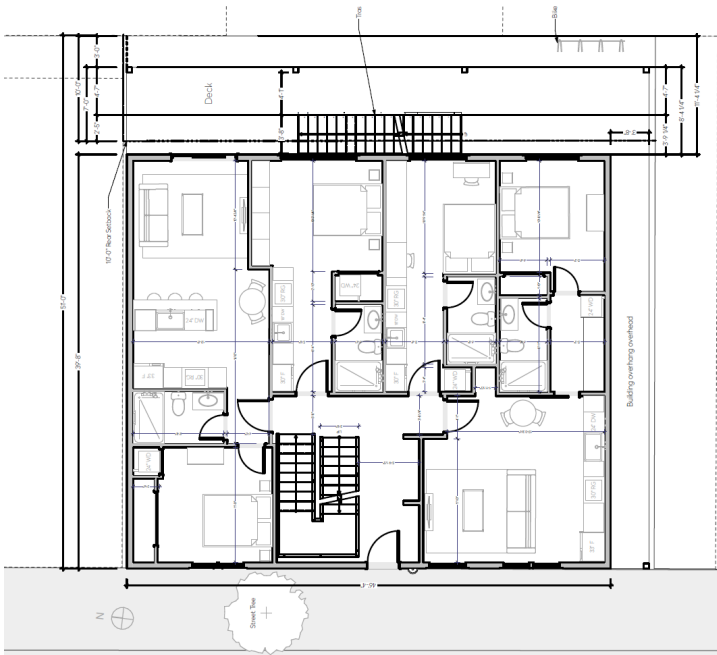


Providence City Plan Commission

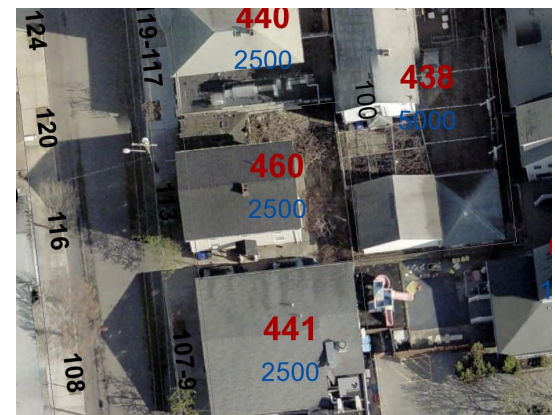
November 16, 2021



AGENDA ITEM 3 ■ 113 IVES STREET



Proposed site plan



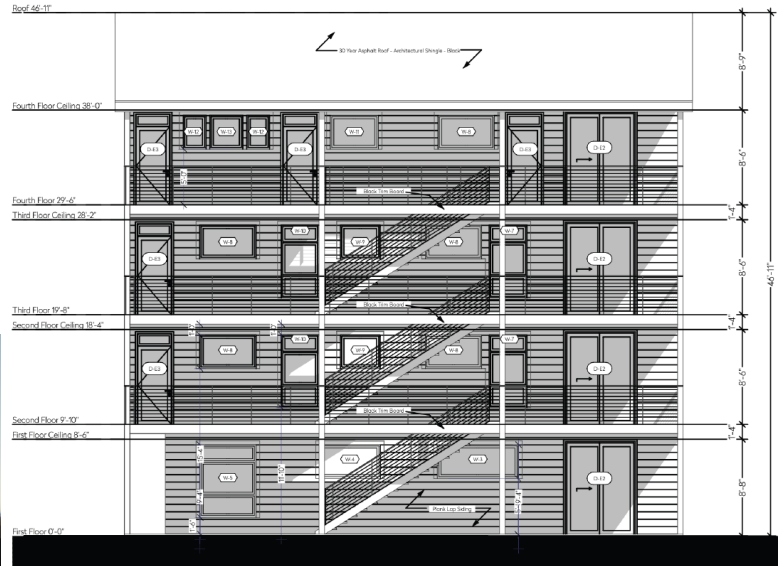
Aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	Providence Living, Applicant 113 Ives LLC, Owner	PROJECT DESCRIPTION:	The applicant is proposing to demolish the existing building and construct a four story, 16 unit residential building on the subject lot.
CASE NO./ PROJECT TYPE:	21-037MI Preliminary Plan Approval		
PROJECT LOCATION:	113 Ives Street AP 17 Lot 460	RECOMMENDATION:	Approval of the Preliminary Plan subject to the noted findings
NEIGHBORHOOD:	Fox Point	PROJECT PLANNER:	Choyon Manjrekar



Building rendering



Rear elevation

PROJECT OVERVIEW

The applicant is proposing to demolish an existing two family dwelling and construct a four story building with 16 units.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The subject lot is zoned C-1, where multifamily development is permitted by right.

Dimensions and site design

The 2,500 SF lot is currently occupied by a two family dwelling and shed with a retaining wall to the rear, that will be demolished to construct an approximately 47' tall, four story, 16 unit building. The building will be set to the front and side lot lines.

All units will be accessible from the front entrance which

is oriented to Ives Street. The building will maintain an approximately 11'4" rear yard setback from the R-2 zone where a minimum of 10' is required.

Porches located on the building's rear, are permitted to encroach 8' into the rear yard with steps required to be 4' from any lot line. The building will meet this requirement with the porches encroaching approximately 7'9" into the rear yard and the stairs set back approximately 7'7" from the rear lot line.

The ground floor exterior is composed of brick and glass. The upper stories will be composed of lap siding with vertical slat wood recessed into the façade. The selected materials are permitted by right in the C-1 zone. By employing a consistent theme, the development follows the guidelines for multifamily development outlined in Section 1202 K of the ordinance with projections and recesses providing visual variety to the exterior.

Parking

The lot is exempt for providing parking as it measures less than 10,000 SF in the C-1 zone. However, bicycle parking is provided in the rear of the lot.

Landscaping

With an area of 2,500 SF, the development requires approximately 325 SF of canopy coverage. The development will meet this requirement by retaining the existing tree in front of the building.

Drainage and site management

Stormwater management will be provided onsite with the applicant using an underground infiltration system with a clean washed stone bed for drainage. Provided calculations indicate that site runoff will be reduced for 3 month to 100 year storm events. A site maintenance plan for the stormwater system is also included.

FINDINGS

Section 806 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Master Plan stage:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area intended for neighborhood commercial/mixed use development according to the future land use map of the comprehensive plan. These areas are intended for neighborhood scale commercial uses with multifamily development encouraged. The development conforms to this designation and provision of housing would conform to objective H-2 of the comprehensive plan which encourages creation of new housing.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: The site is zoned C-1 where multifamily development is permitted by right.

Dimension and Design: The development will conform to the dimensional and design requirements of the C-1 zone with the external features meeting the required setbacks.

Parking: The site is exempt from providing parking as it is under 10,000 SF.

Landscaping: The applicant will meet the canopy coverage requirement based on street trees that exist around the development.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

A drainage and stormwater management plan have been provided. No negative environmental impacts are expected as the applicant is expected to come into conformance with all applicable environmental regulations.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

There are no physical constraints that impact development of this property as it will conform to the dimensional requirements of the zoning ordinance.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Adequate pedestrian access is provided from Ives Street.

RECOMMENDATION

The CPC should vote to approve the preliminary plan subject to the following condition:

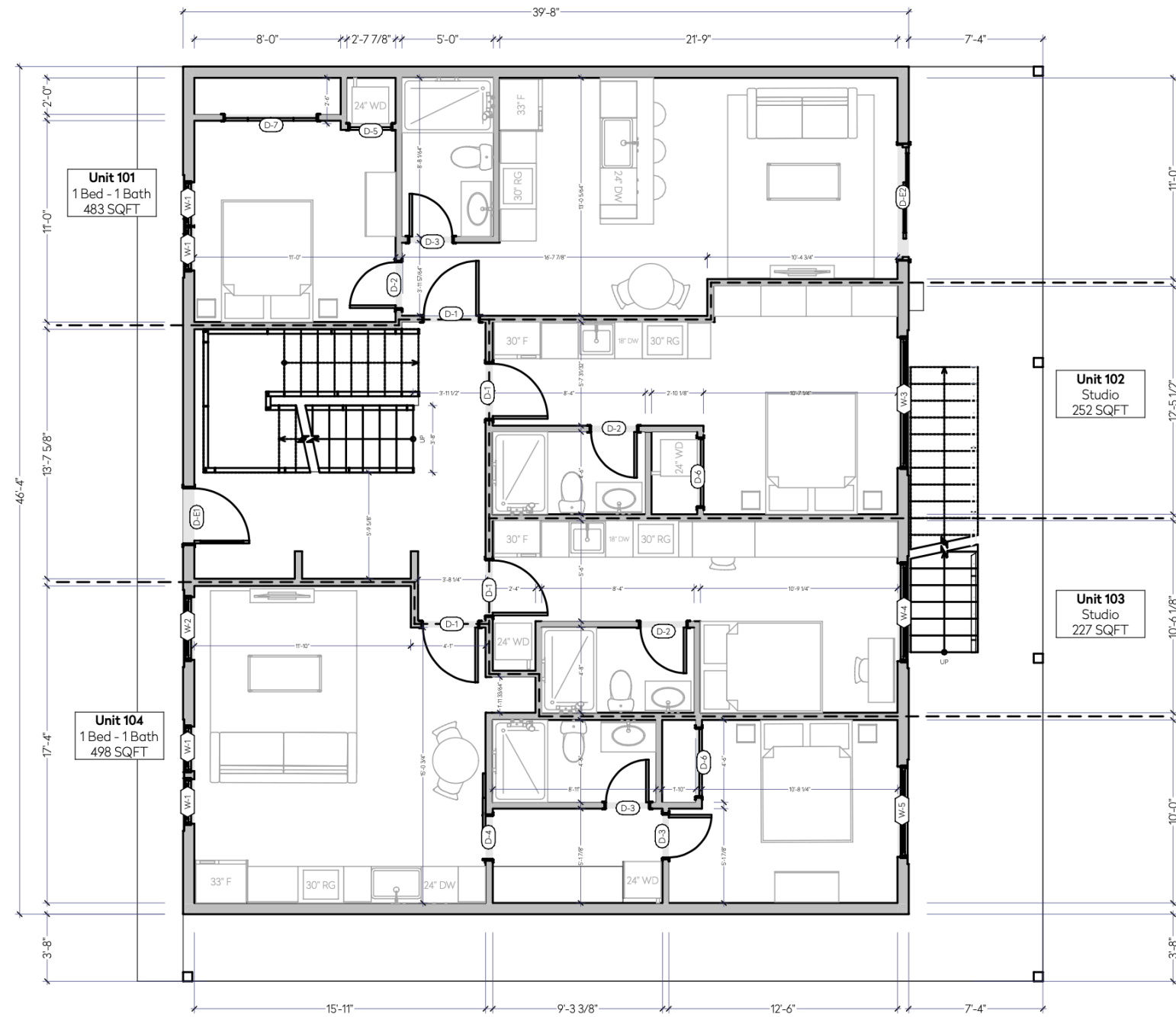
Final plan approval should be delegated to DPD staff.



Providence Architecture
269 Wickenden St, FL 2
Providence, Rhode Island 02903

113 Ives Street

CPC Render
10/26/21

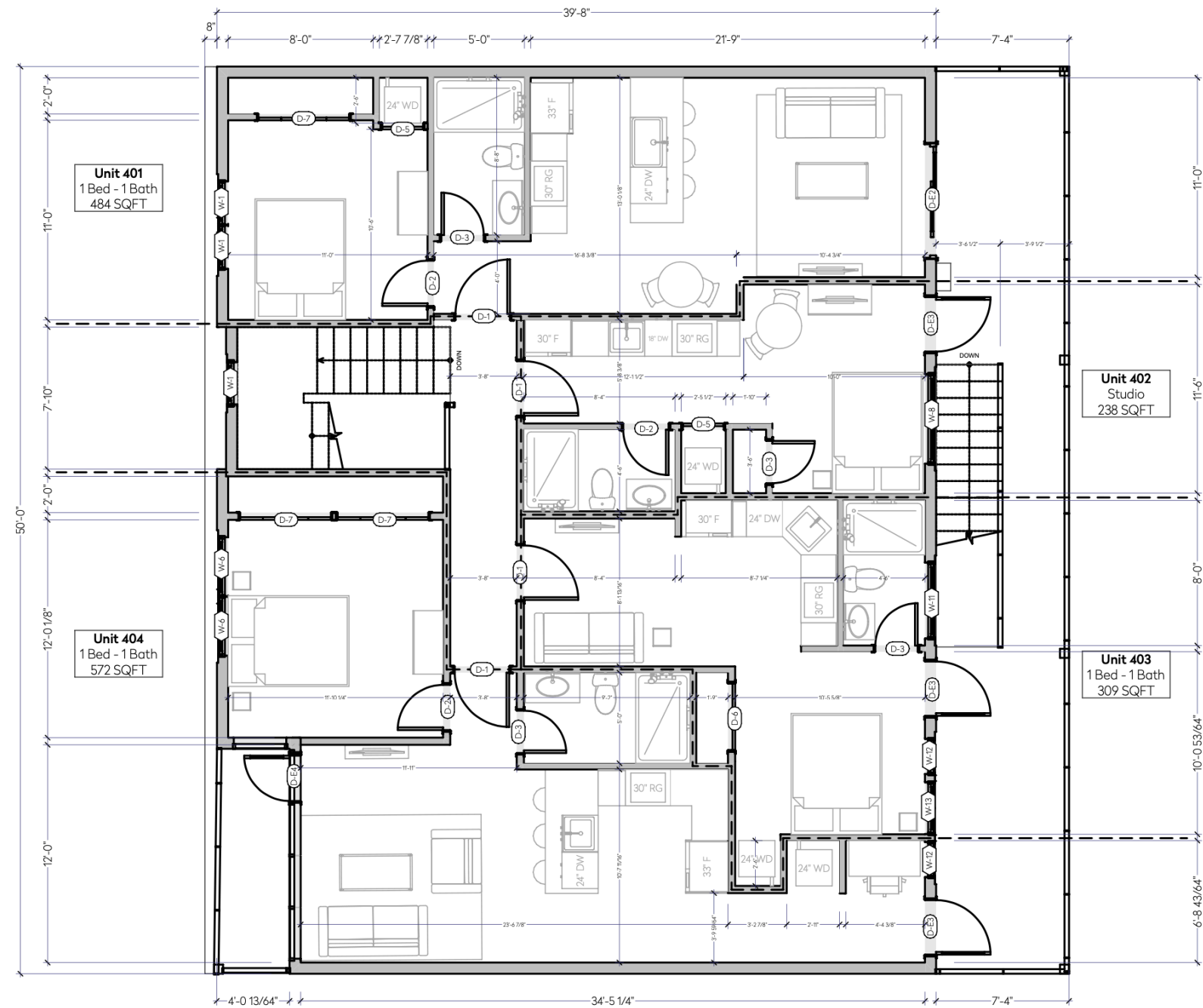


1

First Floor Plan

SCALE: 1/8" = 1'-0"





