

MAY 08 2025

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 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: RAB Properties, LLC

Applicant Mailing Address

Email: mizzo@badwaylaw.com

Street: 1052 N Main Street PO Box 6426

Phone: (401) 274-5544

City, State, Zip: Providence, RI 02904

Owner: Same as Applicant.

Owner Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Lessee: _____

Lessee Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Attorney: Kelley Morris Salvatore, Esq.
Nicholas Hemond, Esq.

Attorney Mailing Address

Email: ksalvatore@darroweverett.com
nhemond@darroweverett.com

Street: One Turks Head Place, Suite 1200

Phone: (401) 453-1200

City, State, Zip: Providence, RI 02903

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: 963 North Main Street

Plat and Lot Numbers of Subject Property: AP 73, Lots 154, 402 & 403

2. Base Zoning District(s): C-2
Overlay District(s): _____

3a. Date owner purchased the Property: _____

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

4. Dimensions of each lot:

Lot # <u>154</u>	Width <u>95.83</u>	Depth <u>65</u>	Total area <u>6,225</u> sq. ft.
Lot # <u>402</u>	Width <u>90</u>	Depth <u>96.06</u>	Total area <u>14,594</u> sq. ft.
Lot # <u>403</u>	Width <u>96.17</u>	Depth <u>145.83</u>	Total area <u>9,803</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

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

Principal Structure:

Area of Footprint 11,305

Overall Height 1 Story

of Stories 1 Story

Accessory Structure:

Area of Footprint 457 ft.

Overall Height _____

of Stories _____

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

Principal Structure:

Area of Footprint 400 Sf addition

Overall Height 1 Story

of Stories 1 Story

Accessory Structure:

Area of Footprint 457 ft.

Overall Height _____

of Stories _____

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 38.4%

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 98.5%

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 100%

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 98.5%

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 39.7%

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 97.7%

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 100%

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 99.7%

7a. Present Zoning Use of the Property: Car wash; vehicle repair/ service

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

Car wash; vehicle repair/ service

8. Proposed Zoning Use of the Property: Same

9. Number of Parking Spaces:

of existing spaces 13 # of proposed spaces 13

10. Are there outstanding violations concerning the Property under any of the following: N/A

 Zoning Ordinance 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>
<u>Sect 1202.F (1)</u>	<u>Screening to exclude shrubs. The requirement is one shrub a minimum of three feet</u>
<u></u>	<u>in height at time of planting shall be planted linearly every three feet on-center along</u>
<u></u>	<u>such fence or wall, which would require 76 shrubs (230 feet / 3; see Boundary</u>
<u></u>	<u>Survey). Due to the need for parking and vehicular passage that would be negatively</u>
<u></u>	<u>impacted by this requirement, the Applicant is seeking full relief for the 76 shrubs</u>

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>
<u>Sect 2001. B.</u>	<u>Expansion of gross floor area</u>
<u></u>	<u></u>

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

The Applicant proposes to enclose 400 sf of building around the existing entrance to the car wash. This area will be converted to be part of the building. The carwash is in daily operation, and this conversion would allow workers to perform their duties inside the building and will prevent continuing operational malfunctions due to exposure to the elements which have limited the activities which are exterior to the facility. This would be a 400 SF addition to the existing building, as the existing awning is already included in the building's gross floor area. Also, in conjunction with the building addition, landscape islands abutting North Main Street shall be increased to 5' in width to meet regulations of Article 15. Within the landscape island there will be bioretention swales increasing the stormwater treatment and mitigation on site, as there are currently no stormwater practices on site. Street trees and shrubs will be planted along North Main Street to meet regulations on Article 15.

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):

Thomas Badway

Type Name

Thomas Badway

Signature

Type Name

Signature

Applicant(s):

Thomas Badway

Type Name

Thomas Badway

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 hardship is that the introduction of shrubs will reduce the length of parking along the rear lot line and narrow aisle widths for vehicle passage.

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

Vehicles park along the rear lot line and also travel behind the building. A reduction in area will cause safety hazards. The Applicant has proposed to screen the rear lot line with opaque fencing which will provide adequate screening to abutting properties. Furthermore, the abutting properties are elevated and further screened by a retaining wall.

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 hardship that the Applicant will suffer is more than a mere inconvenience if required to install shrubs along the rear lot line, because the shrubs would require shorter parking spaces and/or narrower travel aisles that would impede the operations of the site and impact safety of pedestrians and vehicles.

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

APPENDIX B

APPLICATION FOR SPECIAL USE PERMIT

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

Please provide the following information:

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

Section 2001.B Expansion. The expansion of the building is a 4% increase of the existing building. The property is in full conformance of Article 12 and 15, except that the applicant is requesting a variance from section 1202, F,1, regarding the requirement of shrubs.

2. **State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

The property is currently a carwash. The applicant proposes to add an addition that will not change the use of the property and therefore will not injure the neighboring properties and will ensure full operation of the facility, as well as the safety of employees.

3. **State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

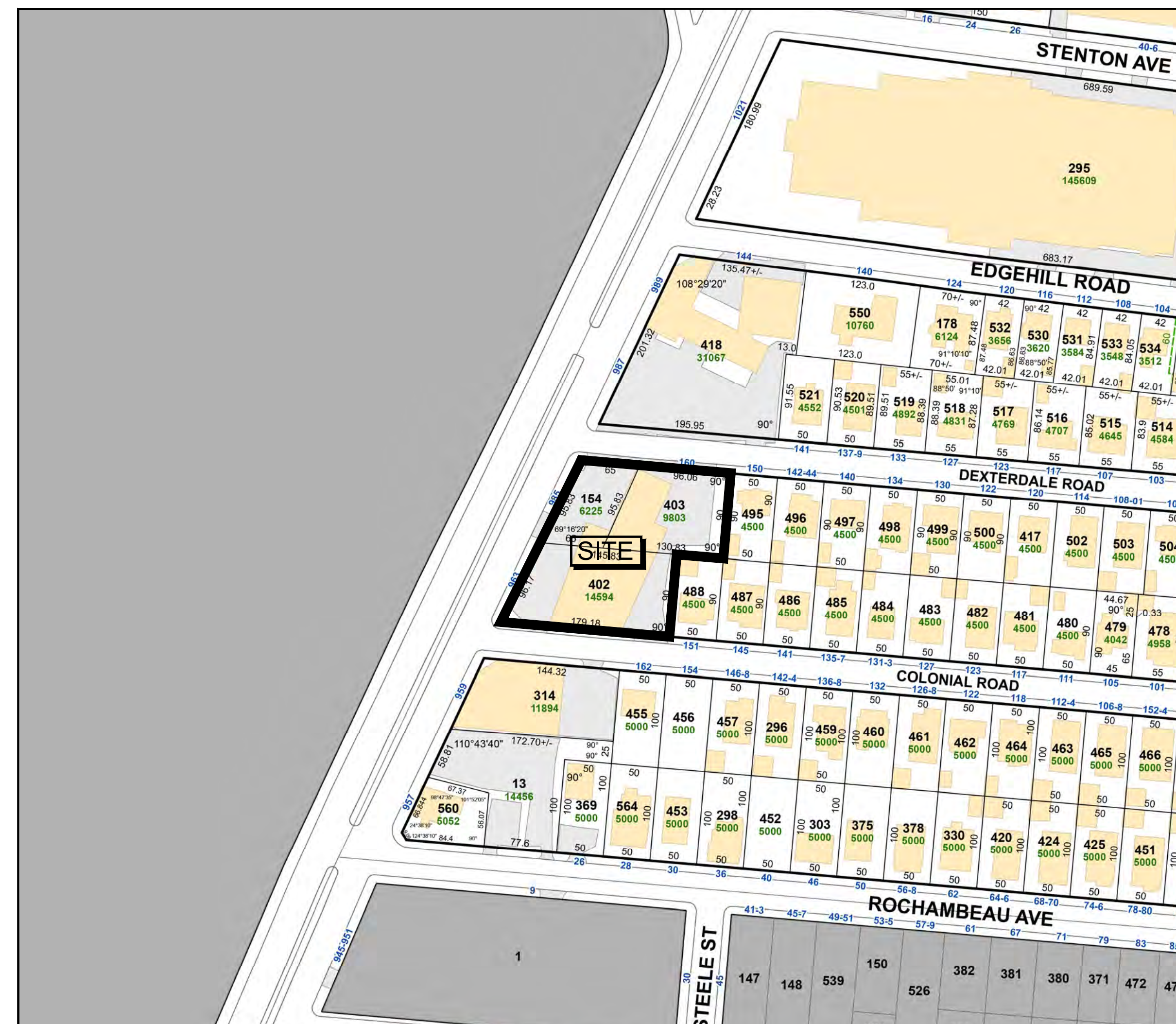
The property is currently a carwash. The applicant proposes to add an addition that will not change the use of the property and therefore will not be detrimental or injurious to the health and welfare of the community. Instead, the relief will ensure full operation of the facility, as well as the safety of employees.

