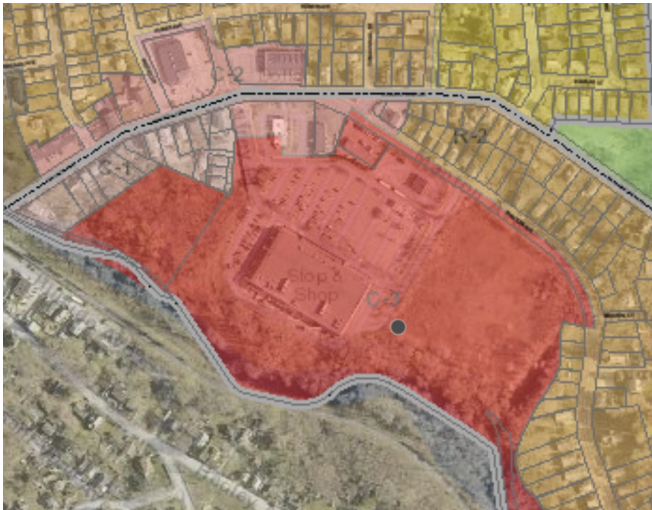


Providence City Plan Commission

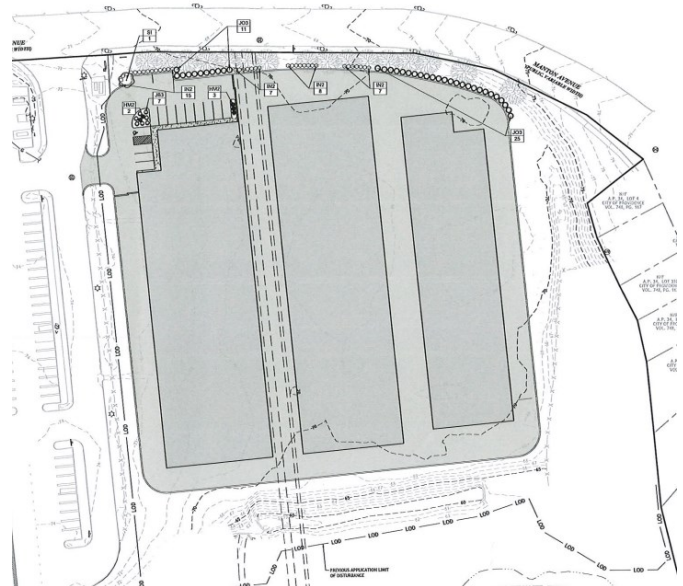
May 17, 2022



AGENDA ITEM ■ 850 MANTON AVE



Aerial view of the site



Site plan

OVERVIEW

OWNER/ APPLICANT:	Bluedog Capital Partners LLC, Applicant Calvi Realty Co Inc, Owner	PROJECT DESCRIPTION:	The applicant is requesting preliminary plan approval to construct three self-storage buildings providing a total of 94,200 SF of storage space with associated site improvements like utilities, parking and landscaping. A waiver from submission of state approvals has been requested
CASE NO./ PROJECT TYPE:	21-031 MA Preliminary Plan		
PROJECT LOCATION:	850 Manton Ave C-3 zoning district	RECOMMENDATION:	Approval of the Preliminary Plan subject to the noted findings
NEIGHBORHOOD:	Manton	PROJECT PLANNER:	Choyon Manjrekar



Building A elevation

PROJECT OVERVIEW

The applicant is proposing to construct three storage space buildings providing a total of 94,200 SF of floor area. The area proposed for development is the vacant, undeveloped portion of a lot that is occupied by a grocery store and drive-through restaurant. The applicant has applied for a minor subdivision to separate the development area, which is currently under agreement. The preliminary plan submission includes a detailed landscaping plan, lighting plan and drainage plan, which are required at this stage.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The subject lot is zoned C-3, where self-storage facilities are permitted by right.

Dimensions and site design

The development will be composed of three one story storage buildings with storage bays on each façade, set back from Manton Ave. A total of 720 units are proposed across the three buildings. Lot access will be provided from a driveway that originates on Manton Ave. The westerly building will contain an office of approximately 900 SF with 15 parking spaces located in proximity. Site improvements like landscaping, lighting and utility connections will also be provided.

The applicant has updated the building plans from the master plan submission to conform to the ordinance's design requirements for the C-3 zone. Based on provided plans, the facades will meet the minimum height of 11 feet. Windows have been added to each building to provide fenestration, which would provide conformance with the requirement that at least 50 percent of transparency be provided on the front façade of buildings in the C-3 zone. The building

materials used on the front facades— fiber cement siding, PVC trim, and EIFS in just the upper part of the tower, are permitted.

Plans are required, but information is included in the narrative.

Signage

The signage depicted on Building A is well below the allowable area of 2 sf per linear feet of façade length.

Lighting

The lighting plan conforms to the ordinance.

Landscaping

With the parcel measuring approximately 11 acres, 1.65 acres (72,000 SF) of canopy coverage is required. The site is heavily wooded to the rear and around Manton Ave and based on provided plans, will provide 102,900 SF of canopy coverage which will meet the landscaping requirement.

Environmental management

The applicant has submitted a drainage plan which will employ nine subwatersheds located around the site that will discharge to two off-site design points. The plan will employ low impact development principles and use underground infiltration systems. Calculations show that the amount of runoff will be decreased from one to 100 year events. The plan also contains details on erosion control measures that will be used during development and a schedule for maintenance of the stormwater system.

Waiver

The applicant has requested a waiver from submission of state approvals, particularly from the Rhode Island Department of Environmental Management (RIDEM), and is requesting that they be submitted with the plan. It is the DPD's opinion that the CPC should grant the waiver finding that it is required in the interest of good planning practice as the approval periods for state bodies can vary. Granting the waiver would allow the applicant to proceed with the development process.

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 Preliminary 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 General Commercial/Mixed Use development. The plan describes this area as one intended to accommodate large scale development like shopping complexes that serve a variety of City needs and located along highly trafficked commercial corridors. 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 self storage use is permitted by right in the C-3 zone.

Dimension: The development conforms to the dimensional and design requirements of the C-3 zone as described.

Parking: The applicant will meet the parking requirement by providing 15 spaces.

Landscaping: Per the submitted landscaping plan, the applicant will retain the trees that comprise the heavily wooded areas around the site which will meet the canopy coverage requirement.

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.*

Subject to the CPC granting the waiver from submission of state approvals, 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.*

The applicant has applied for a minor subdivision to create a conforming lot for the development. Subject to final approval of the subdivision, there are no physical constraints that impact development of this property, as the lot will comply with the dimensional requirements of the C-3 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 Manton Ave.

RECOMMENDATION

Based on the foregoing discussion, the DPD recommends that CPC approve the preliminary plan subject to the following conditions:

1. The CPC should grant the waiver from submission of state approvals at the preliminary plan stage subject to the condition that the applicant submit the approvals with the final plan.
2. The final plan for the minor subdivision shall be approved prior to final plan submission.
3. Final plan approval should be delegated to DPD staff.

A MAJOR LAND DEVELOPMENT
PRELIMINARY PLAN FILING
FOR A PROPOSED

SELF-STORAGE FACILITY

850 MANTON AVENUE
PROVIDENCE, RHODE ISLAND
AP 34, LOT 381

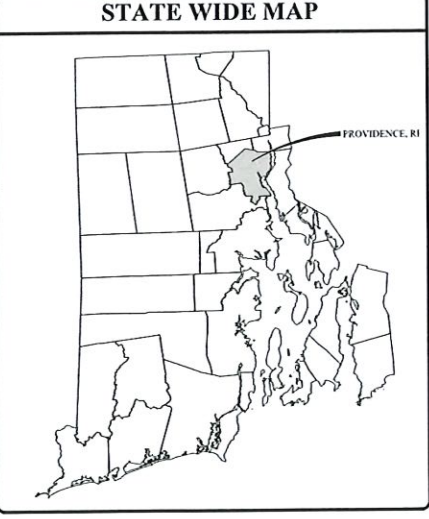
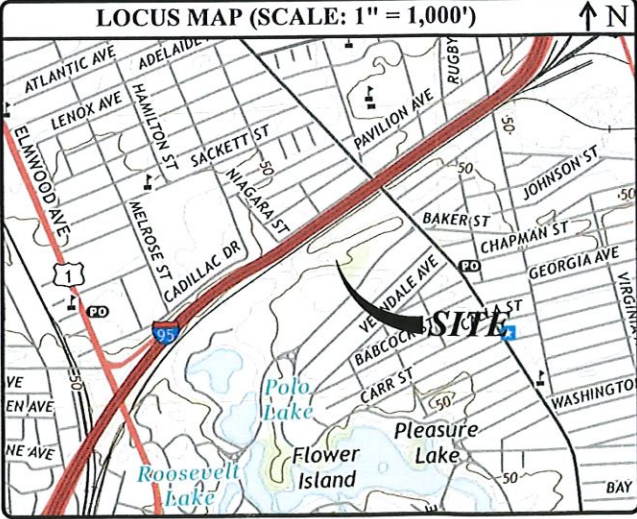
ZONING DISTRICT: C-3 (HEAVY COMMERCIAL DISTRICT)



APPROVALS:
MASTER PLAN: PROVIDENCE CITY PLAN COMMISSION (CPC) - (OCTOBER 19, 2021)

FILINGS:
PRELIMINARY PLAN: PROVIDENCE CITY PLAN COMMISSION (CPC)
RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - PRELIMINARY DETERMINATION
NARRAGANSETT BAY COMMISSION - INDIRECT CONNECTION PERMIT
PROVIDENCE WATER SUPPLY BOARD
PROVIDENCE ENGINEERING DIVISION
PROVIDENCE CITY FORESTER

PROJECT TEAM			
OWNER:	CALVI REALTY CO INC 1385 HANCOCK STREET TAX DEPT 8TH FL QUINCY, MA 02169-5103	CIVIL ENGINEER:	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313
		SURVEYOR:	WATERMAN ENGINEERING CO. 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914 PHONE: 401-438-5775
APPLICANT:	BLUEDOG CAPITAL PARTNERS, LLC C/O MR. RICHARD TASCA, ESQ. ONE CUSTOM HOUSE ST., SUITE 4 PROVIDENCE, RI 02903	LANDSCAPE ARCHITECT:	DIANE C. SOULE & ASSOCIATES, ASLA 422 FARNUM PILE SMITHFIELD, RI 02917 PHONE: 401-231-0736
BUILDER:	CUSTOM BUILDERS OF RI C/O MR. RICK NARDELLA 289 COWSETT AVE WEST WARWICK, RI 02893 PHONE: 401-821-9663		



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SELF-STORAGE FACILITY
850 MANTON AVENUE
PROVIDENCE, RHODE ISLAND
AP 34, LOT 381

REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: WMLJR
DRAWN BY: SEP/SD
CHECKED BY: JAC
DATE: MARCH 2022
PROJECT NO: 20-56a

PRELIMINARY,
NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 13

GENERAL NOTES:

- A PARTIAL CLASS I BOUNDARY SURVEY & CLASS III TOPOGRAPHIC SURVEY WAS COMPLETED IN MAY 2021 BY WATERMAN ENGINEERING COMPANY, 46 SUTTON AVENUE, PROVIDENCE, RI 02914.
- THE PROPOSED PROJECT AREA IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND THE Woonasquatucket River at the southern boundary of the property is within the floodway zone AE, as shown on the firm map for the city of Providence map number 44007C0304J, effective date October 2, 2015. The floodplain boundaries and the coastal barrier depicted have been overlaid and approximated using FEMA's online National Flood Hazard Layer (NFHL) dataset.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE Woonasquatucket River Watershed.
- THERE ARE NO KNOWN ACTIVE AGRICULTURAL USES ON OR ADJACENT TO THE SITE. THERE ARE NO HISTORIC CEMETERIES ON OR IMMEDIATELY ADJACENT TO THE SITE. THE SITE DOES NOT WITHIN AN ENVIRONMENTAL JUSTICE AREA.
- WETLANDS WITHIN THE PROJECT AREA WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2021.
- EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS RIPPOMAN FINE SANDY LOAM (RU), MERRIMAC-URBAN LAND COMPLEX, 0-8% SLOPES, UDNORTHENTS-URBAN LAND COMPLEX (UD) AND WATER (W).
- SEWER, WATER, AND GAS ARE AVAILABLE WITHIN MANTON AVENUE.
- THE SITE IS SUBJECT TO A SEWER LINE EASEMENT.