1

Fourth Floor Plan

SCALE: 1/8" = 1'-0"

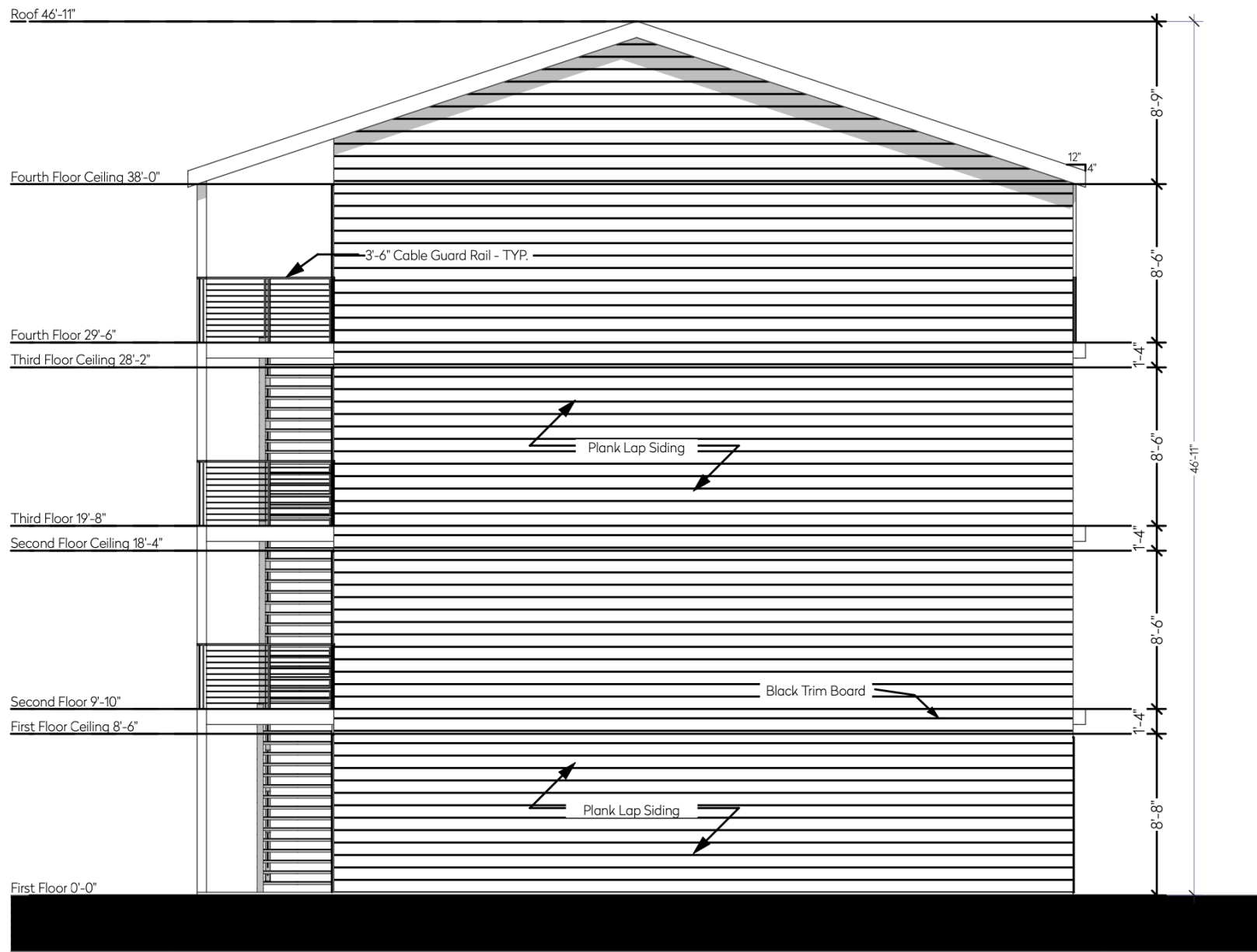




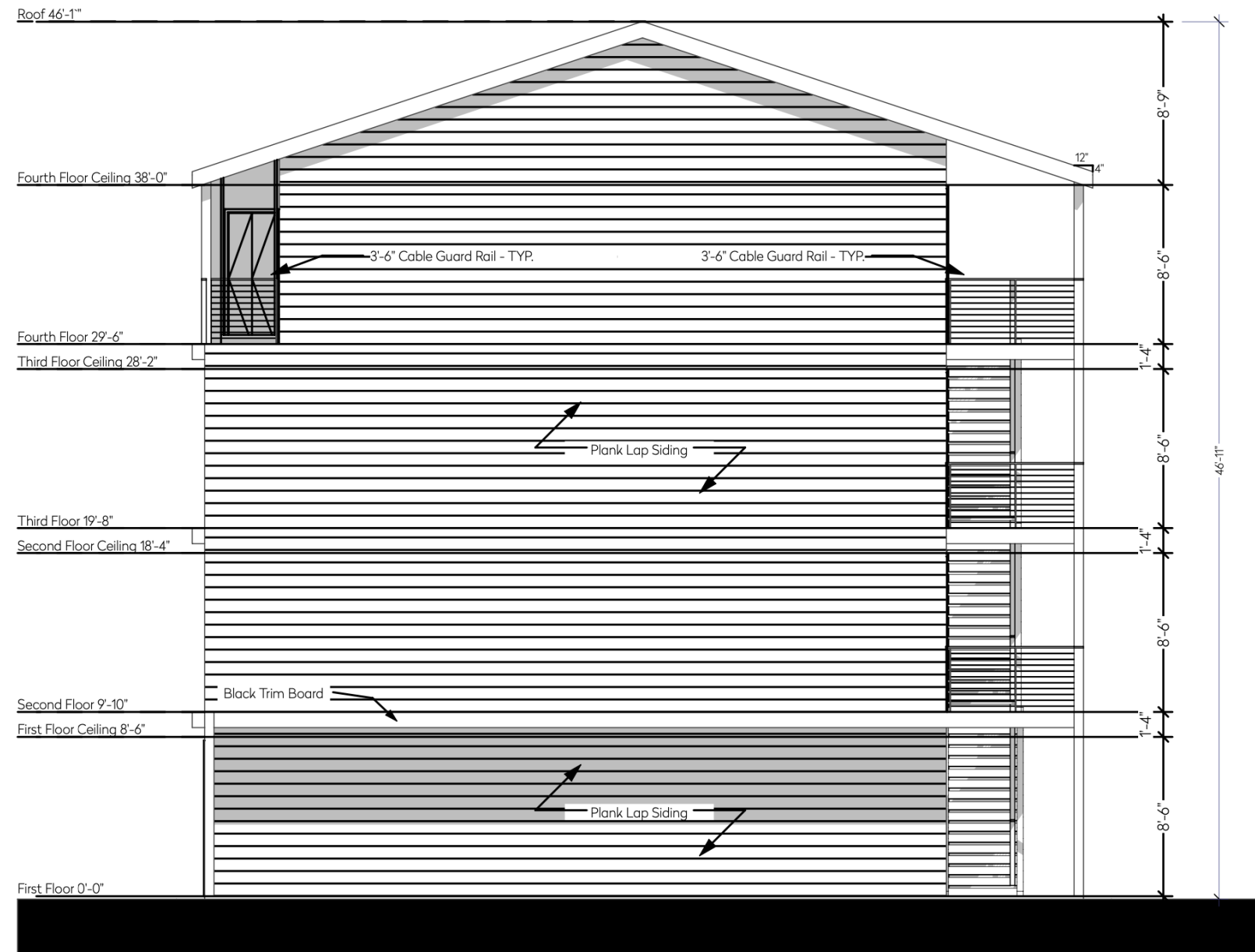
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West Elevation (Front)
SCALE: 1/8" = 1'-0"



