

# Project Narrative

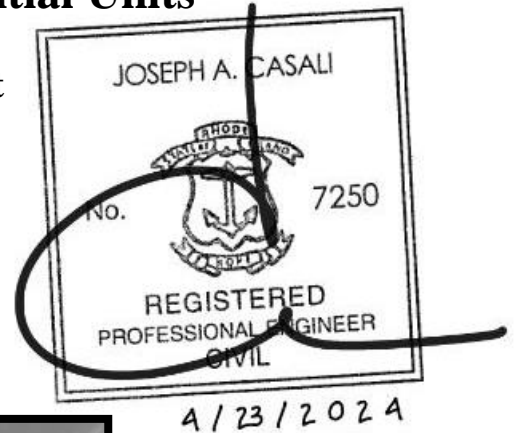
For

## 108 Waterman Street Redevelopment

**A Proposed Mixed-Use Building Consisting of One  
Commercial Unit & 35 Residential Units**

**108 & 110 Waterman Street  
Providence, RI  
AP 12, Lots 183 & 184**

**Prepared for:**  
Mr. Walter Bronhard  
972 Highland Avenue  
Fall River, MA 02720



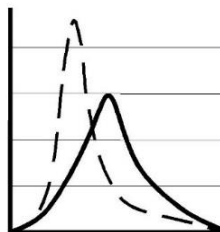
*Image Courtesy of Aharonian & Associates, Inc.*

**Submission Date:**  
April 2024

**Submitted by:**

# JCE

**JOE CASALI ENGINEERING, INC.**  
CIVIL • SITE DEVELOPMENT • TRANSPORTATION  
DRAINAGE • WETLANDS • ISDS • TRAFFIC • FLOODPLAIN  
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Appendix A: Floor Plans and Renderings, prepared by Aharonian and Associates, Inc.

Appendix B: Site Plans, prepared by Joe Casali Engineering, Inc.



## **1 INTRODUCTION**

On behalf of Mr. Walter Bronhard, Joe Casali Engineering, Inc. (JCE) has prepared the following Project Narrative to identify existing and proposed site conditions related to a proposed land development project located at 108 and 110 Waterman Street consisting of a new 44,136 sq. ft. total gross floor area (7,356 sq. ft. footprint), five-story, mixed-use building with a cellar. The following report has been prepared to discuss existing conditions, proposed conditions, and the permitting path for the proposed project.

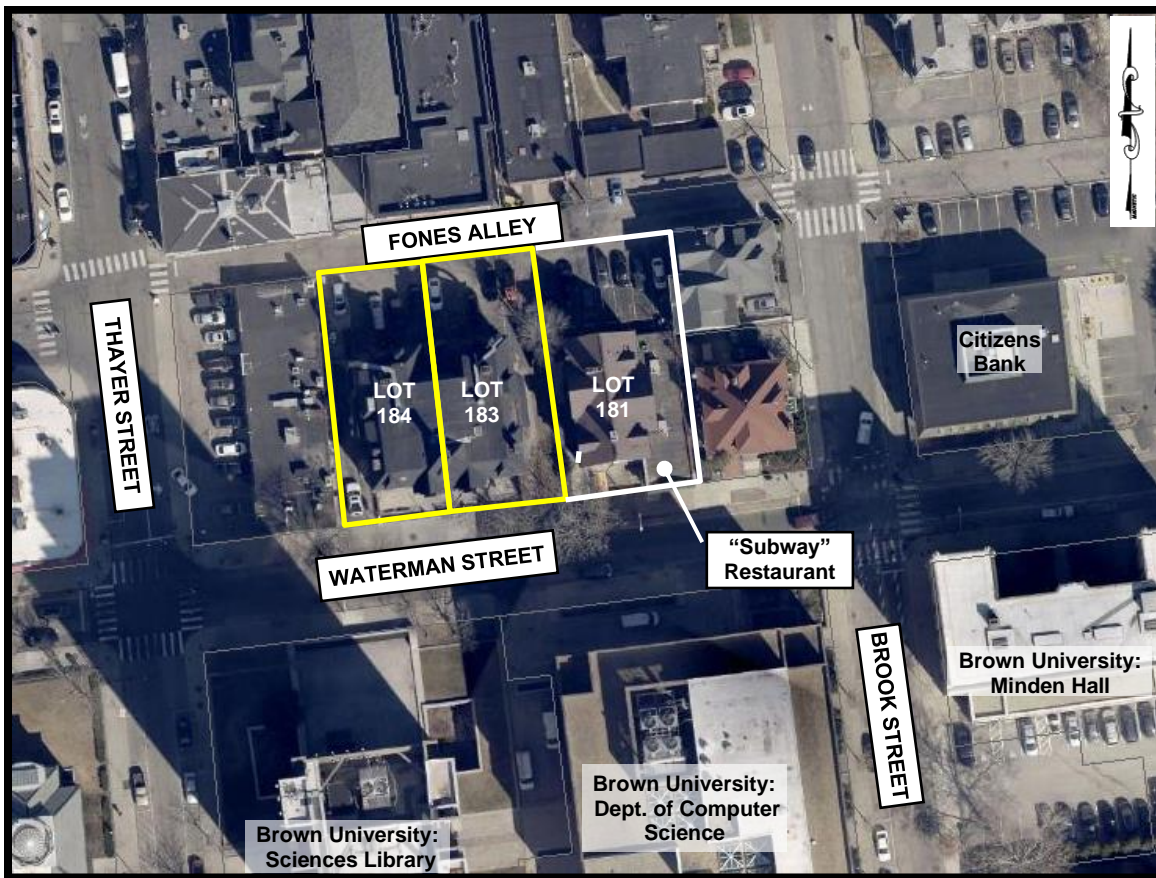
The exiting structure located at 108 Waterman Street is a three-story mixed-use building consisting of 6 apartments and a commercial unit occupied by “Wong’s Kitchen” restaurant. The exiting structure located at 110 Waterman Street is a three-story mixed-use building consisting of 6 apartments and a commercial unit occupied by “Kung Fu Tea,” a bubble tea store. The two buildings mirror each other and are connected. All existing structures will be razed. An administrative subdivision will need to be completed to merge the two (2) subject properties (AP 12, Lots 183 and 184). Approximately 1,744 sq. ft. of land from AP 12, Lot 183 is to be conveyed to AP 12, Lot 181.

This project received Master Plan approval from the City Plan Commission at the September 19, 2023 meeting for (1) commercial unit and 26 dwelling units (52 bedrooms total). Since then, the building has been modified to incorporate 35 residential units with a total of 68 bedrooms. The building has also increased in size from 36,133 sq. ft. gross floor area (6,480 sq. ft. footprint) to 44,136 sq. ft. gross floor area (7,356 sq. ft. footprint). The commercial unit has also increased from 1,130 sq. ft. to 1,745 sq. ft. The roof deck has been eliminated as per a condition of the Master Plan approval. Other improvements include new sidewalks and utility connections.



## 2 SITE LOCATION AND PHYSICAL DESCRIPTION

The subject properties have a physical address of 108 and 110 Waterman Street in Providence, Rhode Island and is identified as Tax Assessor's Plat (AP) 13, Lots 183 and 184. Based on an August 2020 Class I Comprehensive Boundary Survey performed by Waterman Engineering Company, the site contains a total of 11,606 square feet (0.266 acres) and has frontage on Waterman Street to the south and Fones Alley to the north. To the east is AP 12, Lot 181 (mixed use building including "Subway" restaurant), and AP 12, Lot 186 containing a retail strip including "Pokeworks" restaurant, "Ganko Ittetsu Ramen" restaurant, "Deli and Sandwiches", and "Metro Mart," convenience store to the west. Further east, on the corner of Waterman Street, Brook Street, and Fones Alley is 116 Waterman Redevelopment currently under construction. Refer to Figure 1 – Locus Map below.



**Figure 1 – Locus Map**

NOT TO SCALE

The site is currently occupied by two (2) three-story, mixed-use structures sharing a common wall along the Lot 183 and 184 property line. These existing structures will be razed to accommodate the proposed development.



## 2.1 Soil Classification

According to the *Web Soil Survey (WSS)* operated by the US Department of Agriculture Natural Resources Conservation Service (NRCS), produced by the National Cooperative Soil Survey, the soils on-site consist entirely of Paxton-Urban land complex, 3-15% slopes (PD). PD soils consist of coarse-loamy lodgment till derived from gneiss, granite, and/or schist. These soils have a medium runoff class and are well drained. These soils have been assigned to the Hydrologic Soil Group 'C'. Additional geotechnical test pits will be completed prior to building construction.



**Figure 2 – Soils Map**  
NOT TO SCALE

## 2.2 Natural Resource Inventory

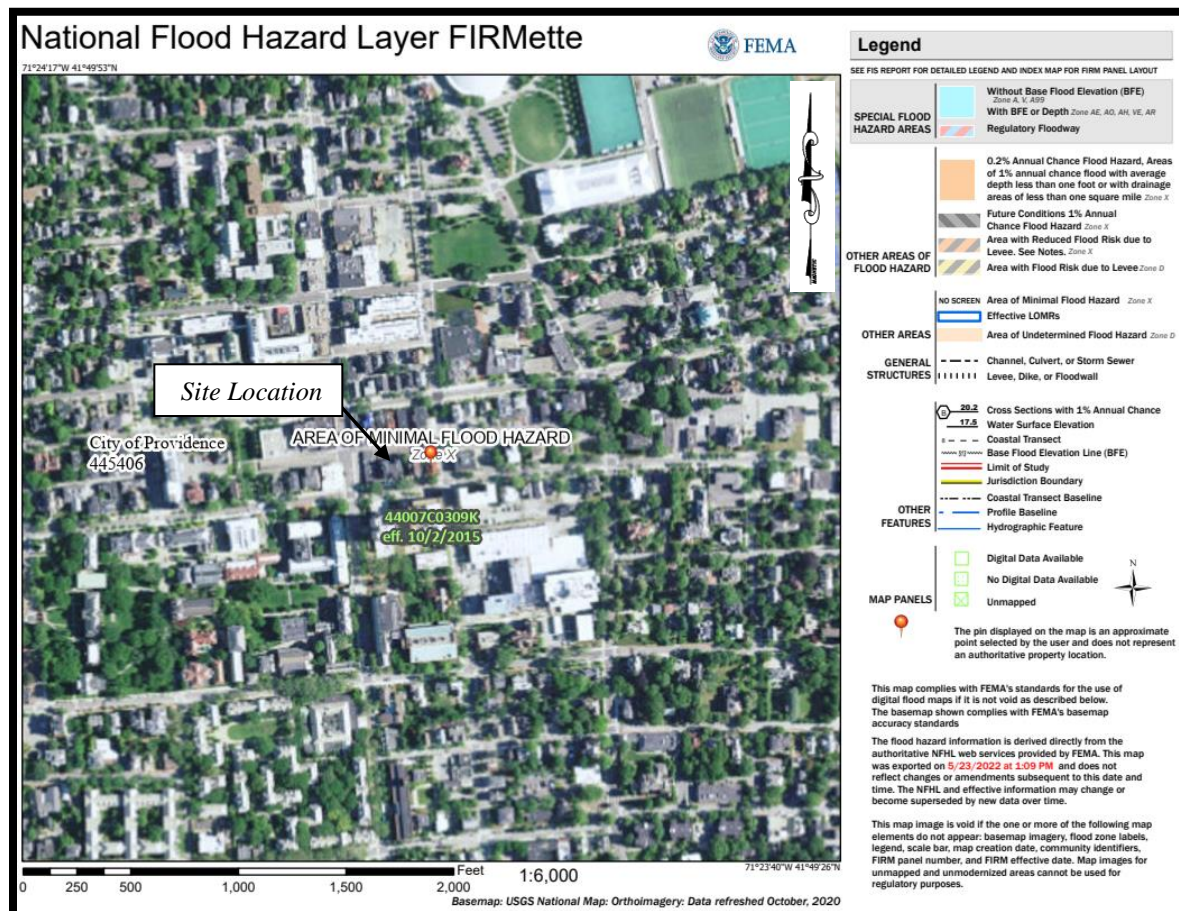
According to the Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Mapping, there are no wetland features within or adjacent to the subject parcels. In addition, the subject parcel is not located within any known historic planning district, land conservation area or natural heritage area.



The site is located within the Seekonk River – Providence River Watershed (#010900040902). Stormwater runoff from the site sheet flows to existing catch basins within Brook Street. Stormwater runoff from this area is routed through the city owned closed drainage system ultimately discharging to the Providence River (RI0007020E-01B). The Providence River is included in the State of Rhode Island 2016 303(d) List of Impaired Waters (RIDEM, February 2020) with impairments for dissolved oxygen, total nitrogen, and fecal coliform. There are no total maximum daily loads (TMDL) established for these impairments.

### 2.3 Flood Zone Classification

The subject parcel is located on the Flood Insurance Rate Map (FIRM) for Providence County, Map Number 44007C0309K, effective October 2, 2015. Based on this FIRM, the site and all adjacent sites are identified as Zone X – areas determined to be outside of the 0.2% annual-chance flood hazard area.



**Figure 3 – Flood Map**  
NOT TO SCALE



## 2.4 Easements

Based on the August 2020 Class I Comprehensive Boundary Survey performed by Waterman Engineering Company, there are no existing easements on the subject parcels.

