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, 2023. 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 1985 (NAVD 85), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC (RTK) GPS 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, LOCATED ON 1917-1917 & 1917-1917 WESTMINSTER STREET, A.P. 35 & LOTS 313 & 318, PROVIDENCE, RI, SCALE 1"=50', DATED APRIL 2016, PLAN BY E. GREENWICH SURVEYORS, LLC, RECORDED IN DEED BOOK 10925, PAGE 219.

- UTILITY NOTES**
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL D AS DEFINED IN CHAPTER STANDARD 30-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SURFACE 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 CODES OF FEDERAL REGULATIONS - TITLE 49 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.

**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-RIC-00-004-D 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 1-2

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

ROBERT G. BABCOCK  
No. 2504  
PROFESSIONAL LAND SURVEYOR

*Robert G. Babcock*  
ROBERT G. BABCOCK, #PLS #2504, COA #LS 002840  
2/10/23

**DIPRETE ENGINEERING**  
Two Stafford Court, Cranston, RI 02909  
TEL: 401-943-1000 FAX: 401-943-4006 WWW.DIPRETE-ENG.COM

**Boston • Providence • Newport**

**EXISTING CONDITIONS PLAN**  
1917 WESTMINSTER STREET  
ASSESSOR'S PLAT 55 LOTS 301, 302, 313, & 318  
PROVIDENCE, RHODE ISLAND

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

SHEET 2 OF 3

**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSIDERED 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 DESIGN ENGINEER, AND PROVIDE A COPY OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL MUST BE INSTALLED FOR THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RIS-ESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS. NOTE: THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITIES OF EROSION CONTROL, DEVICES AND MATERIALS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE OBJECTIVES OF THE RIS-ESC HANDBOOK, BUT IS NOT LIMITED TO THE RIS-ESC HANDBOOK. ADDITIONAL MEASURES/ALTERATIVE CONTROL MEASURES MAY BE REQUIRED IN ORDER TO MEET THE RIS-ESC HANDBOOK. BASED ON FACTORS INCLUDING BUT NOT LIMITED TO: SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SESC 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/RECONSTRUCTION, MUST BE STABILIZED IMMEDIATELY FOLLOWING (BUT NOT LIMITED TO) SOIL EROSION CONTROL PHASING. SOIL EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PHASES. SOIL EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PHASES. SOIL EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PHASES.

**DEMOLITION NOTES:**

1. CONTRACTOR MUST NOTIFY "DIG SAFE" AT 811 (OR 1-888-366-7233) A MINIMUM OF 72 HOURS BEFORE EXCAVATION.
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 BUILDINGS 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 (SDO) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. RPD MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT RECYCLED INTO THE SOIL.
6. IN ADDITION TO THESE 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 ON EXISTING AND PROPOSED PLANS AND LOCATIONS IDENTIFIED BY FIELD SURVEY OR SIGNING. 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 INDICATE LOCATION OF UTILITIES ON THE PLANS. 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 REPAIRED 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 SIGN, FLAGGER, 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 RIGID 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 AUTHORITY 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 PADS, LOADING DOCKS, BOLLARDS, ETC.
7. CONTROL POINTS, PROPOSED BOLLARDS, AND ANY EXISTING PROPERTY LINE IMPLEMENTATION 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 DESIGNS. 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. IMPROVED 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 REPAIRED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
11. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF ASHTO M255 TYPE F. PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

**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 ACCESSMENTS 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 FRESH 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 INTERFACE 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 CURBS. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURB REVEAL. CONTRACTOR MUST INSTALL CURBS 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.
11. CONTRACTOR MUST HOLD SURVEYOR RESETO 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 ROAD MUST BE REPLACED IMMEDIATELY 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 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
4. A MINIMUM 5'x5' LANDINGS MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/EGRESSSES. THE STEEPEST SLOPE OF THE LANDINGS, 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 1.4% (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 OVERLAP. 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 DESIGN ENGINEER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

**SITE CALLOUTS LEGEND:**

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- LR 4" EPDM PESH WHITE MARKINGS
  - WALS 1/4" WHITE STRIPING 2' ON CENTER AT 45°
  - EW STOP LINE (REFERENCE MUTCD SECTION 3B.14)
  - 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
  - CMV CROSSWALK PAVEMENT MARKINGS, SOLID 2" WHITE LINES SPACED @ 6" (REFERENCE MUTCD SECT. CH 3B.13)

