

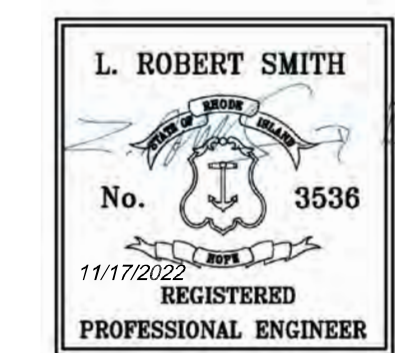
COLETTA GROUP LLC

MAJOR LAND DEVELOPMENT

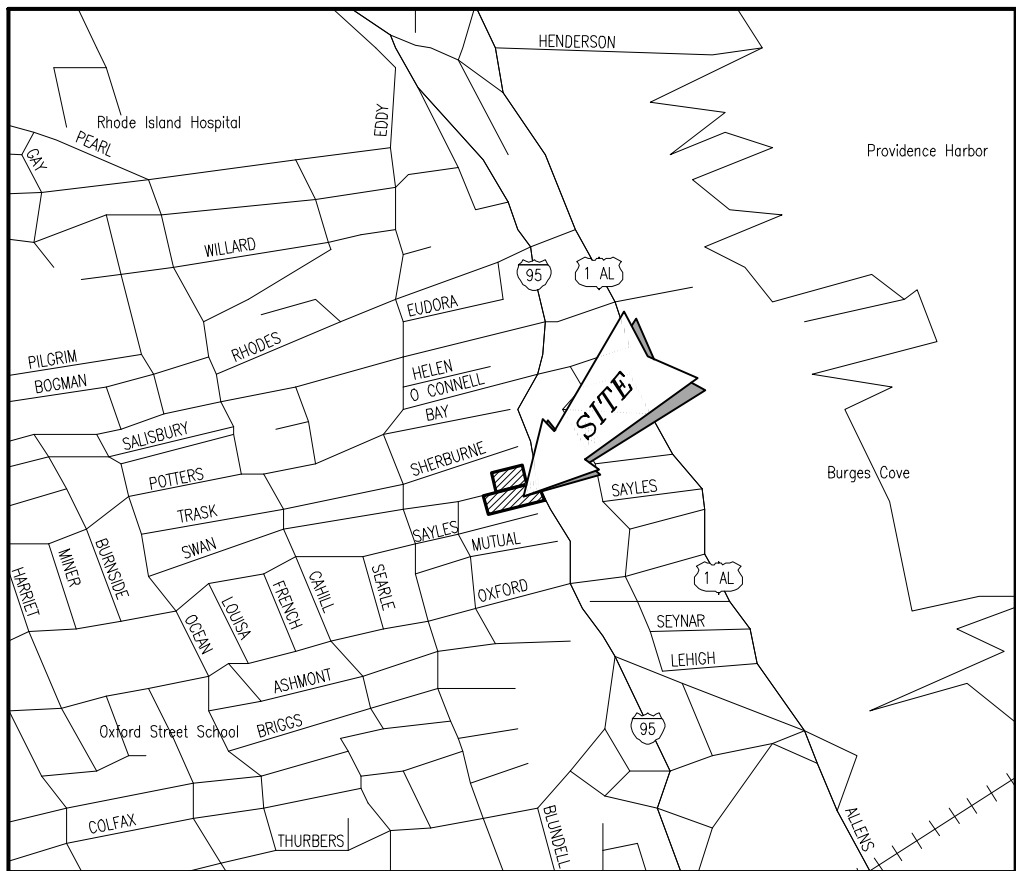
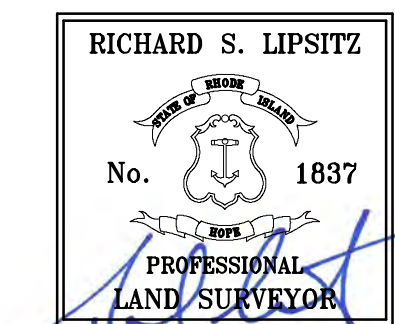
SWAN STREET & SAYLES STREET
PROVIDENCE, RHODE ISLAND
NOVEMBER 2022

INDEX SHEET:

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SHEET 2	BOUNDARY & TOPOGRAPHIC SURVEY PLAN
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SHEET 4	SESC DETAILS
SHEET 5	DEMOLITION PLAN
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SHEET 7	SITE LAYOUT PLAN
SHEET 8	GRADING PLAN
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SHEET 15	DETAIL PLAN
SHEET 16	200' RADIUS PLAN