The subject property (AP 12, Lot 183) is encumbered by a previous zoning decision requiring one (1) parking space associated with the multi-family residential apartment located at 134 Waterman Street (AP 13, Lot 293). The parking lien agreement is recorded in Book 13342, Pages 242 - 251. As a condition of Master Plan approval from the September 19, 2023 City Plan Commission meeting, this single parking space will be relocated onto the adjacent AP 12, Lot 181 parcel which is located closer to the residence.

## 2.5 Zoning

According to the City of Providence Zoning Ordinance and Zoning Map, the subject property is currently located within the General Commercial District (C-2). This district is intended for more intensive commercial uses and key commercial nodes, including larger retail establishments. Structures with dwellings above ground floor non-residential uses are considered mixed-use development, which are considered a non-residential use for the purposes of the Ordinance. Residential and parking uses are prohibited on the ground floor of a building within 20 feet of Waterman Street. The proposed mixed-use development is permitted by right in the C-2 zone.

The following are the current dimensional requirements for the C-2 Zone:

Requirement	C-2 Zone Req'd
Minimum Lot Area	None
Minimum Building Height	16 ft.
Minimum First Story Height	9' Residential use 11' Non-Residential Use
Maximum Building Height	50 ft., not to exceed 4 stories
Maximum Building Coverage	None
Total Maximum Impervious Surface Coverage	None
Minimum Front Setback	Build-to-zone of 0 – 5 ft <sup>1</sup>
Minimum Side Setback	None; unless abutting residential district, then 10'
Minimum Rear Setback	None; unless abutting residential district, then 20'

Notes:



1. The required build-to percentage is 60% on the front lot line.

The subject property is also located within the Educational Institutional Overlay District (I-3E). The I-3E Educational Institutional Overlay District is intended to encourage development in Downtown and along the City's commercial corridors by permitting higher education institutional uses, student housing, and practicums in addition to a variety of commercial, entertainment, residential, public, and other uses in select areas. Compatible and appropriate mixed-uses are encouraged to promote pedestrian activity at street levels while encouraging full and varied use on the upper floors. This district is intended to encourage the development of educational uses while preserving and fostering the economic vitality of the Downtown and the City's commercial corridors.

## **2.6 Existing Utilities**

Water: An 8-inch cast iron water main exists within Waterman Street. There is an existing 4-inch water service and two (2) 1-inch water services currently servicing the existing buildings. This water main is owned and maintained by the Providence Water Supply Board (PWSB).

The closest fire hydrant is located approximately 50 feet west of the subject property, on the same side of the street on Waterman Street.

Sewer: A 12-inch sewer main (CSO) owned and maintained by the City of Providence exists within Waterman Street. Effluent is ultimately routed to the Field's Point Wastewater Treatment Facility, owned, and operated by the Narragansett Bay Commission.

Drainage: A 20-inch drainage main exists within Brook Street, west of the project site. All stormwater discharge from the subject property sheet flows towards Brook Street and is conveyed to existing catch basins within the street. Ultimately stormwater runoff is discharged to the Providence River.

Gas: A 6-inch cast iron gas main exists within Waterman Street. A 4-inch PE gas main also exists within Fones Alley. These gas mains are owned and maintained by RI Energy.

Electric/Communications: Electric and communications services are available to the subject site via overhead lines on the north side of Fones Alley; owned and maintained by RI Energy. Underground electric is available within Waterman Street.



### **3 PROPOSED SCOPE OF WORK**

#### **3.1 General**

The proposed project consists of approximately 44,136 sq. ft. total gross floor area (7,356 sq. ft. footprint), five-story, mixed-use building consisting of one (1) commercial unit and 35 residential units on the subject property. Thirty-three (33) residential units have been designed as two-bedroom units with one (1) bathroom each. Two (2) of the residential units have been designed as a one-bedroom unit with one (1) bathroom each. The five-story building is proposed to consist of five floors and a cellar totaling approximately 44,100 gross square feet, with approximately 1,745 sq. ft. dedicated to a commercial unit. The cellar will have two (2) residential units, a bike room, and utility rooms.

Frontage and access to the commercial unit development will be provided via Waterman Street. The residential units may be accessed from either Fones Alley or Waterman Street. The residential entrance will open to a lobby that provides access to the stairs and the elevator. A second means of access for the residential units will be provided on the eastern face of the building near Waterman Street. Trash from the development will be collected by maintenance and exited out through the lobby door and disposed of in the on-site dumpster enclosure located near Fones Alley. Floor Plans and Renderings are included in Appendix A. Please refer to Appendix B for Site Plans.

As mentioned previously, this project received Master Plan approval from the City Plan Commission at the September 19, 2023 meeting for (1) commercial unit and 26 dwelling units (52 bedrooms total) within the mixed-use building. Since then, the building has been modified to incorporate 35 residential units with a total of 68 bedrooms. The building has also increased in size from 36,133 sq. ft. gross floor area (6,480 sq. ft. footprint) to 44,136 sq. ft. gross floor area (7,356 sq. ft. footprint). The commercial unit has also increased from 1,130 sq. ft. to 1,745 sq. ft. The roof deck has been eliminated as a condition of approval. Other conditions of approval include that the applicant shall document the building's interior and exterior prior to demolition; the parking space for the property at 134 Waterman Street be moved to 112 Waterman Street; an administrative subdivision shall be completed to reconfigure the lots; and the applicant shall work the City Forester to determine appropriate planting locations.

#### **3.2 Zoning**

As discussed previously, the subject property is located within the General Commercial District (C-2). The proposed mixed-use development is permitted by right in the C-2 zone.



The following are the current dimensional requirements for the C-2 Zone:

Requirement	C-2 Zone Req'd	Proposed
Minimum Lot Area	None	9,862 sq. ft.
Minimum Building Height	16 ft.	60 ft.
Minimum First Story Height	11' Non-Residential Use	11 ft.
Maximum Building Height	50 ft., not to exceed 4 stories	60 ft. (5 stories) <sup>2</sup>
Maximum Building Coverage	None	66%
Total Maximum Impervious Surface Coverage	None	73%
Minimum Front Setback	Build-to-zone of 0 - 5 ft <sup>1</sup>	Varies (0-3.50 ft.)
Minimum Side Setback	None	N/A
Minimum Rear Setback	None	N/A

Notes:

1. The required build-to percentage is 60% on the front lot line.
2. Dimensional adjustment requested for an additional story (8 feet above max.).

The Applicant seeks the following waivers and/or adjustments for this project:

- Height: Pursuant to Section 1904E, the Applicant seeks adjustment of twelve (12) feet or one (1) story because a vertical mixed-use development is provided, of which at least fifty percent (50%) is devoted to residential use.

The proposed building complies with Article 5 Commercial Districts, Section 503A C-1 and C-2 District Design Standards. The proposed building has been designed to have an orientation to and entrance from the sidewalk along the primary building frontage along Waterman Street for the commercial unit. The ground floor building entrance is not recessed more than six feet from the required front setback and is less than the maximum width of eight feet. Regarding fenestration, the ground floor facades contain a total area of transparency greater than 50% of the wall area of the ground floor. Each upper story façade exceeds the 10% transparency requirement.

The proposed development is exempt from parking requirements per Article 14 Off-Street Parking and Loading, Section 1410.B.7 of the Providence Zoning Ordinance, which states “in the C-1 and C-2 districts, all lots of 10,000 square feet or less are exempt from parking requirements.” Bicycle parking is still required. Per Table 14-1, multi-family dwellings



require one (1) bicycle space per every five (5) dwelling units. The proposed development will require seven (7) bicycle spaces, where six (6) of these (or 80%) shall be long-term spaces. Storage space for seven (7) bicycles will be located within the cellar of the building. Access will be provided via the building's elevator.

Per Article 15 Trees and Landscaping, Section 1503 On-Site Landscaping and Required Trees, sufficient trees shall be retained and/or planted on a lot so that the square footage of vegetative canopy of such trees, when mature, equals 15% of the square footage of the lot. The subject property requires 1,479 square feet of tree canopy. Existing street trees located in the public right-of-way directly adjacent to the lot line may be counted toward the canopy coverage for the lot. There is an existing street tree in front of the project site that will be maintained and protected. Per coordination with the City Forester, an additional street tree is proposed in the sidewalk along Waterman Street.

### **3.3 Utilities**

Water: The proposed development will require a new domestic water service connection and a new fire protection service connection from the existing water main in Waterman Street. Review and approval of the proposed domestic and fire protection service designs will be required by Providence Water.

Sewer: The proposed development will require a new sewer service connection to the existing sewer main within Waterman Street. Review and approval are required by the City of Providence Engineering Division and the Narragansett Bay Commission.

Drainage: The proposed development is exempt from the City's Stormwater Ordinance; however, it should be known a net reduction of impervious area will be achieved with this project. Under existing conditions, the site is approximately 95.5% impervious. Due to the increase in landscaped areas, the proposed impervious areas will be reduced to 89.3%.

Gas/Electric/Communications: Gas, electric and communications services are proposed from existing infrastructure within or along Waterman Street and Fones Alley. Coordination with RI Energy will be required. The proposed building will be serviced by a transformer on 112 Waterman Street.



### **3.4 Quasi-State and Local Permit Requirements**

#### **3.4.1 City Plan Commission (CPC)**

The proposed mixed-use building will need to be reviewed by the City Plan Commission under Unified Development. The project requires three stages of review: (1) Master Plan (2) Preliminary Plan, and (3) Final Plan. The project received Master Plan approval with support for the dimensional adjustment for building height and an additional story at the September 19, 2023 hearing before the City Plan Commission.

#### **3.4.2 City of Providence Engineering Division & Traffic Division; City Forester**

The proposed development will require review and approval from the City of Providence Engineering Division for the proposed sewer connection. A ROW Encroachment Request will also need to be submitted for the proposed balconies and foundation. In addition, the development will require review and approval from the City of Providence Traffic Division.

#### **3.4.3 Fire Department**

The site will require review and approval from the City of Providence Fire Department under the building permit process.

#### **3.4.4 Providence Water Supply Board**

The proposed development will require approval from the Providence Water Supply Board for the proposed fire protection and domestic water service design.

#### **3.4.5 Narragansett Bay Commission (NBC)**

All effluent from the subject parcel is ultimately treated at the Fields Point Wastewater Facility, operated by the Narragansett Bay Commission (NBC). Accordingly, the proposed sewer service will require a Sewer Connection Permit from the Narragansett Bay Commission.