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

[illegible]

DATE: APRIL 25, 2025

C-0.0	COVER
C-0.1	NOTES & LEGEND
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-4.0	DETAIL SHEET
EX-1	PHOTO EXHIBIT



SCALE: 1" = 1,000' ±

SCALE: 1" = 500' ±

PROPERTY OWNER / APPLICANT

RAB PROPERTIES, LLC
P.O. BOX 6426
PROVIDENCE, RI 02940

DEED REFERENCE

PROVIDENCE REGISTRY OF DEEDS
DEED BOOK 12,524 PAGE 262

ASSESSOR PARCEL REFERENCES

AP 73 LOTS 154, 402 & 403

DISTRICT: C-2 COMMERCIAL

1. EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY OCEAN STATE PLANNERS OF CRANSTON, RI ON NOVEMBER 7, 2019.
2. LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
3. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAF AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
4. THE SUBJECT PROPERTY IS NOT LOCATED IN ANY OF THE CITY OF PROVIDENCE'S OVERLAY DISTRICTS.
5. THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE onto the FLOOD INSURANCE RATE MAP FOUND AS,

COUNTY	PROVIDENCE
COMMUNITY	PROVIDENCE
PANEL	44007C0307J
EFFECTIVE DATE	OCTOBER 2, 2015
ZONE	"X"

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
3. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
4. ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
5. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
6. ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS. INCLUDING BUT NOT LIMITED TO THE CITY OF PROVIDENCE, THE STATE OF RHODE ISLAND AND ANY OTHER AGENCIES HAVING JURISDICTION.

1. THIS PLAN SET HAS BEEN ISSUED FOR PERMITTING ONLY. A FULL CONSTRUCTION PLAN SET SHALL BE ISSUED ONCE ALL LOCAL, STATE, AND FEDERAL PERMIT APPROVALS HAVE BEEN GRANTED.

EROSION AND SEDIMENT CONTROL METHODS FOR THE SITE INCLUDE STRUCTURAL AND STABILIZATION PRACTICES. STABILIZATION PRACTICES WILL BE IMPLEMENTED TO COVER EXPOSED SOIL SO THAT DISCHARGE OF SEDIMENT IS MINIMIZED. STABILIZATION PRACTICES REDUCE THE TIME SOIL IS EXPOSED TO THE ELEMENTS THEREFORE REDUCING THE POSSIBILITY OF EROSION. AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS WILL BE MAINTAINED AT THE CONSTRUCTION SITE IN THE EVENT OF AN EMERGENCY OR ROUTINE REPAIRS.

1. THE SITE CONSTRUCTION FOREMAN SHALL BE DESIGNATED AS THE ON-SITE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR THE DAILY MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS, AND SHALL IMPLEMENT ALL MEASURES NECESSARY TO CONTROL EROSION AND TO PREVENT SEDIMENT FROM LEAVING THE SITE.
2. PRIOR TO ANY SITE GRADING OR SITE WORK, THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROLS, WHICH WILL ALSO SERVE AS THE LIMIT OF CONSTRUCTION. THE SEDIMENT CONTROLS WILL BE AS SPECIFIED ON THE APPROVED PLANS.
3. ANY WORK UP TO 100' OF WETLAND RESOURCE AREA (NOT DETAILED IN THE SITE PLAN) IS TO HAVE A SECONDARY ROW OF SILT SOCK & EROSION CONTROL BARRIER. EROSION CONTROL TYPE AS SHOWN ON THE PLANS TO BE FIELD VERIFIED BASED ON CONSTRUCTION TIMING, PHASING AND SITE CONDITIONS.
4. A CONSTRUCTION EXIT SHALL BE CONSTRUCTED TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACED/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
5. CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE KEPT ON SITE AND SHALL NOT BE PERMITTED TO MIGRATE BEYOND THE PROJECT BOUNDARIES.
6. ONCE THE SITE IS STABLE, THE SEDIMENT AND EROSION CONTROLS MAY BE REMOVED UNDER THE DIRECTION OF THE EROSION CONTROL SPECIALIST.

1. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL DUST ON PROJECT SITE, INCLUDING BUT NOT LIMITED TO THE ADDITION OF DRY CALCIUM ON THE ACCESS ROAD TOWARDS ENTRANCE AT NORTH MAIN STREET.
2. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO KEEP GILBERT STREET CLEAR OF MUD, EXCESS GRAVEL, AND OTHER CONSTRUCTION DEBRIS.
3. NO CHEMICALS (CEMENT, MORTAR, ETC.) SHALL BE MIXED OR POURED WITHIN ANY WETLANDS OR BUFFER ZONE
4. SOLID WASTE WILL BE COLLECTED AND STORED IN A SECURE DUMPSTER. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
5. CONSTRUCTION DEBRIS MAY INCLUDE LUMBER, CONCRETE, STEEL, OR OTHER DEBRIS AND SITE MATERIALS REQUIRING REMOVAL. THESE MATERIALS WILL BE DISPOSED OF ACCORDING TO STATE AND FEDERAL LAW AND WILL NOT BE DISPOSED OF ON SITE. EXCESS SOIL GENERATED FROM THIS SITE REQUIRES CHARACTERIZATION PRIOR TO REMOVAL. RATHER THAN EXPORT MATERIAL, IT IS PREFERRED THAT MINOR EXCAVATIONS ARE REUSED ON SITE AS BACKFILL IN THE SAME GENERAL AREA IT ORIGINATED.
6. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN UNDISTURBED.
7. CONTINUOUS LINES OF EROSION CONTROLS SHALL ENCLOSE THE DOWNSTREAM SIDES OF THE WORK AREA, THESE COMBINED WITH UP-SLOPE MARKERS (CONS. FENCE AND/OR FLAGGING) WILL SERVE AS THE LIMIT OF WORK.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED OR REPLACED AS REQUIRED BY THE SITE CONTRACTOR TO ASSURE PROPER FUNCTION.
9. ALL BREACHES OR FAILURES IN SEDIMENT CONTROLS SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE SITE CONTRACTOR.
10. DEBRIS AND LITTER, WHICH ACCUMULATES ALONG THE CONSTRUCTION AREA, SHALL BE REMOVED DAILY.
11. SEDIMENT BUILD-UP BEHIND ANY SILT FENCES OR EROSION CONTROL BARRIERS WILL BE MONITORED AND REMOVED WHENEVER SEDIMENT HAS ACCUMULATED TO 3-INCHES IN DEPTH.
12. OTHER CONTROLS WILL BE IMPLEMENTED, AS DEEMED NECESSARY BY THE CONTRACTOR, DURING THE CONSTRUCTION OF THE PROJECT.
13. IF CONDITIONS WARRANT, ADDITIONAL DE-WATERING CONTROLS MAY BE NEEDED SUCH AS DIRT BASIN, FRAC TANKS OR OTHER MEASURES.
14. STORMWATER INFILTRATION BASINS ARE NOT TO BE UTILIZED AS TEMPORARY SEDIMENT BASINS. IF TEMPORARY SEDIMENT BASINS AREA REQUIRED, THEY SHALL BE DESIGN AND SITED BY THE SITE ENGINEER.

IN ORDER TO FURTHER MINIMIZE SEDIMENT LOSS ON THE SITE, A GENERAL CONSTRUCTION SEQUENCE PLAN HAS BEEN DEVELOPED. PRIOR TO CONDUCTING WORK ASSOCIATED WITH THIS PROJECT, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL COPIES OF PERMIT APPLICATIONS AND APPROVALS THAT OUTLINE CONDITIONS GOVERNING THE PROPOSED WORK. THE CONTRACTOR WILL ALSO REVIEW THE DRAWINGS PREPARED FOR THE PROJECT. THE CONTRACTOR WILL THEN FOLLOW THE GENERAL SEQUENCE OF WORK AS OUTLINED BELOW:

1. CONTRACTOR SHALL COORDINATE WITH LOCAL POLICE DEPARTMENT REGARDING TRAFFIC SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION.
2. A TRAFFIC CONTROL OFFICER SHALL BE USED FOR MAJOR DELIVERIES TO THE SITE.
3. THE CONTRACTOR WILL PLACE ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS IN ACCORDANCE WITH THE DRAWINGS, OR AS MAY BE DICTATED BY SITE CONDITIONS, IN ORDER TO MAINTAIN THE INTENT OF THE SPECIFICATIONS AND PERMITS. DEFICIENCIES OR CHANGES ON THE DRAWINGS SHALL BE CORRECTED OR IMPLEMENTED AS SITE CONDITIONS CHANGE. CHANGES DURING CONSTRUCTION SHALL BE NOTED AND POSTED ON THE DRAWINGS (SITE PLANS).
4. THE INTENT IS TO DIRECT ALL WATER FROM DISTURBED AREAS THROUGH SEDIMENTATION CONTROLS PRIOR TO LEAVING CONSTRUCTION BOUNDARIES. THERE SHALL BE NO DISCHARGE OF UNTREATED CONSTRUCTION RUNOFF FROM THIS SITE.
5. THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROL SYSTEMS AS DICTATED BY SITE CONDITIONS, INDICATED IN THE CONSTRUCTION DOCUMENTS, OR AS DIRECTED BY GOVERNING AUTHORITIES OR OWNER TO CONTROL SEDIMENT UNTIL FINAL STABILIZATION.
6. THE CONTRACTOR SHALL RESPOND TO ANY MAINTENANCE OR ADDITIONAL WORK ORDERED BY OWNER OR GOVERNING AUTHORITIES IMMEDIATELY, IF REQUIRED, AND ALWAYS WITHIN 7 DAYS.
7. THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES, PERMANENT SLOPE STABILIZATION, AND VEGETATION INTO THE PROJECT PLANS AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS.
8. TREE AND VEGETATION CLEARING AND ANY ROUGH GRADING SHALL ONLY OCCUR IF THE DISTURBED SOIL SURFACE CAN BE STABILIZED WITHIN 48 HOURS OF CLEARING. TREE AND VEGETATION CLEARING SHALL BE SCHEDULED IN CONJUNCTION WITH WEATHER FORECAST SUCH THAT NO MORE THAN 1/4" OF RAIN IS TO BE EXPECTED WITHIN 48 HOURS OF ANY CLEARING OR GRADING ACTIVITY.
9. ANY AREA DISTURBED WITHIN THE LIMIT OF WORK, BUT NOT WITHIN THE LIMITS OF THE APPROVED LIMITS OF CONSTRUCTION ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION/ WILDLIFE SEED MIX UNLESS SPECIFIED OTHERWISE IN THE PLAN SET.
10. THE CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITHIN 48 HOURS AFTER FINAL GRADING. IN THE EVENT THAT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES MUST BE STABILIZED WITH GEOTEXTILE FABRIC OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.

EROSION CONTROL LINE IS TO BE VISUALLY INSPECTED AFTER EVERY RAIN FALL AND REPAIRS MADE AS REQUIRED TO THE SILTATION CONTROL FENCE AND STRAW WATTLE AFTER EACH RAIN FALL. CLEAN-OUT OF ACCUMULATED SEDIMENT BEHIND THE WATTLE IS NECESSARY IF $\frac{1}{2}$ OF THE ORIGINAL HEIGHT OF THE WATTLE APPEARS TO HAVE BEEN INUNDATED WITH SEDIMENT.

SITE OWNERS AND OPERATORS MUST PRESERVE EXISTING TOPSOIL ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION, PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION PHASE OF THE PROJECT.

UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES, THE OPERATOR SHALL INITIATE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

ANY DISTURBED AREAS THAT WILL NOT HAVE ACTIVE CONSTRUCTION ACTIVITY OCCURRING WITHIN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS MUST BE STABILIZED BY THE USE OF TEMPORARY AND/OR FINAL SEEDING OF THAT AREA.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

STEEP SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS IN AREAS OF STEEP SLOPES AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. ONCE AN STEEP SLOPE AREA HAS BEEN TEMPORARY AND/OR FINAL SEEDED IT SHALL BE PROTECTED WITH 4' HIGH ORANGE CONSTRUCTION TO PREVENT FURTHER DISTURBANCE OF THE AREA.

	TYPE	% BY WEIGHT
ANNUAL RYE GRASS		40
PERENNIAL RYE GRASS		60

INLET PROTECTION - WILL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS. THESE MEASURES ARE USUALLY TEMPORARY AND ARE IMPLEMENTED BEFORE A SITE IS DISTURBED.

MAINTENANCE — THE OPERATOR MUST CLEAN, OR REMOVE AND REPLACE THE INLET PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR AS PERFORMANCE IS COMPROMISED. ACCUMULATED SEDIMENT ADJACENT TO THE INLET PROTECTION MEASURES SHOULD BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING WORK DAY IF REMOVAL BY THE SAME WORK DAY IS NOT FEASIBLE.

STORMWATER BASINS - ALL AREAS CONTAINING STORMWATER BASINS (ABOVE OR BELOW GROUND) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. THESE AREAS ARE NOT TO BE USED FOR MATERIAL STOCKPILES OR FOR PARKING EQUIPMENT. SURFACE BASINS ARE TO BE ROUGH GRADED AND PROTECTED UNTIL STABILIZED AND BROUGHT ON-LINE FOR STORMWATER MANAGEMENT OF THE STABILIZED SITE.

CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF SEDIMENT TRACKING OFF THE PROJECT. ANY CONSTRUCTION SITE ACCESS POINT MUST EMPLOY THE CONTROL MEASURES ON THE APPROVED SITE PLANS AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES. ALL CONSTRUCTION ACCESS ROADS SHALL BE CONSTRUCTED PRIOR TO ANY ROADWAY ACCEPTING CONSTRUCTION TRAFFIC.

THE SITE OWNER OR OPERATOR MUST WILL RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS, USE PROPERLY DESIGNED AND CONSTRUCTED CONSTRUCTION ENTRANCES AT ALL POINTS THAT EXIT ONTO PAVED ROADS SO THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT. WHEN AND WHERE NECESSARY, USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXIT (I.E. WHEEL WASHING RACKS, RUMBLE STRIPS, AND RATTLE PLATES). WHERE SEDIMENT HAS BEEN TRACKED OUT FROM THE CONSTRUCTION SITE ONTO THE SURFACE OF OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS, THE DEPOSITED SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK OUT OCCURS. TRACK-OUT MUST BE REMOVED BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL.

PERIMETER EROSION CONTROLS SHALL BE USED ONSITE TO MINIMIZE OR ELIMINATE THE DISCHARGE OF SOIL, TOPSOIL, BASE MATERIAL OR RUBBLE, FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. ALL STOCKPILES MUST BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, PROTECTED FROM RUN-ON WITH THE USE OF TEMPORARY SEDIMENT BARRIERS AND PROVIDED WITH COVER OR STABILIZATION TO AVOID CONTACT WITH PRECIPITATION AND WIND WHERE, AND WHEN PRACTICAL. STOCK PILES SHALL BE SUBJECTS OF PROCEDURES AND PRACTICES DESIGNED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF STOCKPILED MATERIAL (SOIL, TOPSOIL, BASE MATERIAL, RUBBLE) FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS.

FOR ANY STOCKPILES OR LAND CLEARING DEBRIS COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT OR SOIL, YOU MUST COMPLY WITH THE FOLLOWING REQUIREMENTS – LOCATE PILES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE OUTSIDE OF THE 100-FOOT BUFFER ZONE, PROTECT FROM CONTACT WITH STORMWATER (INCLUDING RUN-ON) USING A TEMPORARY PERIMETER SEDIMENT BARRIER; WHERE PRACTICABLE, PROVIDE COVER OR APPROPRIATE TEMPORARY VEGETATIVE OR STRUCTURAL STABILIZATION TO AVOID DIRECT CONTACT WITH PRECIPITATION; MINIMIZE SEDIMENT DISCHARGE, EITHER BY THE DOT OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR SURFACE WATER; TO THE MAXIMUM EXTENT PRACTICABLE, CONTAIN AND SECURELY PROTECT FROM WIND.

IF REQUIRED, ADDITIONAL TEMPORARY SEDIMENT BASINS ARE REQUIRED, TO THE PROPOSED MITIGATION DETAILED WITHIN THESE DESIGN PLANS, TO MITIGATE THE POTENTIAL SEDIMENT LOADING TO THE ADJACENT RESOURCE AREAS THE DESIGN ENGINEER SHALL BE CONTACTED TO DESIGN AND SITE NEW TEMPORARY SEDIMENT BASIS AS REQUIRED. TEMPORARY SEDIMENT BASINS SHALL BE LOCATED OUTSIDE OF THE 100-FOOT BUFFER ZONE TO ANY RESOURCE AREAS THAT ARE NOT SCHEDULED FOR PERMANENT ALTERATION, UNLESS NO ALTERNATIVES ARE AVAILABLE. TEMPORARY SEDIMENT BASIN LOCATION, DESIGN AND GRADING BE DICTATED BY THE DESIGN ENGINEER. AT A MINIMUM THE VOLUME OF THE TEMPORARY SEDIMENT BASIN, AS MEASURED FROM THE BOTTOM OF THE BASE TO THE ELEVATION OF THE CREST OF THE PRINCIPAL SPILLWAY SHALL BE AT LEAST 3,600 CUBIC FEET PER ACRE OF DRAINAGE AREA. THIS 3,600 CUBIC FEET IS EQUIVALENT TO 1.0 INCH OF SEDIMENT PER ACRE OF DRAINAGE AREA. ADDITIONAL STORAGE IN THE FORM OF A PERMANENT WET POOL SHALL BE PROVIDED WHENEVER PRACTICABLE, BUT MAY NOT BE USED TO FULFILL THE TEMPORARY STORAGE VOLUME REQUIREMENT.