SITE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICAN WITH DISABILITIES ACT AND WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, WHICHEVER IS MORE STRINGENT.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
- ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
- 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 ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
- ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- REFER TO ARCHITECTURAL PLANS, STRUCTURAL PLANS, PLUMBING PLANS AND ELECTRICAL PLANS FOR ACTUAL SIZE OF THE PROPOSED BUILDINGS AND WORK WITHIN 5 FEET OF THE PROPOSED BUILDINGS.
- WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.
- 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, UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- IF ENCOUNTERED, ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
- 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.
- ALL SITE 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, AMENDED DECEMBER 2010 (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- 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 THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION.
- 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.
- THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE CITY RIGHT-OF-WAY.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

DRAINAGE SYSTEM NOTES:

- THE PROPOSED DRAINAGE LINES SHALL BE ADS 14-12 HOPE PIPE OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 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.
- ALL CATCH BASINS SHALL BE PROTECTED WITH SILTSACK SEDIMENT TRAPS 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) OUTLET PROTECTION (STAKED HAYBALE OR STAKED HAYBALE WITH SILT FENCE) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEED, AREAS TO ENSURE THAT A GOOD STANDING OF VEGETATION IS MAINTAINED.
- ALL SILT FENCE, 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.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEED, AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
- THE SILT FENCE/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 SILT FENCE/HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY-BALES BECOMES FILLED WITH SEDIMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER, TOWN ENGINEER, OR OWNER 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.
- 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 AMENDED 2014.

MISCELLANEOUS UTILITY NOTES:

- 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.
- OVERHEAD ELECTRIC AND TELEPHONE SERVICES ARE TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANY AND COORDINATED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THEIR OPERATIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OF PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES AND SHALL PROMPTLY REPAIR AT THEIR OWN EXPENSE ANY DAMAGE TO SUCH PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES TO THE SATISFACTION OF THE OWNER OR CITY.
- 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.
- ALL SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NARRAGANSETT BAY COMMISSION SEWER REQUIREMENTS.
- ALL NEW SEWER PIPES AND MANHOLES SHALL BE CLEANED AND TESTED PRIOR TO ACCEPTANCE. GRAVITY SEWER PIPES SHALL BE REQUIRED TO PASS BOTH LOW PRESSURE AIR AND DEFLECTION (I.E., MANDREL) TESTING. LOW PRESSURE SEWER PIPING SHALL BE REQUIRED TO PASS A LOW PRESSURE (I.E., HYDROSTATIC) TEST.
- A BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT EACH SEWER SERVICE BUILDING CONNECTION THAT IS BELOW THE RIM ELEVATION OF THE NEAREST SEWER MANHOLE, AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE AND THE NARRAGANSETT BAY COMMISSION.
- APPLICANT IS REQUIRED TO PROVIDE TWO SETS OF FINAL AS-BUILT PLANS TO NARRAGANSETT BAY COMMISSION AND ENGINEERING DEPARTMENT UPON COMPLETION OF CONSTRUCTION, PRIOR TO FINAL ACCEPTANCE. AS-BUILT PLANS SHALL INCLUDE FIELD MEASUREMENTS OF ALL INSTALLED PIPE AND APPURTENANCES, INCLUDING LENGTH, SLOPE, MANHOLE RING AND INVERTS, AS WELL AS SWING TIES/MEASUREMENTS TO ALL MANHOLES, SEWER STUBS, AND/OR LATERAL SERVICE CONNECTIONS.
- INSPECTION OF ALL SEWER CONSTRUCTION SHALL BE PERFORMED BY NARRAGANSETT BAY COMMISSION. APPLICANT SHALL PROVIDE SCHEDULE FOR CONSTRUCTION AS SOON AS POSSIBLE TO ALLOW FOR DEVELOPMENT OF INSPECTION FEE, TO BE PAID BY APPLICANT DIRECTLY TO THE NARRAGANSETT BAY COMMISSION, UPON PAYMENT OF FEE, COMMENCEMENT OF CONSTRUCTION INSPECTION REQUIRES MINIMUM NOTIFICATION OF 48-HOURS.
- APPLICANT IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS FROM LOCAL, STATE, AND/OR FEDERAL AGENCIES WITH REGULATORY JURISDICTION OVER THE PROPOSED WORK. COPIES OF ALL PERMITS SHALL BE PROVIDED TO NARRAGANSETT BAY COMMISSION AND CITY ENGINEER PRIOR TO CONSTRUCTION. ALL SEWER CONSTRUCTION SHALL BE PERFORMED BY A DRAIN LAYER LICENSED IN THE STATE OF RHODE ISLAND AND THE TOWN OF SMITHFIELD.
- NO FLOW WILL BE ACCEPTED UNTIL A COMPLETION CERTIFICATE IS ISSUED.
- THE CONTRACTOR SHALL CONFINE HIS CONSTRUCTION OPERATIONS AND ACTIVITIES TO WITHIN THE STREET LINES, EASEMENT AND/OR RIGHT-OF-WAY, AS SHOWN ON THE DRAWINGS.
- PRIOR TO CONSTRUCTION OF THE RELOCATION OF ALL WATER MAINS, THE CONTRACTOR SHALL COORDINATE WITH PROVIDENCE WATER SUPPLY BOARD FOR INSPECTION AND CHLORINATION OF NEW PIPING, FITTINGS AND VALVES.

BMP MAINTENANCE SCHEDULE:

- ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
 - MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS ALL PIPES, INTAKE AND DISCHARGE STRUCTURES, CATCH BASIN Sumps, AND MANHOLES.
 - INSPECTION OF ALL SLOPES, BEAMS, AND OTHER CONTROL STRUCTURES FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.
- UPON COMPLETION OF THE PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM AND ALL ASSOCIATED STRUCTURES.
- ALL INSTALLATION, CLEANING, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL FOLLOW AT LEAST THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS, SECTION 212 AND SECTION 708. WHERE APPROPRIATE, PROCEDURES REGARDING THE DRAINAGE INSTALLATION, CLEANING, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE FOLLOWED AS OUTLINED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL" (RIDEM/RICRMC, 2010).
- AFTER CONSTRUCTION, STORMWATER BMPs SHALL BE INSPECTED AND MAINTAINED BY THE OLD COUNTY VILLAGE CONDOMINIUM ASSOCIATION AS FOLLOWS:

CATCH BASINS

- INSPECTIONS SHALL BE PERFORMED A MINIMUM OF 2 TIMES PER YEAR (SPRING/FALL). UNITS SHALL BE CLEANED WHENEVER THE DEPTH OF SEDIMENT IS GREATER THAN OR EQUAL TO 2-Feet (LESS THAN 2-Feet FROM THE BOTTOM OF PIPE). ALL REMOVED SEDIMENT SHALL BE TESTED TO DETERMINE POLLUTANT CONTENT AND SHALL BE REMOVED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- THE INLET GRATE SHALL NOT BE WELDED TO THE FRAME SO THAT THE SUMP CAN BE EASILY INSPECTED AND MAINTAINED.

ROOF DRAIN LEADERS

- PERFORM ROUTINE ROOF INSPECTIONS QUARTERLY.
- KEEP ROOFS CLEAN AND FREE OF DEBRIS.
- KEEP ROOF DRAINAGE SYSTEMS CLEAR.

UNDERGROUND INFILTRATION SYSTEM

- INFILTRATION SYSTEMS SHALL BE INSPECTED ON A BI-ANNUAL BASIS TO ENSURE PROPER FUNCTIONS. INSPECTION PORTS SHALL BE USED TO VERIFY THAT THE SYSTEMS ARE DRAINING WITHIN 72 HOURS. IF THE SYSTEM FAILS TO DRAIN WITHIN 72-HOURS, THE SYSTEM SHALL BE CLEANED OR REPLACED AS NECESSARY.
- THE INFILTRATION SYSTEM SHALL BE INSPECTED BI-ANNUALLY FOR SEDIMENT ACCUMULATIONS. IF THE SYSTEM HAS ACCUMULATED 3 INCHES OF SEDIMENT, THE SEDIMENT SHALL BE REMOVED BY FLUSHING FROM THE SYSTEM WITH HIGH PRESSURE WATER JETS AND AND VACUUMING THE SEDIMENT AND DEBRIS THROUGH THE ACCESS PORTS. ALL SEDIMENT REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS.

LOADING & SEEDING

SEEDING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION L.02 SEEDING OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA), AND SHALL ALSO CONFORM TO THE FOLLOWING:

- AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS AND AREAS LABELED AS "LOAM AND SEED" ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. SCARIFY THE SUBGRADE TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE OR A POWER RAKE TO RESULT IN AN UNCOMPACTED SUBSOIL. 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
- THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION A.18.01 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA).
- PRIOR TO SEEDING OR SOODOING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
- APPLY LIME AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATE INTO THE TOP 1-2" OF TOPSOIL.
- SEEDING
AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL. SEED SHALL BE APPROVED URI #2 OR APPROVED EQUAL. APPLY AT A RATE OF 4-5 LBS. PER 1000 SQUARE FEET OR AS OTHERWISE DIRECTED BY THE MANUFACTURER.

URI #2 IMPROVED SEED MIX, X BY WEIGHT:
40% CREEPING RED FESCUE
20% IMPROVED PERENNIAL RYEGRASS
20% IMPROVED KENTUCKY BLUEGRASS
20% KENTUCKY BLUEGRASS

RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 15. AT THE CONTRACTORS DISCRETION, SEED MAY BE APPLIED BY HYDROSEEDING RATHER THAN THE METHOD DESCRIBED ABOVE.

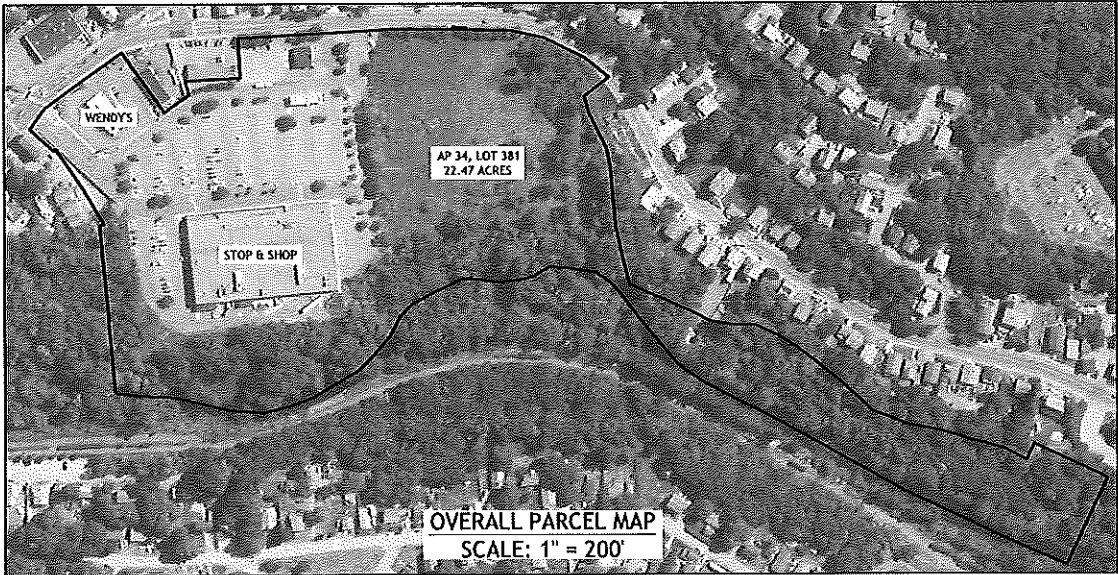
SEQUENCE & STAGING OF PROPOSED CONSTRUCTION ACTIVITIES:

THIS IS A GENERAL SEQUENCE AND STAGING OF CONSTRUCTION ACTIVITIES. A DETAILED SEQUENCE WITH TIME LINES SHALL BE ESTABLISHED BY THE CONTRACTOR IN COORDINATION WITH THE OWNER, ENGINEER AND SITE CONTRACTORS PRIOR TO THE START OF CONSTRUCTION.

