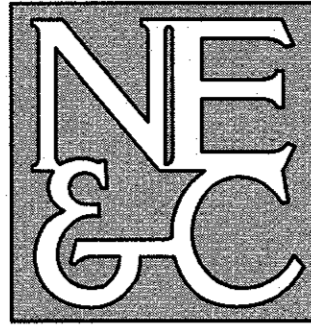


GROUP HOME NEW BUILDING CONSTRUCTION

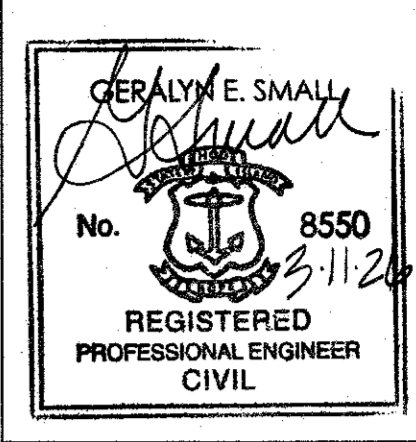
**GROUP HOME STRUCTURE
ASSESSOR'S PLAT 52, LOT 141
859 BROAD STREET
PROVIDENCE, RHODE ISLAND**

CIVIL ENGINEER: NORTHEAST ENGINEERS & CONSULTANTS, INC.



NE & C
A KNOWLEDGE CORPORATION
6 VALLEY ROAD MIDDLETOWN RI 02842
PHONE (401) 848-0810 FAX (401) 848-4169
WWW.NORTHEASTENGINEERS.COM

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING



ENGINEER CERTIFICATION

ARCHITECT:

GMI ARCHITECTS
412A THAMES STREET
BRISTOL, RI 02809

OWNER:

STATE OF RHODE ISLAND
14 HARRINGTON ROAD
CRANSTON, RI 02920

**MARCH 10, 2026
PLAN SET SUBMISSION**

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

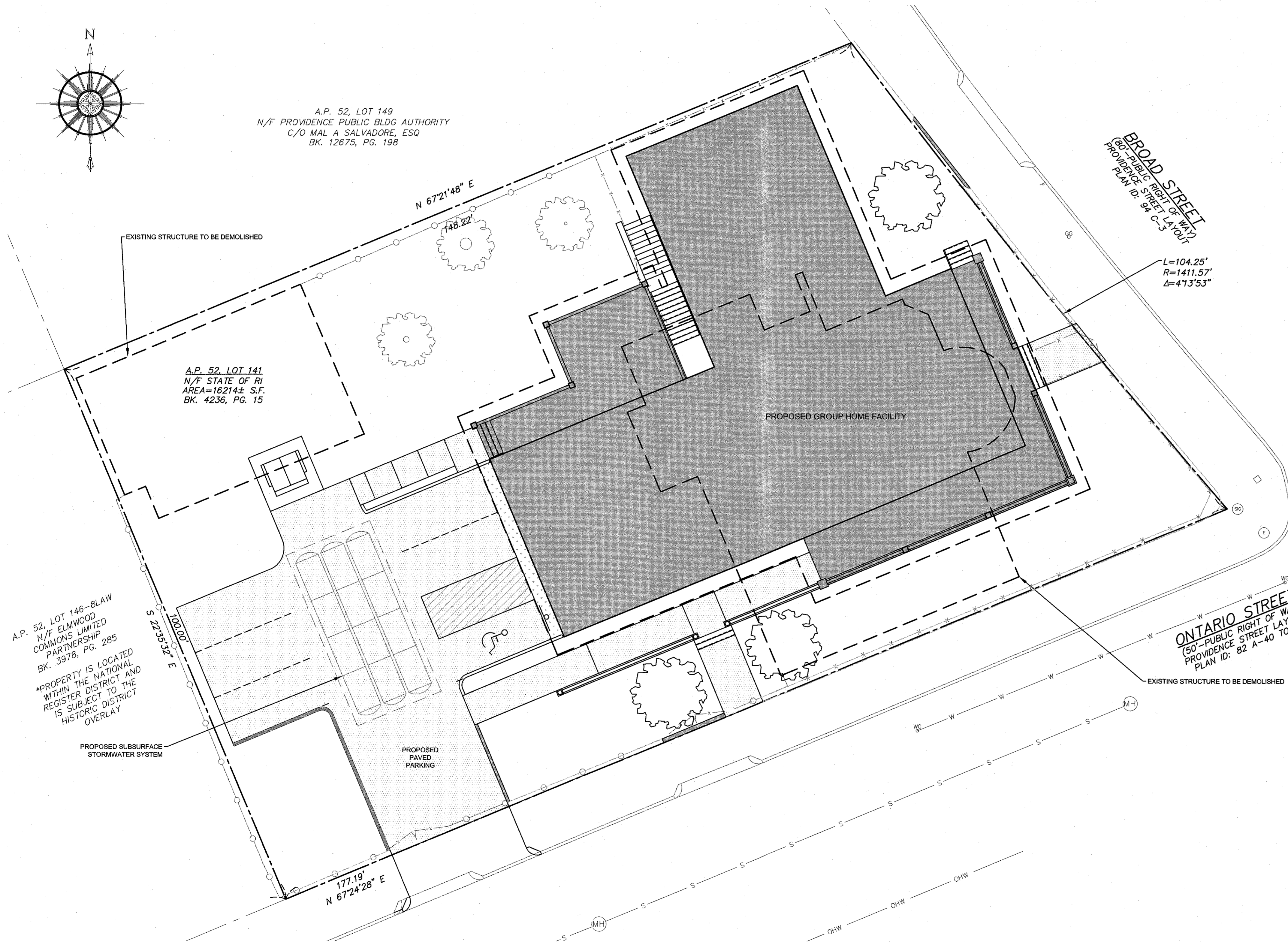
TITLE SHEET
PROJECT NOTES
EXISTING CONDITIONS
DEMOLITION PLAN
PROPOSED CONDITIONS PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN
SITE DETAILS

SHEET C-1
SHEET C-2
SHEET C-3
SHEET C-4
SHEET C-5
SHEET C-6
SHEET C-7 THRU C-8

PLAN ADDENDUMS

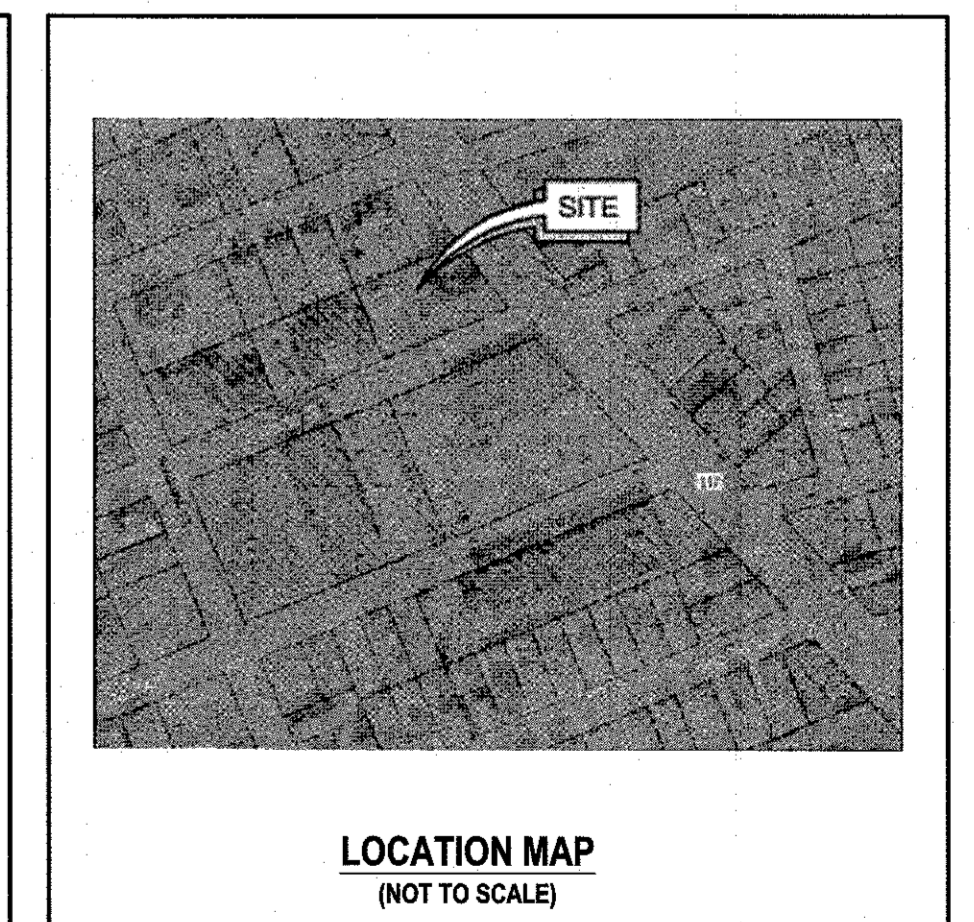
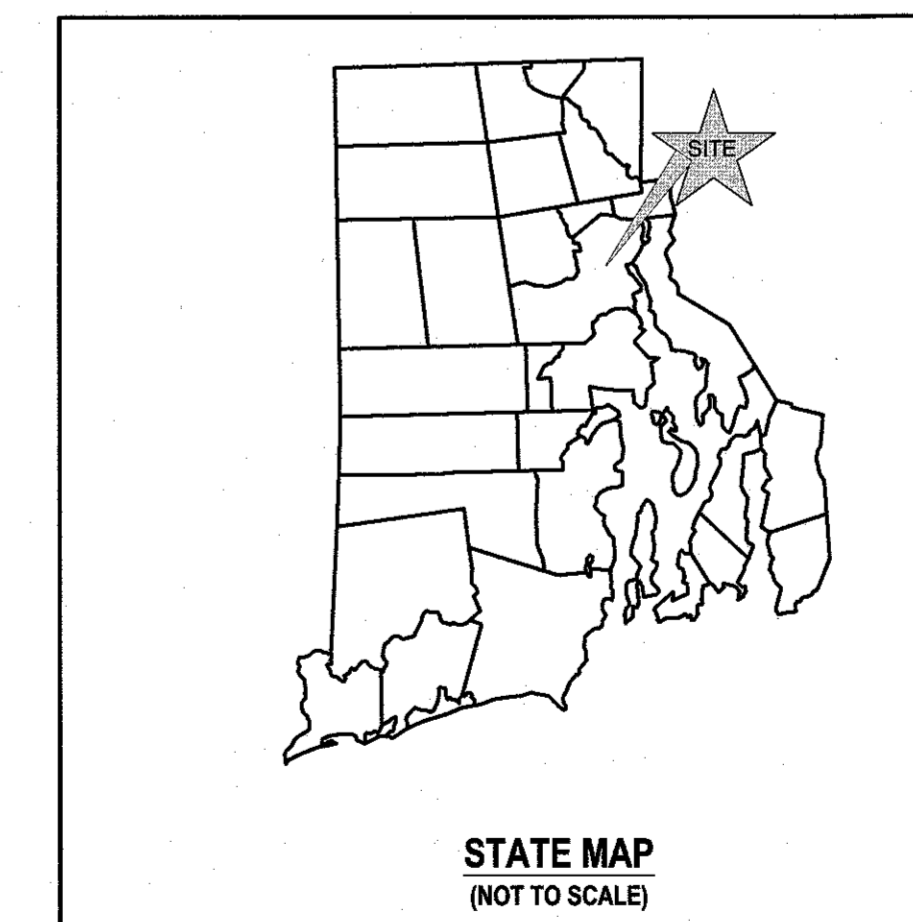
LIMITED CONTENT BOUNDARY SURVEY

SHEET L-1



SITE PLAN

SCALE = 1"=10'



SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
CITY OF PROVIDENCE	MARCH 2026	CIVIL PLAN SET

GENERAL NOTES

- EXISTING CONDITIONS AND PROPERTY LINE TAKEN FROM PLAN ENTITLED "A.P. 52 LOT 141, 859 BROAD STREET, PROVIDENCE, RI, LIMITED CONTENT BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. AND DATED JULY, 2025.
- BASE OF ELEVATIONS: NAVD83.
- PROPERTY IS ZONED C-2 (COMMERCIAL DISTRICT). ADJUTING PROPERTIES ALONG BROAD STREET ARE ZONED C-2, WHILE PROPERTIES WEST OF THE SITE ARE RESIDENTIALLY OCCUPIED AND WITHIN THE R-3 DISTRICT. THE RESIDENTIAL LOT DIRECTLY ADJUTING TO THE WEST LIES WITHIN THE HISTORIC DISTRICT.
- UTILITIES SHOWN FROM OBSERVED EVIDENCE.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.
- THERE ARE NO FRESHWATER WETLANDS OBSERVED ON THE SUBJECT PROPERTY OR NOTED IN RIDEM ENVIRONMENTAL RESOURCE MAPPING.
- SOIL EVALUATIONS COMPLETED BY ECOTONES INC. IN OCTOBER 2025.
- THE SUBJECT SITE IS SITUATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FIRM 45013C0164G EFFECTIVE MARCH 23, 2021.
- THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
- SOIL TYPES IN THE AREA OF DEVELOPMENT ARE MU (MERRIMAC-URBAN LAND COMPLEX).
- THERE ARE NO KNOWN AREAS OF LEDGE OR OUTCROPPINGS ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN RECREATIONAL RESOURCES ON THE SUBJECT PROPERTY.
- THE PROPOSED DEVELOPMENT DOES NOT LIE IN ANY OF THE FOLLOWING AREAS:
 - NATURAL HERITAGE AREAS (RIDEM)
 - CULTURAL RESOURCE AREA
 - SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - GROUNDWATER AQUIFERS, STATE DESIGNATED "GROUNDWATER RESERVOIRS", RECHARGE AREAS, OR WELLHEAD PROTECTION AREAS
 - STATE, REGIONAL OR LOCAL GREENWAYS, OR GREENSPACE PRIORITIES
- THE SITE IS NOT SITUATED IN A COMMUNITY WELLHEAD PROTECTION AREA PER RIDEM ENVIRONMENTAL RESOURCE MAPS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.

GRADING NOTES

- ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATERS FROM DAMAGING THE CUT FACE OF AN EXCAVATION OR THE SLOPED SURFACES OF A FILL. FURTHERMORE, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SEDIMENT RUNOFF FROM LEAVING THE SITE.
- ALL GRADY AREAS SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
- THE CITY SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
- NO GRADING WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS AT ANY TIME WITHOUT PRIOR NOTICE TO THE MUNICIPALITY, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH ANY COMMUNITY NOISE CONTROL STANDARDS.
- THE LIMITS OF DISTURBANCE SHALL BE FLAGGED BEFORE THE COMMENCEMENT OF THE GRADING WORK.
- ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THE MUNICIPALITY.
- WHERE APPLICABLE AND FEASIBLE THE MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE GRADING WORK IS INITIATED.
- TEMPORARY EROSION CONTROLS SHALL NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
- IF THE GRADING WORK INVOLVES CONTAMINATED SOIL, THEN ALL GRADING WORK SHALL BE DONE IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- NONCOMPLIANCE TO ANY OF THE ABOVE REQUIREMENTS SHALL MEAN IMMEDIATE SUSPENSION OF ALL WORK, AND REMEDIAL WORK SHALL COMMENCE IMMEDIATELY. ALL COSTS INCURRED SHALL BE BILLED TO THE VIOLATOR. FURTHERMORE, VIOLATORS SHALL BE SUBJECTED TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

UTILITY NOTES

- THE LOCATION OF PROPOSED ELECTRICAL CONNECTION TO THE OVERHEAD SERVICES ALONG ONTARIO STREET IS PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICE IS SUBJECT TO DESIGN REVIEW AND APPROVAL OF RI ENERGY.
- THE PROPOSED CONNECTION TO THE EXISTING WATER SERVICE STUB IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY PROVIDENCE WATER.
- ALL NEW ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
- IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTASTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE PROPOSED CONNECTION TO THE EXISTING SEWER SERVICE ALONG ONTARIO STREET IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY THE CITY AND NARRAGANSETT BAY COMMISSION (NBC). OCCUPANCY OF THE DEVELOPMENT IS NOT PROPOSED TO CHANGE.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCTION SEQUENCE

- DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR/OWNER SHALL NOTIFY THE BUILDING OFFICIAL IN ADVANCE OF HIS INTENT TO BEGIN CONSTRUCTION.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE LOCATED AS SHOWN ON PLANS. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THIS ENTRANCE.
- INSTALL SILT FENCES, SILT SACKS, CHECK DAMS AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES. EROSION CONTROLS SHALL BE IN PLACE BEFORE ANY OTHER SITE WORK IS UNDERTAKEN.
- COMMENCE DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE DEMOLITION PLAN. ALL DEBRIS TO BE REMOVED OFF SITE TO A LICENSED FACILITY. EXISTING UTILITY SERVICES TO BE DISCONNECTED AND MARKED IN THE FIELD WITH COLOR CODED STAKES.
- REMOVE TREES AND VEGETATION ONLY WHERE NECESSARY OR AS DIRECTED BY LANDSCAPE ARCHITECT. ALL STUMPS TO BE GROUND OR DISPOSED OF OFF SITE.
- ROUGH GRADE SITE IN ACCORDANCE WITH GRADING PLAN. ALL FILLS TO BE COMPACTED IN ACCORDANCE WITH EARTHWORK NOTES.
- EXCAVATE AREA OF NEW CONSTRUCTION IN ACCORDANCE WITH THE PLANS AND DETAILS. ONLY THOSE AREAS UNDER CONSTRUCTION WILL BE DISTURBED BY EARTHWORK. THE REMAINDER OF THE LOT WILL NOT BE STRIPPED OR DISTURBED UNTIL CONTRACTOR IS DONE WITH THE MAJORITY OF THE RESIDENCE CONSTRUCTION AND READY FOR THE FINAL LOT GRADING.
- TEMPORARY SOIL STOCKPILES SHALL BE PROTECTED WITH ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
- NECESSARY CONSTRUCTION.
- COMPLETE STRUCTURE AND CONNECT ALL UTILITIES IN COORDINATION WITH PROVIDING ENTITIES.
- INSTALL STORMWATER SYSTEM IN ACCORDANCE WITH THE PLANS AND DETAILS. STORMWATER SYSTEMS PLACED INTO PREVIOUSLY COMPACTED SOILS SHALL HAVE THE UNDERLYING MATERIAL REPLACED WITH ASTM C-33 SAND TO A DEPTH OF 24" BELOW THE CHAMBERS.
- INSTALL DRIVEWAY BASE COURSE AND COMPLETE ANY OTHER EXTERNAL SITE IMPROVEMENTS.
- FINAL GRADE SITE
- REMOVE CONSTRUCTION ENTRANCE AND COMPLETE DRIVEWAY ACCORDING TO SECTION PROVIDED.
- ESTABLISH A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE CITY BUILDING OFFICIAL. COMPLETE AREAS OF LANDSCAPING.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO REMOVAL OF EROSION & SEDIMENT CONTROLS, CONTRACTOR SHALL CONTACT TIVERTON BUILDING OFFICIAL FOR A FINAL INSPECTION.
- MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES. EROSION CONTROLS MUST BE MAINTAINED AND REMAIN IN PLACE UNTIL THE LAWN HAS RECEIVED TWO (2) MOWINGS.

2. EARTHWORK NOTES:

- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- AREAS OF PROPOSED STORMWATER SYSTEMS SHALL NOT BE USED FOR STOCKPILING OF MATERIALS OR EQUIPMENT. WHERE POSSIBLE, THESE AREAS SHALL BE FLAGGED PRIOR TO CONSTRUCTION TO MINIMIZE DISTURBANCE.
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
- ALL FILL SHALL BE COMPACTED TO 95% MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS.
- FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
- ALL FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN THICKNESS FILLS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.
- EXCESS QUANTITIES OF SOIL WILL BE REMOVED FROM SITE BY CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

3. VEGETATIVE PRACTICE:

PERMANENT MEASURES:

- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ANY SLOPES STEEPER THAN 3:1.
 - A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED. THE LOAM SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN 2" SHALL BE REMOVED.
 - THE FOLLOWING SEEDING MIXTURE SHALL BE APPLIED AT THE INDICATED RATE UNLESS OTHERWISE APPROVED BY THE PROVIDENCE D.P.W.

RED FESCUE:	40 LBS/ACRE
KENTUCKY BLUEGRASS:	40 LBS/ACRE
PERENNIAL RYEGRASS:	20 LBS/ACRE
 - HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE
- TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)**
- LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:

LIMESTONE:	3 TONS/ACRE
FERTILIZER: (10-10-10):	600 LBS/ACRE
 - SEED SHALL BE APPLIED AT THE FOLLOWING RATE:

WINTER RYE:	100 LBS/ACRE
-------------	--------------
 - HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

4. SHORT-TERM MAINTENANCE

DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.

- SILT FENCES / STRAW WATTLE SHALL BE INSPECTED AS INDICATED IN THE PLAN DETAILS. AT A MINIMUM THE SILT FENCING / WATTLE SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND/OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REGRADED ON THE SITE.
- ANY EROSION CONTROL BLANKETS SHALL BE INSPECTED ON A WEEKLY BASIS.
- THE CONSTRUCTION ENTRANCE SHALL BE INSPECTED MONTHLY FOR EXCESSIVE ACCUMULATION OF SEDIMENT. IT MAY BE NECESSARY TO REMOVE STONES, EXCAVATE SEDIMENT, AND REPLACE STONES.
- THE CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO FINAL SURFACING. DURING CONSTRUCTION THE ENTRANCE SHALL BE INSPECTED WEEKLY, AND RE-ESTABLISHED AS NECESSARY.
- SEEDING AREAS SHALL BE FERTILIZED AND RESEEDDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF REVIEWING ENTITIES.

REQUIRED PARKING:

C-2 COMMERCIAL DISTRICT - COMMUNITY RESIDENCE			
USE REQ: 1 PARKING SPACE PER 5 EMPLOYEES & RESIDENTS			
REQUIRED:	EXISTING OCCUPANTS:	PROVIDED OCCUPANTS:	REQUIRED PARKING:
GROUP HOME:	17 TOTAL	9 RESIDENTS 8 STAFF 17 TOTAL	3.4 SPACES
TOTAL PARKING PROVIDED:			
• 5 SPACES FOR OCCUPANTS			
• ADA VAN PARKING SPACE			
TOTAL PARKING PROVIDED: 6 SPACES			

ZONING DATA:

C-2 COMMERCIAL DISTRICT COMMUNITY RESIDENCE			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NONE	16,214± SQ. FT.	16,214± SQ. FT.
MINIMUM BUILDING HEIGHT	16 FT.	N/A	N/A
MINIMUM FIRST STORY HEIGHT	9 FT. (RESIDENTIAL USE) 11 FT. (NON-RESIDENTIAL USE)	N/A	N/A
MAXIMUM HEIGHT OF PRINCIPAL BUILDING (NOT TO EXCEED 4 STORIES)	50 FT.	N/A	N/A
MAXIMUM BUILDING COVERAGE	NONE	25.98%	25.85%
TOTAL MAX. IMPERVIOUS SURFACE COVERAGE	NONE	53.21%	41.51%
MINIMUM YARD DIMENSIONS			
FRONT SETBACK	BUILD-TO ZONE OF 0 FT. TO 5 FT.	2.95 FT.	23.6 FT.
INTERIOR SIDE SETBACK (UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10 FT)	NONE	1.25 FT.	62.22 FT.
CORNER SIDE SETBACK	BUILD-TO ZONE OF 0 FT. TO 5 FT.	13.87	10.24 FT.
REAR SETBACK (UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10 FT)	NONE	2.14 FT.	3.25 FT.
***BUILD-TO PERCENTAGE:			
FRONT SETBACK: THE REQUIRED PERCENTAGE IS 60% OF THE FRONT LOT LINE.			
CORNER SETBACK: THE REQUIRED PERCENTAGE IS 40% OF THE CORNER LOT LINE.			

STORMWATER NOTES

- STORMWATER DESIGN SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND STORMWATER MANAGEMENT DESIGN AND INSTALLATION RULES (250-RICR-150-10-8).
- THIS PROJECT DOES NOT REQUIRE APPROVAL FROM THE RIDEM RIPDES PROGRAM AS IT PROPOSES DISTURBANCE OF LESS THAN ONE (1) ACRE OF LAND.
- AS THIS PROJECT INCLUDES A STORMWATER INFILTRATION SYSTEM THAT MANAGES LESS THAN 10,000 SQ. FT. OF ROOFTOP RUNOFF AND NO COMMERCIAL PARKING AREA, THIS PROJECT DOES NOT REQUIRE APPROVAL FROM THE RIDEM UIC PROGRAM.

PUBLIC HEALTH SAFETY AND CONVENIENCE NOTES

- CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
- THE CONTRACTOR AT HIS/HER EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM RUBBISH, DUST, NOISE, EROSION, ETC. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
- NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SILT OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS AS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC.

VARIANCES REQUIRED: ZONING ORDINANCE

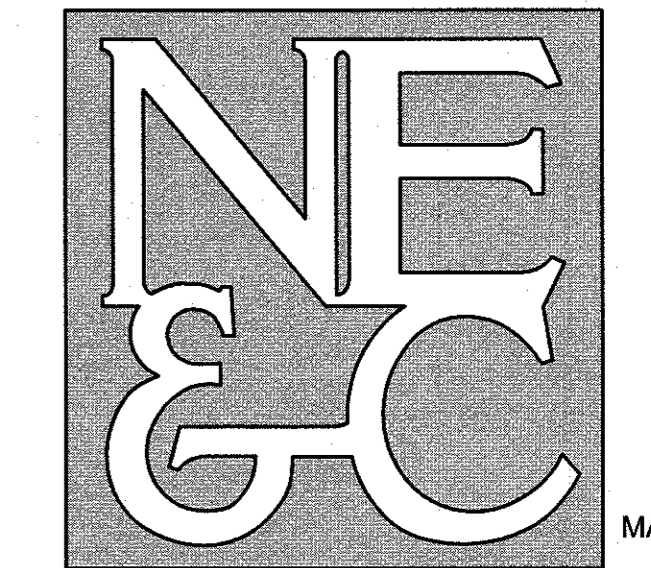
1) ARTICLE 5: COMMERCIAL DISTRICT

SECTION 502: DIMENSIONAL STANDARDS

FOR PROPERTIES IN THE C-2 DISTRICT, THE FRONT BUILD-TO ZONE IS ESTABLISHED AT 0' TO 5' FROM THE FRONT PROPERTY LINE, AND THE CORNER SIDE BUILD-TO ZONE IS ESTABLISHED AT 0' TO 5' FROM THE CORNER SIDE PROPERTY LINE. ALL BUILDING FACADES ALONG THESE FRONTAGES ARE REQUIRED TO MEET THE APPLICABLE BUILD-TO PERCENTAGES WITHIN THESE ZONES. THE REQUIRED BUILD-TO PERCENTAGE IS 60% OF THE FRONT LOT LINE AND 40% OF THE CORNER SIDE LOT LINE.

VARIANCE REQUIREMENT - THE PROPOSED DEVELOPMENT DOES NOT MEET THE MINIMUM BUILD-TO REQUIREMENTS FOR BOTH THE FRONT AND CORNER FACADES. SPECIFICALLY, THE FRONT FACADE SHOULD HAVE 52.1 FEET WITHIN THE 0' TO 5' BUILD-TO ZONE, AND THE CORNER SIDE FACADE SHOULD HAVE 32.23 FEET WITHIN THE 0' TO 5' BUILD-TO ZONE. RELIEF IS REQUESTED TO ALLOW THE PROPOSED FACADE CONFIGURATION AS SHOWN ON THE PLANS.

NORTHEAST ENGINEERS & CONSULTANTS, INC.

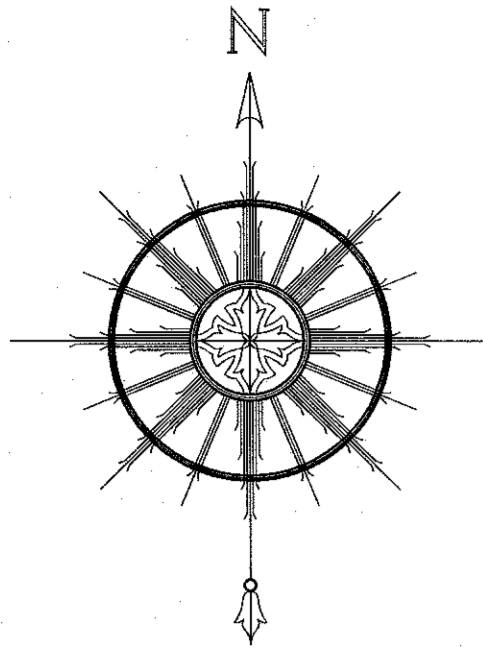


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6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

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- LAND PLANNING
- WATERFRONT SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL TRANSPORTATION
- STRUCTURAL MATERIALS TESTING

No.	Revision	Date	App.
Designed By:	Drawn by: JJR	Checked by: JJR	
Scale:	N/A	Date:	10MAR2026
Project Title:			
GROUP HOME NEW BUILD CONSTRUCTION			
AP 52, LOT 141 859 BROAD STREET PROVIDENCE, RI			
Client/Owner:			
STATE OF RHODE ISLAND 14 HARRINGTON ROAD CRANSTON, RI 02920			
Issued for:			
PERMITTING			
Drawing Title:			
PROJECT NOTES			
Drawing Number:			
C-2			
Sheet 2 of 8			
Project Number:			
25132.0			
Survey Index:			
11 - 302 - 165			
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			



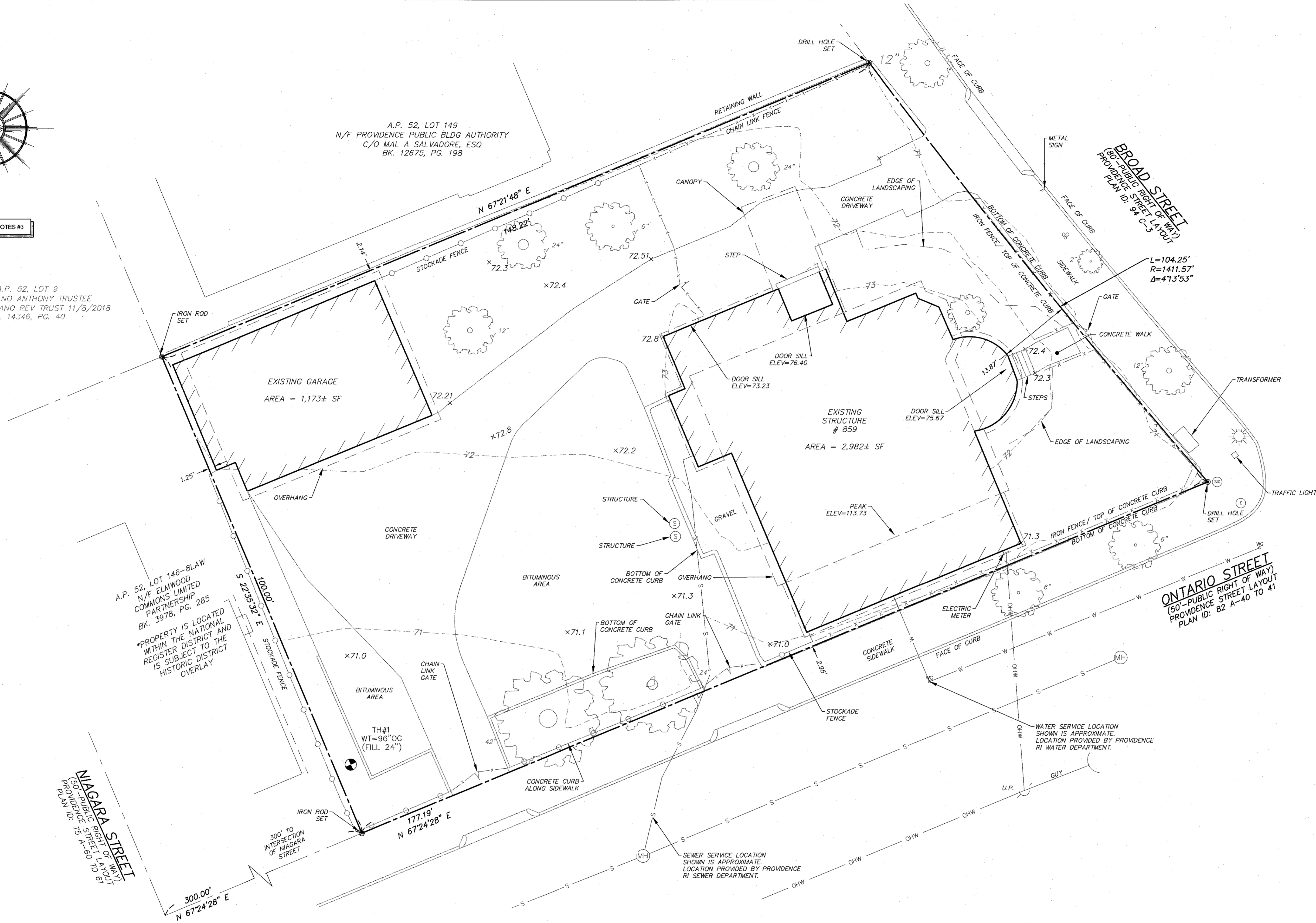
SEE GENERAL NOTES #3

A.P. 52, LOT 9
N/F ZELANO ANTHONY TRUSTEE
ANTHONY ZELANO REV TRUST 11/8/2018
BK. 14346, PG. 40

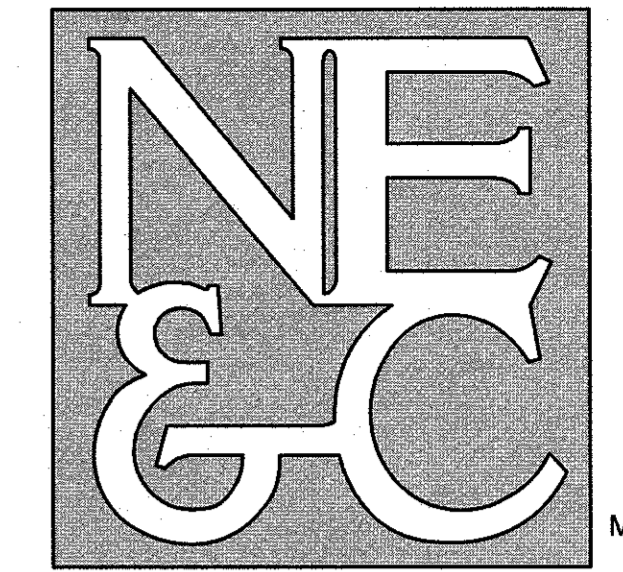
A.P. 52, LOT 146-BLAW
N/F ELMWOOD COMMONS LIMITED PARTNERSHIP
BK. 3978, PG. 285
*PROPERTY IS LOCATED WITHIN THE NATIONAL REGISTER DISTRICT AND IS SUBJECT TO THE HISTORIC DISTRICT OVERLAY