SEDIMENT BASINS SHALL BE CLEANED OUT WHEN THE VOLUME REMAINING AS DESCRIBED ABOVE IS REDUCED BY SEDIMENTATION TO 1,800 CUBIC FEET PER ACRE OF DRAINAGE AREA (50 PERCENT FULL). IN NO CASE SHALL THE SEDIMENT LEVEL BE PERMITTED TO BUILD UP HIGHER THAN ONE FOOT BELOW THE PRINCIPAL SPILLWAY CREST. AT THIS DESIGNATION, CLEANOUT SHALL BE PERFORMED TO RESTORE THE ORIGINAL DESIGN VOLUME TO THE SEDIMENT BASIN. THE ELEVATION OF THE MAXIMUM ALLOWED SEDIMENT LEVEL SHALL BE DETERMINED AND SHOWN AND BE STATED IN THE DESIGN DATA AS A DISTANCE BELOW THE TOP OF THE RISER AND BE CLEARLY MARKED ON THE RISER.

1. INSTALL EROSION AND SEDIMENT CONTROLS;
2. INSTALL BUILDING FOUNDATION;
3. INSTALL STORMWATER MANAGEMENT SYSTEM AND SITE UTILITIES;
4. CONSTRUCT RETAINING WALLS;
5. CONSTRUCT DRIVEWAYS, AND INSTALL BINDER COAT PAVEMENT;
6. INSTALL SITE LANDSCAPING;
7. FINE GRADE SITE AND LOAM AND SEED ALL REMAINING DISTURBED AREAS.
8. INSTALL TOP COAT PAVEMENT;
9. PROJECT CLOSE OUT.

DANIEL R. CAMPBELL

No. 8393

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

DATE : 02/03/2025
DRAWN : NDK/DRG
SCALE :

9663 NORTH MAIN ST.
 AP 73. LOTS 154, 402 & 403
 9663 NORTH MAIN STREET
 PROVIDENCE, RHODE ISLAND

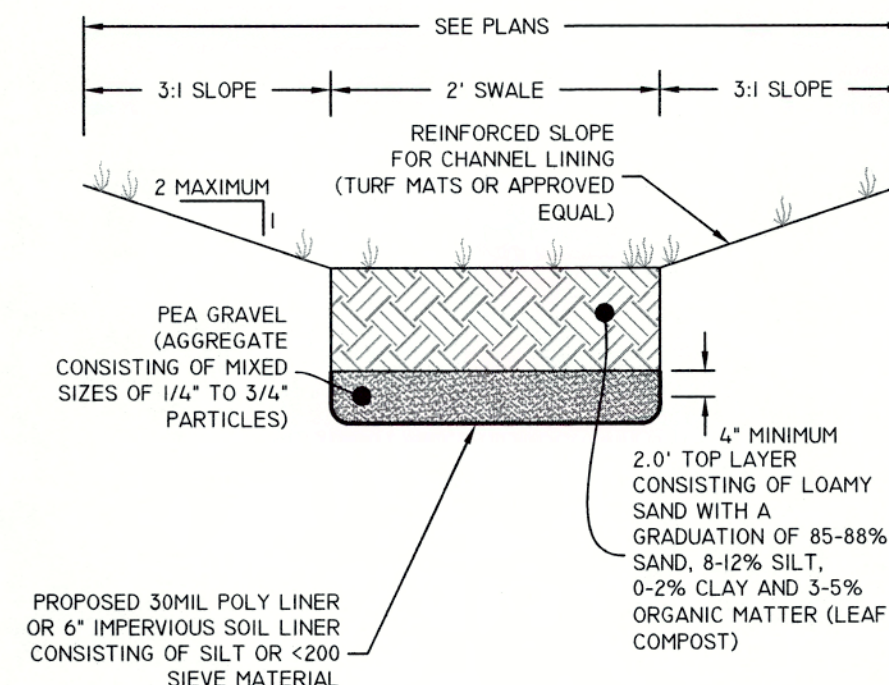


C-0.1

SHEET 2 OF 5

2287-00

1. BIORETENTION AREAS SHALL BE HAND COMPACTED ONLY. NO MACHINES SHALL BE DIVERTED THROUGH OR OPERATED WITHIN THE BIORETENTION FOOTPRINT.
2. BIORETENTION AREAS SHALL BE PROTECTED WITH SILT FENCE (RDOT SD 9.2.0) OR APPROVED EQUIVALENT. ONCE BIORETENTION SOIL HAS BEEN INSTALLED, AREA IS TO REMAIN PROTECTED UNTIL ALL TRIBUTARY AREAS HAVE BEEN STABILIZED AND APPROVAL FROM THE DESIGN ENGINEER. NO CONSTRUCTION TRAFFIC IS ALLOWED ON BIORETENTION MEDIA.
3. BIORETENTION AREAS DESIGNED AS AN INFILTRATION SYSTEM SHALL BE PROTECTED WITH SILT FENCE (RDOT SD 9.2.0) OR APPROVED EQUIVALENT AT THE START OF CONSTRUCTION. NO CONSTRUCTION TRAFFIC IS ALLOWED WITHIN BIORETENTION LIMITS THROUGHOUT CONSTRUCTION.
4. THE MULCH LAYER SHALL BE SHREDDED HARDWOOD MULCH THAT IS WELL (AGED STOCKPILE/STORED FOR AT LEAST 6 MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS (WEED SEEDS, SOILS, ROOTS, ETC.).



NOT TO SCALE

NOT TO SCALE

CURRENT ZONING:

CURRENT ZONING:	C-2 REQUIRED	PROVIDED
MINIMUM LOT AREA:	N/A	30,622 SF
MINIMUM FRONT AND CORNER SIDE YARD:	0-5'	0'
MINIMUM SIDE YARD:	0'	0'
MINIMUM REAR YARD:	20'*	21.2'
MAXIMUM STRUCTURE HEIGHT:	50'	<50'
MAXIMUM IMPERVIOUS LOT COVERAGE:	N/A	97.7%

*0' UNLESS ABUTTING RESIDENTIAL DISTRICT

1503.C.1.D 15% OF SQUARE FOOTAGE OF LOT REQUIRED

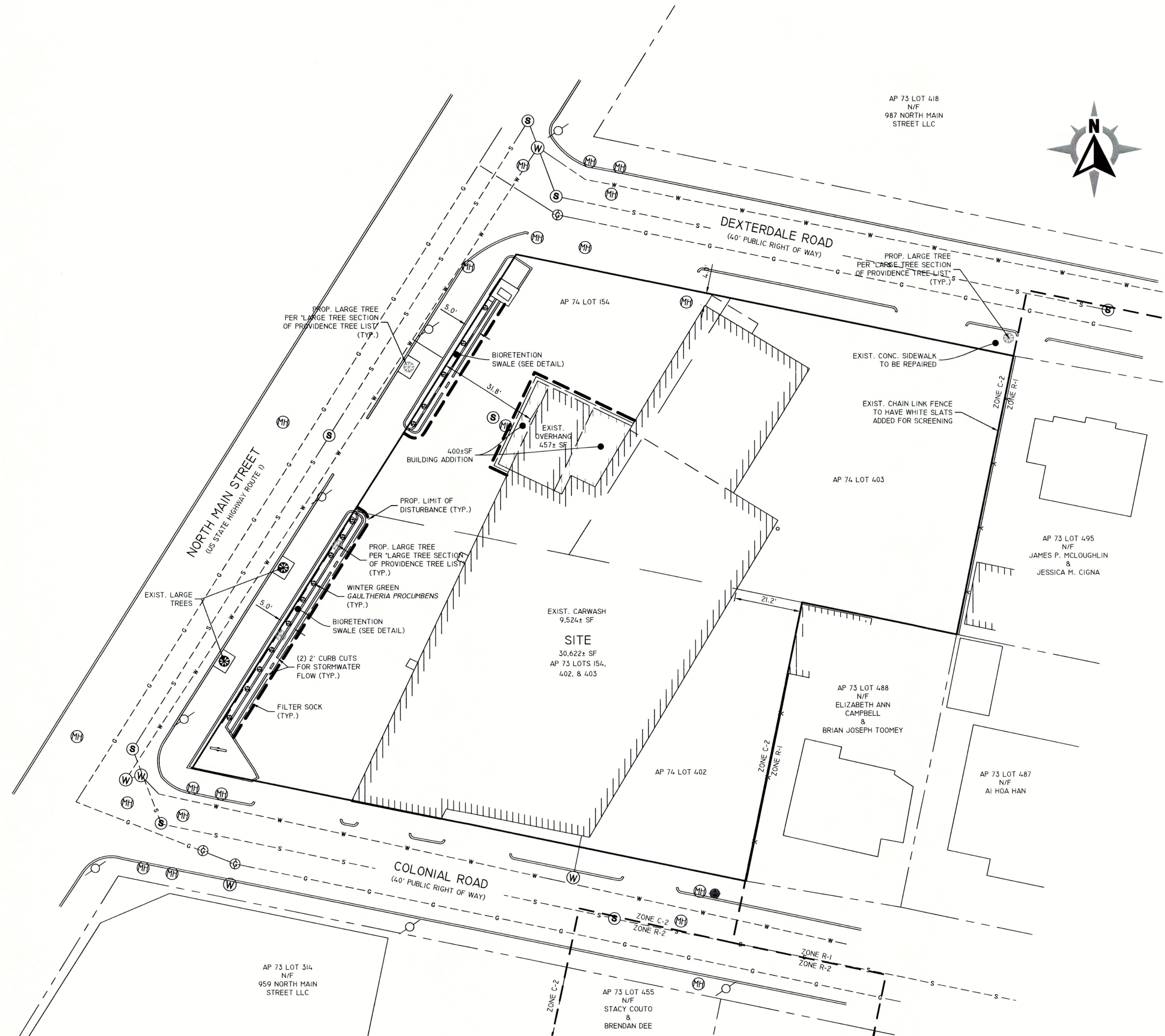
REQUIRED - 30,622 X 15% = 4,593.30
PROVIDED - 6,000 SF