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



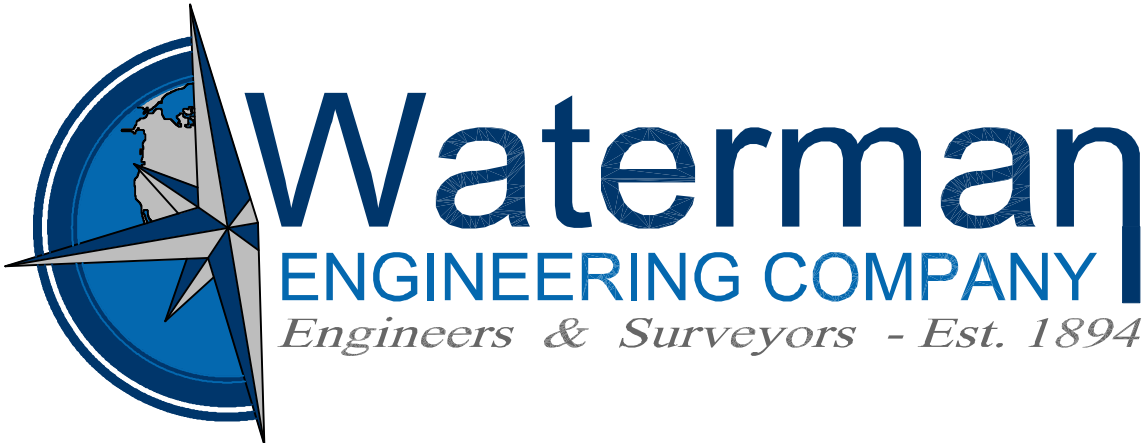
LOCATION MAP

SITE LOCATION: A.P. 47, LOTS 843 & 844
SITE ADDRESS: SWAN STREET & SAYLES STREET
PROVIDENCE, RI 02905

OWNER NAME: SWAN PROPERTIES LLC
OWNER ADDRESS: 7715 POST ROAD, SUITE 204
NORTH KINGSTOWN, RI 02852

APPLICANT NAME: THE COLETTA GROUP LLC
APPLICANT ADDRESS: 7715 POST ROAD, SUITE 204
NORTH KINGSTOWN, RI 02852

RHODE ISLAND DEPT. of ENVIRONMENTAL MANAGEMENT
RHODE ISLAND POLLUTION DISCHARGE ELIMINATION
SYSTEM 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

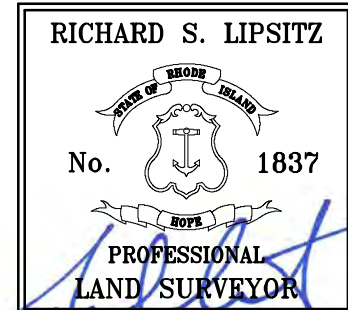
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO
435-RICR-00011.9 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 1

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

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.

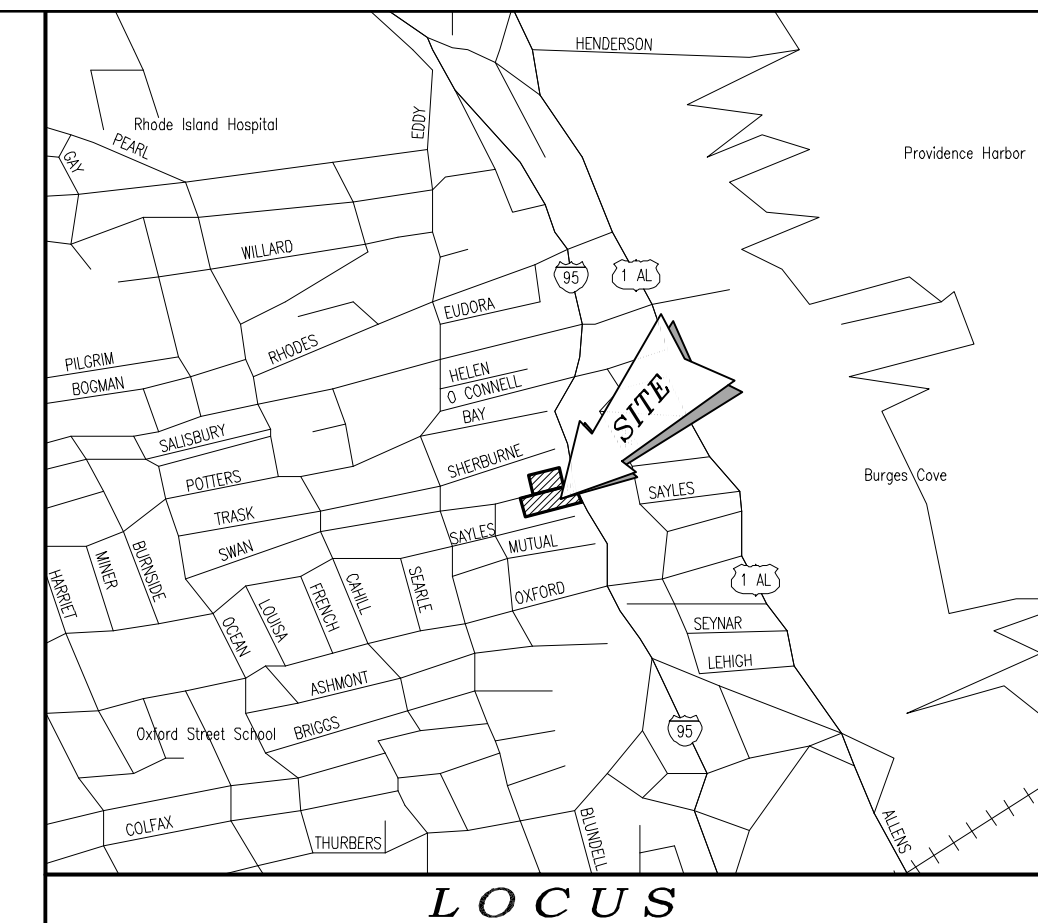


BY: RICHARD S. LIPSITZ, P.L.S.
WATERMAN ENGINEERING COMPANY (COA No. LS.0004463)