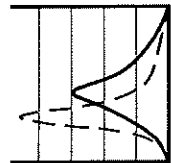
- SURVEY AND STAKE THE PROPOSED DRAINAGE BMPs (UNDERGROUND INFILTRATION CHAMBER SYSTEMS), PARKING LOTS, WATER LINE, SEWER LINE AND LIMIT OF DISTURBANCE.
- PLACE SEDIMENTATION BARRIERS (SILT FENCE) AS SHOWN ON THE PLANS AND AS STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
- BEGIN SITE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING ETC.) TOPSOIL IS TO STRIPPED AND STOCKPILED WITHIN DISTURBANCE LIMITS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIERS. STOCKPILES TO BE COVERED OR TEMPORARILY SEED.
- EXCAVATE AND CONSTRUCT STORMWATER MANAGEMENT AREAS AS SHOWN ON PLAN. DIVERT ALL THE RUNOFF FROM DISTURBED AREAS TO THE PROPOSED STORMWATER STORAGE AREA.
- INSTALL UTILITIES AND DRAINAGE INCLUDING DRAINAGE PIPE. SEED ALL DISTURBED AREAS.
- BEGIN BUILDING CONSTRUCTION.
- BEGIN PAVEMENT AND PROPOSED GRADING.
- FINISH PAVEMENT CONSTRUCTION.
- MAINTAIN SEDIMENT AND EROSIONS CONTROLS WHILE BUILDING ARE CONSTRUCTED.
- FINISH LANDSCAPING AND PERMANENT STABILIZATION.
- INSPECT AND REPAIR ALL DRAINAGE STRUCTURES INCLUDING DISCHARGE POINTS. REMOVE ANY DEBRIS (LEAVES, TREE LIMBS, BOULDERS, ETC.) FROM DRAINAGE INLETS AND OUTLETS. FLUSH ALL SEDIMENTS FROM DRAINAGE PIPES AND APPLY TOPSOIL TO PONDS.
- REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE VEGETATION HAS BEEN ESTABLISHED TO ALL DISTURBED AREAS.

LEGEND

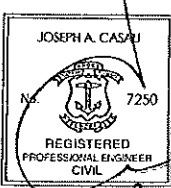
- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STONE WALL
- EXISTING CURB
- EXISTING GUARD RAIL
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- TEL --- EXISTING TELECOM DUCTBANK
- E --- EXISTING ELECTRIC DUCTBANK
- S --- RELOCATED ELECTRIC DUCTBANK
- GAS --- EXISTING GAS LINE
- GAS --- PROPOSED GAS LINE
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- S --- EXISTING WATER SHUT OFF VALVE
- S --- PROPOSED WATER SHUT OFF VALVE
- S --- EXISTING SEWER LINE
- S --- PROPOSED SEWER LINE
- S --- EXISTING SEWER MANHOLE
- S --- PROPOSED SEWER MANHOLE
- N/F --- NOW OR FORMERLY
- TREE LINE
- SILT FENCE
- LOD --- LIMIT OF DISTURBANCE
- (T) LOD --- TEMPORARY LIMIT OF DISTURBANCE
- TEST HOLE



OVERALL PARCEL MAP
SCALE: 1" = 200'



JOE CASALI ENGINEERING, INC.
1000 ROUTE 1A, SUITE 100
DRYDEN, RHODE ISLAND 02825
DRAINAGE - WETLANDS - TRAFFIC - FLOODPLAIN
300 POST ROAD, WARWICK, RI 02886
(401) 864-1800 FAX (401) 864-1810 WWW.JOECASALI.COM



SELF-STORAGE FACILITY
850 MANTON AVENUE
PROVIDENCE, RHODE ISLAND
AP 34, LOT 381

REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: WMLJR
DRAWN BY: SEP/SD
CHECKED BY: JAC
DATE: MARCH 2022
PROJECT NO: 20-56a

PRELIMINARY,
NOT FOR CONSTRUCTION

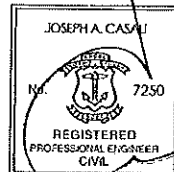
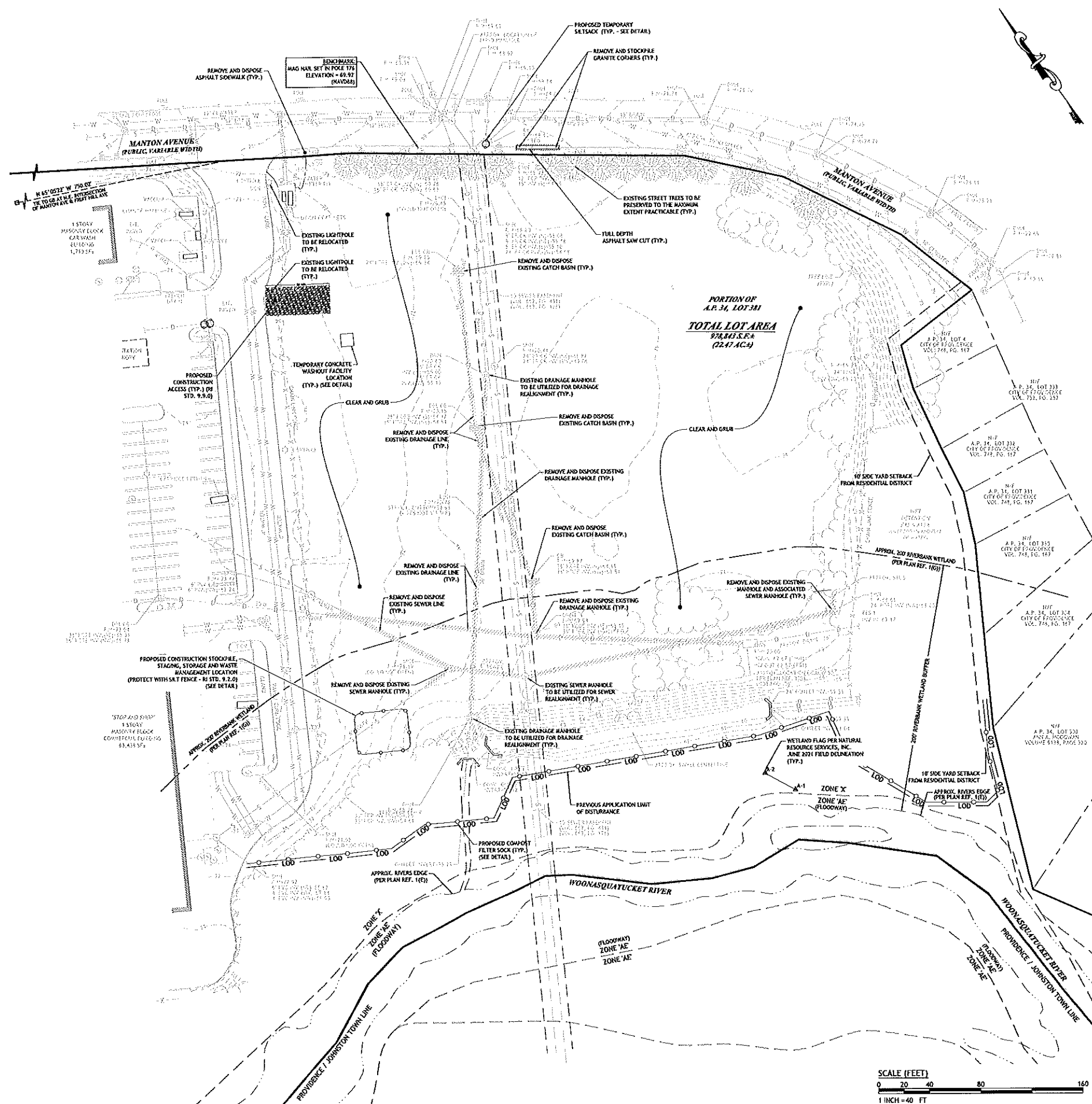
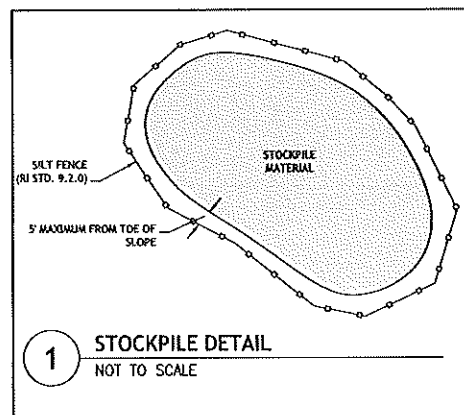
**GENERAL
NOTES &
LEGEND**

**SHEET
2 OF 13**



NOTATION OF THESE NOTES: THESE ARE NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT. THEY ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE CITY AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE CITY AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE CITY AND STATE AGENCIES.

1. NOT TO EXCEED 4 STORIES
2. NONE, UNLESS MULTI-TENANT RETAIL CENTER, THEN 503.8 APPLIES
3. NONE, UNLESS ADJUTING A RESIDENTIAL DISTRICT, THEN 10'
4. NONE, UNLESS ADJUTING A RESIDENTIAL DISTRICT THEN 20'



SELF-STORAGE FACILITY
850 MANTON AVENUE
PROVIDENCE, RHODE ISLAND
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**EXISTING
CONDITIONS &
SITE PREP.
PLAN**

**SHEET
3 OF 13**

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	C-3	C-3	C-3
MINIMUM LOT AREA	NONE	22.47 ACRES	11 ACRES
MINIMUM BUILDING HEIGHT	NONE	N/A	N/A
MINIMUM FIRST STORY HEIGHT	11 FT	N/A	>11 FT
MAXIMUM BUILDING HEIGHT	50 FT	N/A	<50 FT
MAXIMUM BUILDING COVERAGE	NONE	N/A	N/A
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	NONE	N/A	42.5 FT
MINIMUM FRONT SETBACK	NONE	N/A	93.9 FT
MINIMUM INTERIOR SIDE SETBACK	10 FT	N/A	N/A
MINIMUM CORNER SIDE SETBACK	NONE	N/A	N/A
MINIMUM REAR SETBACK	NONE	N/A	N/A

1. NOT TO EXCEED 4 STORIES
2. NONE, UNLESS MULTI-TENANT RETAIL CENTER, THEN 503.8 APPLIES
3. NONE, UNLESS ADJUTING A RESIDENTIAL DISTRICT, THEN 10'
4. NONE, UNLESS ADJUTING A RESIDENTIAL DISTRICT THEN 20'

OFF-STREET PARKING SPACE REQUIREMENTS:
PER SECTION 1402, TABLE 14-1 - OFF STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS

PARKING CATEGORY: SELF-STORAGE FACILITY
1 PARKING SPACE PER 50 STORAGE UNITS
(NO BICYCLE SPACES REQUIRED)

PROPOSED 730 STORAGE UNITS / 50 STORAGE UNITS
= 14.6 = 15 PARKING SPACES REQUIRED

ADA REQUIRES 1 HANDICAP SPACE FOR
LOTS OF BETWEEN 1 SPACE TO 25 SPACES

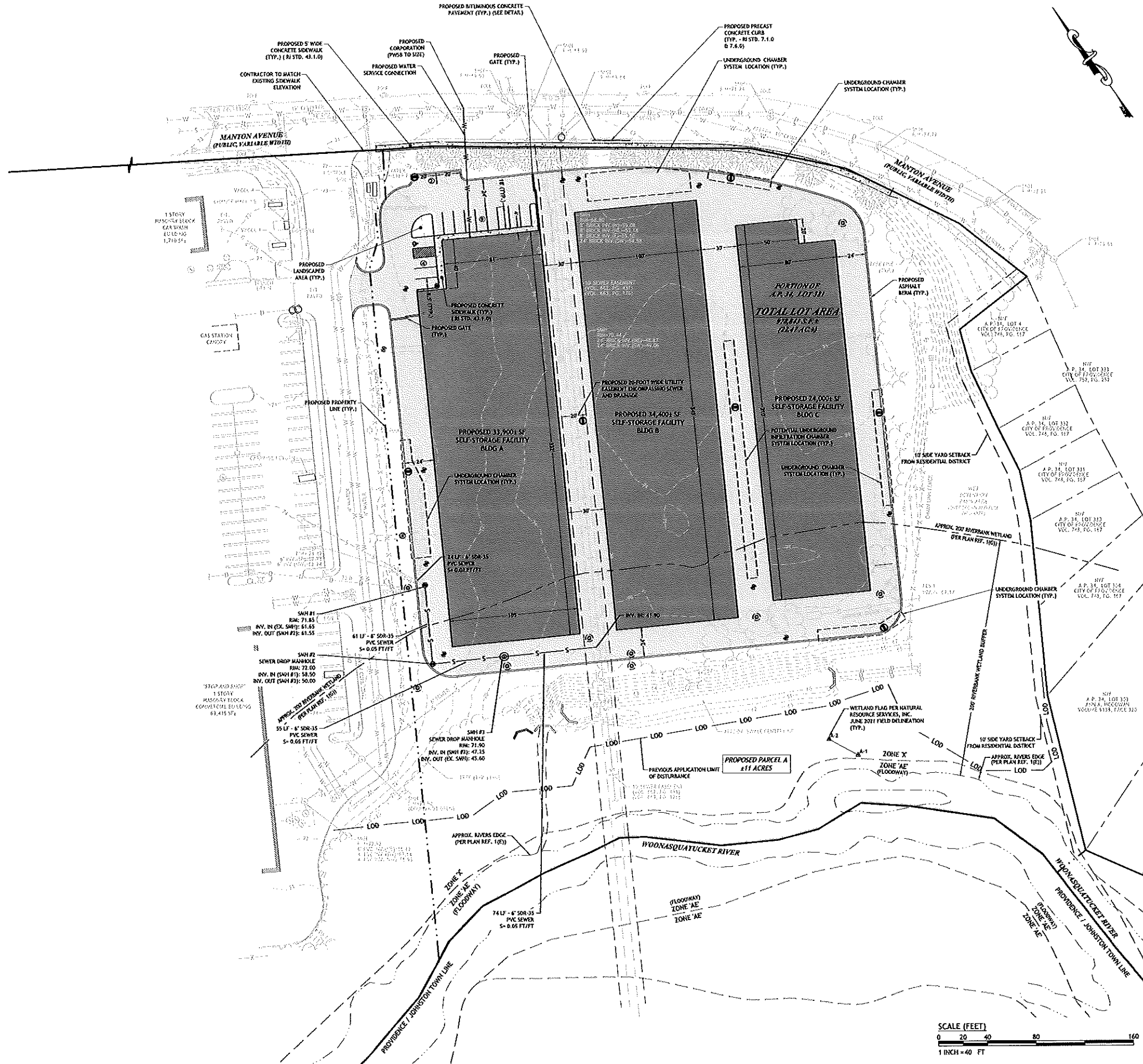
REQUIRED: 15 SPACES (1 VAN ACCESSIBLE)
PROVIDED: 15 PARKING SPACES (1 VAN ACCESSIBLE)

SITE LIGHTING REQUIREMENTS:
PER SECTION 1301 - EXTERIOR LIGHTING

SITE LIGHTING TO BE DESIGNED IN ACCORDANCE WITH SECTION
1301 OF THE CITY OF PROVIDENCE ZONING ORDINANCE.