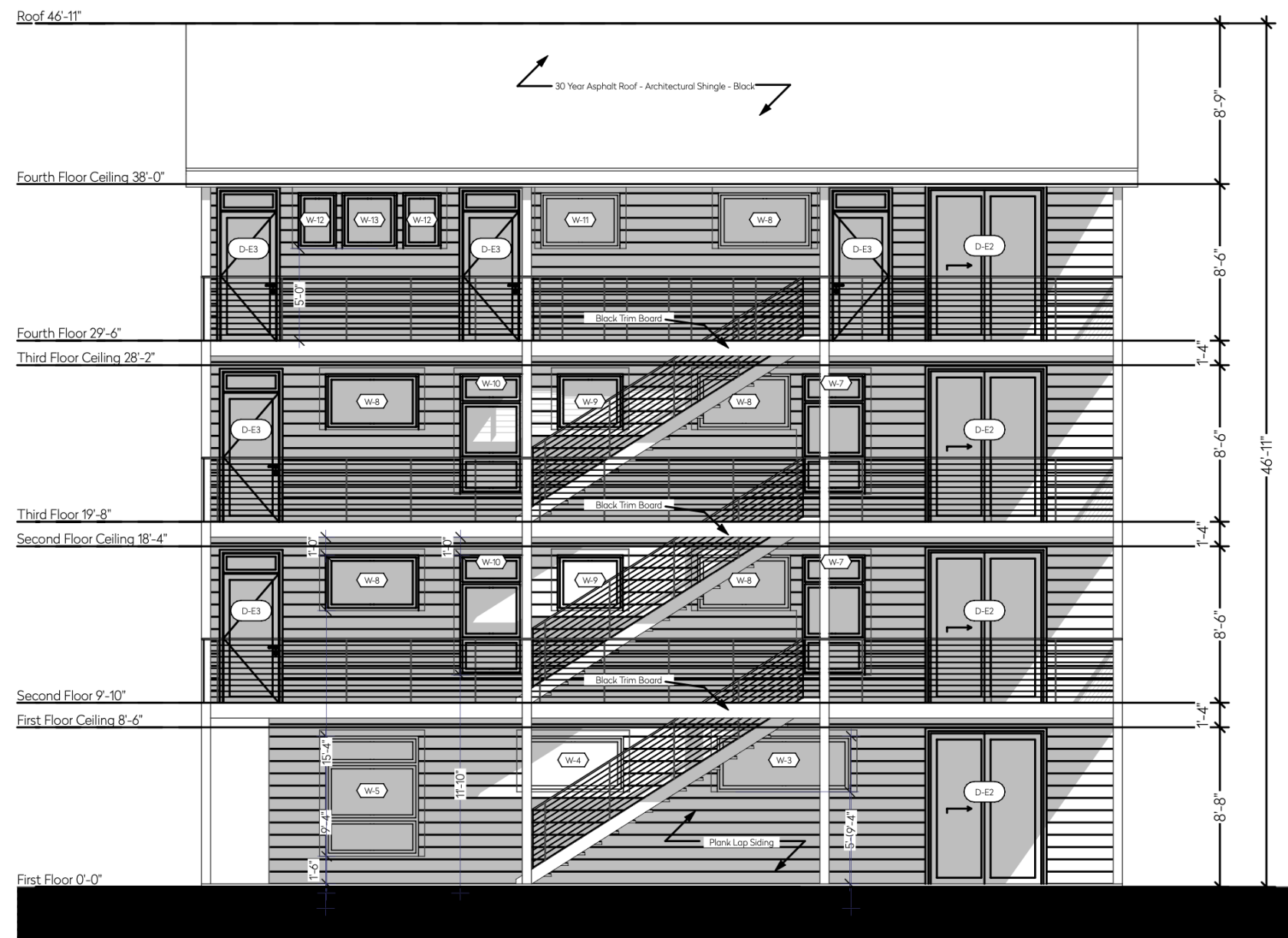


1 North Elevation
SCALE: 1/8" = 1'-0"



1 South Elevation
SCALE: 1/8" = 1'-0"



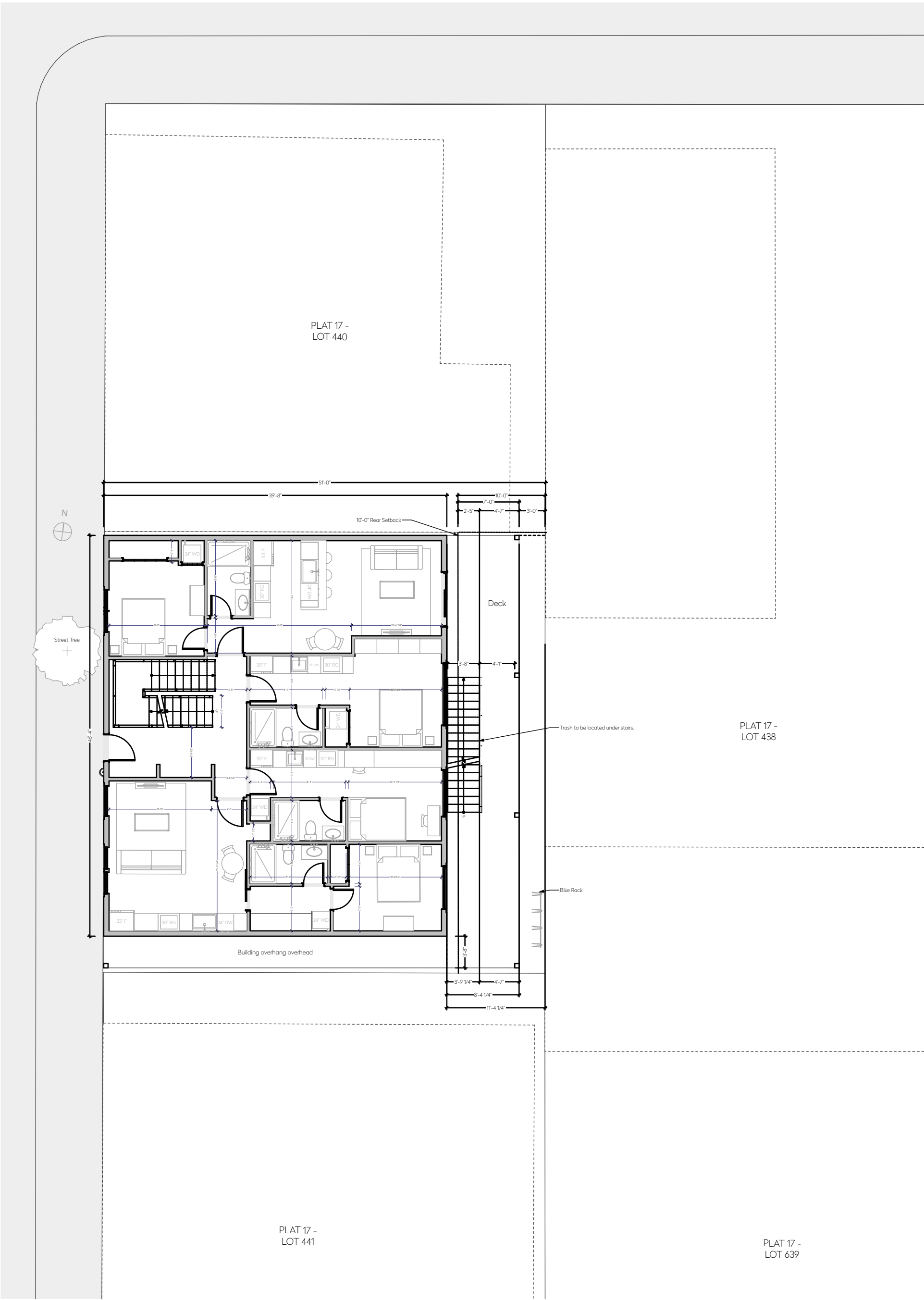


1

East Elevation (Rear)

SCALE: 1/8" = 1'-0"





N:\21-0004 Providence Realty Advisors\01 113 Ives LLC\113 Ives Street PLAN SET 8-31-21.dwg Sep. 01, 2021 1:46pm

GENERAL NOTES:

1. 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 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.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL SIZE OF THE PROPOSED BUILDING.
3. WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
4. ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER OR ENGINEER.
5. THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION.
6. THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
7. ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS AT COMPLETION OF EACH DAYS WORK.
9. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
10. ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
11. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
12. REFER TO PLUMBING PLANS FOR CONTINUATION OF ALL UTILITIES WITHIN 5' (FIVE) FEET OF THE BUILDING.
13. ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, PERVIOUS PAVERS, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2004 EDITION (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).

MISCELLANEOUS UTILITY NOTES:

1. PRIOR TO CONSTRUCTION ALL POTENTIAL UTILITY/DRAINAGE CONFLICTS MUST BE IDENTIFIED BY THE CONTRACTOR. ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. NO EXTRA PAYMENT TO THE CONTRACTOR DUE TO RELOCATIONS WILL BE AUTHORIZED.
2. THE UTILITY PLAN DOES NOT DEPICT THE NECESSARY ELECTRICAL CONDUIT/WIRING TO SERVICE THE PROPOSED LIGHTING AND SIGNS, WHICH WILL BE PERFORMED BY THE CONTRACTOR FOR NO ADDITIONAL COST.
3. OVERHEAD ELECTRIC AND TELEPHONE SERVICES ARE TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANY AND COORDINATED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THERE OPERATIONS.
5. THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OF PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES AND SHALL PROMPTLY REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO SUCH PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES TO THE SATISFACTION OF THE OWNER OR CITY.
6. EXISTING UTILITY FRAMES AND COVERS FOR SANITARY SEWER, WATER, GAS, STORM DRAINAGE AND OTHER UTILITIES SHALL BE ADJUSTED TO GRADE AS REQUIRED IN NEW PAVING AND PAVEMENT OVERLAY AREAS.

LAYOUT NOTE:

THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
2. TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DIVIDES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
3. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE STATE OR CITY RIGHT-OF-WAY.
4. ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC, SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. 1988 EDITION. INCLUDING REVISION 3, SEPTEMBER 3, 1993 AND SUBSEQUENT ADDENDA.
5. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE R.I.D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

DRAINAGE SYSTEM MAINTENANCE SCHEDULE:

UPON PROJECT COMPLETION, THE PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING MAINTENANCE PLAN AND SCHEDULE:

1. **CATCH BASINS, MANHOLES AND DRAIN LINES:** AN INSPECTION MUST OCCUR ON AN ANNUAL BASIS BY QUALIFIED PERSONAL TO ENSURE PROPER OPERATION. THE INSPECTION SHOULD, AS A MINIMUM, CONCENTRATE ON THE FOLLOWING:
 - * DAMAGE TO GRATE/ COVERS
 - * EVIDENCE OF STANDING WATER
 - * DEBRIS REMOVAL
 - * STRUCTURAL ALIGNMENT/ INTEGRITYANY DEFICIENCY NOTED DURING THE INSPECTION WILL BE IMMEDIATELY REPAIRED OR REPLACED.
2. **SEDIMENT REMOVAL:** ALL REMOVED SEDIMENT IS TO BE TESTED TO DETERMINE POLLUTANT CONTENT. THE SEDIMENT IS TO BE PROPERLY DISPOSED IN UPLAND AREAS BASED UPON THE TEST RESULTS AND LOCAL, STATE, AND FEDERAL REGULATIONS
3. ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.
4. ROUTINE MAINTENANCE OF THE PERVIOUS BITUMINOUS CONCRETE SURFACE SHALL BE VACUUMED SWEEPED TWICE A YEAR MINIMUM.

PROPOSED PAVEMENT STRUCTURE:

ON-SITE (PAVEMENT FOR ACCESS DRIVEWAY)

- 1.5" BITUMINOUS CONCRETE SURFACE COURSE CLASS 1-1 (CLASS 12.5 HMA)
- 2" BITUMINOUS CONCRETE BASE COURSE (CLASS 19 HMA)
- 12" GRAVEL BORROW SUBBASE

ASPHALT EMULSION TACK COAT TO BE PLACED PRIOR TO SURFACE COURSE PAVING IF BINDER COURSE IS OPENED TO VEHICULAR USE, OR IF BINDER COURSE IS GREATER THAN 30 DAYS OLD.

PROPOSED PAVEMENT STRUCTURE:

CITY/STATE

- 2" BITUMINOUS CONCRETE SURFACE COURSE CLASS TYPE 1-1
- 2" BITUMINOUS CONCRETE BINDER COURSE
- 12" GRAVEL BORROW SUBBASE COURSE

ASPHALT EMULSION TACK COAT TO BE PLACED ON ALL BITUMINOUS COURSES PRIOR TO PAVING.

WATER NOTES:

1. ALL INSTALLATIONS, JOINTS, CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE PROVIDENCE WATER SUPPLY BOARD REQUIREMENTS, AWWA STANDARDS AND GOVERNMENTAL REQUIREMENTS.
2. WATER PIPES SHALL TYPICALLY BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM SEWER PIPES, AND AT A MINIMUM DEPTH OF COVER EQUAL TO 5'. WHERE A NEW WATER PIPE IS LESS THAN 18 INCHES CLEAR DISTANCE ABOVE A SEWER OR WHERE A WATER PIPE PASSES BENEATH A SEWER OR STORM DRAIN, ENCASE THE SEWER OR DRAIN IN 6" OF CONCRETE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING WATER PIPE.
3. ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS; SUCH AS PIPE, THRUST BLOCKS, FITTINGS, CASTINGS, ETC. SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. THIS SUBMISSION SHALL INCLUDE MANUFACTURER'S LITERATURE, SHOP DRAWINGS, PROPOSED CONSTRUCTION METHODS, ETC.
4. WATER LINE TRENCH TO BE AWWA TYPE 5 A METALIZED DETECTABLE IDENTIFICATION TAPE 2" IN WIDTH, BLUE IN COLOR AND PRINTED WITH "CAUTION WATERLINE BURIED BELOW" SHALL BE UTILIZED OVER ALL MAINS. TAPE SHALL BE SET AT APPROXIMATELY 1' BELOW FINISHED GRADE.
5. THE CONTRACTOR SHALL RECEIVE VERIFICATION FROM THE ENGINEER AS TO THE APPROPRIATE SIZE OF THE DOMESTIC WATER AND FIRE PROTECTION LINE SHOWN ON THE PLANS PRIOR TO ORDERING WATER PIPE RELATED ITEMS.
6. SPECIFIC BENDS ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL BENDS AS NECESSARY TO INSTALL THE PIPE AT THE REQUIRED DEPTH AND ALIGNMENT.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. THE HAYBALE AND SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.
2. THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
3. ALL CATCH BASINS AND CULVERTS SHALL BE PROTECTED WITH STAKED HAYBALES (R.I. STD. 9.8.0) DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0), OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
4. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND IS MAINTAINED.
6. ALL HAYBALES, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
7. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
8. THE HAYBALES SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY-BALES BECOMES FILLED WITH SEDIMENTS.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
10. ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993.

BMP MAINTENANCE SCHEDULE

1. ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER DRAINAGE SYSTEMS AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS TO ALL PIPES, INTAKE AND DISCHARGE STRUCTURES (INCLUDING RIP-RAP SPLASH PADS), CATCH BASIN SUMPS, AND MANHOLES.
3. INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES (INCLUDING ROADWAY SIDE SLOPES, FOR STRUCTURAL INTEGRITY, STABILITY AND EVIDENCE OF SOIL EROSION, SHALL INCLUDE MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF ½ INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BIMONTHLY IF NO RAINFALL EVENT OCCURS.
4. UPON COMPLETION OF PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION, REPAIR ANY VEGETATIVE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, (SEEDING, PLANTING, ETC.) WHERE REQUIRED, AND REPAIR (OR REMOVE WHERE APPROPRIATE) ANY TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL DEVICES. AFTER PERMANENT SOIL STABILIZATION ON THE ENTIRE SITE HAS OCCURRED, ALL TEMPORARY CONTROL MEASURES MUST BE REMOVED.
5. AFTER THE COMPLETION OF PROJECT CONSTRUCTION AND THE FINAL STABILIZATION OF THE ENTIRE SITE, THE INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES MUST BE PERFORMED.
6. REPLANTING, REGRADING, OR OTHER REPAIRS NEEDED AS A RESULT OF SOIL EROSION AND SEDIMENTATION PROCESSES SHALL BE DONE PROMPTLY TO ENSURE PROPER FUNCTIONING OF THE ENTIRE SYSTEM.
7. ANY TRASH, DEBRIS, ETC. SHOULD BE REMOVED FROM ANY WETLAND AREAS, SWALE, AND PIPE OUTLETS.

RIDOT

1. ALL WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2004 EDITION (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).