1837
REG. NO.

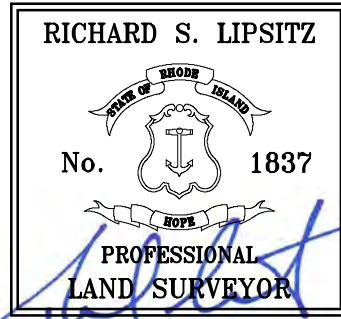
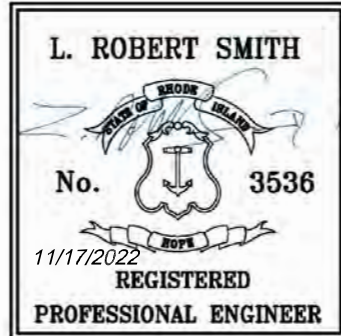
11/17/2022
DATE

11/17/2022



NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 47, LOTS 115, 116, 128-132 & 189-203, SWAN STREET, PROVIDENCE, RHODE ISLAND, PREPARED BY: WATERMAN ENGINEERING COMPANY, DATED: OCTOBER 13, 2010, REVISED: SEPTEMBER 21, 2006, SCALE: 1" = 20'; PREPARED FOR: ANTHONY COLLETTA."
 - PLAN ENTITLED "PLAT OF LAND IN CRANSTON BELONGING TO THE HEIRS OF THE LATE JAMES P. BURGESS, SURVEYED AND PLATTED MAY 1847 BY CUSHING & WALLING."
 - PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, A.P. 47, MERGER OF LOTS 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, 305, 306, 307, 308, 309, 310, 311, 312, 313, 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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-00011.9 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: DATA ACCUMULATION
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: RICHARD S. LIPSITZ, P.L.S.
WATERMAN ENGINEERING COMPANY (COA No. LS.0004463)
REG. NO. 1837
DATE 11/17/2022

SOIL EROSION CONTROL LEGEND:

EROSION CONTROL (COMPOST SOCK, SILT FENCE (R) STD 9.2.0) OR APPROVED EQUAL

CLASS C SILT FENCE

LIMIT OF DISTURBANCE

12" WIDE CONSTRUCTION ENTRANCE (RIDOT 9.9.0)

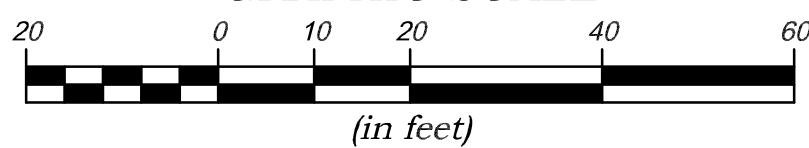
INLET SEDIMENT CONTROL & CATCH BASIN EROSION CONTROL

CONCRETE WASHOUT AREA

FINAL CONTOUR GRADE

NOTE: THIS PLAN MUST BE REPRODUCED IN COLOR

GRAPHIC SCALE



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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.

WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
45-5000 AVENUE
EAST PROVIDENCE, RI 02914-2096

NOTES / REFERENCES

- SEE SHEET 2 FOR EXISTING NOTES & REFERENCES.
- SEE SHEET 1 FOR THE FOLLOWING NOTES & LEGENDS: EXISTING & PROPOSED LEGENDS, GENERAL NOTES, LAYOUT & MATERIAL NOTES, SOIL EROSION & SEDIMENTATION CONTROL NOTES, DEMOLITION NOTES, TRAFFIC NOTES, AS-BUILT NOTES, RIDOT NOTES, GRADING & UTILITY NOTES, ABBREVIATION LEGEND, SOIL INFORMATION AND SITE CALLOUT LEGEND. ADDITIONAL NOTES MAY BE FOUND ON OTHER DRAWING SHEETS.

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 SESC SITE PLANS, IN ACCORDANCE WITH THE RI 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 CLEARED/GRUBBED 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 SEEDDED 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 REESTABLISHED WITHIN 5 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 MOTORCROSS TRACK).

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM, WETLAND AREAS, ADJACENT PROPERTY AND ROADWAYS.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH PROTECTIVE COVERS, SUCH AS A MAT OR FIBER LINER (BURLAP, JUTE, FIBERGLASS NETTING, EXCELOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE OWNER.
- HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000 - 4,000 LBS./ACRES.
- STOCKPILES SHALL HAVE SLOPES NO STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES OR SILT FENCING.
- STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- SILT FENCE OR STAKED HAYBALES MAY BE USED IN LIEU OF FILTREXX FILTER SOXX.
- AN ALTERNATE COMPOST SOCK OR STRAW WATTLE PRODUCT MAY BE USED IN LIEU OF FILTREXX FILTER SOXX UPON APPROVAL FROM THE ENGINEER.
- 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.
- A TEMPORARY CONCRETE WASHOUT FACILITY SHALL BE USED TO CONTAIN THE CONTAMINANTS GENERATED BY CONCRETE WASHOUTS. SEE DETAIL.
- TO ALIGN WITH THE COLETTA GROUP LLC'S COMMITMENT TO PRESERVING NATURE, ALL VEHICLE & EQUIPMENT FUELING & 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 & EQUIPMENT MAINTENANCE AND WASHING SHALL OCCUR OFF-SITE.