ALL DESIGNATED "LARGE TREES" WILL BE COMPLIANT WITH THE PROVIDENCE TREE LIST AS APPROVED BY THE CITY FORESTER

EXISTING - 9,524± SF OF BUILDING + 457± SF OVERHANG = 9,981± SF

PROPOSED - 400 SF BUILDING ENCLOSING

TOTAL BUILDING EXPANSION - 4.0%



NO	DATE	REVISIONS
1	02/27/2025	SPECIAL USE PERMIT
2	04/09/2025	CALCULATION CHANGES
3	04/25/2025	MINOR PLAN CHANGES
4	04/29/2025	MINOR PLAN CHANGES

SEAL

DANIEL R. CAMPBELL

No. 8393

REGISTERED

PROFESSIONAL ENGINEER

CIVIL

4/27/25

DATE : 02/03/2025

DRAWN : NDK/DRC

SCALE : 1"=20'

963 NORTH MAIN ST.

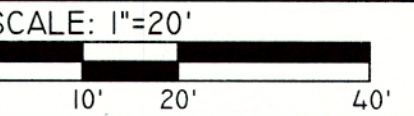
AP 73. LOIS 154, 402 & 403
963 NORTH MAIN STREET
PROVIDENCE, RHODE ISLA



SITE PLAN

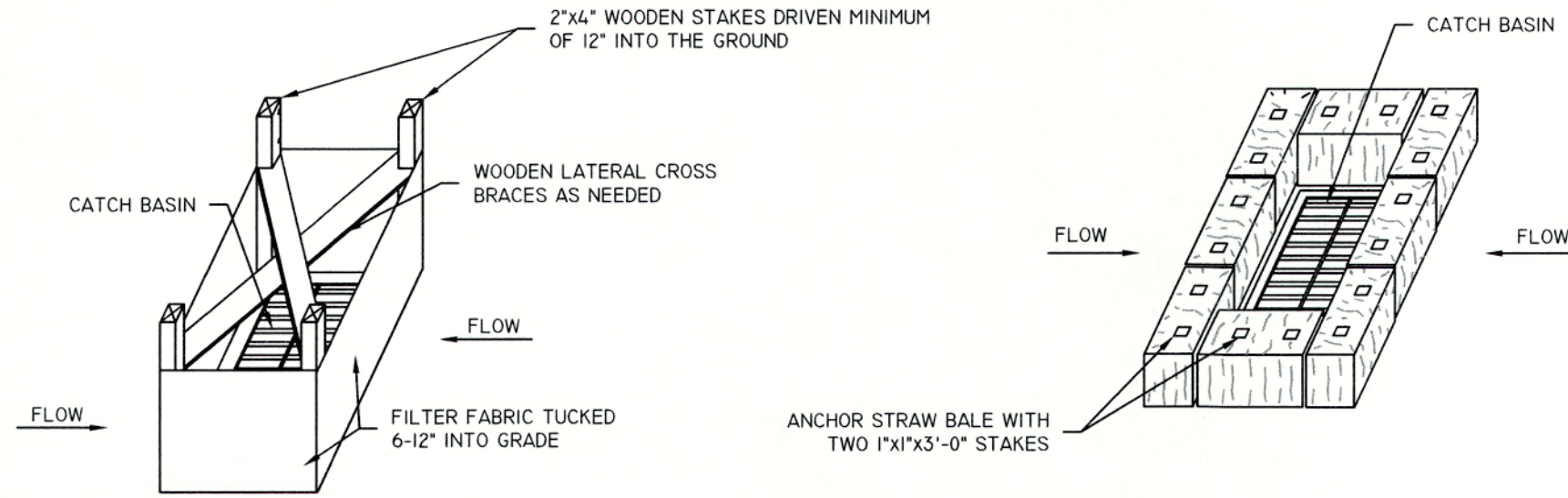
C-2.0

SHEET 4 OF 5



2287-00

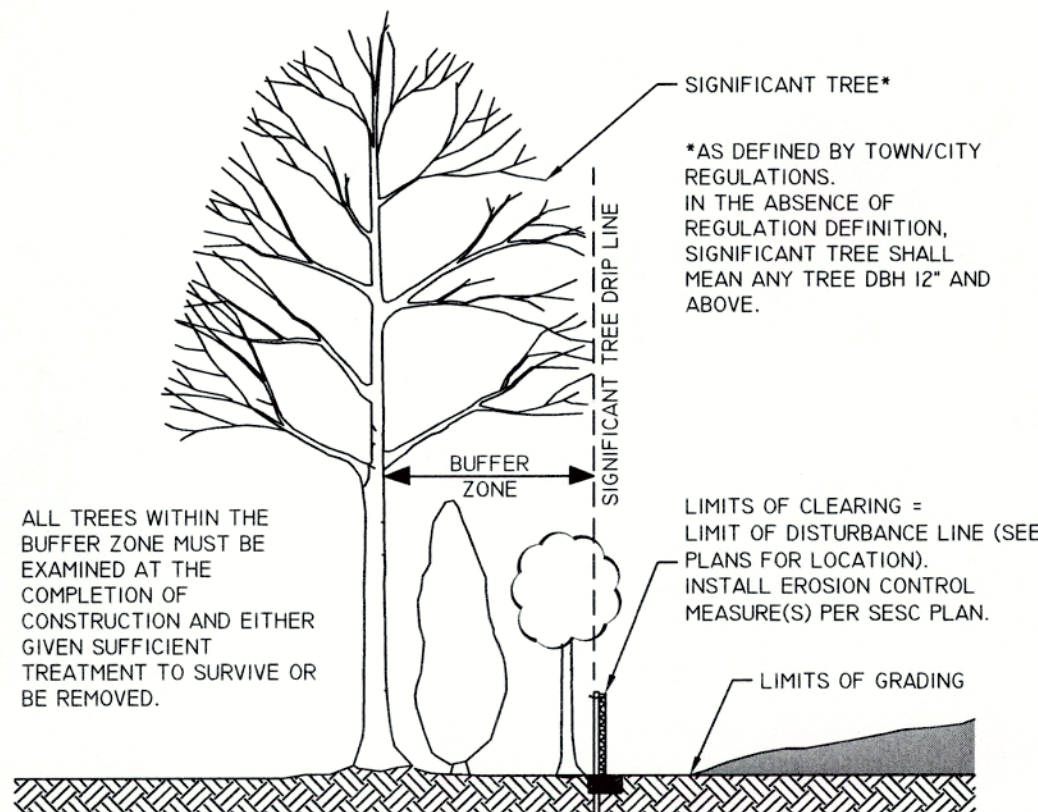
Y:\2200 SERIES\2287-963 NORTH MAIN STREET, CARWASH, PROVIDENCE, RI\2287-SITE PLAN\DWG PLATTED: 5/6/2025



- NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
 2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
 3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.

