

ZONING BOARD OF REVIEW FILING

RHODE ISLAND CREDIT UNION

PROPOSED MAIN OFFICE RENOVATION

**95 JEFFERSON BOULEVARD
WARWICK, RHODE ISLAND
AP 283, LOT 14**

ZONING DISTRICT: GENERAL INDUSTRIAL (GI)

OWNER / APPLICANT RHODE ISLAND CREDIT UNION 160 FRANCIS STREET PROVIDENCE, RI 02903 PHONE: 401-751-7440	CIVIL ENGINEER JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313
CONSTRUCTION MANAGER NES GROUP 905 SOUTH MAIN STREET BUILDING B, SUITE 201 MANCHESTER, MA 02108 PHONE: 508-339-6600	SURVEYOR DOUGLAS DESIGN GROUP BAY TOWER, LOWER LEVEL, SUITE C 101 PLAIN STREET PROVIDENCE, RI 02903 PHONE: 508-821-8728
ARCHITECT STUDIO S ARCHITECTURE 90 HIGHLAND STREET STOUGHTON, MA 02072 PHONE: 781-724-2127	WETLAND BIOLOGIST AVIZINIS ENVIRONMENTAL SERVICES INC. P.O. BOX 836 CHARLESTOWN, RI 02813 PHONE: 401-710-2161

STUDIO S ARCHITECTURE

NES Group
Experience the difference

JCE
JOE CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION
DRAINAGE, WETLANDS, IRRIGATION, TRAFFIC, FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
401-944-1300 401-944-1313 WWW.JOECASALI.COM

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
SMIL
10/04/2023

No.	Description	Date

Rhode Island Credit Union

Main Office Renovation
95 Jefferson Blvd
Warwick, RI

EXISTING CONDITIONS

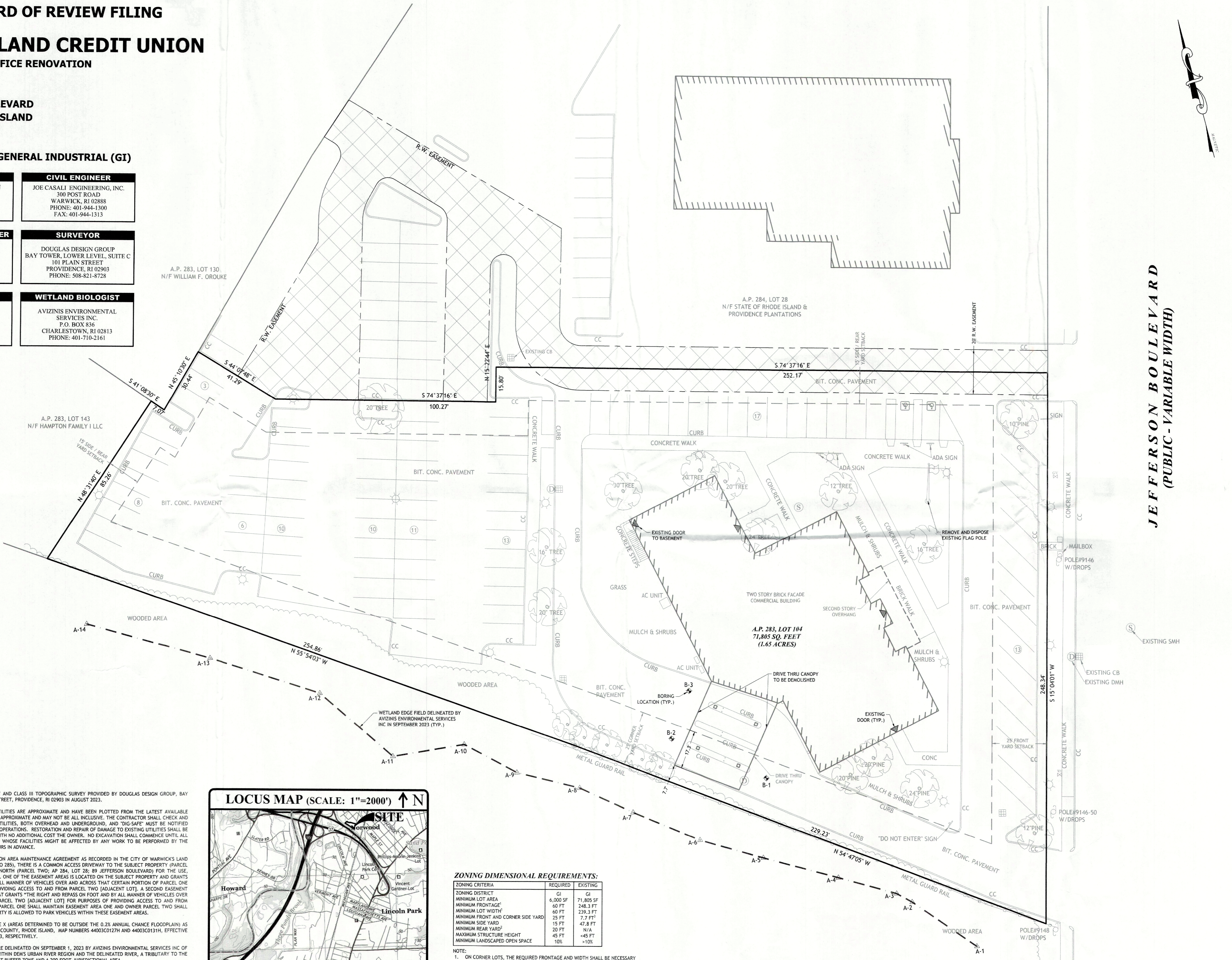
Project Number	2023-010
Date	9.28.23
Drawn By	DRD
Checked By	JAC