CONSTRUCTION VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS. REPAIRS SHALL BE DONE OFF-SITE TO PREVENT ANY MATERIAL FROM BEING WASHED INTO A STORM DRAIN SYSTEM OR INTO ANY ENVIRONMENTALLY SENSITIVE AREAS.

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.

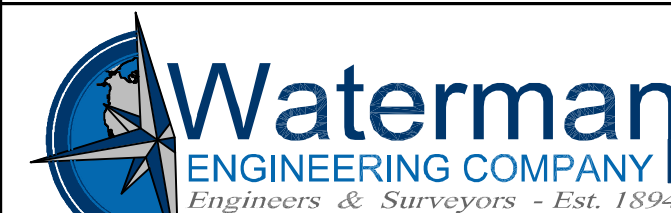
RHODE ISLAND DEPT. of ENVIRONMENTAL MANAGEMENT RHODE ISLAND POLLUTION DISCHARGE ELIMINATION SYSTEM SUBMISSION

NO.	DATE	REVISION	CHECKED BY
4	11/07/2022	REVISED PER 09/20/2022 ADMINISTRATIVE SUBDIVISION PLAN	BJT
3	09/15/2021	REVISED FOR MAJOR LAND DEVELOPMENT	BJT
2	08/30/2021	ADDED UTILITY RIMS & INVERTS AND SURVEY UPDATE	RSL

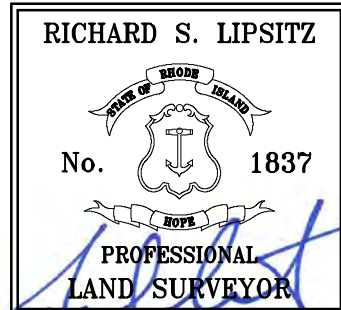
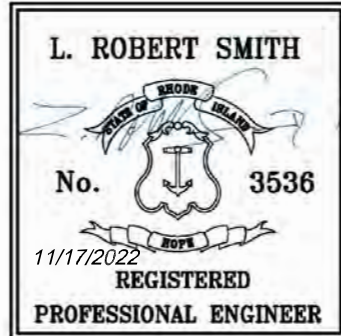
PROJECT NO.	00-122
SCALE	1" = 20'
DATE	09/21/2020
DRAWN BY	MS / BJT
CHECKED BY	LRS / RSL
FILENAME	01122_2022_MLW.DWG, DWG
SHEET NO.	3 of 16 SHEETS
DRAWING #	C-1

SOIL EROSION & SEDIMENT CONTROL PLAN
A.P. 47, LOTS 843 & 844
SWAN STREET & SAYLES STREET
PROVIDENCE, RHODE ISLAND

COLETTA GROUP LLC
7715 POST ROAD, SUITE 204
NORTH KINGSTOWN, RHODE ISLAND 02882



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-00011.9 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 1
DATA ACCUMULATION: III
TOPOGRAPHIC SURVEY 7-1

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.
WATERMAN ENGINEERING COMPANY (COA No. LS.0004463)
REG. NO. 1837
DATE 11/17/2022

SOIL EROSION CONTROL LEGEND:

EROSION CONTROL (COMPOST SOCK, SILT FENCE (IN STD 9.2.0) OR APPROVED EQUAL)

CLASS C SILT FENCE

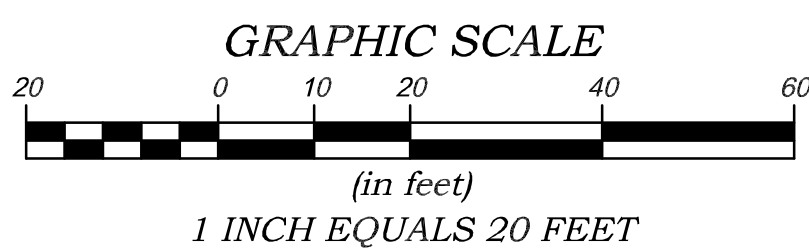
LIMIT OF DISTURBANCE

12" WIDE CONSTRUCTION ENTRANCE (RIDOT 9.9.0)