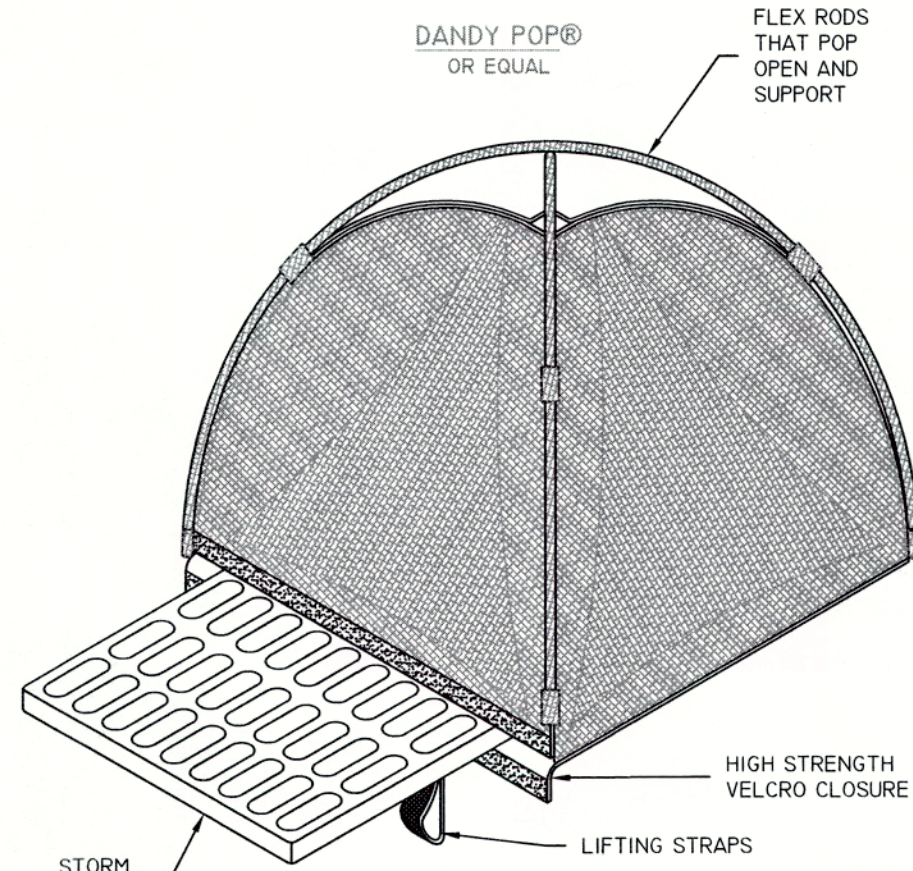
CATCH BASIN EROSION CONTROL

NOT TO SCALE



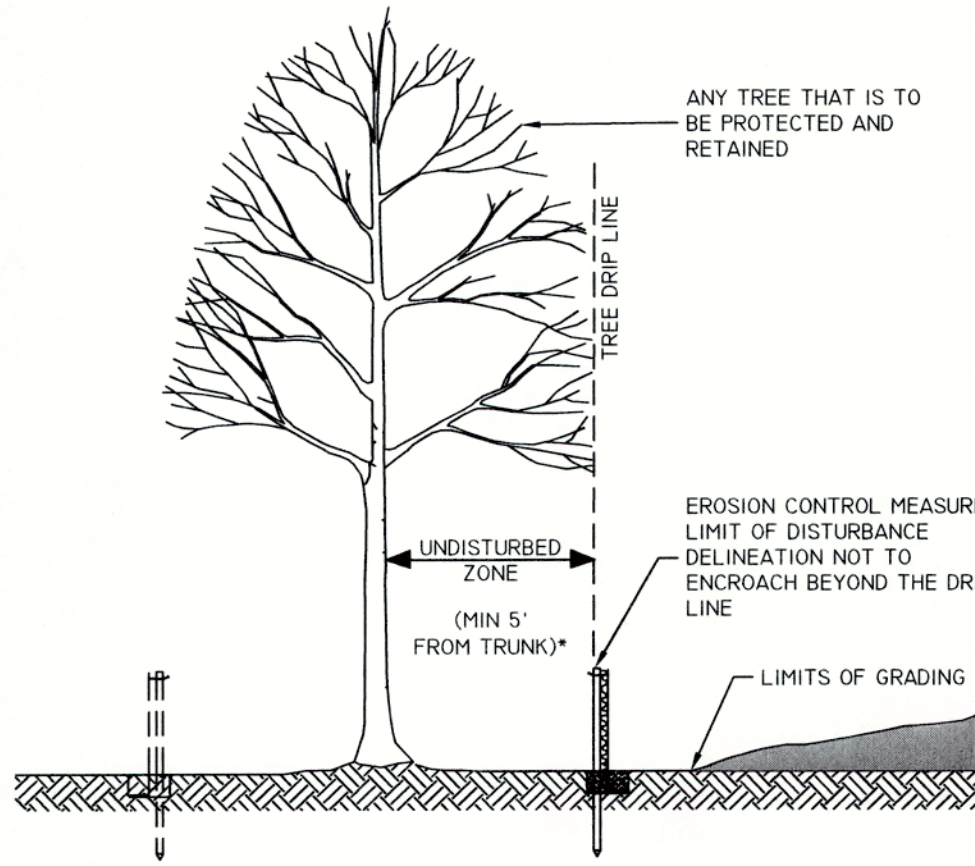
LIMIT OF DISTURBANCE AT VEGETATION

NOT TO SCALE



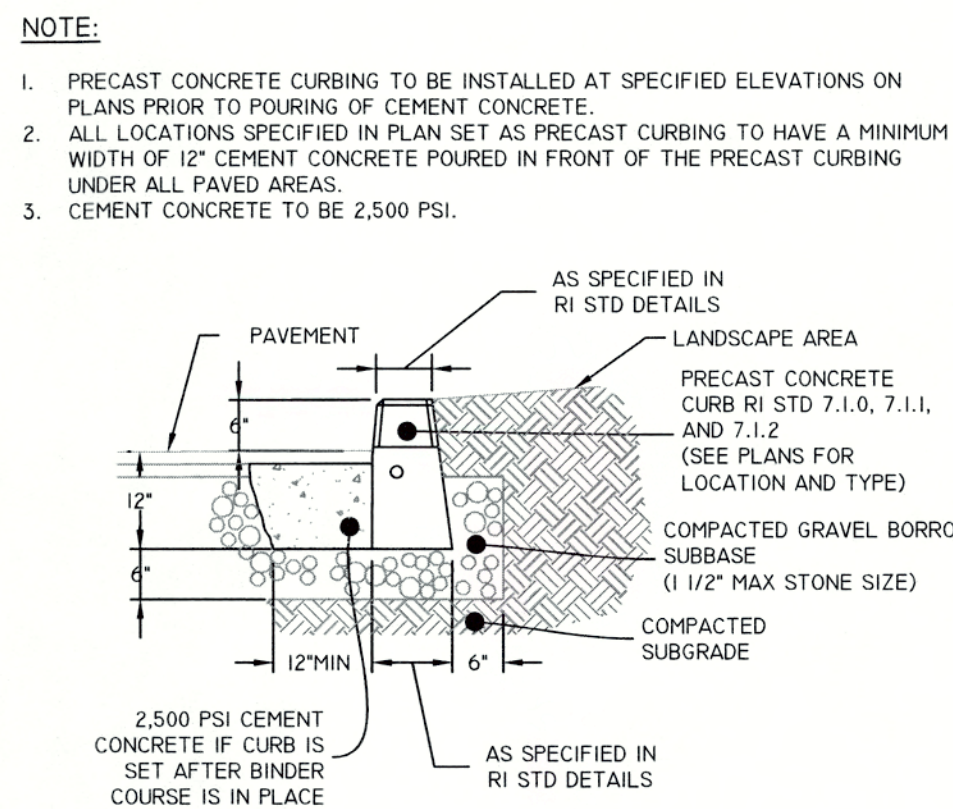
INLET SEDIMENT CONTROL DEVICES

NOT TO SCALE



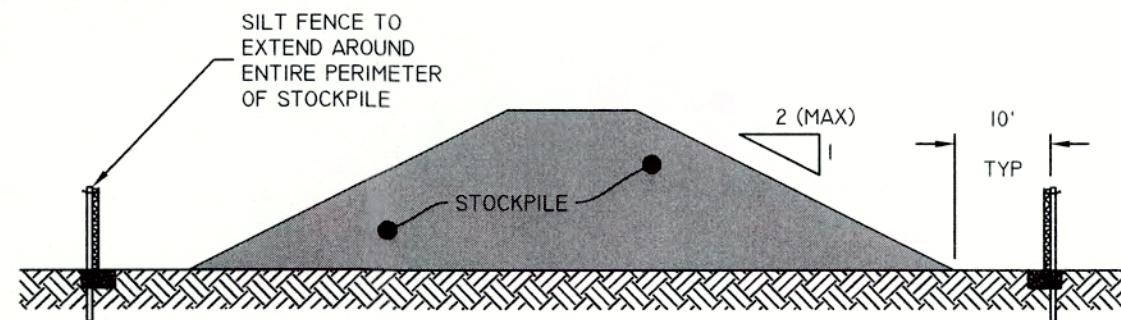
TREE PROTECTION DETAIL

NOT TO SCALE



CONCRETE CURB LOCK FOR PRECAST CURBING

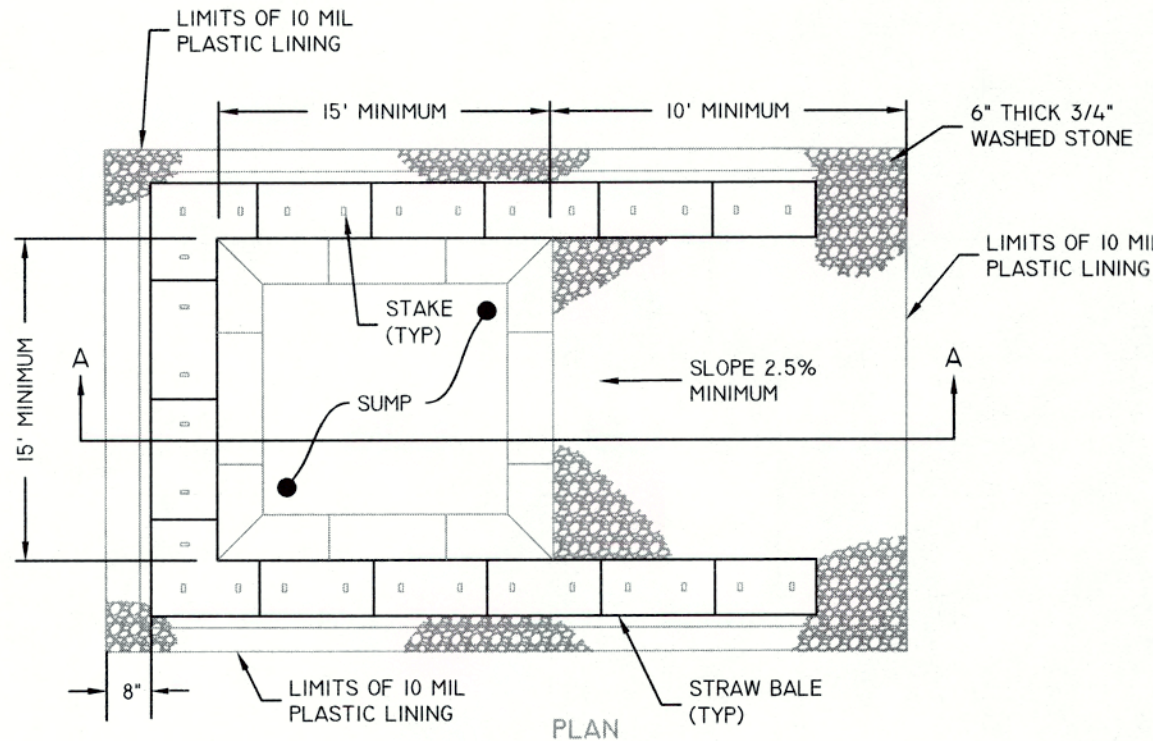
NOT TO SCALE



- NOTES:
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 'STOCKPILE AND STAGING AREA MANAGEMENT' OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
 2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
 3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEED AND MULCH IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
 4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2" OF RAINFALL. REPAIR/ REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
 5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

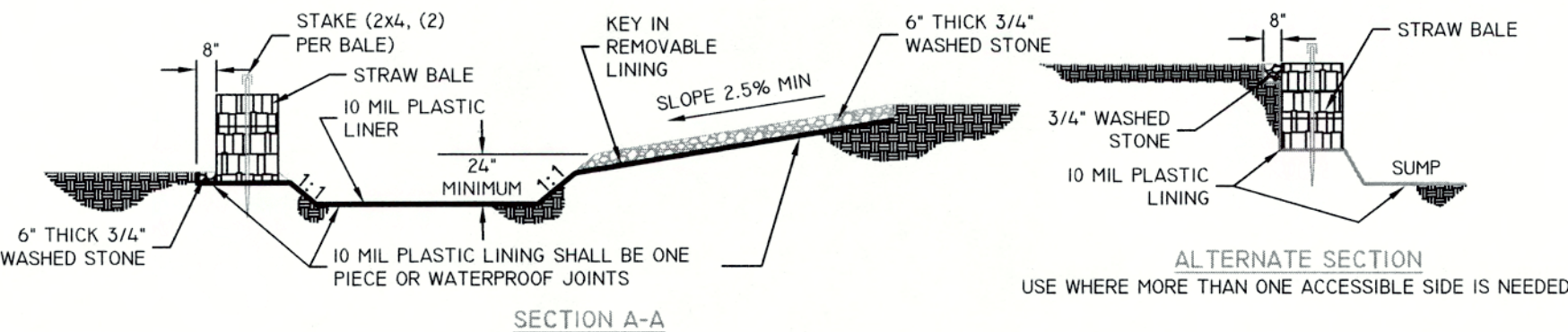
STOCKPILE PROTECTION

NOT TO SCALE

