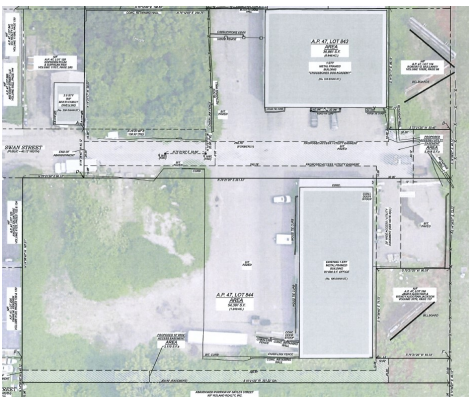


Providence City Plan Commission

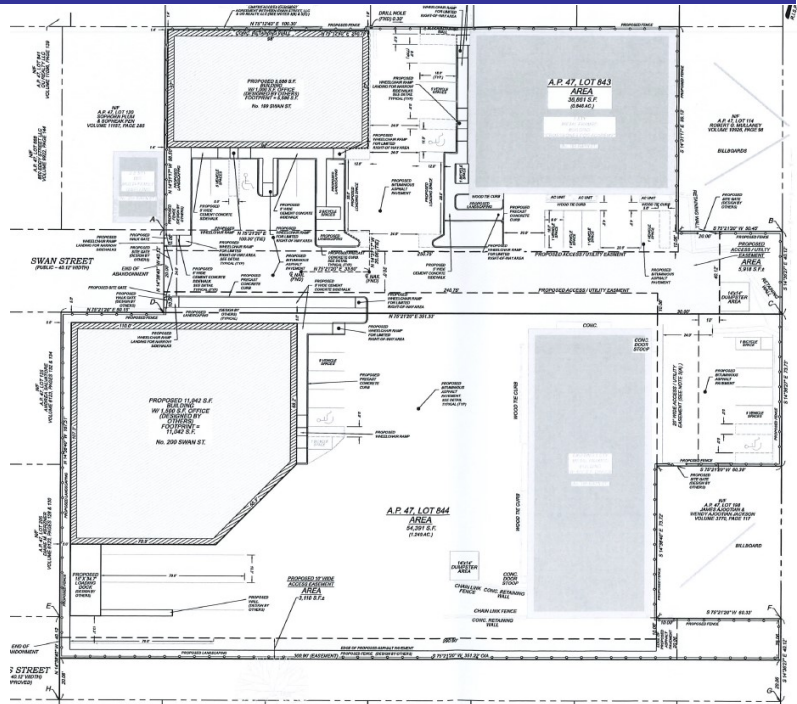
April 12, 2022



AGENDA ITEM 3 ■ 189-200 SWAN STREET



Aerial view of the site



Site plan

OVERVIEW

OWNER/ APPLICANT:	The Coletta Group, Owner and applicant	PROJECT DESCRIPTION:	The applicant is proposing to construct two buildings providing a total of over 10,000 SF of space with parking, landscaping and other improvements in the M-MU 75 zone. The applicant will seek a dimensional adjustment for parking where 17 spaces are required for a building and 9 will be provided.
CASE NO./ PROJECT TYPE:	22-012 MA Master Plan		
PROJECT LOCATION:	199-200 Swan Street M-MU 75 zoning district AP 47 Lots 843 and 844	RECOMMENDATION:	Approval of the Master Plan subject to the noted findings
NEIGHBORHOOD:	Lower South Providence	PROJECT PLANNER:	Choyon Manjrekar



Renderings of the site

PROJECT OVERVIEW

The applicant is proposing to construct two commercial buildings, which will provide 5,586 SF and 11,042 SF of space in an existing business park in the M-MU 75 zone. Both buildings will include office space, with general-industrial uses proposed for both. The area between both proposed buildings has been created through an abandonment of Swan Street. Parking, landscaping and associated site improvements will also be provided. The applicant is requesting a dimensional adjustment from the parking requirement for the animal training facility where 16 spaces are required but 9 will be provided.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The property is zoned M-MU 75, where the existing uses of animal care facility, and environmental management,

which is classified as general industrial are permitted by right. The proposed uses will be similar to the existing uses and will be permitted by right.

Dimensions and site design

199 Swan Street: The building will be set to the northwest lot lines of lot 843 with parking in proximity to the front entrance. It will provide approximately 5,586 SF of space, of which 1,000 SF will be for office use. The building will be one story and have a height of approximately 20'.

200 Swan Street: The building will be set to northwest lot lines of lot 844 with parking provided on the eastern side of the building. It will provide approximately 11,042 SF of space, of which 1,000 SF will be for office use, the building will be one story, with a height of approximately 20'.

The exteriors of both buildings will employ corrugated metal and additional synthetic materials that will be

specified at the preliminary plan stage. The proposed heights are within the 75' height limit of the zone.

Landscaping

The area of disturbance is estimated to be 91,252 SF, which includes the entire development with stormwater installations, paving and parking designations, which requires approximately 13,700 SF of canopy coverage. Per the conceptual landscaping plan, a mix of small, medium and large trees providing a total of 14,500 SF will be planted around the site, which will meet the landscaping requirement.

Environmental management

An erosion control plan has been submitted. A drainage and site maintenance plan is required at the preliminary plan stage.

Parking and dimensional adjustment

General industrial uses require one parking space for every five employees and one space is required for every 500 SF of office use. A total of four and five spaces are required for 199 and 200 Swan Street, with 10 and 5 employees, and 1,000 SF and 500 SF of office space respectively. The applicant will meet the requirement by providing the required amount of parking adjacent to each building.

The applicant is seeking a dimensional adjustment for parking for 189 Swan Street, an existing building with an area of 8,013 SF that is occupied by an animal care facility. With a requirement of one space per 500 SF of area, 16 spaces are required but nine will be provided. The applicant has requested a dimensional adjustment, indicating that the facility does not require that amount of parking. It is the DPD's opinion that the CPC should grant the adjustment finding that it is required due to the size, type, and use of the facility.

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 that the future land use map of Providence Tomorrow: The Comprehensive Plan intends for Business/Mixed Use development. The plan describes this area as one intended to foster growth of commercial and industrial uses. The development conforms to this land use designation.

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

Use: The proposed industrial-general and commercial uses are permitted by right in the M-MU 75 zone.

Dimension: The development conforms to the dimensional and design requirements of the M-MU 75 zone.

Parking: Subject to the CPC granting a dimensional adjustment, the development will conform to the parking requirement.

Landscaping: A conceptual landscaping plan showing conformance with the canopy coverage requirement has been approved by the City Forester. The detailed landscaping plan at the preliminary plan stage shall include the proposed tree species.

Lighting: A lighting plan is required at the preliminary plan stage.

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.*

No negative environmental impacts are expected as the applicant is expected to come into conformance with 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 the lots comply with the dimensional requirements of the M-MU 75 zone.

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 vehicular and pedestrian access will be provided from the active portion of Swan Street.

RECOMMENDATION

Based on the foregoing discussion, the DPD recommends that the CPC grant the dimensional adjustment for parking. The CPC should approve the master plan finding that the plan is in conformance with the zoning ordinance and comprehensive plan.