C1.0

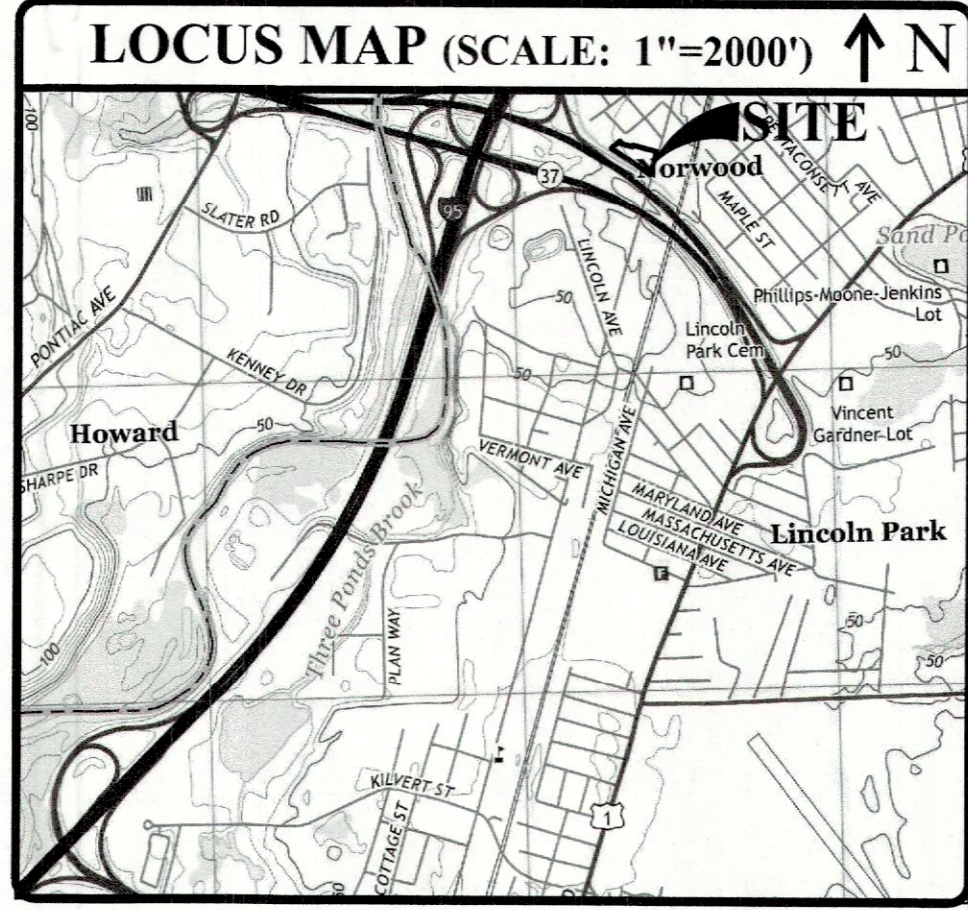
Scale: 1 INCH = 20 FEET

DO NOT SCALE DRAWING. USE DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE.

Pct. # 10944 - 95 Jefferson Blvd.



- GENERAL NOTES:**
- CLASS I COMPREHENSIVE BOUNDARY SURVEY AND CLASS III TOPOGRAPHIC SURVEY PROVIDED BY DOUGLAS DESIGN GROUP, BAY TOWER, LOWER LEVEL, SUITE C, 101 PLAIN STREET, PROVIDENCE, RI 02903 IN AUGUST 2023.
 - THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
 - BASED ON THE CROSS EASEMENT AND COMMON AREA MAINTENANCE AGREEMENT AS RECORDED IN THE CITY OF WARWICK'S LAND EVIDENCE RECORDS (BOOK 2676, PAGE 277 TO 285), THERE IS A COMMON ACCESS DRIVEWAY TO THE SUBJECT PROPERTY (PARCEL ONE) AND THE ADJACENT PARCEL TO THE NORTH (PARCEL TWO; AP 284, LOT 28; 89 JEFFERSON BOULEVARD) FOR THE USE, ENJOYMENT, AND BENEFIT OF BOTH PARCELS. ONE OF THE EASEMENT AREAS IS LOCATED ON THE SUBJECT PROPERTY AND GRANTS "THE RIGHT AND REPASS ON FOOT AND BY ALL MANNER OF VEHICLES OVER AND ACROSS THAT CERTAIN PORTION OF PARCEL ONE [SUBJECT PROPERTY] FOR PURPOSES OF PROVIDING ACCESS TO AND FROM PARCEL TWO [ADJACENT LOT]. A SECOND EASEMENT AREA IS LOCATED ON THE ADJACENT LOT THAT GRANTS "THE RIGHT AND REPASS ON FOOT AND BY ALL MANNER OF VEHICLES OVER AND ACROSS THAT CERTAIN PORTION OF PARCEL TWO [ADJACENT LOT] FOR PURPOSES OF PROVIDING ACCESS TO AND FROM PARCEL ONE [SUBJECT PROPERTY]. OWNER PARCEL ONE SHALL MAINTAIN EASEMENT AREA ONE AND OWNER PARCEL TWO SHALL MAINTAIN EASEMENT AREA TWO. NEITHER PARTY IS ALLOWED TO PARK VEHICLES WITHIN THESE EASEMENT AREAS.
 - THE ENTIRE PROJECT SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FIRM MAPS FOR PROVIDENCE COUNTY, RHODE ISLAND, MAP NUMBERS 44003C0127H AND 44003C0131H, EFFECTIVE DATE MARCH 2, 2015 AND SEPTEMBER 18, 2013, RESPECTIVELY.
 - FRESHWATER WETLANDS SHOWN HEREIN WERE DELINEATED ON SEPTEMBER 1, 2023 BY AVIZINIS ENVIRONMENTAL SERVICES INC OF CHARLESTOWN, RI. THE PROJECT SITE LIES WITHIN DEWS URBAN RIVER REGION AND THE DELINEATED RIVER, A TRIBUTARY TO THE PAWTUCKET RIVER HAS AN ASSOCIATED 50-FOOT BUFFER ZONE AND A 200-FOOT JURISDICTIONAL AREA.
 - SOILS EXISTING ON THE SITE CONSIST OF UDHORTENTS-URBAN LAND COMPLEX (UD), THERE ARE NO KNOWN PRIME FARMLAND SOILS, NOR IS ANY LAND ON THE PROPOSED SITE IN ACTIVE AGRICULTURAL USE.
 - TELEPHONE, ELECTRIC, SEWER, GAS, AND WATER SERVICES ARE ALL AVAILABLE FROM WITHIN JEFFERSON BOULEVARD.