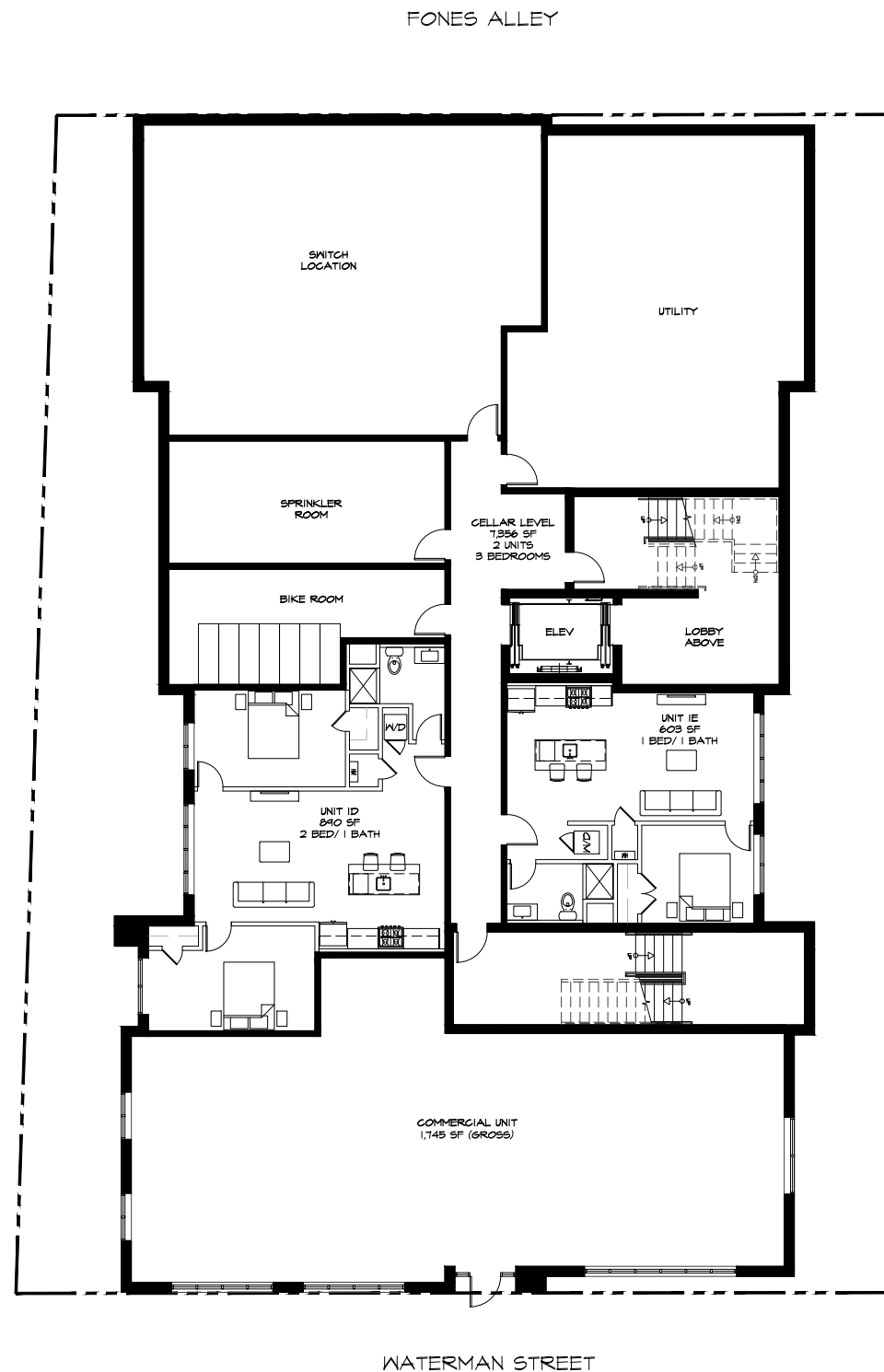


# *Appendix A*

## *Floor Plans and Renderings*

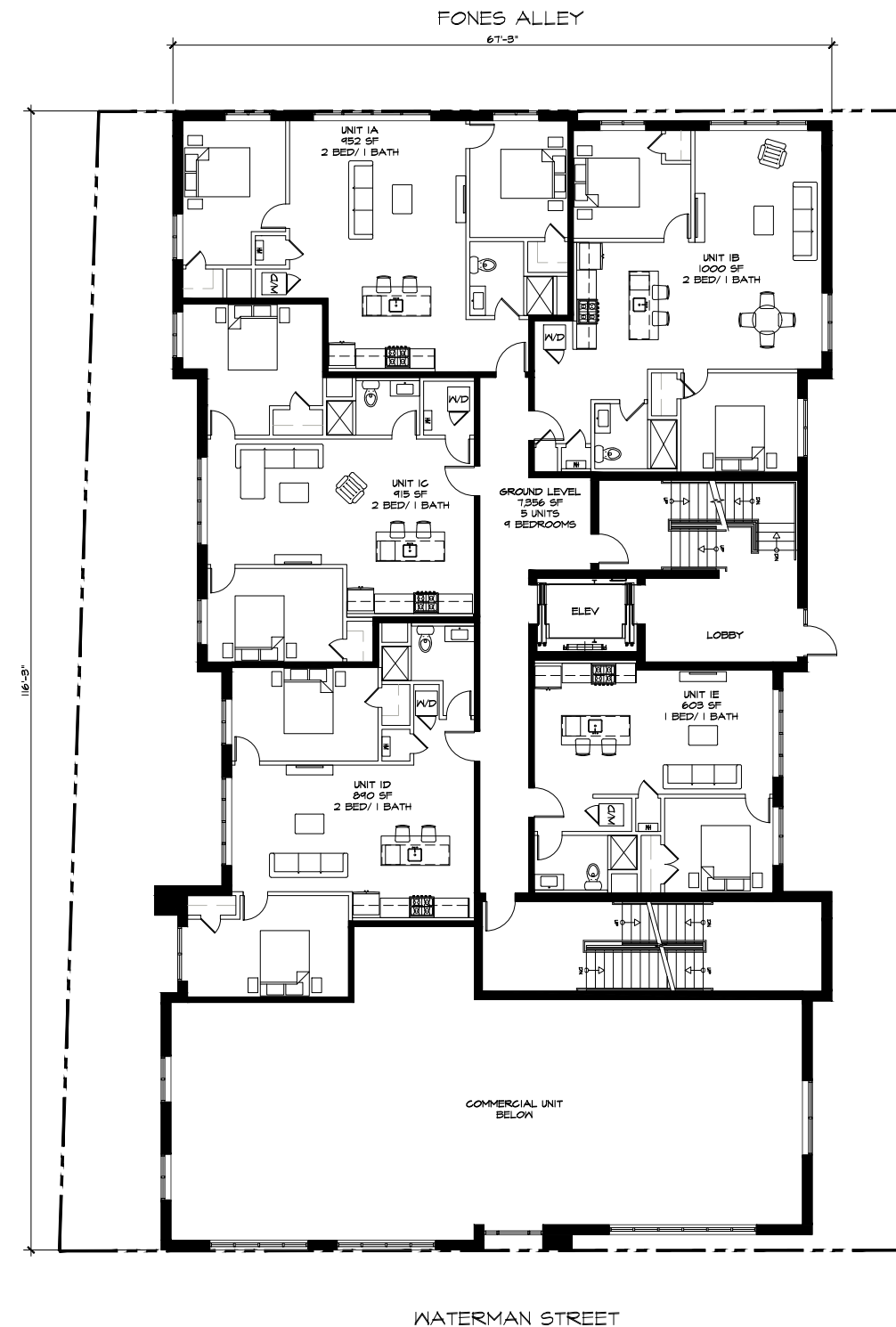
*Prepared by Aharonian and Associates, Inc., dated April 2024*





PROPOSED CELLAR LEVEL

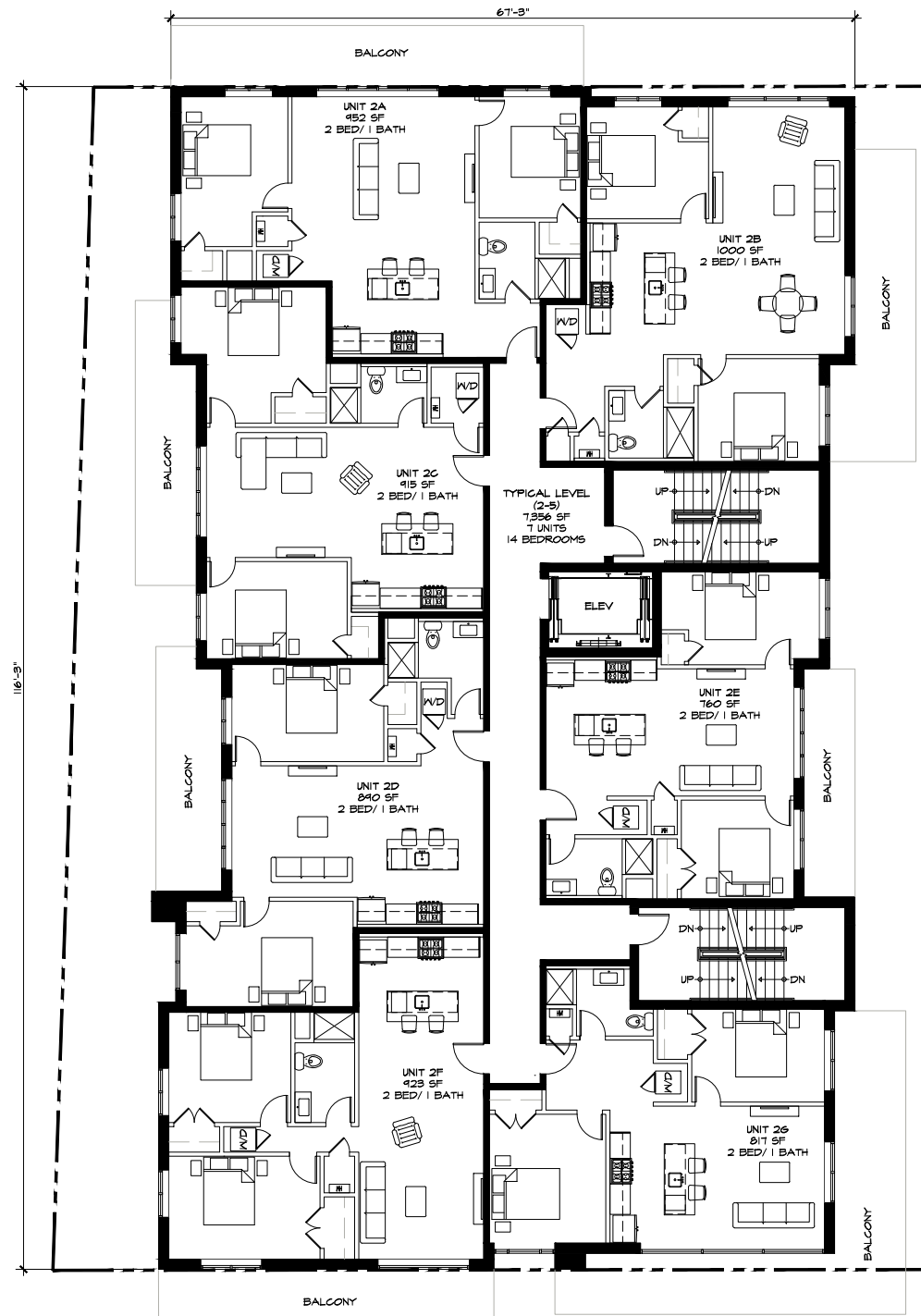
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PROPOSED GROUND LEVEL

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



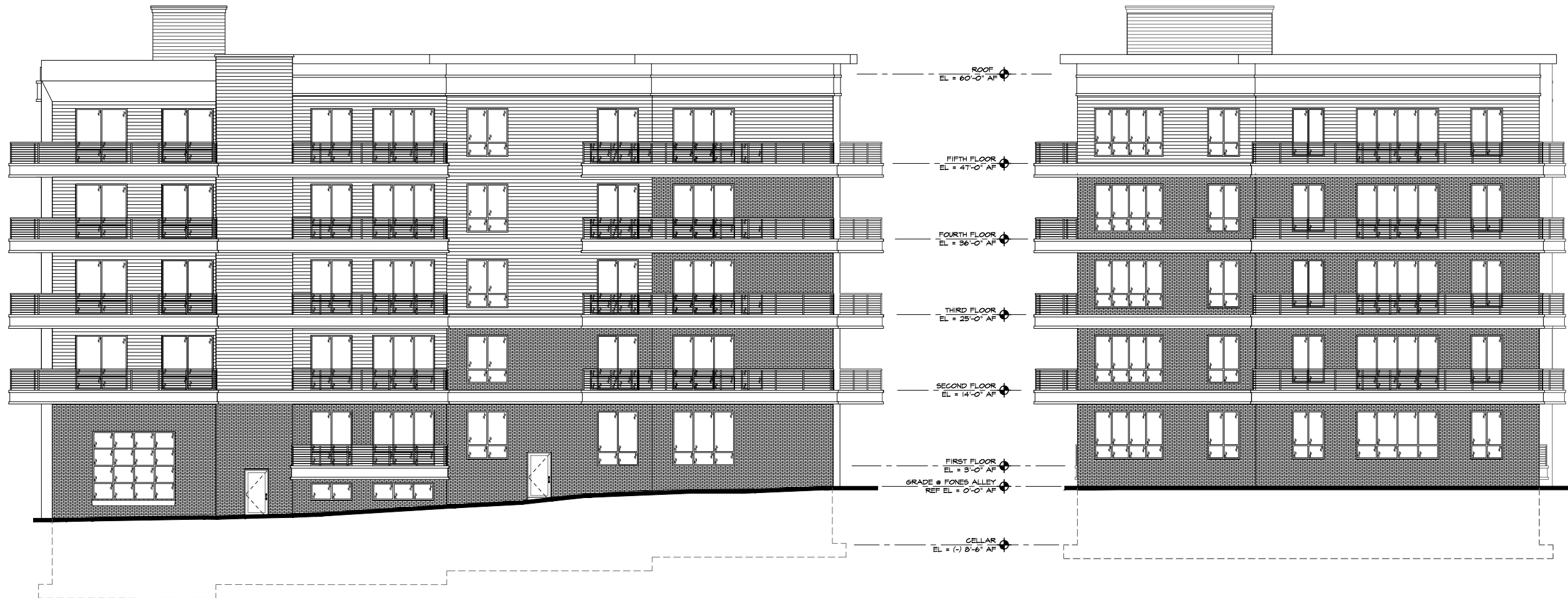


PROPOSED TYPICAL LEVEL

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



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2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

1 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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REVISIONS

△ NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE  
  
108 WATERMAN ST  
PROVIDENCE, RI 02906  
PROVIDENCE COUNTY

DRAWING TITLE  
**PROPOSED  
EXTERIOR  
ELEVATIONS**

DATE APR 23, 2024	PROJ NO 22117
DRAWN BY RK	CHECKED BY OR

DRAWING NUMBER  
**X3.1**





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REVISIONS		
NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE	
108 WATERMAN ST PROVIDENCE, RI 02906 PROVIDENCE COUNTY	