NIAGARA STREET
50' PUBLIC RIGHT OF WAY
PROVIDENCE STREET LAYOUT
PLAN ID: 82 A-40 TO 41

A.P. 52, LOT 149
N/F PROVIDENCE PUBLIC BLDG AUTHORITY
C/O MAL A SALVADORE, ESQ
BK. 12675, PG. 198



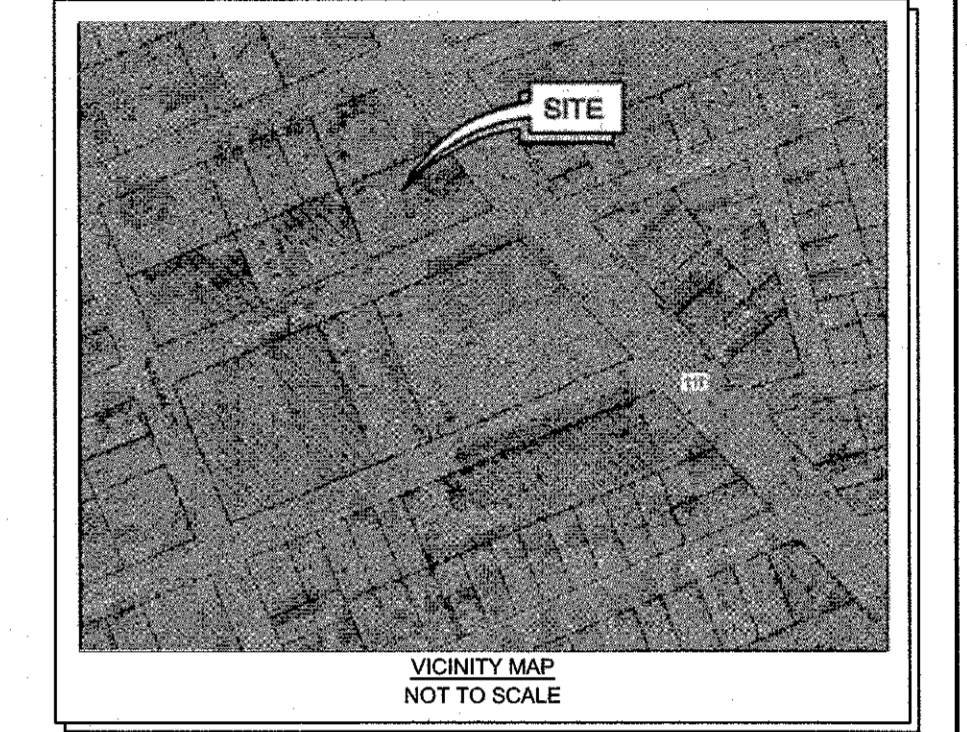
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VICINITY MAP
NOT TO SCALE

No.	Revision	Date	App.

Designed By: GM Drawn by: BG Checked by: SML
Scale: 1"=10' Date: 10MAR2026

Project Title:
**GROUP HOME
NEW BUILD CONSTRUCTION**
AP 52, LOT 141
859 BROAD STREET
PROVIDENCE, RI

Client/Owner:
STATE OF RHODE ISLAND
14 HARRINGTON ROAD
CRANSTON, RI 02920

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS

Drawing Number:
C-3

Sheet **3** of **8**

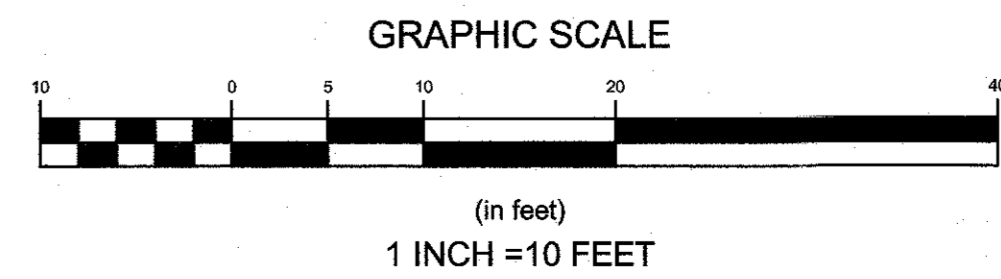
Project Number:
25132.0

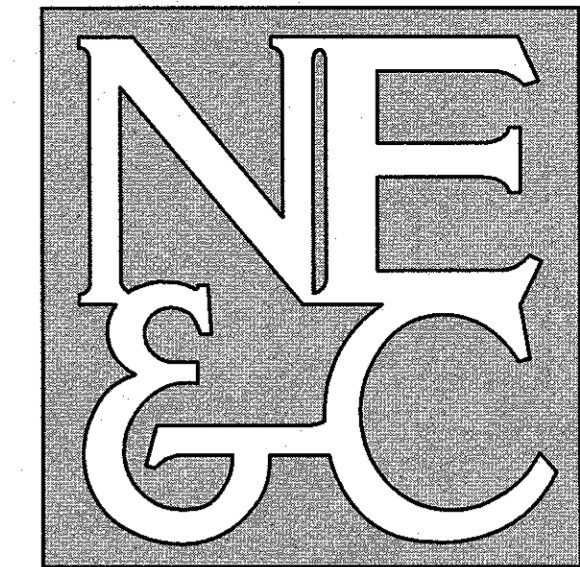
Survey Index:
29 - 52 - 141

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.

LEGEND:	
—	PROPERTY LINE
- - -	ABUTTER'S PROPERTY LINE
- - -	ZONING SETBACK
- - -	TOPOGRAPHIC CONTOUR
- x - x -	CHAIN LINK FENCE
- x - x -	IRON FENCE
- o - o -	STOCKADE FENCE
- w - w -	WATER LINE
- ohw - ohw -	OVERHEAD WIRE
- - -	EDGE OF LANDSCAPING
(S)	SEWER MANHOLE
(G)	GAS GATE
(W)	WATER GATE
U.P. X	UTILITY POLE
X X X X	SPOT ELEVATION
(●)	IRON ROD
(○)	DRILL HOLE
(□)	GRANITE/CONCRETE BOUND
(▲)	STAKE/SPIKE
(▲)	SURVEY NAIL
(E)	ELECTRIC MANHOLE
(SM)	SIGNAL MANHOLE
(L)	LIGHT POLE
(MH)	MANHOLE
-71-	PROPOSED GRADING
-D-	PROPOSED DRAIN LINE
-S-	PROPOSED SEWER SERVICE
-W-	PROPOSED WATER SERVICE
-E-	PROPOSED ELECTRIC SERVICE
+70.75	PROPOSED SPOT SHOT
(●)	TEST HOLE LOCATION
(○)	2" TREE
(○)	6" TREE
(○)	10" 10" TREE
(○)	12" 12" TREE
(○)	24" 24" TREE
(○)	30" 30" TREE
(○)	42" 42" TREE

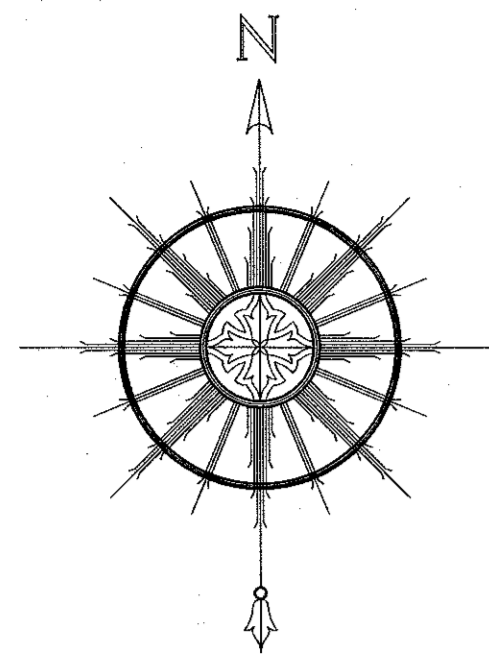
GENERAL NOTES:
1. EXISTING CONDITIONS AND PROPERTY LINE TAKEN FROM PLAN ENTITLED "A.P. 52 LOT 141, 859 BROAD STREET, PROVIDENCE, RI, LIMITED CONTENT BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. AND DATED JULY, 2025.
2. BASE OF ELEVATIONS: NAVD88.
3. NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.
4. REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.





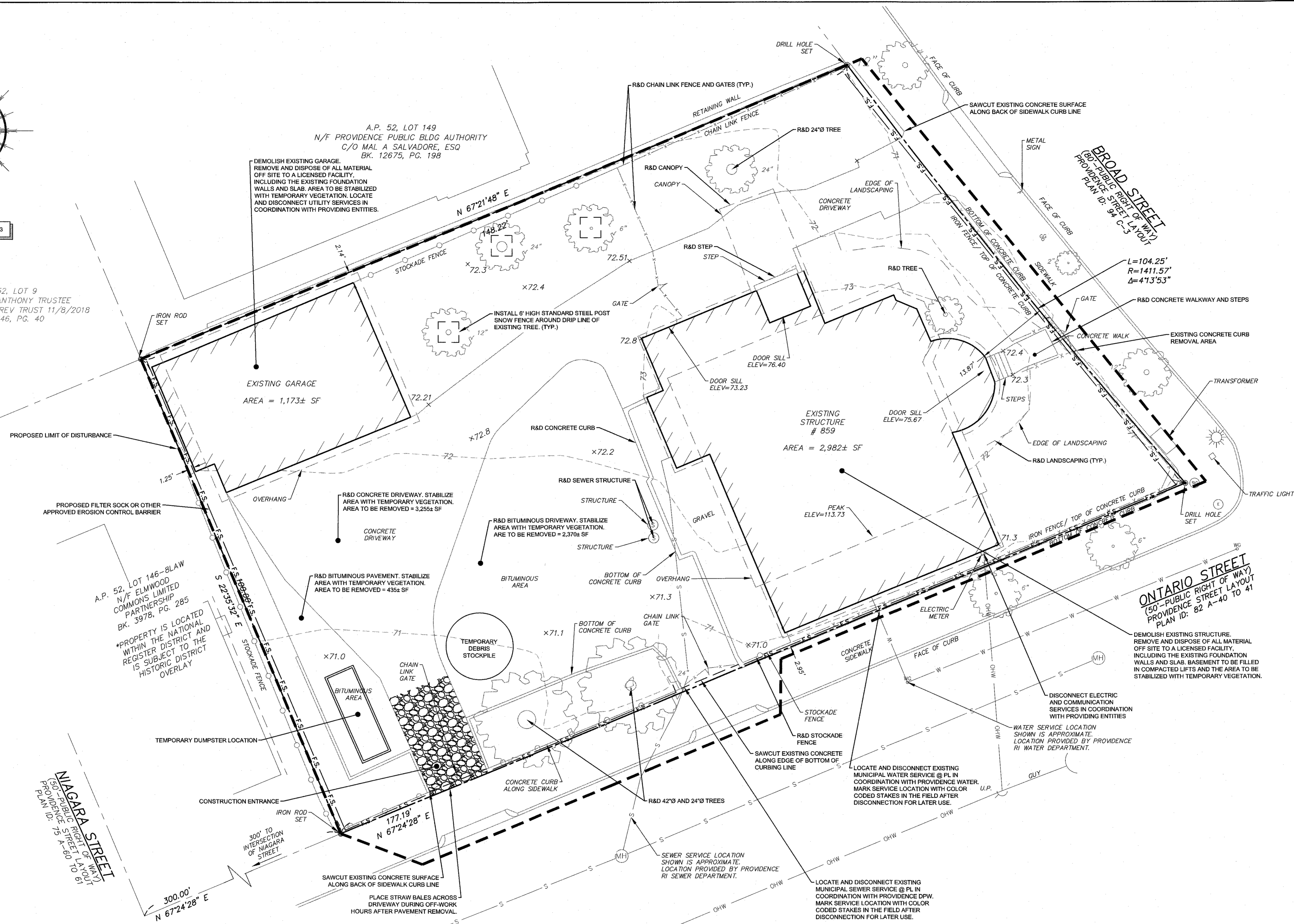
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WWW.NORTHEASTENGINEERS.COM



SEE GENERAL NOTES #3

A.P. 52, LOT 9
N/F ZELANO ANTHONY TRUSTEE
ANTHONY ZELANO REV TRUST 11/8/2018
BK. 14346, PG. 40



A.P. 52, LOT 146-81AW
N/F ELMWOOD COMMONS LIMITED PARTNERSHIP
BK. 3978, PG. 285
*PROPERTY IS LOCATED WITHIN THE NATIONAL REGISTER DISTRICT AND IS SUBJECT TO THE HISTORIC DISTRICT OVERLAY

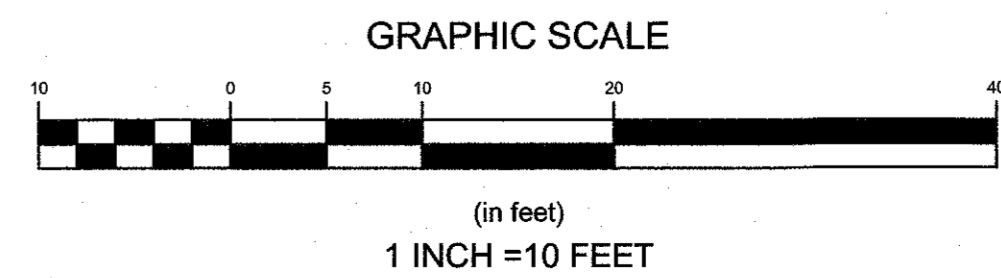
NAGARA STREET
(50'-PUBLIC RIGHT OF WAY)
PROVIDENCE STREET LAYOUT
PLAN ID: 75 A-60 TO 61