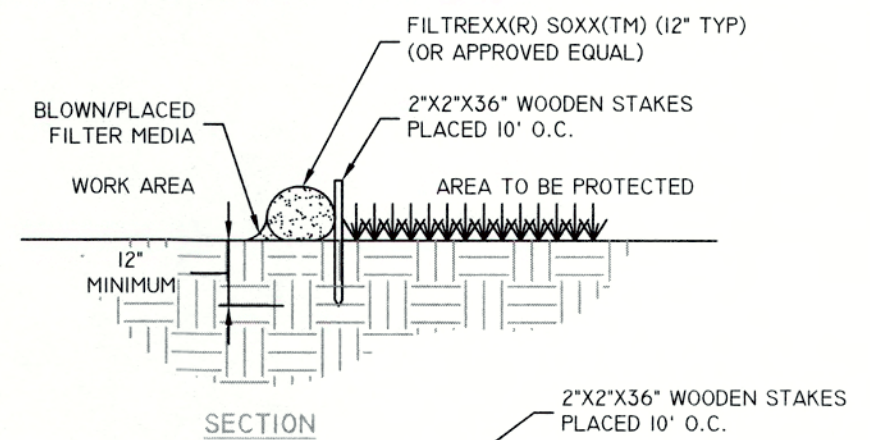


CONCRETE WASHOUT AREA

NOT TO SCALE



- NOTES:
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
 2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
 3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
 4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
 5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
 6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
 7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

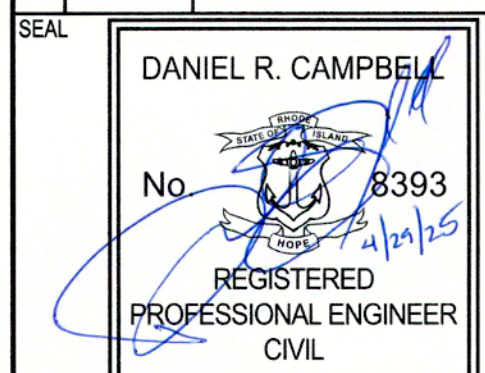


- NOTES:
1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
 2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
 4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
 5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED ALONG AREA SHOWN ON THE PLANS.
 6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.

FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)

NOT TO SCALE

NO	DATE	REVISIONS
1	02/27/2025	SPECIAL USE PERMIT
2	04/09/2025	CALCULATION CHANGES
3	04/25/2025	MINOR PLAN CHANGES
4	04/29/2025	MINOR PLAN CHANGES