SIGN REQUIREMENTS:

SITE SIGNAGE TO BE DESIGNED IN ACCORDANCE WITH SECTION
16 OF THE CITY OF PROVIDENCE ZONING ORDINANCE.



SELF-STORAGE FACILITY **850 MANTON AVENUE** **PROVIDENCE, RHODE ISLAND** **AP 34, LOT 381**

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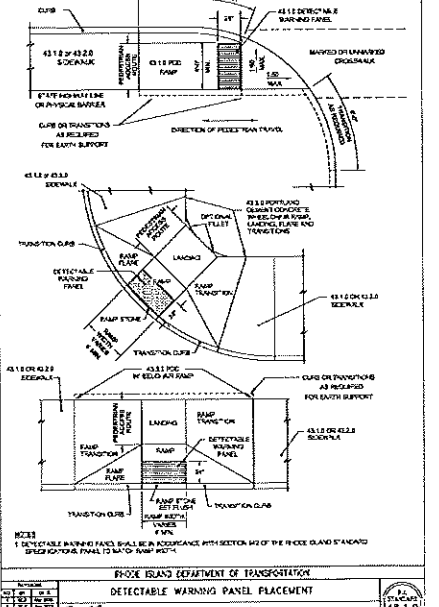
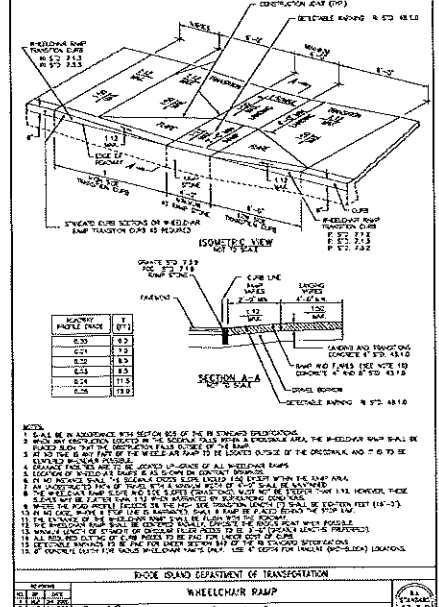
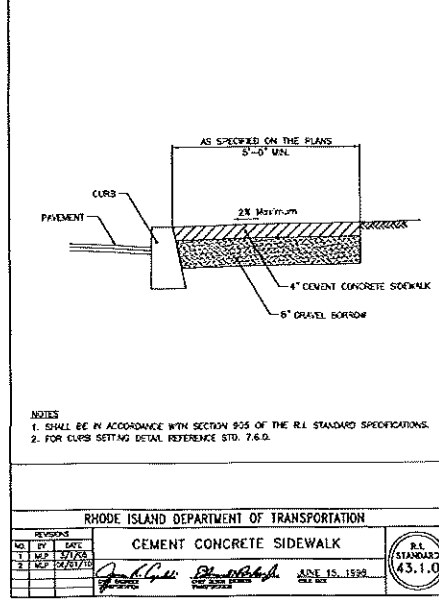
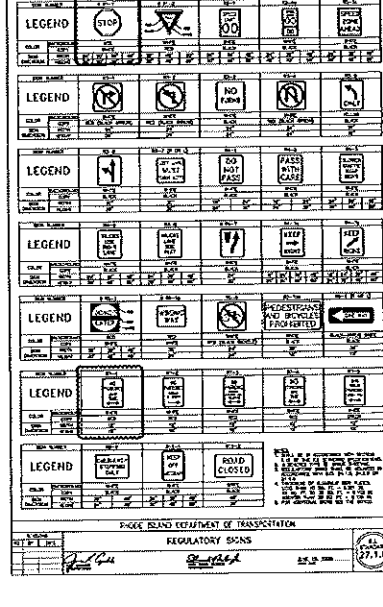
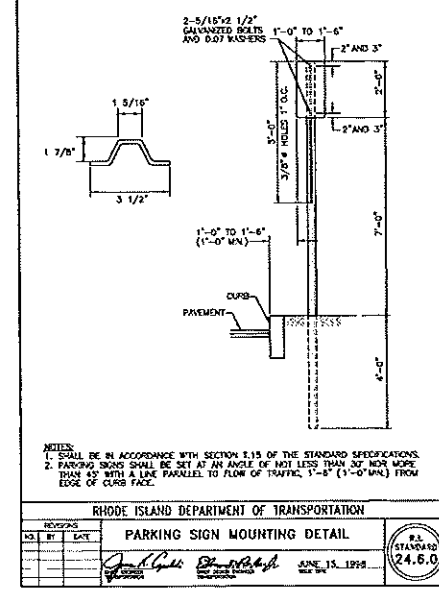
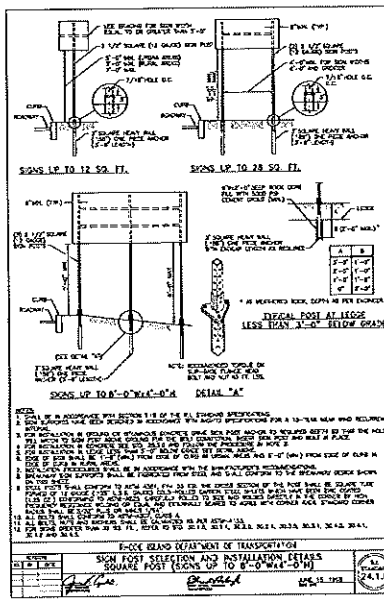
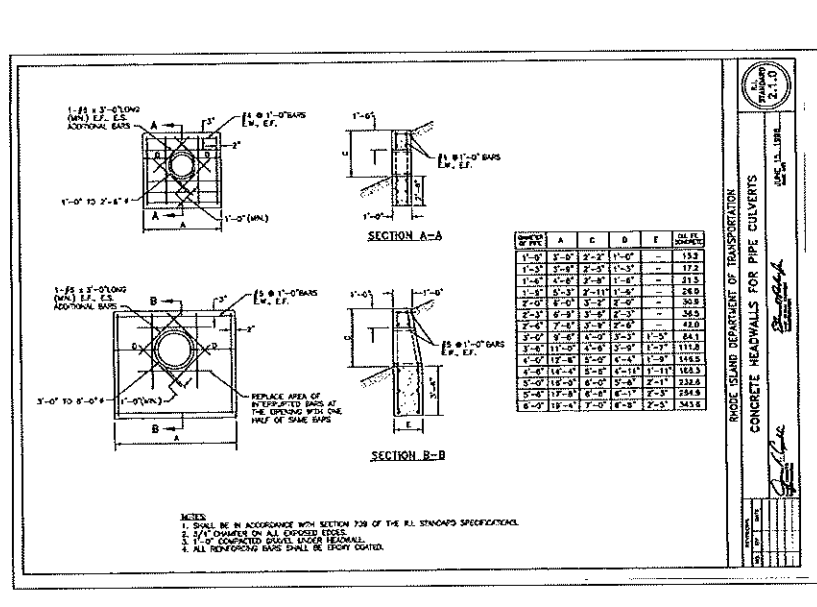
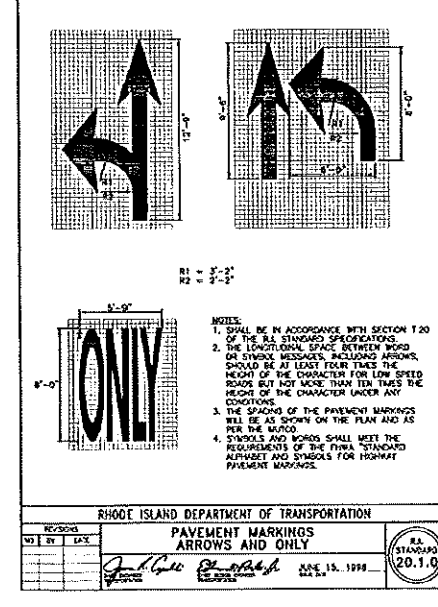
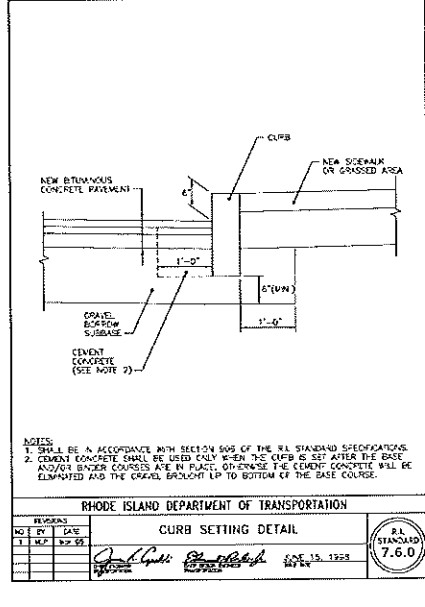
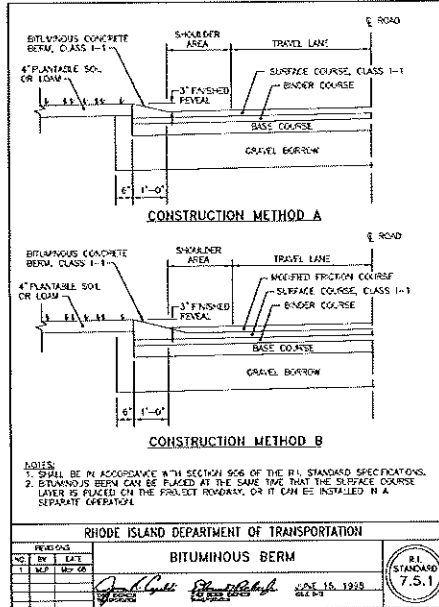
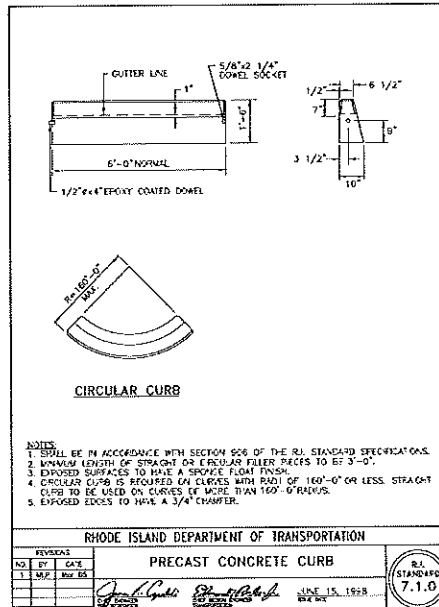
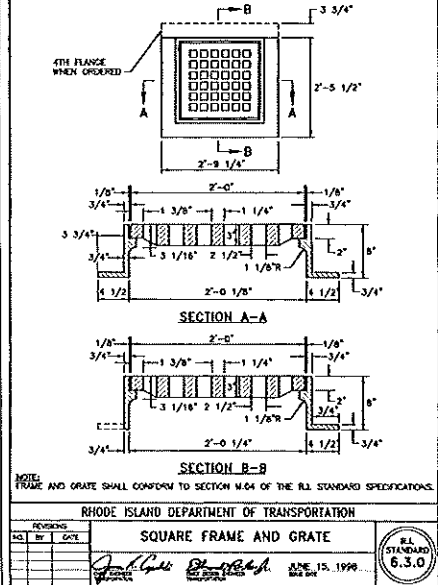
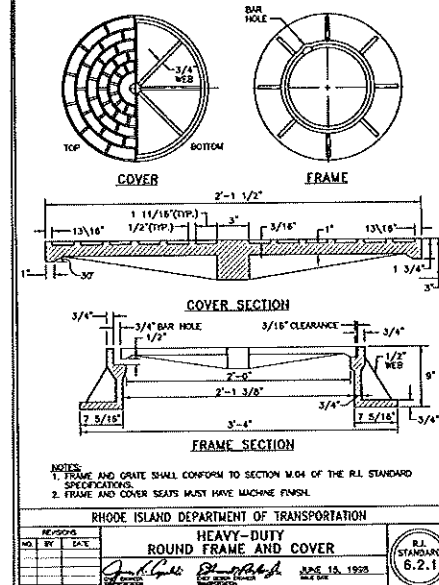
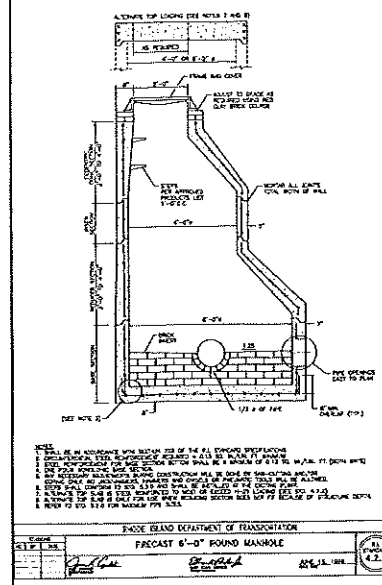
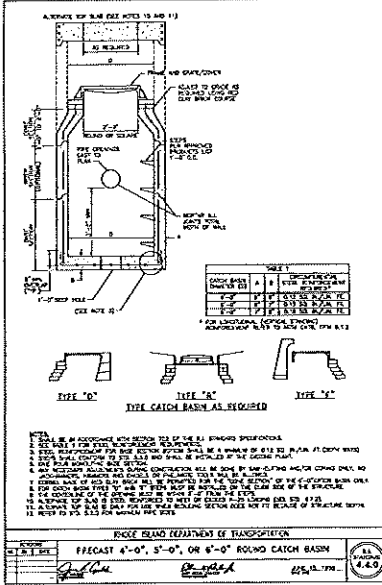
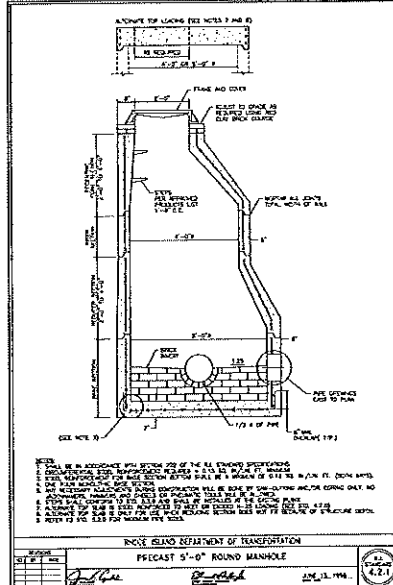
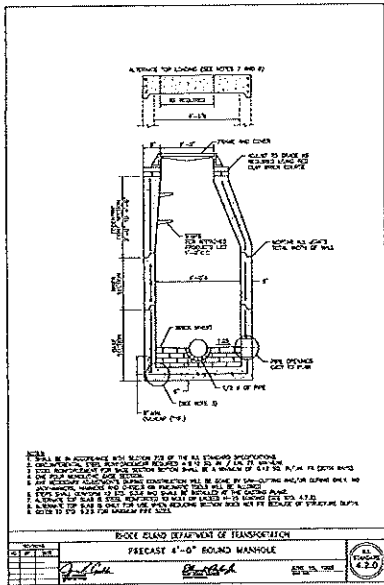
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**SITE &
UTILITY PLAN**