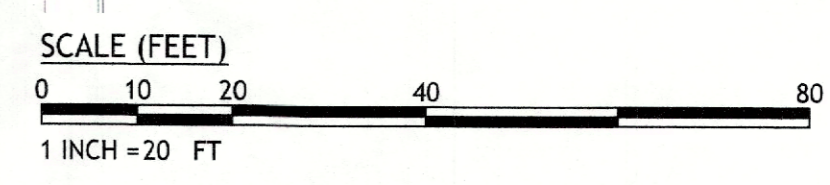


ZONING DIMENSIONAL REQUIREMENTS:

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	GI	GI
MINIMUM LOT AREA	6,000 SF	71,805 SF
MINIMUM FRONTAGE	60 FT	248.3 FT
MINIMUM LOT WIDTH	60 FT	239.3 FT
MINIMUM FRONT AND CORNER SIDE YARD	25 FT	7.7 FT
MINIMUM SIDE YARD	15 FT	47.8 FT
MINIMUM REAR YARD	20 FT	N/A
MAXIMUM STRUCTURE HEIGHT	45 FT	<45 FT
MINIMUM LANDSCAPED OPEN SPACE	10%	>10%

NOTE:

- ON CORNER LOTS, THE REQUIRED FRONTAGE AND WIDTH SHALL BE NECESSARY ONLY ON STREET PROVIDED THAT THE SECOND STREET FRONTAGE MAINTAINS THE MINIMUM OF 80% OF THE FRONTAGE REQUIREMENT.
- ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE YARD SETBACK REQUIREMENTS.
- PRE-EXISTING, NON-CONFORMING CONDITION.



No.	Description	Date

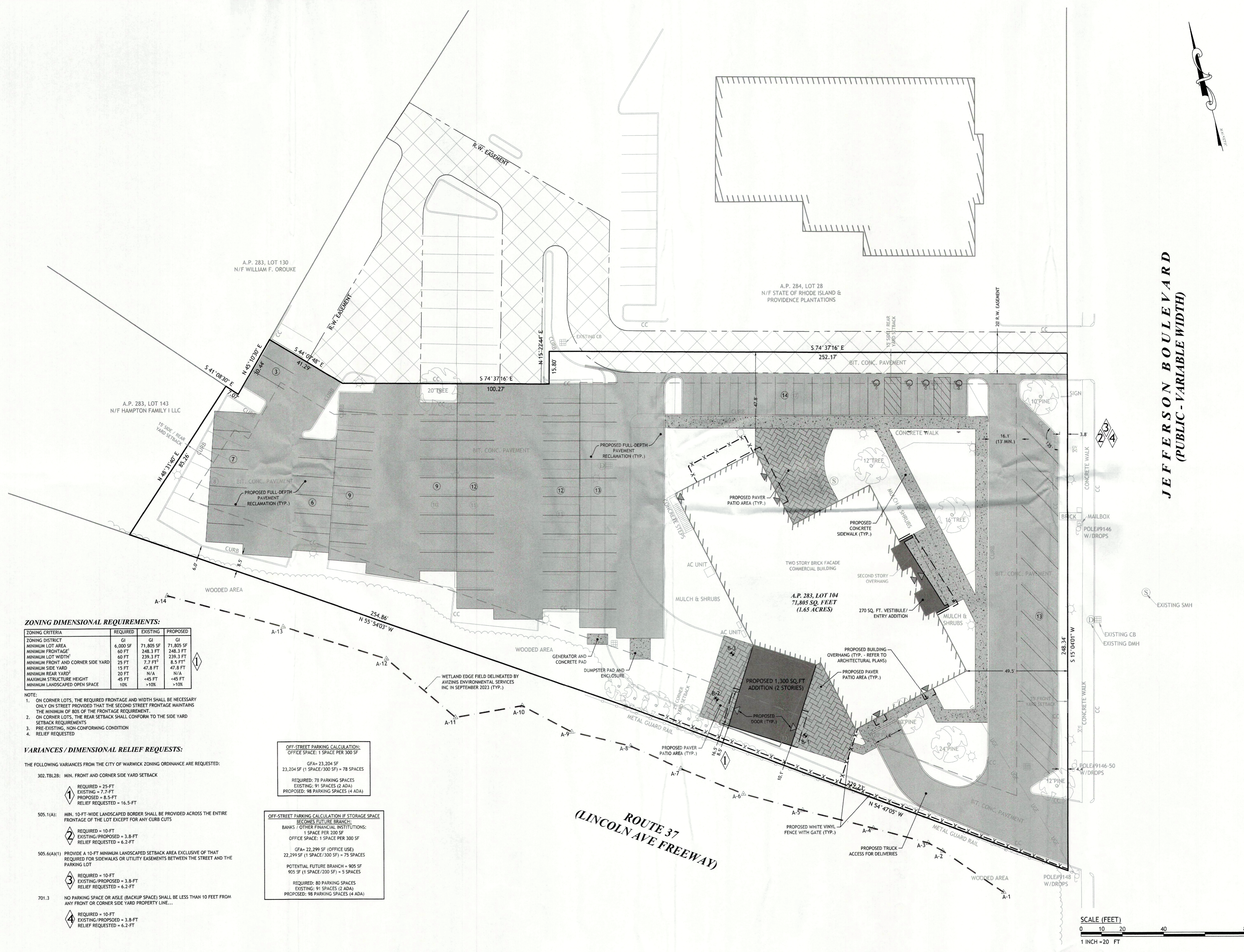
Rhode Island Credit Union
Main Office Renovation
95 Jefferson Blvd
Warwick, RI

SITE PLAN

Project Number 2023-010
Date 9.28.23
Drawn By DRD
Checked By JAC

C2.0

Scale: 1 INCH = 20 FEET
DO NOT SCALE DRAWING. USE DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE.



