

Brett P. Smiley
Mayor

Marc A. Greenfield
Chair



FILED

2025 DEC 11 A 11:40

Zoning Board of Review DEPT. OF CITY CLERK
PROVIDENCE, R.I.

RESOLUTION NO. 2025-21

December 11, 2025

IN RE: ZBR-25-20 - Application for a Dimensional Variance (screening shrubbery) and a Special Use Permit (car wash)

PROPERTY: Tax Assessor's Plat 27, Lots 42 & 78
68 Pleasant Valley Parkway (M-1 Light Industrial District)

OWNER: Johnson & Wales University
8 Abbott Park Place
Providence, RI 02903

APPLICANT: Scrubadub Auto Car Wash Centers
172 Worcester Road
Natick, MA 01760

COUNSEL: Joseph Shekarchi, Esq.
51 Jefferson Blvd, Suite 400
Warwick, RI 02888

On November 12, 2025, the within matter came before the Zoning Board of Review (the "Board") for a duly noticed public hearing on the request by the Owner and Applicant (together the "Applicant") for a dimensional variance and a special use permit at the above-designated Properties (the "Property"). The following members of the Board were present throughout the hearing: Chair Greenfield, Ms. Maniotes, Mr. Holt, Mr. Ryan, and Mr. Scott.

WHEREAS, prior to the hearing, the members of the Board individually made inspections of the Property and of the surrounding neighborhood; and

WHEREAS, Attorney Joseph Shekarchi presented the application and the testimony of Kelly Saleeba of Crossman Engineering, and Daniel Paisner on behalf of the owner; and

WHEREAS, the Board heard oral comments from abutting property owners Erick Bright, Chris Jones, and Gonzalo Cuervo, and received a written memo from Attorney Tim More on behalf of The Paul Cuffee School, Rathbone Properties LLC, Teatro Group LLC, and 67 Rathbone LLC; and

WHEREAS, the Applicant amended the request during the hearing to provide 27 shrubs where 39 had previously been proposed along the northeasterly demising lot line between the Property and abutting lot 84, in order to accommodate potential minor changes to the drive aisles abutting that lot line pursuant to further negotiations regarding an easement with abutting owners; and

WHEREAS, the Board received, and the Chair read into the record, the November 12, 2025, recommendation of the Department of Planning and Development ("DPD") recommending the approval of the dimensional variance and special use permit.

NOW, THEREFORE, after consideration of the application, the testimony, and all other evidence of record, upon motions by Mr. Holt, seconded by Mr. Ryan, the Board voted (5-0) to APPROVE the application for a dimensional variance and special use permit.

**THE BOARD HEREBY MAKES THE FOLLOWING
FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. The Property is located in an M-1 Light Industrial District and consists of two separate and contiguous lots totaling approximately 38,622 square feet. The Property is improved with an existing warehouse structure that the Applicant proposes to raze in order to construct a new carwash.
2. The Applicant is requesting to merge the lots and construct a new carwash which requires a special use permit pursuant to Ordinance §1201 (Table 12-1) and § 1202.F. The Applicant also requests partial relief from the landscaping requirement for plantings every three (3) feet at the subject interior side lot lines. The Applicant has received City Forester permission for a modification to the width of a portion of the Perimeter Landscape Strip pursuant to Ordinance § 1504.E., and represents that the project will otherwise conform to the (other) landscaping requirements in Article 15 of the Ordinance.
3. The Board finds that the dimensional relief sought is due to the unique characteristics of the subject Property. More specifically, the lot is bounded on two sides by existing structures, which are built right to the lot lines, thus the lengths of lot line where relief is being requested are coincident with the faces of these existing abutting buildings.
4. There was no evidence presented or elicited that the relief sought is due to a physical or economic disability of the Applicant, or that it is the result of prior action of the Applicant.
5. The Board finds that granting the requested dimensional variance will not alter the general character of the surrounding area nor impair the intent or purpose of the Ordinance and/or Comprehensive Plan. In fact, the proposed site improvements will further the Ordinance and Comprehensive Plan by adding additional landscaping and canopy coverage to an industrial area.
6. The Board concludes that the hardship suffered by the Applicant if the dimensional variance is not granted will amount to more than a mere inconvenience, and the relief sought is minimal to a reasonable enjoyment of the proposed use. In this vein, the Board finds compelling the testimony of the Applicant and its expert that the landscaping design with the reduced

shrubbery proposed is the only viable site layout to operate a carwash within the confines of the Property.

7. The Board further concludes that granting the proposed special use permit for a carwash will not substantially injure the use and enjoyment of, nor significantly devalue neighboring property and will not be detrimental or injurious to the general health or welfare of the community. The Board agrees that this portion of Pleasant Valley Parkway is auto oriented and industrial in nature with gas stations and industrial buildings located in close proximity to the site. A negative effect on the health of the community or surrounding property is not expected as the car wash use would be similar in character to neighboring uses and is not expected to generate activity that would affect the enjoyment of neighboring property.
8. The Board finds that, with the dimensional relief granted in this matter, the use of the Property for a car wash complies with § 1202.F.

WHEREFORE, upon motion by upon motions by Mr. Holt, seconded by Mr. Ryan, the Board voted (5-0) to APPROVE the application for a dimensional variance to reduce the number of screening shrubs required, and a special use permit for principal use as a car wash.

By Order of the Zoning Board of Review.



MARC GREENFIELD
CHAIR

NOTICE TO OWNERS/APPLICANTS:

- A. SECTION 1901/1902 OF THE ORDINANCE REQUIRES THAT ANY VARIANCE OR SPECIAL USE PERMIT GRANTED BY THE BOARD SHALL EXPIRE SIX MONTHS AFTER THE DATE OF THE FILING OF THE RESOLUTION IN THE OFFICE OF THE BOARD UNLESS THE APPLICANT SHALL, WITHIN THE SIX MONTHS, OBTAIN A LEGAL, COMPLETE BUILDING PERMIT AND PROCEED WITH CONSTRUCTION; IF NO CONSTRUCTION IS REQUIRED, THE APPLICANT SHALL OBTAIN A LEGAL BUILDING PERMIT FOR THE USE, OR A CERTIFICATE OF OCCUPANCY. DEMOLITION AND FOUNDATION PERMITS ARE NOT BUILDING PERMITS FOR PURPOSES OF THIS REQUIREMENT. NO PERMIT OR CERTIFICATE OF OCCUPANCY WILL ISSUE UNTIL THE OWNER AND/OR ITS REPRESENTATIVE COMPLIES WITH PARAGRAPH B BELOW.
- B. THE ORIGINAL RESOLUTION IS ON FILE IN THE OFFICE OF THE ZONING BOARD OF REVIEW. THE OWNER OR THEIR REPRESENTATIVE MUST OBTAIN THE ORIGINAL RESOLUTION FROM SAID OFFICE, RECORD THE RESOLUTION IN THE CITY'S LAND EVIDENCE RECORDS, AND PROVIDE COPIES OF THE RECORDED RESOLUTION TO BOTH THE OFFICE OF THE ZONING BOARD OF REVIEW AND THE DEPARTMENT OF INSPECTION AND STANDARDS.

MOTION TO APPROVE THE DIMENSIONAL VARIANCE

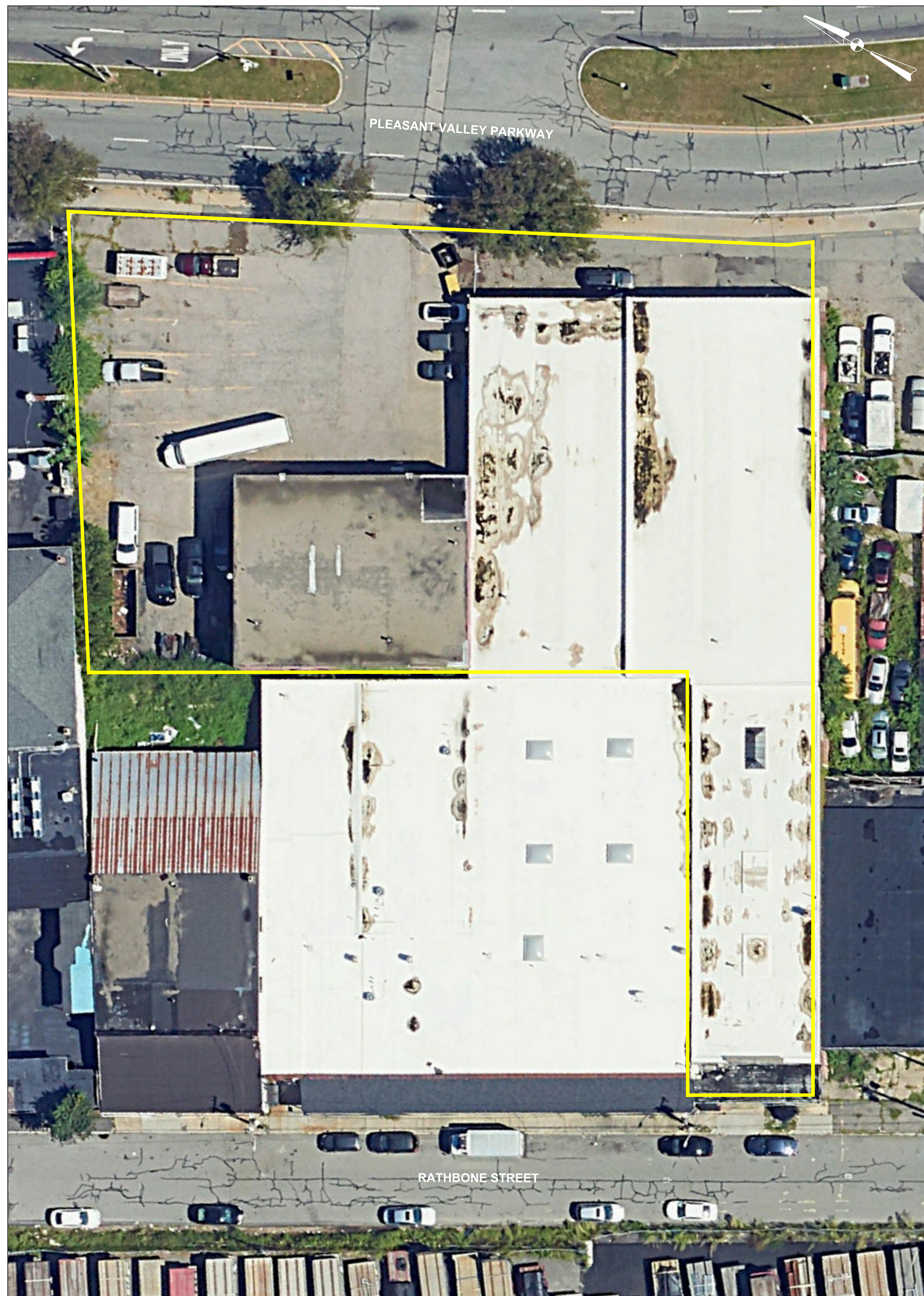
MADE BY: Holt
SECONDED BY: Ryan
MEMBERS VOTING IN FAVOR: Holt, Ryan, Scott, Rodriguez, Greenfield
MEMBERS VOTING AGAINST: None

MOTION TO APPROVE THE SPECIAL USE PERMIT

MADE BY: Holt
SECONDED BY: Ryan
MEMBERS VOTING IN FAVOR: Holt, Ryan, Scott, Rodriguez, Greenfield
MEMBERS VOTING AGAINST: None

DOC: 2025406079
BK 14603 PG 232

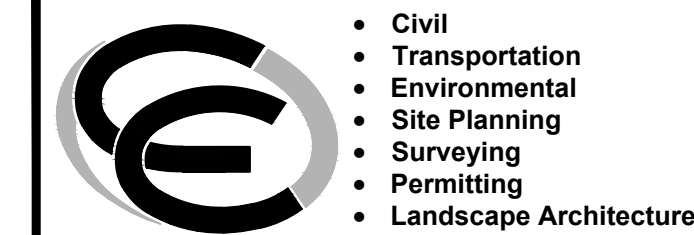
RECEIVED:
Providence
Received for Record
12/12/2025 09:51:45 AM
Document Num: 2025406079
Jeanne Pascone
Recorder of Deeds