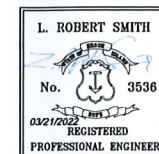
THE COLETTA GROUP LLC

MAJOR LAND DEVELOPMENT

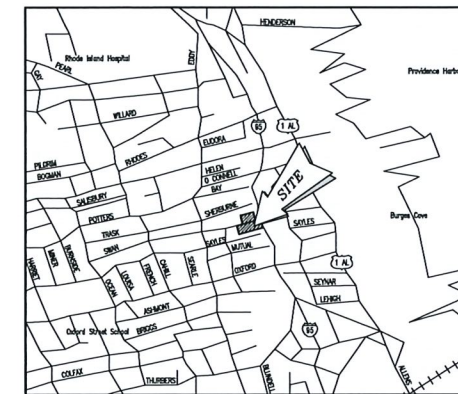
SWAN STREET & SAYLES STREET
PROVIDENCE, RHODE ISLAND
MARCH, 2022

INDEX OF DRAWINGS:

SHEET NO.	PLAN
SHEET 1	BOUNDARY & TOPOGRAPHIC SURVEY PLAN
SHEET 2	EXISTING AERIAL MAP
SHEET 3	GENERAL NOTES & LEGEND
SHEET 4	200' RADIUS PLAN
SHEET 5	DEMOLITION PLAN
SHEET 6	SITE LAYOUT PLAN
SHEET 7	PROPOSED AERIAL MAP
SHEET 8	UTILITY PLAN
SHEET 9	SOIL EROSION & SEDIMENT CONTROL PLAN
SHEET 10	DETAIL SHEET



* SIGNATURES MUST BE IN BLUE INK
TO CONSTITUTE AN ORIGINAL PLAN



LOCATION MAP

A.P. 47, LOTS 843 & 844

APPLICANT :

COLETTA GROUP, LLC
7715 POST ROAD, SUITE 204
NORTH KINSTOWN, R.I. 02852

SITE ADDRESS :
SWAN STREET & SAYLES STREET
PROVIDENCE, RI 02905

CITY OF PROVIDENCE MASTER PLAN SUBMISSION



46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.net

** SIGNATURES MUST BE IN BLUE INK
TO CONSTITUTE AN ORIGINAL PLAN

CERTIFICATION

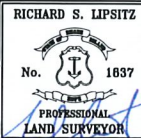
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO
435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE
BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY I

OTHER TYPE OF SURVEY:
DATA ACCUMULATION III

TOPOGRAPHIC SURVEY T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE
PLAN IS AS FOLLOWS:
BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE
PROPERTY.



BY: 1837 03/21/2022
RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE
WATERMAN ENGINEERING COMPANY (COA No. I.S.000483)

2.5 STY
WVF
MULTI-FAMILY
DWELLING

(No. 208
SHERBURNE ST.)

NF
A.P. 47, LOT 83
LONGDE LIN &
YINGYING HUANG
VOLUME 11720, PAGE 323

NF
A.P. 47, LOT 84
UO REALTY LLC
VOLUME 10847, PAGE 88

NF
A.P. 47, LOT 86
HAUN PROPERTIES LLC

NF
A.P. 47, LOT 87
AUDET FAMILY PARTNERSHIP
VOLUME 3169, PAGE 54

NF
A.P. 47, LOT 88
AUDET FAMILY PARTNERSHIP
VOLUME 3169, PAGE 50

NF
A.P. 47, LOT 149
DEBRA BODKUN PIGANO
VOLUME 7971, PAGE 245

2.5 STY
WVF
MULTI-FAMILY
DWELLING

(No. 209 SWAN ST.)

A.P. 47, LOT 843
AREA
36,861 S.F.
(0.848 AC.)

1 STY
METAL FRAMED
BUILDING
"CROSSBONES DOG ACADEMY"

(No. 183 SWAN ST.)

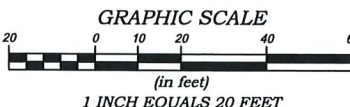
NF
A.P. 47, LOT 114
ROBERT G. MULLANEY
VOLUME 10094, PAGE 98

CONTROL POINT
MAG-NAI (SET)
N=262951.61
E=353821.72
ELEV=51.54 (NAVD 88)

CONTROL POINT
MAG-NAI (SET)
N=262976.73
E=353834.26
ELEV=53.09 (NAVD 88)

LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- EXISTING CONTOUR
AC.	- ACRES	- NEW CONTOUR
±	- PLUS OR MINUS	- STONE WALL
STY	- STORY	- FENCE
WVF	- WOOD FRAMED	- SEWER LINE
SHIP	- STATE HIGHWAY PLAT	- DRAIN LINE
RET.	- RETAINING WALL	- WATER LINE
PED.	- PEDESTRIAN	- GAS LINE
(FND.)	- FOUND	- ELECTRIC LINE
RHB	- RI HIGHWAY BOUND	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	- CATCH BASIN
FE.	- FLARED END	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	- WATER GATE
CLF	- CHAIN LINK FENCE	- GAS VALVE
INV.	- INVERT	- ELECTRIC MANHOLE
x10.80	- EXISTING SPOT GRADE	- GRANITE BOUND
	- NEW SPOT GRADE	- DRILL HOLE
		- IRON PIPE



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WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2004

THESE DRAWINGS ARE THE PROPERTY OF THE
ENGINEER/SURVEYOR AND HAVE BEEN PREPARED
FOR THE OWNER, FOR THIS PROJECT AT THIS SITE
AND ARE NOT TO BE USED FOR ANY OTHER
PURPOSE. LOCATION OR OWNER WITHOUT WRITTEN
CONSENT OF THIS OWNER OR ONE OF ITS
DIRECTORS

NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
A) PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 47, LOTS 115, 116, 128-132 & 199-203
SAYLES STREET & SWAN STREET PROVIDENCE, RHODE ISLAND PREPARED BY WATERMAN
ENGINEERING COMPANY, DATED OCTOBER 15, 2000, REVISED SEPTEMBER 21, 2006,
SCALE: 1" = 20', PREPARED FOR: ANTHONY COLETTA"
B) PLAN ENTITLED "PLAT OF LAND IN CRANSTON BELONGING TO THE HEIRS OF THE LATE JAMES P.
BURGESS, SURVEYED AND PLATTED MAY 1841 BY CUSHING & WALLACE"
C) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION A.P. 47, MERGER OF LOTS 128, 129, 130, 131, 132,
199, 200, 201, 202 & 203, 182 SWAN STREET, DATE: 1-24-07 BY FCI ENGINEERING GROUP, LLC, WILLIAM
RICHIO, PLS #16011"
D) PLAN ENTITLED "MAP OF THE BEN ALLEN AND BURGESS LANDS NINTH WARD, EAST OF EDDY ST.
PROV. R.I. SCALE: 1 IN. TO 100 FT."
E) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION FOR APPLE ZULU, LLC, ON SWAN STREET IN
PROVIDENCE, R.I. A.P. 47, LOTS 115, 116 & 117, DATE: 4/07/05, SCALE 1"=20', BY INTERNATIONAL
MAPPING & SURVEYING CORP."
F) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN A.P. 47, LOTS 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 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** SIGNATURES MUST BE IN BLUE INK
TO CONSTITUTE AN ORIGINAL PLAN

CERTIFICATION

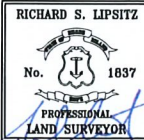
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO
435-RICR-00-00-1.3 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE
BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY I

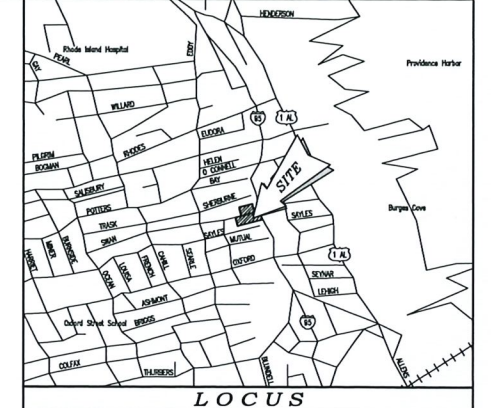
OTHER TYPE OF SURVEY:
DATA ACCUMULATION III

TOPOGRAPHIC SURVEY T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE
PLAN IS AS FOLLOWS:
BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE
PROPERTY.