DRAWING TITLE	
PROPOSED EXTERIOR ELEVATIONS	
DATE APR 23, 2024	PROJ NO 22117
DRAWN BY RK	CHECKED BY OR

DRAWING NUMBER	
X3.2	

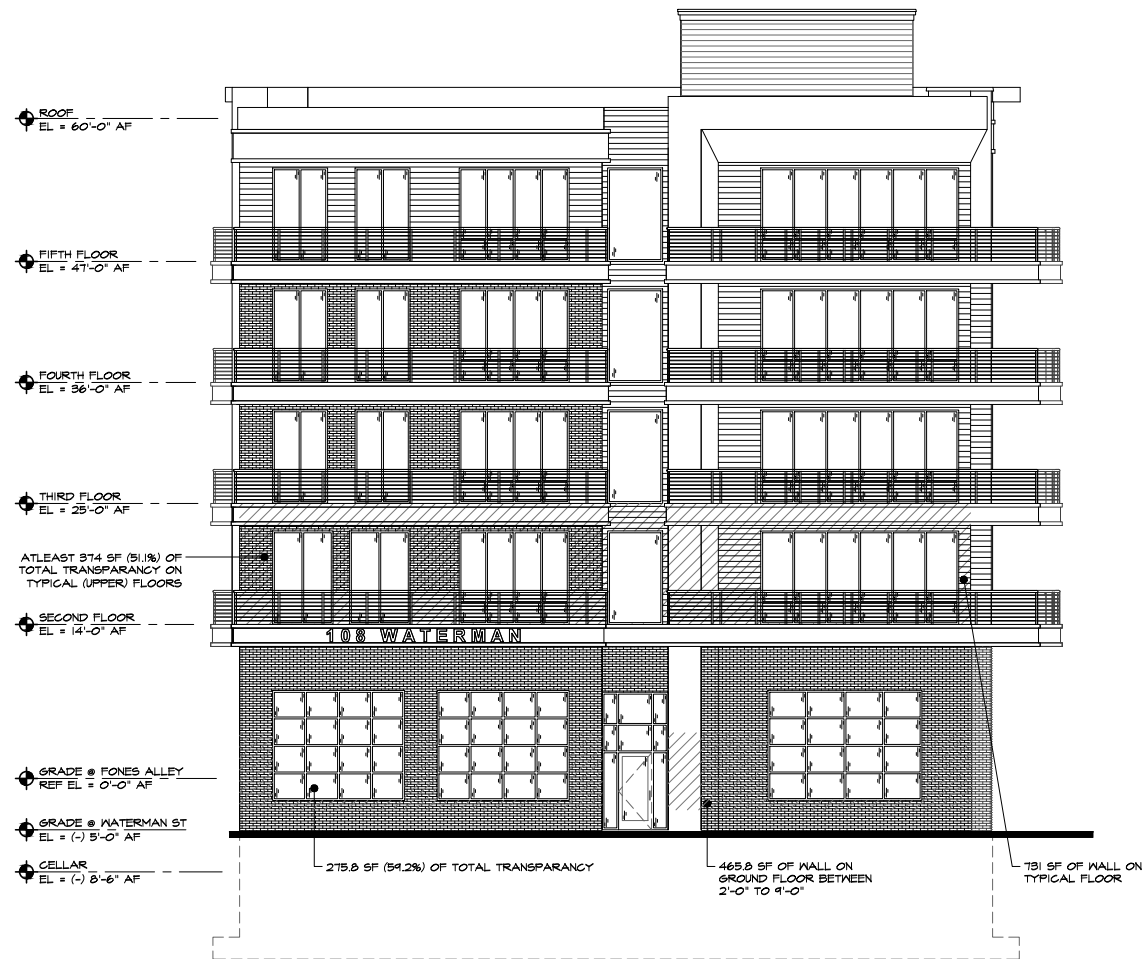
© AHARONIAN & ASSOCIATES INC 2024



2 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"

1 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"





1 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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REVISIONS		
△ NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE

108 WATERMAN ST  
PROVIDENCE, RI 02906  
PROVIDENCE COUNTY

DRAWING TITLE  
EXTERIOR  
ELEVATION GLAZING  
CALCS

DATE APR 23, 2024	PROJ NO 22117
DRAWN BY RK	CHECKED BY OR

DRAWING NUMBER  
X3.3







# *Appendix B*

## *Site Plans*

*Prepared by Joe Casali Engineering, Inc., dated April 2024*



# 108 WATERMAN STREET REDEVELOPMENT

## A PROPOSED MIXED-USE BUILDING CONSISTING OF 1 COMMERCIAL UNIT & 35 RESIDENTIAL UNITS

108 & 110 WATERMAN STREET  
PROVIDENCE, RHODE ISLAND  
AP 12, LOTS 183 & 184

ZONING DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT &  
I3-E EDUCATIONAL INSTITUTIONAL OVERLAY DISTRICT

**APPROVALS:**

MASTER PLAN: PROVIDENCE CITY PLAN COMMISSION (CPC) (SEPTEMBER 19, 2023)

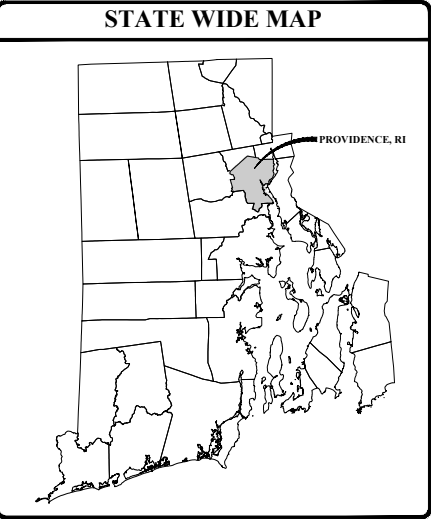
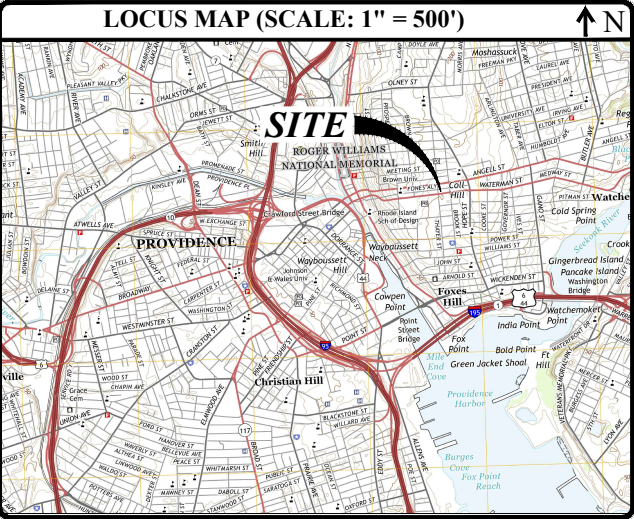
**FILINGS:**

PRELIMINARY PLAN: PROVIDENCE CITY PLAN COMMISSION (CPC)  
PROVIDENCE WATER SUPPLY BOARD - DOMESTIC AND FIRE PROTECTION CONNECTION PERMIT  
NARRAGANSETT BAY COMMISSION - SEWER CONNECTION PERMIT  
CITY OF PROVIDENCE DEPT. OF PUBLIC WORKS - ENGINEERING AND TRAFFIC  
CITY OF PROVIDENCE PARKS DEPARTMENT - CITY FORESTER



IMAGE COURTESY OF AHRONIAN & ASSOCIATES, INC., DATED APRIL 2023

PROJECT TEAM	
OWNER/	WALTER BRONHARD 972 HIGHLAND AVENUE FALL RIVER, MA 02720
ARCHITECT:	AHARONIAN & ASSOCIATES, INC. 310 GEORGE WASHINGTON HIGHWAY SMITHFIELD, RI 02917 PHONE: 401-232-5010
CIVIL:	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313
SURVEYOR:	WATERMAN ENGINEERING COMPANY 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914 PHONE: 401-438-5773



INDEX OF DRAWINGS	
SHEET NO.	PLAN
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	CIVIL DETAILS I
5	CIVIL DETAILS II

108 WATERMAN STREET REDEVELOPMENT  
108 & 110 WATERMAN STREET  
PROVIDENCE, RHODE ISLAND  
AP 12, LOTS 183 & 184

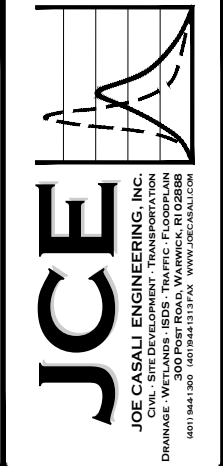
REVISIONS:	
NO.	DATE DESCRIPTION

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	APRIL 2024
PROJECT NO:	19-19p

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 5



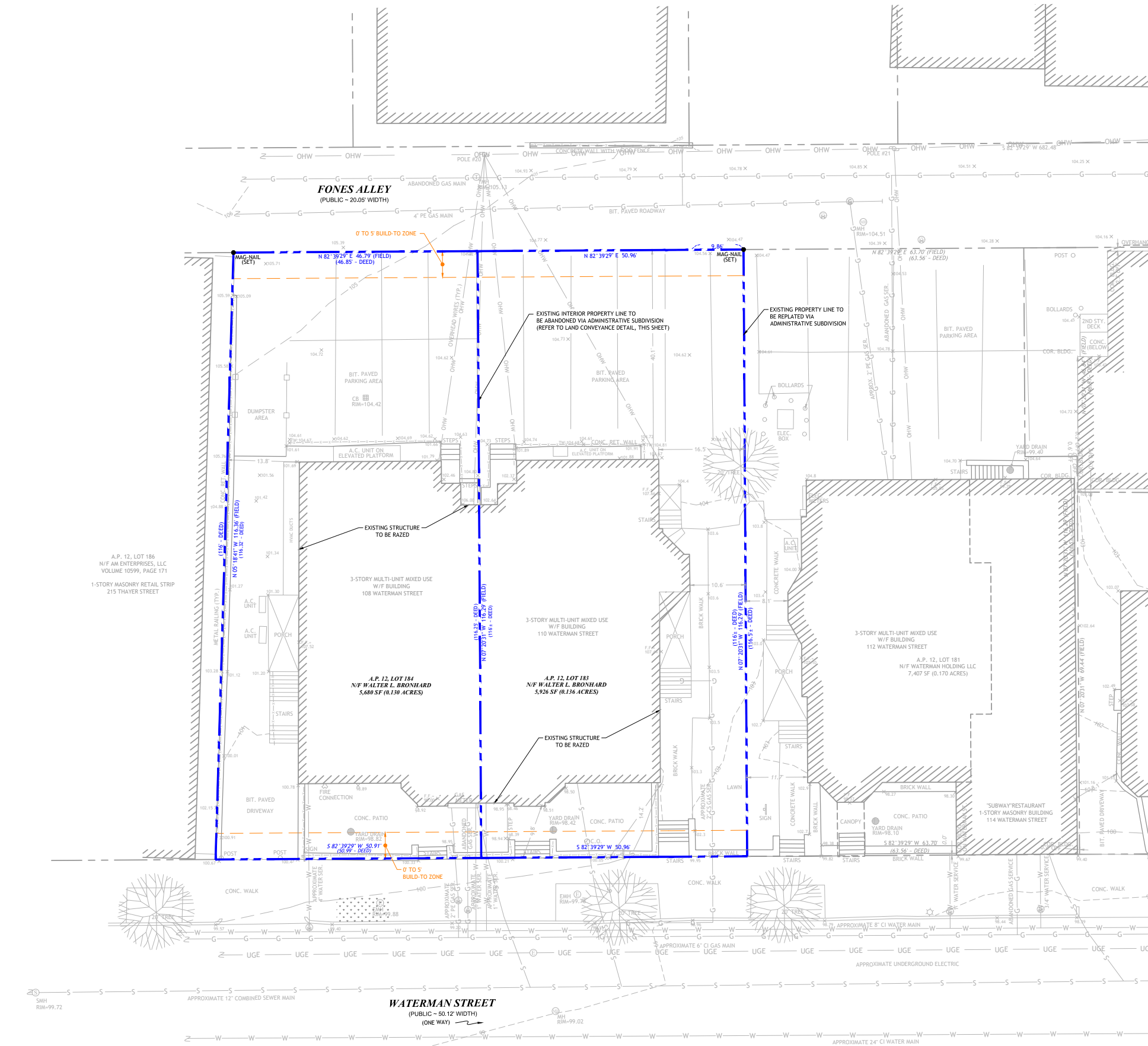
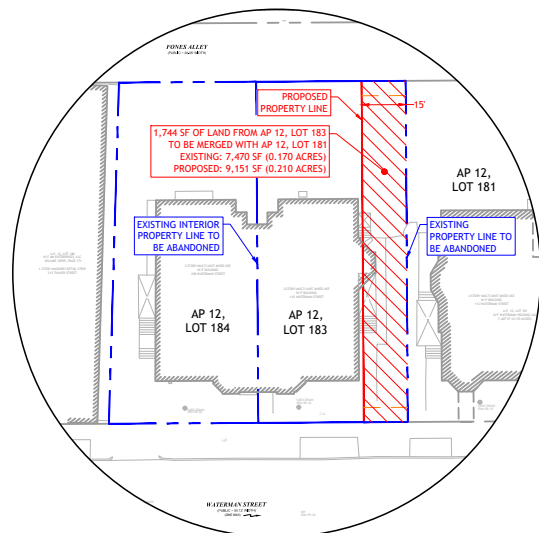


ZONING CRITERIA	REQUIRED
ZONING DISTRICT	C-2
MINIMUM LOT AREA	NONE
MINIMUM BUILDING HEIGHT	16 FT
MINIMUM FIRST STORY HEIGHT	9 FT
MAXIMUM BUILDING HEIGHT (4 STORIES)	50 FT
MAXIMUM BUILDING COVERAGE	NONE
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	NONE
MINIMUM FRONT SETBACK <sup>1</sup>	BUILD-TO ZONE 0' TO 5'
MINIMUM SIDE SETBACK <sup>2</sup>	NONE
MINIMUM CORNER SETBACK <sup>3</sup>	BUILD-TO ZONE 0' TO 5'
MINIMUM REAR SETBACK <sup>4</sup>	NONE

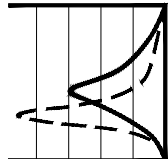
1. THE REQUIRED BUILD-TO PERCENTAGE IS 60% ON THE FRONT LOT LINE
2. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 10'
3. THE REQUIRED BUILD-TO PERCENTAGE IS 40% ON THE CORNER SIDE LOT LINE
4. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'

GENERAL NOTES:

1. THIS PLAN IS BASED ON CLASS I COMPREHENSIVE BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY DATED AUGUST 2020, PERFORMED BY WATERMAN ENGINEERING COMPANY LOCATED AT 46 SUTTON AVENUE, EAST PROVIDENCE, RI.
2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY OR MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MAY BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
3. THE SITE IS LOCATED ON THE FLOOD INSURANCE RATE MAP FOR PROVIDENCE COUNTY, MAP NUMBER 440007C0309P, BASED ON THE FEMA FLOOD INSURANCE RATE MAP, DATED OCTOBER 2, 2015. THE SITE AND ALL ADJACENT SITES LIE IN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL-CHANCE FLOOD HAZARD AREA.
4. SOILS ON THE SITE CONSIST OF PAXTON-URBAN LAND COMPLEX, 3 TO 15 PERCENT SLOPES (PD). THESE SOILS ARE GENERALLY WELL DRAINED, WITH A DEPTH TO THE SEASONAL HIGH GROUNDWATER OF 18 TO 37-INCHES, BELONGING TO HYDROLOGIC GROUP C.
5. THERE ARE NO KNOWN WETLANDS ON SITE. THE SITE IS LOCATED WITHIN THE SEEKONK-PROVIDENCE RIVER WATERSHED (RIDEM INVENTORY NO. 010900040901).
6. THERE ARE NO EXISTING EASEMENTS WITHIN THE SUBJECT PROPERTY.