D'AMICO ENGINEERING TECHNOLOGY, INC.
Civil - Transportation - Land Use
2080 Mineral Spring Ave., North Providence, RI 02911
(401) 622-1470 (401) 353-1190 fax www.dengineerinc.com

PROPOSED RESIDENTIAL
DEVELOPMENT
113 IVES STREET
PROVIDENCE, RHODE ISLAND
AP 17, LOT 460

REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: DMD
DRAWN BY:
CHECKED BY: DMD
DATE: SEPT., 2021
PROJECT NO: 21-0004-01

PROGRESS PLAN

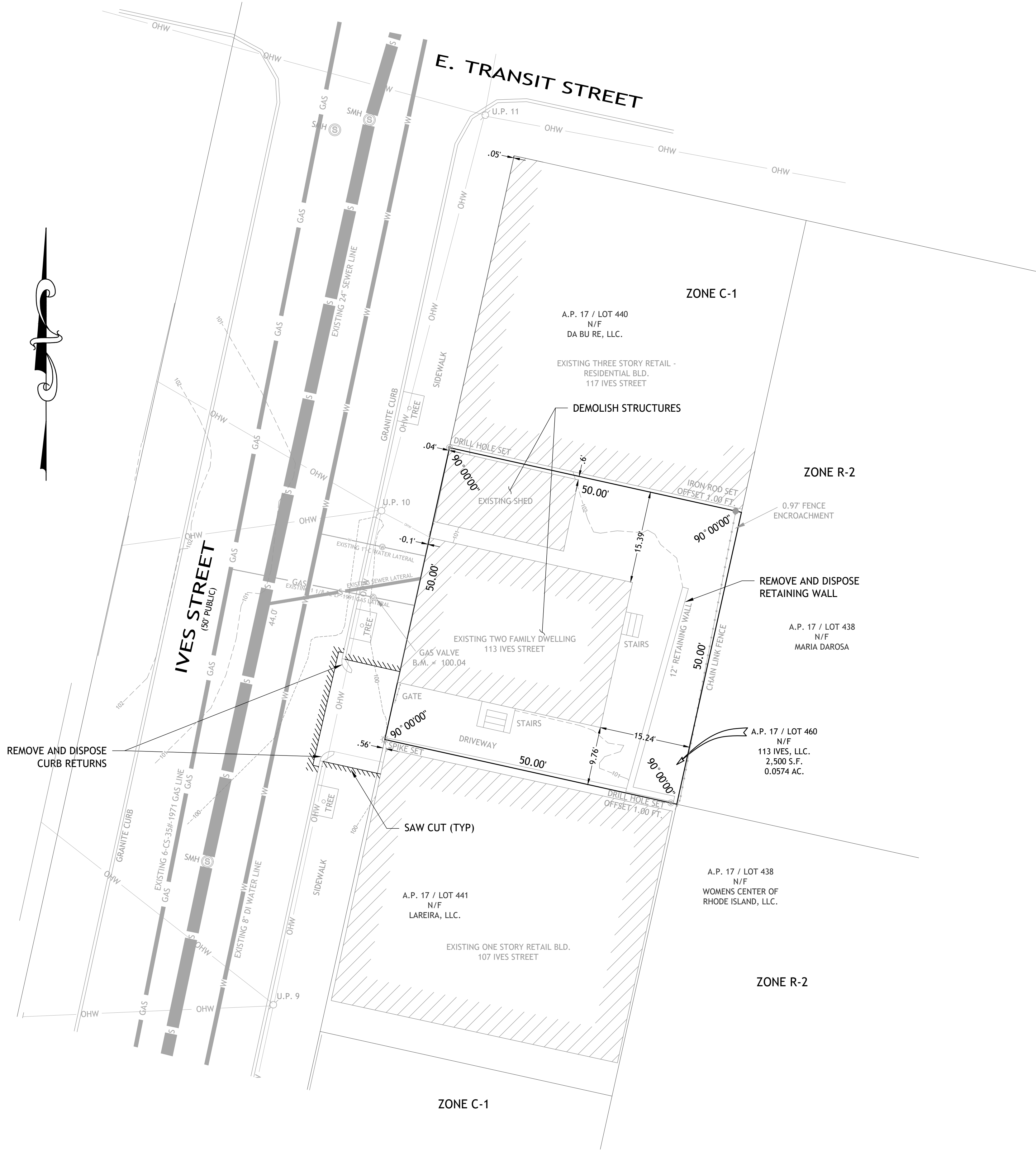
GENERAL
NOTES

C1.0

N:\21-0004 Providence Realty Advisors\01 113 Ives LLC\113 Ives Street PLAN SET 8-31-21.dwg Sep. 01, 2021 1:50pm

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	C-1	C-1 LOT 460
MINIMUM LOT AREA	NONE	2,500 SF
MINIMUM FRONTAGE AND LOT WIDTH	NONE	50.00'
MINIMUM FRONT ZONE SETBACK	BUILD-TO ZONE OF 0' TO 5'	-0.1"
MINIMUM CORNER/INTERIOR SIDE SETBACK	NONE; 10' AT RESID.	15.39', 9.76'
MINIMUM REAR YARD SETBACK	NONE; 20' AT RESID.	15.24'
MAXIMUM BUILDING HEIGHT	50 FT UP TO 4 STR	< 50'
MAXIMUM IMPERVIOUS SURFACE (FY, RY, TY)	NONE	100%
MAXIMUM BUILDING/IMPERVIOUS COVERAGE	NONE	45%

* EXISTING NON-CONFORMING DIMENSIONS
OF RECORD ALONG RESIDENTIAL ZONE



**CLASS I PROPERTY LINE AND TOPOGRAPHIC
SURVEY CONDUCTED BY:**

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE
CRANSTON, RI 02920

PHONE: 401-463-9696
FAX: 401-463-9039

NOTES:

- THE PROPERTY BOUNDARY PERIMETER AND TOPOGRAPHIC INFORMATION SHOWN ON THIS EXISTING CONDITIONS SHEET IS THE RESULT OF A BOUNDARY STAKE-OUT SURVEY PERFORMED BY OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVE., CRANSTON, RI 02920.
- INFORMATION BY DETEC PROVIDED ON THIS EXISTING CONDITIONS PLAN IS TO AUGMENT THE BASE SURVEY FOR PERMITTING AND DESIGN WITH THE ADDITION OF SITE SPECIFIC FEATURES AND SITE UTILITIES TAKEN FROM RECORDS AND SITE ON-THE-GROUND MEASUREMENTS. THE PE STAMP IS AFFIXED FOR THIS INFORMATION ONLY.
- BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF PROVIDENCE, COMMUNITY-PANEL NUMBER 0309K, MAP NUMBER 44007C0309K EFFECTIVE DATE MAP REVISED OCTOBER 2, 2015, THE SITE IS LOCATED IN ZONE 'X' AND OUTSIDE FLOOD ZONE 'A', 'AE', 'AH OR AO' OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**PROPOSED RESIDENTIAL
DEVELOPMENT
113 IVES STREET
PROVIDENCE, RHODE ISLAND
AP 17, LOT 460**

REVISIONS:

NO. DATE DESCRIPTION

DESIGNED BY: DMD
DRAWN BY:
CHECKED BY: DMD
DATE: SEPT., 2021
PROJECT NO: 21-0004-01

PROGRESS PLAN

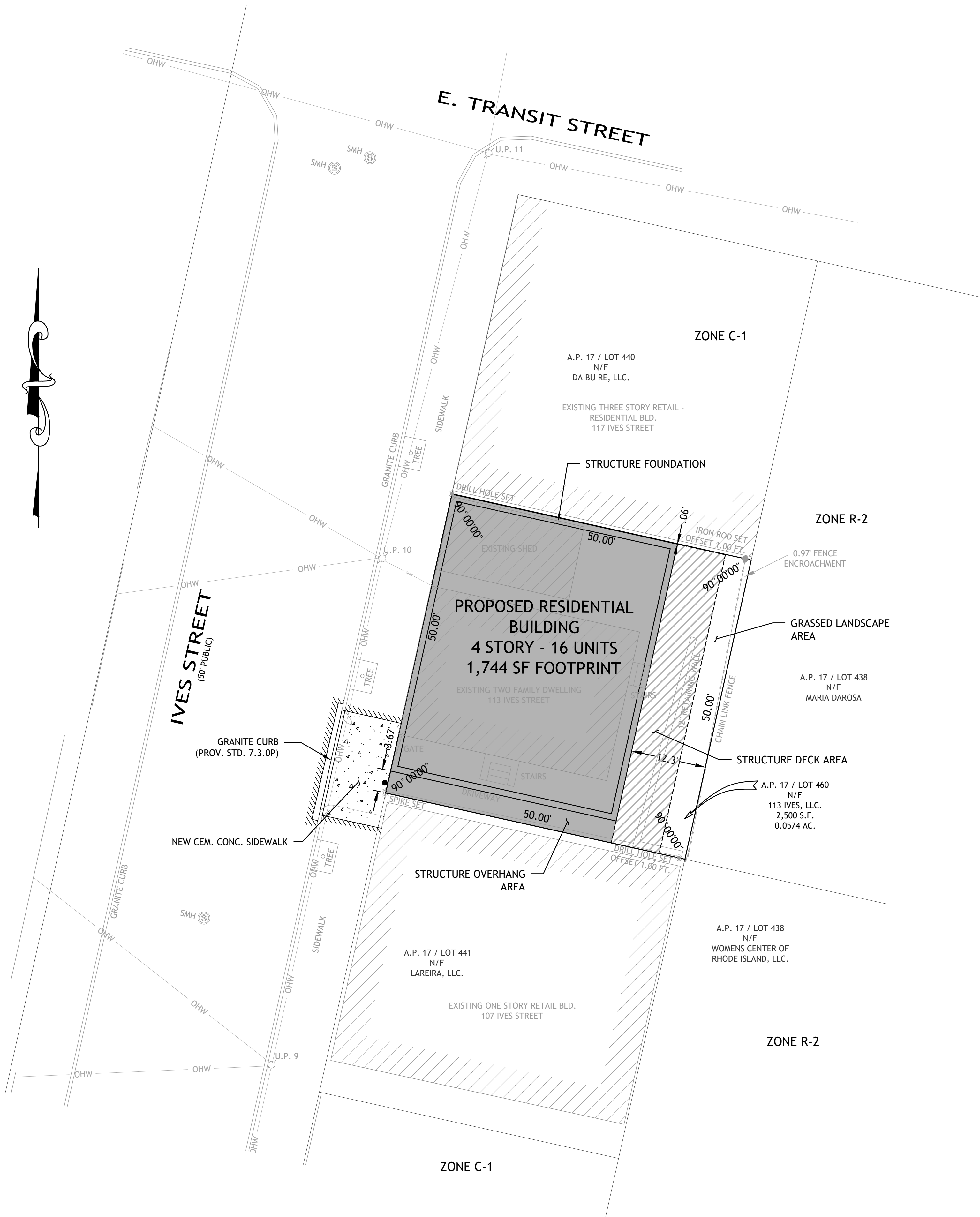
**EXISTING
CONDITIONS
AND
DEMO PLAN**

C2.0

N:\21-0004 Providence Realty Additions\01 113 Ives LLC\113 Ives Street- PLAN SET 8-31-21.dwg Sep. 01, 2021 1:53pm

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	C-1	C-1 LOT 460	C-1 LOT 460
MINIMUM LOT AREA	NONE	2,500 SF	2,500 SF
MINIMUM FRONTAGE AND LOT WIDTH	NONE	50.00'	50.00'
MINIMUM FRONT YARD SETBACK	BUILD-TO ZONE OF 0' TO 5'	0.1"	0.0'
MINIMUM CORNER/INTERIOR SIDE SETBACK	NONE; 10' AT RESID.	15.39', 9.76'	0.0'; 0.06'
MINIMUM REAR YARD SETBACK	NONE; 20' AT RESID.	15.24"	12.3' **
MAXIMUM BUILDING HEIGHT	50 FT UP TO 4 STR	< 50'	4 STORIES
MAXIMUM IMPERVIOUS SURFACE (FY, RY, TY)	NONE	100%	100%
MAXIMUM BUILDING/IMPERVIOUS COVERAGE	NONE	45%	86%

* EXISTING NON-CONFORMING DIMENSIONS
OF RECORD



PROPOSED RESIDENTIAL
DEVELOPMENT
113 IVES STREET
PROVIDENCE, RHODE ISLAND
AP 17, LOT 460

REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: DMD
DRAWN BY:
CHECKED BY: DMD
DATE: SEPT., 2021
PROJECT NO: 21-0004-01

PROGRESS PLAN

SITE
PLAN

C3.0

Detec.

D'AMICO ENGINEERING TECHNOLOGY, INC.