ONTARIO STREET
(50'-PUBLIC RIGHT OF WAY)
PROVIDENCE STREET LAYOUT
PLAN ID: 82 A-40 TO 41

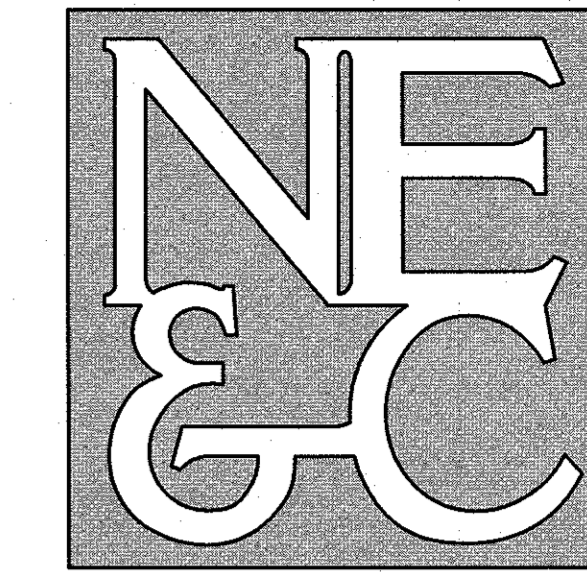
LEGEND:					
—	PROPERTY LINE	U.P. X	UTILITY POLE	—71—	PROPOSED GRADING
- - -	ABUTTER'S PROPERTY LINE	X.XX.X	SPOT ELEVATION	- D -	PROPOSED DRAIN LINE
- - - 55 - - -	ZONING SETBACK	●	IRON ROD	- S -	PROPOSED SEWER SERVICE
- - -	TOPOGRAPHIC CONTOUR	○	DRILL HOLE	- W -	PROPOSED WATER SERVICE
- x - x -	CHAIN LINK FENCE	□	GRANITE/CONCRETE BOUND	- E -	PROPOSED ELECTRIC SERVICE
- x - x -	IRON FENCE	▲	STAKE/SPIKE	+70.75	PROPOSED SPOT SHOT
- x - x -	STOCKADE FENCE	◆	SURVEY NAIL	○	TEST HOLE LOCATION
- W -	WATER LINE	⊕	ELECTRIC MANHOLE	○ 2"	2" TREE
- OHW -	OVERHEAD WIRE	⊕	SIGNAL MANHOLE	○ 30"	30" TREE
- - -	EDGE OF LANDSCAPING	⊕	LIGHT POLE	○ 42"	42" TREE
○	SEWER MANHOLE	⊕	MANHOLE		
⊕	GAS GATE				

GENERAL NOTES:

- EXISTING CONDITIONS AND PROPERTY LINE TAKEN FROM PLAN ENTITLED "A.P. 52 LOT 141, 859 BROAD STREET, PROVIDENCE, RI, LIMITED CONTENT BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. AND DATED JULY, 2025.
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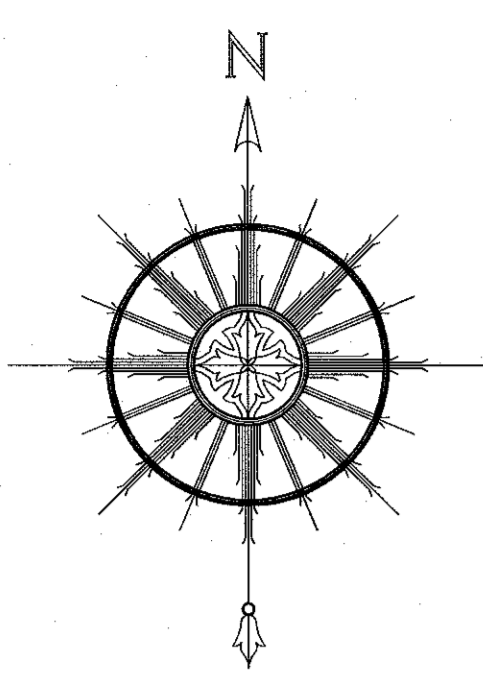


No.	Revision	Date	App.
Designed by:	GM	Drawn by:	GM
Checked by:	JJR	Date:	10MAR2025
Scale:	1"=10'	Date:	10MAR2025
Project Title:			
GROUP HOME NEW BUILD CONSTRUCTION			
AP 52, LOT 141 859 BROAD STREET PROVIDENCE, RI			
Client/Owner:			
STATE OF RHODE ISLAND 14 HARRINGTON ROAD CRANSTON, RI 02920			
Issued for:			
PERMITTING			
Drawing Title:			
DEMOLITION PLAN			
Drawing Number:		C-4	
Sheet		4 of 8	
Project Number:		25132.0	
Survey Index:		29 - 52 - 141	
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SEE GENERAL NOTES #3

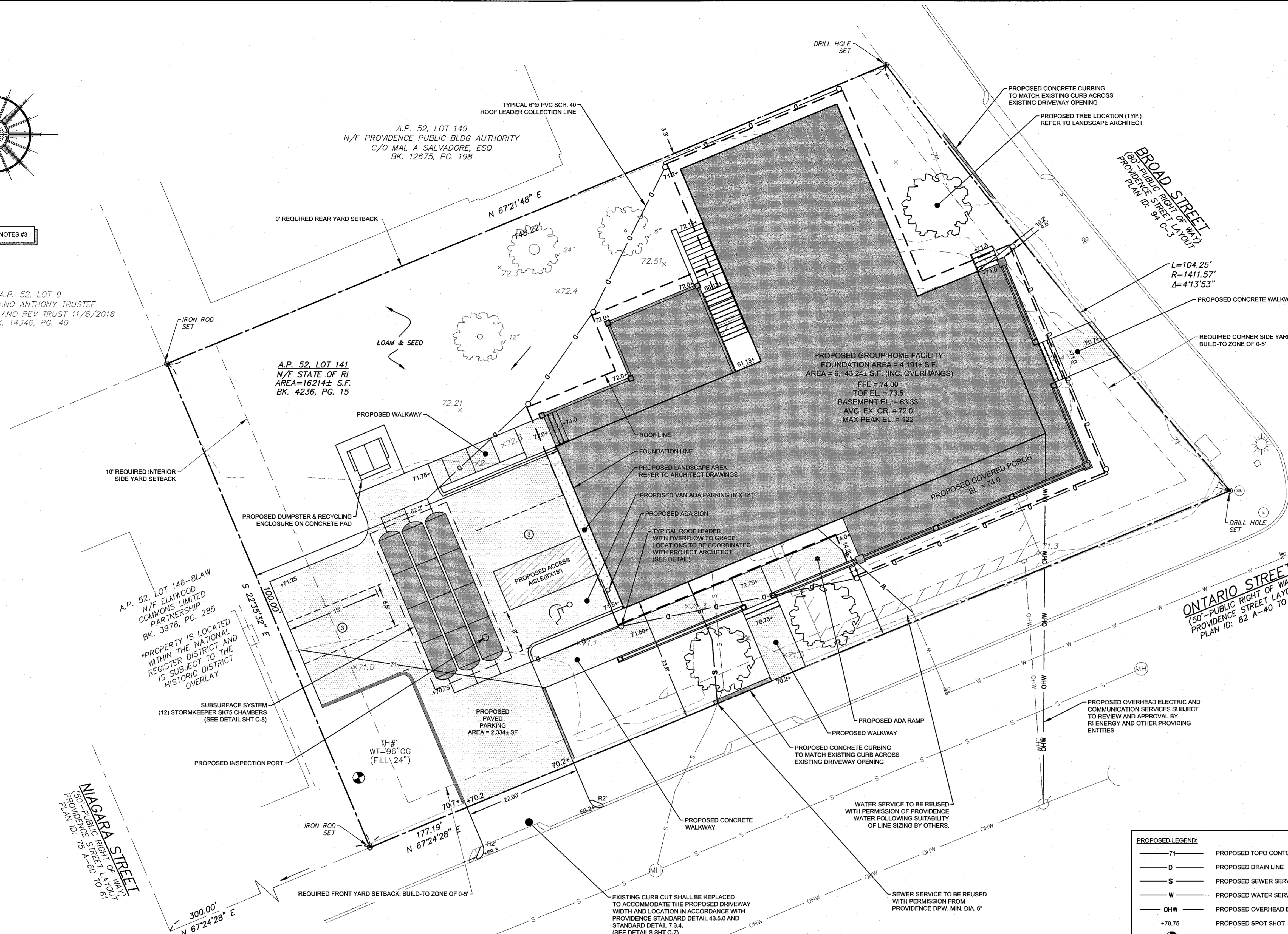
A.P. 52, LOT 9
N/F ZELANO ANTHONY TRUSTEE
ANTHONY ZELANO REV TRUST 11/8/2018
BK. 14346, PG. 40

A.P. 52, LOT 149
N/F PROVIDENCE PUBLIC BLDG AUTHORITY
C/O MAL A SALVADORE, ESQ
BK. 12675, PG. 198

A.P. 52, LOT 141
N/F STATE OF RI
AREA=18214± S.F.
BK. 4236, PG. 15

A.P. 52, LOT 146-BLAW
N/F ELMWOOD COMMONS LIMITED PARTNERSHIP
BK. 3978, PG. 285
PROPERTY IS LOCATED WITHIN THE NATIONAL REGISTER DISTRICT AND IS SUBJECT TO THE HISTORIC DISTRICT OVERLAY

NAGARA STREET
50'-PUBLIC RIGHT OF WAY
PROVIDENCE STREET LAYOUT
PLAN ID: 82 A-40 TO 41



PROPOSED GROUP HOME FACILITY
FOUNDATION AREA = 4,191± S.F.
AREA = 6,143.24± S.F. (INC. OVERHANGS)
FFE = 74.00'
TOP EL. = 73.5
BASEMENT EL. = 63.33
AVG EX. GR. = 72.0
MAX PEAK EL. = 122

ONTARIO STREET
(50'-PUBLIC RIGHT OF WAY)
PROVIDENCE STREET LAYOUT
PLAN ID: 82 A-40 TO 41

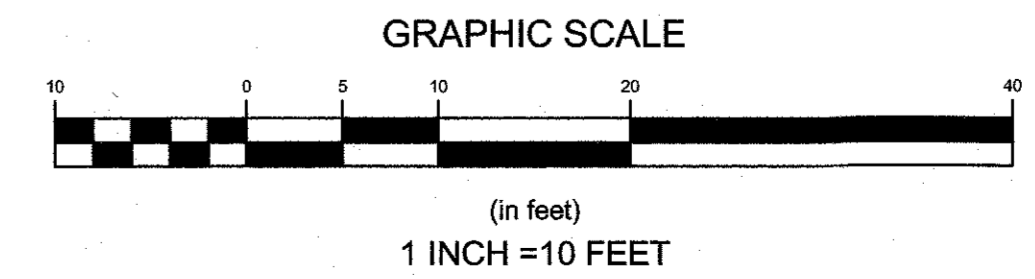
PROPOSED LEGEND:

— 71 —	PROPOSED TOPO CONTOUR
— D —	PROPOSED DRAIN LINE
— S —	PROPOSED SEWER SERVICE
— W —	PROPOSED WATER SERVICE
— OHW —	PROPOSED OVERHEAD ELEC/COMM
+70.75	PROPOSED SPOT SHOT
⊙	TEST HOLE LOCATION

- GENERAL NOTES:**
- EXISTING CONDITIONS AND PROPERTY LINE TAKEN FROM PLAN ENTITLED "A.P. 52 LOT 141, 859 BROAD STREET, PROVIDENCE, RI, LIMITED CONTENT BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. AND DATED JULY, 2025.
 - BASE OF ELEVATIONS: NAVD88.
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 - REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

LEGEND:

—	PROPERTY LINE	U.P. X	UTILITY POLE	— 71 —	PROPOSED GRADING	⊙	10" 10" TREE
- - -	ABUTTER'S PROPERTY LINE	X X X X	SPOT ELEVATION	— D —	PROPOSED DRAIN LINE	⊙	12" 12" TREE
- - - 55 - - -	ZONING SETBACK	⊙	IRON ROD	— S —	PROPOSED SEWER SERVICE	⊙	24" 24" TREE
- - -	TOPOGRAPHIC CONTOUR	⊙	DRILL HOLE	— W —	PROPOSED WATER SERVICE	⊙	30" 30" TREE
- x - x -	CHAIN LINK FENCE	⊙	GRANITE/CONCRETE BOUND	— E —	PROPOSED ELECTRIC SERVICE	⊙	42" 42" TREE
- x - x -	IRON FENCE	⊙	STAKE/SPIKE	+70.75	PROPOSED SPOT SHOT	⊙	2" TREE
- o - o -	STOCKADE FENCE	⊙	SURVEY NAIL	⊙	TEST HOLE LOCATION	⊙	6" TREE
— W —	WATER LINE	⊙	ELECTRIC MANHOLE	⊙			
— OHW —	OVERHEAD WIRE	⊙	SIGNAL MANHOLE				
—	EDGE OF LANDSCAPING	⊙	LIGHT POLE				
— (S) —	SEWER MANHOLE	⊙	MANHOLE				
— (G) —	GAS GATE						



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 SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1

STATEMENT OF PURPOSE:
TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 52, LOT 141 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

SEAN M. LEACH
No. 8550
REGISTERED PROFESSIONAL ENGINEER CIVIL
DATE: 8/11/2025
COA No. A336

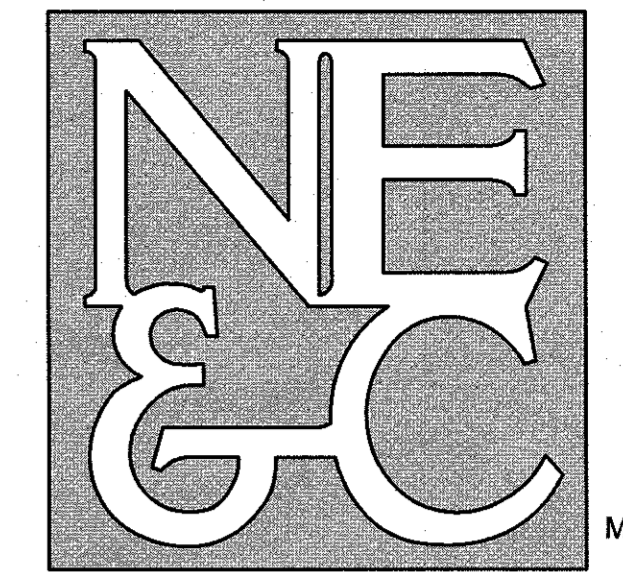
VARIANCES REQUIRED: ZONING ORDINANCE

1) ARTICLE 5: COMMERCIAL DISTRICT

SECTION 502: DIMENSIONAL STANDARDS
FOR PROPERTIES IN THE C-2 DISTRICT, THE FRONT BUILD-TO ZONE IS ESTABLISHED AT 0' TO 5' FROM THE FRONT PROPERTY LINE, AND THE CORNER SIDE BUILD-TO ZONE IS ESTABLISHED AT 0' TO 5' FROM THE CORNER SIDE PROPERTY LINE. ALL BUILDING FACADES ALONG THESE FRONTAGES ARE REQUIRED TO MEET THE APPLICABLE BUILD-TO PERCENTAGES WITHIN THESE ZONES. THE REQUIRED BUILD-TO PERCENTAGE IS 60% OF THE FRONT LOT LINE AND 40% OF THE CORNER SIDE LOT LINE.

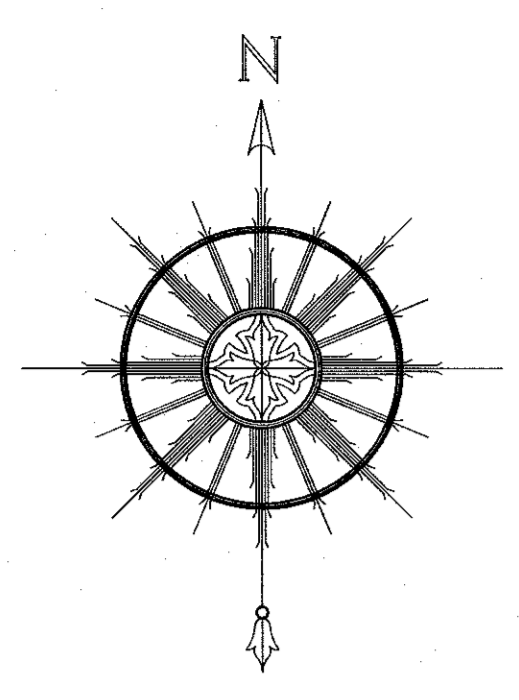
VARIANCE REQUIREMENT - THE PROPOSED DEVELOPMENT DOES NOT MEET THE MINIMUM BUILD-TO REQUIREMENTS FOR BOTH THE FRONT AND CORNER FACADES. SPECIFICALLY, THE FRONT FACADE SHOULD HAVE 52.1 FEET WITHIN THE 0' TO 5' BUILD-TO ZONE, AND THE CORNER SIDE FACADE SHOULD HAVE 32.23' WITHIN THE 0'-5' BUILD TO ZONE. RELIEF IS REQUESTED TO ALLOW THE PROPOSED FACADE CONFIGURATION AS SHOWN ON THE PLANS.