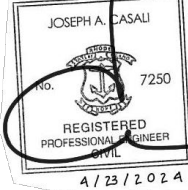


LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT: 1-888-DIG-SAFE  
1-888-344-7233



**JCE**

**JOE CASALI ENGINEERING, INC.**  
CIVIL · SITE DEVELOPMENT · TRANSPORTATION  
DRAINAGE · WETLANDS · ISDS · TRAFFIC · FLOODPLAIN  
300 POST ROAD, WARWICK, RI 02888  
(401) 944-1300 · (401) 944-1313 FAX · [WWW.JOECASALI.COM](http://WWW.JOECASALI.COM)



**108 WATERMAN STREET REDEVELOPMENT  
108 & 110 WATERMAN STREET  
PROVIDENCE, RHODE ISLAND  
AP 12, LOTS 183 & 184**

REVISIONS:	
NO.	DATE DESCRIPTION

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	APRIL 2024
PROJECT NO:	19-19n

PRELIMINARY, NOT FOR CONSTRUCTION

## EXISTING CONDITIONS

**SHEET  
2 OF 5**



ZONING CRITERIA	REQUIRED	PROPOSED
ZONING DISTRICT	C-2	C-2
MINIMUM LOT AREA	NONE	9,862 SF
MINIMUM BUILDING HEIGHT	16 FT	60 FT
MINIMUM FIRST STORY HEIGHT	11 FT NON-RESIDENTIAL	11 FT
MAXIMUM BUILDING HEIGHT (4 STORIES)	50 FT	60 FT (5 STORIES) <sup>1</sup>
MAXIMUM BUILDING COVERAGE	NONE	74.5%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	NONE	89.3%
MINIMUM FRONT SETBACK <sup>2</sup>	BUILD-TO ZONE 0' TO 5'	VARIES (0 FT - 2.56 FT)
MINIMUM SIDE SETBACK <sup>2</sup>	NONE	N/A
MINIMUM CORNER SETBACK <sup>2</sup>	BUILD-TO ZONE 0' TO 5'	VARIES (0 FT - 2.56 FT)
MINIMUM REAR SETBACK <sup>2</sup>	NONE	N/A

1. THE REQUIRED BUILD-TO PERCENTAGE IS 60% ON THE FRONT LOT LINE
2. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 10'
3. THE REQUIRED BUILD-TO PERCENTAGE IS 40% ON THE CORNER SIDE LOT LINE
4. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'
5. ADJUSTMENT REQUESTED FOR ONE (1) ADDITIONAL STORY (+12 FEET); 2 ALLOWED

**LANDSCAPING REQUIREMENTS:**  
PER SECTION 1503, - ONSITE LANDSCAPING AND REQUIRED TREES  
SECTION C - REQUIRED TREE CANOPY  
(ALL OTHER DISTRICTS: 15% OF THE SF OF THE LOT)

9,862 SF TOTAL LOT AREA x 15% OF LOT AREA  
= 1,479 SF OF TREE CANOPY

REQUIRED: 1,479 SF OF TREE CANOPY

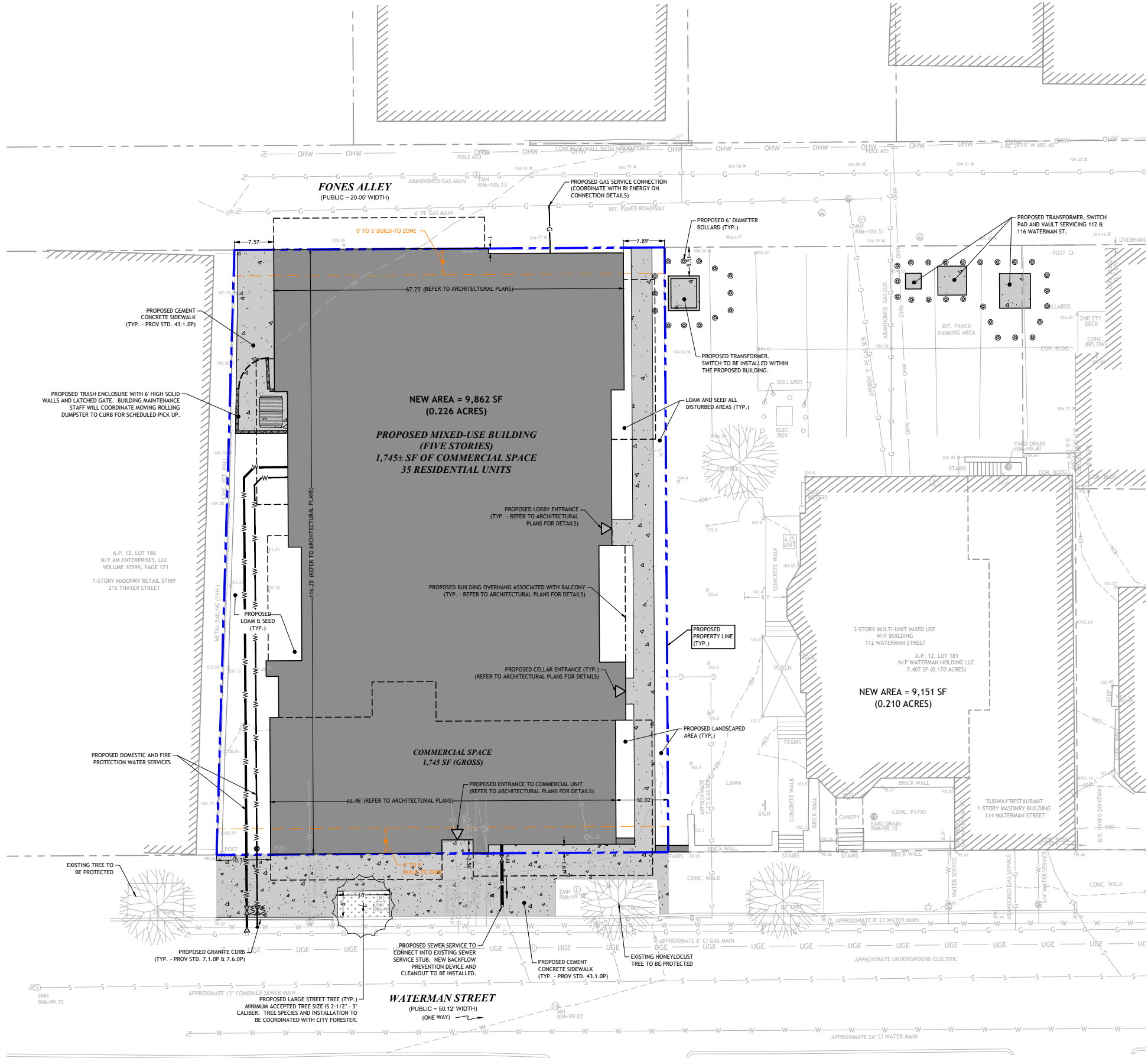
EXISTING: 1,000 SF OF TREE CANOPY PROVIDED BY THE HONEYLOCUST STREET TREE ON WATERMAN STREET (PER PROVIDENCE TREE LIST)  
MIN. PROPOSED: 700 SF OF TREE OF CANOPY (1 MEDIUM TREE)  
PROVIDED: 1,700 SF OF TREE OF CANOPY

APPLICANT WILL COORDINATE WITH CITY FORESTER TO PRESERVE EXISTING TREE AND COMPLY FULLY WITH LANDSCAPE ORDINANCE

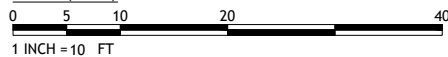
**VEHICLE AND BICYCLE PARKING REQUIREMENTS:**

VEHICLE PARKING: PER SECTION 1410.B.7 OF THE PROVIDENCE ZONING ORDINANCE, IN THE C-1 AND C-2 DISTRICTS, ALL LOTS OF 10,000 SQ. FT. OR LESS ARE EXEMPT FROM PARKING REQUIREMENTS. THEREFORE, NO VEHICLE PARKING IS PROPOSED.

BICYCLE PARKING: PER SECTION SECTION 1402, TABLE 14-1, OF THE PROVIDENCE ZONING ORDINANCE, ONE (1) BICYCLE SPACE IS REQUIRED PER FIVE (5) DWELLINGS. THIRTY-FIVE (35) DWELLING UNITS ARE PROPOSED, THEREFORE SEVEN (7) BICYCLE SPACES ARE REQUIRED; 7 SPACES ARE PROPOSED. ALL BICYCLE SPACES ARE PROPOSED WITHIN THE CELLAR OF THE STRUCTURE; REFER TO ARCHITECTURAL PLANS FOR DETAILED LOCATIONS.



SCALE (FEET)



**108 WATERMAN STREET REDEVELOPMENT**  
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**AP 12, LOTS 183 & 184**

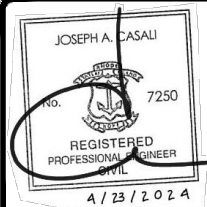
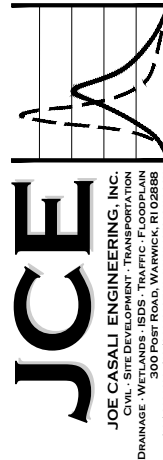
REVISIONS:  
NO. DATE DESCRIPTION

DESIGNED BY: WMLJR  
DRAWN BY: SEP  
CHECKED BY: JAC  
DATE: APRIL 2024  
PROJECT NO: 19-19p

PRELIMINARY, NOT FOR CONSTRUCTION

**SITE PLAN**

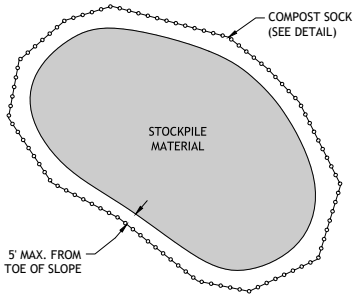
**SHEET 3 OF 5**



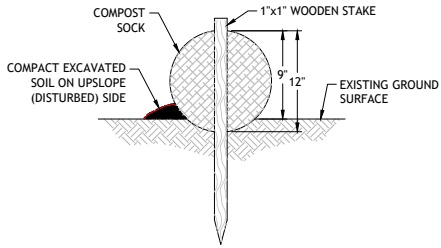
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**NOTE TO CONTRACTOR:**  
CONTRACTOR TO COORDINATE WITH OWNER REGARDING FINAL LOCATION OF CONSTRUCTION TRAILER AND STAGING AREAS.



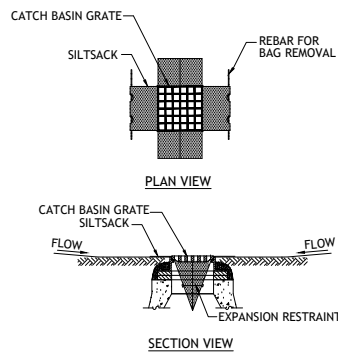
**1 STOCKPILE DETAIL**  
NOT TO SCALE



**NOTES:**

- BEGIN WATTLE INSTALLATION BY EXCAVATING A 2 TO 3-INCH-DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE OR ALONG THE EXISTING GROUND SURFACE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE OR ON THE DISTURBED SIDE OF THE ANCHOR TRENCH.
- PLACE WATTLE IN THE TRENCH SUCH THAT IT CONTOURS TO THE EXISTING SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UP-SLOPE OR DISTURBED SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
- SECURE WATTLE WITH 18 TO 24-INCH-LONG STAKES. INSTALL AN ADDITIONAL STAKE AT EACH END OF THE WATTLE. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2 TO 3 INCHES OF STAKE EXTENDING ABOVE. THE STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE OR GROUND SURFACE.