Civil - Transportation - Land Use
2080 Mineral Spring Ave., North Providence, RI 02911
(401) 622-1470 (401) 353-1150 fax www.dengineertec.com

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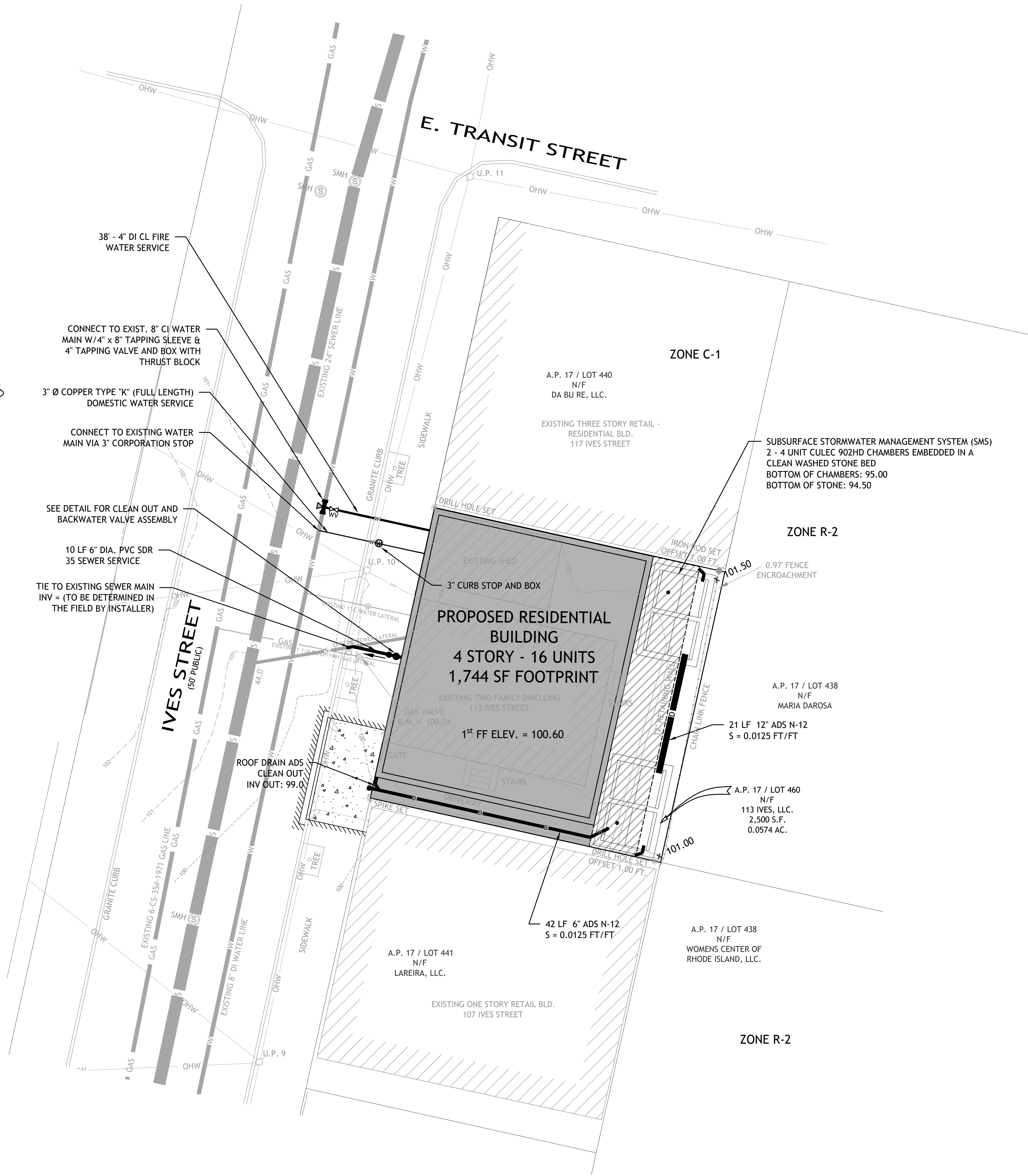
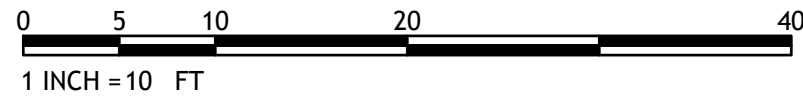


LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL **DIGSAFE** AT **1-888-DIG-SAFE** **1-888-344-7233**

NOTES:

1. GAS, ELECTRIC AND COMMUNICATIONS SERVICE TO BE DESIGNED BY NATIONAL GRID. THE LOCATIONS SHOWN ON THIS PLAN IS FOR CONFLICT PLANNING ONLY AND OR APPROXIMATE.

SCALE (FEET)