**SHEET
4 OF 13**

JCE
JOE CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION,
DRAINAGE, WETLANDS, IRIDI, TRAFFIC, FLOODPLAIN
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(401) 844-1905 (401) 844-5151 FAX WWW.JCEENGINEERING.COM

JOSEPH A. CASALI
No. 7250
REGISTERED
PROFESSIONAL ENGINEER
CIVIL
2022



SELF-STORAGE FACILITY
850 MANTON AVENUE
PROVIDENCE, RHODE ISLAND
AP 34, LOT 381

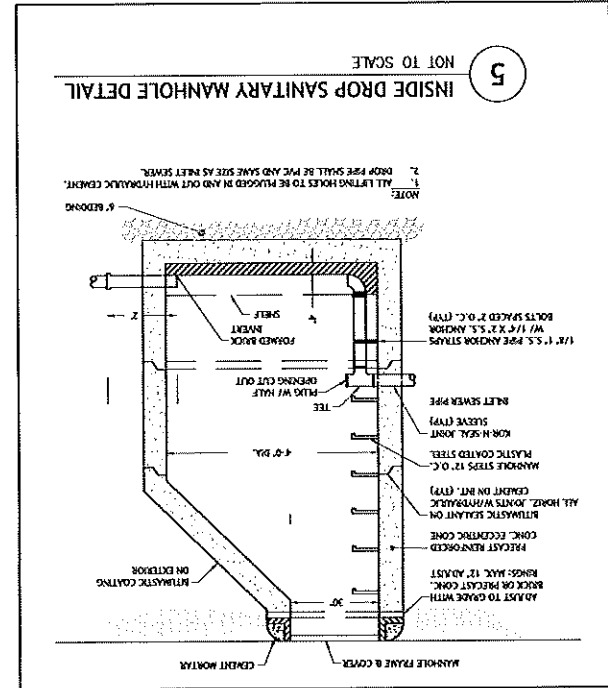
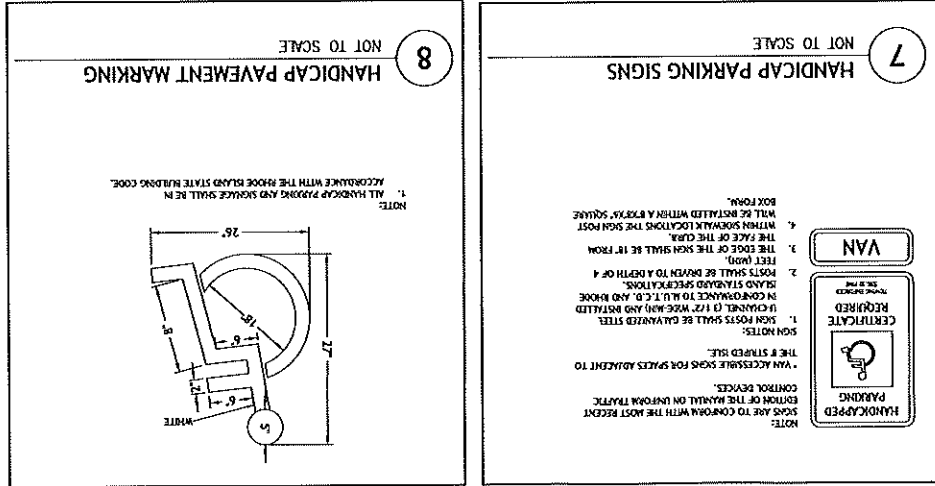
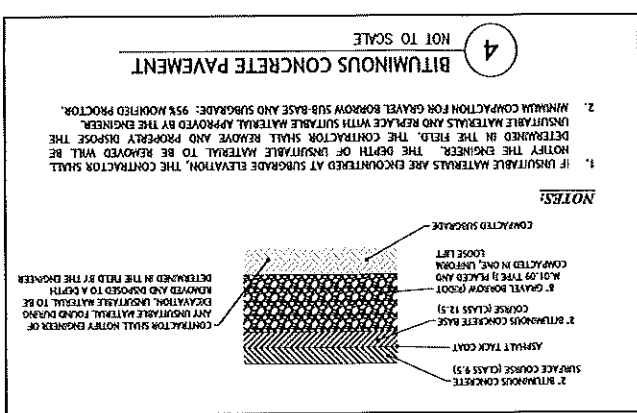
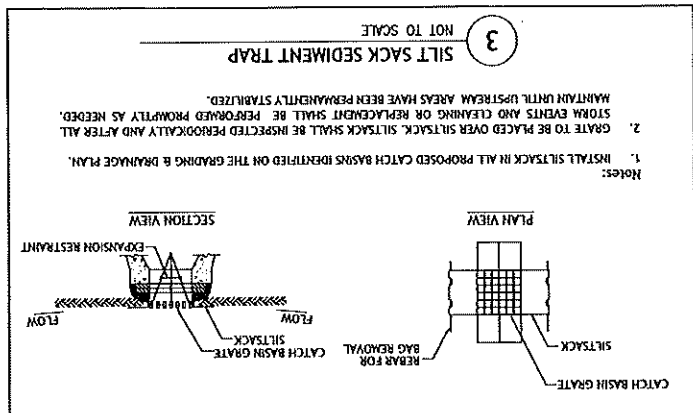
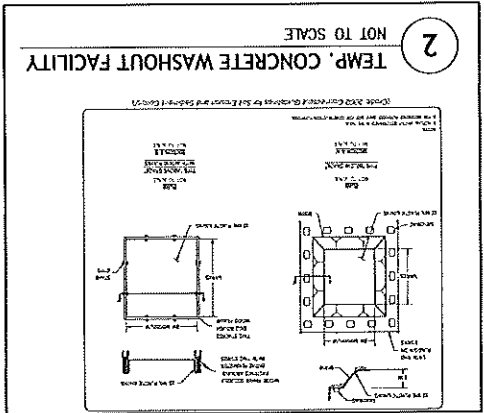
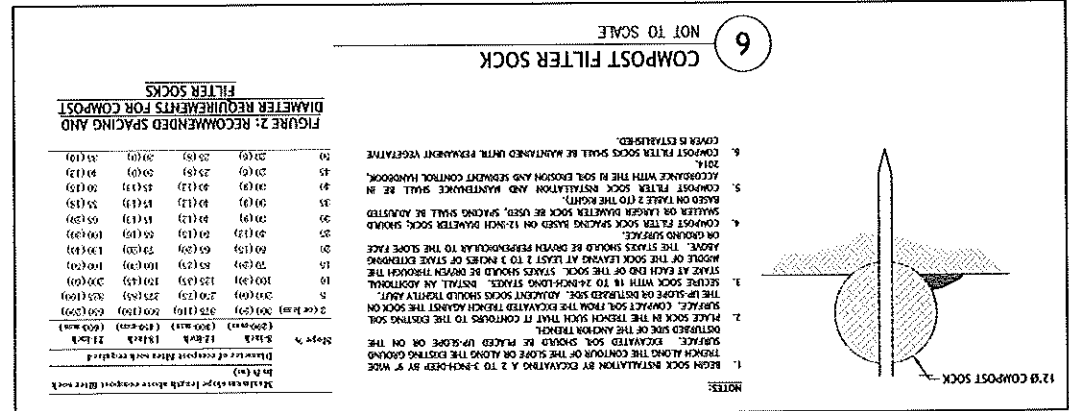
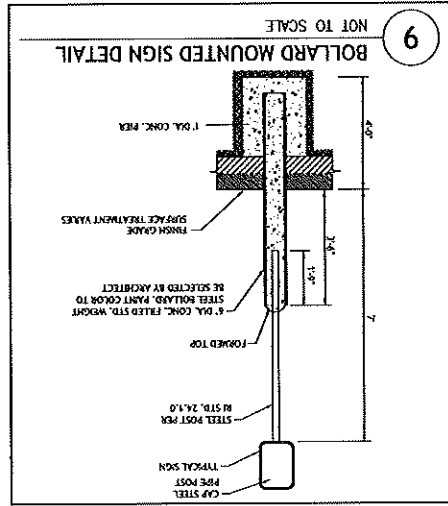
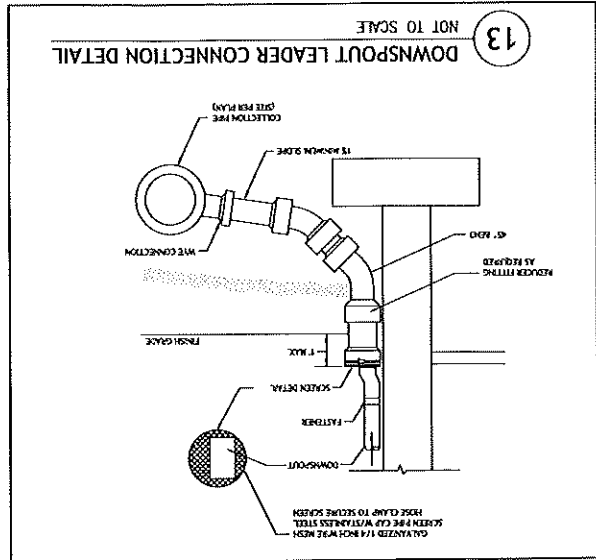
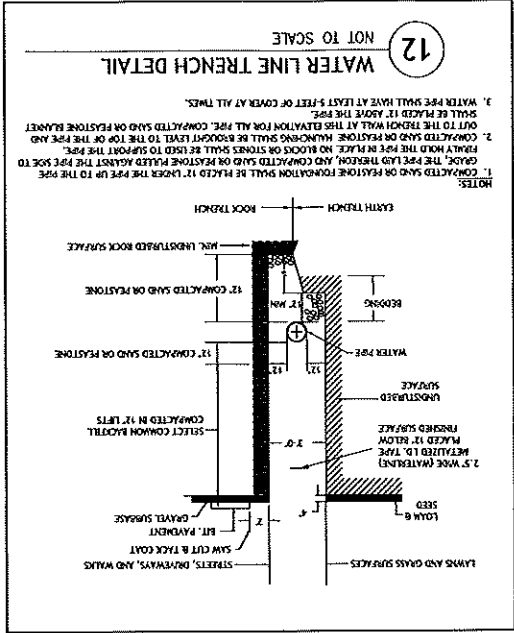
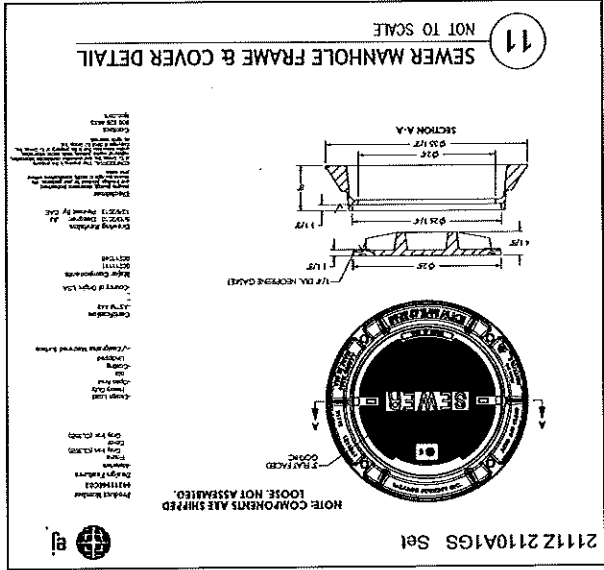
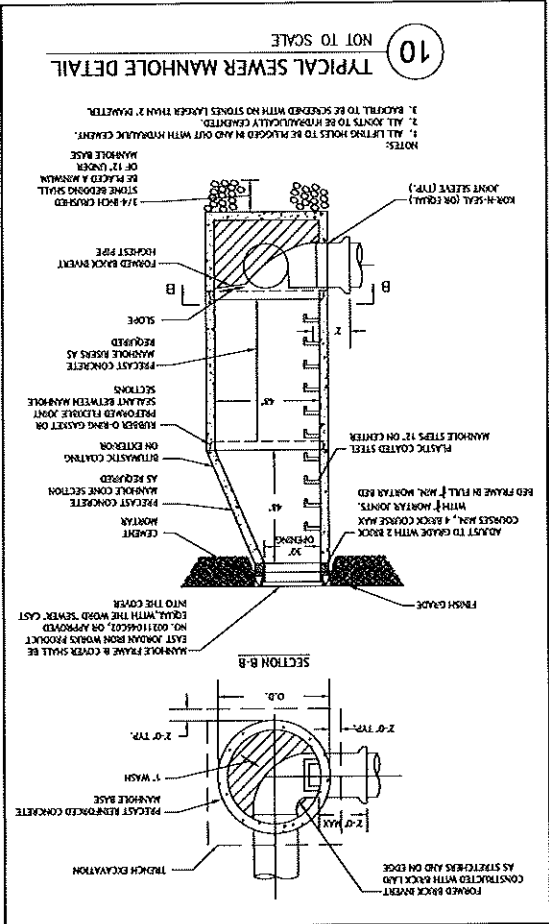
REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: WMLJR
DRAWN BY: SEPSD
CHECKED BY: JAC
DATE: MARCH 2022
PROJECT NO: 20-563