**PROPOSED LEGEND:**

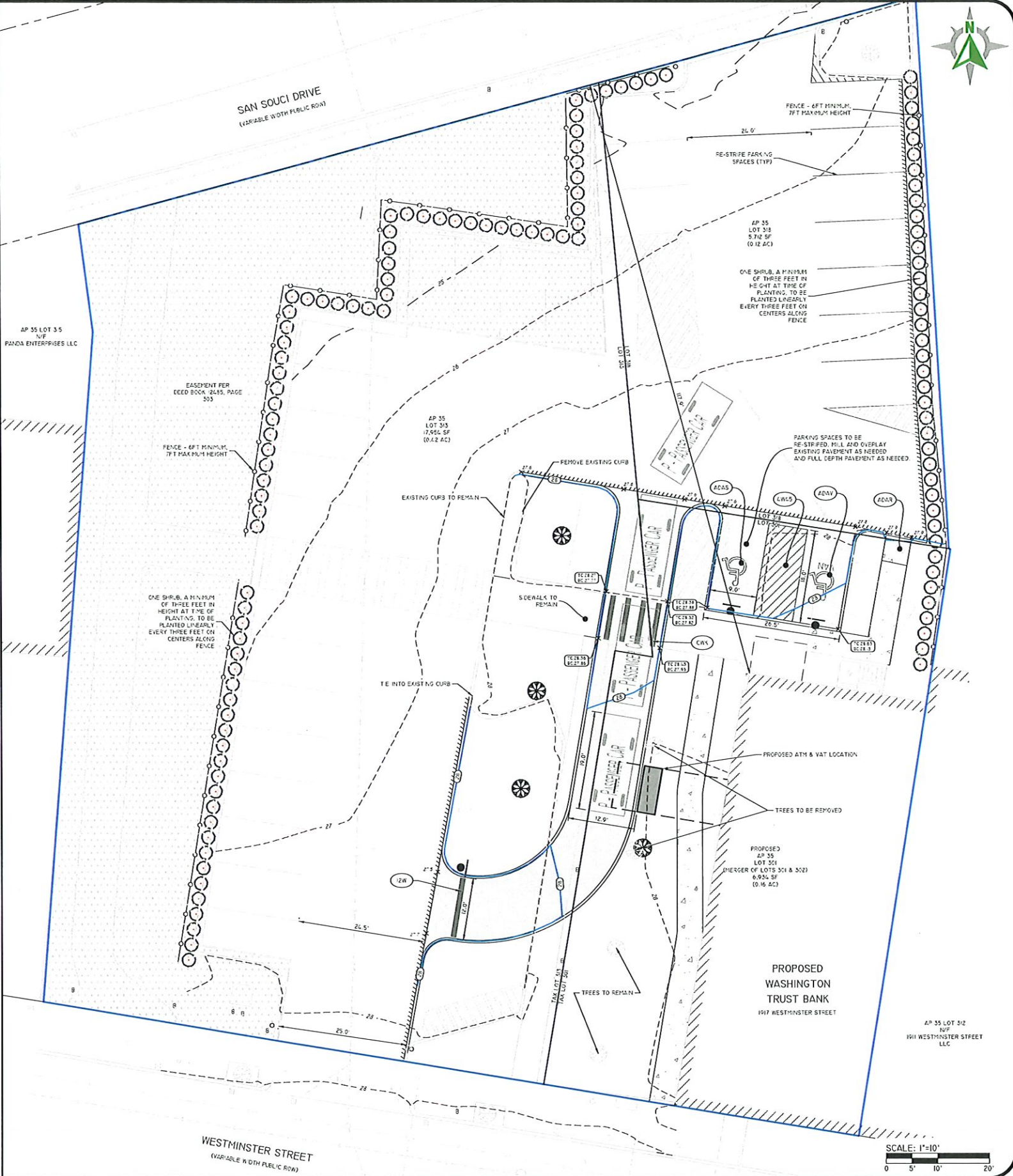
- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- OVERALL PROPERTY LINE
  - PR INTERNAL PROPERTY LINE
  - MC MINOR CONTOUR LINE
  - ML MAJOR CONTOUR LINE
  - SE SPOT ELEVATION
  - EP EDGE OF PAVEMENT
  - CC CONCRETE CURB (ROOT STD 7.1.0)
  - AS ASPHALT PAVEMENT
  - SL SAWCUT LINE
  - SD SIGN (ROOT STD 24.6.2 AS APPL. CASE)
  - SP ACCESSIBLE PARKING SPACE SYMBOLS