ZONING DIMENSIONAL REQUIREMENTS:

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	GI	GI	GI
MINIMUM LOT AREA	6,000 SF	71,805 SF	71,805 SF
MINIMUM FRONTAGE	60 FT	248.3 FT	248.3 FT
MINIMUM LOT WIDTH	60 FT	239.3 FT	239.3 FT
MINIMUM FRONT AND CORNER SIDE YARD	25 FT	7.7 FT	8.5 FT
MINIMUM SIDE YARD	15 FT	47.8 FT	47.8 FT
MINIMUM REAR YARD	20 FT	N/A	N/A
MAXIMUM STRUCTURE HEIGHT	45 FT	45 FT	45 FT
MINIMUM LANDSCAPED OPEN SPACE	10%	>10%	>10%

NOTE:
1. ON CORNER LOTS, THE REQUIRED FRONTAGE AND WIDTH SHALL BE NECESSARY ONLY ON STREET PROVIDED THAT THE SECOND STREET FRONTAGE MAINTAINS THE MINIMUM OF 80% OF THE FRONTAGE REQUIREMENT.
2. ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE YARD SETBACK REQUIREMENTS.
3. PRE-EXISTING, NON-CONFORMING CONDITION
4. RELIEF REQUESTED

- VARIANCES / DIMENSIONAL RELIEF REQUESTS:**
- THE FOLLOWING VARIANCES FROM THE CITY OF WARWICK ZONING ORDINANCE ARE REQUESTED:
- 302.TBL2B: MIN. FRONT AND CORNER SIDE YARD SETBACK
- 1. REQUIRED = 25-FT
EXISTING = 7.7-FT
PROPOSED = 8.5-FT
RELIEF REQUESTED = 16.5-FT
- 505.1(A): MIN. 10-FT WIDE LANDSCAPED BORDER SHALL BE PROVIDED ACROSS THE ENTIRE FRONTAGE OF THE LOT EXCEPT FOR ANY CURB CUTS
- 2. REQUIRED = 10-FT
EXISTING/PROPOSED = 3.8-FT
RELIEF REQUESTED = 6.2-FT
- 505.6(A)(1) PROVIDE A 10-FT MINIMUM LANDSCAPED SETBACK AREA EXCLUSIVE OF THAT REQUIRED FOR SIDEWALKS OR UTILITY EASEMENTS BETWEEN THE STREET AND THE PARKING LOT
- 3. REQUIRED = 10-FT
EXISTING/PROPOSED = 3.8-FT
RELIEF REQUESTED = 6.2-FT
- 701.3 NO PARKING SPACE OR AISLE (BACKUP SPACE) SHALL BE LESS THAN 10 FEET FROM ANY FRONT OR CORNER SIDE YARD PROPERTY LINE...
- 4. REQUIRED = 10-FT
EXISTING/PROPOSED = 3.8-FT
RELIEF REQUESTED = 6.2-FT

OFF-STREET PARKING CALCULATION:
OFFICE SPACE: 1 SPACE PER 300 SF

GFA = 23,204 SF
23,204 SF (1 SPACE/300 SF) = 78 SPACES

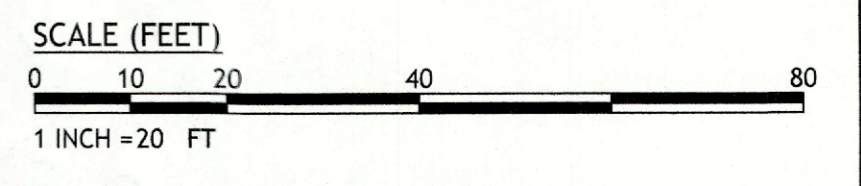
REQUIRED: 78 PARKING SPACES
EXISTING: 91 SPACES (2 ADA)
PROPOSED: 98 PARKING SPACES (4 ADA)

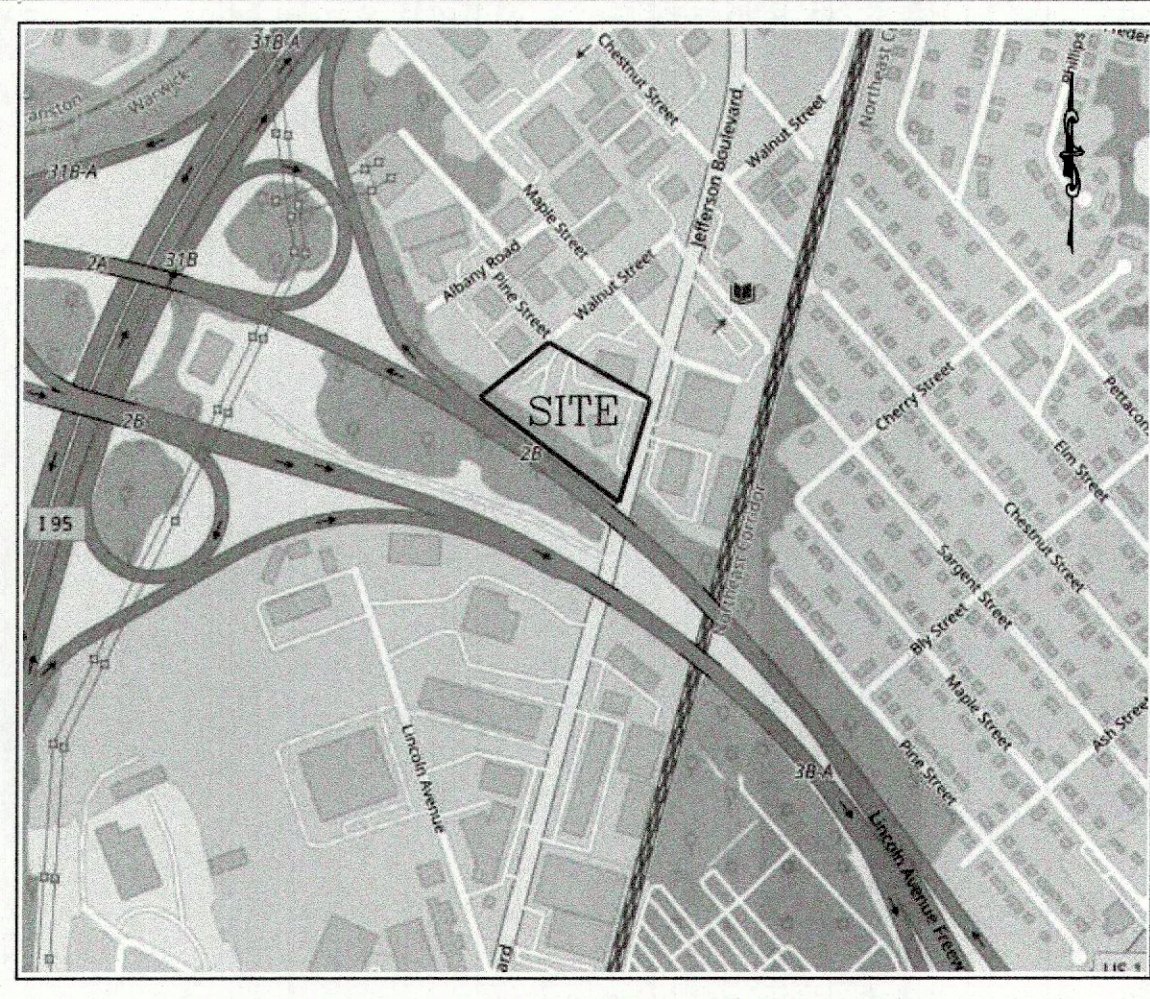
OFF-STREET PARKING CALCULATION IF STORAGE SPACE BECOMES FUTURE BRANCH:
BANKS / OTHER FINANCIAL INSTITUTIONS:
1 SPACE PER 200 SF
OFFICE SPACE: 1 SPACE PER 300 SF