BY: *[Signature]* 1837 03/21/2022
RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE
WATERMAN ENGINEERING COMPANY (COA No. LS 0004683)



NOTES / REFERENCES

1. SEE SHEET 1 FOR EXISTING NOTES & REFERENCES

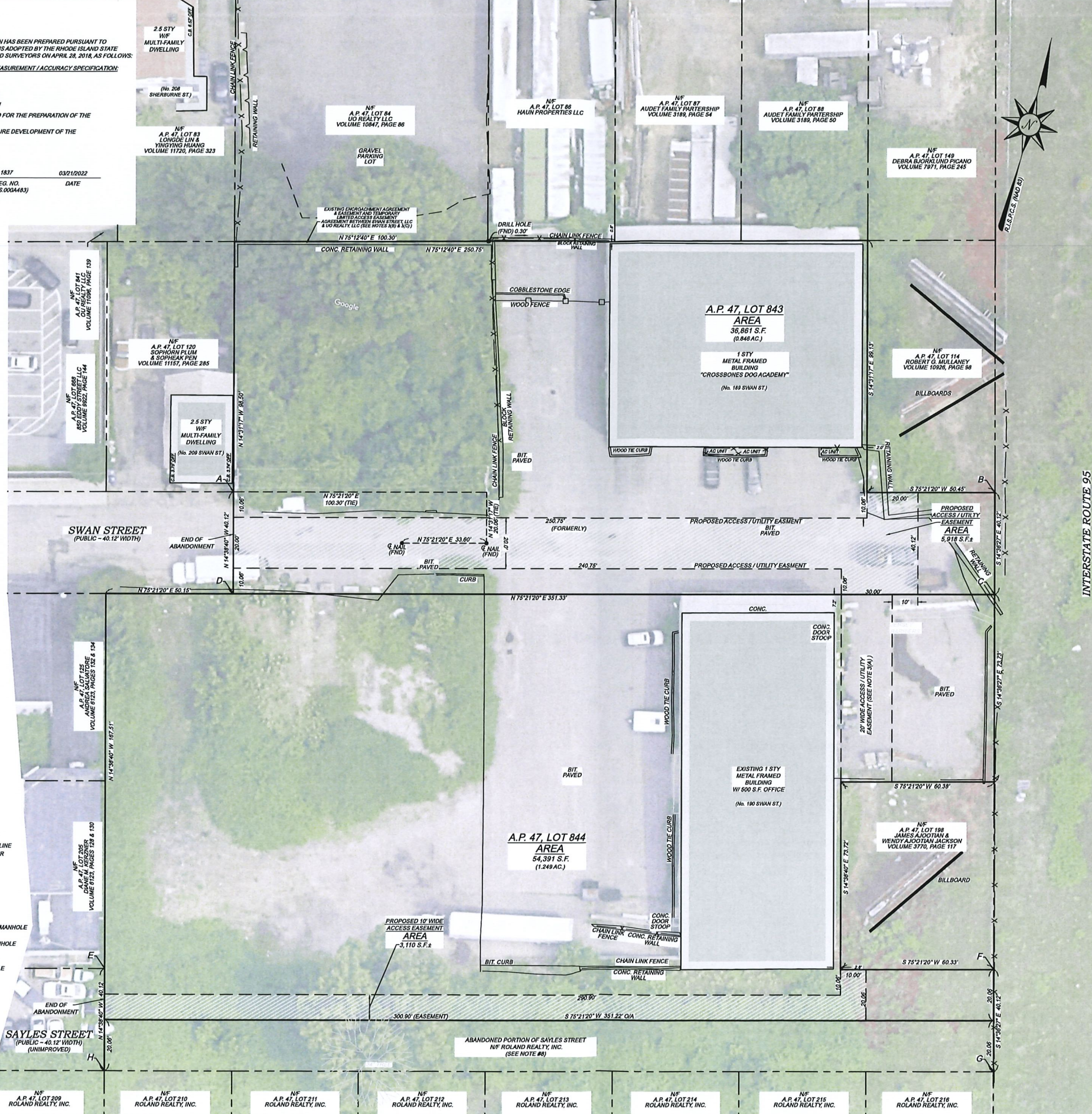
LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
WF	- WOOD FRAMED	S	- SEWER LINE
SHIP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FND.)	- FOUND	E	- ELECTRIC LINE
RHB	- RI HIGHWAY BOUND	⊙	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊙	- CATCH BASIN
FE	- FLARED END	⊙	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊙	- WATER GATE
CLF	- CHAIN LINK FENCE	⊙	- GAS VALVE
INV.	- INVERT	⊙	- ELECTRIC MANHOLE
x 10.00	- EXISTING SPOT GRADE	⊙	- GRANITE BOUND
	- NEW SPOT GRADE	⊙	- DRILL HOLE
		⊙	- IRON PIPE

GRAPHIC SCALE



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ENGINEER/SURVEYOR AND HAVE BEEN PREPARED
FOR THE OWNER, FOR THIS PROJECT AT THIS SITE.
AND ARE NOT TO BE USED FOR ANY OTHER
PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN
CONSENT OF THIS OWNER OR ONE OF ITS
DIRECTORS.



INTERSTATE ROUTE 95

CITY OF PROVIDENCE MASTER PLAN SUBMISSION

3	09/15/2021	REVISED FOR MAJOR LAND DEVELOPMENT	BJT
2	08/30/2021	ADDED UTILITY RIMS & INVERTS AND SURVEY UPDATE	RSL
1	01/21/2021	TREES REMOVED FROM A.P. 47, LOTS 843 & 844 PER CLIENT	RSL
NO.	DATE	REVISION	CHECKED BY
EXISTING AERIAL MAP A.P. 47, LOTS 843 & 844 SWAN STREET & SAYLES STREET PROVIDENCE, RHODE ISLAND			PROJECT NO. 00-122 SCALE: 1" = 20' DATE: 09/21/2020 DRAWN BY: MS / BJT CHECKED BY: RSL FILENAME: WELLS2011MULANEY.mxd 2 of 10 SHEETS DRAWING # SU-2
THE COLETTA GROUP 7715 POST ROAD, SUITE 204 NORTH KINGSTOWN, RHODE ISLAND 02852			



46 Sutton Avenue
East Providence, RI
Phone: (401) 438-5775
Fax: (401) 438-5773
www.watermaneng.com

GENERAL NOTES

1. SEE BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR SURVEY NOTES & REFERENCES.
2. ALL EXISTING UTILITIES HAVE BEEN PLOTTED BASED UPON BOUNDARY & TOPOGRAPHIC SURVEY PLANS PREPARED BY WATERMAN ENGINEERING. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING DRAINAGE & UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE EXCAVATION BEGINS IN ACCORDANCE WITH THE "SAFE PROGRAM LAW" ENACTED BY THE R.I. LEGISLATURE AND BY CONTACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATUTES, ORDINANCES, RULES AND REGULATIONS OF ANY CITY, STATE OR FEDERAL AGENCY THAT MAY APPLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. SPECIFICATIONS TO GOVERN THIS PROJECT ARE R.I.D.O.T. STANDARD SPECIFICATIONS. FOR ALL EXCAVATION, PLACEMENT OF FILL, PIPE INSTALLATION, BITUMINOUS PAVEMENT, CUTTING INTO CATCH BASINS/MANHOLE, CONCRETE AND SAW CUTTING, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, WITH LATEST REVISIONS UNLESS OTHERWISE SHOWN ON PLANS. THE "METHOD OF MEASUREMENT" AND "BASIS OF PAYMENT" ARE NOT APPLICABLE. THESE SPECIFICATIONS CAN BE OBTAINED ON-LINE AT:
[HTTP://WWW.DOT.STATE.RI.US/ENGINEERING/STANDARDS/INDEX.ASP](http://www.dot.state.ri.us/engineering/standards/index.asp)
4. FOR ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
5. RHODE ISLAND STANDARDS REFERENCED ARE ACCORDING TO THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS "RHODE ISLAND STANDARD DETAILS" DATED JUNE 27, 2004, WITH ALL REVISIONS AS PREPARED BY THE DEPARTMENT OF TRANSPORTATION.
6. THE CONTRACTOR MUST VERIFY PRIOR TO CONSTRUCTION THAT ALL REQUIRED AUTHORIZATION TO PERFORM WORK HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION OPERATIONS INCLUDING ALL ACTIONS OR OMISSIONS OF ANY SUBCONTRACTORS, AGENTS OR EMPLOYEES. THE CONTRACTOR MUST ENSURE THAT THE CONDITIONS OF ALL PERMITS, SPECIFICATIONS AND FEDERAL, STATE, AND LOCAL REGULATIONS ARE STRICTLY ENFORCED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ASPECTS OF ON-SITE SAFETY INCLUDING ANY DAMAGE TO EXISTING STRUCTURES.
7. WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE, AND THE BID PRICE SHALL INCLUDE ALL SERVICES AND MATERIALS NECESSARY TO COMPLETE THE PROJECT. ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND MUST BE ACCEPTABLE TO THE ENGINEER.
8. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY WORK.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF WORK. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
10. ALL DISTURBED AREAS SHALL BE REPLACED IN KIND UNLESS OTHERWISE SHOWN.
11. "APPROVED EQUAL" PRODUCTS MAY BE USED BY THE CONTRACTOR ONLY UPON APPROVAL BY THE DESIGN ENGINEER. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE SUBMITTALS TO THE DESIGN ENGINEER FOR REVIEW.