**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	C-2	REQUIREMENT:
MINIMUM LOT AREA:	N/A	
MINIMUM FRONT AND CORNER SIDE YARD:	0'	
MINIMUM SIDE YARD:	N/A	
MINIMUM REAR YARD:	N/A	
MAXIMUM STRUCTURE HEIGHT:	50'	

**PARKING REGULATIONS:**

PARKING USE:	FINANCIAL INSTITUTION
PARKING REQUIREMENT:	1 SPACE 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:	53 SPACES



**DIPRETE Engineering**  
 Two Stafford Court, Cranston, RI 02910  
 TEL: 401-943-1000 FAX: 401-943-0000 WWW.DIPRETE-ENG.COM

**DANA R. NSET**  
 No. 11876  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

THIS PLAN SET HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES UNLESS STAMPED THROUGH THE CONSTRUCTION AND STAMPED BY THE APPLICABLE AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY APPROVALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE ITEMS SHOWN ON THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.

NO.	DATE	DESCRIPTION	BY:
1	08/15/2023	ISSUED FOR PERMIT	DIPRETE
2	08/15/2023	ISSUED FOR PERMIT	DIPRETE
3	08/15/2023	ISSUED FOR PERMIT	DIPRETE
4	08/15/2023	ISSUED FOR PERMIT	DIPRETE
5	08/15/2023	ISSUED FOR PERMIT	DIPRETE
6	08/15/2023	ISSUED FOR PERMIT	DIPRETE
7	08/15/2023	ISSUED FOR PERMIT	DIPRETE
8	08/15/2023	ISSUED FOR PERMIT	DIPRETE
9	08/15/2023	ISSUED FOR PERMIT	DIPRETE
10	08/15/2023	ISSUED FOR PERMIT	DIPRETE

DESIGN BY: N.D.K.

**SITE PLAN**  
**WESTMINSTER ST WASHINGTON TRUST**  
 ASSESSOR'S PLAT 35 LOTS 301, 302, 303, 313, & 318  
 PROVIDENCE, RHODE ISLAND  
 PREPARED FOR:  
**THE WASHINGTON TRUST COMPANY**  
 23 BROAD STREET, WESTLEY, RHODE ISLAND 02891