EXISTING CONDITIONS



POST DEVELOPMENT



Crossman Engineering

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100 Jefferson Blvd., Suite 200
Warwick, RI 02886
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North Attleboro, MA 02760
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Zoning Board of Review
Approved Plans for ZBR 2025-21
December 11, 2025
Page 1 of 6

PROJECT TITLE:

PROPOSED CAR WASH
PLAT MAP 27, LOTS 42 & 78
DISTRICT M-1
LIGHT INDUSTRIAL DISTRICT
68 PLEASANT VALLEY
PARKWAY
PROVIDENCE, RI

PREPARED FOR:

SCRUBADUB AUTO
CAR WASH CENTERS
172 WORCESTER ROAD
NATICK, MA 01760

DRAWING TITLE:

AERIAL MAP

DATE: SEPTEMBER 2025 SCALE: 1"=20'

DWG. NAME: 2922-03-AERIAL.dwg

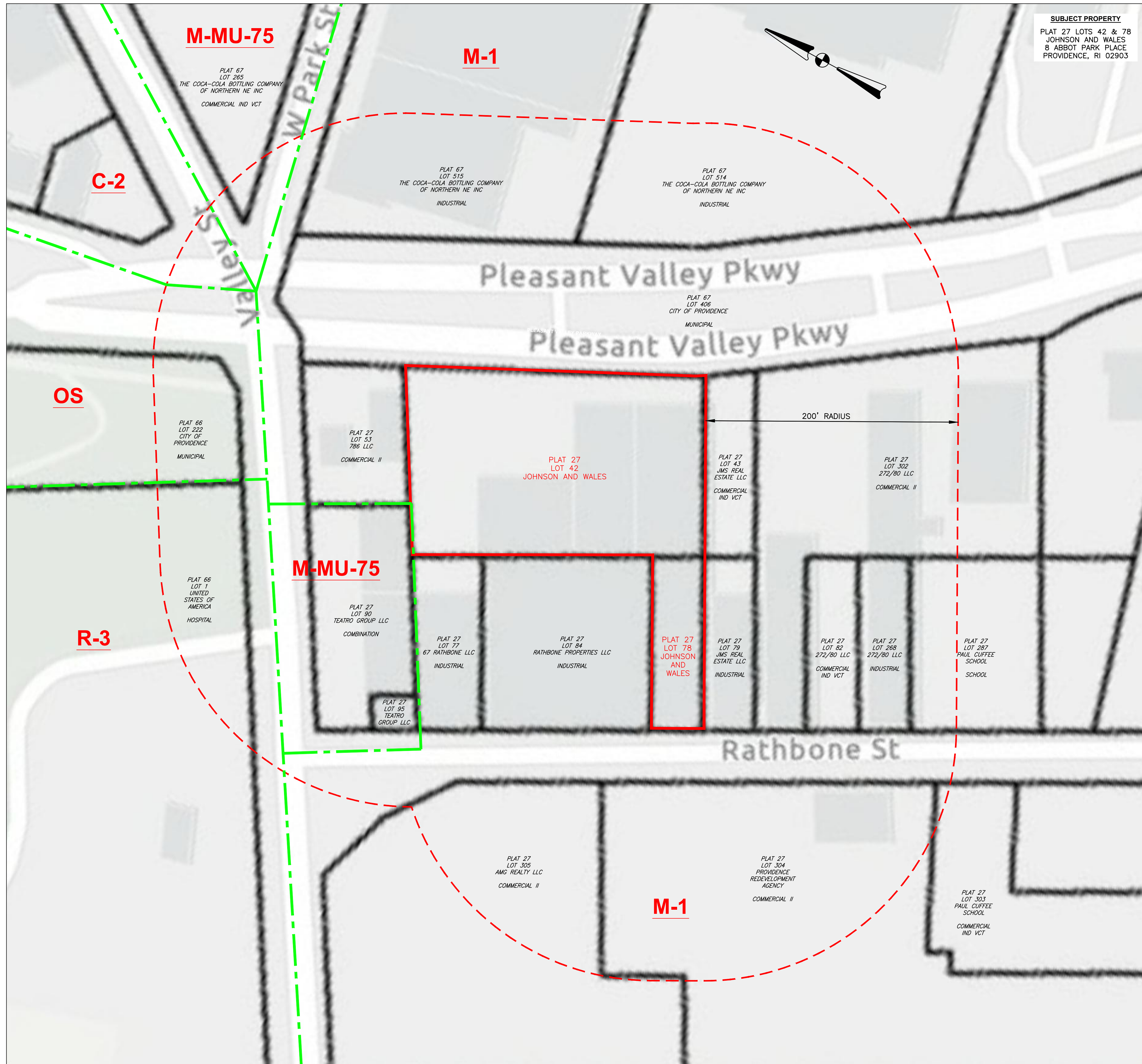
REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER

C2

SHEET: 3 OF 16



SUBJECT PROPERTY
 PLAT 27 LOTS 42 & 78
 JOHNSON AND WALES
 8 ABBOT PARK PLACE
 PROVIDENCE, RI 02903

LIST OF ABUTTERS WITHIN 200'
 (AS OF SEPTEMBER 2025)

- | | |
|---|---|
| PLAT 27 LOT 43
JMS REAL ESTATE LLC
28 DOVER STREET
PROVIDENCE, RI 02908 | PLAT 27 LOT 302
272/80 LLC
400 RESERVOIR AVENUE, UNIT 3A
PROVIDENCE, RI 02907 |
| PLAT 27 LOT 53
786 LLC
38 STEEPLE LANE
LINCOLN, RI 02865 | PLAT 27 LOT 303
PAUL CUFFEE SCHOOL
459 PROMENADE STREET
PROVIDENCE, RI 02908 |
| PLAT 27 LOT 77
67 RATHBONE LLC
67 RATHBONE STREET
PROVIDENCE, RI 02908 | PLAT 27 LOT 304
PROVIDENCE REDEVELOPMENT AGENCY
444 WESTMINSTER STREET, SUITE 3A
PROVIDENCE, RI 02903 |
| PLAT 27 LOT 79
JMS REAL ESTATE LLC
28 DOVER STREET
PROVIDENCE, RI 02908 | PLAT 27 LOT 305
AMG REALTY LLC
59 HEMLOCK STREET
PROVIDENCE, RI 02908 |
| PLAT 27 LOT 82
272/80 LLC
400 RESERVOIR AVENUE, UNIT 3A
PROVIDENCE, RI 02907 | PLAT 66 LOT 1
UNITED STATES OF AMERICA
2 EXCHANGE TERRACE
PROVIDENCE, RI 02903 |
| PLAT 27 LOT 84
RATHBONE PROPERTIES LLC
124 WEST PARK STREET
PROVIDENCE, RI 02908 | PLAT 66 LOT 222
CITY OF PROVIDENCE
PROVIDENCE CITY HALL
25 DORRANCE STREET
PROVIDENCE, RI 02903 |
| PLAT 27 LOT 90
TEATRO GROUP LLC
681 VALLEY STREET
PROVIDENCE, RI 02908 | PLAT 67 LOT 265
THE COCA COLA BOTTLING COMPANY
OF NORTHERN NE, INC.
1 EXECUTIVE PARK DRIVE, SUITE 300
BEDFORD, NH 03110 |
| PLAT 27 LOT 95
TEATRO GROUP LLC
681 VALLEY STREET
PROVIDENCE, RI 02908 | PLAT 67 LOT 406
CITY OF PROVIDENCE
PROVIDENCE CITY HALL
25 DORRANCE STREET
PROVIDENCE, RI 02903 |
| PLAT 27 LOT 268
272/80 LLC
400 RESERVOIR AVENUE, UNIT 3A
PROVIDENCE, RI 02907 | PLAT 67 LOT 514
THE COCA COLA BOTTLING COMPANY
OF NORTHERN NE, INC.
1 EXECUTIVE PARK DRIVE, SUITE 300
BEDFORD, NH 03110 |
| PLAT 27 LOT 287
PAUL CUFFEE SCHOOL
459 PROMENADE STREET
PROVIDENCE, RI 02903 | PLAT 67 LOT 515
THE COCA COLA BOTTLING COMPANY
OF NORTHERN NE, INC.
1 EXECUTIVE PARK DRIVE, SUITE 300
BEDFORD, NH 03110 |

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Crossman Engineering
 Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02888, Phone: (401) 735-5660
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760, Phone: (508) 895-1700
 Email: cei@crossmaneng.com

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PROJECT TITLE:
PROPOSED CAR WASH
PLAT MAP 27, LOTS 42 & 78
DISTRICT M-1
LIGHT INDUSTRIAL DISTRICT
68 PLEASANT VALLEY
PARKWAY
PROVIDENCE, RI

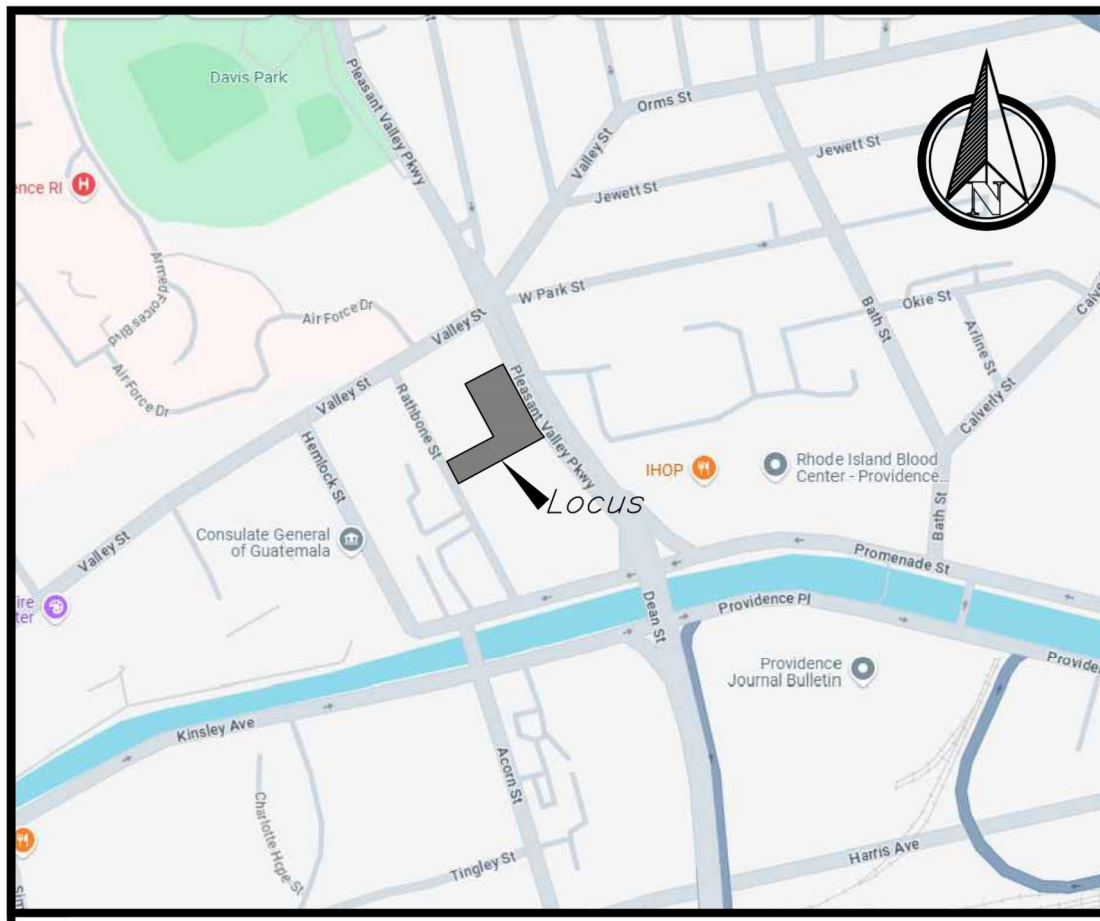
PREPARED FOR:
SCRUBADUB AUTO
CAR WASH CENTERS
172 WORCESTER ROAD
NATICK, MA 01760

DRAWING TITLE:
200' RADIUS MAP

DATE: SEPTEMBER 2025	SCALE: 1"=40'
DWG. NAME: 2922-03-RADIUS.dwg	

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER
C3
 SHEET: 4 OF 16



Locus Plan
Not to Scale

- Notes:**
- Field survey work performed by Crossman Engineering on 12/03/2024.
 - Any and all utilities shown hereon are plotted from field location of visible above ground structures, plans of record and/or locations provided by the utility owner. Any underground utility information shown hereon must be verified in the field prior to any excavation or construction on this site. The contractor or users of this plan should contact DigSafe prior to any work. Crossman Engineering, Inc. assumes no responsibility for the accuracy or completeness of the information shown.
 - The horizontal datum is the Rhode Island state plane coordinate system (NAD83) and the vertical datum is NAVD88 established using gnss rtk network control.
 - Abutters information taken from the City of Providence, RI tax assessors records in month of year. This information is not a certification of title or ownership for the properties shown. The properties hereon are subject to any recorded or unrecorded easements, restrictions, or conditions of record which may not be depicted on this plan.
 - A further review of the survey results reveals a possible encroachment issue, where a portion of the subject property's building appears to extend beyond the legal boundary line onto neighboring lots 43 & 79, as defined on the survey plot.