LAYOUT NOTES

THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE 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 ITEM FOUND WHICH DOES NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.

TRAFFIC & RHODE ISLAND DEPARTMENT OF TRANSPORTATION NOTES

1. ALL WORK WITHIN THE STATE'S RIGHT OF WAY WILL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION'S (R.I.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2013, WITH ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.
2. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY CONSTRUCTION SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
3. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS WILL NOT BE PARKED IN THE ROADWAY RIGHT-OF-WAY.
5. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE STATE D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

UTILITY NOTES

1. PRIOR TO ANY UTILITY CONSTRUCTION, THE CONTRACTOR MUST PERFORM ADDITIONAL TEST TO:
 - A. CONFIRM THE EXISTING DEPTHS OF UTILITIES AT ALL PROPOSED CONNECTION POINTS AND POTENTIAL CROSSOVER (CONFLICT) POINTS.
 - B. THE CONTRACTOR SHALL DIG TEST HOLES TO VERIFY THE ELEVATIONS AND PIPE MATERIAL OF THE EXISTING WATER, GAS, AND SANITARY SERVICES AT THE PROPOSED TIE-IN LOCATION.
2. 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.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO THE IN.
4. THIS UTILITY PLAN DOES NOT REPRESENT THE SITE ELECTRICAL/TELEPHONE/COMMUNICATION SYSTEM DESIGN.
5. THE CONTRACTOR MUST LOCATE THE EXISTING WATER MAIN TO OBTAIN THE PROPER OUTSIDE DIAMETER TO SIZE ANY SLEEVE.
6. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL UTILITY PIPE SIZES INCLUDING WATER, SEWER AND GAS ARE VERIFIED BY THE ARCHITECT PRIOR TO ORDERING PIPE OR RELATED MATERIAL.
7. ALL PROPOSED PIPES AND CONDUITS SHALL BE INSTALLED TO MEET H-20 LOADING CAPACITY. ALL MATERIAL AND TRENCHING METHODS SHALL CONFORM TO H-20 LOADING CAPACITIES. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/CATALOG CUTS FOR PROPOSED PIPE AND CONDUIT TO ENGINEER FOR APPROVAL.
8. WITH RESPECT TO UTILITY CONNECTIONS WITHIN THE STATE'S ROW, THE APPLICANT IS REMINDED THAT A R.I.D.O.T. PHYSICAL ALTERATION PERMIT APPLICATION IS NOT A SUBSTITUTE FOR A R.I.D.O.T. UTILITY PERMIT AND FURTHER THAT APPROVAL OF THE PHYSICAL ALTERATION PERMIT DOES NOT CONSTITUTE APPROVAL OF ANY UTILITY WORK, SHOWN OF UN-SHOWN, WITHIN THE STATE'S ROW.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

DUST CONTROL NOTES

ON AN AS-NEEDED BASIS OR AS DIRECTED BY RIDEM OR OWNER, THE CONTRACTOR SHALL UTILIZE THE FOLLOWING METHOD TO CONTROL DUST:

- A. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

THE METHODS SHOULD BE REPEATED AS NEEDED, AND SPECIAL ATTENTION MUST BE GIVEN TO THE ACCESS DRIVES.

INSPECTION/MAINTENANCE NOTES

1. PRIOR TO COMMENCING GRUBBING OPERATIONS AND EARTHWORK, FILTER SOXX AND COMBINED HAYBALES/SILT FENCE SHALL BE PLACED INSIDE SAWCUT EDGE TO PREVENT SEDIMENT FROM ENTERING EXISTING ROADWAY DRAINAGE SYSTEM, WETLANDS AND ADJUTING PROPERTIES.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM.
3. ALL DISTURBED AREAS WHICH BECOME SUBJECT TO EROSION TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SLOPE PROTECTION - SUCH AS RIP-RAP.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL, MAINTENANCE AND SHALL INSPECT/REPLACE DAILY DURING CONSTRUCTION, FOLLOWING RAINFALL AND WEEKLY DURING NON-CONSTRUCTION PERIODS.
6. ADDITIONAL FILTER SOXX OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
7. THE LATEST VERSION OF THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE R.I. STATE CONSERVATION COMMITTEE, MUST BE UTILIZED BY THE CONTRACTOR AS A GUIDE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL AND FOR THE ENTIRE PROJECT DURATION, INCLUDING TEMPORARY SHUT-DOWN PERIODS, MUST MONITOR AND REPAIR, AS NEEDED, ALL SLOPES TO ENSURE A STABLE PRODUCT.

GENERAL PROJECT WIDE NOTES

1. CONTRACTOR SHALL INSTALL TEMPORARY MEASURES SUCH AS: FIBER MATTING, CRUSHED STONE, HAY OR STRAW IN AREAS WHERE SLOPES OR STABILIZATION HAS FAILED.
2. IF SEDIMENT IS TRACKED OR ERODED INTO THE ROADWAY, THE CONTRACTOR WILL BE REQUIRED TO INSTALL SILT SACK OR APPROVED EQUAL UNDER EXISTING CATCH BASIN GRATES. REMOVED AFTER CONSTRUCTION.
3. FILTER SOXX (OR SILT FENCE OR STAKED HAYBALES) SHALL BE INSTALLED AROUND THE PERIMETER OF THE AREA TO BE DISTURBED BY CONSTRUCTION. ADDITIONAL APPLICATIONS OF THESE CONTROL MEASURES MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL INSPECT THE SITE AT A MINIMUM OF ONCE PER WEEK OR WITHIN 24 HOURS AFTER A STORM EVENT.
4. IF EROSION OR EROSION TENDENCIES ARE APPARENT ON THE SITE, THE CONTRACTOR IS RESPONSIBLE TO INSTALL ADDITIONAL CONSTRUCTION BMP'S SUCH AS SAND BAGS AS RIDEM OR ENGINEER DURING CONSTRUCTION.
5. IF SEDIMENT OR DEBRIS IS TRACKED ONTO EXISTING PAVED AREAS ADJACENT TO THE CONSTRUCTION AREA, THE CONTRACTOR IS REQUIRED TO SWEEP THE PAVEMENT ON A DAILY BASIS. THE AREA SHALL BE INSPECTED DAILY.
6. THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN OF TRASH. RECOMMENDED DAILY PATROL OF THE CONSTRUCTION SITE SHOULD BE CONDUCTED TO PICK-UP TRASH. THE OPERATOR SHALL REQUIRE THE CONTRACTOR TO HAVE PORTABLE SANITARY FACILITIES ON SITE. ROUTING CLEANING AND WASTE DISPOSAL OF THESE FACILITIES IS REQUIRED.
7. INFILTRATION PRACTICES SHALL NEVER SERVE AS A SEDIMENT CONTROL DEVICE DURING SITE CONSTRUCTION PHASE. GREAT CARE MUST BE TAKEN TO PREVENT THE INFILTRATION AREA FROM COMBINATION BY MARKING OFF THE LOCATION BEFORE THE START OF CONSTRUCTION AT THE SITE, AND CONSTRUCTING THE INFILTRATION PRACTICE LAST, CONNECTING UPSTREAM DRAINAGE AREAS ONLY AFTER CONSTRUCTION IS COMPLETE, AND THE CONTRIBUTING AREA IS STABILIZED.

FILTREXX SOXX NOTE

CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTREXX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH THE ENGINEER PRIOR TO PLACEMENT.

EROSION CONTROL AND SOIL STABILIZATION PROGRAM NOTES

NOTE:

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.

ANY DISTURBED AREAS THAT WILL NOT HAVE ACTIVE CONSTRUCTION ACTIVITY OCCURRING WITHIN 14 DAYS MUST BE STABILIZED USING THE CONTROL MEASURES DEPICTED IN THE SESS SITE PLANS, IN ACCORDANCE WITH THE R.I. SOIL EROSION CONTROL HANDBOOK (LATEST EDITION), AND PER MANUFACTURER PRODUCT SPECIFICATIONS.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARLY DEMARKED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO CLEAR AND GRUB 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.