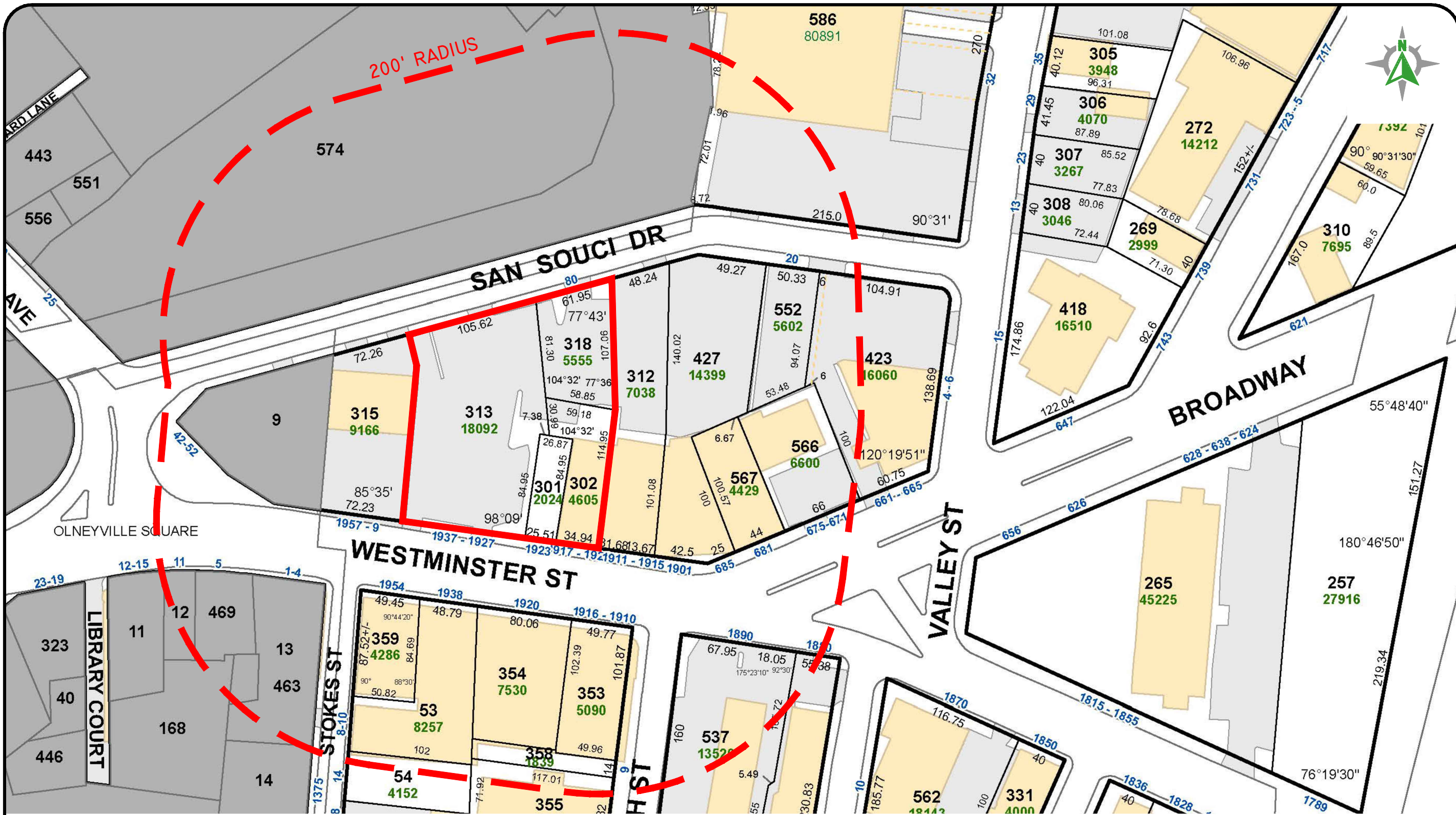
SCALE: 1"=10'  
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SHEET 3 OF 3

E:\024\PROJECTS\1230-000 WESTMINSTER STREET\1917\WASHTON TRUST\1917-PLAN-SET-04-2023.DWG



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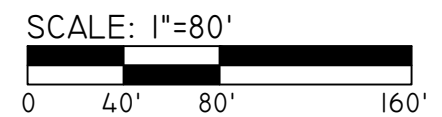
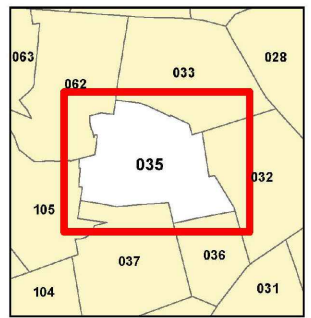
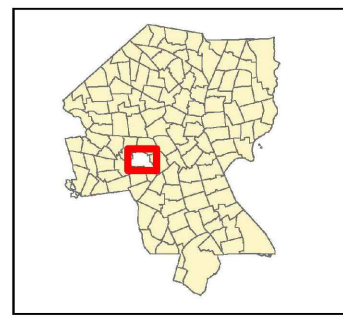


The City of Providence  
RHODE ISLAND



Plat No. 035

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



**DiPrete Engineering**

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**Boston • Providence • Newport**

**200' RADIUS ABUTTERS MAP**  
**WESTMINSTER ST WASHINGTON TRUST**

PROVIDENCE, RHODE ISLAND  
PREPARED FOR:  
**THE WASHINGTON TRUST COMPANY** DATE: XX-XX-XXXX  
23 BROAD STREET, WESTERLY, RHODE ISLAND 02891

DE JOB NO: 2205-005X COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

## 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