No.	Revision	Date	App.
Designed By:	GM	Drawn by:	GM
Checked by:	JJR	Date:	10MAR2026
Scale:	1"=10'	Date:	10MAR2026
Project Title:			
GROUP HOME NEW BUILD CONSTRUCTION			
AP 52, LOT 141 859 BROAD STREET PROVIDENCE, RI			
Client/Owner:			
STATE OF RHODE ISLAND 14 HARRINGTON ROAD CRANSTON, RI 02920			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED CONDITIONS			
Drawing Number:		C-5	
Sheet 5 of 8		Project Number: 25132.0	
Survey Index: 29 - 52 - 141			
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SEE GENERAL NOTES #3

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N/F ZELANO ANTHONY TRUSTEE
ANTHONY ZELANO REV TRUST 11/8/2018
BK. 14346, PG. 40

A.P. 52, LOT 149
N/F PROVIDENCE PUBLIC BLDG AUTHORITY
C/O MAL A SALVADORE, ESQ
BK. 12675, PG. 198

A.P. 52, LOT 141
N/F STATE OF RI
AREA=16214± S.F.
BK. 4236, PG. 15

PROPOSED GROUP HOME FACILITY
FOUNDATION AREA = 4,191± S.F.
AREA = 6,143± S.F. (INC. OVERHANGS)
FFE = 74.00
TOF EL. = 73.5
BASEMENT EL. = 63.33
AVG. EX. GR. = 72.0
MAX PEAK EL. = 122

INSTALL 6' HIGH STANDARD STEEL POST SNOW FENCE AROUND DRIP LINE OF EXISTING TREE. (TYP.)

IRON ROD SET

PROPOSED LIMIT OF DISTURBANCE

PROPOSED FILTER SOCK OR OTHER APPROVED EROSION CONTROL BARRIER

TYPICAL SOIL STOCKPILE STOCKPILE TO BE LOCATED AT THE CONTRACTOR'S DISCRETION

A.P. 52, LOT 146-81AW
N/F ELMWOOD COMMONS LIMITED PARTNERSHIP
BK. 3978, PG. 285

*PROPERTY IS LOCATED WITHIN THE NATIONAL REGISTER DISTRICT AND IS SUBJECT TO THE HISTORIC DISTRICT OVERLAY

TH#1
WT=96" O.C.
(FILL 24")

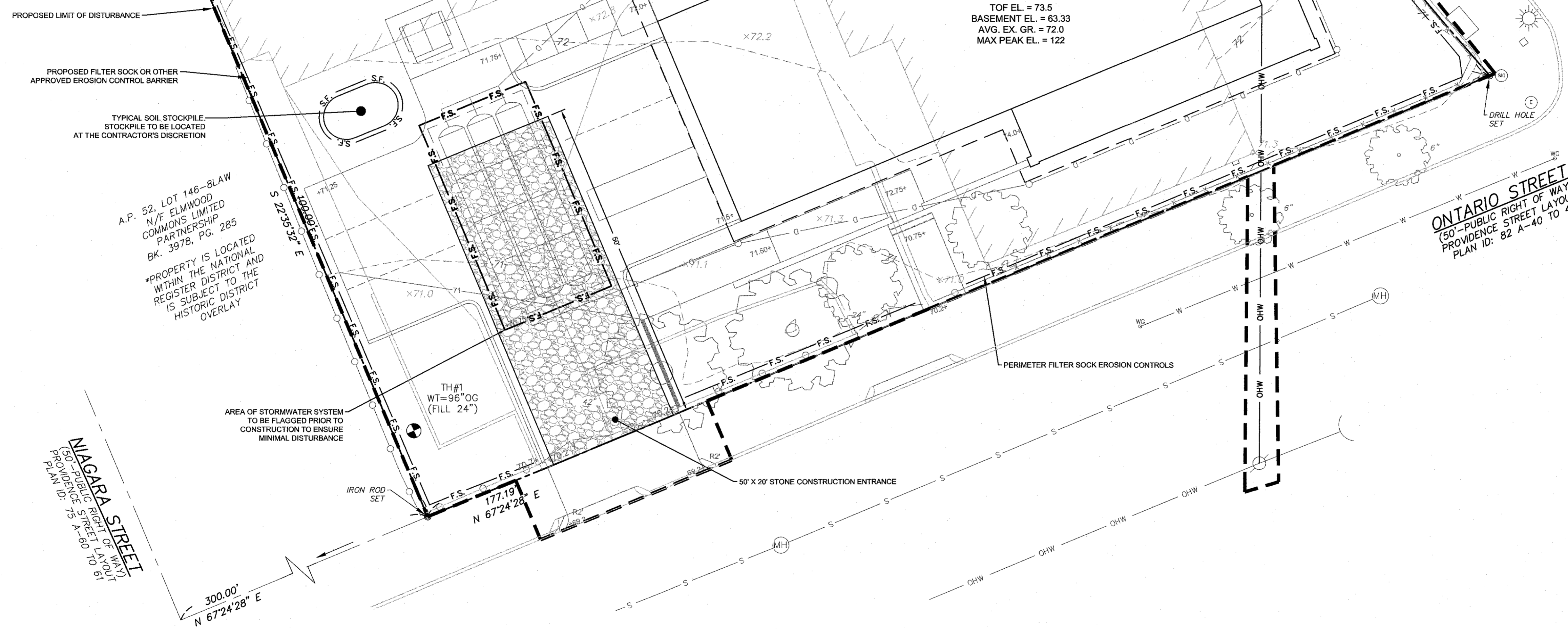
AREA OF STORMWATER SYSTEM TO BE FLAGGED PRIOR TO CONSTRUCTION TO ENSURE MINIMAL DISTURBANCE

NAGARA STREET
(50'-PUBLIC RIGHT OF WAY)
PROV. PLAN ID: 82 A-60 TO 61

BROAD STREET
(50'-PUBLIC RIGHT OF WAY)
PROV. PLAN ID: 94 C-3

L=104.25'
R=1411.57'
Δ=413°53'

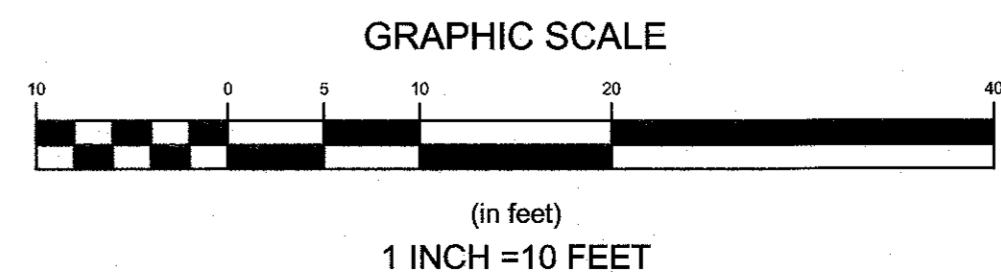
ONTARIO STREET
(50'-PUBLIC RIGHT OF WAY)
PROV. PLAN ID: 82 A-40 TO 41



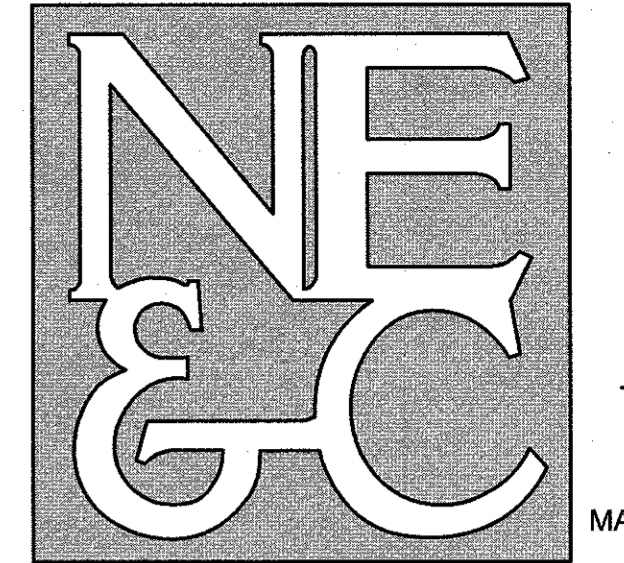
LEGEND:	
—	PROPERTY LINE
- - -	ABUTTER'S PROPERTY LINE
- - - 55 - - -	TOPOGRAPHIC CONTOUR
x x x x	CHAIN LINK FENCE
x x x x	IRON FENCE
o o o o	STOCKADE FENCE
W	WATER LINE
OHW	OVERHEAD WIRE
- - -	EDGE OF LANDSCAPING
S	SEWER MANHOLE
G	GAS GATE
U.P. X	UTILITY POLE
X X X	SPOT ELEVATION
o	IRON ROD
o	DRILL HOLE
□	GRANITE/CONCRETE BOUND
▲	STAKE/SPIKE
◆	SURVEY NAIL
⊕	ELECTRIC MANHOLE
⊙	SIGNAL MANHOLE
☀	LIGHT POLE
⊕	MANHOLE
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S	PROPOSED SEWER SERVICE
W	PROPOSED WATER SERVICE
E	PROPOSED ELECTRIC SERVICE
+70.75	PROPOSED SPOT SHOT
o	TEST HOLE LOCATION
o	2" TREE
o	6" TREE
o	10" 10" TREE
o	12" 12" TREE
o	24" 24" TREE
o	30" 30" TREE
o	42" 42" TREE

GENERAL NOTES:

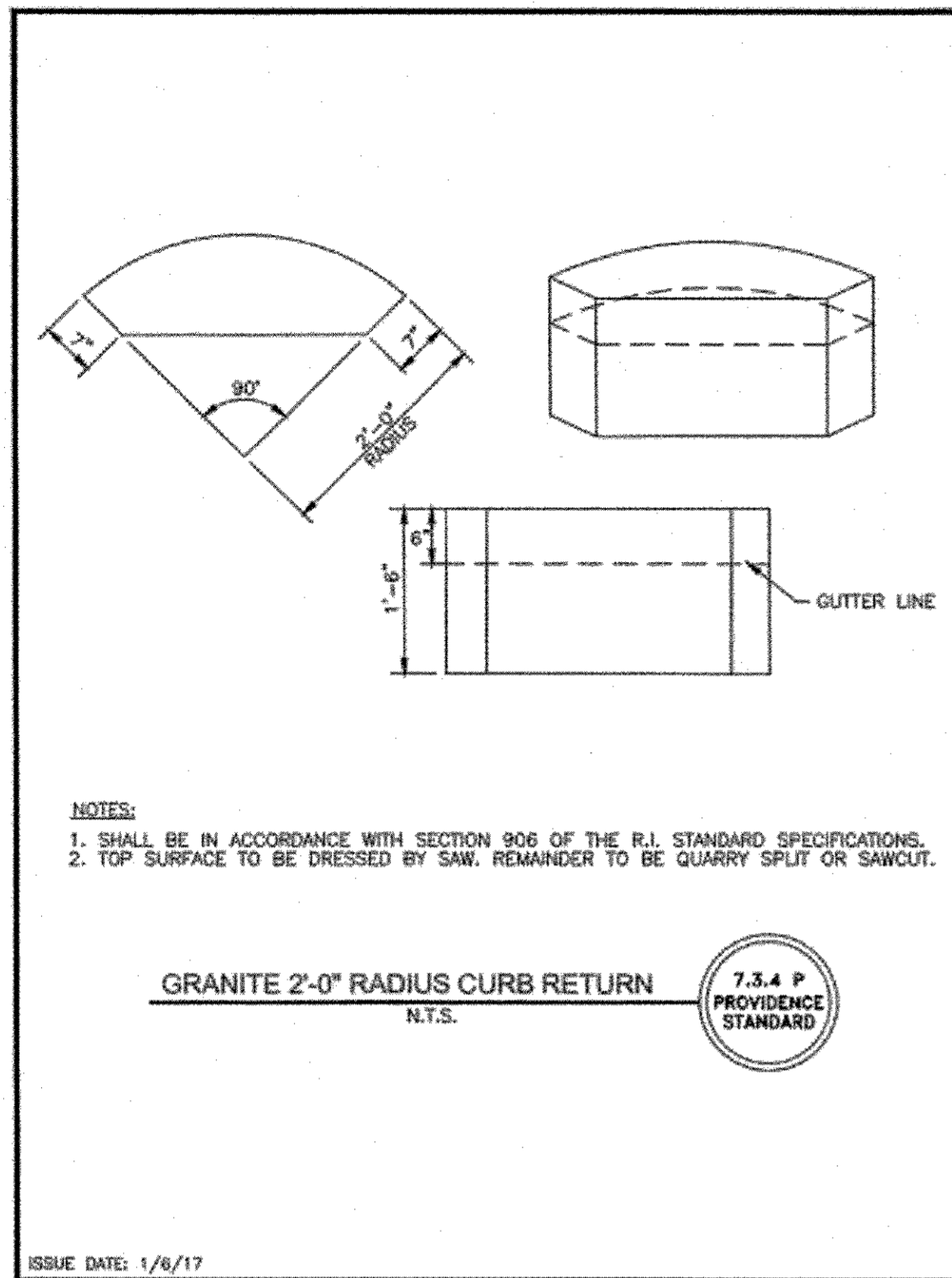
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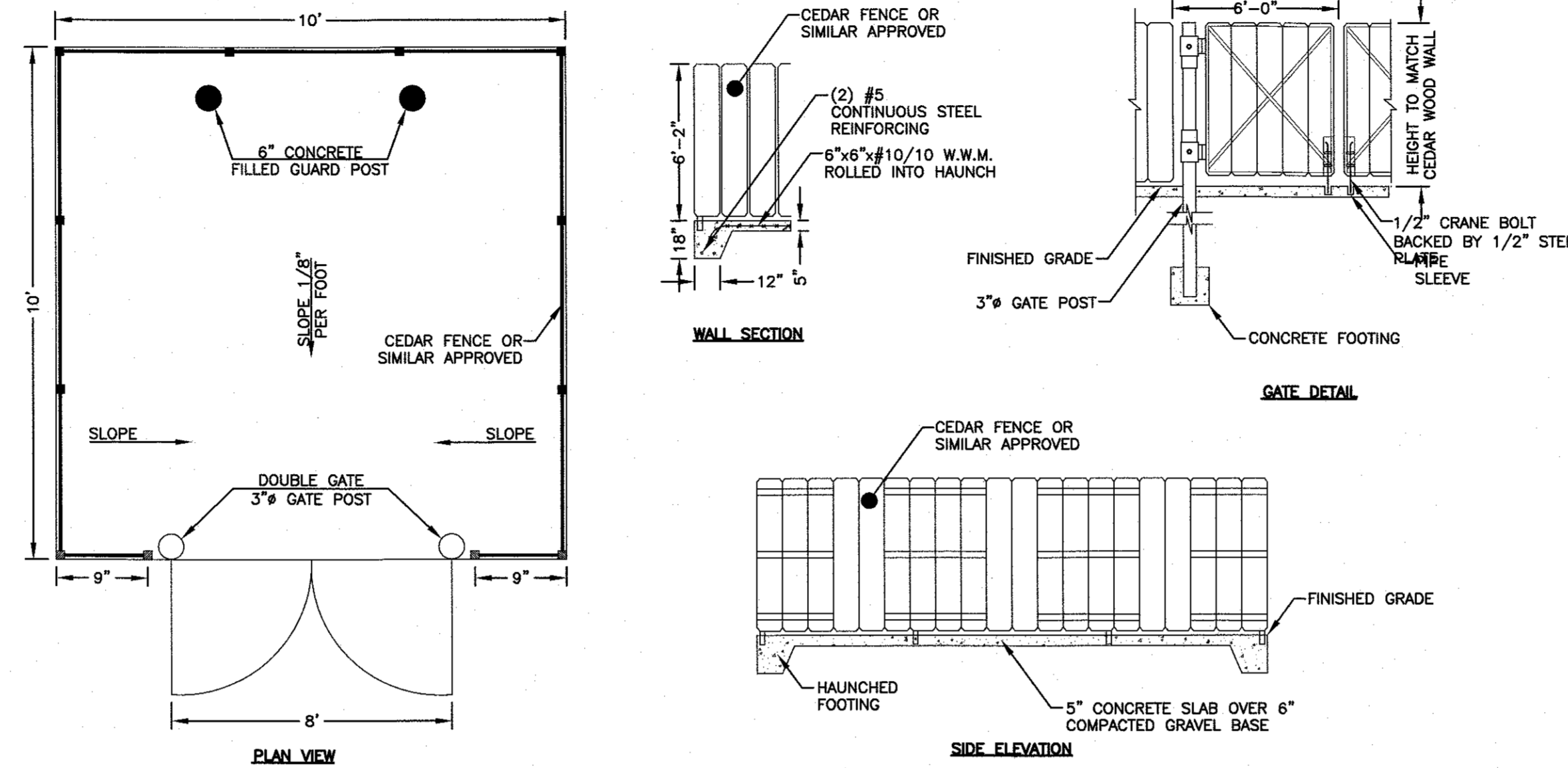
No.	Revision	Date	App.
Designed By:	GM	Drawn by:	GM
Scale:	1"=10'	Date:	10MAR2026
Project Title:	<p>GROUP HOME NEW BUILD CONSTRUCTION AP 52, LOT 141 859 BROAD STREET PROVIDENCE, RI</p>		
Client/Owner:	<p>STATE OF RHODE ISLAND 14 HARRINGTON ROAD CRANSTON, RI 02920</p>		
Issued for:	<p>PERMITTING</p>		
Drawing Title:	<p>SOIL EROSION AND SEDIMENT CONTROL PLAN</p>		
Drawing Number:	<p>C-6</p>		
Sheet	<p>6 of 8</p>		
Project Number:	<p>25132.0</p>		
Survey Index:	<p>29 - 52 - 141</p>		
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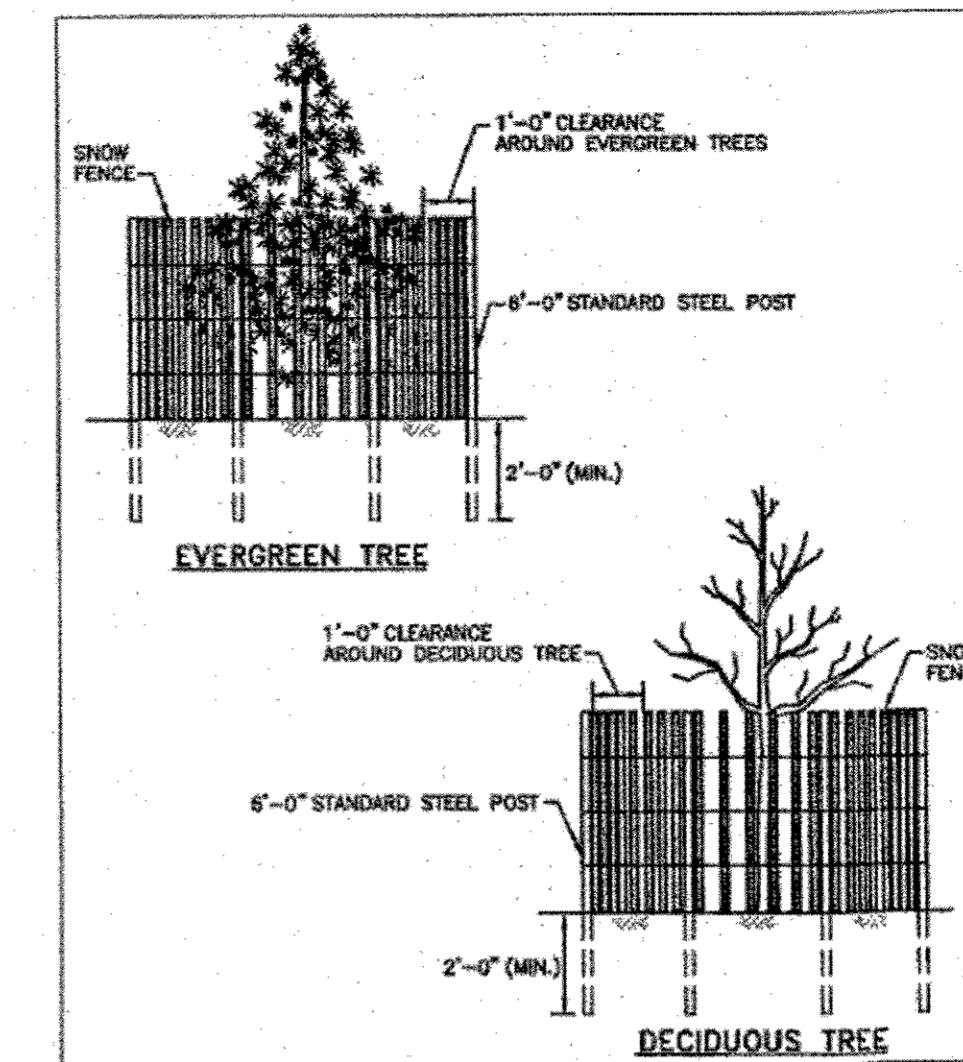
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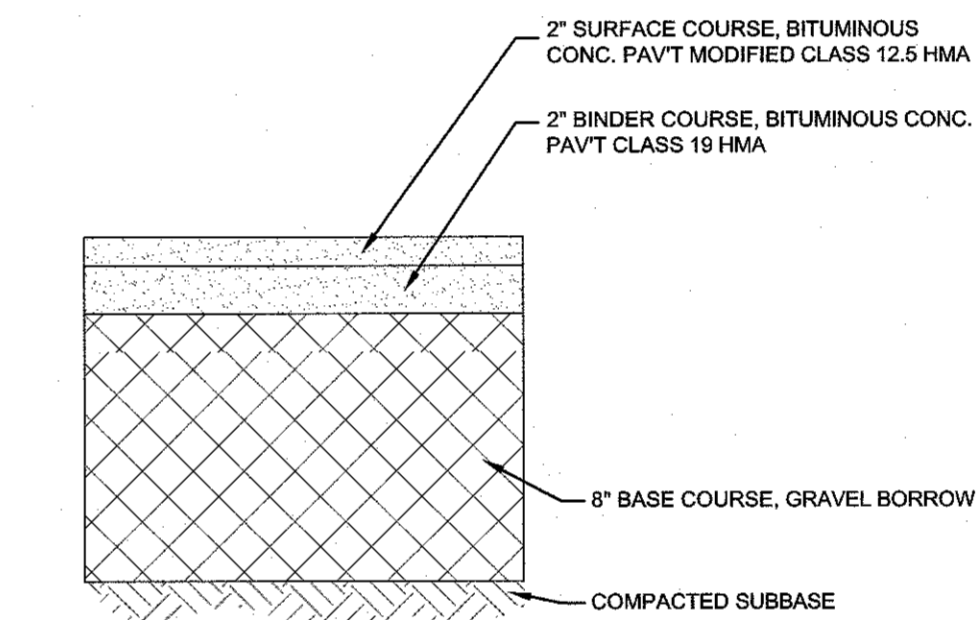
PROVIDENCE STANDARD DETAIL 7.3.4 P
GRANITE 2'-0" RADIUS CURB RETURN
SCALE: NOT TO SCALE