ALL DISTURBED SOILS EXPOSED PRIOR TO OCTOBER 15 OF ANY CALENDAR YEAR SHALL BE SEED BY THAT DATE IF VEGETATIVE MEASURES ARE THE INTENDED SOIL STABILIZATION METHOD. ANY SUCH AREAS THAT DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION, AS DETERMINED BY THE SITE OPERATOR OR DESIGNATED INSPECTOR, BY NOVEMBER 15, MUST BE STABILIZED THROUGH THE USE OF NON-VEGETATIVE EROSION CONTROL MEASURES. IF WORK CONTINUES WITHIN ANY OF THESE AREAS DURING THE PERIOD FROM OCTOBER 15 THROUGH APRIL 15, CARE MUST BE TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR THAT DAY'S WORK IS EXPOSED, AND ALL ERODIBLE SOIL MUST BE RE-STABILIZED WITHIN 6 WORKING DAYS. IN LIMITED CIRCUMSTANCES, STABILIZATION MAY NOT BE REQUIRED IF THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE NECESSITATES THAT IT REMAIN DISTURBED (I.E. CONSTRUCTION OF A MOTOCROSS TRACK).

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM, WETLAND AREAS, ADJACENT PROPERTY AND ROADWAYS.
2. TEMPORARY TREATMENT SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH PROTECTIVE COVERS, SUCH AS A MAT OR JUTE LINER (BURLAP), JUTE, FIBERGLASS NETTING, EXCELLOSLAP (BANKNETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE OWNER.
3. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000 - 4,000 LBS./ACRES.
4. STOCKPILES SHALL HAVE SLOPES NO STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES OR SILT FENCING.
5. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL, MAINTENANCE AND SHALL INSPECT/REPLACE DAILY DURING CONSTRUCTION, FOLLOWING RAINFALL AND WEEKLY DURING NON-CONSTRUCTION PERIODS.
7. ADDITIONAL FILTER SOXX OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER, OWNER, MUNICIPAL REPRESENTATIVES OR LOCAL D.O.T.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL AT NO ADDITIONAL COST TO THE OWNER.
9. THE FILTREXX FILTER SOXX MAY BE INSTALLED ON EXISTING PAVEMENT / IMPERVIOUS AREAS WITHOUT STAKES. CONTRACTOR SHALL INSPECT DAILY IF SOIL EROSION OR SEDIMENTATION IS OBSERVED IN THESE AREAS. THE CONTRACTOR SHALL RELOCATE OR INSTALL ADDITIONAL FILTER SOXX IN LOCATIONS THAT CAN BE STAKED. THIS WORK IS INCLUDED IN THE PROJECT SCOPE.
10. SILT FENCE OR STAKED HAYBALES MAY BE USED IN LIEU OF FILTREXX FILTER SOXX.
11. AN ALTERNATE COMPOST SOCK OR STRAW WATTLE PRODUCT MAY BE USED IN LIEU OF FILTREXX FILTER SOXX UPON APPROVAL FROM THE ENGINEER.

VEHICLE FUELING/MAINTENANCE

1. DUE TO THE COLETTA GROUP'S COMMITMENT TO PRESERVING NATURE, ALL VEHICLE FUELING AND MAINTENANCE IS TO TAKE PLACE OFF-SITE. DRIP PANS AND SPILL KITS MUST BE KEPT ON SITE IN THE EVENT OF A VEHICLE LEAK. AT A MINIMUM, THE FOLLOWING MUST BE FOLLOWED:

VEHICLE FUELING SHALL NOT TAKE PLACE WITHIN REGULATED WETLANDS OR BUFFER ZONE AREAS, OR WITHIN 50-FEET OF THE STORM DRAIN SYSTEM. DESIGNATED AREAS SHALL BE DEPICTED ON THE SESS SITE PLANS, OR SHALL BE APPROVED BY THE SITE OWNER.

VEHICLE MAINTENANCE AND WASHING SHALL OCCUR OFF-SITE, OR IN DESIGNATED AREAS DEPICTED ON THE SESS SITE PLANS OR APPROVED BY THE SITE OWNER. MAINTENANCE OR WASHING AREAS SHALL NOT BE WITHIN REGULATED WETLANDS OR BUFFER ZONE AREAS, OR WITHIN 50-FEET OF THE STORM DRAIN SYSTEM. MAINTENANCE AREAS SHALL BE CLEARLY DESIGNATED, AND BARRIERS SHALL BE USED AROUND THE PERIMETER OF THE MAINTENANCE AREA TO PREVENT STORMWATER CONTAMINATION.

CONSTRUCTION VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS. REPAIRS SHALL TAKE PLACE IMMEDIATELY. DISPOSAL OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS SHALL BE ACCORDING TO APPLICABLE REGULATIONS; AT NO TIME SHALL ANY MATERIAL BE WASHED DOWN THE STORM DRAIN OR IN TO ANY ENVIRONMENTALLY SENSITIVE AREA.

WORKERS SHOULD BE TRAINED IN THE EVENT OF A VEHICLE SPILL. EQUIPMENT AND MATERIALS FOR CLEANUP MUST BE READILY ACCESSIBLE AND MARKED OUT CLEARLY SO WORKERS CAN FOLLOW PROCEDURES QUICKLY AND EFFECTIVELY.

CONSTRUCTION NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAIN AND REVIEW ALL ENGINEERING AND PERMIT DOCUMENTS COMPLETED FOR FINAL DESIGN. PLEASE REVIEW THE LATEST SOIL EROSION & SEDIMENT CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO INSTALLATION OF UTILITIES ON SITE. THE COORDINATION IS NECESSARY FOR THE ENGINEER TO SCHEDULE SITE INSPECTIONS. INSTALLATIONS PERFORMED WITHOUT INSPECTIONS BY THE ENGINEER MAY WARRANT COMPLETE REMOVAL AND REINSTALLATION AT THE CONTRACTOR'S SOLE EXPENSE.
3. THE CONTRACTOR IS REQUIRED TO MAINTAIN DETAILED AS-BUILT INFORMATION FOR ALL UTILITY INSTALLATIONS. AS-BUILT INFORMATION MUST INCLUDE MATERIAL LIST, PIPE DEPTH AND SWING THE LOCATIONS (A MINIMUM) FROM NEW PIPE TO BUILDING CORNERS. ALL PIPE BEND/ELBOW LOCATIONS SHALL BE DIMENSIONED. FINAL PAYMENT WILL NOT BE MADE UNTIL SUITABLE AS-BUILT DATA IS PROVIDED.
4. A WASTE COLLECTION AREA SHALL BE DESIGNATED ON THE SITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO WATERBODY OR STORM DRAIN. ALL WASTE CONTAINERS SHALL BE COVERED TO AVOID CONTACT WITH WIND AND PRECIPITATION. WASTE COLLECTION SHALL BE SCHEDULED FREQUENTLY ENOUGH TO PREVENT CONTAINERS FROM OVERFILLING. ALL CONSTRUCTION SITE WASTES SHALL BE COLLECTED, REMOVED, AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND ONLY AT AUTHORIZED DISPOSAL SITES. EQUIPMENT AND CONTAINERS SHALL BE CHECKED FOR LEAKS, CORROSION, SUPPORT OR FOUNDATION FAILURE, OR OTHER SIGNS OF DEGRADATION. THOSE THAT ARE FOUND TO BE DEFECTIVE SHALL BE IMMEDIATELY REPAIRED OR REPLACED.

SOIL NOTES

SOILS IDENTIFIED WITHIN THE PROPOSED PROJECT SITE AREA ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE ARE AS FOLLOWS:

MERRIMAC URBAN (MU) - SANDY LOAMS, 0 TO 3 PERCENT SLOPES. THE SOILS ARE ALSO IN HYDROLOGIC GROUP A.

LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	15	- EXISTING CONTOUR
AC.	- ACRES	15	- NEW CONTOUR
±	- PLUS OR MINUS	-----	- STONE WALL
STY	- STORY	X	- FENCE
W.F.	- WOOD FRAMED	S	- SEWER LINE
SHF	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	C	- GAS LINE
(FND)	- FOUND	E	- ELECTRIC LINE
RHS	- R/H HIGHWAY BOUND	⊖	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊖	- CATCH BASIN
FE	- FLARED END	⊖	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊖	- WATER GATE
CLF	- CHAIN LINK FENCE	⊖	- GAS VALVE
INV.	- INVERT	⊖	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	⊖	- GRANITE BOUND
	- NEW SPOT GRADE	⊖	- DRILL HOLE
		⊖	- IRON PIPE

FLOOD ZONE NOTES

PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS)" PANEL 317 OF 451, CITY OF PROVIDENCE MAP NUMBER 44007C00317, MAP REVISED: SEPTEMBER 18, 2013 & PANEL 316 OF 451, CITY OF PROVIDENCE MAP NUMBER 44007C00316G, EFFECTIVE REVISED: MARCH 2, 2008. FEDERAL EMERGENCY MANAGEMENT AGENCY."

CONSTRUCTION PHASING

PHASE 1 - BEFORE EARTHWORK

- INSTALL SOIL EROSION & SEDIMENTATION CONTROL MEASURES
- INSTALL PERIMETER SILT FENCE OR WADDOLE CONSTRUCTION ENTRANCE & TEMPORARY CONSTRUCTION FENCE
- ALL ACTIVITIES SHALL BE CONTAINED WITHIN THE EROSION CONTROL AREAS

PHASE 2 - DURING EARTHWORK

- ROUGH GRADING (LESS THAN AN ACRE OF DISTURBANCE AT A TIME)
- CONSTRUCT BUILDING
- INSTALL UNDERGROUND UTILITIES AND STORMWATER BMP
- INSPECT & MAINTAIN EROSION CONTROLS THROUGHOUT THE CONSTRUCTION PERIOD

PHASE 3 - FINAL STABILIZATION

- COMPLETION, FINAL SITE INSPECTION AND GOOD HOUSEKEEPING CHECK
- PROVIDE REQUIRED MAINTENANCE AND STABILIZATION TO SYSTEM AND LANDSCAPING
- REMOVE EROSION CONTROLS AFTER VEGETATION IS ESTABLISHED AND THE SITE IS STABILIZED

EROSION CONTROL AND SOIL STABILIZATION PROGRAM NOTES

CONTINUED

12. IN THE EVENT THAT COMPACTION OR SEDIMENT OR ORGANIC DEBRIS BUILD-UP HAS LIMITED THE INFILTRATION CAPABILITIES (INFILTRATION BASINS) TO BELOW THE DESIGN RATE, THE TOP 6 INCHES SHOULD BE REMOVED AND SURFACE ROTO-TILLED TO A DEPTH OF 12 INCHES. THE BASIN BOTTOM SHOULD BE RESTORED ACCORDING TO ORIGINAL DESIGN SPECIFICATIONS. ANY OIL OR GREASE FOUND AT THE TIME OF INSPECTION SHOULD BE CLEANED WITH ABSORPTION PADS AND DISPOSED OF IN AN APPROVED LOCATION.
13. A TEMPORARY CONCRETE WASHOUT FACILITY SHALL BE USED TO CONTAIN THE CONTAMINANTS GENERATED BY CONCRETE WASHOUTS. SEE DETAIL.



* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN



CITY OF PROVIDENCE MASTER PLAN SUBMISSION

3	09/15/2021	REVISED FOR MAJOR LAND DEVELOPMENT	BUT
2	08/02/2021	ADDED UTILITY RIMS & INVERTS AND SURVEY UPDATE	RSL
1	01/12/2021	TREES REMOVED FROM P. 47, LOTS 94, 118 & 119 PER CLIENT	RSL
NO.	DATE	REVISION	CHECKED BY
GENERAL NOTES & LEGEND			PROJECT NO. 00-122
THE 14-04' LOTS 94 & 944			SCALE: AS NOTED
SWAN STREET & SAYLES STREET			DATE: 09/21/2020
PROVIDENCE, RHODE ISLAND			DRAWN BY: MS
THE COLETTA GROUP			CHECKED BY: RSL/LRS
7715 POST ROAD, SUITE 204			PREPARED BY: RSL/LRS
NORTH KINGSTOWN, RHODE ISLAND 02852			DATE: 09/21/2020
			3 of 10 SHEETS
			DRAWING # C-1



46 Sutton Avenue
East Providence, RI
Phone: (401) 438-5775
Fax: (401) 438-5773
www.watermaneng.com

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WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
160 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2004

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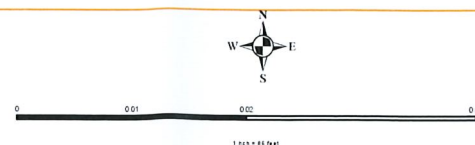