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RI STANDARD DETAILS

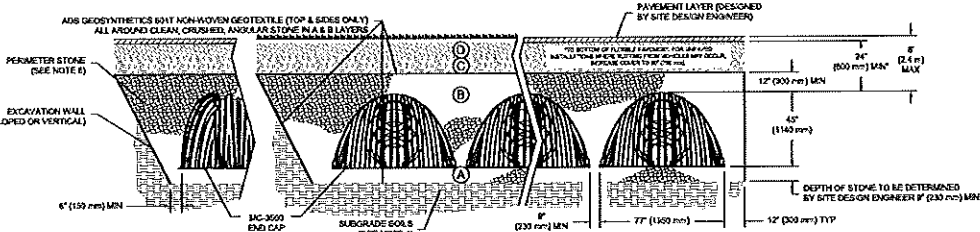
SHEET 8 OF 13



ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	SMALL FILL FILL MATERIAL FOR LAYER 12 STARTS FROM THE TOP OF THE 12" LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SURBASE MAY BE PART OF THE 12" LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STORMWATER MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL FILL MATERIAL FOR LAYER 12 STARTS FROM THE TOP OF THE FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE TO THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SURBASE MAY BE PART OF THE 12" LAYER.	ASHTO M28 A-1, A-2, A-3 OR ASHTO M31 3, 3.5, 4, 4.5, 5, 5A, 5F, 6, 6A, 7, 7A, 8, 8A, 8.5	BEGIN COMPACTIONS AFTER 3" (75 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACTION ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MAX. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 12" LAYER ABOVE.	ASHTO M31 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SURFACE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	ASHTO M31 3, 4	PLATE COMPACTION OR ROLL TO ACHIEVE A FLAT SURFACE.

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRAVATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR 3/4" STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (ASTM D 662) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 1/2" LOCATION MATERIALS WHEN PLACED AND COMPACTIONED IN 12" (300 mm) MAX LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
 - WHERE PAVEMENT SURBASES MAY BE COMPACTIONED BY COMPACTION, STANDARD DESIGNS AND CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY ROLLING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL ROAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



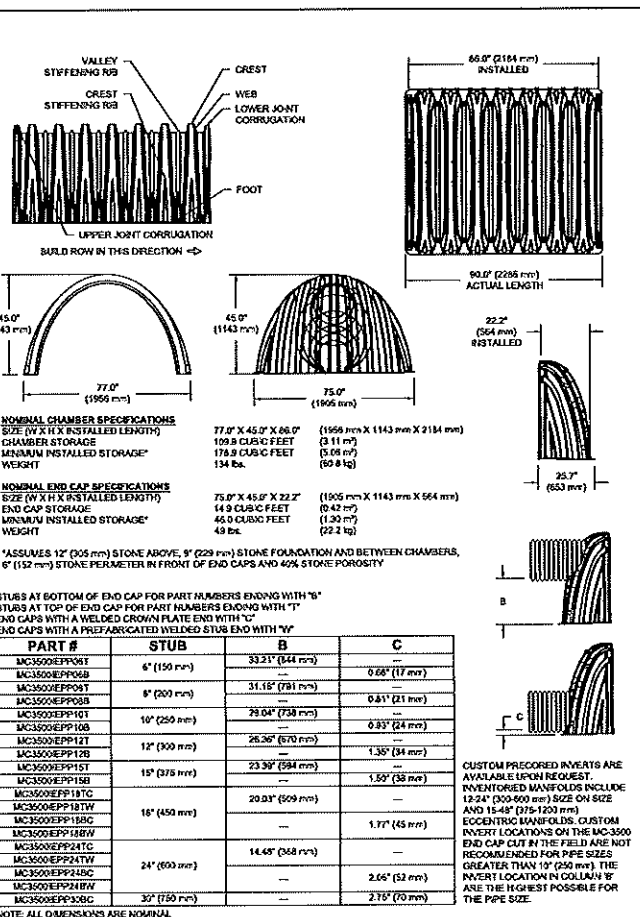
*FOR COVER DEPTHS GREATER THAN 8.0' (2.4 m) PLEASE CONTACT STORMTECH

NOTES:

- MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2118 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2118 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL, LOCATIONS, DESCRIPTIONS, GRAVATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 12 IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 12 UP TO THE FINISHED GRADE. MOST PAVEMENT SURBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 12 OR 12 AT THE SITE DESIGN ENGINEER'S DISCRETION.

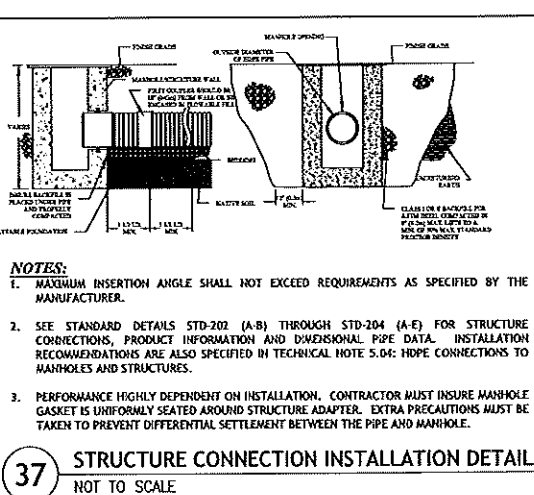
34 STORMTECH MC-3500 CROSS SECTION DETAIL

NOT TO SCALE



36 MC-3500 TECHNICAL SPECIFICATION

NOT TO SCALE



NOTES:

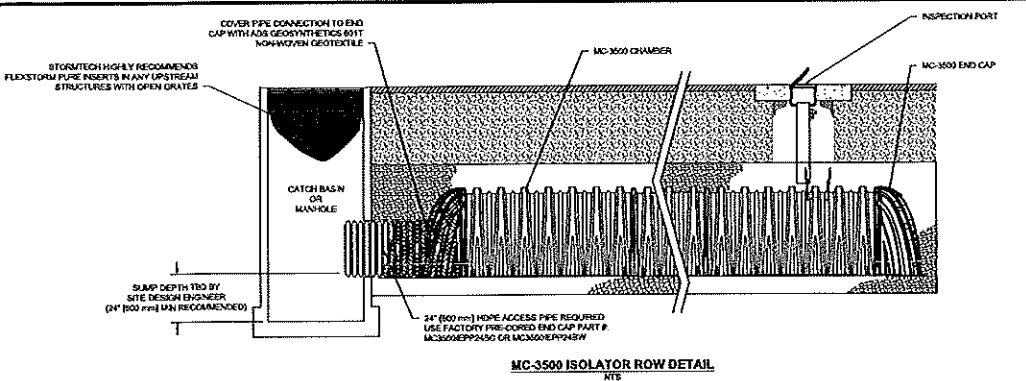
- MAXIMUM INSERTION ANGLE SHALL NOT EXCEED REQUIREMENTS AS SPECIFIED BY THE MANUFACTURER.
- SEE STANDARD DETAILS STD-202 (A-B) THROUGH STD-204 (A-E) FOR STRUCTURE CONNECTIONS, PRODUCT INFORMATION AND DIMENSIONAL PIPE DATA. INSTALLATION RECOMMENDATIONS ARE ALSO SPECIFIED IN TECHNICAL NOTE 5.04: HOPE CONNECTIONS TO MANHOLES AND STRUCTURES.
- PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST INSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

37 STRUCTURE CONNECTION INSTALLATION DETAIL

NOT TO SCALE

STORMTECH GENERAL NOTES:

- STORMTECH LLC (STORMTECH) REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEMS CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAYMENT DESIGN (ASPHALT, CONCRETE PAVEMENT, ETC.): MINIMUM COVER IS 18 INCHES INCLUDING PAYMENT. MAXIMUM COVER IS 24 INCHES INCLUDING PAYMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAYMENT, WHERE TRAFFIC FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 36 INCHES.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- ASHTO M28 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- BACKFILL OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
- STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM.



INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE COVER LID OR INTERLOCK INLINE DRAIN
 - REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STRAIN ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT OR ABOVE 3" (75 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE FOLLOWING PROCESS
- A FROD OR CURVED HOZZLE WITH REAR FACED SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - AVOID EXCESSIVE USE OF FROD UNTIL SEDIMENT IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES:

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

35 STORMTECH MC-3500 ISOLATOR ROW DETAIL

NOT TO SCALE

STORMWATER CHAMBER SPECIFICATIONS

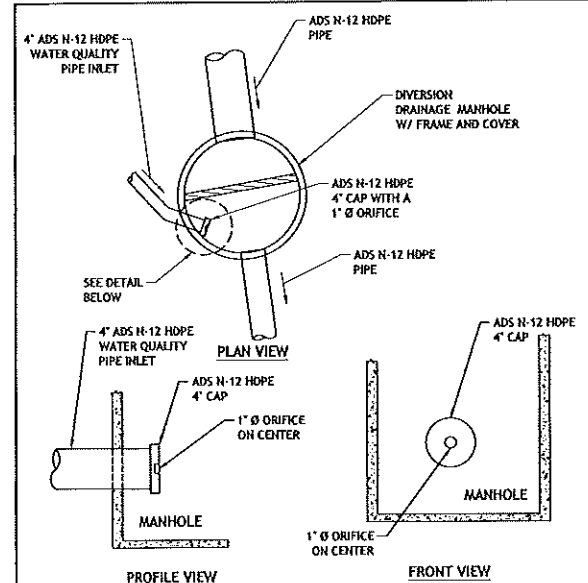
- CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPIDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE ASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F 2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.55 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY ASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE ASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50-YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2787 MUST BE USED AS PART OF THE ASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST CONSTRUCTION GUIDE.

NOTES FOR THE INSTALLATION OF THE MC-3500 SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEALED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 6" SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" 2".
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXFORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

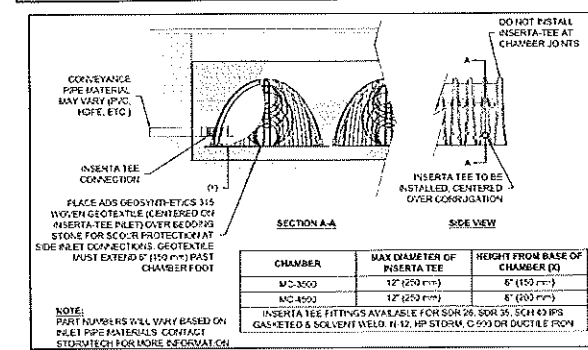
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 & MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER MC-3500 & MC-4500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON CHAMBER BEDS.
 - NO RUBBER TREADED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- FULL 36" (914 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPS.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



38 WATER QUALITY DISCHARGE PIPE DETAIL

NOT TO SCALE



39 INSERTA TEE INLET CONNECTION DETAIL

NOT TO SCALE

SELF-STORAGE FACILITY
850 MANTON AVENUE
PROVIDENCE, RHODE ISLAND
AP 34, LOT 381

REVISIONS:

NO.	DATE	DESCRIPTION
1	03/03/2022	ISSUED FOR PERMIT

DESIGNED BY: WMLJR
DRAWN BY: SEPSD
CHECKED BY: JAC
DATE: MARCH 2022
PROJECT NO: 20-564

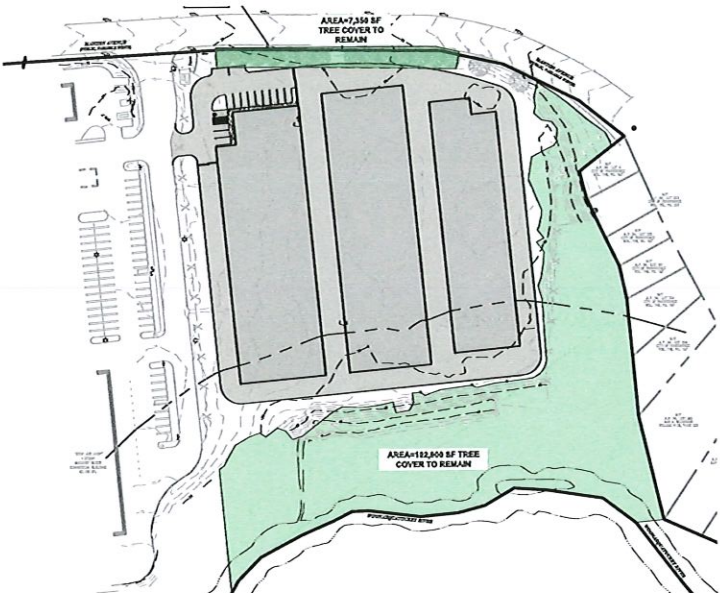
PRELIMINARY,
NOT FOR CONSTRUCTION

DRAINAGE DETAILS III

SHEET
12 OF 13

PROVIDENCE LANDSCAPE PLANNING DATA
ARTICLE 15 ZONING ORDINANCE, Trees and Landscaping

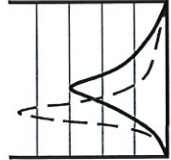
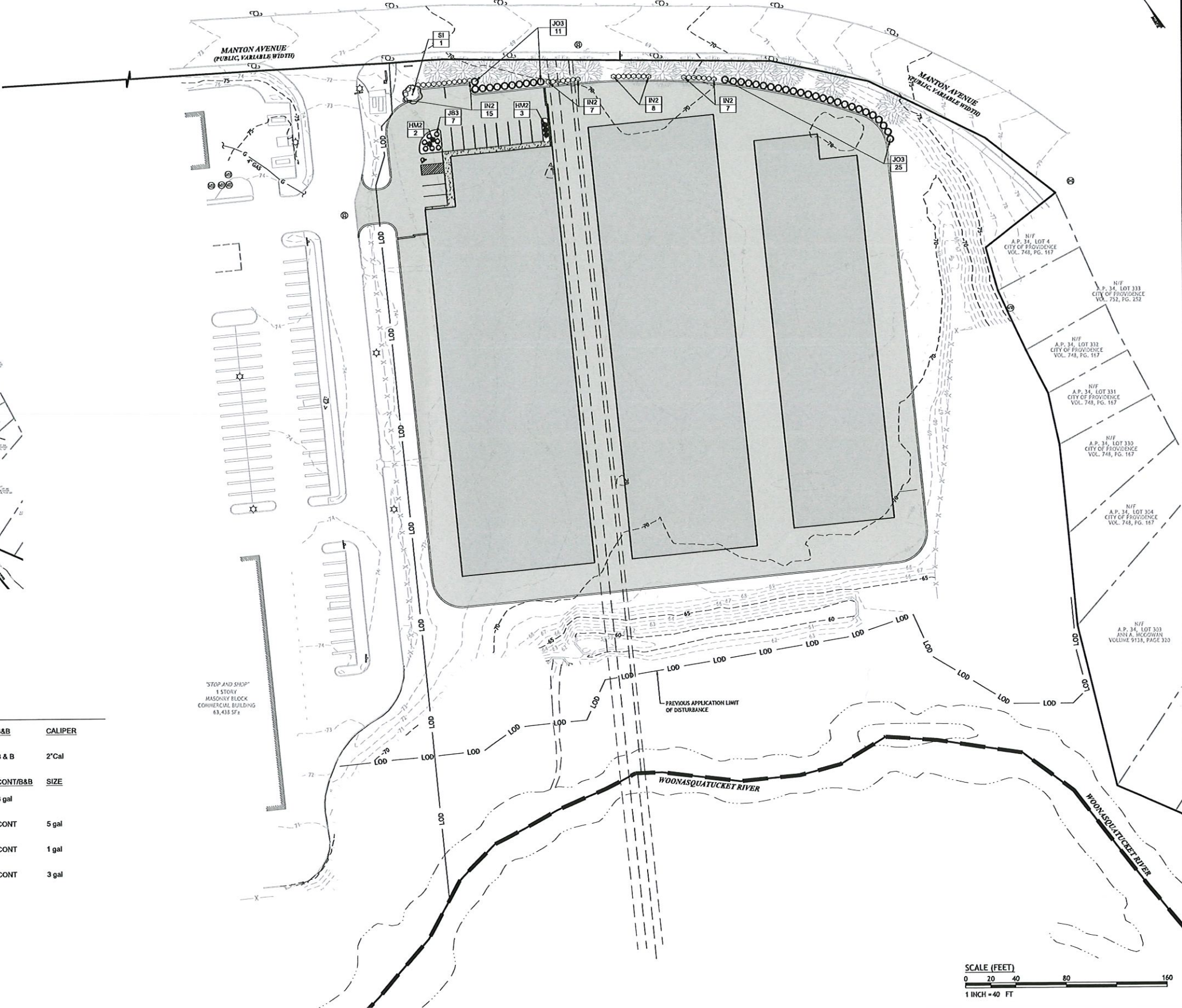
ZONING CRITERIA	REQUIRED	PROPOSED	ARTICLE 15
SIZE OF SHADE TREES AT PLANTING	2" CALIPER	2" CALIPER	1502.G.1
SIZE OF EVERGREEN TREES AT PLANTING	6 FEET HIGH	1,000 sq. ft. of interior landscaping in landscape islands	1502.G.2
SIZE OF ORNAMENTAL TREES AT PLANTING	2 INCH CALIPER	3 FEET HIGH	1502.G.4
SIZE OF LARGE SHRUBS AT PLANTING	3 FEET HIGH	3 FEET HIGH	1502.G.4
SIZE OF SMALL SHRUBS AT PLANTING	18 INCHES HIGH	18 INCHES HIGH	1502.G.4
REQUIRED TREE CANOPY	15% OF TOTAL LOT FOR C-3 INDUSTRIAL ZONE CALCULATIONS: Total lot square footage = 473,160 X 15% = 70,974 square feet Minimum tree canopy required.	110,250 SQUARE FEET PROVIDED (all existing tree cover)	1503.G.1
PARKING LOT PERIMETER LANDSCAPE STRIP	PERIMETER LANDSCAPE STRIP SHALL BE MINIMUM 3 FEET WIDE AND HAVE 1 SHADE TREE EVERY 25 FEET SPACED LINEARLY. THE LANDSCAPE STRIP SHALL BE PLANTED OVER A MINIMUM OF 60% OF ITS LENGTH WITH LARGE SHRUBS. CALCULATIONS: Parking Lot=128 linear feet=5 trees req'd AND 77 linear feet of shrubs	PERIMETER LANDSCAPE STRIP BETWEEN 18 AND 22 FEET WIDE 5 TREES PROVIDED (existing along Manton Avenue) AND 60 linear feet of shrubs	1504.A-C
INTERIOR PARKING LOT LANDSCAPING	PARKING LOTS OVER 20,000 GROSS SQUARE FEET: 1 ISLAND EVERY 10 SPACES 10% LANDSCAPING 1 SHADE TREE/ISLAND	N/A PARKING LOT UNDER 20,000 (8,500 SF) N/A	1505.A-E
SCREENING OF PARKING LOTS FROM RESIDENTIAL DISTRICTS	4 FOOT SCREEN REQUIRED BETWEEN RESIDENTIAL LOT AND PARKING	N/A	1506



TREE CALCULATIONS

PLANT SCHEDULE

FLOWERING TREES	CODE	QTY	BOTANICAL / COMMON NAME	B&B	CALIPER
	SI	1	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2" Cal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT/B&B	SIZE
	HM2	5	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	3 gal	
	IN2	37	Ilex glabra 'Nordic' / Nordic Inkberry	CONT	5 gal
	JB3	7	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	CONT	1 gal
	JO3	36	Juniperus virginiana 'Grey Owl' / Gray Owl Juniper	CONT	3 gal



JOE CASALI ENGINEERING, INC.
CIVIL - SITE DEVELOPMENT - TRANSPORTATION
DRAINAGE - WETLANDS - I&DES - TRAFFIC - FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
(401) 844-1300 FAX: (401) 844-1313 WWW.JCEONLINE.COM