GFA = 22,299 SF (OFFICE USE)
22,299 SF (1 SPACE/300 SF) = 75 SPACES

POTENTIAL FUTURE BRANCH = 905 SF
905 SF (1 SPACE/200 SF) = 5 SPACES

REQUIRED: 80 PARKING SPACES
EXISTING: 91 SPACES (2 ADA)
PROPOSED: 98 PARKING SPACES (4 ADA)





LOCUS PLAN
(NOT TO SCALE)

DEEDS
 LOT 104: DEED BOOK 10352, PAGE 16
 LOT 143: DEED BOOK 3467, PAGE 34
 LOT 130: DEED BOOK 796, PAGE 239
 LOT 28: DEED BOOK 3495, PAGE 65

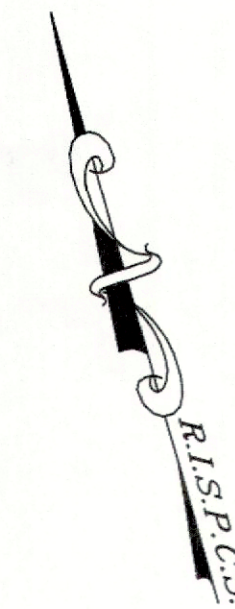
REFERENCES

PLANS
 (1) PLAT ENTITLED: "SUBDIVISION PLAN OF JEFFERSON OFFICE PLAZA #89 & 95 JEFFERSON BLVD., WARWICK, RHODE ISLAND, OWNER: DEPCO, DATE: FEBRUARY 1993, RC COURNOYER ENT., INC.", WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF WARWICK AS MAP 78.
 (2) PLAT ENTITLED: "OAKHURST, WARWICK, R.I. BELONGING TO THE PEOPLES TRUST COMPANY BY J.A. LATHAM JULY 1899", WHICH PLAT IS RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WARWICK IN PLAT BOOK 4 AT PAGE 24 AND (COPY) ON PLAT CARD 147.

ZONING DISTRICT: G1

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT / ACCURACY SPECIFICATIONS: I
 OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
 TOPOGRAPHIC SURVEY: III
 T-1
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS
 BY: *John D. Andrews* 1836
 JOHN D. ANDREWS, P.L.S. REG. NO. 08/28/2023
 DOUGLAS DESIGN GROUP (LS.000A354-00A) DATE

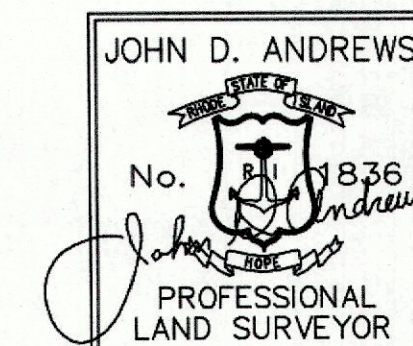


REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		

DRAWN BY: BSA
 CHECK BY: JDA

SEAL: TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



JOHN D. ANDREWS, P.L.S.#1836

PREPARED FOR:

COMPREHENSIVE BOUNDARY
 UTILITY AND TOPOGRAPHIC
 SURVEY OF LAND
 PREPARED FOR
**95
 JEFFERSON
 BLVD**
 WARWICK
 RHODE ISLAND
 A.P. 283, LOT 104

Date: AUGUST 11, 2023
 Scale: 1" = 20'

PREPARED BY:

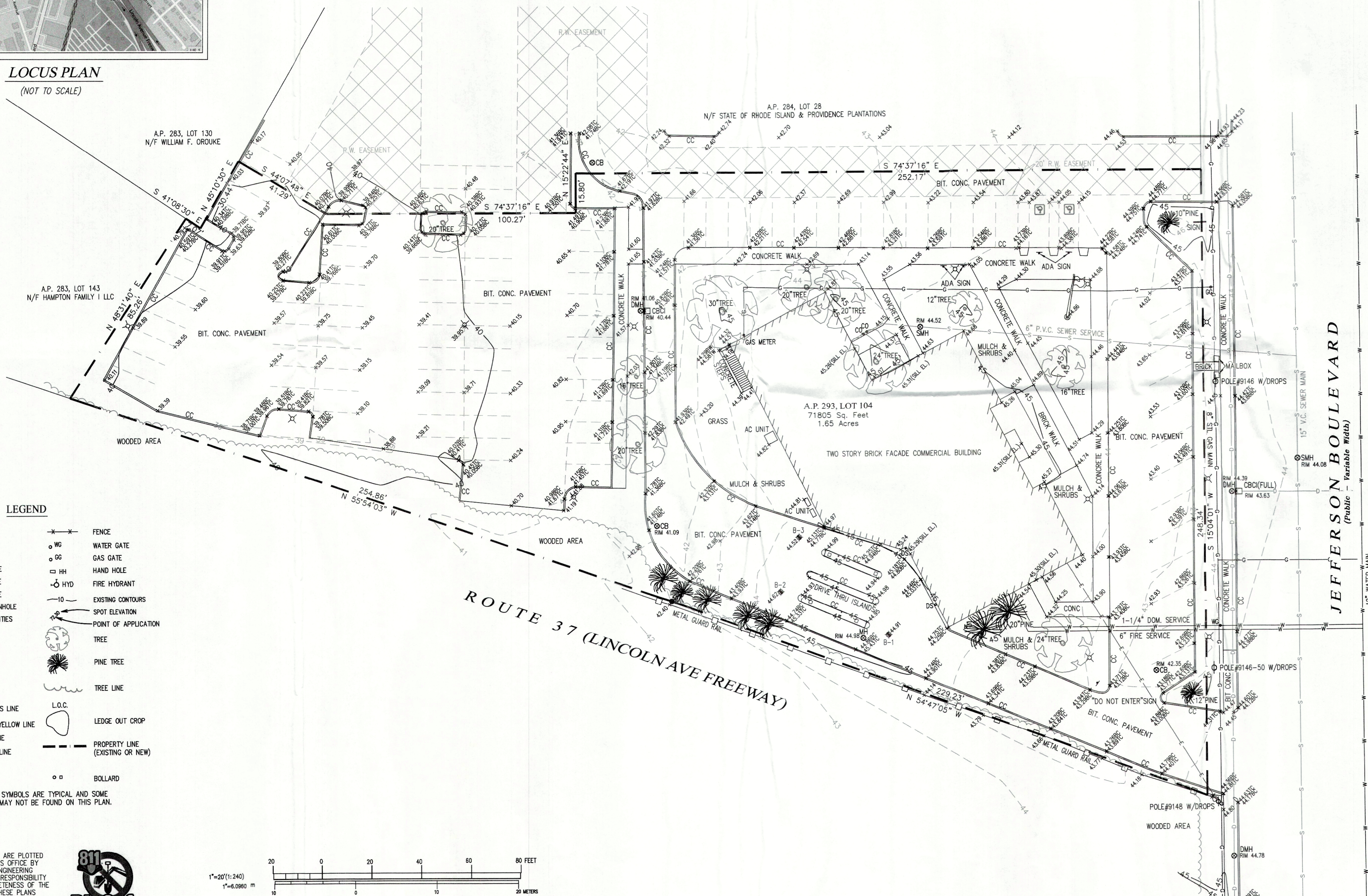


SHEET: 1 OF 2

**PLANIMETRIC
 PLAN**

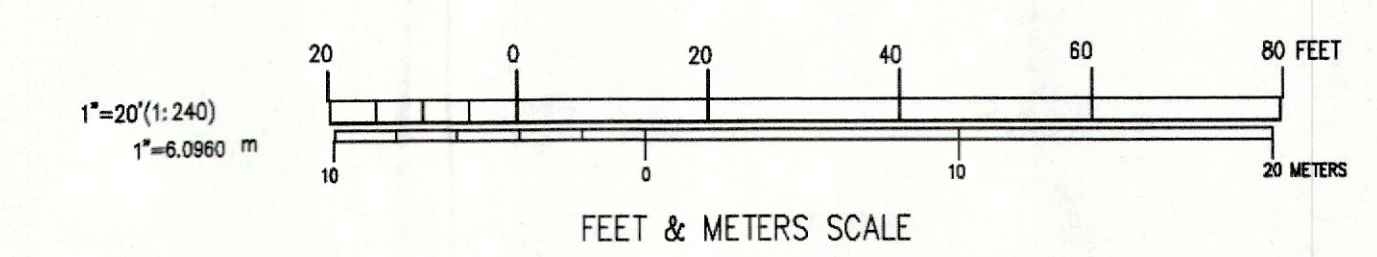
DDG PROJECT #: 07.23.1889

DATE: 08/28/23



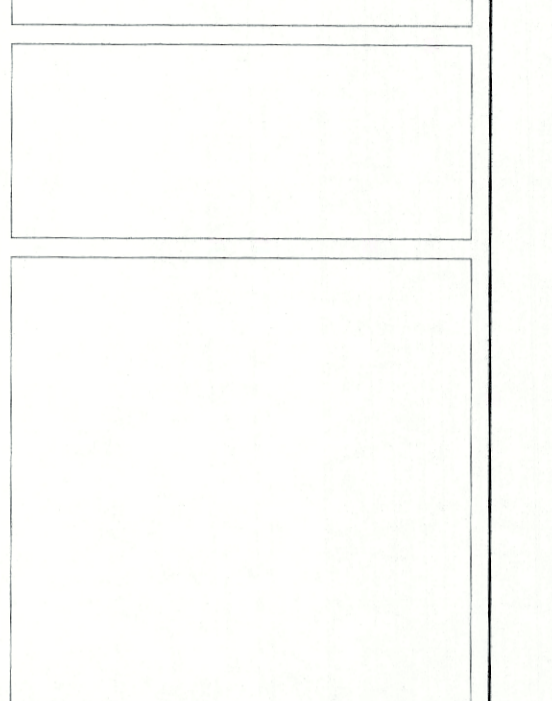
- LEGEND**
- CB CATCH BASIN
 - POLE #1 UTILITY POLE
 - ⊕ SIGN STREET SIGN
 - SMH SEWER MANHOLE
 - DMH DRAIN MANHOLE
 - EMH ELECT MANHOLE
 - TMH TELEPHONE MANHOLE
 - O- OVERHEAD UTILITIES
 - E- ELECTRIC
 - T- TELEPHONE
 - W- WATER LINES
 - D- STORM DRAIN
 - S- SANITARY LINE
 - G- GAS LINE
 - AG- ABANDONED GAS LINE
 - DSYL DOUBLE SOLID YELLOW LINE
 - SWL SOLID WHITE LINE
 - DWL DASHED WHITE LINE
 - ⊙ LIGHT
 - ✕ FENCE
 - WG WATER GATE
 - GG GAS GATE
 - HH HAND HOLE
 - HYD FIRE HYDRANT
 - 10- EXISTING CONTOURS
 - SPOT ELEVATION
 - POINT OF APPLICATION
 - TREE
 - PINE TREE
 - TREE LINE
 - L.O.C. LEDGE OUT CROP
 - PROPERTY LINE (EXISTING OR NEW)
 - BOLLARD

UTILITY NOTE:
 UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.