INLET SEDIMENT CONTROL & CATCH BASIN EROSION CONTROL

CONCRETE WASHOUT AREA

NOTE: THIS PLAN MUST BE REPRODUCED IN COLOR



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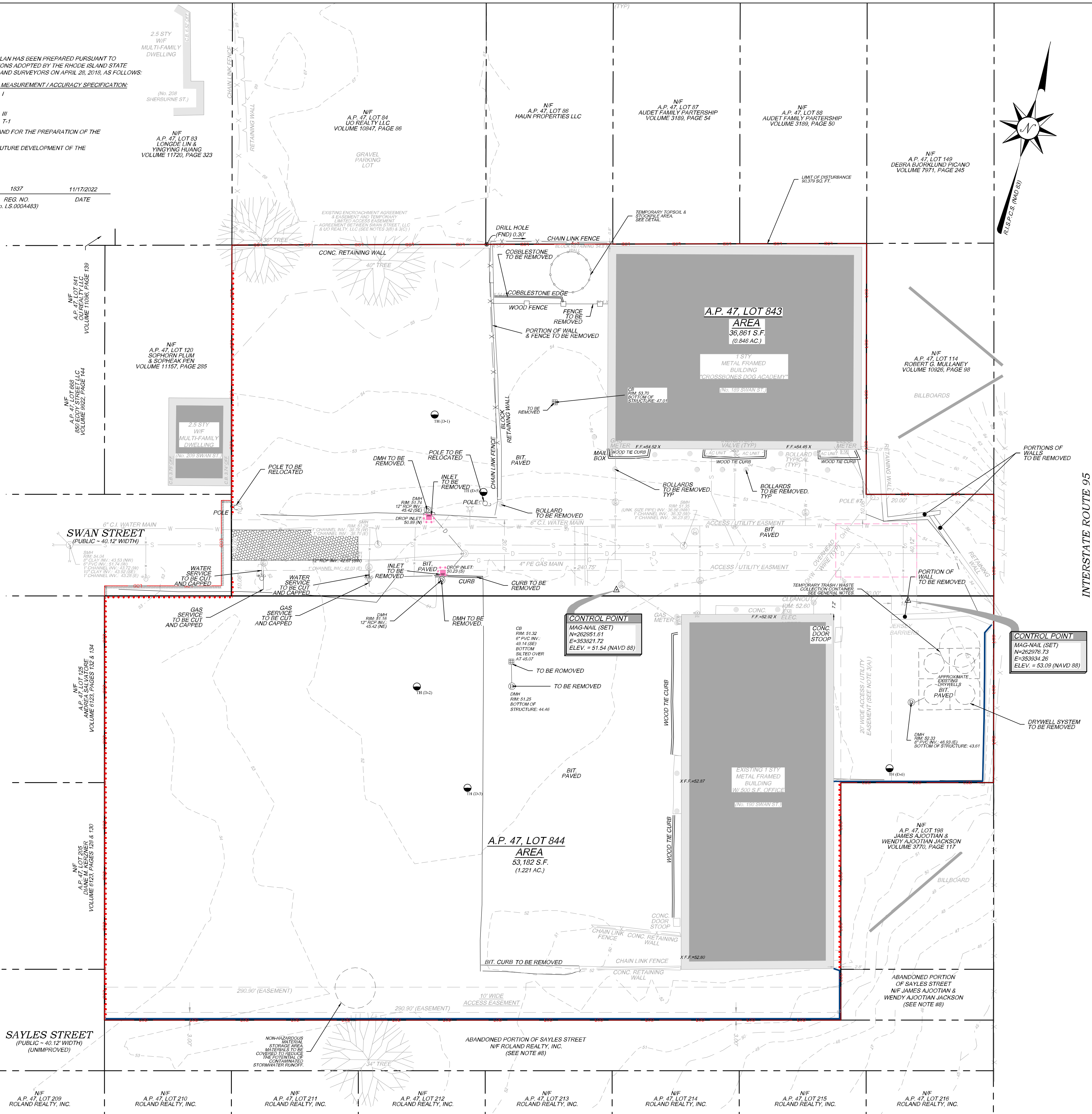


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WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2096

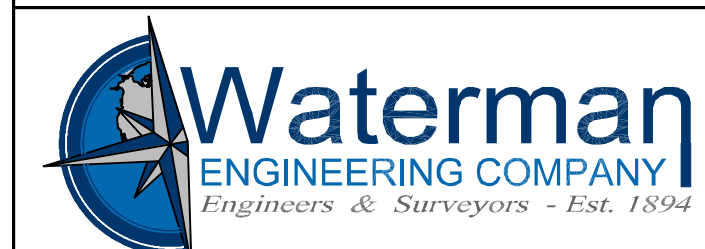
NOTES / REFERENCES

- SEE SHEET 2 FOR EXISTING NOTES & REFERENCES.
- SEE SHEET 1 FOR THE FOLLOWING NOTES & LEGENDS: EXISTING & PROPOSED LEGENDS, GENERAL NOTES, LAYOUT & MATERIAL NOTES, SOIL EROSION & SEDIMENTATION CONTROL NOTES, DEMOLITION NOTES, TRAFFIC NOTES, AS-BUILT NOTES, RIDOT NOTES, GRADING & UTILITY NOTES, ABBREVIATION LEGEND, SOIL INFORMATION AND SITE CALLOUT LEGEND. ADDITIONAL NOTES MAY BE FOUND ON OTHER DRAWING SHEETS.

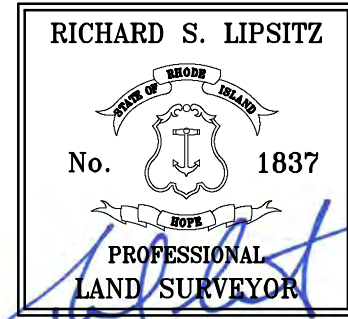
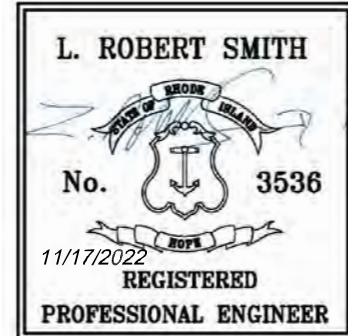