PROPOSED RESIDENTIAL
DEVELOPMENT
113 IVES STREET
PROVIDENCE, RHODE ISLAND
AP 17, LOT 460

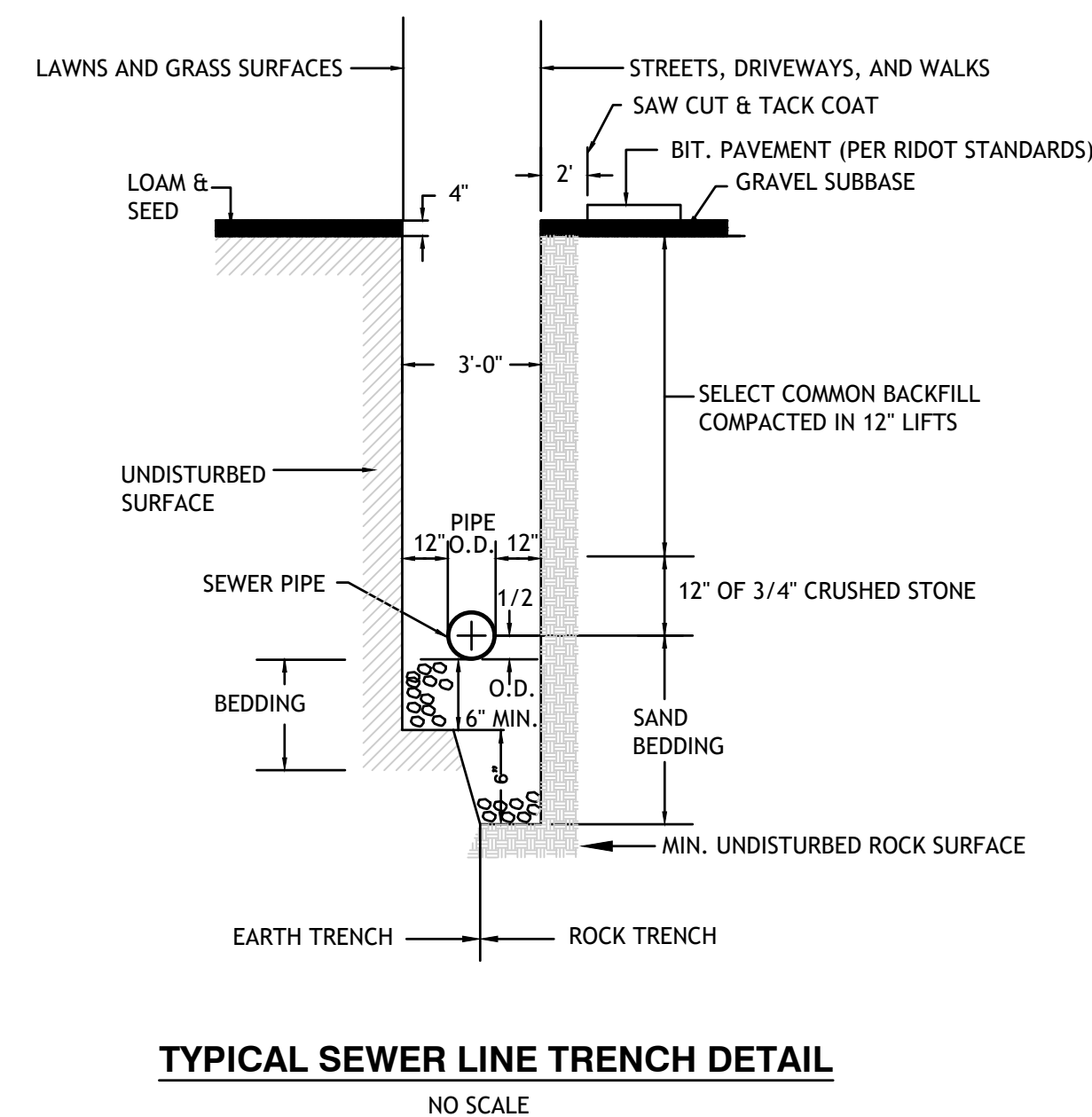
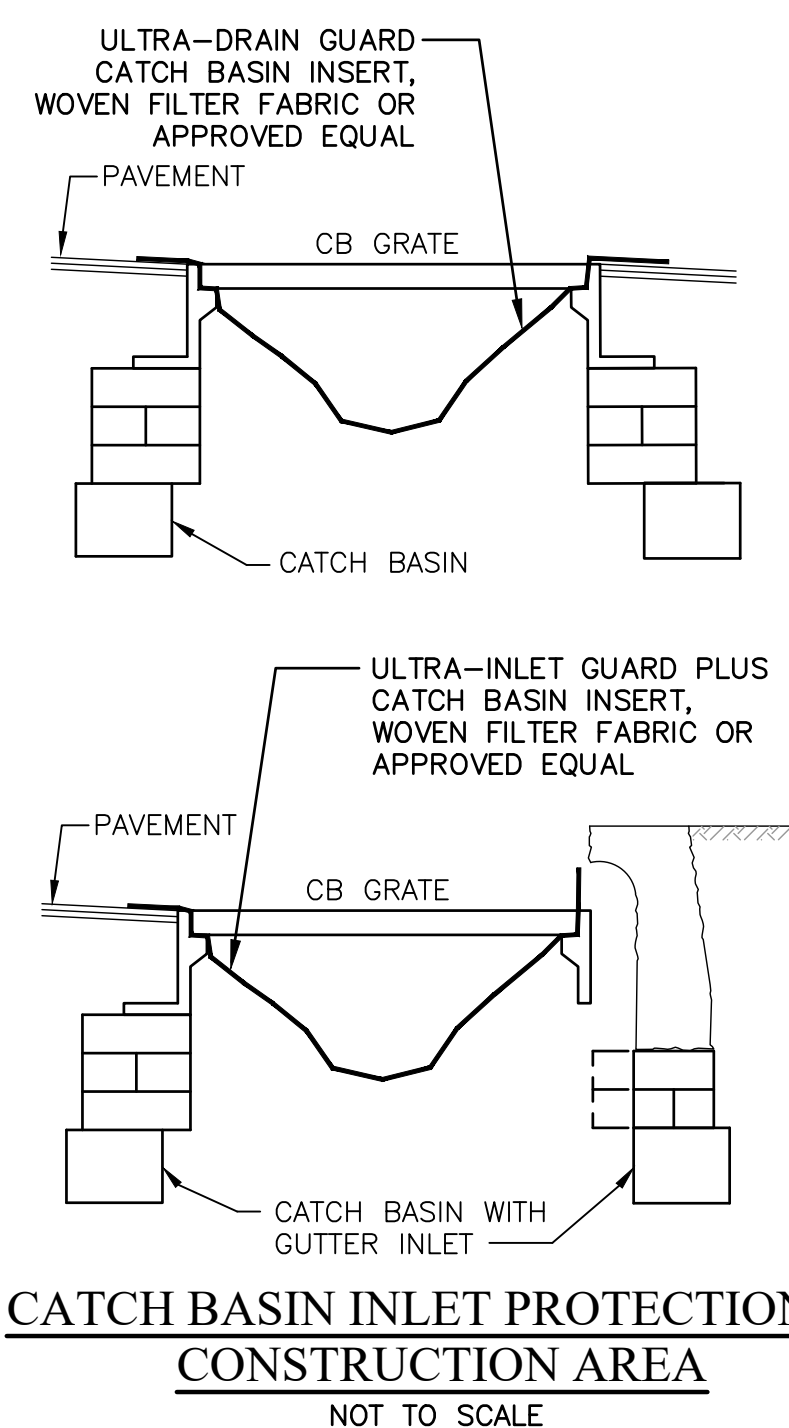
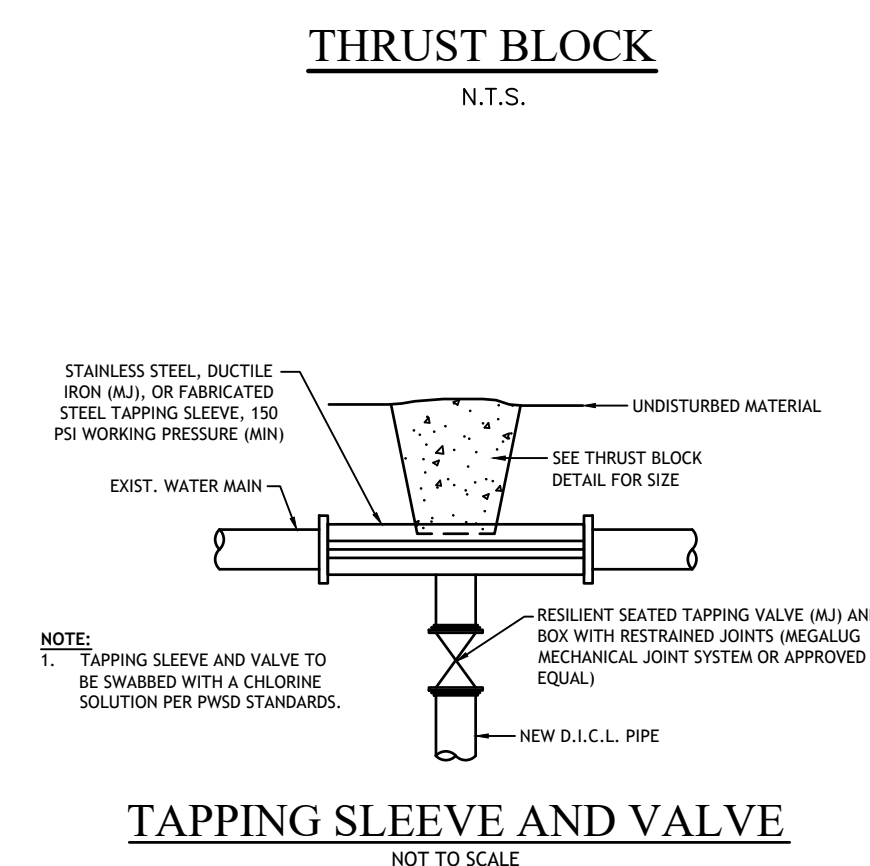
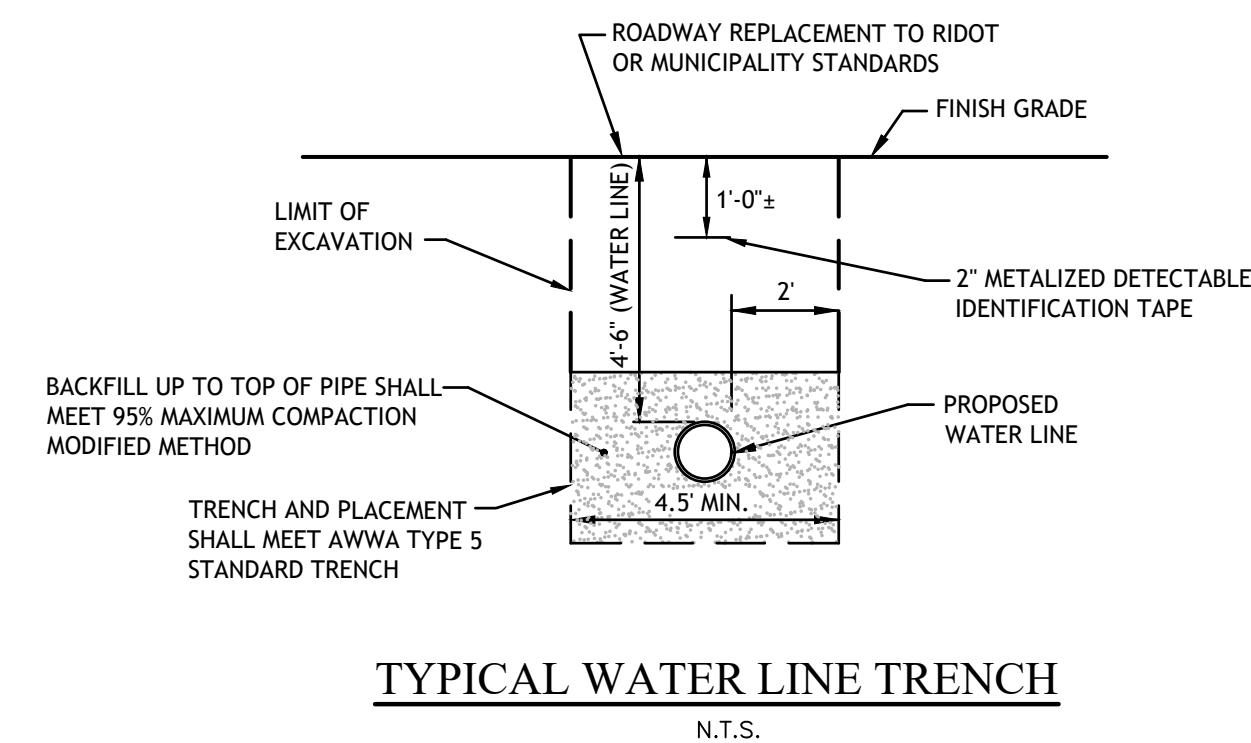
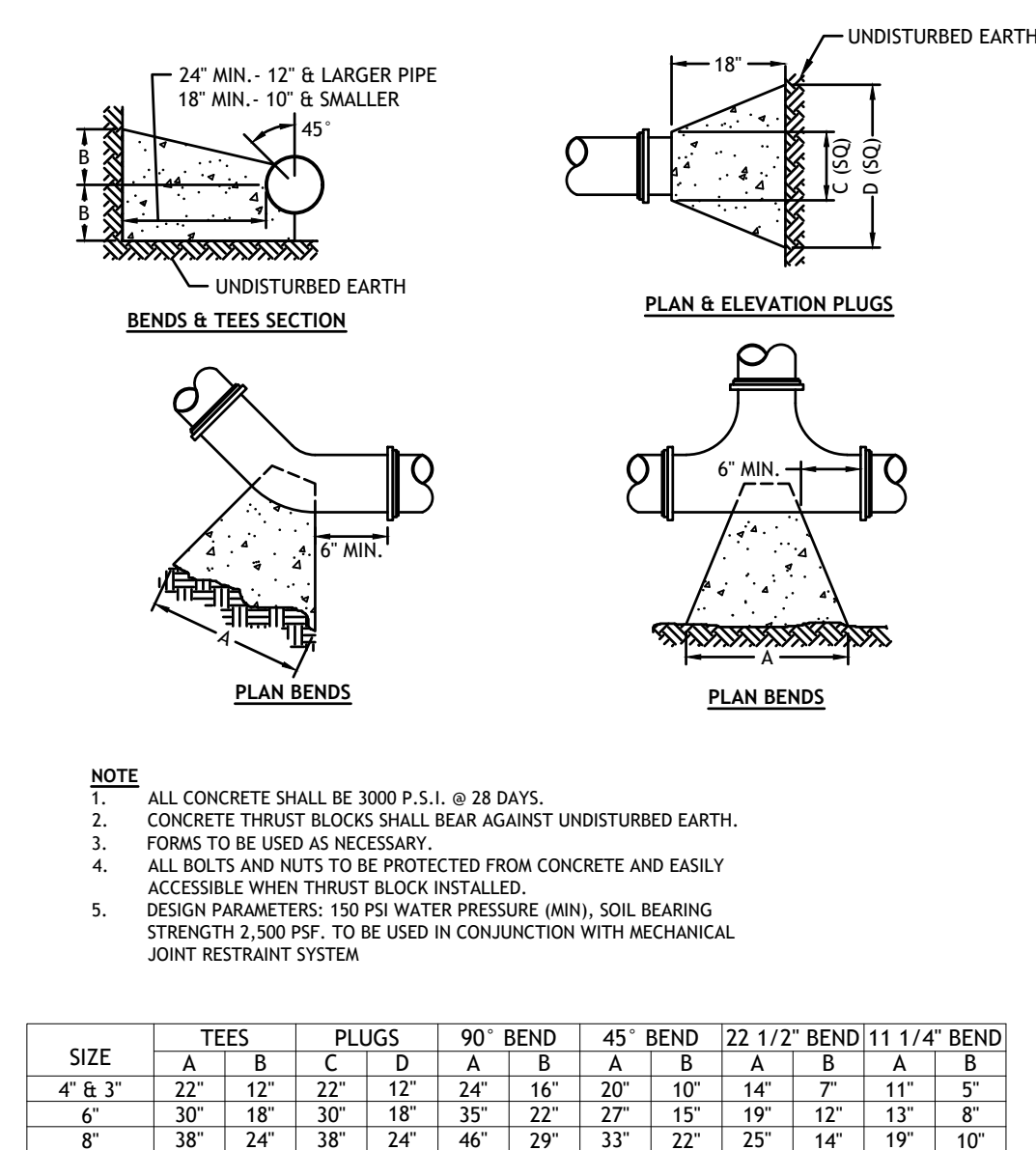
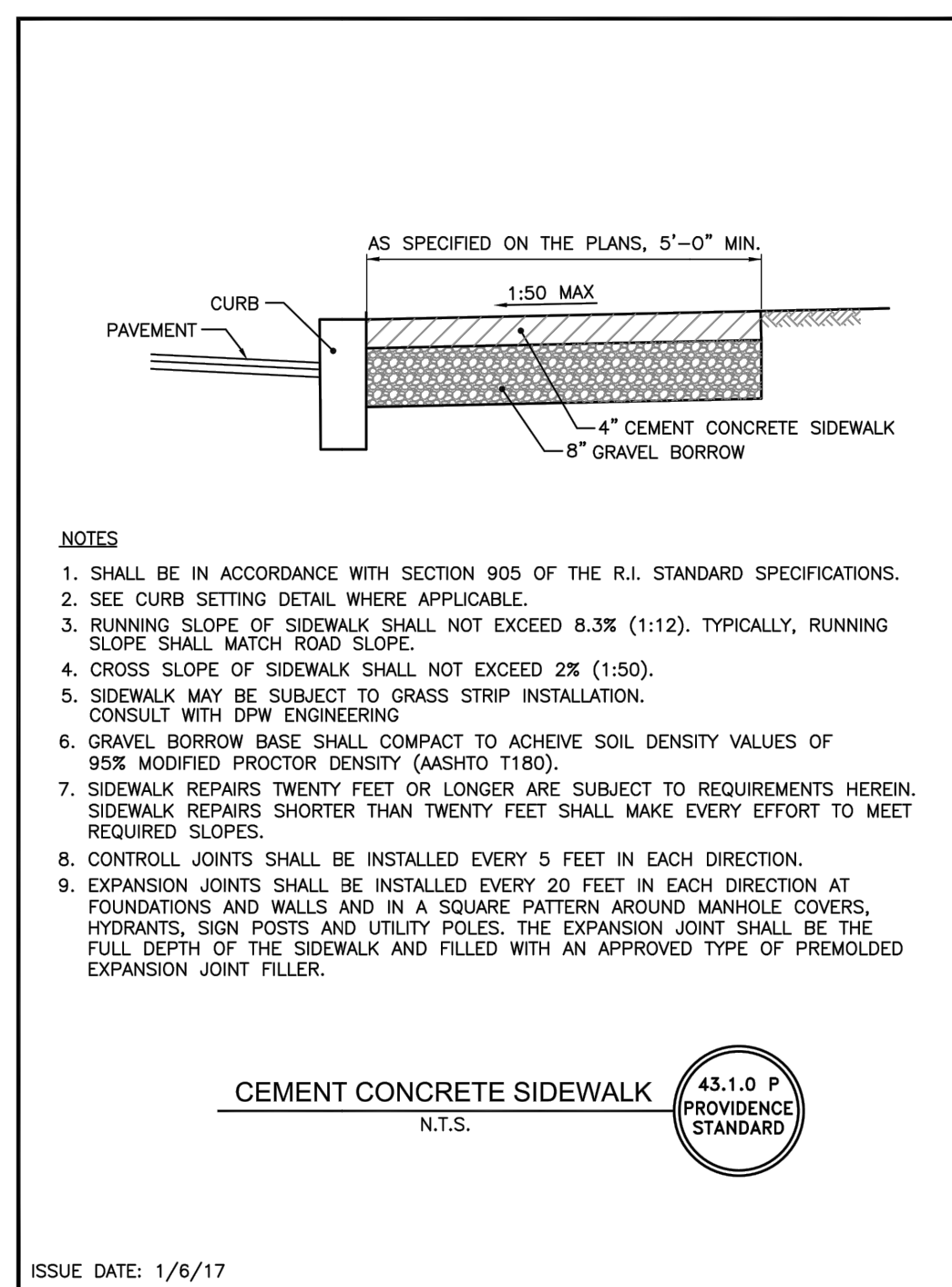
REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: DMD
DRAWN BY:
CHECKED BY: DMD
DATE: SEPT., 2021
PROJECT NO: 21-0004-01