PROPOSED SELF-STORAGE FACILITY
850 MANTON AVENUE
PROVIDENCE, RHODE ISLAND
AP 34, LOT 381

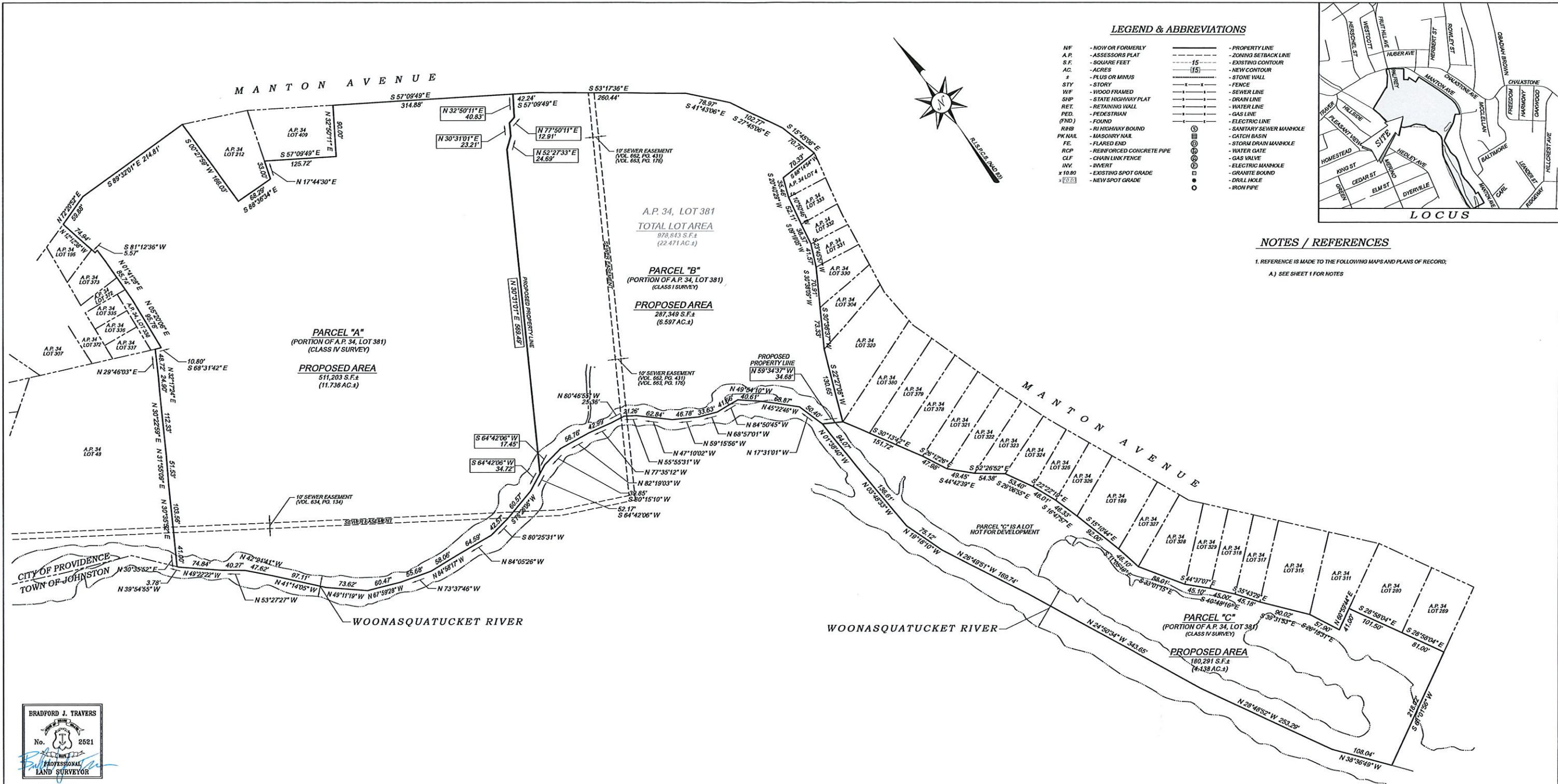
REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: WMLJR
DRAWN BY: SEPSD
CHECKED BY: JAC
DATE: MARCH 2022
PROJECT NO: 20-56a

PRELIMINARY,
NOT FOR CONSTRUCTION

**LANDSCAPE
PLAN**

**SHEET
13 OF 13**



LEGEND & ABBREVIATIONS

- NF - NOW OR FORMERLY
- A.P. - ASSESSORS PLAT
- S.F. - SQUARE FEET
- AC. - ACRES
- ± - PLUS OR MINUS
- STY - STORY
- WF - WOOD FRAMED
- SH - STATE HIGHWAY PLAT
- RET. - RETAINING WALL
- PED. - PEDESTRIAN
- (FND) - FOUND
- RIB - RI HIGHWAY BOUND
- PK - PAVEMENT
- FE - FLARED END
- RCP - REINFORCED CONCRETE PIPE
- CLF - CHAIN LINK FENCE
- INV. - INVERT
- x 10.89 - EXISTING SPOT GRADE
- x 10.89 - NEW SPOT GRADE
- PROPERTY LINE
- ZONING SETBACK LINE
- EXISTING CONTOUR
- NEW CONTOUR
- STONE WALL
- FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- WATER GATE
- GAS VALVE
- ELECTRIC MANHOLE
- GRANITE BOUND
- DRILL HOLE
- IRON PIPE

NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
A) SEE SHEET 1 FOR NOTES



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:
COMPILED PLAN: IV (PARCELS "A" & "C")
LIMITED CONTENT BOUNDARY SURVEY: I (PARCEL "B" ONLY)

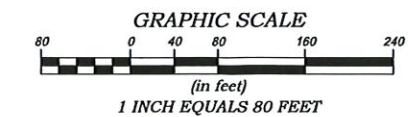
OTHER TYPE OF SURVEY:
DATA ACCUMULATION: II
PARTIAL TOPOGRAPHIC SURVEY: T-1 (PARCEL "B" ONLY - PLAN REF 1(10))

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
MINOR SUBDIVISION TO DIVIDE A.P. 34, LOT 381 INTO PARCELS "A", "B", & "C" AS SHOWN.

BY: 2521 02/16/2022
BRADFORD J. TRAVERS, P.L.S. REG. NO. DATE
WATERMAN ENGINEERING COMPANY (COA No. LS.0004483)

THIS COMPILED PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON FOR PARCELS "A" & "C" DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

EXISTING PARCEL	
PRIOR TO SUBDIVISION:	AREA
- ASSESSORS PLAT 34, LOT 381	= 978,843 S.F.± (22.471 AC.±)
PROPOSED PARCELS	
AFTER SUBDIVISION:	AREA
- A.P. 34, PROPOSED PARCEL "A"	= 511,203 S.F.± (11.736 AC.±)
- A.P. 34, PROPOSED PARCEL "B"	= 287,349 S.F.± (6.597 AC.±)
- A.P. 34, PROPOSED PARCEL "C"	= 180,291 S.F.± (4.138 AC.±)
NOTE:	
THIS PLAN SUBDIVIDES A.P. 34, LOT 381 INTO THREE SEPARATE LOTS AS SHOWN ABOVE AND DESIGNATED AS PARCELS "A", "B", & "C".	



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WATERMAN ENGINEERING CO.
CIVIL ENGINEER & SURVEYOR
45 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2095

NO.	DATE	REVISION	CHECKED BY

MINOR SUBDIVISION PLAN
ASSESSORS PLAT 34, LOT 381
MANTON AVENUE
PROVIDENCE, RHODE ISLAND

BLUEDOG CAPITAL PARTNERS, LLC
ONE CUSTOM HOUSE STREET, SUITE 4
PROVIDENCE, RHODE ISLAND 02903

PROJECT NO. 21-019
SCALE 1" = 80'
DATE 02/16/2022
DRAWN BY: EBP
CHECKED BY: BJT
TITLED BY: 21-019 MS1
2 of 2 SHEETS
DRAWING # MS1

Waterman
ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894

45 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.waterman-engineering.com



Building A
North Elevation

Standing Seam Metal Roof
EIFS

PVC Wrapped Columns

Fiber Cement Board Siding

105'

15' 10"

401
Storage

23' 9"

17' 9"

14'

7' 3"



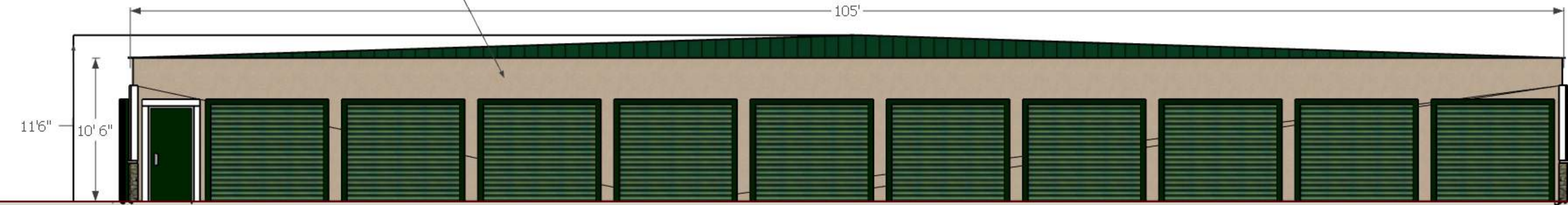
Building A
South Elevation

Metal Siding

105'

11'6"

10'6"



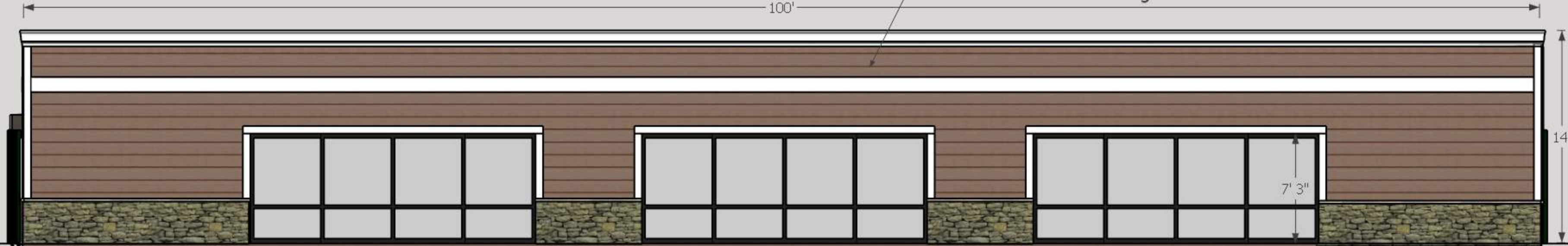
Building B
North Elevation

Fiber Cement Board Siding

100'

14'

7' 3"



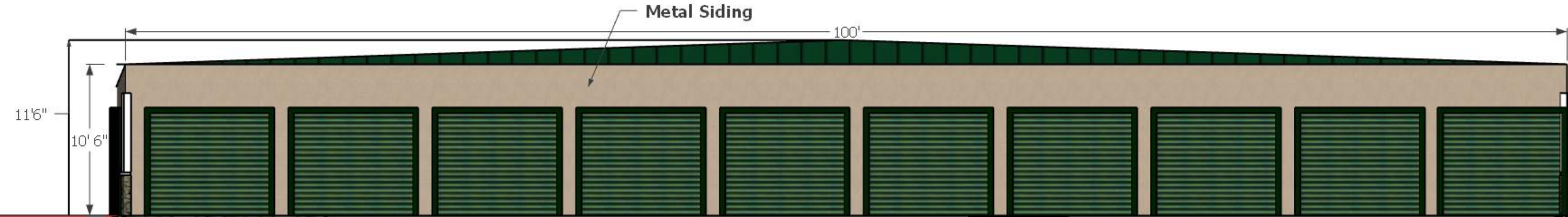
Building B
South Elevation

Metal Siding

100'

11'6"

10'6"



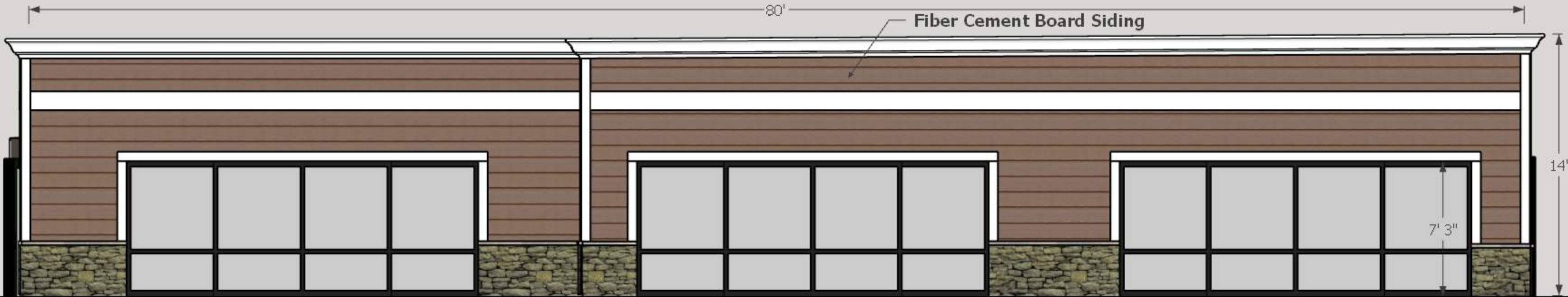
Building C
North Elevation

80'

Fiber Cement Board Siding

14'

7' 3"



Building C
South Elevation

Metal Siding

80'

11'6"

10' 6"