RHODE ISLAND DEPT. of ENVIRONMENTAL MANAGEMENT RHODE ISLAND POLLUTION DISCHARGE ELIMINATION SYSTEM SUBMISSION

4	11/07/2022	REVISED PER 09/20/2022 ADMINISTRATIVE SUBDIVISION PLAN	BJT
3	09/15/2021	REVISED FOR MAJOR LAND DEVELOPMENT	BJT
2	08/30/2021	ADDED UTILITY RIMS & INVERTS AND SURVEY UPDATE	RSL
NO.	DATE	REVISION	CHECKED BY
DEMOLITION PLAN 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
COLETTA GROUP LLC 7715 POST ROAD, SUITE 204 NORTH KINGSTOWN, RHODE ISLAND 02852			CHECKED BY: LRS / RSL FILENAME: 09122_2022_MSA/DEM_000 5 of 16 SHEETS DRAWING #: C-3



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CERTIFICATION

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TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY 1
OTHER TYPE OF SURVEY: DATA ACCUMULATION TOPOGRAPHIC SURVEY III 7-1

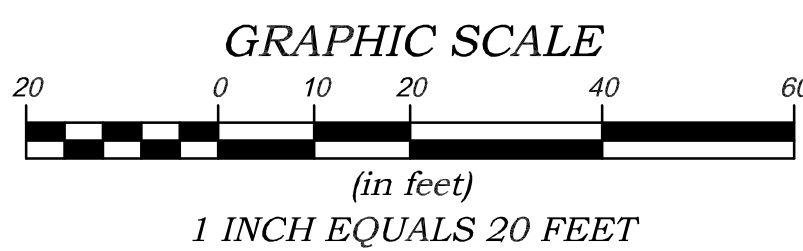
THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

BY: RICHARD S. LIPSITZ, P.L.S. REG. NO. 1837 11/17/2022
WATERMAN ENGINEERING COMPANY (COA No. LS-0004463) DATE

APPROVALS RECEIVED TO DATE

NONE TO DATE

NOTE: THIS PLAN MUST BE REPRODUCED IN COLOR



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WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
40-5000 AVENUE
EAST PROVIDENCE, RI 02914-2096

SAYLES STREET
(PUBLIC ~ 40.12' WIDTH)
(UNIMPROVED)

N/F
A.P. 47, LOT 209
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 210
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 211
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 212
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 213
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 214
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 215
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 216
ROLAND REALTY, INC.

NOTES / REFERENCES

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DEVELOPMENT DATA :

TOTAL SITE AREA: 80,043 S.F. (2.067 AC.)
NUMBER OF EXISTING BUILDINGS: 2
NUMBER OF PROPOSED BUILDINGS: 2
TOTAL NUMBER OF POST-CONSTRUCTION BUILDINGS: 4 (NEW & EXISTING BUILDINGS)

APPROVALS RECEIVED TO DATE

NONE TO DATE

PARKING REQUIREMENTS

1. THE FOLLOWING ARE THE VEHICLE & BICYCLE PARKING REQUIREMENTS FOR A.P. 47, LOTS 843 & 844:

THE EXISTING AND PROPOSED BUILDINGS FOR A.P. 47, LOTS 119, 119, 832 & 934 ARE OR WILL BE INDUSTRIAL - LIGHT, INDUSTRIAL - GENERAL, OFFICE & ANIMAL CARE FACILITY USE AND ARE LOCATED IN A M-MU-75 INDUSTRIAL ZONING DISTRICT.

THE VEHICLE & BICYCLE PARKING REQUIREMENTS ARE:

USE	MIN. REQUIRED VEHICLE SPACES	MIN. REQUIRED BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT SHALL BE LONG-TERM SPACES
OFFICE	1 PER 500 S.F. GFA	1 PER 5,000 S.F. GFA	50 %
INDUSTRIAL-LIGHT	1 PER 5 EMPLOYEES	1 PER 5 EMPLOYEES	50 %
INDUSTRIAL-GENERAL	1 PER 5 EMPLOYEES	1 PER 5 EMPLOYEES	50 %
ANIMAL CARE FAC.	1 PER 500 S.F. GFA	OVER 10,000 S.F. GFA 1 PER 2,500 S.F. GFA	

2. THE FOLLOWING ARE THE REQUIRED & PROVIDED VEHICLE & BICYCLE PARKING SPACES FOR A.P. 47, LOTS 843 & 844:

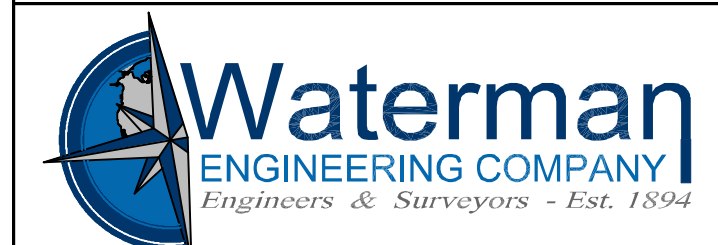
THE EXISTING AND PROPOSED BUILDINGS FOR A.P. 47, LOTS 843 & 844 ARE LOCATED IN A M-MU-75 INDUSTRIAL ZONING DISTRICT.