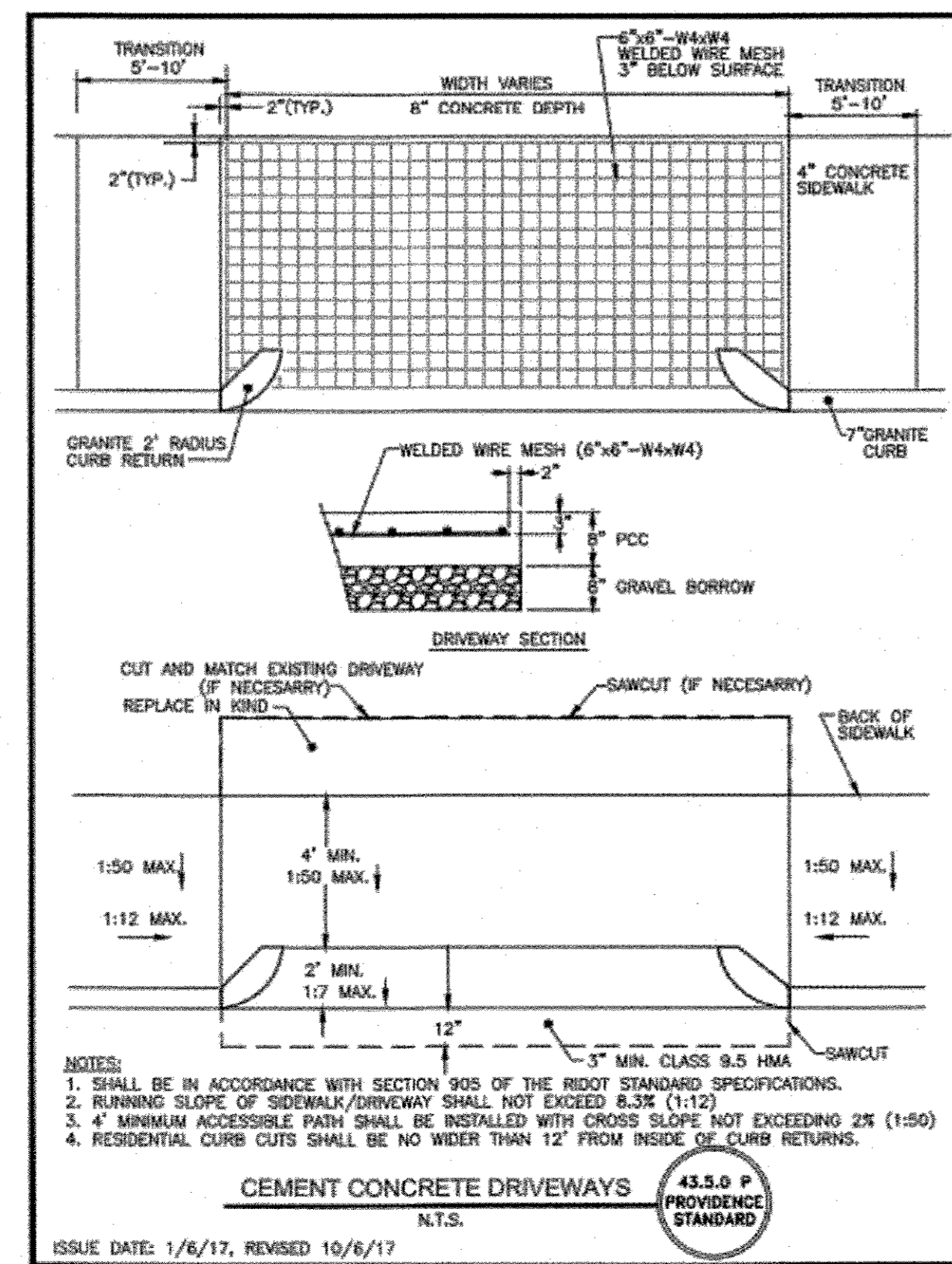
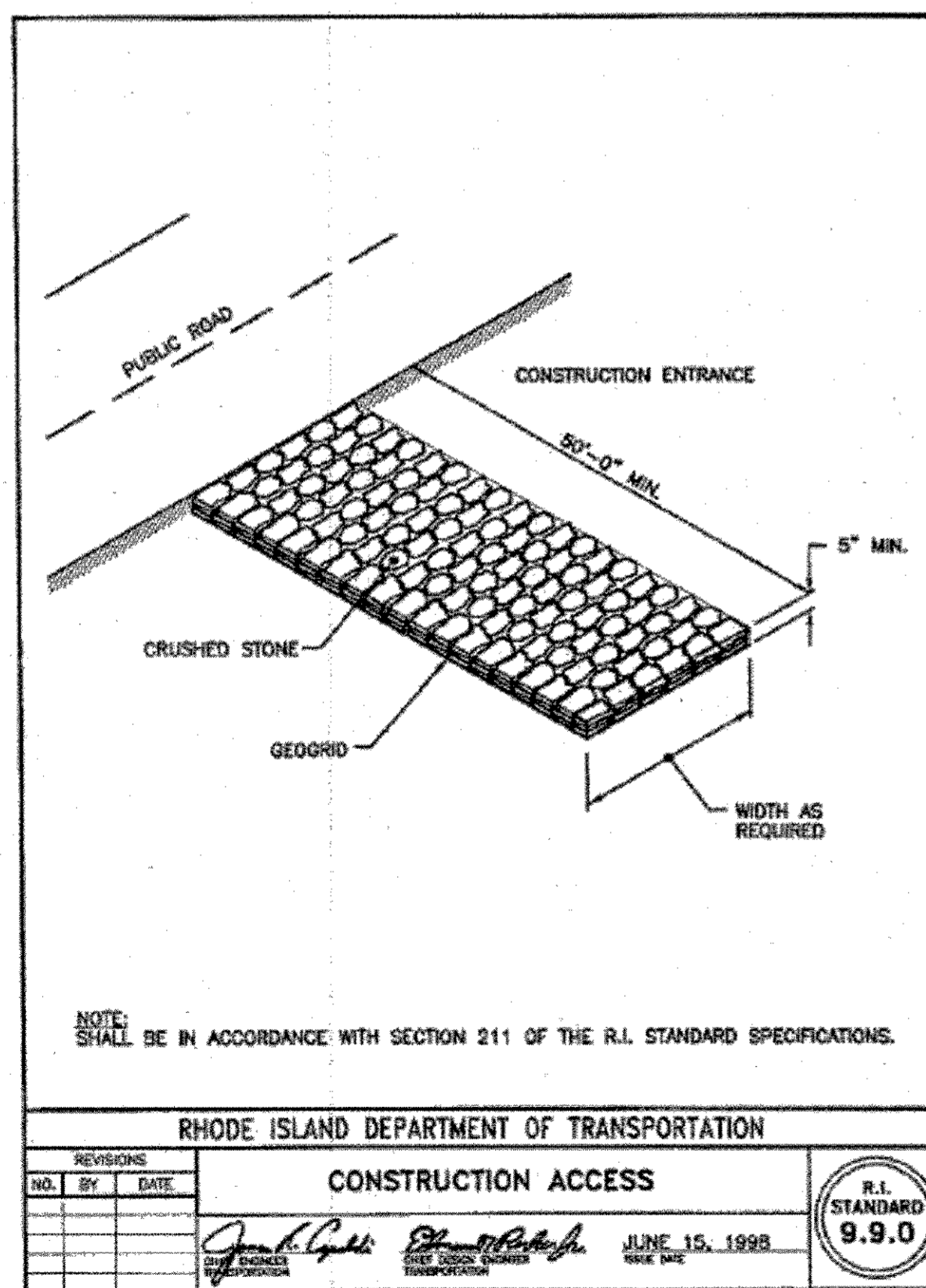
TYPICAL TRASH ENCLOSURE
ARCHITECT MAY PROVIDE ALTERNATE DESIGN
SCALE: NOT TO SCALE



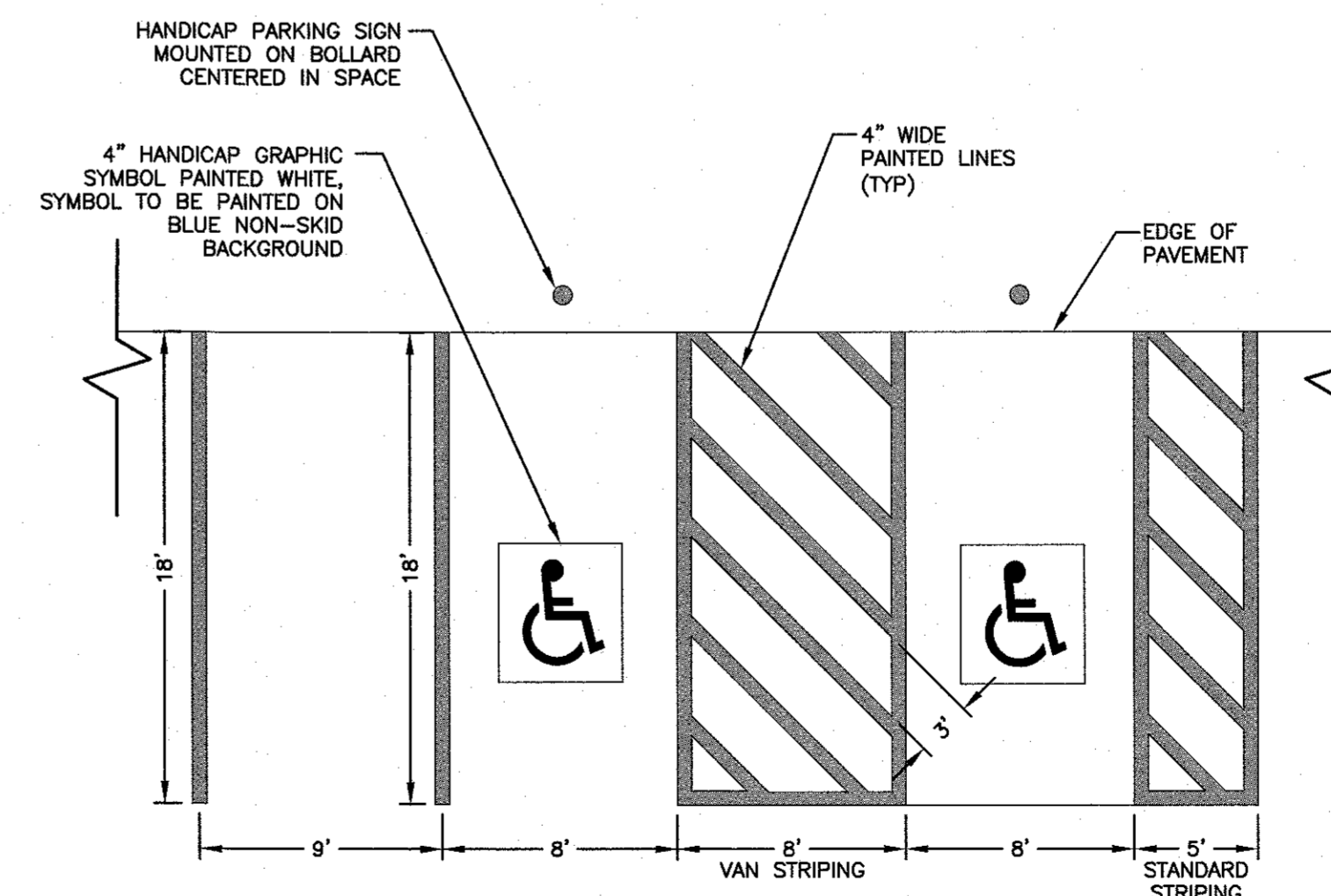
NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L11 OF
THE RIDOT STANDARD SPECIFICATIONS.