**2 COMPOST SOCK**  
NOT TO SCALE

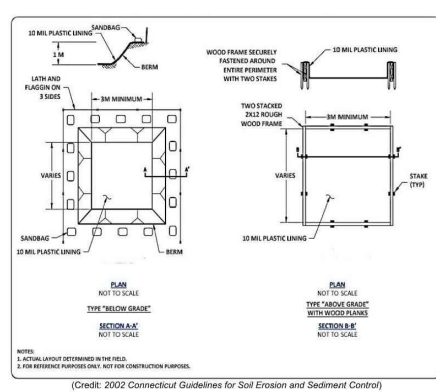


**Notes:**

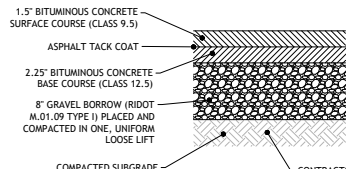
- INSTALL SILTSACK IN DOWN-GRADIENT CATCH BASINS BEFORE COMMENCING WORK.

GRATE TO BE PLACED OVER SILTSACK. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

**3 SILT SACK SEDIMENT TRAP**  
NOT TO SCALE



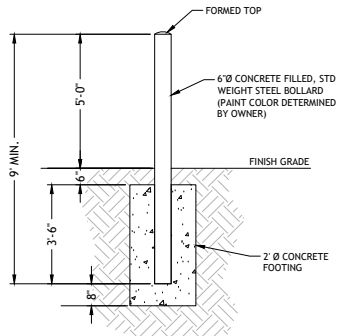
**4 TEMPORARY CONCRETE WASHOUT DETAIL**  
NOT TO SCALE



**NOTES:**

- IF UNSUITABLE MATERIALS ARE ENCOUNTERED AT SUBGRADE ELEVATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE DEPTH OF UNSUITABLE MATERIAL TO BE REMOVED WILL BE DETERMINED IN THE FIELD. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE THE UNSUITABLE MATERIALS AND REPLACE WITH SUITABLE MATERIAL APPROVED BY THE ENGINEER.
- MINIMUM COMPACTION FOR GRAVEL BORROW SUB-BASE AND SUBGRADE: 95% MODIFIED PROCTOR.
- DETAIL IS APPLICABLE TO PAVEMENT ON PRIVATE PROPERTY ONLY. PAVEMENT WITHIN CITY RIGHT-OF-WAY IS PER CITY OF PROVIDENCE STANDARD 60.2.0P.

**5 BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



**6 BOLLARD DETAIL**  
NOT TO SCALE



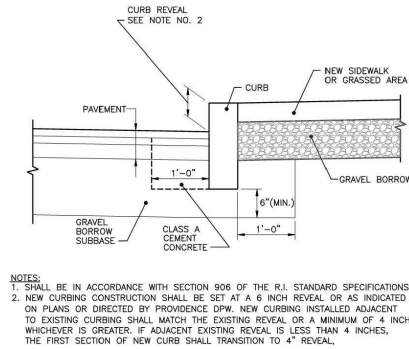
**NOTES:**

- SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
- TOP SURFACE TO BE DRESSED BY SAW. REMAINDER TO BE SAWCUT OR QUARRY SPLIT.
- MINIMUM LENGTH OR CIRCULAR PIECES TO BE 3'-0".
- CIRCULAR CURB IS REQUIRED ON CURVES AS INDICATED. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
- CURB TO BE SET PER PROVIDENCE CURB SETTING DETAIL.

GRANITE CURB - STRAIGHT AND CIRCULAR  
N.T.S.



ISSUE DATE: 1/6/17



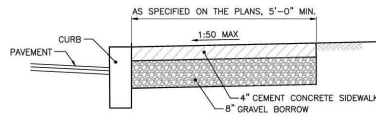
**NOTES:**

- SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
- NEW CURBING CONSTRUCTION SHALL BE SET AT A 6 INCH REVEAL OR AS INDICATED ON PLANS OR DIRECTED BY PROVIDENCE DPW. NEW CURBING INSTALLED ADJACENT TO EXISTING CURBING SHALL MATCH THE EXISTING REVEAL OR A MINIMUM OF 4 INCHES, WHICHEVER IS GREATER. IF ADJACENT EXISTING REVEAL IS LESS THAN 4 INCHES, THE FIRST SECTION OF NEW CURB SHALL TRANSITION TO 4" REVEAL.

CURB SETTING DETAIL  
N.T.S.



ISSUE DATE: 1/6/17



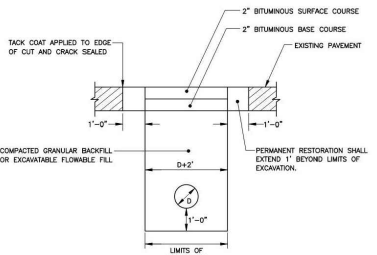
**NOTES:**

- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
- SEE CURB SETTING DETAIL WHERE APPLICABLE.
- RUNNING SLOPE OF SIDEWALK SHALL NOT EXCEED 8.3% (1:12). TYPICALLY, RUNNING SLOPE SHALL MATCH ROAD SLOPE.
- CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2% (1:50).
- SIDEWALK MAY BE SUBJECT TO GRASS STRIP INSTALLATION. CONSULT WITH DPW ENGINEERING.
- GRAVEL BORROW BASE SHALL COMPACT TO ACHIEVE SOIL DENSITY VALUES OF 95% MODIFIED PROCTOR DENSITY (AASHTO T180).
- SIDEWALK REPAIRS SHORTER THAN TWENTY FEET SHALL MAKE EVERY EFFORT TO MEET REQUIRED SLOPES.
- CONTROL JOINTS SHALL BE INSTALLED EVERY 20 FEET IN EACH DIRECTION.
- EXPANSION JOINTS SHALL BE INSTALLED EVERY 20 FEET IN EACH DIRECTION AT FOUNDATIONS AND WALLS AND IN A SQUARE PATTERN AROUND MANHOLE COVERS, HYDRANTS, SIGN POSTS AND UTILITY POLES. THE EXPANSION JOINT SHALL BE THE FULL DEPTH OF THE SIDEWALK AND FILLED WITH AN APPROVED TYPE OF PREMOULDED EXPANSION JOINT FILLER.

CEMENT CONCRETE SIDEWALK  
N.T.S.



ISSUE DATE: 1/6/17



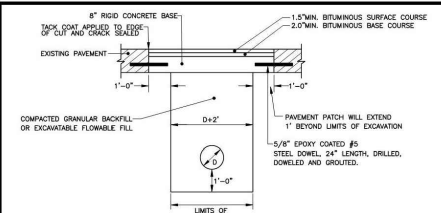
**NOTES:**

- BITUMINOUS CONCRETE SHALL ADHERE TO RIDOT SPECIFICATIONS, SECTION 401.
- GRAVEL BASE MATERIAL SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (AASHTO T180). GRAVEL BASE COURSE SHALL ADHERE TO RIDOT SPECIFICATIONS, SECTION 301.
- EXCAVATABLE FLOWABLE FILL (CONTROLLED DENSITY FILL, CDF) SHALL ADHERE TO 95% OF THE MODIFIED PROCTOR DENSITY (AASHTO T180), ADHERING TO RIDOT SPECIFICATIONS, SECTION 603.
- PRIOR TO PERMANENT RESTORATION, ALL EDGES OF THE EXCAVATED AREA AND ONE FOOT BEYOND SHALL BE SAWCUT TO A CLEAN, SQUARE EDGE.
- IF EXCAVATION IS ON A PROTECTED STREET, THE REMAINING ROADWAY OUTSIDE THE TRENCH TO THE NEAREST CURB SHALL BE MILLED 1.5 INCHES WITH 1.5 INCH BITUMINOUS CONCRETE SURFACE OVERLAY. THE JOINTS SHALL BE SEALED USING INPAVED TECHNOLOGY. THE LENGTH OF THE NEW PAVED AREA MUST BE A MINIMUM OF 10 FEET TO ALLOW FOR PROPER ROLLING.
- IF EXCAVATION IS ON A NON-PROTECTED STREET, AND THE DISTANCE FROM EDGE OF EXCAVATION TO EDGE OF ROADWAY IS TWO FEET OR LESS, THE REMAINING AREA TO EDGE OF ROADWAY SHALL BE REMOVED AND REPLACED IN CONJUNCTION WITH THE PERMANENT PAVEMENT RESTORATION.

PERMANENT ROADWAY RESTORATION - GRANULAR BASE  
N.T.S.



ISSUE DATE: 1/6/17



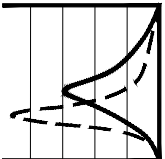
**NOTES:**

- CONCRETE ROAD BASE MUST BE RESTORED TO THE EXISTING DEPTH OR A MINIMUM OF 8 INCHES. A MINIMUM OF 1.5 INCHES OF BITUMINOUS CONCRETE SURFACE COURSE MEETING RIDOT SPECIFICATIONS, SECTION 401 SHALL BE PLACED OVER BASE.
- 8 INCH ROAD CONCRETE BASE SHALL BE TYPE XX (28 DAY -4000 PSI) PER RIDOT SPECIFICATIONS, SECTION 601.
- PRIOR TO PERMANENT RESTORATION, ALL EDGES OF THE EXCAVATED AREA AND ONE FOOT BEYOND SHALL BE SAWCUT TO A CLEAN, SQUARE EDGE.
- GRAVEL SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY (AASHTO T180), ADHERING TO RIDOT SPECIFICATIONS, SECTION 301.
- EXCAVATABLE FLOWABLE FILL (CONTROLLED DENSITY FILL, CDF) SHALL ADHERE TO RIDOT SPECIFICATIONS, SECTION 603.
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- IF EXCAVATION IS ON A NON-PROTECTED STREET, AND THE DISTANCE FROM EDGE OF EXCAVATION TO EDGE OF ROADWAY IS TWO FEET OR LESS, THE REMAINING AREA TO EDGE OF ROADWAY SHALL BE REMOVED AND REPLACED IN CONJUNCTION WITH THE PERMANENT PAVEMENT RESTORATION.

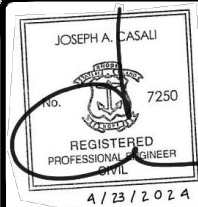
PERMANENT ROADWAY RESTORATION - CONCRETE BASE  
N.T.S.



ISSUE DATE: 1/6/17



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**108 WATERMAN STREET REDEVELOPMENT**  
**108 & 110 WATERMAN STREET**  
**PROVIDENCE, RHODE ISLAND**  
**AP 12, LOTS 183 & 184**

REVISIONS:	
NO.	DATE DESCRIPTION

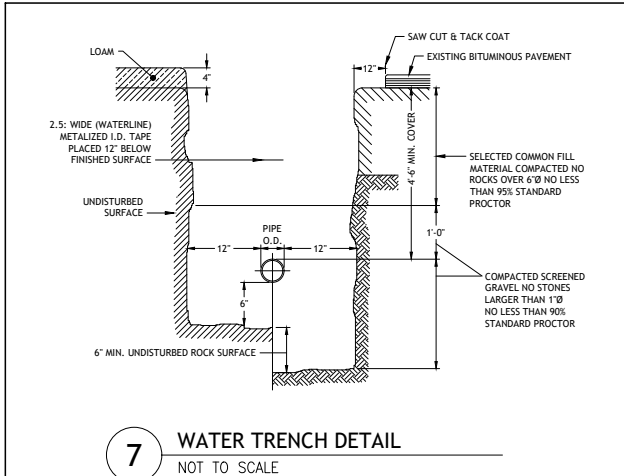
DESIGNED BY: WMLJR  
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PRELIMINARY, NOT FOR CONSTRUCTION