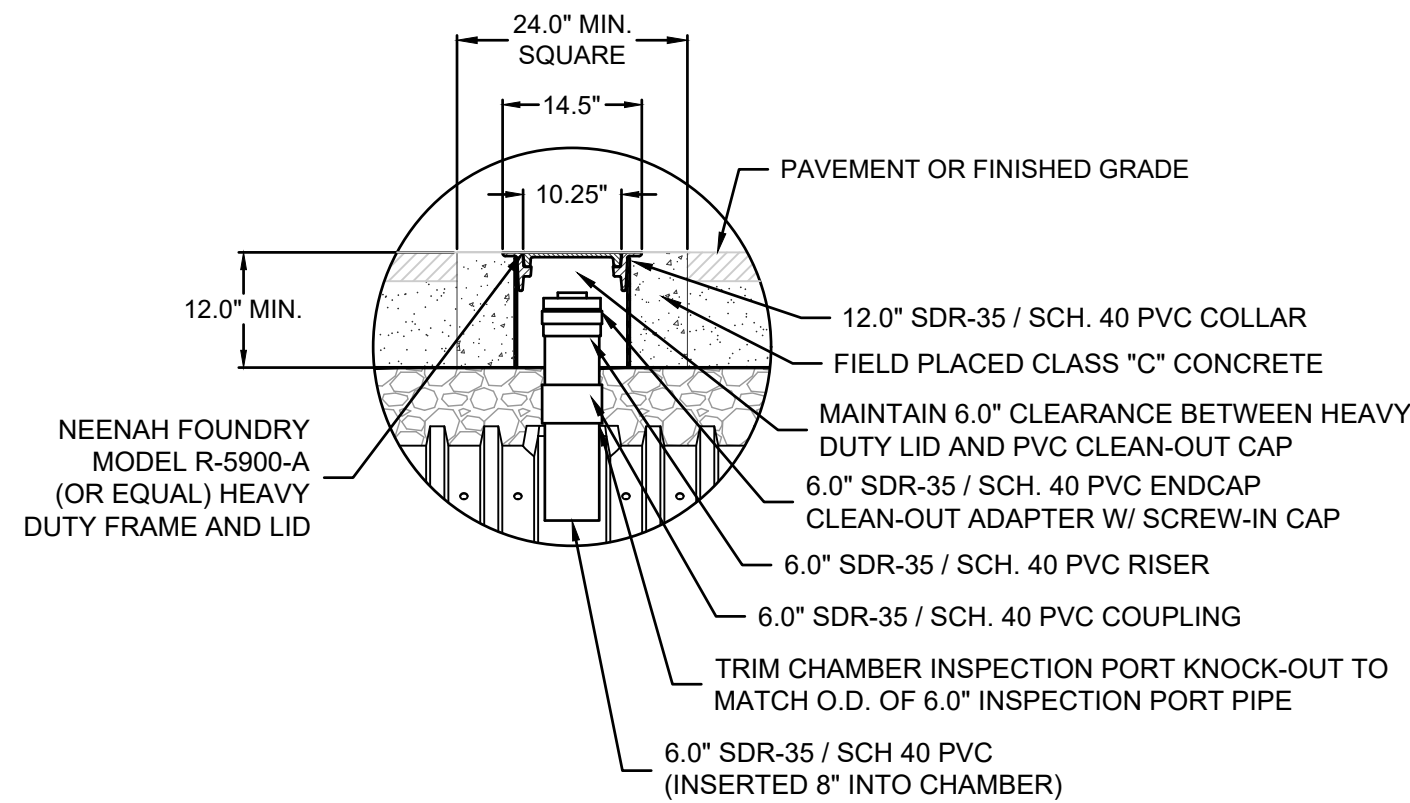
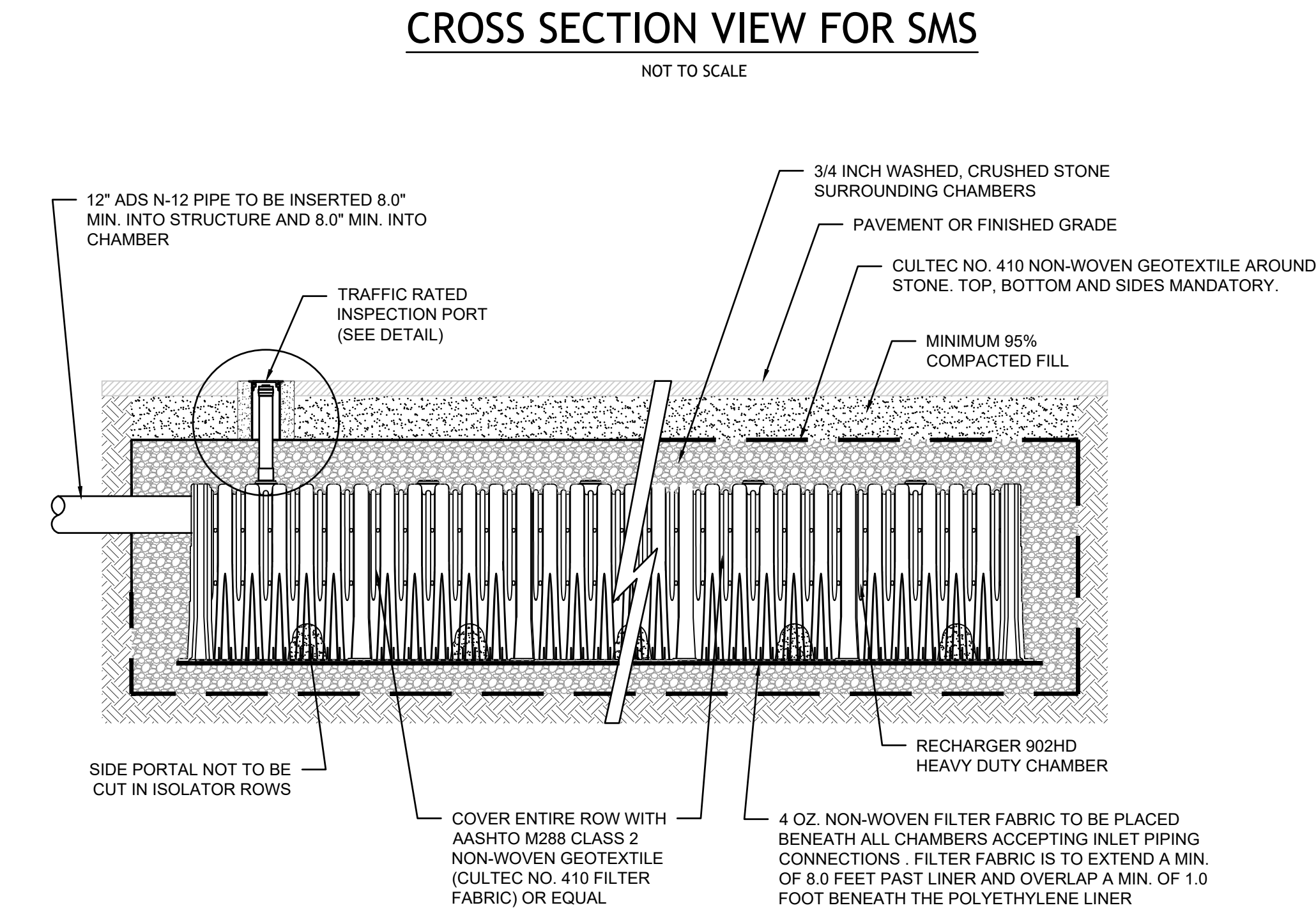
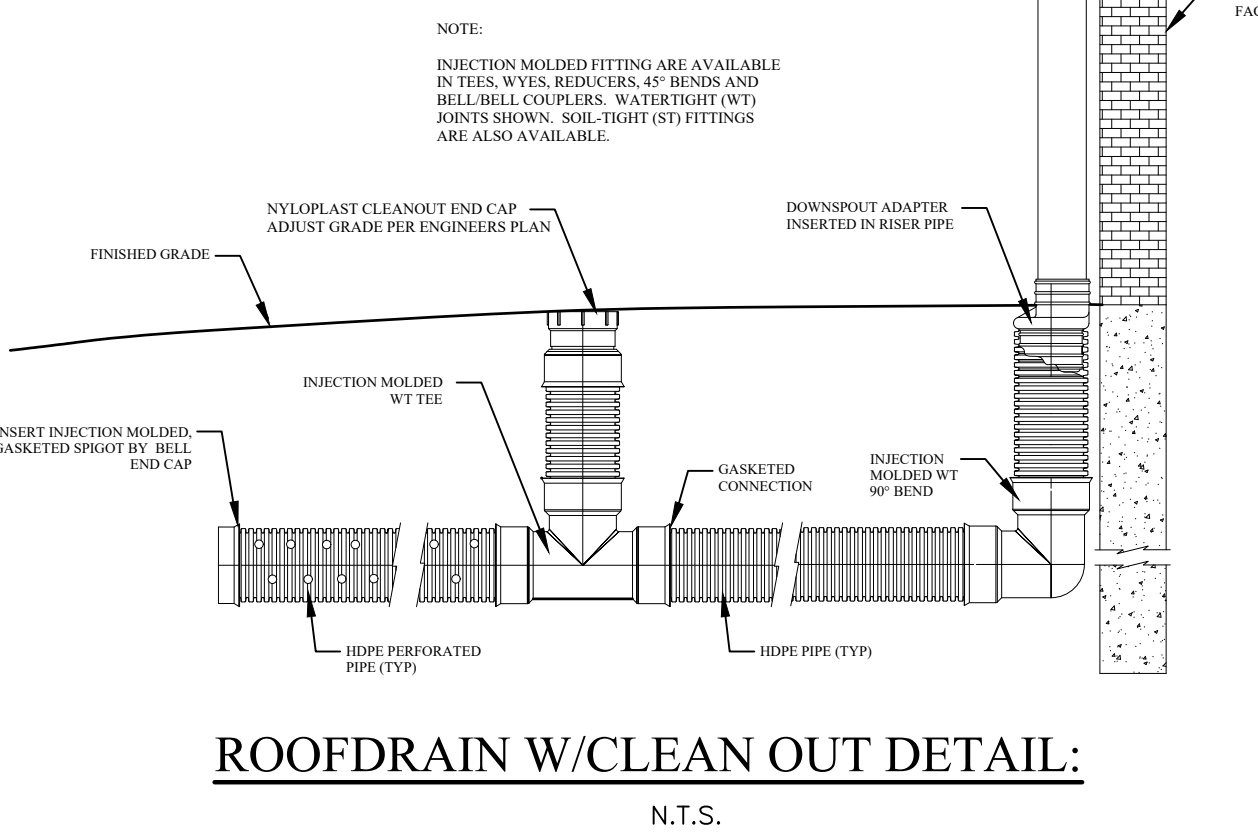
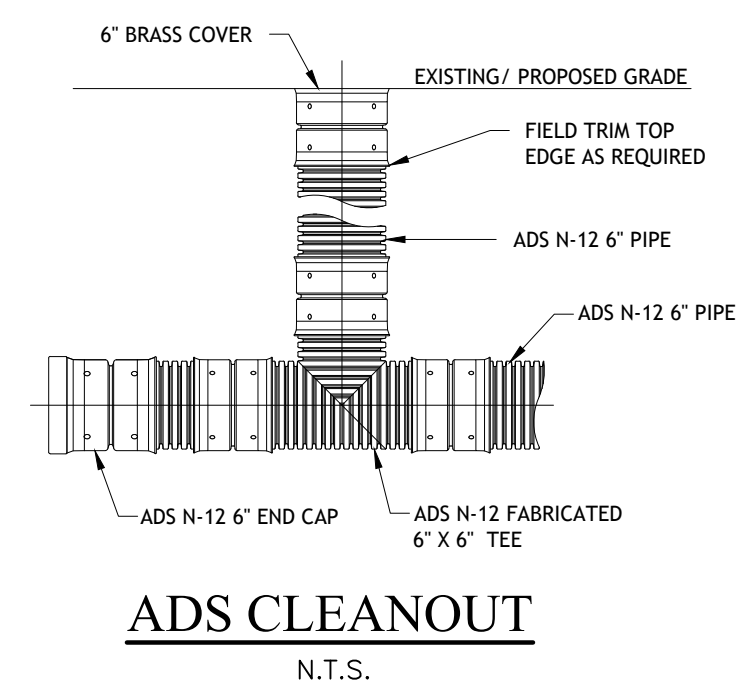
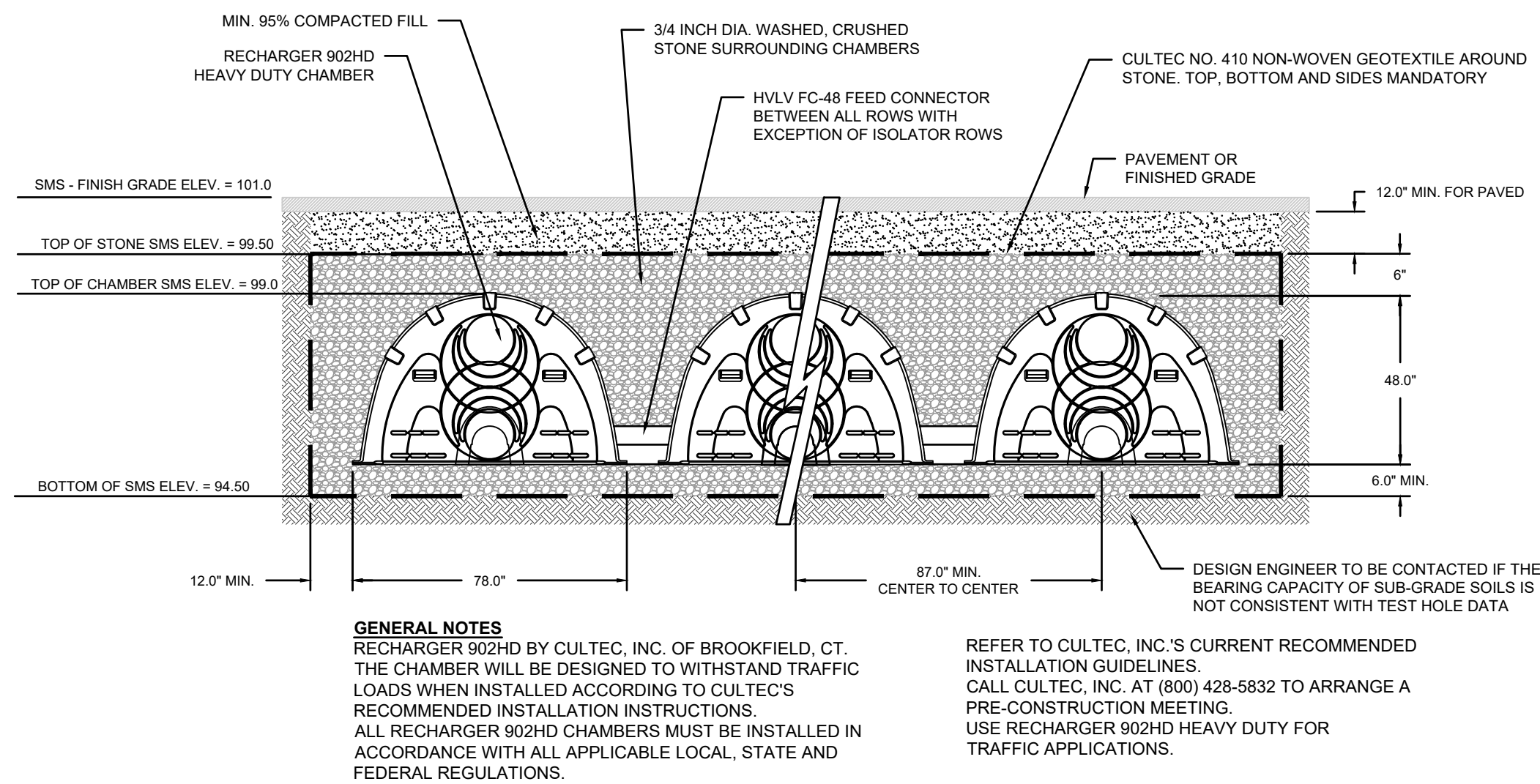
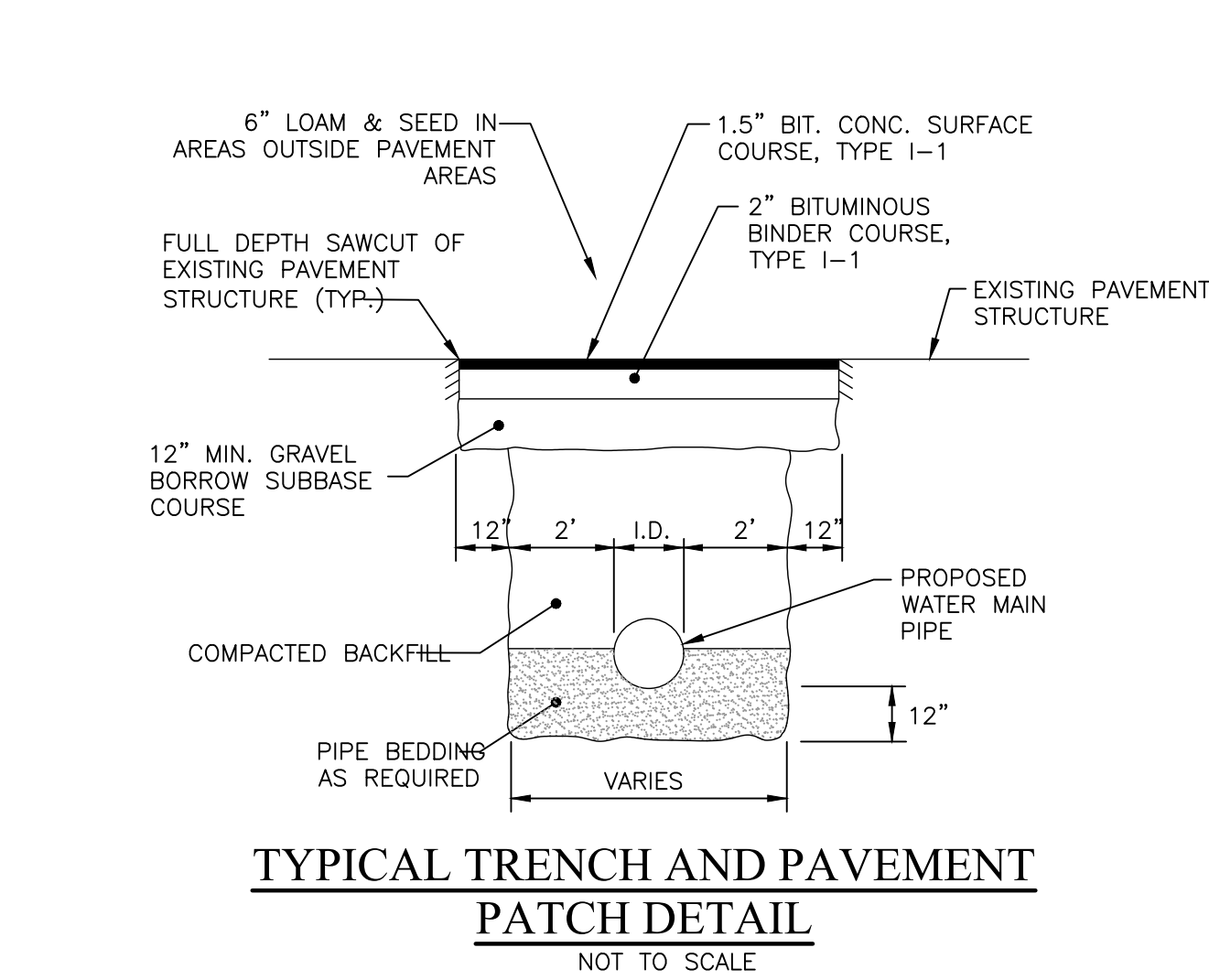
PROGRESS PLAN