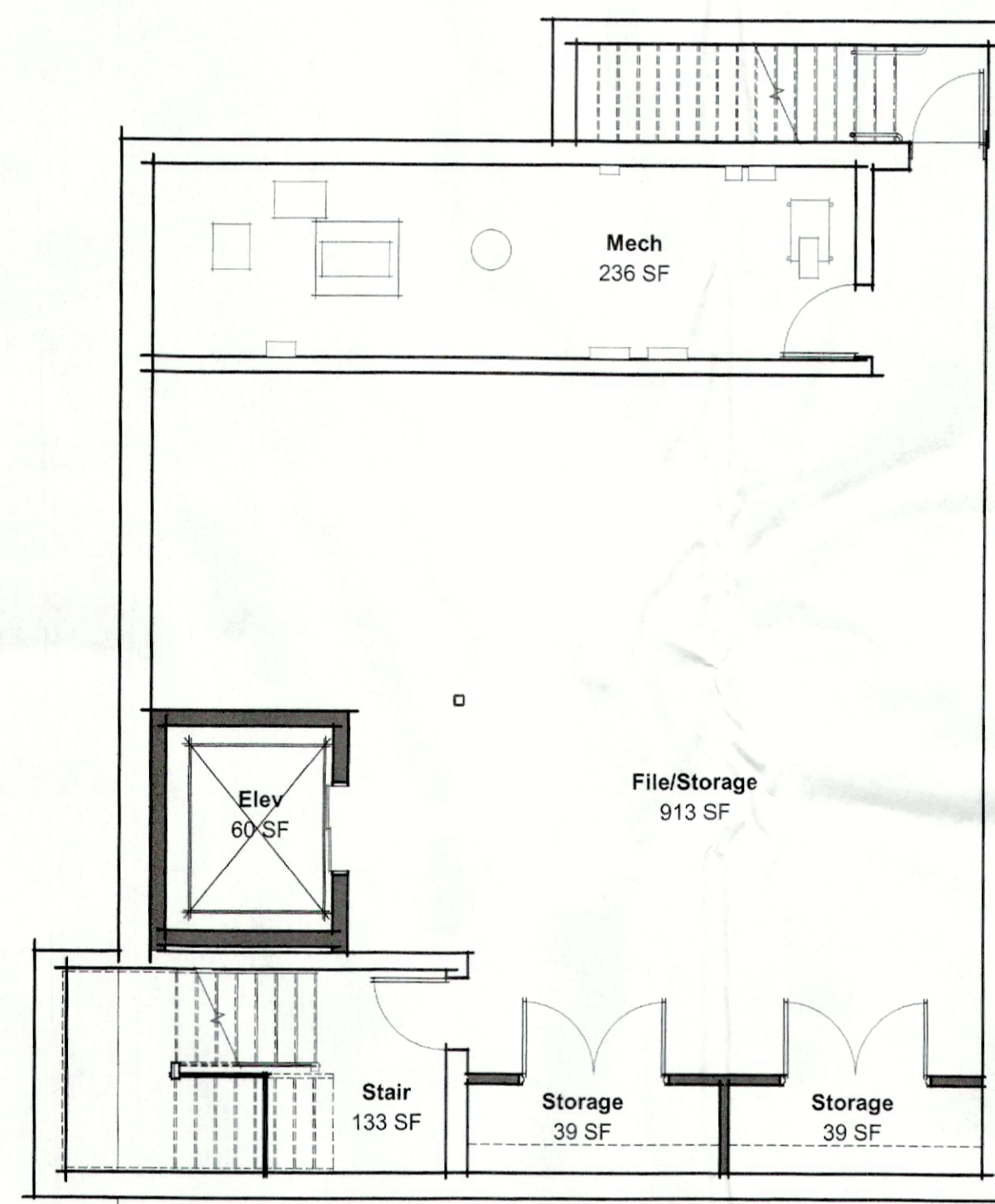




STUDIO.S
ARCHITECTURE



No.	Description	Date



1 Basement
3/16" = 1'-0"

Rhode Island
Credit Union

Main Office Renovation
95 Jefferson Blvd
Warwick, RI

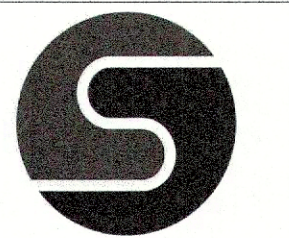
Basement Plan

Project Number	2023-010
Date	9.28.23
Drawn By	VJS
Checked By	VJS

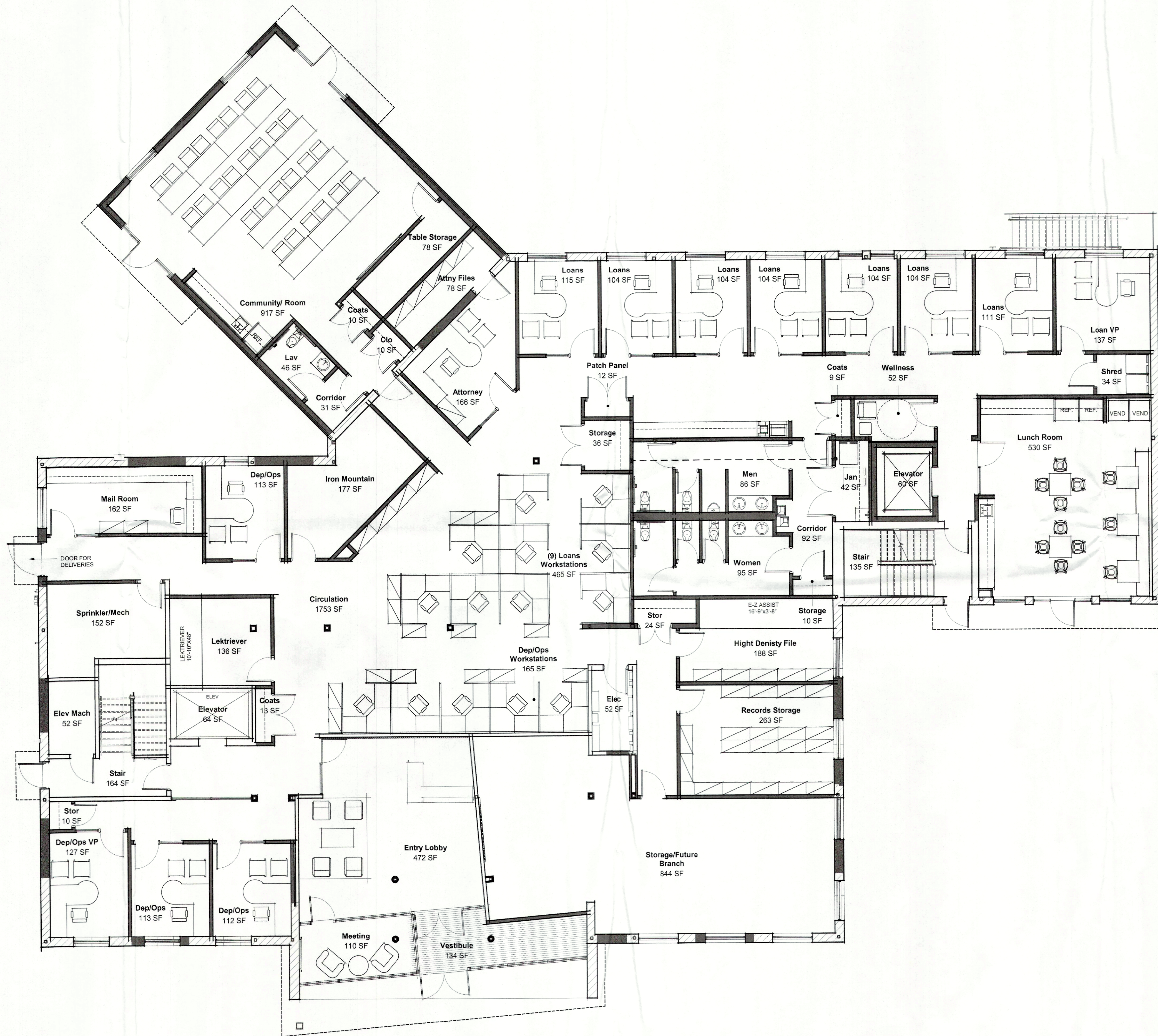
SD1.0

Scale 3/16" = 1'-0"

DO NOT SCALE DRAWING. USE DIMENSIONS SHOWN.
VERIFY ALL DIMENSIONS ON SITE.



STUDIO 5
ARCHITECTURE



1 First Floor
 3/16" = 1'-0"
 0 4 8 16'

No.	Description	Date

Rhode Island
Credit Union

Main Office Renovation
95 Jefferson Blvd
Warwick, RI

First Floor

Project Number 2023-010

Date 9.28.23

Drawn By VJS