BITUMINOUS PAVEMENT SECTION
SCALE: NOT TO SCALE

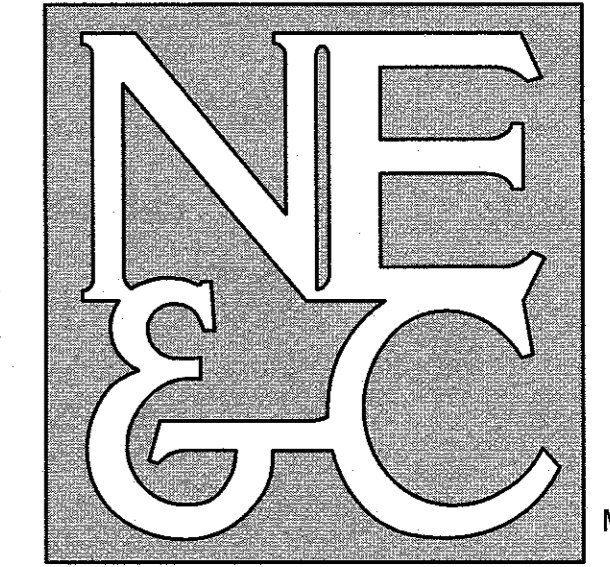


PROVIDENCE STANDARD DETAIL 43.5.0 P
CEMENT CONCRETE DRIVEWAYS
SCALE: NOT TO SCALE



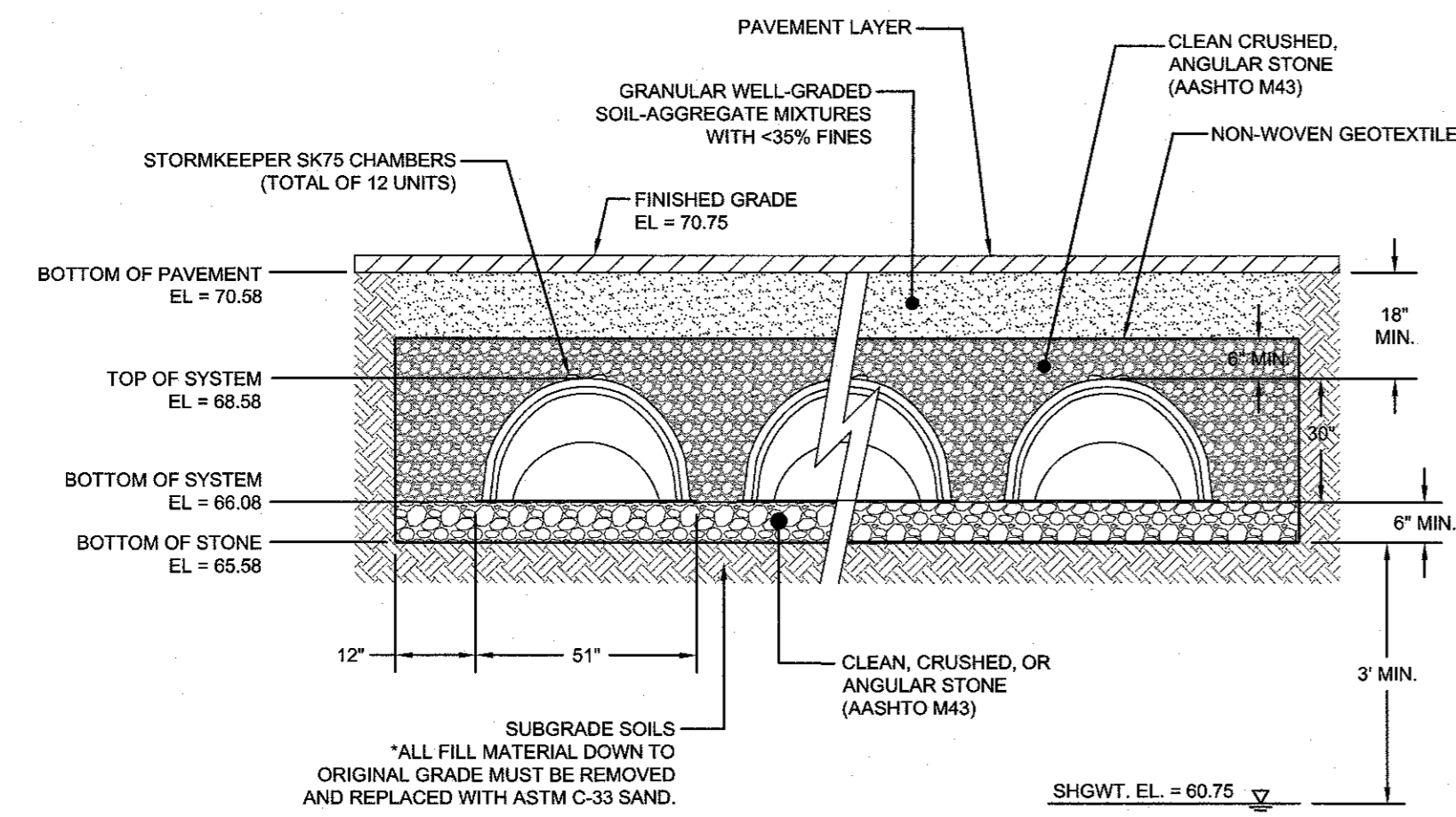
PARKING STALL STRIPING
SCALE: NOT TO SCALE

No.	Revision	Date	App.
Designed By:	GM	Drawn by:	GM
Scale:	NTS	Date:	10MAR2026
Project Title:	GROUP HOME NEW BUILD CONSTRUCTION AP 52, LOT 141 859 BROAD STREET PROVIDENCE, RI		
Client/Owner:	STATE OF RHODE ISLAND 14 HARRINGTON ROAD CRANSTON, RI 02920		
Issued for:	PERMITTING		
Drawing Title:	SITE DETAILS #1		
Drawing Number:	C-7		
Sheet	7 of 8		
Project Number:	25132.0		
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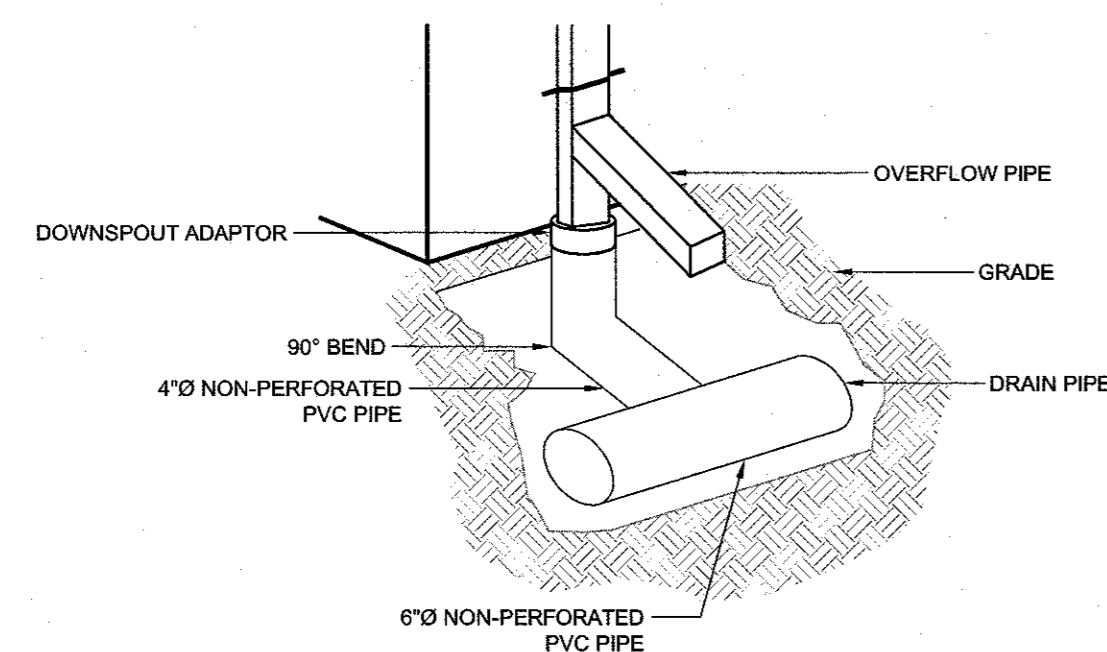


STORMKEEPER SK75 CHAMBER SECTION
SCALE: NOT TO SCALE

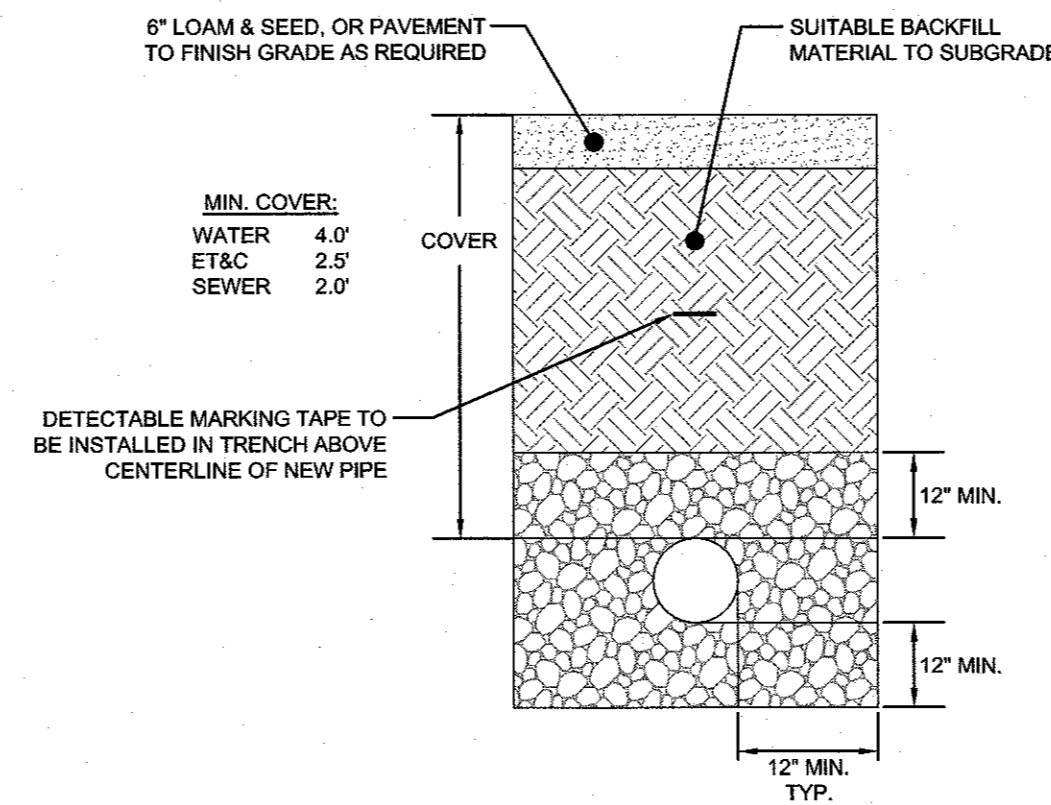
WATER QUALITY CALCULATIONS		
PROPOSED NEW IMPERVIOUS	AREA	WQ REQUIRED
- DWELLING	4,190.85 SF	349.24 CF
- COVERED PORCH	619.89 SF	51.84 CF
- COVERED DECK & STAIRS	539.45 SF	44.95 CF
- TOTAL IMPERVIOUS	5,350 SF	445.83 CF

EACH SK75 CHAMBER PROVIDES 74.9 CF OF INSTALLED STORAGE (INCLUDING STONE)
6 TOTAL UNITS REQUIRED = 445.4 CF
12 TOTAL UNITS PROVIDED = 898.8 CF

PRE & POST IMPERVIOUS AREAS:	
EXISTING IMPERVIOUS AREA =	10,249± SF
PROPOSED IMPERVIOUS AREA =	6,730± SF



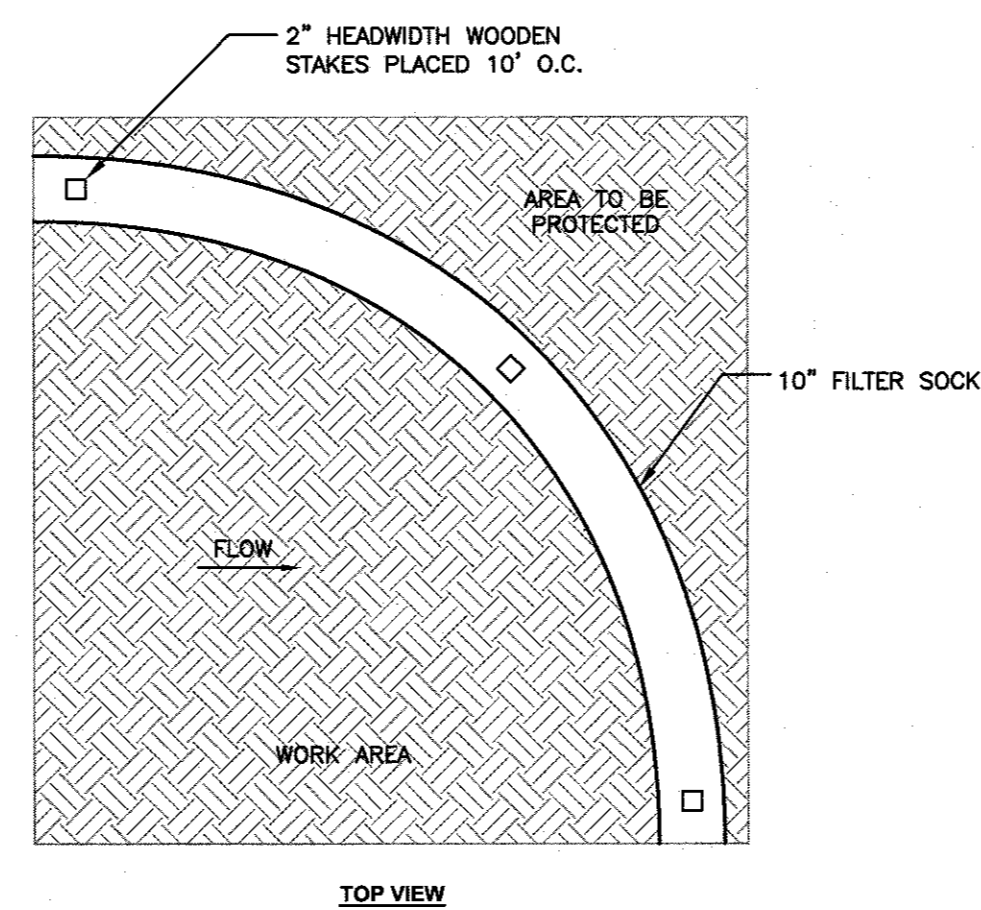
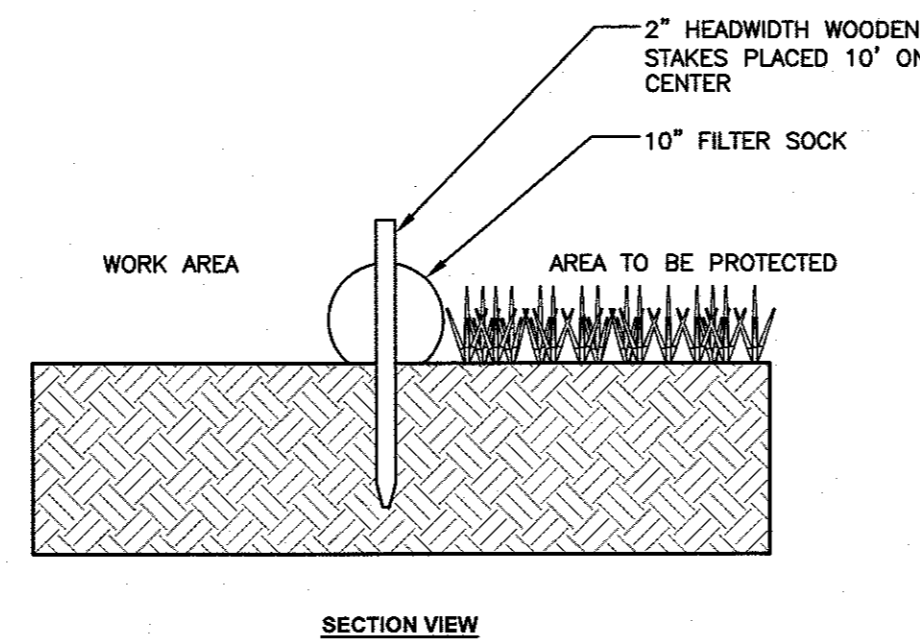
ROOF DOWNSPOUT DETAIL
SCALE: NOT TO SCALE