City of Providence, Department of Planning and Development

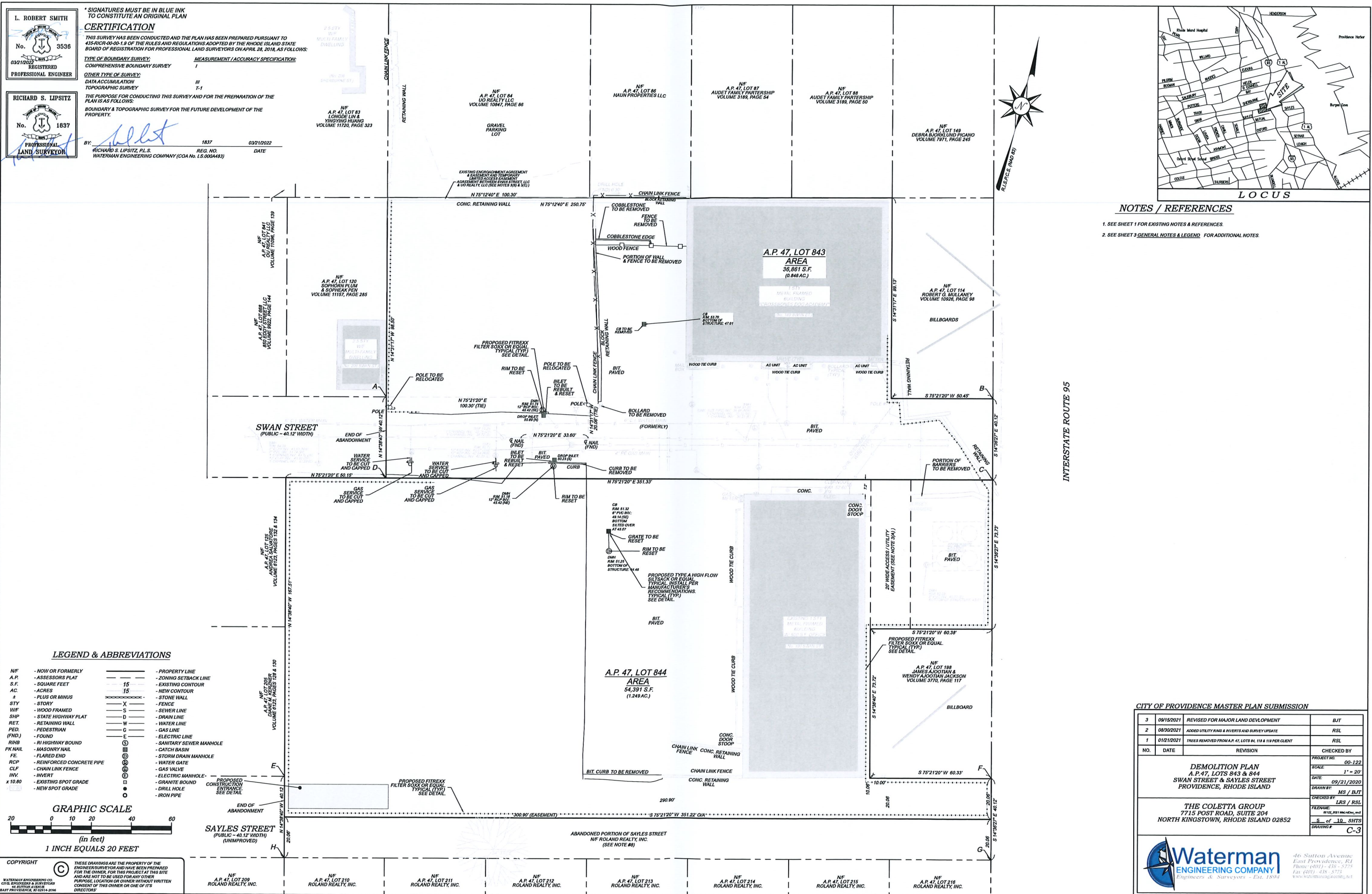
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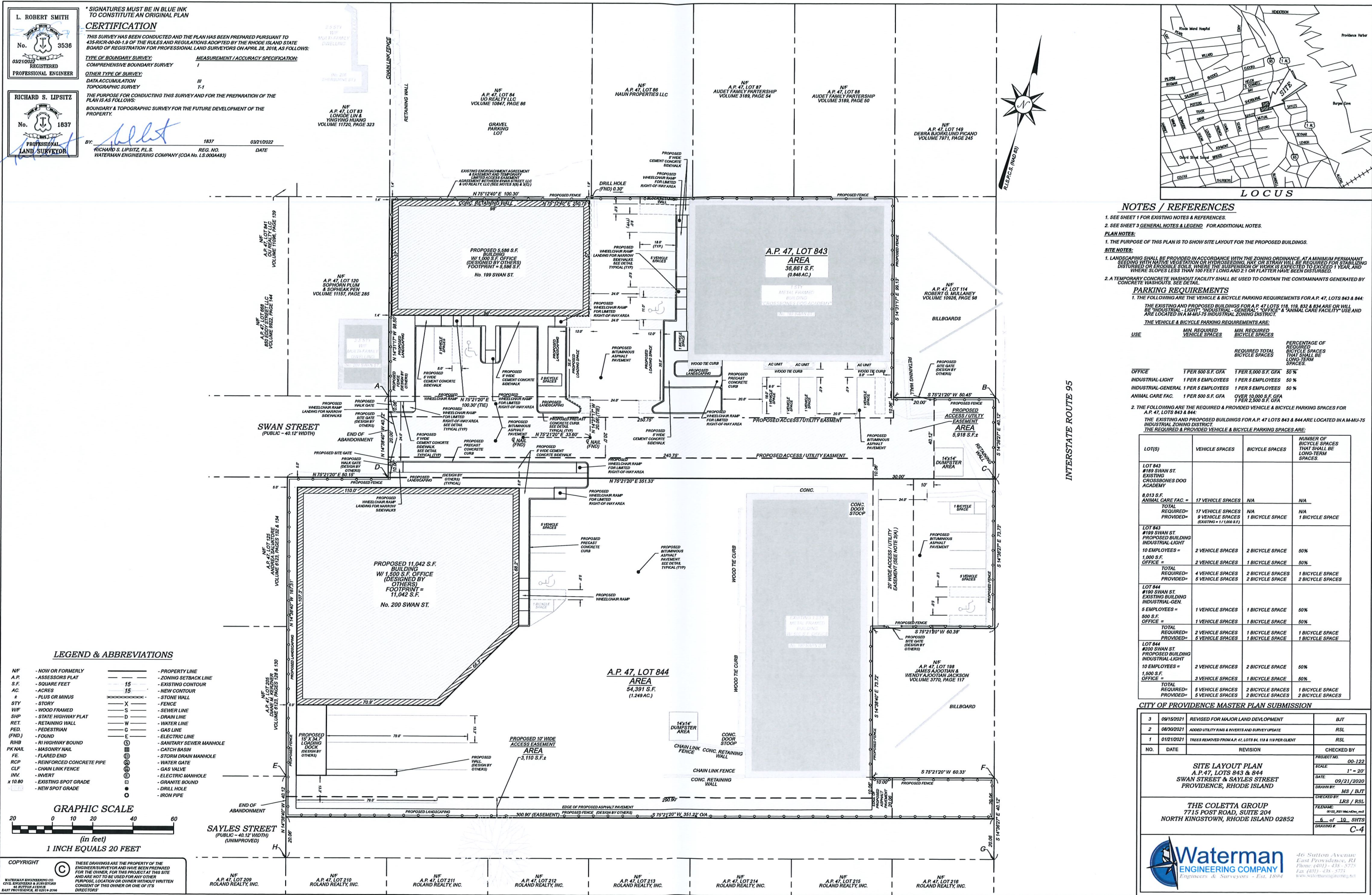
Produced by the Providence Planning and Development GIS Lab
444 Westminster Street, Providence, RI 02903

Data Sources
Providence Geographic Information System
Date: 9/28/2021



PROVIDENCE, RHODE ISLAND
PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JOSÉ C. ELIZAGA, MAYOR | BERTIE JACKERSON, AICP, DIRECTOR





L. ROBERT SMITH
No. 3536
03/21/2022
REGISTERED
PROFESSIONAL ENGINEER

RICHARD S. LIPSITZ
No. 1837
03/21/2022
REGISTERED
PROFESSIONAL LAND SURVEYOR

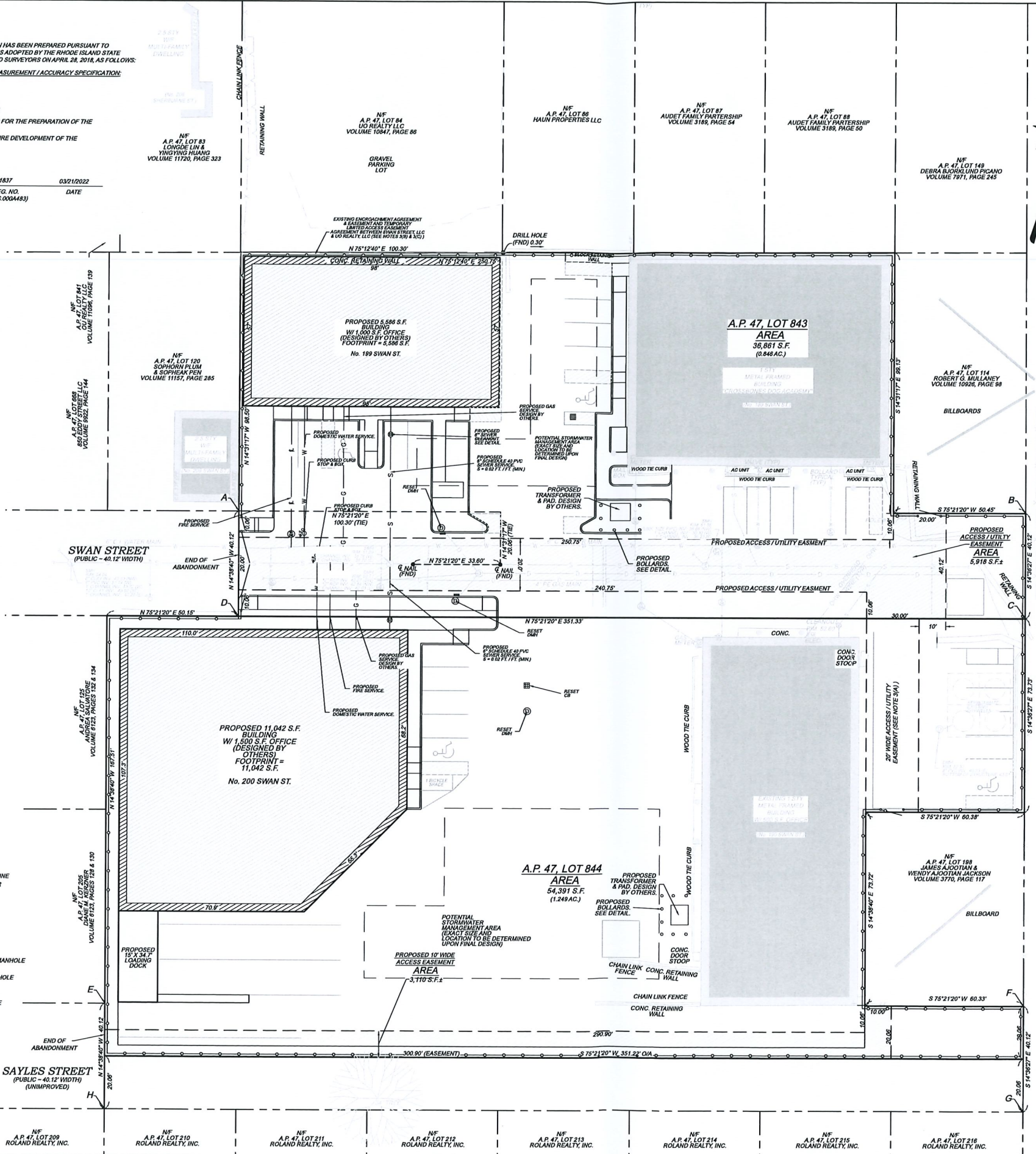
*** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN**