Plan references:
City of Providence Street Line Plan 51-23
Plan Book 97 Page 134
City Engineers Office Street Line Dept. April 7, 1898 020746 Office No. 1174, Drawer 96, Sheet 8, Scale 60 feet per inch
City of Providence Street Line Plan 96-9-29
Johnson & Wales College Maintenance Garage Pleasant View Parkway, Providence, RI, Alfred Kazan, AIA, Architect, 208 Weybosset St. Providence, R.I. Drawing No. 1 Date 25 Feb, 1985

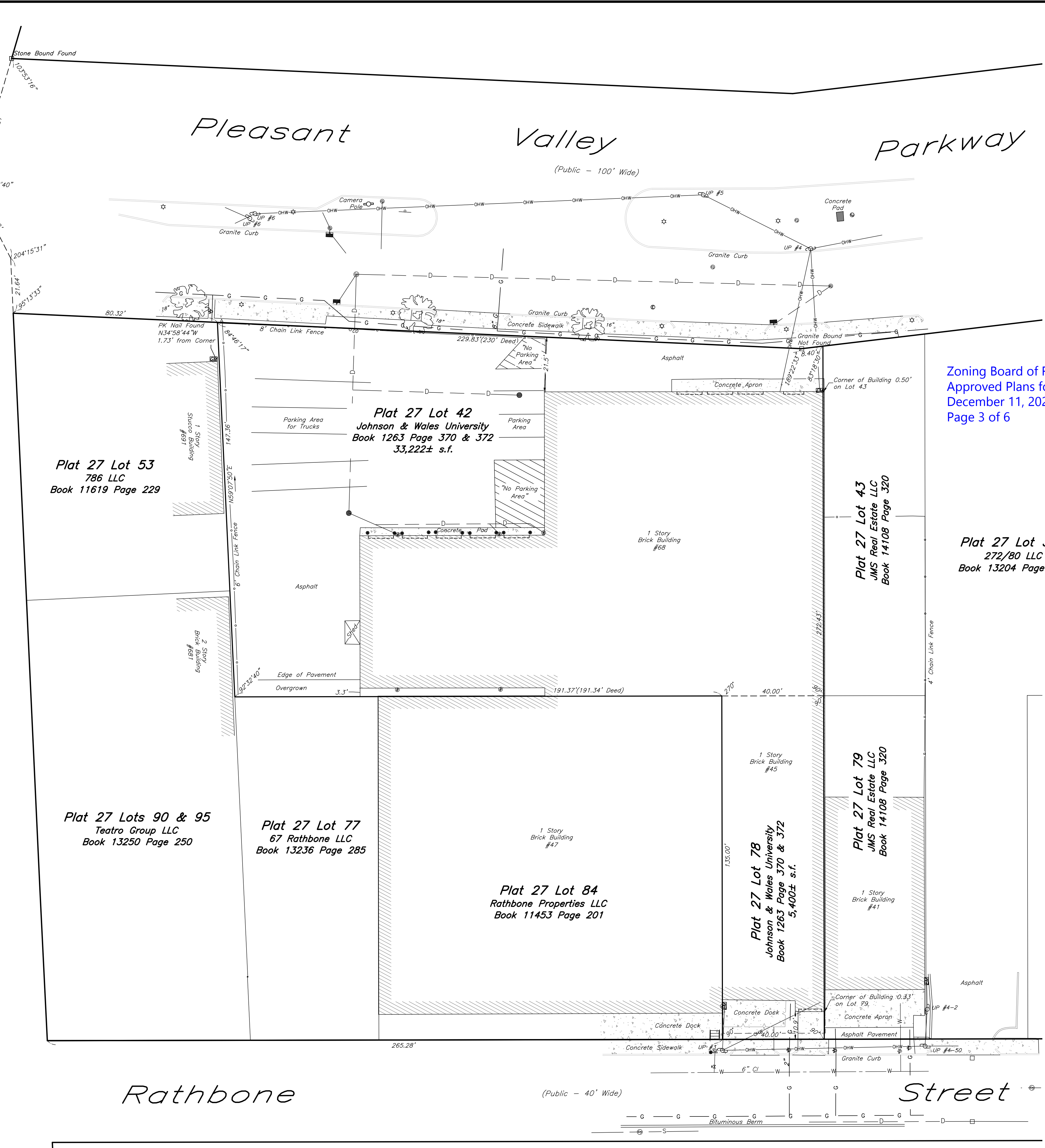
Legal description of parcels
Beginning at a point in the northeasterly line of said Rathbone Street at the most westerly corner of land now or formerly of Benedetto A. Buonanno and wife, said point of beginning being the most southerly corner hereof; thence northwesterly, bounding southwesterly on said Rathbone Street, forty (40) feet to land now or formerly of Gaspee Realty Company, Inc.; thence northeasterly at right angles to said Rathbone Street, bounding northwesterly on said last named land, one hundred thirty-five (135) feet to the most easterly corner thereof; thence northwesterly, bounding southwesterly on said last named land in part and in part on land now or formerly of Al-Jac's, Inc., in all one hundred ninety-one and 34/100 (191.34) feet, more or less, to land now or formerly of Gennaro Calcagni and wife, thence northeasterly, bounding northwesterly on said Calcagni land in part and in part on land now or formerly of Antonio S. Simeone, in all one hundred forty-seven and 35/100 (147.35) feet to said Pleasant Valley Parkway; thence southeasterly, bounding northeasterly on said Pleasant Valley Parkway, two hundred thirty (230) feet to an angle therein at a granite bound; thence turning an exterior angle of 170° 37' 27" and running still southeasterly, bounding northeasterly on said Pleasant Valley Parkway, eight and 4/10 (8.4) feet to said Buonanno land; thence southwesterly, bounding southeasterly on said Buonanno land, two hundred seventy-two and 43/100 (272.43) feet to said Rathbone Street at the point of beginning.

Legend

⊕	Sign
⊕LP	Light Pole
■ □	Drainage Catch Basin
—	Drainage Curb Inlet
⊕	Drainage Manhole
⊕UP #	Utility Pole
—	Guy Wire
—OHW	Overhead lines
⊕	Electric Manhole
⊕	Electric Meter
⊕	Gas Gate
⊕	Gas Meter
⊕	Gas Shutoff
⊕	Telephone Manhole
⊕	Sewer Manhole
⊕	Sewer Cleanout
⊕	Fire Hydrant
⊕	Water Gate
⊕	Water Shutoff
—	Chain Link Fence
⊕ (Dec)	Deciduous Tree

Street

Valley



Zoning Board of Review
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Crossman Engineering
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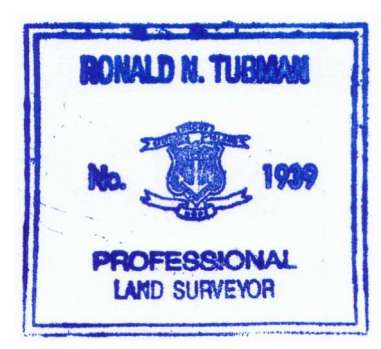
These drawings are the property of Crossman Engineering and have been prepared for their client for a specific site and project. These drawings are not to be modified, copied or used for any other purpose without the written consent of Crossman Engineering.

Certification
To: First American Title
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was complete on December 03, 2024.

Date of Plot or Map: February 13, 2025
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 Measurement Specification I
- Data Accumulation Survey-Topographic Measurement Specification III

The purpose for the plan is to prepare an ALTA/NSPS plot.
Ronald N. Tuerban, PLS # 1939
Certificate of Authorization # A257



ALTA/NSPS Land Title Survey Plan
Assessor's Plat 27 Lots 42 & 78
Lot 42
68 Pleasant Valley Parkway
Providence, RI 02908

Lot 78
45 Rathbone Street
Providence, RI 02908

Property Owner:
Johnson & Wales University
8 Abbott Park Place
Providence, RI 02903

Prepared for:
Aim Realty Warwick, LLC
172 Worcester Street
Natick, MA 01760

Date: February 13, 2025
Scale: 1" = 20'

File Name: 2922_20250213

Field:	Drawn By:	Checked By:
NW & BC	RT & DA	RT

Revisions:

Number	Remarks	Date

Project Number: **2922** Sheet: **1/1**



Crossman Engineering

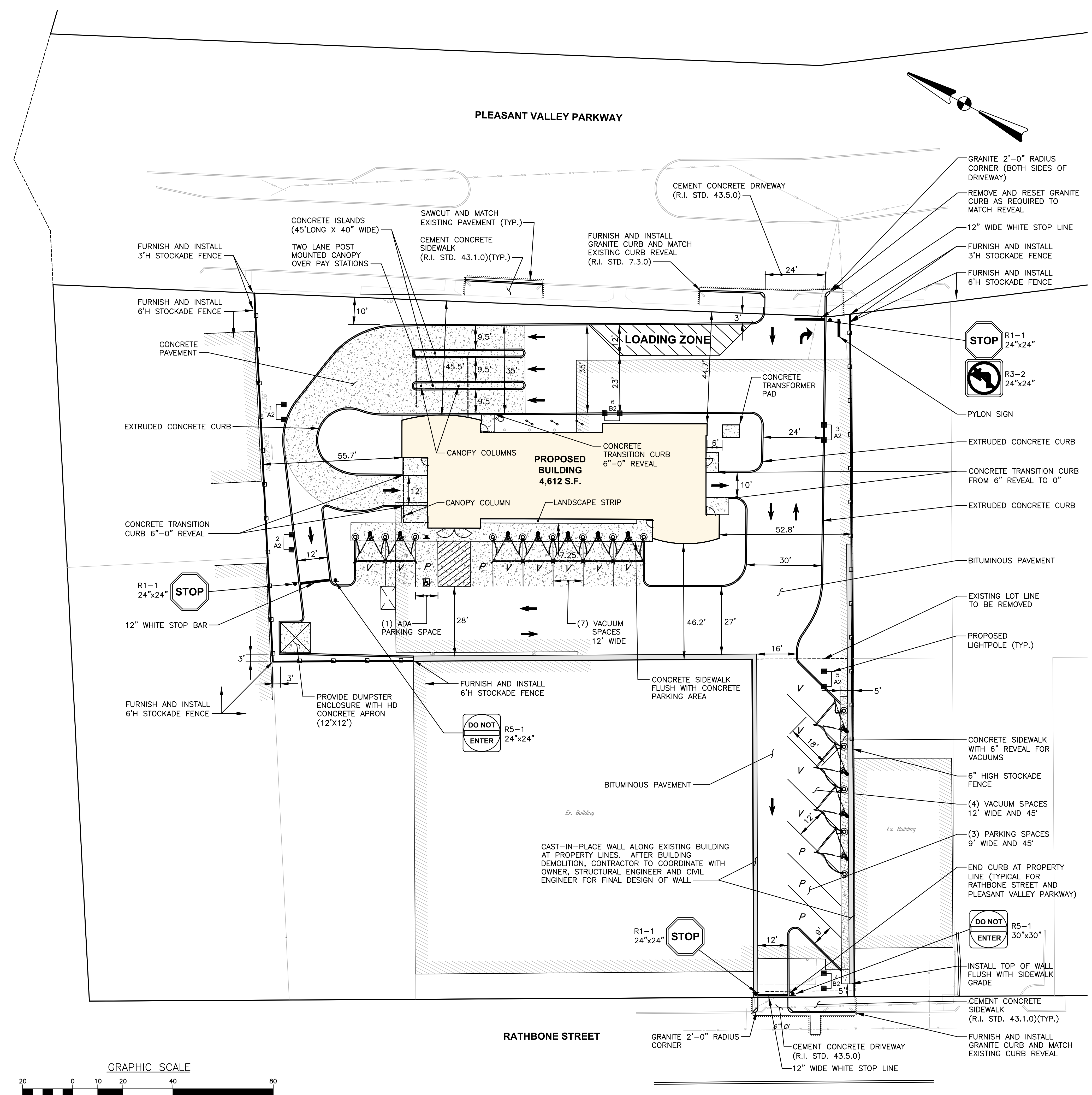
Rhode Island
100 Jefferson Blvd., Suite 200
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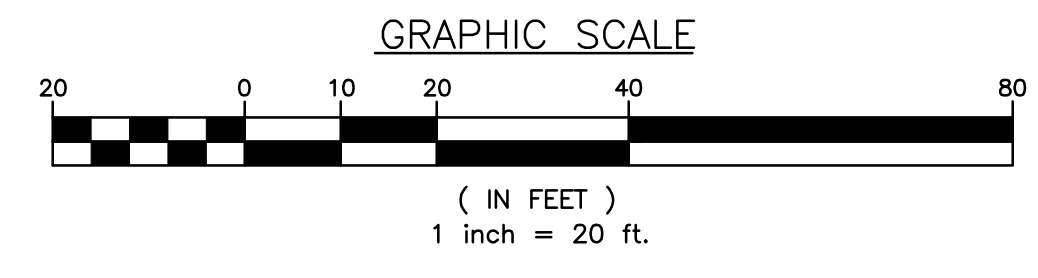


PROVIDENCE ZONING REQUIREMENTS		
ZONING DISTRICT: M1 - LIGHT INDUSTRIAL DISTRICT		
PROPOSED USE: CAR WASH (SPECIAL USE PERMIT REQUIRED)		
MINIMUM LOT REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	NONE	38,622± S.F.
MAXIMUM BUILDING HEIGHT	75'	29'
SETBACK REQUIREMENTS		
MINIMUM FRONT SETBACK	NONE	44.7'
MINIMUM INTERIOR SIDE SETBACK	NONE	52.8'
MINIMUM REAR SETBACK	NONE	46.2'

PARKING REQUIREMENTS	REQUIRED	PROVIDED
2 PER CAR WASH BAY +	2 PARKING SPACES	5 STANDARD 11 VACUUM
3 STACKING SPACES PER BAY	3 STACKING SPACES	>3 SPACES/BAY
PARKING STALL SIZE	8.5'x18'	INTERIOR PARKING: STANDARD = 9'x18' VACUUM = 12'x18'
MIN. AISLE WIDTH	22' FOR 90° PARKING 12' FOR 45° PARKING	27'-28' FOR 90° PARKING 12' FOR 45° PARKING
MAX. DRIVEWAY WIDTH	12' FOR ONE WAY 24' FOR TWO WAY	12' FOR ONE WAY 24' FOR TWO WAY
LANDSCAPE BUFFER ALONG ROW	5' PERIMETER	3'-10'±
BICYCLE SPACES	NONE	NONE

PLAN NOTES:

- PER SECTION 1201 OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A SPECIAL USE PERMIT IS REQUIRED FOR CAR WASH USE IN THE M1 ZONE.
- PER SECTION 1504 OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A MODIFICATION TO THE 5' MIN. PERIMETER LANDSCAPE STRIP IS REQUESTED FROM THE CITY FORESTER.
- PER SECTION 1206, F(1) OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A DIMENSIONAL VARIANCE IS REQUIRED FOR THE LANDSCAPING SHRUB BUFFER ALONG INTERIOR SIDE AND REAR PROPERTY LINES. REFER TO SHEET L1 LANDSCAPE PLAN.



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PROPOSED CAR WASH
PLAT MAP 27, LOTS 42 & 78
DISTRICT M-1
LIGHT INDUSTRIAL DISTRICT
68 PLEASANT VALLEY
PARKWAY
PROVIDENCE, RI

PREPARED FOR:
**SCRUBADUB AUTO
CAR WASH CENTERS**
172 WORCESTER ROAD
NATICK, MA 01760

DRAWING TITLE:
**SITE LAYOUT
PLAN**

DATE: SEPTEMBER 2025 SCALE: 1"=20'

DWG. NAME:
2922-06-SITE.dwg

REVISIONS	NUMBER	REMARKS	DATE
△			

DRAWING NUMBER
C5
SHEET: 6 OF 16



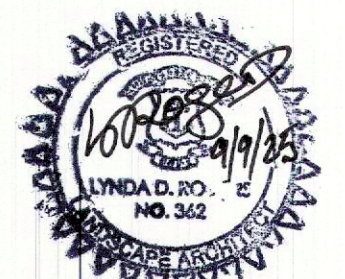
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PROPOSED CAR WASH
PLAT MAP 27, LOTS 42 & 78
DISTRICT M-1
LIGHT INDUSTRIAL DISTRICT
68 PLEASANT VALLEY PARKWAY
PROVIDENCE, RI

PREPARED FOR:
SCRUBADUB AUTO CAR WASH CENTERS
172 WORCESTER ROAD
NATICK, MA 01760

DRAWING TITLE:
LANDSCAPE PLAN

DATE: SEPTEMBER 2025
SCALE: 1"=20'

DWG. NAME: 2922-18-LAND.dwg

REVISIONS		
NUMBER	REMARKS	DATE

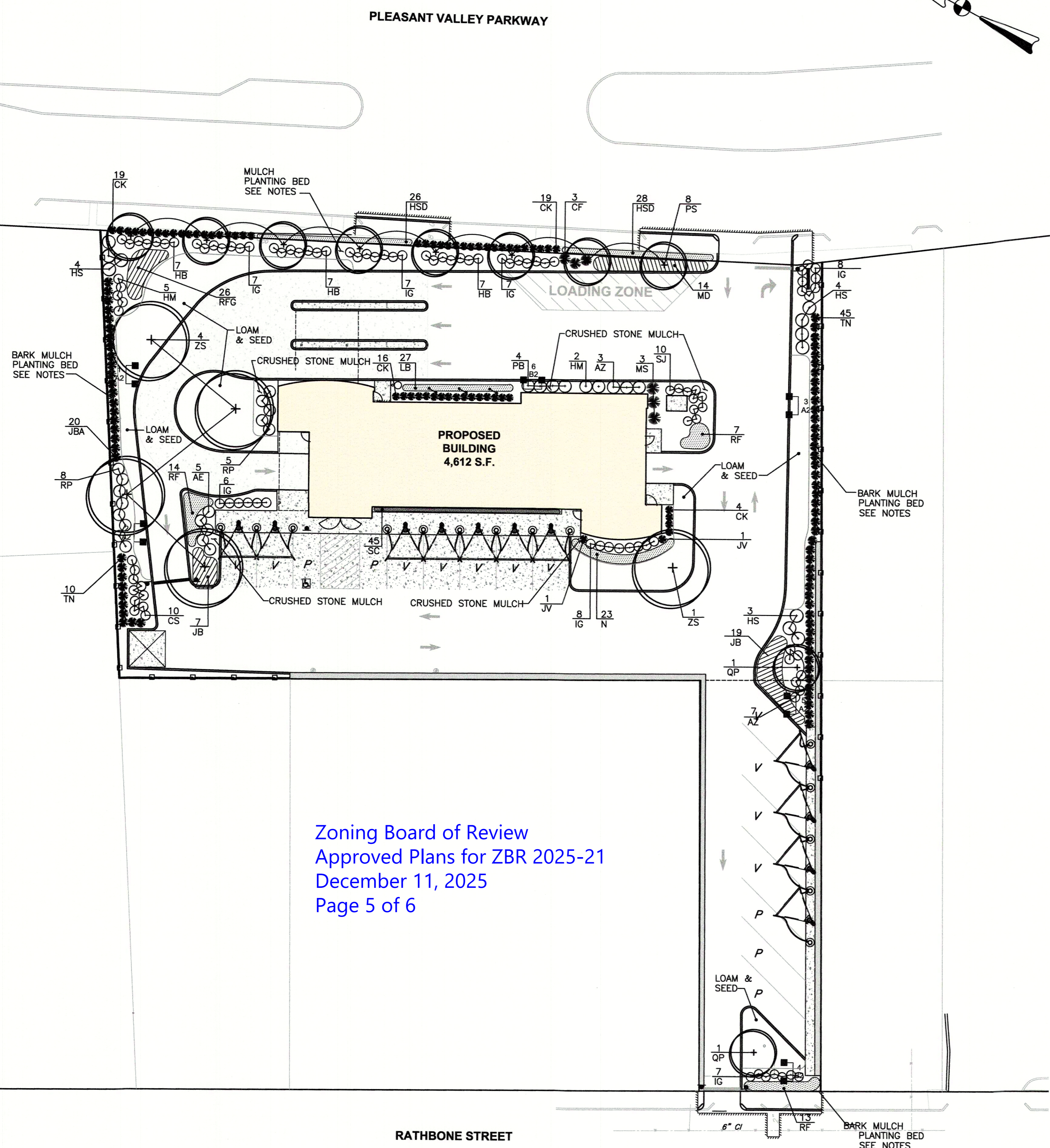
DRAWING NUMBER
L1
SHEET: 7 OF 16

PLANTING SCHEDULE

TREES				
Key	Quantity	Botanical Name Common Name	Remarks	Size
JV	2	Juniperus virginiana 'Taylor' Fastigate Eastern Red Cedar	6 - 7' ht	B & B
PS	8	Prunus sargentii 'Columnaris' Columnar Sargent's Cherry	2 - 2 1/2" cal.	B & B
QP	2	Quercus palustris 'Green Pillar' Columnar Pin Oak	2 - 2 1/2" cal.	B & B
TN	55	Thuja occidentalis 'Nigra' Dark Green Arborvitae	5 - 6' ht	B & B
ZS	5	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	2 - 2 1/2" cal.	B & B

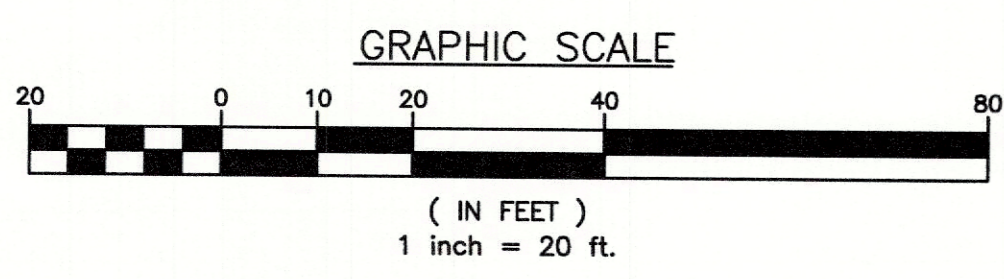
SHRUBS				
Key	Quantity	Botanical Name Common Name	Remarks	Cont.
AZ	10	Azalea 'Tradition' Pink Azalea	#3	Cont.
AE	5	Azalea Encore 'Autumn Amethyst' Re-blooming Purple Azalea	#5	Cont.
CF	3	Chamaecyparis filifera 'Gold Mop' Gold Mop 'Threading' Falsecypress	#5	Cont.
CS	10	Cornus sericea 'Farrow Arctic Fire' Dwarf Arctic Fire Redwing Dogwood	#3	Cont.
HS	11	Hibiscus syriacus 'Pink Chiffon' Pink Chiffon Rose of Sharon	3' ht	Cont.
HB	21	Hydrangea p. 'Bobo' Dwarf White Panicle Hydrangea	3' ht	Cont.
HM	7	Hydrangea macrophylla 'Nikko Blue' Nikko Blue Hydrangea	#5	Cont.
IG	50	Ilex glabra 'Shamrock' Shamrock Inkberry	3' ht	Cont.
JBA	20	Juniperus chin. 'Blue Arrow' Upright Blue Arrow Juniper	5 - 6' ht	Cont.
MS	3	Miscanthus sinensis 'Gracillimus' Maidenhair Grass	#3	Cont.
PB	4	Pieris 'Brouwer's Beauty' Brouwer's Beauty Andromeda	#5	Cont.
RP	13	Rhododendron 'PJM' Lavender PJM Rhododendron	3' ht	Cont.
RF	34	Rosa Drift 'Popcorn' Yellow and White Drift Rose	#2	Cont.
SJ	10	Spiraea japonica 'Double Play Doozie' Double Play Doozie Spirea	#3	Cont.