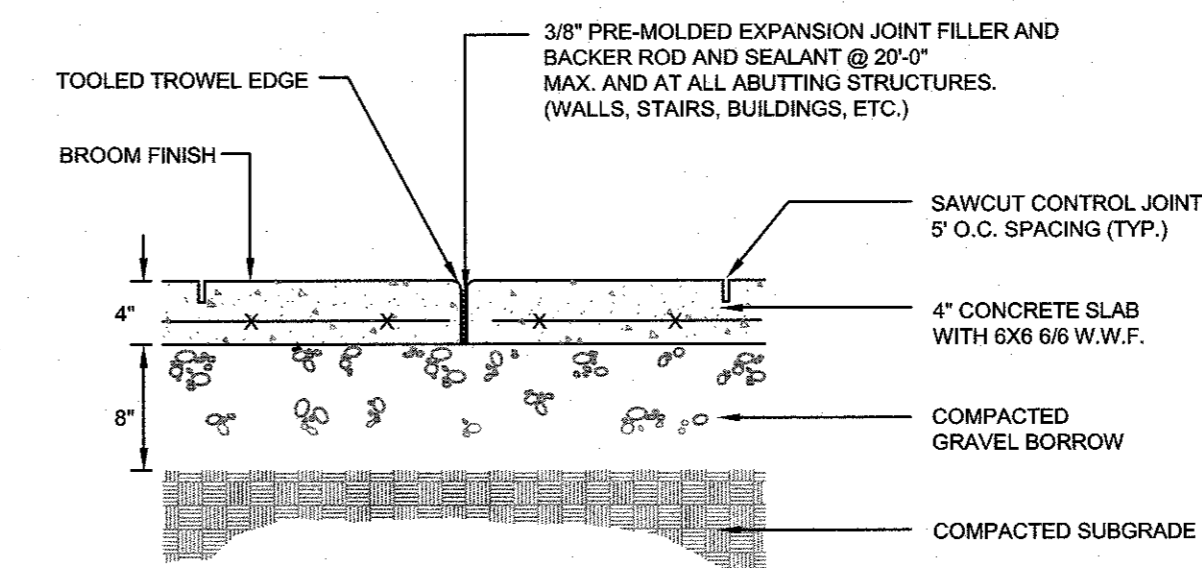
UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE

TRENCH NOTES:

- 1) UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12-INCHES BELOW THE DESIGN INVERT ELEVATION.
- 2) TRENCH PROTECTION SHALL BE REQUIRED IN ACCORDANCE WITH OSHA REGULATIONS, AND AS OTHERWISE REQUIRED TO PROTECT UTILITIES, ROADWAYS, AND ADJACENT STRUCTURES.
- 3) SEWER PIPES SHALL BE LAID BEGINNING AT THE DOWNSTREAM END OF THE PIPE LINE.
- 4) ALL PVC SEWER PIPES SHALL BE IPEX RING-TITE SDR 35, OR SIMILAR APPROVED, 6" DIA SERVICE.
- 5) ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F679.
- 6) BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN HEIGHT WHEN INSTALLED UNDER LANDSCAPED AREAS ONLY. INSTALLATIONS UNDER PAVEMENT REQUIRE BACKFILL MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 6" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T180). SUITABLE BACKFILL SHALL BE FREE OF LOAM, CLAY, ORGANIC MATTER AND PARTICLES LARGER THAN 2 INCHES IN DIAMETER.
- 7) SEWER PIPE TRENCHES SHALL BE BEDDED WITH CRUSHED STONE OR SCREENED GRAVEL. THESE MATERIALS MUST CONFORM TO RIDOT STANDARD M.01.09 TYPE II MATERIAL.
- 8) WATER PIPE TRENCHES MUST BE BEDDED WITH SAND CONTAINING NO PARTICLES LARGER THAN 3/8". THIS MATERIAL MUST CONFORM TO AASHTO M6 REQUIREMENTS.
- 9) UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF PROVIDENCE PUBLIC WORKS DEPARTMENT AND PWFD RULES AND REGULATIONS.



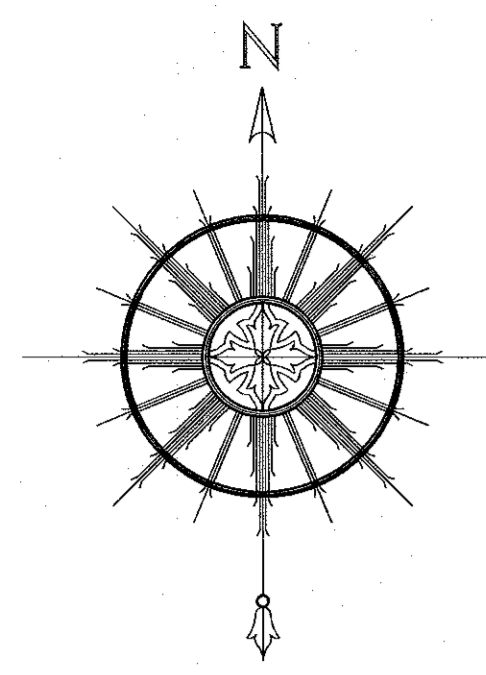
10" FILTER SOCK DETAIL
SCALE: NOT TO SCALE



NOTE: LANDSCAPE ARCHITECT MAY SPECIFY ALTERNATE CONCRETE WALKWAY SECTION. FINAL WALKWAY SPECIFICATION MUST BE APPROVED BY OWNER.

INTERIOR CONCRETE WALKWAY SECTION
SCALE: NOT TO SCALE

No.	Revision	Date	App.
Designed By:	GM	Drawn by:	GM
Checked by:	JJR		
Scale:	NTS	Date:	10MAR2026
Project Title:			
GROUP HOME NEW BUILD CONSTRUCTION			
AP 52, LOT 141 859 BROAD STREET PROVIDENCE, RI			
Client/Owner:			
STATE OF RHODE ISLAND 14 HARRINGTON ROAD CRANSTON, RI 02920			
Issued for:			
PERMITTING			
Drawing Title:			
SITE DETAILS #2			
Drawing Number:		C-8	
Sheet 8 of 8		Project Number:	
		25132.0	
Survey Index:		29 - 52 - 141	
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			



SEE GENERAL NOTES #3

A.P. 52, LOT 9
N/F ZELANO ANTHONY TRUSTEE
ANTHONY ZELANO REV TRUST 11/8/2018
BK. 14346, PG. 40

A.P. 52, LOT 149
N/F PROVIDENCE PUBLIC BLDG AUTHORITY
C/O MAL A SALVADORE, ESO
BK. 12675, PG. 198

A.P. 52, LOT 141
N/F STATE OF RI
AREA=16214± S.F.
BK. 4236, PG. 15

A.P. 52, LOT 146-BLAW
N/F ELMWOOD COMMONS
LIMITED PARTNERSHIP
BK. 3978, PG. 285

NIAGARA STREET
50' PUBLIC RIGHT OF WAY
PROVIDENCE PLANNING
PLAN ID: 75-A-40 TO 61

ONTARIO STREET
50'-PUBLIC RIGHT OF WAY
PROVIDENCE STREET LAYOUT
PLAN ID: 82-A-40 TO 41

GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN JULY 2025.
- VERTICAL DATUM IS NAVD83.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.
- REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 45S-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 SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 52, LOT 141 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
DATE: 5/11/26
CDA NO. 935

ZONING DATA:

C-2 COMMERCIAL DISTRICT COMMUNITY RESIDENCE	REQUIRED	EXISTING
MINIMUM LOT AREA	NONE	16,214± SQ. FT.
MINIMUM BUILDING HEIGHT	16 FT.	N/A
MINIMUM FIRST STORY HEIGHT	9 FT. (RESIDENTIAL USE) 11 FT. (NON-RESIDENTIAL USE)	N/A
MAXIMUM HEIGHT OF PRINCIPAL BUILDING ("NOT TO EXCEED 4 STORIES")	50 FT.	N/A
MAXIMUM BUILDING COVERAGE	NONE	25.98%
TOTAL MAX. IMPERVIOUS SURFACE COVERAGE	NONE	63.21%
MINIMUM YARD DIMENSIONS		
FRONT SETBACK	BUILD-TO ZONE OF 0 FT. TO 5 FT.	2.95 FT.
INTERIOR SIDE SETBACK	NONE	1.25 FT.
CORNER SIDE SETBACK ("UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10 FT.)	BUILD-TO ZONE OF 0 FT. TO 5 FT.	13.87
REAR SETBACK	NONE	2.14 FT.
REAR SETBACK ("UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10 FT.")		

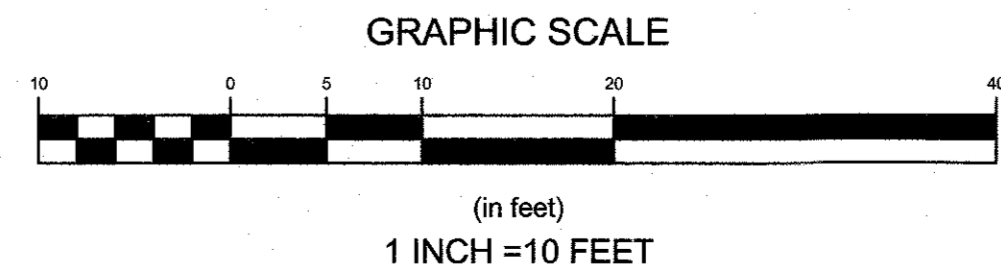
*****BUILD-TO PERCENTAGE:**
FRONT SETBACK: THE REQUIRED PERCENTAGE IS 60% OF THE FRONT LOT LINE.
CORNER SETBACK: THE REQUIRED PERCENTAGE IS 40% OF THE CORNER LOT LINE.

- PLAN REFERENCES:**
- PLAN ENTITLED "MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO REALTY HOLDINGS, INC. BY WATERMAN ENGINEERING CO JUNE, 1940", SCALE: 1"=60'
 - PLAN ENTITLED "CONGRESS AVENUE CONDOMINIUM SITE PLAN FOR AP 49 LOT 344 ON CONGRESS AVENUE IN PROVIDENCE, RHODE ISLAND", PREPARED FOR ELMWOOD N.H.S. C/O THOMAS FAIRCHILD 9 ATLANTIC AVE PROVIDENCE, R.I. 02907, PREPARED BY PSV ASSOCIATES, DATED 4/14/89, SCALE: 1"=10'
 - PLAN ENTITLED "SURVEY AND PLOT PLAN", PREPARED FOR VINCENT MANN KYLTIFF INVESTMENTS, PREPARED BY EAST GREENWICH SURVEYOR'S LLC, DATED 6/27/19, SCALE: 1"=30'
 - PLAN ENTITLED "PLAT OF WINCHESTER PLACE FROM ELMWOOD AVE. TO MELROSE ST.", DATED MAY 17, 1900, SCALE: 1"=60'
 - PLAN ENTITLED "PLAT OF NIAGARA STREET FROM STANWOOD ST. TO CONGRESS AVE. IN TWO SHEETS", DATED NOV. 8, 1900, SCALE: 1"=60'
 - PLAN ENTITLED "PLAT OF ONTARIO STREET FROM MELROSE ST. TO BROAD ST. IN TWO SHEETS", DATED DEC. 6, 1895, SCALE: 1"=50'
 - PLAN ENTITLED "PLAT OF CONGRESS AVENUE FROM BROAD ST. TO MELROSE ST. IN TWO SHEETS", DATED OCT. 9, 1888, SCALE: 1"=60'
 - PLAN ENTITLED "BROAD STREET 1921 LAYOUT".

LEGEND:

—	PROPERTY LINE	WS	WATER GATE	⊙	2" 2" TREE
- - -	ABUTTER'S PROPERTY LINE	U.P. X	UTILITY POLE	⊙	24" 24" TREE
- - - - -	ZONING SETBACK	XXX.X	SPOT ELEVATION	⊙	6" TREE
- - - - -	TOPOGRAPHIC CONTOUR	⊙	IRON ROD	⊙	30" 30" TREE
- x - x -	CHAIN LINK FENCE	⊙	DRILL HOLE	⊙	10" 10" TREE
- x - x -	IRON FENCE	⊙	GRANITE/CONCRETE BOUND	⊙	42" 42" TREE
- W -	STOCKADE FENCE	⊙	STAKE/SPIKE	⊙	
- W -	WATER LINE	⊙	SURVEY NAIL	⊙	
- OHW -	OVERHEAD WIRE	⊙	ELECTRIC MANHOLE	⊙	
- S -	EDGE OF LANDSCAPING	⊙	SIGNAL MANHOLE	⊙	
⊙	SEWER MANHOLE	⊙	LIGHT POLE	⊙	
⊙	GAS GATE	⊙	MANHOLE	⊙	

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)



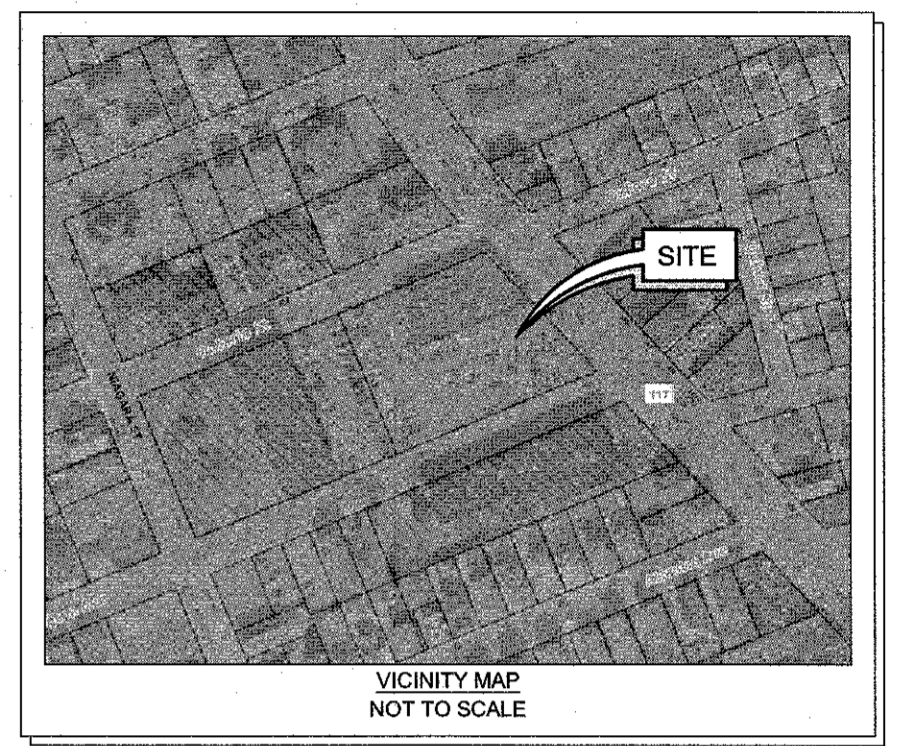
NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE & C

A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN, RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

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LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING



1	CITY SUBMISSION	10MAR26
No.	Revision	Date App.
Designed By:	Drawn by: BG	Checked by: SML
Scale:	1"=20'	Date: 17DEC2024
Project Title:		
<p>AP 52, LOT 141 859 BROAD STREET PROVIDENCE, RHODE ISLAND</p>		
Client/Owner:		
<p>STATE OF RHODE ISLAND 14 HARRINGTON ROAD CRANSTON, RI 02920</p>		
Issued for:		
Drawing Title:		
<p>LIMITED CONTENT BOUNDARY & TOPOGRAPHIC SURVEY</p>		
Drawing Number:		
<p>L1</p>		
Sheet 1 of 1		
Project Number:		
<p>25132.0</p>		
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