CERTIFICATION

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 APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT / ACCURACY SPECIFICATION: 1
OTHER TYPE OF SURVEY: TOPOGRAPHIC SURVEY
DATA ACCUMULATION: III
THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

BY: *[Signature]* 1837 03/21/2022
RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE
WATERMAN ENGINEERING COMPANY (COA No. 1.S.000483)



L. ROBERT SMITH
No. 3536
REGISTERED
PROFESSIONAL ENGINEER

RICHARD S. LIPSITZ
No. 1837
PROFESSIONAL
LAND SURVEYOR

* SIGNATURES MUST BE IN BLUE INK
TO CONSTITUTE AN ORIGINAL PLAN

CERTIFICATION

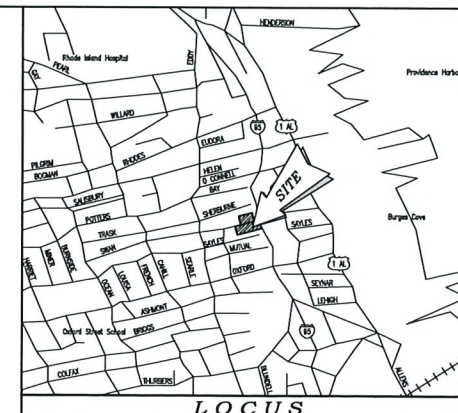
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO
435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE
BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY I

OTHER TYPE OF SURVEY:
DATA ACCUMULATION
TOPOGRAPHIC SURVEY III
T-1

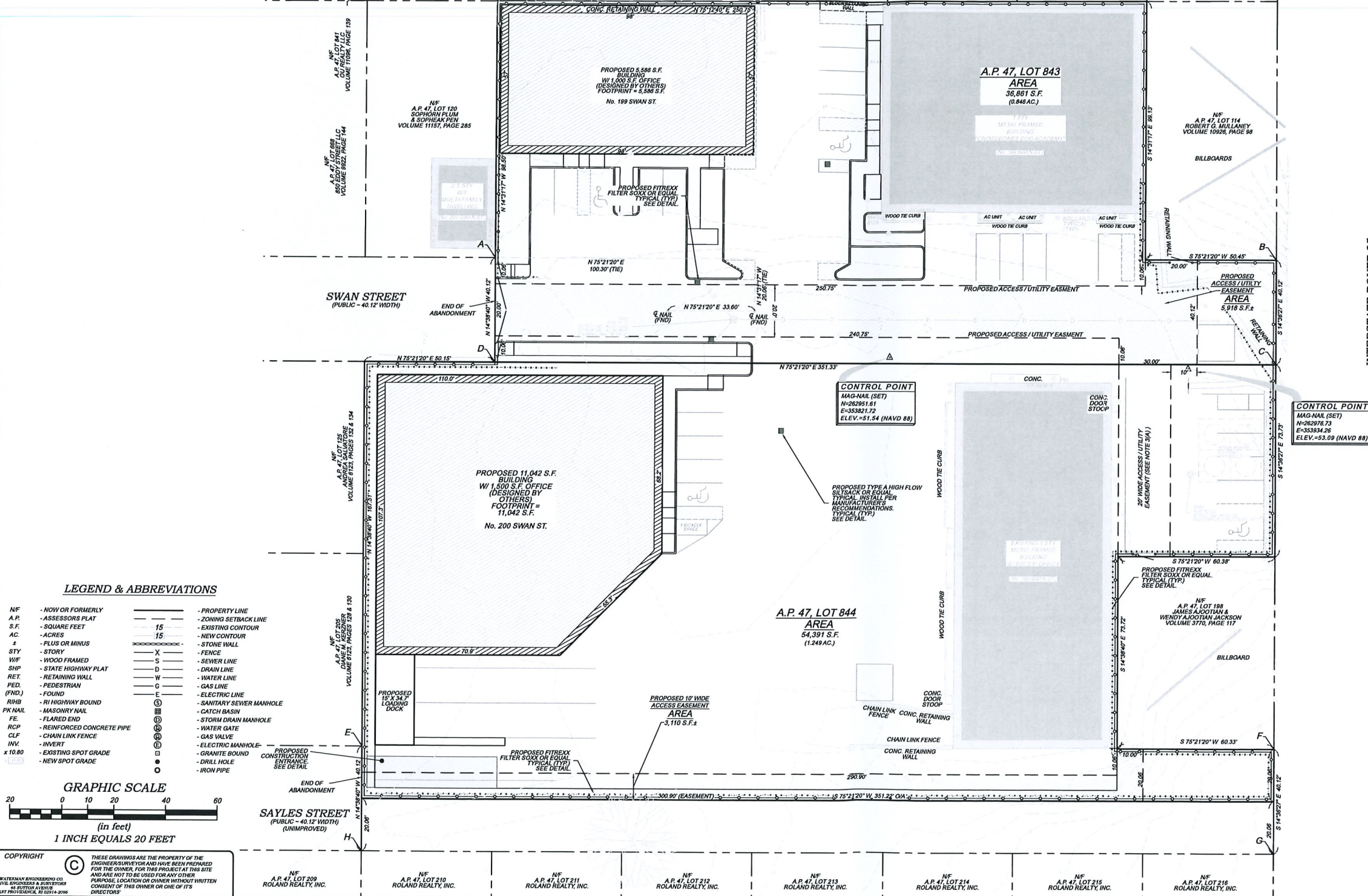
THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE
PLAN IS AS FOLLOWS:
BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE
PROPERTY.

BY: RICHARD S. LIPSITZ, P.L.S. REG. NO. 1837 DATE 03/21/2022
WATERMAN ENGINEERING COMPANY (COA No. L.S.0004483)



NOTES / REFERENCES

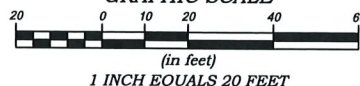
- SEE SHEET 1 FOR EXISTING NOTES & REFERENCES.
- SEE SHEET 3 GENERAL NOTES & LEGEND FOR ADDITIONAL NOTES.



LEGEND & ABBREVIATIONS

- | | | |
|---------|----------------------------|--------------------------|
| NF | - NOW OR FORMERLY | - PROPERTY LINE |
| A.P. | - ASSESSORS PLAT | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | - EXISTING CONTOUR |
| AC | - ACRES | - NEW CONTOUR |
| ± | - PLUS OR MINUS | - STONE WALL |
| STY | - STORY | - FENCE |
| W/F | - WOOD FRAMED | - SEWER LINE |
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| RET. | - RETAINING WALL | - WATER LINE |
| PED. | - PEDESTRIAN | - GAS LINE |
| (FND) | - FOUND | - ELECTRIC LINE |
| R/HB | - RI HIGHWAY BOUND | - SANITARY SEWER MANHOLE |
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| INV | - INVERT | - ELECTRIC MANHOLE |
| x 10.80 | - EXISTING SPOT GRADE | - GRANITE BOUND |
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| | | - IRON PIPE |

GRAPHIC SCALE



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DIRECTORS

CITY OF PROVIDENCE MASTER PLAN SUBMISSION

3	09/15/2021	REVISED FOR MAJOR LAND DEVELOPMENT	BJT
2	08/30/2021	ADDED UTILITY RIMS & INVERTS AND SURVEY UPDATE	RSL
1	01/21/2021	TREES REMOVED FROM A.P. 47, LOTS 843 & 844	RSL
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			PROJECT NO. 00-122
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