GRADING
DRAINAGE AND
UTILITY
PLAN

C4.0



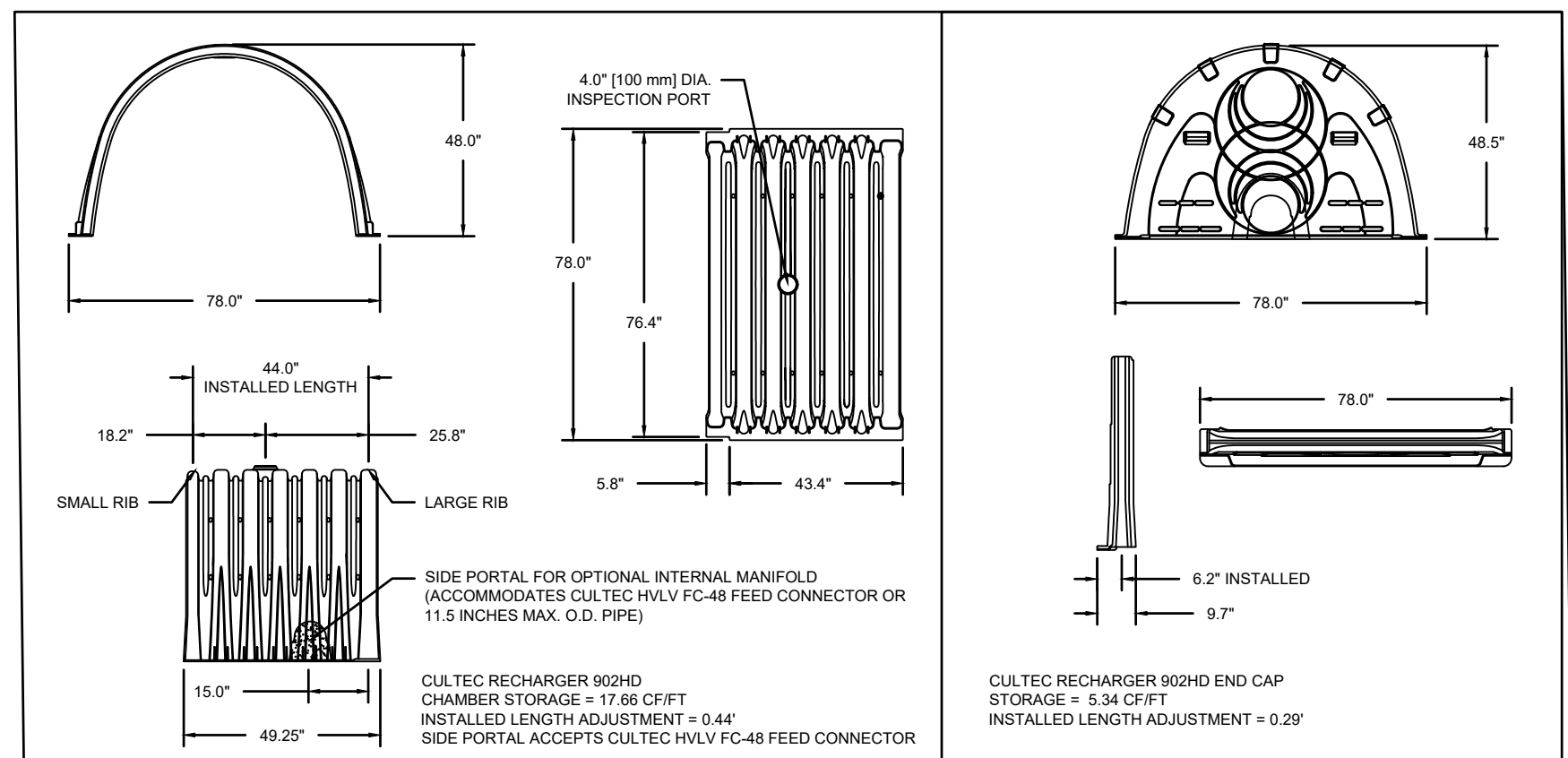
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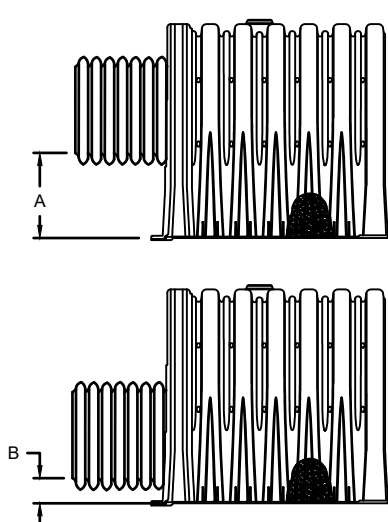
- CULTEC RECHARGER® 902HD PRODUCT SPECIFICATIONS**
- GENERAL**
CULTEC RECHARGER® 902HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.
- CHAMBER PARAMETERS**
1. THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
 2. THE CHAMBER SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT IMPACT-MODIFIED POLYPROPYLENE.
 3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
 4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
 5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
 6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 902HD SHALL BE 48 INCHES (1219 mm) TALL, 78 INCHES (1981 mm) WIDE AND 4.10 FEET (1.25 mm) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 902HD SHALL BE 3.67 FEET (1.12 m).
 7. MULTIPLE CHAMBERS MAY BE CONNECTED TO FORM DIFFERENT LENGTH ROWS. EACH ROW SHALL BEGIN AND END WITH A SEPARATELY FORMED CULTEC RECHARGER® 902HD END CAP. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 mm).
 8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV™ FC-48 FEED CONNECTORS TO CREATE AN INTERNAL MANFOLD. MAXIMUM ALLOWABLE PIPE SIZE IN THE SIDE PORTAL IS 11.5 INCHES (292 mm).
 9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV™ FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 49 INCHES (1245 mm) LONG.
 10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 902HD CHAMBER SHALL BE 17.66 FT³ / FT (1.641 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 902HD SHALL BE 64.76 FT³ / UNIT (1.834 m³ / UNIT) - WITHOUT STONE.
 11. THE NOMINAL STORAGE VOLUME OF THE HVLV™ FC-48 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
 12. THE RECHARGER® 902HD CHAMBER SHALL HAVE TWENTY-FOUR DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
 13. THE RECHARGER® 902HD CHAMBER SHALL HAVE 7 CORRUGATIONS.
 14. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 DEFINED LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 15. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH NEAR THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
 16. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
 17. THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
 18. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53 m).

- END CAP PARAMETERS**
1. THE CULTEC RECHARGER® 902HD END CAP (REFERRED TO AS 'END CAP') SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
 2. THE END CAP SHALL BE TWIN-SHEET THERMOFORMED OF BLACK VIRGIN HIGH MOLECULAR WEIGHT POLYETHYLENE.
 3. THE END CAP SHALL BE JOINED AT THE BEGINNING AND END OF EACH ROW OF CHAMBERS USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
 4. THE NOMINAL DIMENSIONS OF THE END CAP SHALL BE 48.5 INCHES (1231 mm) TALL, 78 INCHES (1982 mm) WIDE AND 9.7 INCHES (246 mm) LONG. WHEN JOINED WITH A RECHARGER 902HD CHAMBER, THE INSTALLED LENGTH OF THE END CAP SHALL BE 9.2 INCHES (157 mm).
 5. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 mm).
 6. THE END CAP SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 DEFINED LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

- CULTEC HVLV FC-48 FEED CONNECTOR PRODUCT SPECIFICATIONS**
- GENERAL**
CULTEC HVLV FC-48 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 902HD STORMWATER CHAMBERS.
- FEED CONNECTOR PARAMETERS**
1. THE FEED CONNECTOR SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
 2. THE FEED CONNECTOR SHALL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE).
 3. THE FEED CONNECTOR SHALL BE ARCHED IN SHAPE.
 4. THE FEED CONNECTOR SHALL BE OPEN-BOTTOMED.
 5. THE NOMINAL DIMENSIONS OF THE CULTEC HVLV FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 49 INCHES (1245 mm) LONG.
 6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-48 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
 7. THE HVLV FC-48 FEED CONNECTOR SHALL HAVE 4 CORRUGATIONS.
 8. THE HVLV FC-48 FEED CONNECTOR MUST BE FORMED AS A WHOLE UNIT HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
 9. THE FEED CONNECTOR SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 DEFINED LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 10. THE FEED CONNECTOR SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.
- CULTEC NO. 66™ WOVEN GEOTEXTILE**
- GENERAL**
CULTEC NO. 66™ WOVEN GEOTEXTILE IS UTILIZED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.
- GEOTEXTILE PARAMETERS**
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
 2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
 3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 315 LBS (1.40kN) PER ASTM D4632 TESTING METHOD.
 4. THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% PER ASTM D4632 TESTING METHOD.
 5. THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 600PSI (4138 KPA) PER ASTM D3786 TESTING METHOD.
 6. THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 115 LBS (0.51 kN) PER ASTM D4533 TESTING METHOD.
 7. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (0.66 kN) PER ASTM D4833 TESTING METHOD.
 8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 900 LBS (4.00 kN) PER ASTM D6241 TESTING METHOD.
 9. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.
 10. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD.
 11. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT² (160 LPM/M²) PER ASTM D4491 TESTING METHOD.
 12. THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF <1% PER CW-02215 TESTING METHOD.
 13. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
 14. THE GEOTEXTILE SHALL CONSIST OF A 100% HIGH-TENACITY, SILT-FILM POLYPROPYLENE YARNS.



PIPE	A	B
6" [150 mm]	N/A	N/A
8" [200 mm]	N/A	N/A
10" [250 mm]	N/A	N/A
12" [300 mm]	29.50" [749 mm]	2.25" [57 mm]
15" [375 mm]	26.50" [673 mm]	2.25" [57 mm]
18" [450 mm]	23.50" [597 mm]	2.50" [64 mm]
24" [600 mm]	16.50" [420 mm]	3.00" [76 mm]



CULTEC RECHARGER 902HD CHAMBER DETAILS
NOT TO SCALE