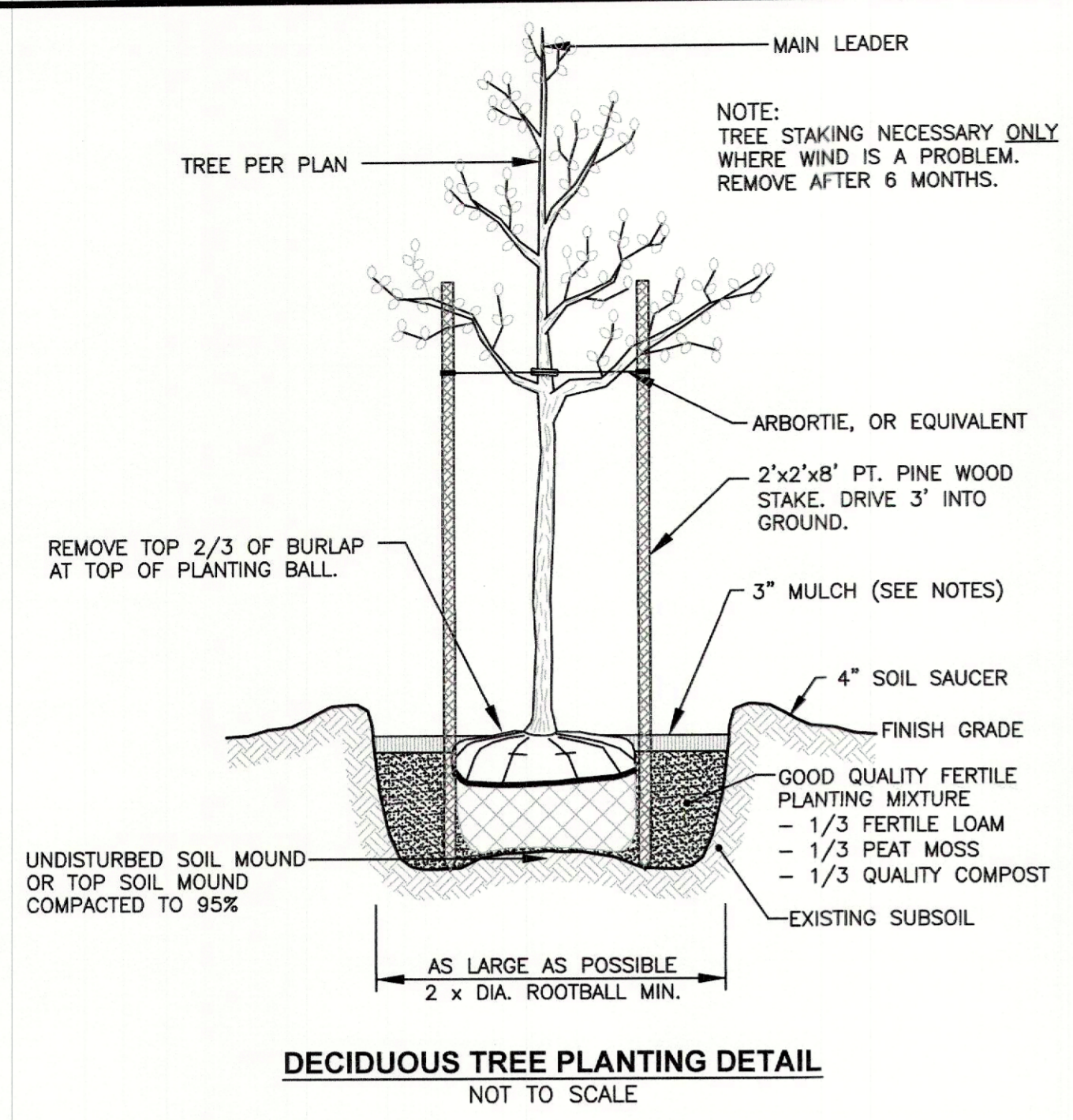
GROUND COVER/PERENNIALS/GRASSES				
Key	Quantity	Botanical Name Common Name	Remarks	Cont.
CK	58	Calamagrostis 'Karl Foerster' Feather Reed Grass	#2	Cont.
HSD	54	Hemerocallis 'Stella D'Oro' Re-blooming Dwarf Yellow Daylily	#1	Cont.
JB	26	Juniperus conferta 'Blue Pacific' Shore Juniper	#2	Cont.
LB	27	Liriope 'Big Blue' Big Blue Liriope	#1	Cont.
MD	14	Miscanthus decussata Russian Cypress	#2	Cont.
N	23	Nepeta 'Purrsian Blue' Purrsian Blue Catmint	#1	Cont.
RFG	26	Rosa Drift 'Popcorn' Yellow and White Drift Rose	#2	Cont.
SC	45	Sedum 'John Creech' John Creech Stonecrop	#1	Cont.



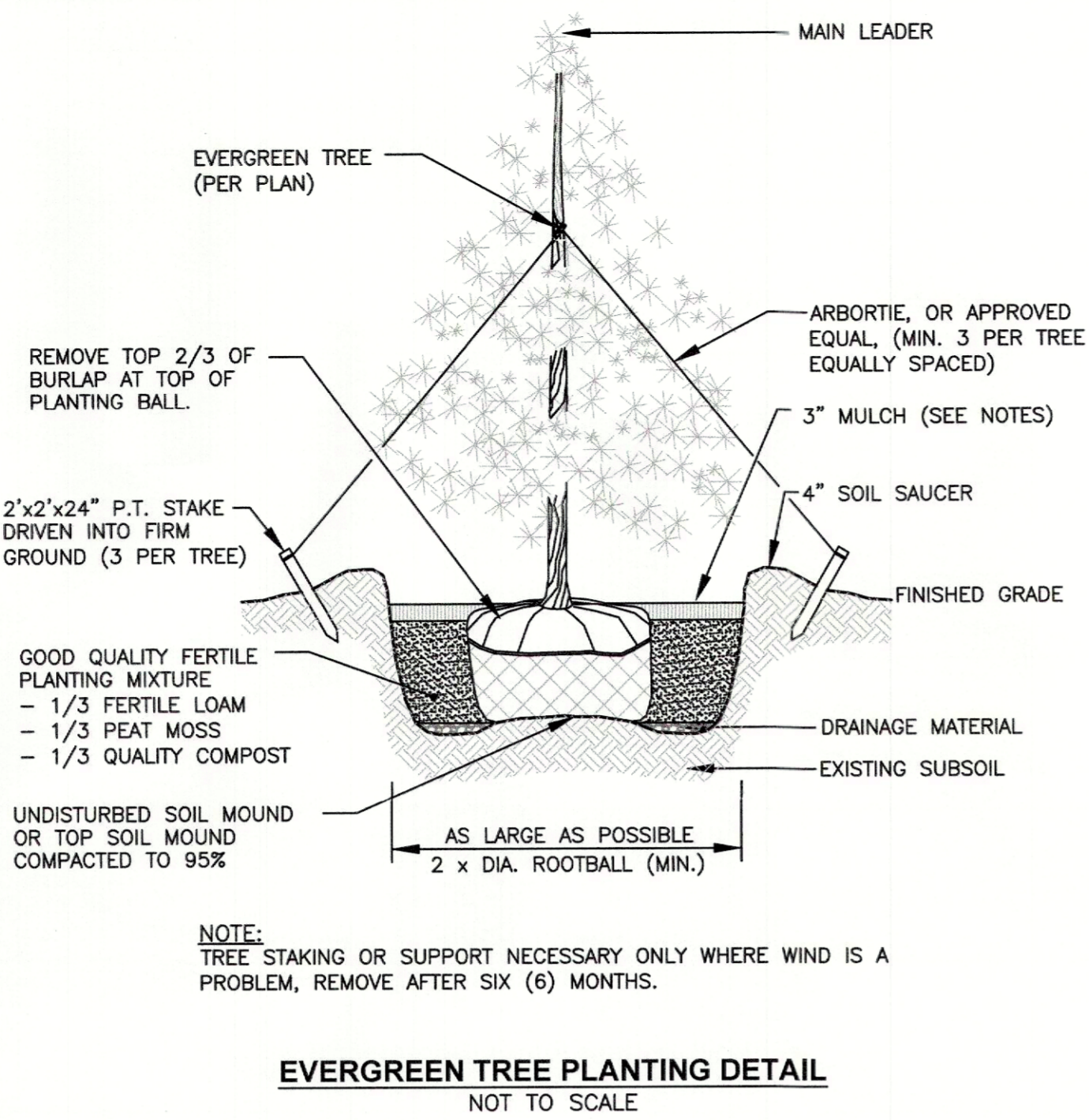
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- LANDSCAPE REQUIREMENTS:**
- SECTION 1202, F (1) REQUIRED SCREENING ALONG INTERIOR SIDE AND REAR LOT LINES**
 - REQUIRED NUMBER OF SHRUBS ALONG THE WESTERLY (REAR) PROPERTY LINE = 191.4 LF X 1 SHRUB / 3'
 - REQUIRED = 64 SHRUBS
 - PROVIDED = 0
 - REQUIRED NUMBER OF SHRUBS ALONG THE NORTH (INTERIOR SIDE) PROPERTY LINES = (135 LF + 147.4 LF) X 1 SHRUB / 3'
 - REQUIRED = 95 SHRUBS
 - PROVIDED = 39 SHRUBS
 - REQUIRED NUMBER OF SHRUBS ALONG THE SOUTH (INTERIOR SIDE) PROPERTY LINE = 272.4 LF X 1 SHRUB / 3'
 - REQUIRED = 91 SHRUBS
 - PROVIDED = 45 PROVIDED
 - DIMENSIONAL VARIANCE IS REQUESTED.
 - SECTION 1503, C (1) REQUIRED TREE CANOPY**
 - REQUIRED = 15% THE SQUARE FOOTAGE OF THE LOT = 38,622 SF X 0.15 = 5,793 SF TREE CANOPY
 - PROVIDED =
 - 8 SMALL TREES 300 SF X 8 = 2,400 SF
 - 7 LARGE TREES 1,000 SF X 7 = 7,000 SF
 - PROVIDED TOTAL TREE CANOPY = 9,400 SF
 - THE STANDARD IS MET.
 - SECTION 1504, PARKING LOT PERIMETER LANDSCAPE STRIP**
 - REQUIRED LANDSCAPE STRIP WIDTH ALONG ROW = 5' MIN.
 - PROVIDED = VARIES 3'-10'
 - A MODIFICATION IS REQUESTED FROM THE CITY FORESTER FOR A REDUCTION OF THE MINIMUM 5' LANDSCAPE STRIP ALONG PLEASANT VALLEY PARKWAY.
 - SECTION 1505, INTERIOR PARKING LOT LANDSCAPING**
 - REQUIRED MINIMUM INTERIOR LANDSCAPING = 10% OF PARKING LOT = 24,996 SF X 0.10 = 2,500 SF
 - PROVIDED INTERIOR LANDSCAPING = 3,274 SF = 13%
 - THE STANDARD IS MET.