THE REQUIRED & PROVIDED VEHICLE & BICYCLE PARKING SPACES ARE:

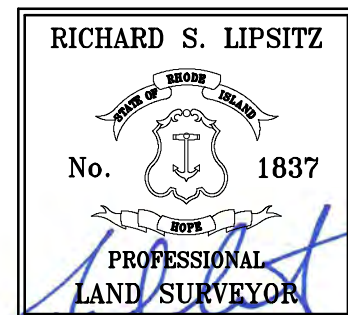
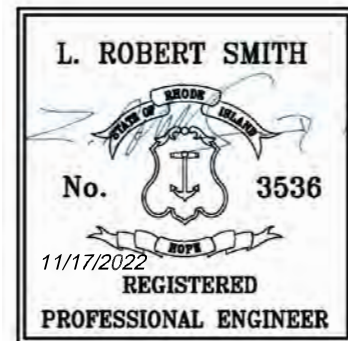
LOT(S)	VEHICLE SPACES	BICYCLE SPACES	NUMBER OF BICYCLE SPACES THAT SHALL BE LONG-TERM SPACES
LOT 843 #189 SWAN ST. EXISTING CROSSBONES DOG ACADEMY 8,013 S.F. ANIMAL CARE FAC. =	17 VEHICLE SPACES	N/A	N/A
TOTAL REQUIRED=	17 VEHICLE SPACES	N/A	N/A
PROVIDED=	10 VEHICLE SPACES (EXISTING = 11,000 S.F.)	2 BICYCLE SPACES	1 BICYCLE SPACE
LOT 843 #198 SWAN ST. PROPOSED BUILDING INDUSTRIAL-LIGHT 10 EMPLOYEES =	2 VEHICLE SPACES	2 BICYCLE SPACES	50 %
1,000 S.F. OFFICE =	2 VEHICLE SPACES	1 BICYCLE SPACE	50 %
TOTAL REQUIRED=	4 VEHICLE SPACES	3 BICYCLE SPACES	1 BICYCLE SPACE
PROVIDED=	7 VEHICLE SPACES	2 BICYCLE SPACES	1 BICYCLE SPACE
LOT 844 #190 SWAN ST. EXISTING BUILDING INDUSTRIAL-GEN. 5 EMPLOYEES =	1 VEHICLE SPACE	1 BICYCLE SPACE	50 %
500 S.F. OFFICE =	1 VEHICLE SPACE	1 BICYCLE SPACE	50 %
TOTAL REQUIRED=	2 VEHICLE SPACES	2 BICYCLE SPACES	1 BICYCLE SPACE
PROVIDED=	5 VEHICLE SPACES	2 BICYCLE SPACES	1 BICYCLE SPACE
LOT 844 #200 SWAN ST. PROPOSED BUILDING INDUSTRIAL-LIGHT 10 EMPLOYEES =	2 VEHICLE SPACES	2 BICYCLE SPACE	50 %
1,500 S.F. OFFICE =	3 VEHICLE SPACES	1 BICYCLE SPACE	50 %
TOTAL REQUIRED=	5 VEHICLE SPACES	3 BICYCLE SPACES	1 BICYCLE SPACE
PROVIDED=	5 VEHICLE SPACES	2 BICYCLE SPACES	1 BICYCLE SPACE

RHODE ISLAND DEPT. of ENVIRONMENTAL MANAGEMENT
RHODE ISLAND POLLUTION DISCHARGE ELIMINATION
SYSTEM SUBMISSION

4	11/07/2022	REVISED PER 09/20/2022 ADMINISTRATIVE SUBDIVISION PLAN	BJT
3	09/15/2021	REVISED FOR MAJOR LAND DEVELOPMENT	BJT
2	08/30/2021	ADDED UTILITY RIMS & INVERTS AND SURVEY UPDATE	RSL
NO.	DATE	REVISION	CHECKED BY
OVERALL SITE LAYOUT PLAN 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: LRS / RSL FILENAME: 01122_2022_MSL-0000_000 6 of 16 SHEETS DRAWING #: C-4
COLETTA GROUP LLC 7715 POST ROAD, SUITE 204 NORTH KINGSTOWN, RHODE ISLAND 02852			



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CERTIFICATION

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TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY 1
DATA ACCUMULATION: 7-1
TOPOGRAPHIC SURVEY 7-1

OTHER TYPE OF SURVEY: 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.
WATERMAN ENGINEERING COMPANY (COA No. LS.0004463)

REG. NO. 1837
DATE 11/17/2022

11/17/2022

2.5 STY
W/F
MULTI-FAMILY
DWELLING

(No. 208
SHERBURNE ST.)