**CIVIL DETAILS I**

**SHEET 4 OF 5**





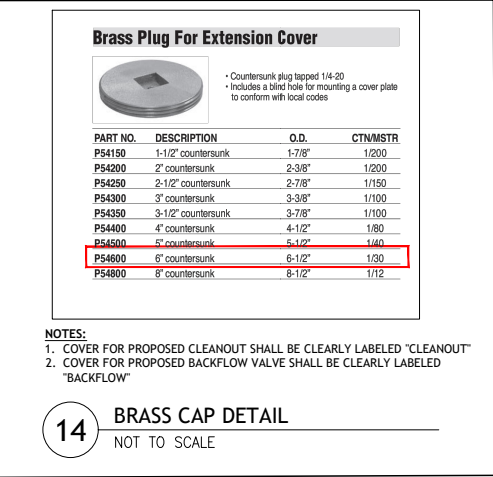
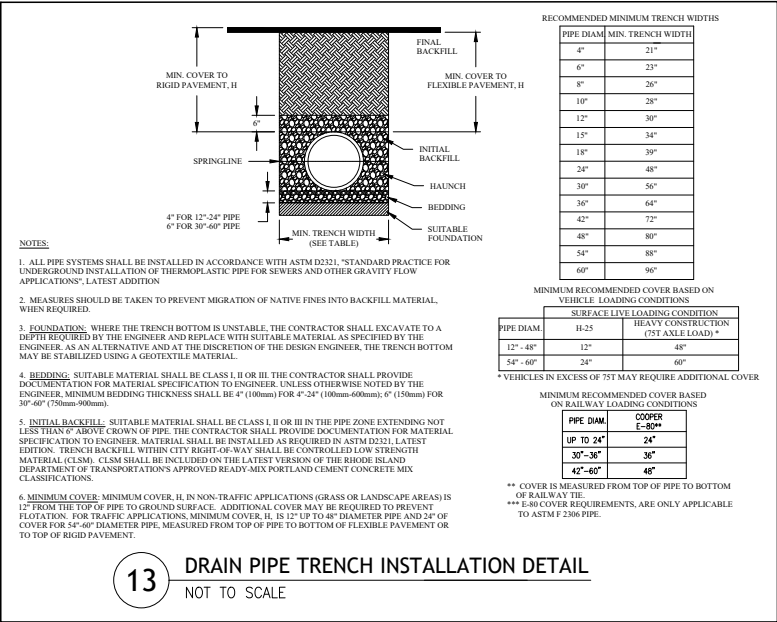
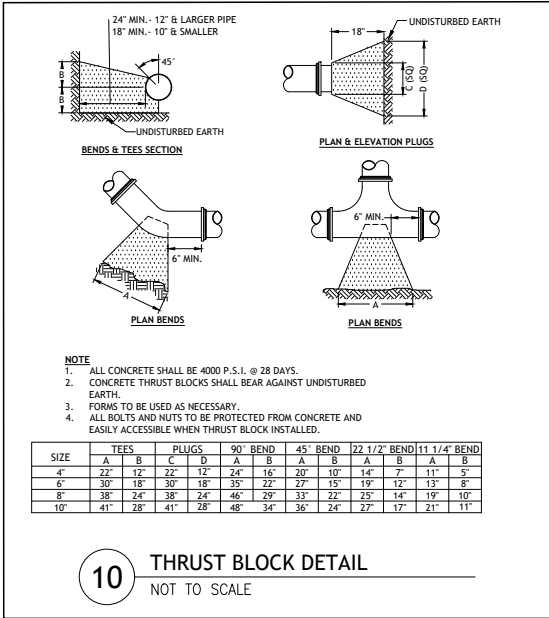
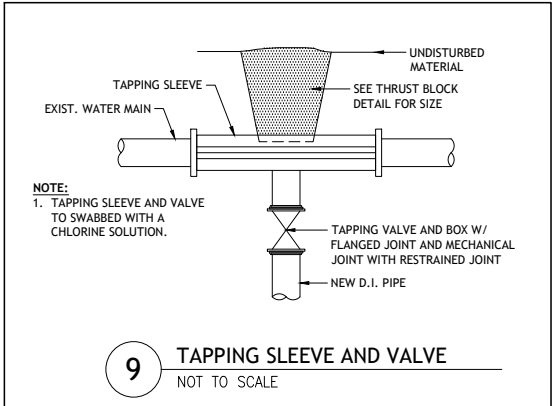
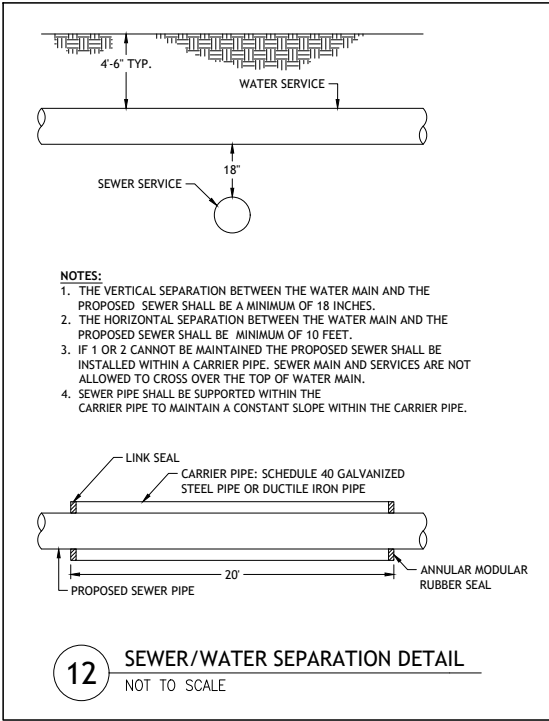
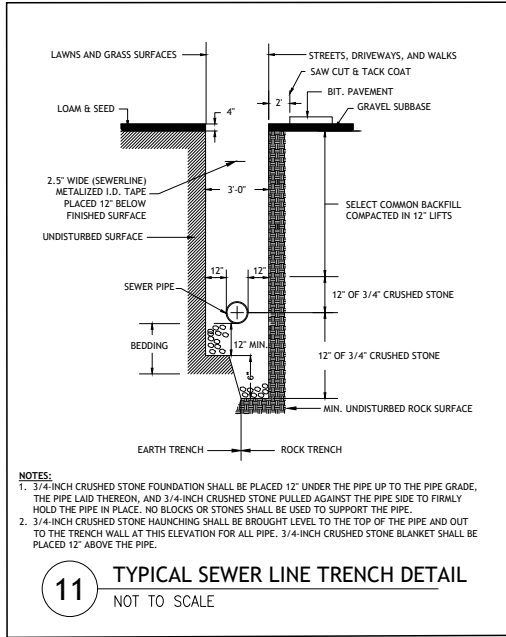
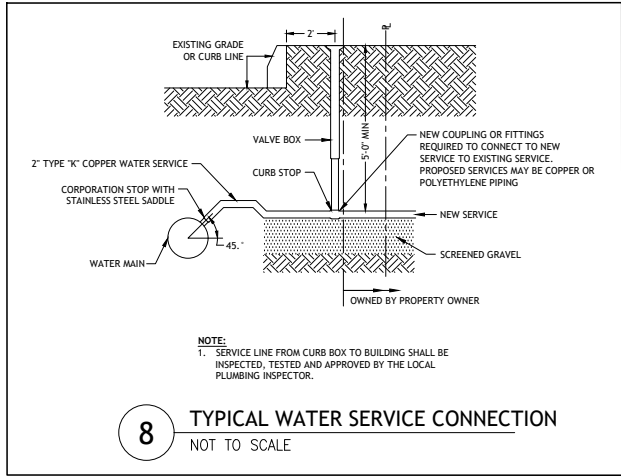
**PROVIDENCE WATER SUPPLY BOARD (PWSB)**  
WATER SERVICE INSTALLATION/SANITARY SEWER FACILITIES SEPARATION REQUIREMENTS

PROPOSED WATER SERVICE LINES AND/OR APPURTENANCES SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING COMPONENT OF A PUBLIC SANITARY SEWER SYSTEM (PIPELINE, MANHOLE, VAULT, METER PIT, PUMP STATION WET WELL, ETC.). DISTANCE SHALL BE MEASURED PERPENDICULARLY FROM THE EDGE OF PIPE TO THE EDGE OF PIPE. NO VERTICAL SEPARATION IS REQUIRED PROVIDED THE 10 FOOT HORIZONTAL SEPARATION IS MAINTAINED. WHEN THIS CRITERIA CANNOT BE MET, THE FOLLOWING STIPULATIONS APPLY. (SEE BOTTOM OF PAGE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS)

- WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, A DEVIATION MAY BE GRANTED ON A CASE-BY-CASE BASIS. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO WATER SERVICE, PROVIDED THAT:
  - THE SEWER LINE AND WATER SERVICE ARE LAID IN SEPARATE TRENCHES AND THE CROWN OF THE SEWER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER SERVICE. OR
  - THE SEWER LINE AND WATER SERVICE MAY BE INSTALLED IN THE SAME TRENCH WITH THE WATER SERVICE PLACED ON A BENCH OF UNDISTURBED EARTH AND THE CROWN OF THE SEWER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER SERVICE.
- IN CASES WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE (INCLUDES CROSSING OVER) THE FOLLOWING PROTECTION SHALL BE PROVIDED:
  - ENCASEMENT OF THE SEWER PIPE IN CONCRETE WITH A MINIMUM THICKNESS OF 6" IN ALL DIRECTIONS AROUND THE OUTSIDE OF THE PIPE EXTENDING TO A DISTANCE THAT WILL PROVIDE THE REQUIRED 10 FEET HORIZONTAL OR 18 INCH VERTICAL SEPARATION BETWEEN THE UNENCLOSED PORTIONS OF THE PIPES. OR
  - PLACING EITHER THE SEWER LINE OR WATER SERVICE IN A WATERTIGHT CARRIER PIPE EXTENDING TO A DISTANCE THAT WILL PROVIDE THE REQUIRED 10 FEET HORIZONTAL OR 18 INCH VERTICAL SEPARATION BETWEEN THE UNENCLOSED PORTION OF THE PIPES.

INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (SEPTIC SYSTEMS) ARE REGULATED BY R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM). MINIMUM DISTANCES BETWEEN DRINKING WATER LINES AND SEPTIC SYSTEM COMPONENTS ARE: 25 FEET (MIN.) TO LEACHING TRENCHES, BEDS AND PITS AND 10 FEET MIN. TO SEPTIC TANKS, DISTRIBUTION BOXES, GREASE TRAPS, DOSING CHAMBERS, PUMP CHAMBERS, AND BUILDING SEWERS. WHEN THESE DISTANCES CANNOT BE MET, RIDEM REQUIRES ENCASEMENT OF WATER LINES AT LEAST TO THE POINT WHERE THE REQUIRED MINIMUM DISTANCES CAN BE MET. ENCASEMENT MUST BE APPROVED BY RIDEM AND THE APPROVED PLAN MUST BE PRESENTED AS PART OF THE APPLICATION PROCESS TO OBTAIN WATER SERVICE. PRESSURIZED SEWER LINES CANNOT CROSS WATER LINES.

- DOMESTIC WATER SERVICE TO BE INSPECTED BY PWSB PRIOR TO BACKFILLING AND THE CONTRACTOR MUST GIVE PWSB 48 HOURS NOTIFICATION.
- CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE PWSB AS INDICATED IN SECTION 400 - CONSTRUCTION PROCEDURES.



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(401) 944-1300 (401) 944-1313 FAX WWW.JCEASALINC.COM

JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
4/23/2024

**108 WATERMAN STREET REDEVELOPMENT**  
**108 & 110 WATERMAN STREET**  
**PROVIDENCE, RHODE ISLAND**  
**AP 12, LOTS 183 & 184**