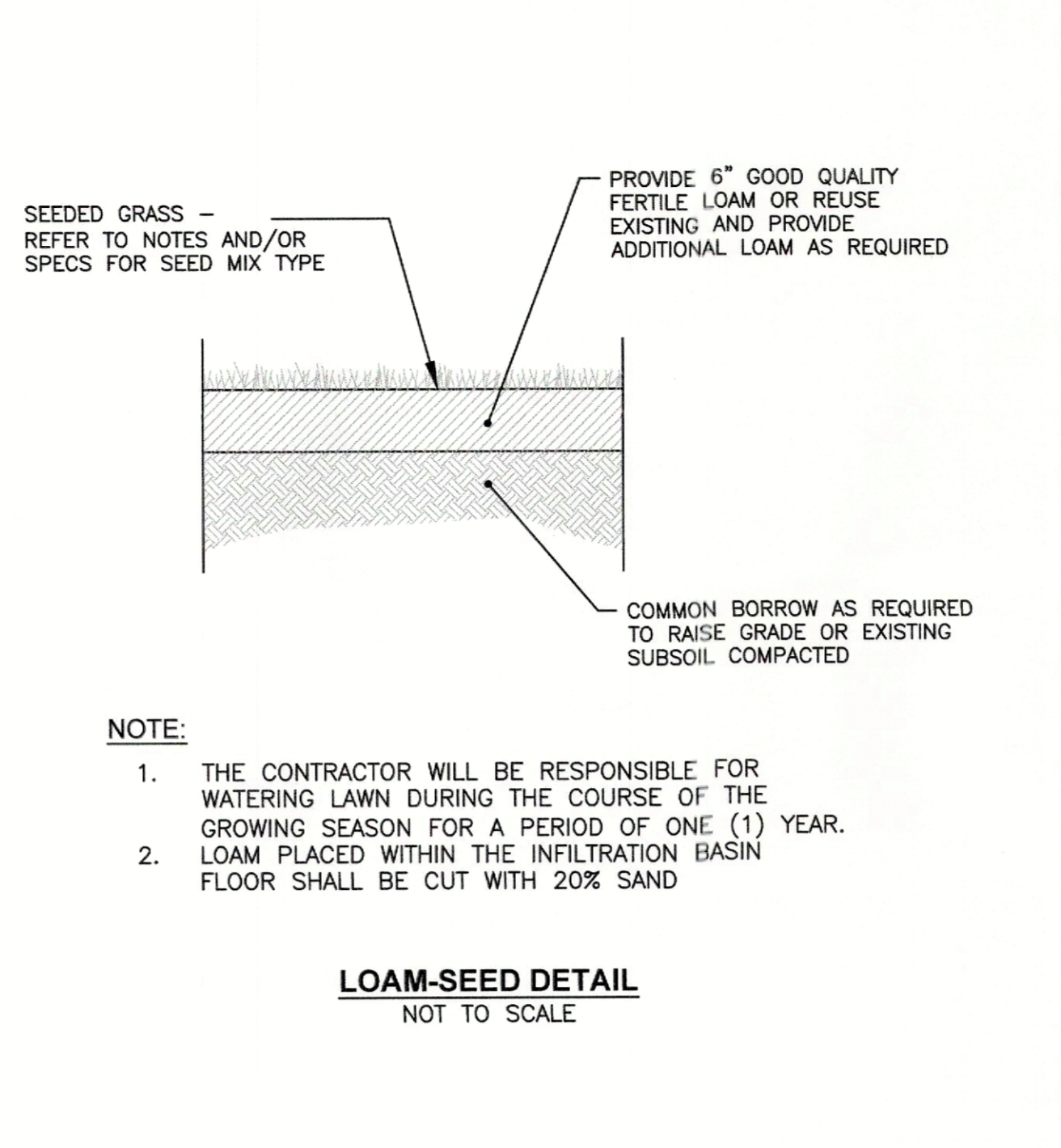




DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



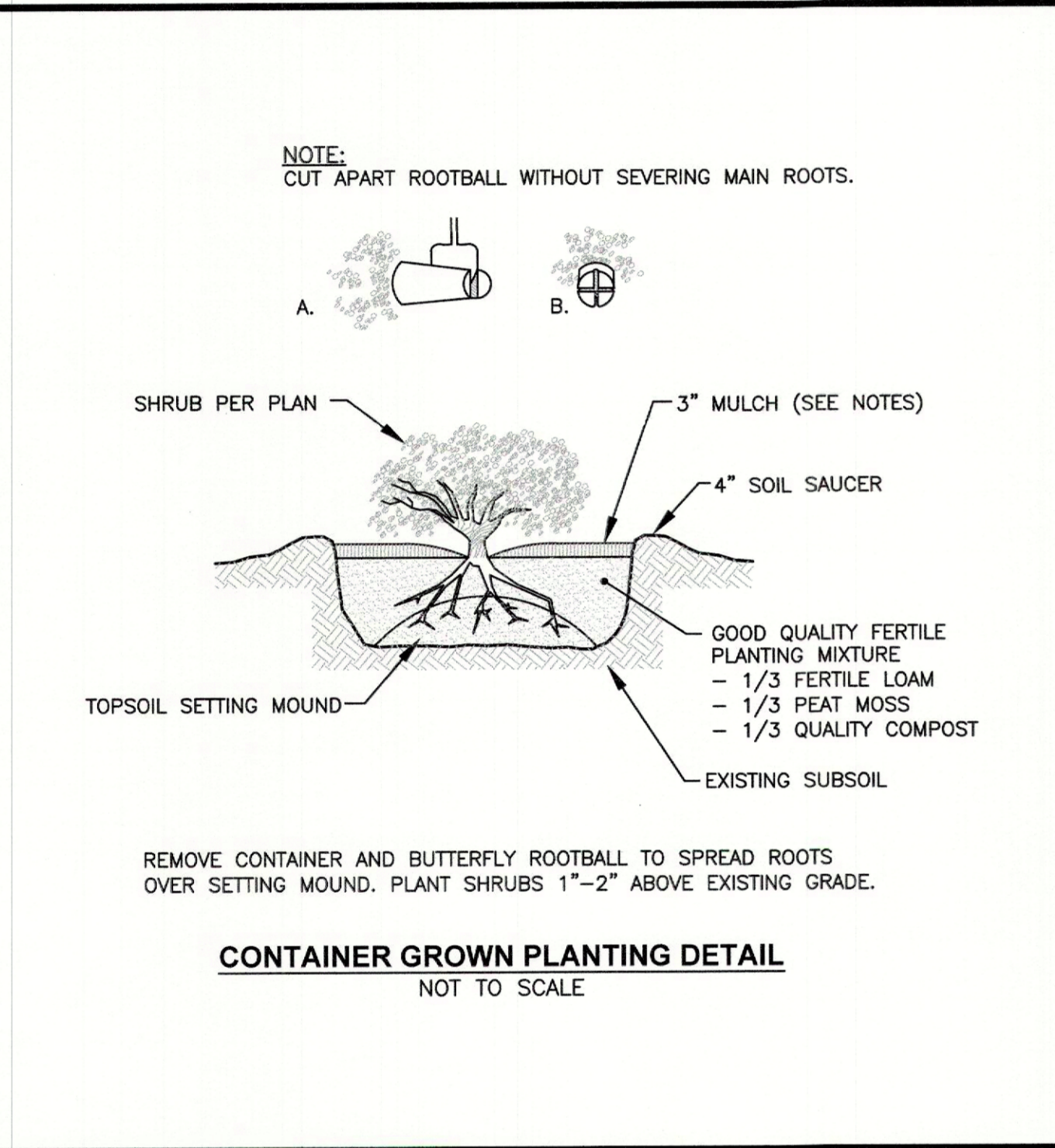
LOAM-SEED DETAIL
NOT TO SCALE

SEEDING NOTES

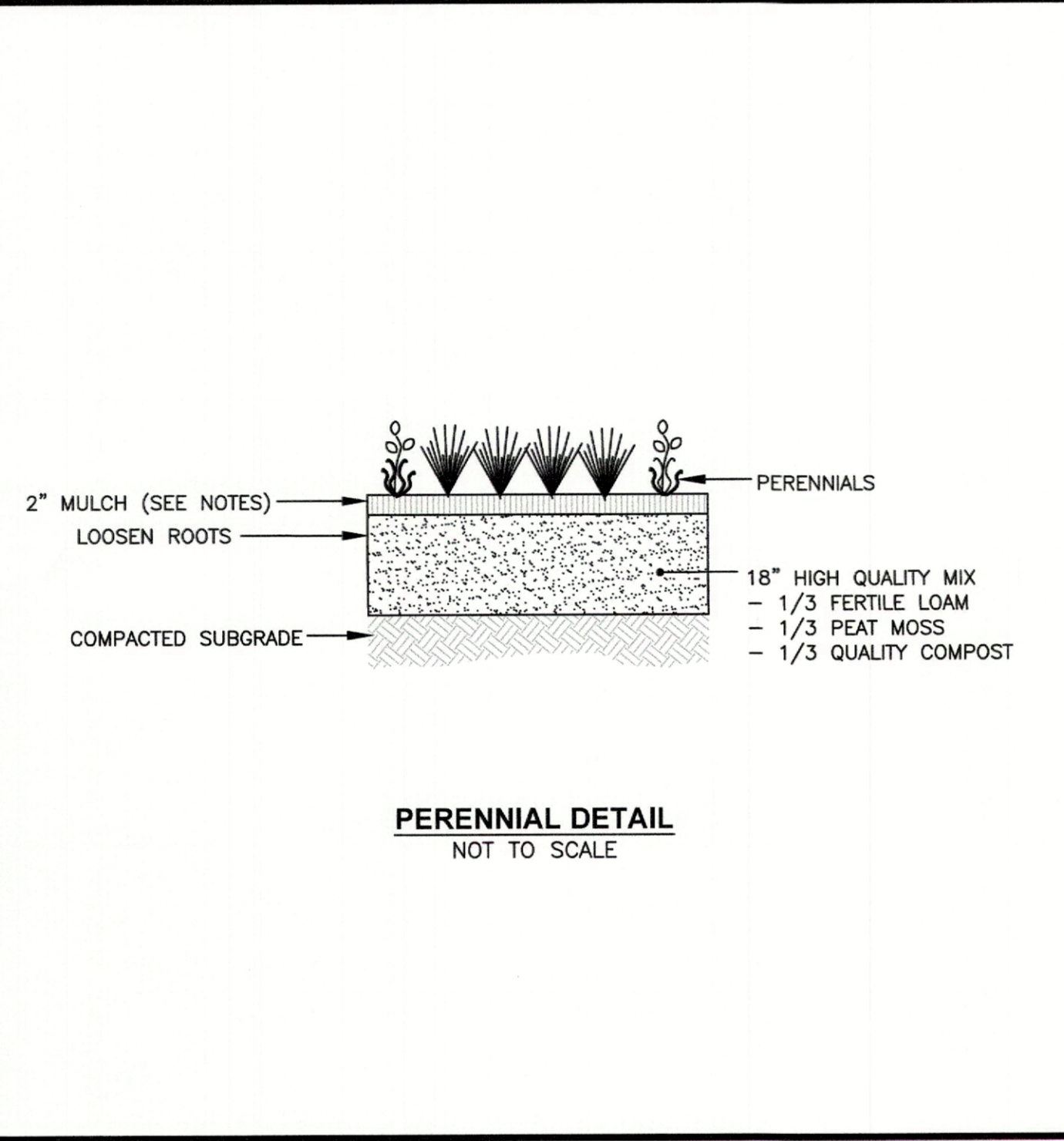
- LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" OVER ALL AREAS DESIGNATED ON PLANS.
- SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS.
- FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM INCORPORATE THE FERTILIZER INTO THE TOP 3 TO 4 INCHES OF THE PLANTING SOIL. APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQUARE FEET AT SEEDING.
- LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DIGGING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORMLY AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DIGGING OR ROTOTILLING.
- APPLICATION OF SEED:
 - RATE OF APPLICATION OF SEED SHALL BE 7 POUNDS PER 1,000 SQUARE FEET OR AS INDICATED ON PLANS.
 - SEEDING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND ONLY DURING THE FOLLOWING DATES:
 SPRING SEEDING: MARCH 15 TO MAY 31
 FALL SEEDING: AUGUST 15 TO OCTOBER 15
 - THE CONTRACTOR SHALL KEEP ALL SEEDING AREAS WATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN NECESSARY FOR AN 8 WEEK PERIOD OR UNTIL A GOOD, HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA. THE CONTRACTOR SHALL ALSO MAINTAIN THESE AREAS IN AN APPROVED CONDITION UNTIL PROVISIONAL ACCEPTANCE.
 - DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN THE ROOT ZONE. AN ADEQUATE SUPPLY OF MOISTURE IS EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERING.
 - OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH.
 - REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
- SEED:
 - SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIXES OR AS DESIGNATED ON THE PLANS:

SEED MIX No. 1

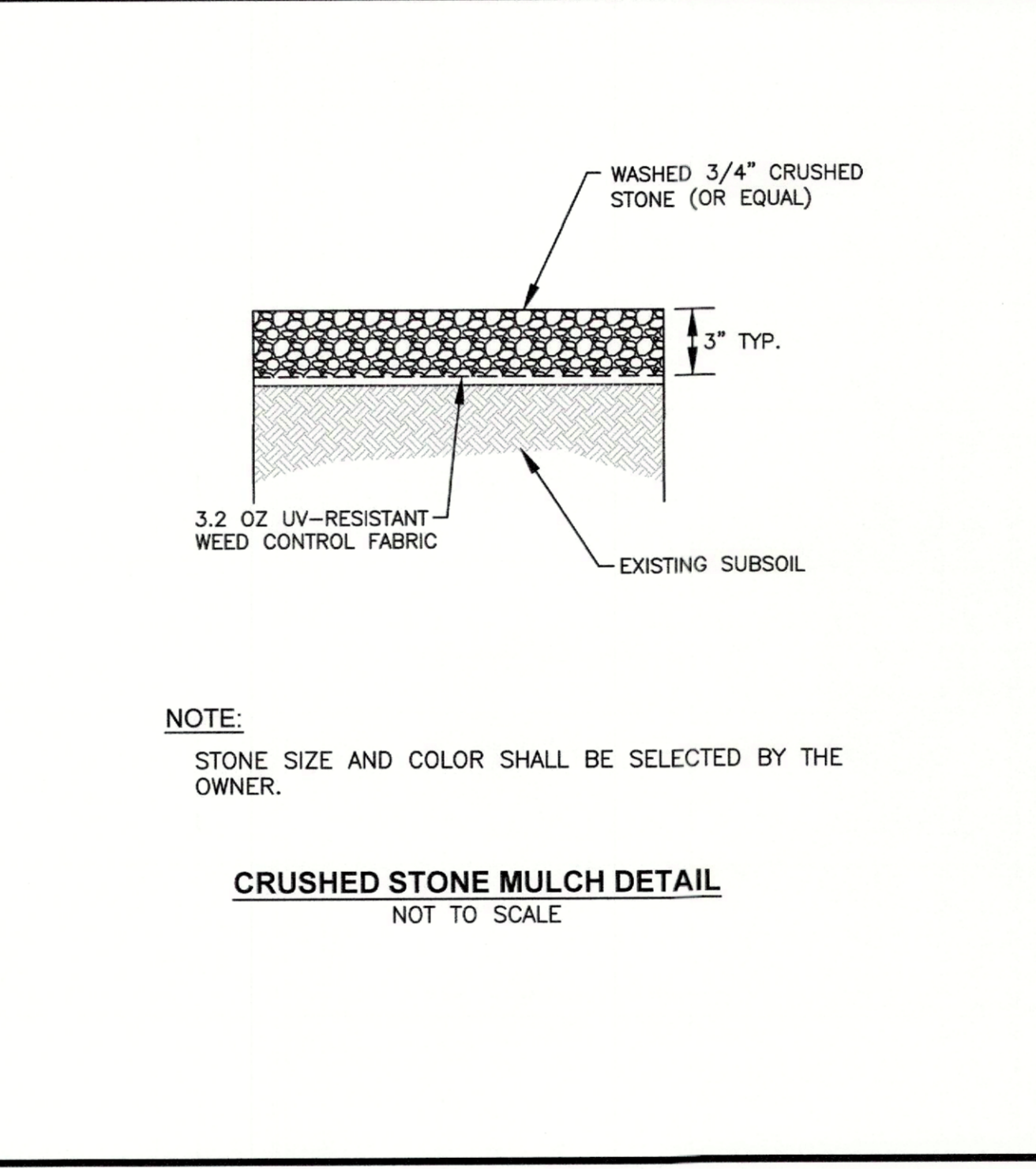
TYPE	(ENDOPHYTE ENHANCED MIX) (MOWED AREAS)	% BY WEIGHT
IMPROVED PERENNIAL RYE		30%
TURF TYPE TALL FESCUE		30%
CHEWINGS FESCUE		30%
KENTUCKY BLUEGRASS 98/85		10%
APPLICATION RATE = 200 lbs. / ACRE		



CONTAINER GROWN PLANTING DETAIL
NOT TO SCALE



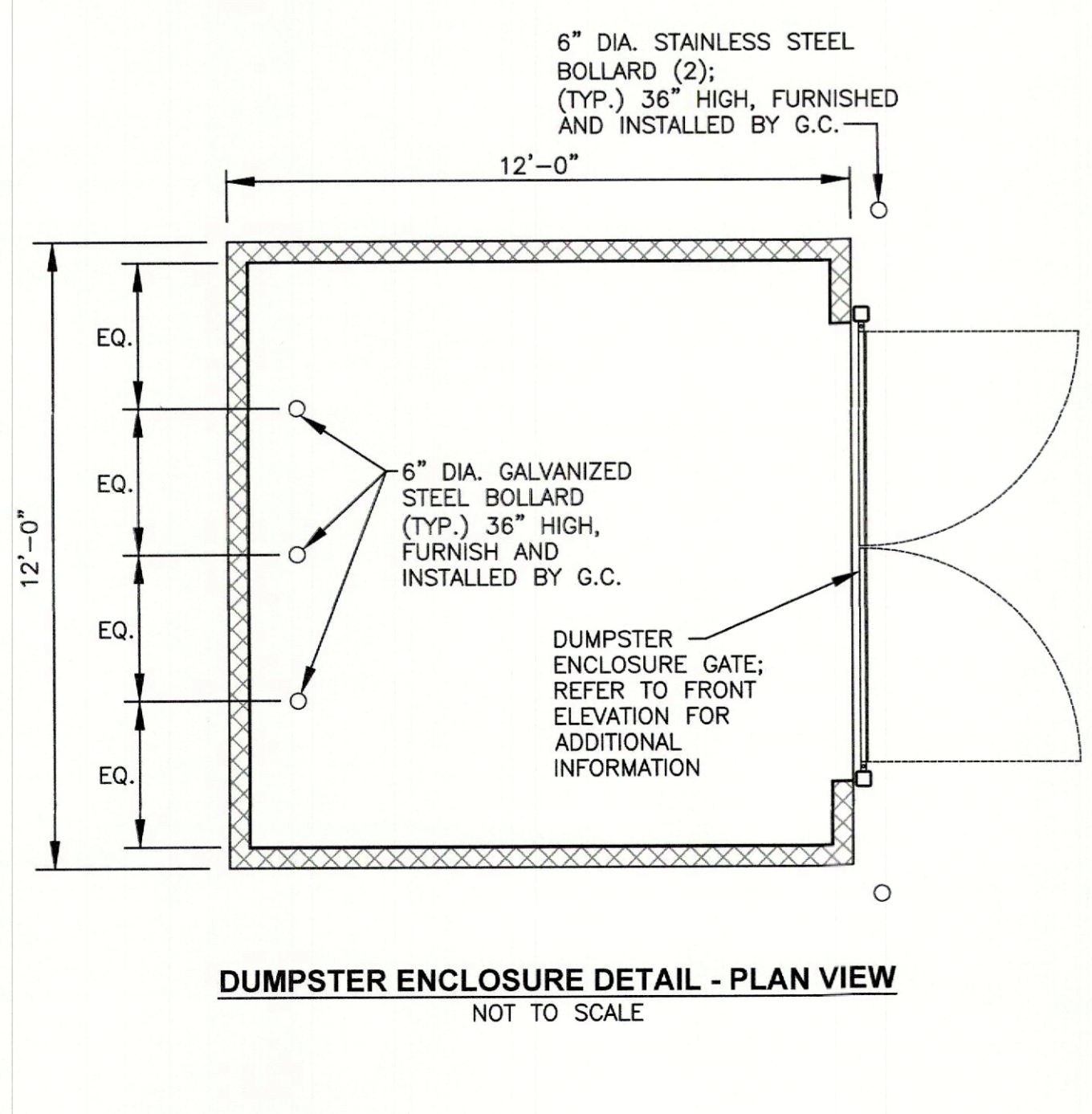
PERENNIAL DETAIL
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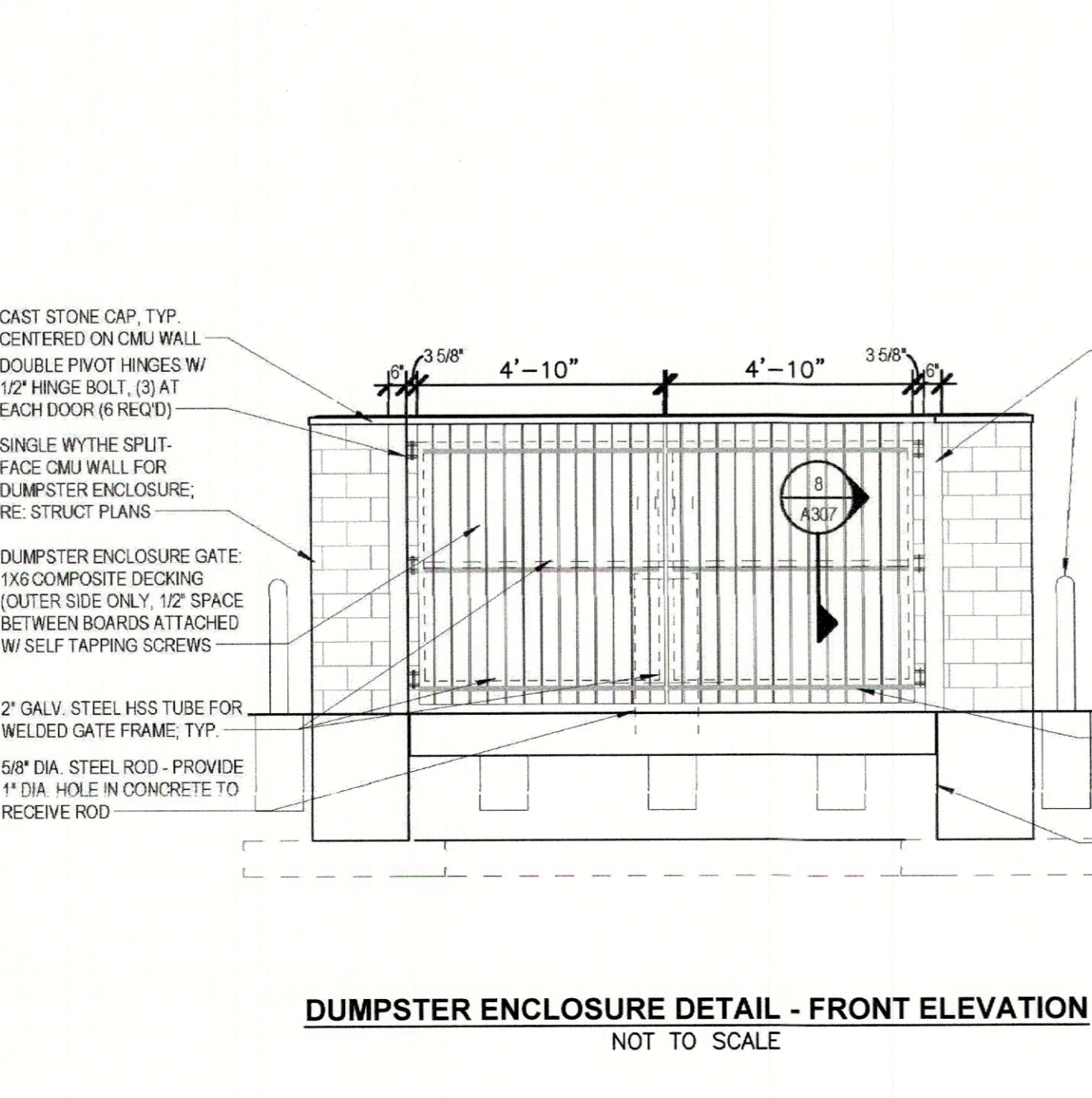
CRUSHED STONE MULCH DETAIL
NOT TO SCALE