N/F
A.P. 47, LOT 83
LONGDE LIN &
YIN-YING HUANG
VOLUME 11720, PAGE 323

N/F
A.P. 47, LOT 84
JO REALTY LLC
VOLUME 10847, PAGE 86

N/F
A.P. 47, LOT 86
HAUN PROPERTIES LLC

N/F
A.P. 47, LOT 87
AUDET FAMILY PARTNERSHIP
VOLUME 3189, PAGE 54

N/F
A.P. 47, LOT 88
AUDET FAMILY PARTNERSHIP
VOLUME 3189, PAGE 50

N/F
A.P. 47, LOT 149
DEBRA BJORKLUND PICANO
VOLUME 7971, PAGE 245

N/F
A.P. 47, LOT 114
ROBERT G. MULLANEY
VOLUME 10926, PAGE 88

N/F
A.P. 47, LOT 198
JAMES AJOOTIAN &
WENDY AJOOTIAN JACKSON
VOLUME 3770, PAGE 117

SWAN STREET
(PUBLIC - 40.12' WIDTH)

N/F
A.P. 47, LOT 120
SOPHORN PLUM &
SOPHORN PEN
VOLUME 11157, PAGE 285

PROPOSED 15,845 S.F.
BUILDING
W/ 1,500 S.F. OFFICE
(SEE ARCHITECT'S
PLAN FOR DETAILS)
FOOTPRINT =
15,845 S.F.
No. 200 SWAN ST.

PROPOSED 7,296 S.F.
BUILDING
W/ 1,000 S.F. OFFICE
(SEE ARCHITECT'S
PLAN FOR DETAILS)
FOOTPRINT =
7,296 S.F.
No. 199 SWAN ST.

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

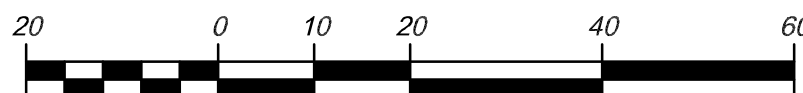
1-STY
METAL FRAMED
BUILDING
"CROSSBONES DOG ACADEMY"
(No. 189 SWAN ST.)

EXISTING 1-STY
METAL FRAMED
BUILDING
W/ 500 S.F. OFFICE
(No. 190 SWAN ST.)

A.P. 47, LOT 844
AREA
53,182 S.F.
(1.221 AC.)

PROPOSED
12'0" X 12'0"
TRASH
ENCLOSURE PAD

GRAPHIC SCALE



1 INCH EQUALS 20 FEET

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CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2096

SAYLES STREET
(PUBLIC - 40.12' WIDTH)
(UNIMPROVED)

N/F
A.P. 47, LOT 209
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 210
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 211
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 212
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 213
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 214
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 215
ROLAND REALTY, INC.

N/F
A.P. 47, LOT 216
ROLAND REALTY, INC.

NOTES / REFERENCES

- SEE SHEET 2 FOR EXISTING NOTES & REFERENCES.
- SEE SHEET 1 FOR THE FOLLOWING NOTES & LEGENDS: EXISTING & PROPOSED LEGENDS, GENERAL NOTES, LAYOUT & MATERIAL NOTES, SOIL EROSION & SEDIMENTATION CONTROL NOTES, DEMOLITION NOTES, TRAFFIC NOTES, AS-BUILT NOTES, RIDOT NOTES, GRADING & UTILITY NOTES, ABBREVIATION LEGEND, SOIL INFORMATION AND SITE CALLOUT LEGEND. ADDITIONAL NOTES MAY BE FOUND ON OTHER DRAWING SHEETS.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE LAYOUT FOR THE PROPOSED COLETTA GROUP LLC MAJOR LAND DEVELOPMENT.
- THE BELOW PERMITS/APPROVALS ARE ANTICIPATED TO BE REQUIRED:
 - * CITY OF PROVIDENCE
 - PROVIDENCE WATER SUPPLY BOARD FOR NEW WATER SERVICE
 - DEPARTMENT OF PUBLIC WORKS FOR NEW CONSTRUCTION & CONSTRUCTION SITE STORMWATER RUN-OFF MANAGEMENT
 - FIRE PREVENTION DIVISION OF THE PROVIDENCE FIRE MARSHALL
 - * NARRAGANSETT BAY COMMISSION
 - SEWER CONNECTION PERMIT
 - STORMWATER CONNECTION PERMIT
 - * RIDEM
 - STORMWATER PERMIT
 - RI POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT (RIDDES)
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE. AT A MINIMUM PERMANENT SEEDING WITH NATIVE VEGETATION OR HYDROSEEDING, HAY, OR STRAW WILL BE REQUIRED FOR STABILIZING DISTURBED OR ERODIBLE SOILS, WHERE THE SUSPENSION OF WORK IS EXPECTED TO EXCEED 1 YEAR, AND WHERE SLOPES LESS THAN 100 FEET LONG AND 2:1 OR FLATTER HAVE BEEN DISTURBED.

INTERSTATE ROUTE 95

RHODE ISLAND DEPT. of ENVIRONMENTAL MANAGEMENT
RHODE ISLAND POLLUTION DISCHARGE ELIMINATION
SYSTEM SUBMISSION

4	11/07/2022	REVISED PER 09/20/2022 ADMINISTRATIVE SUBDIVISION PLAN	BJT
3	09/15/2021	REVISED FOR MAJOR LAND DEVELOPMENT	BJT
2	08/30/2021	ADDED UTILITY RIMS & INVERTS AND SURVEY UPDATE	RSL
NO.	DATE	REVISION	CHECKED BY
SITE LAYOUT PLAN 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
COLETTA GROUP LLC 7715 POST ROAD, SUITE 204 NORTH KINGSTOWN, RHODE ISLAND 02852			CHECKED BY: LRS / RSL FILENAME: 01122_2022_MLS0004463.dwg 7 of 16 SHEETS DRAWING #: C-5



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