Checked By VJS

SD1.1

Scale 3/16" = 1'-0"

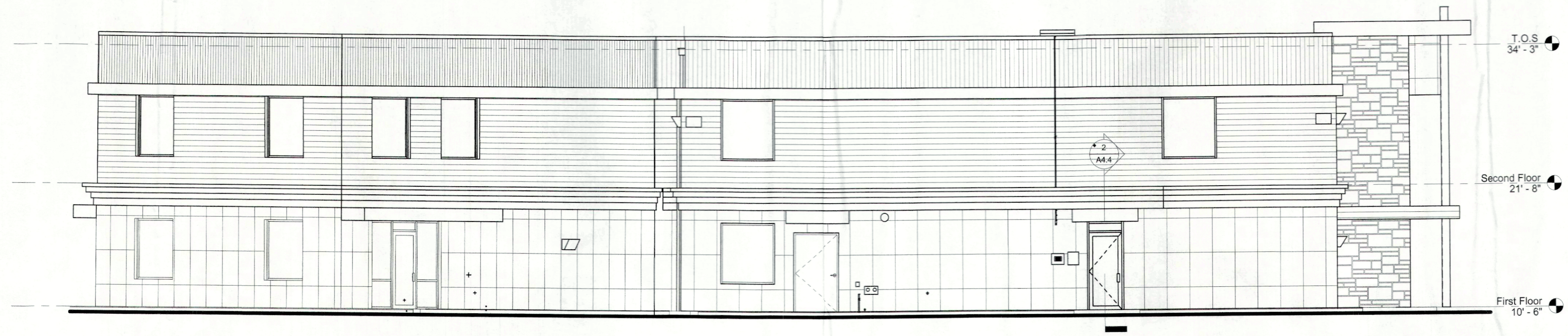
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STUDIO 5
ARCHITECTURE

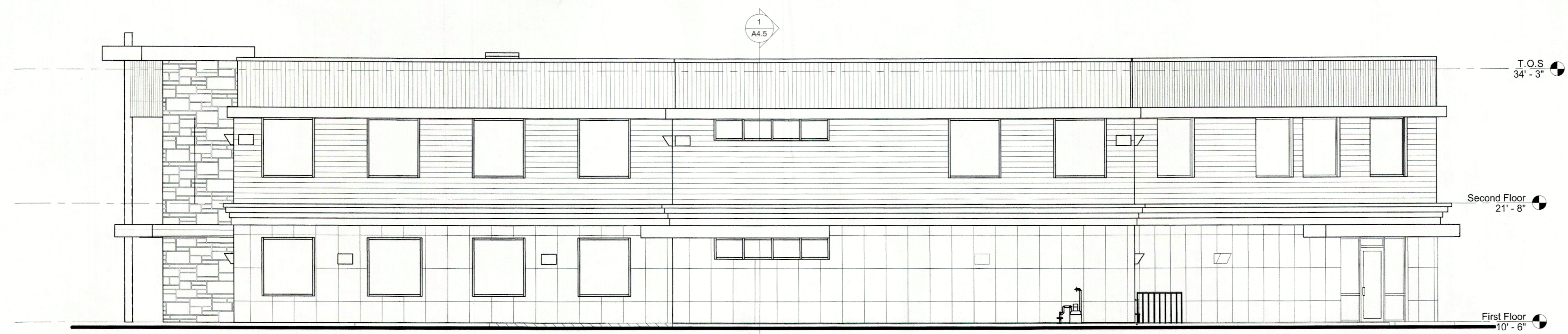
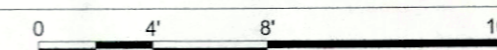


No.	Description	Date



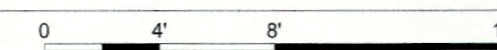
1 Proposed Left Side Elevation

3/16" = 1'-0"



2 Proposed Right Side Elevation

3/16" = 1'-0"



Rhode Island
Credit Union

Main Office Renovation
95 Jefferson Blvd
Warwick, RI

Proposed Exterior
Elevations

Project Number 2023-010

Date 9.28.23

Drawn By VJS

Checked By VJS

A2.3

Scale 3/16" = 1'-0"

DO NOT SCALE DRAWING. USE DIMENSIONS SHOWN.
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