REVISIONS:  
NO. DATE DESCRIPTION

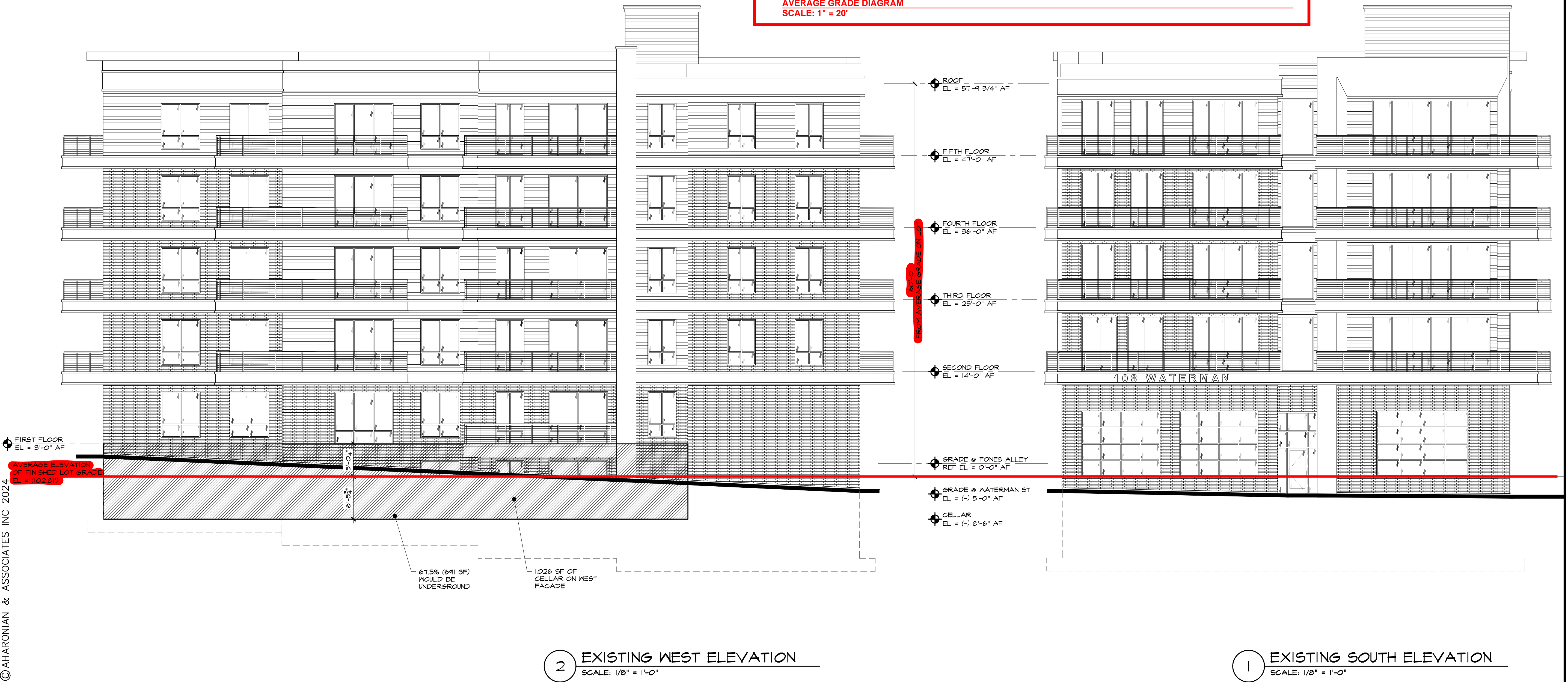
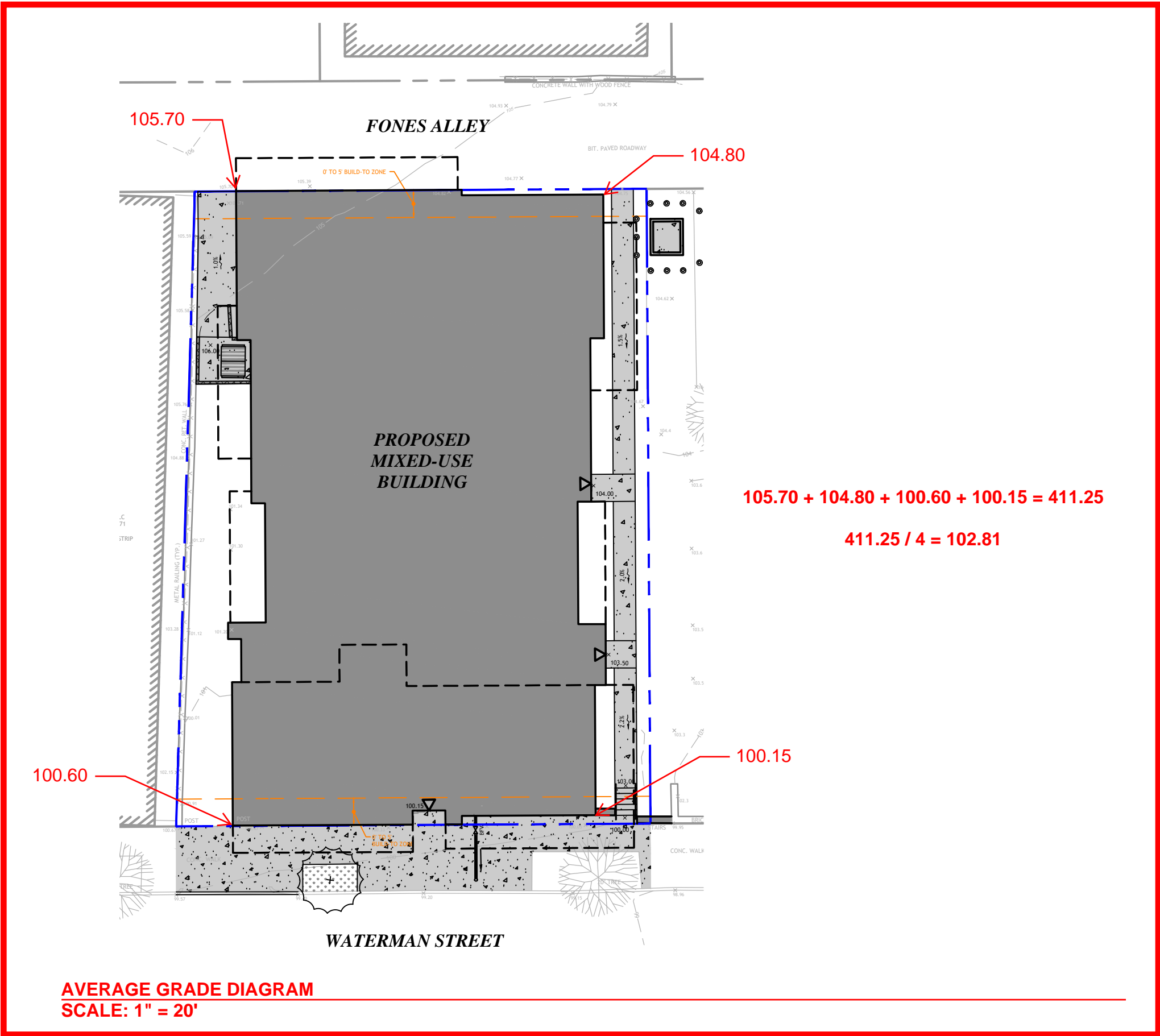

DESIGNED BY: WMLJR  
DRAWN BY: SEP  
CHECKED BY: JAC  
DATE: APRIL 2024  
PROJECT NO: 19-19p

PRELIMINARY, NOT FOR CONSTRUCTION

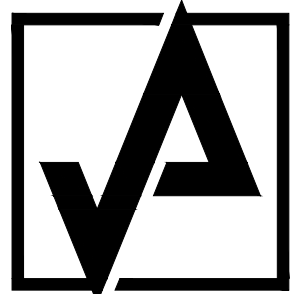
**CIVIL DETAILS II**

**SHEET 5 OF 5**





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REVISIONS

NUMBER	REMARKS	DATE
1	CITY COMMENTS	07/09/24

FOR REVIEW

PROJECT TITLE

BUILDING  
HEIGHT  
PLAN

108 WATERMAN ST  
PROVIDENCE, RI 02906  
PROVIDENCE COUNTY

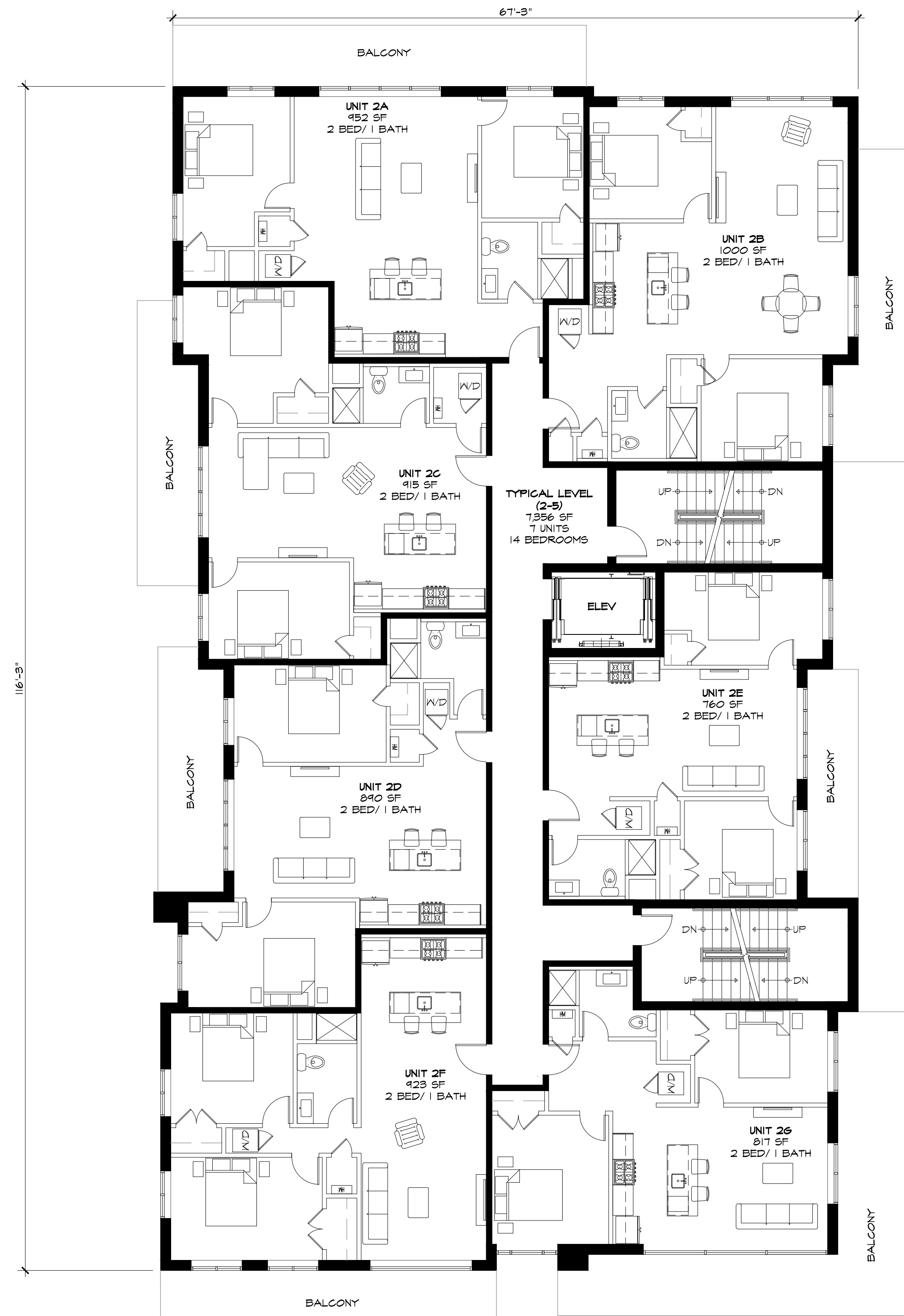
DRAWING TITLE

DATE JUNE 4, 2024	PROJ NO 22117
DRAWN BY OR	CHECKED BY -

DRAWING NUMBER

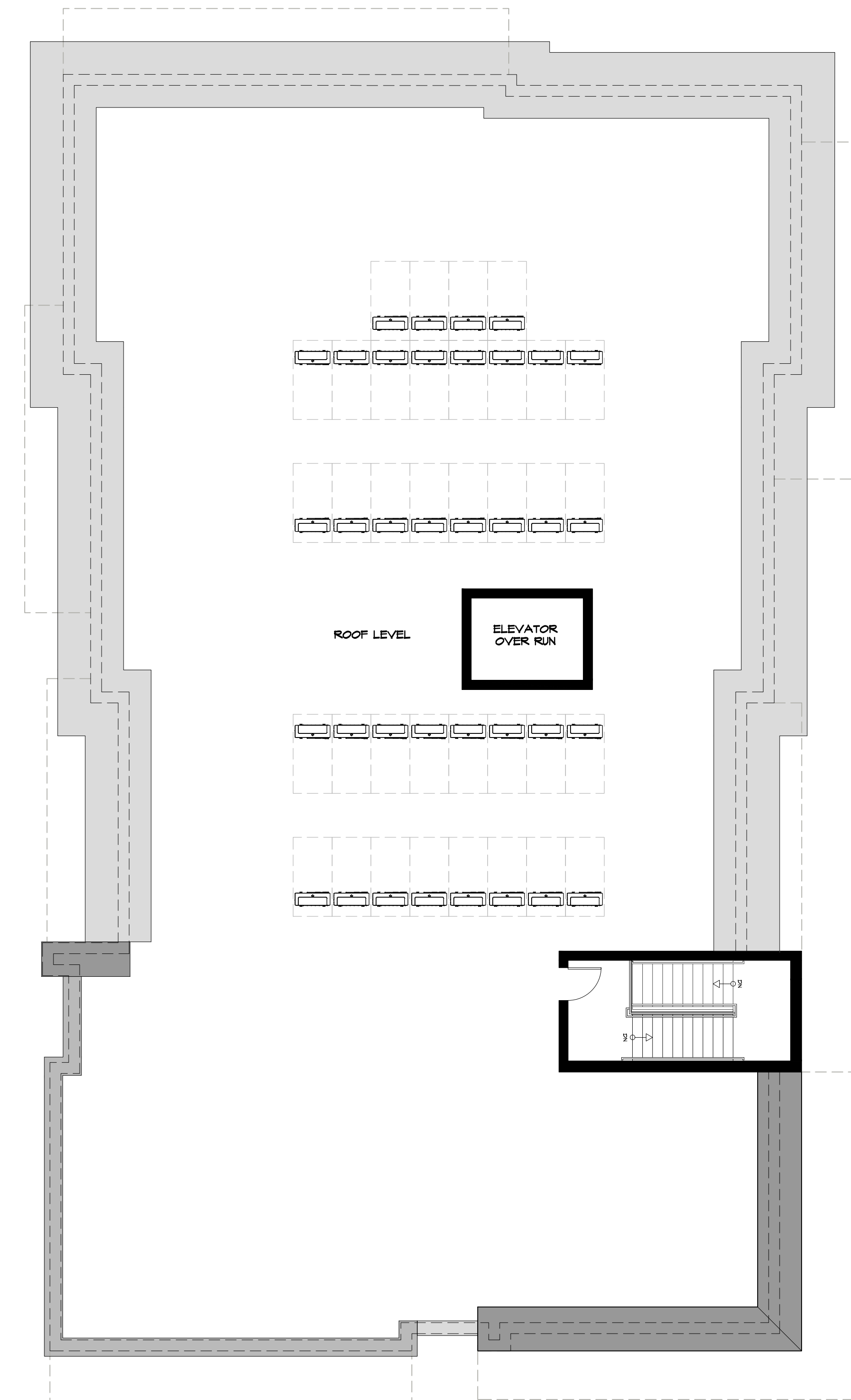
A3.5





PROPOSED TYPICAL LEVEL

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



PROPOSED ROOF LEVEL

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