DATE : 02/03/2025
DRAWN : NDK/DR
SCALE : AS SHOWN

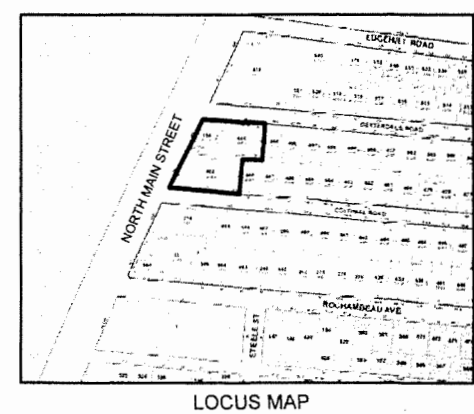
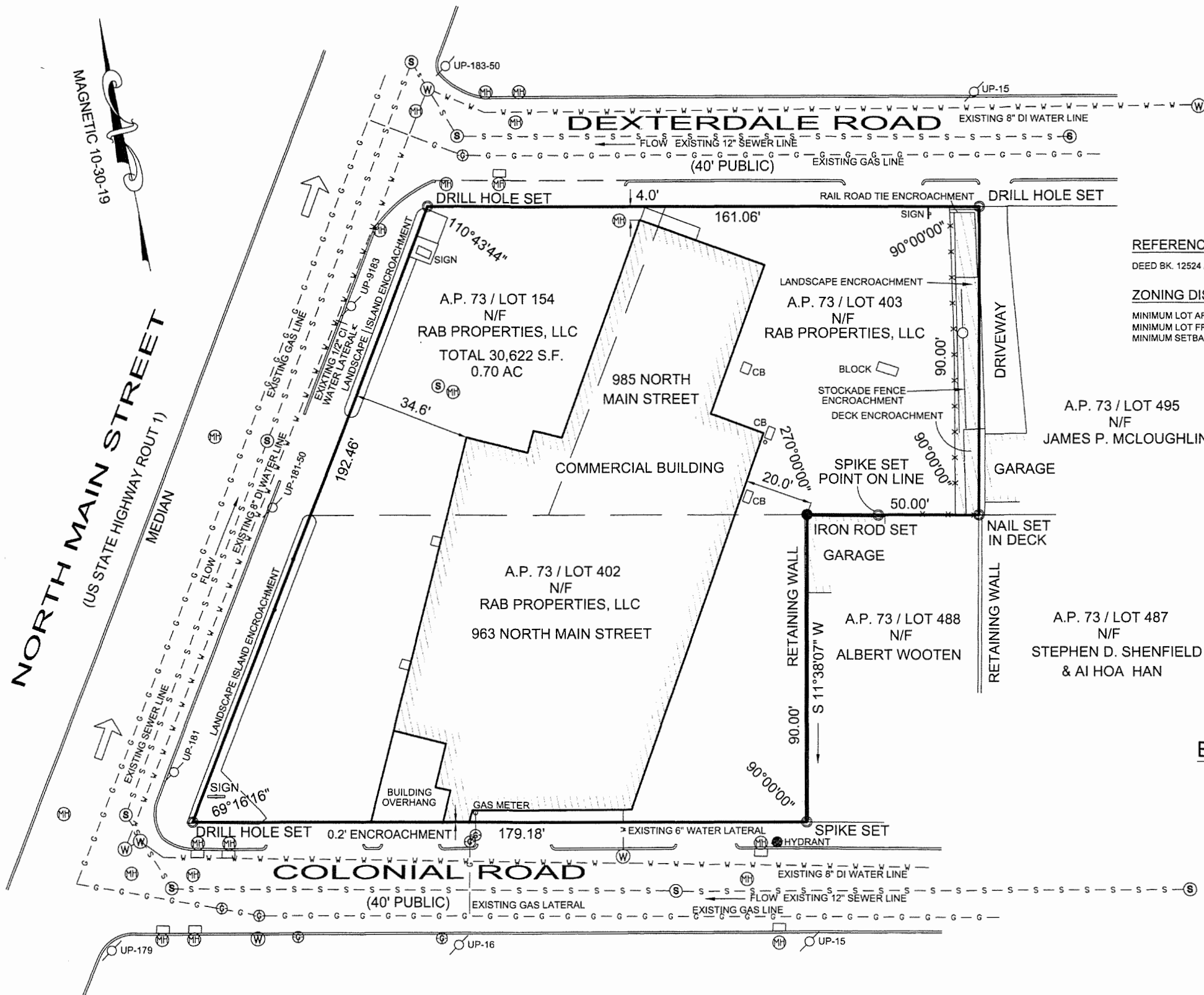
963 NORTH MAIN ST.
AP 73. LOTS 154, 402 & 403
963 NORTH MAIN STREET
PROVIDENCE, RHODE ISLAND

LEVEL
DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

DETAIL SHEET

C-3.0
SHEET 5 OF 5

2287-00



REFERENCE:
DEED BK. 12524 / PG. 262

ZONING DISTRICT C-2

MINIMUM LOT AREA NONE
MINIMUM LOT FRONTAGE NONE
MINIMUM SETBACKS: FRONT BUILD-TO ZONE OF 0' TO 5' / FOOTNOTE: 503.A.6
SIDE NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'
CORNER SIDE BUILD-TO ZONE OF 0' TO 5' (See 503.A.6 Build to Percentage)
REAR NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 20'
MAXIMUM BUILDING & IMPERVIOUS SURFACE COVERAGE: NONE
MAXIMUM BUILDING HEIGHT: 50' NOT TO EXCEED 4 STORIES.
MINIMUM FIRST STORY HEIGHT 9' RES. 11' NON-RES USE
MINIMUM BUILDING HEIGHT 16'

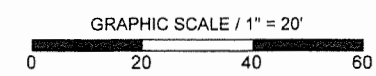
BOUNDARY STAKE-OUT SURVEY

A.P. 73 / LOT 154, 402, & 403
965 NORTH MAIN STREET
PROVIDENCE, R.I.
SCALE: 1"=20' DATE: NOVEMBER 7, 2019

PREPARED FOR:
THOMAS BADWAY
PO BOX 6426
PROVIDENCE, R.I. 02940

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9558 / DWG. NO. 9558 - (JNP)



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: Nov 7, 2019

BY: RICHARD T. BZDYRA, PLS. LICENSE #1786, COA # LS-A60



NORTH MAIN ST. CAR WASH

NORTH MAIN ST. CAR WASH MENU	
EXTERIOR WASH	8.00
PULL SERVICE	20.00
SUPER WASH	25.00
ROYAL WASH	30.00
SUPREME WASH	35.00



NORTH MAIN STREET
**AUTO
WASH**

NORTH MAIN STREET
**AUTO
WASH**

100% BRUSHLESS CAR • VAN WASH
NORTH MAIN STREET
Full Serv



100%
BRUSHLESS

CAR • VAN
WASH

NORTH
MAIN STREET

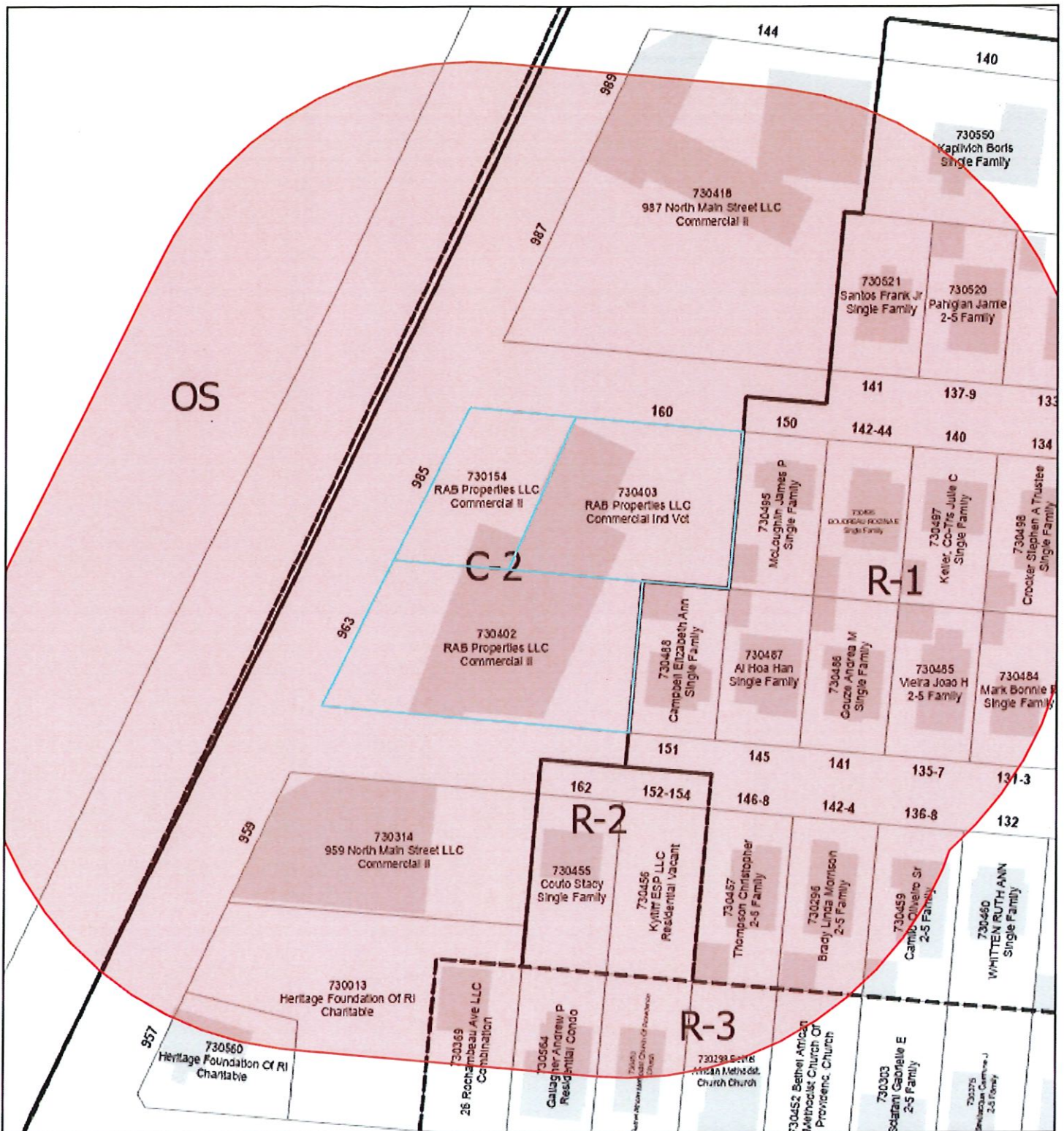
Full Service Car Wash

CARPET
SHAMPOO

DETAIL
SERVICE



Radius Map



3/6/2025, 3:37:04 PM

1:1,317