LANDSCAPE CONSTRUCTION NOTES

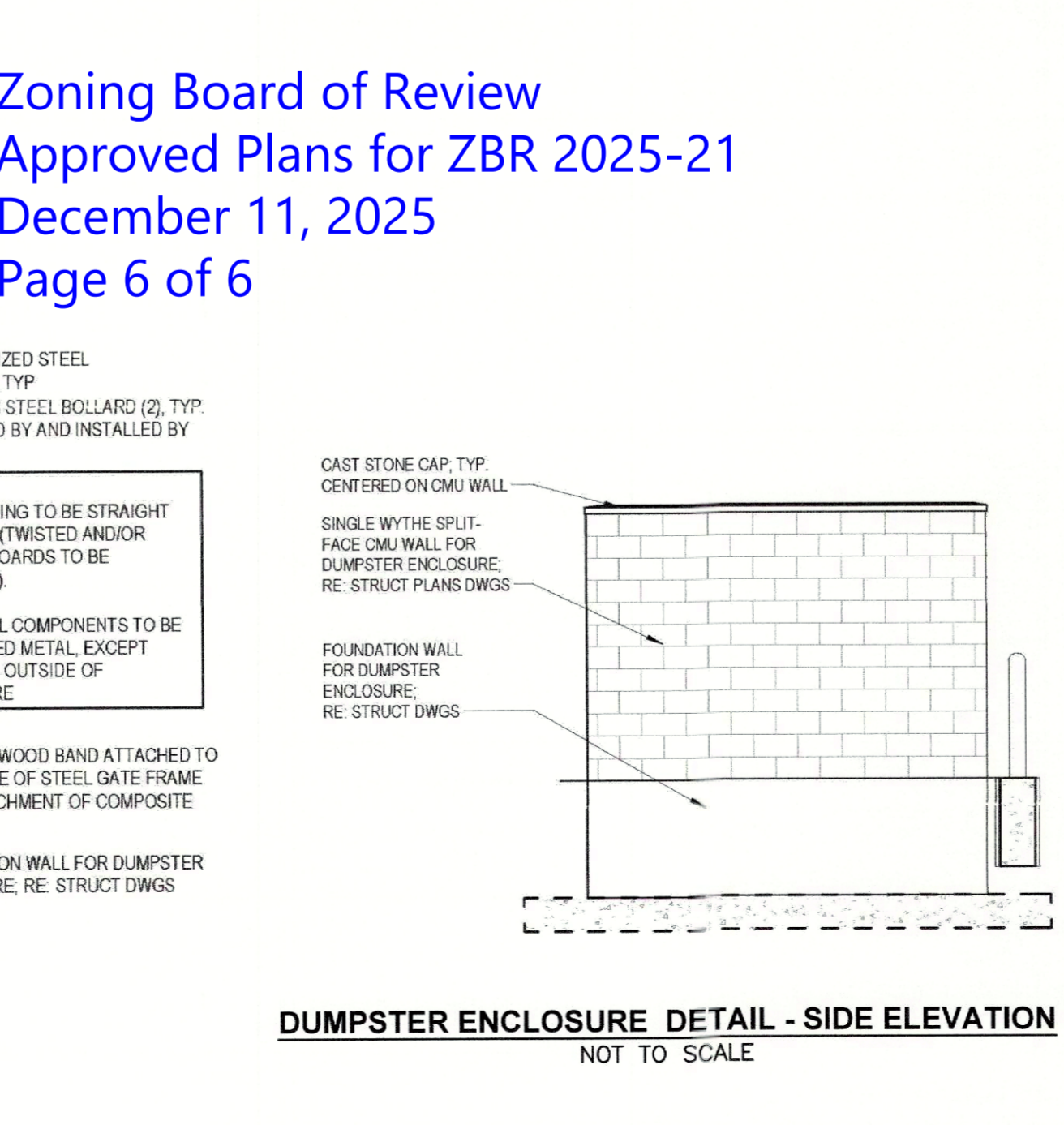
- FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWINGS SPECIFIED HEREIN, AND IN THE QUANTITIES LISTED ON THE PLANT LIST. NO SUBSTITUTIONS WILL BE PERMITTED, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- LOAM TO BE SCREENED, GOOD QUALITY, FERTILE, FREE OF WEEDS, STICKS, STONES OVER 3/4", AND ROOTS. SPREAD TO A MINIMUM OF 6" OVER ALL PLANTED AREAS.
- NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AS TO GRADING AND QUALITY.
- ONLY NURSERY-GROWN PLANTS, GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS, WILL BE ACCEPTED.
- CALIPER MEASUREMENTS FOR ALL NEW PLANT STOCK SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR TREES UNDER FOUR (4) INCHES AND TWELVE (12) INCHES ABOVE GRADE FOR TREES OVER FOUR (4) INCHES.
- ALL TREES SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE FINISHED GRADE WHEN TREES ARE LOCATED WITHIN VEHICULAR AND PEDESTRIAN TRAVEL WAYS.
- SET PLANTS PLUMB AND AT A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY AND PROPERLY BY FIRING OR TAMPING. FORM SAUCERS, CAPABLE OF HOLDING WATER ABOUT INDIVIDUAL PLANTS, BY PLACING RIDGES OF PLANTING SOIL AROUND EACH.
- STAKE ALL TREES OVER 5 FEET AS SHOWN ON PLANS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
- WATERING: WATER ALL PLANTS WITHIN 48 HOURS AFTER PLANTING. IF CONDITIONS WARRANT, AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETED. SATURATE THE SOIL AROUND EACH PLANT THOROUGHLY AT EACH WATERING.
- PRUNING: PRUNE PLANTS, AS DIRECTED BY OWNER, AT THE PROJECT SITE BEFORE OR IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICE. CUT BROKEN, DEAD OR INJURED BRANCHES IMMEDIATELY ABOVE THE STEM COLLAR ON THE TRUNK OR LIMB. PRUNE ALL BROKEN ROOTS ON THE PLANT SIDE OF THE BREAK. PRUNE CUTS OVER 3/4" IN DIAMETER WITH TREE WOUND PAINT. PRUNING SHALL NOT DEFORM OR OTHERWISE DESTROY THE TYPICAL SHAPE OR SYMMETRY OF THE PLANT, AND SHALL NOT REDUCE THE HEIGHT BY MORE THAN ONE-THIRD. DO NOT CUT BACK THE LEADER OF THE PLANT UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
- FERTILIZING: FERTILIZE SHRUB BEDS WITH 10-10-10 FERTILIZER BROADCAST AT A RATE OF THREE POUNDS PER 100 SQUARE FEET OF SURFACE AREA BROADCAST. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AS PER MANUFACTURER'S INSTRUCTIONS. APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
- LIMING: ADD POWDERED LIME EVERY SIX MONTHS - OR SLOW RELEASE GRANULAR LIME-AS PER MANUFACTURER'S INSTRUCTION.
- MULCHING: WITHIN A 72 HOUR PERIOD AFTER PLANTING, COVER ALL PLANTING BEDS WITH TREFLAN HERBICIDE OR EQUIVALENT GRANULAR PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COVER WITH 3" DEPTH STONE OR NATURAL BROWN SHREDDED BARK MULCH AS PER PLAN AND DETAILS. MULCH SHOULD BE PULLED ONE INCH AWAY FROM PLANT TRUNK OR STEM, AND NOT ALLOWED TO REST DIRECTLY AGAINST THE TRUNK OR STEM. FOUNDATION BEDS ARE TO BE MULCHED WITH 3" DEPTH 3/4" CRUSHED STONE (EXACT SIZE AND TYPE TO BE DETERMINED BY OWNER). PERIMETER PLANTING BEDS ARE TO BE COVERED USING 3" DEPTH NATURAL BROWN SHREDDED BARK MULCH. OWNER TO DETERMINE THE USE OF LANDSCAPE FABRIC UNDER BARK MULCH. NO DYED MULCH IS TO BE USED.
- GUARANTEE: ALL PLANTS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER PRELIMINARY INSPECTION AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ALL DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED AT ONCE BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.



DUMPSTER ENCLOSURE DETAIL - PLAN VIEW
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL - FRONT ELEVATION
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL - SIDE ELEVATION
NOT TO SCALE

IRRIGATION NOTES

- D RIP IRRIGATION SHALL BE UTILIZED TO IRRIGATE ALL PLANTING BEDS AND SHRUBBERY.
- TIMERS SHALL BE EMPLOYED AND MAINTAINED TO BE IN COMPLIANCE WITH THE PROVIDENCE WATER SUPPLY BOARD RULES AND REGULATIONS. TIMERS SHALL BE SET TO ASSURE OVER WATERING DOES NOT OCCUR.
- ALL SYSTEMS SHALL BE FITTED WITH SOIL MOISTURE SENSORS AND RAIN SENSORS THAT PROHIBIT OPERATION OF THE SYSTEM WHEN SOIL MOISTURE CONTENT DOES NOT REQUIRE IT.
- PROPERTY OWNERS SHALL CONDUCT ANNUAL MAINTENANCE THAT ASSURES PROPER ADJUSTMENT AND OPERATION OF THE SYSTEM.
- IRRIGATION SYSTEMS SHALL ONLY BE OPERATED IN ACCORDANCE WITH THE PROVIDENCE WATER SUPPLY BOARD ODD/EVEN OUTDOOR WATER USE POLICY.
- IRRIGATION SYSTEMS SHALL BE SHUT OFF DURING WATER SUPPLY EMERGENCIES AND MORATORIUMS IMPOSED IN CONJUNCTION WITH THE PROVIDENCE WATER SUPPLY BOARD DROUGHT POLICY.
- INSTALL ATMOSPHERIC VACUUM BREAKER (AVB) ON IRRIGATION BRANCH AFTER EACH CONTROL VALVE.

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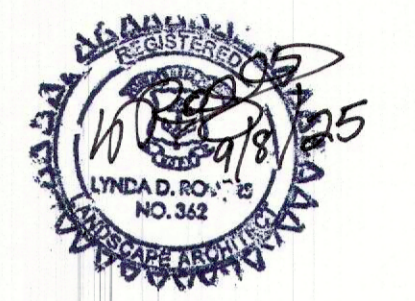
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PROJECT TITLE:
PROPOSED HYUNDAI CAR DEALERSHIP
A.P. 8, LOT 3.2

800 FALL RIVER AVENUE
(ROUTE 114A)
SEEKONK, MA

PREPARED FOR:
BLACKSTONE VALLEY SUBARU, INC.

11 TAUNTON AVENUE
SEEKONK, MA 02771

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: AUGUST 2025 SCALE: AS NOTED

DWG. NAME: 2922-08-LANDDET.dwg

REVISIONS	NUMBER	REMARKS	DATE
△			

DRAWING NUMBER
L2

SHEET: 8 OF 16