



State of Rhode Island  
**Coastal Resources Management Council**  
 Oliver H. Stedman Government Center  
 4808 Tower Hill Road, Suite 3  
 Wakefield, RI 02879-1900

(401) 783-3370  
 Fax (401) 783-2069

**PUBLIC NOTICE**

File Number: 2021-08-048 Date: September 8, 2021

This office has under consideration the application of:

Narragansett Electric Company, D.B.A National Grid  
 c/o Kenneth Lento  
 40 Sylvan Road  
 Waltham, MA 02451

for a State of Rhode Island Assent to construct and maintain: the project is the first component of the Tidewater Landing project, a master planned sports-anchored mixed-use project. This Phase of work includes the construction of a multi-purpose stadium with ancillary support infrastructure. Within the CRMC buffer area, riverfront improvements include stabilization of the river's edge with a mixture of riprap and landscape treatments conforming to CRMC's landscape standards, construction of a river-walk, parking which will be partially available for the Public, public plaza space overlooking the river a portion of the east side of the stadium, and temporarily a construction staging area north of the stadium where in a future phase a mixed-use building will be proposed as part of a separate Assent application. A 100% variance is required to RICRMP (650-RICR-20-00-1) § 1.1.9(B)(1) for filling, removal or grading within the 50' setback; a 100% variance is required to Metro Bay SAMP (650-RICR-20-00-5) § 5.5.1(A)(3)(d) construction setback of 25', zero feet is proposed for the construction of the stadium.

Project Location:	Taft Street
City/Town:	Pawtucket
Plat/Lot:	54 65 / 826,827 662
Waterway:	Seekonk River

Plans of the proposed work may be seen at the CRMC office in Wakefield.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

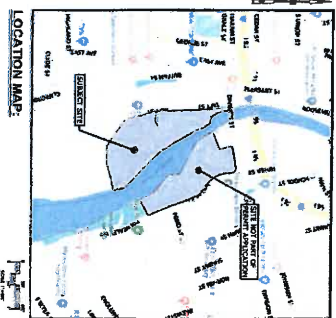
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before October 8, 2021.

# TIDEWATER LANDING TIDEWATER STADIUM

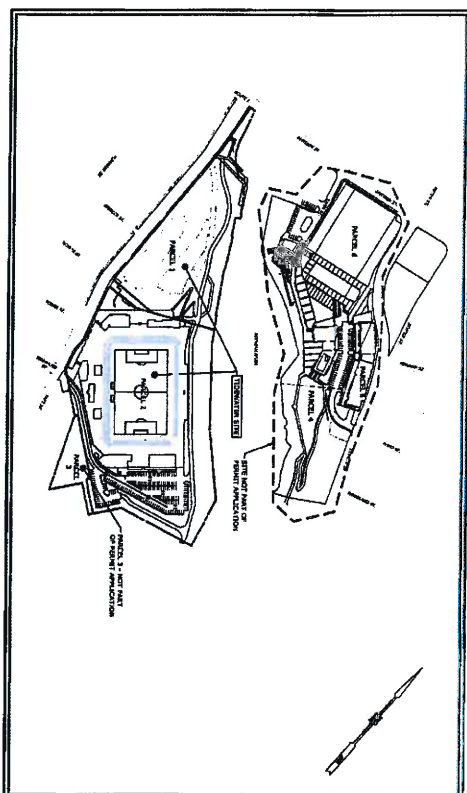
TAPT STREET  
PAWTUCKET, RHODE ISLAND

CRM/CASSETT APPLICATION  
AUGUST 5, 2021



PARCEL #	DESCRIPTION	OWNER	PARCEL AREA (AC.)	ADDRESS	PAR # / LOT #
1	TIDEWATER STADIUM	CITY OF PAWTUCKET	5.17	TAPT STREET	24 / 0027
2	TIDEWATER STADIUM SITE	THE TIDEWATER STADIUM MANAGEMENT TRUST	11.46	TAPT STREET	28 / 0026
3	NATIONAL GRID	THE TIDEWATER STADIUM MANAGEMENT TRUST	0.70	TAPT STREET	65 / 0062

**APPLICANT:**  
TIDEWATER STADIUM, LLC  
321 SOUTH MAIN STREET, SUITE 400  
PROVIDENCE, RI 02803



PROJECT SITE VICINITY MAP

### PROJECT DATA

EXISTING ZONE:	M2
PROPOSED ZONE:	ENTERTAINMENT TOURISM (ETM)

### ZONING DATA

DIMENSIONAL CRITERIA	REQUIRED	PROPOSED
HEIGHT	35 FT	35 FT
MAX LOT COVERAGE	100%	NO CHANGE
MAX SIGN COVERAGE	0 FT	NO CHANGE
MAX SIGN SETBACK	0 FT	NO CHANGE
MAX SIGN HEIGHT (SIGN)	10 FT	NO CHANGE
MAX SIGN HEIGHT (ADDITIONAL)	15 FT	NO CHANGE

### LIST OF DRAWINGS

NO.	DATE	TITLE
C100		NOTES AND LEGEND SHEET
C101		EXISTING CONDITIONS
C102		CONSTRUCTION LOGGING PLAN
C103		GRADING AND LANDSCAPING PLAN
C104		UTILITY PLAN
C105		SOIL EROSION & SEDIMENT CONTROL PLAN
C106		URBAN COSMETIC GREENWAY (ACD) PLAN
C107		ORIGIN SITE PLAN VIEW
C108		ORIGIN SITE PLAN
C109		ORIGIN SITE PLAN
C110		ORIGIN SITE PLAN
C111		UNDERGROUND UTILITIES AND DETAILS
C112		STORAGE AND FILTER CO. E.F. DETAILS
C113		ORIGIN SITE PLAN
C114		ORIGIN SITE PLAN
C115		ORIGIN SITE PLAN
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C149		ORIGIN SITE PLAN
C150		ORIGIN SITE PLAN



212 S. Tapt Street, Suite 000  
Pawtucket, RI 02860  
(401) 704-4400  
www.odell.com



NOT FOR  
CONSTRUCTION

TIDEWATER  
STADIUM

Fortunous  
Partners

TITLE  
SHEET

DATE





**ODELL**

212 S Third Street, Suite 800  
Chapel Hill, NC 27514  
(717) 244-1111  
www.odell.com

DATE: 07/16/11  
DRAWN BY: JAC  
CHECKED BY: JAC



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**TIDEWATER STADIUM**

Parade Ground, Rhode Island

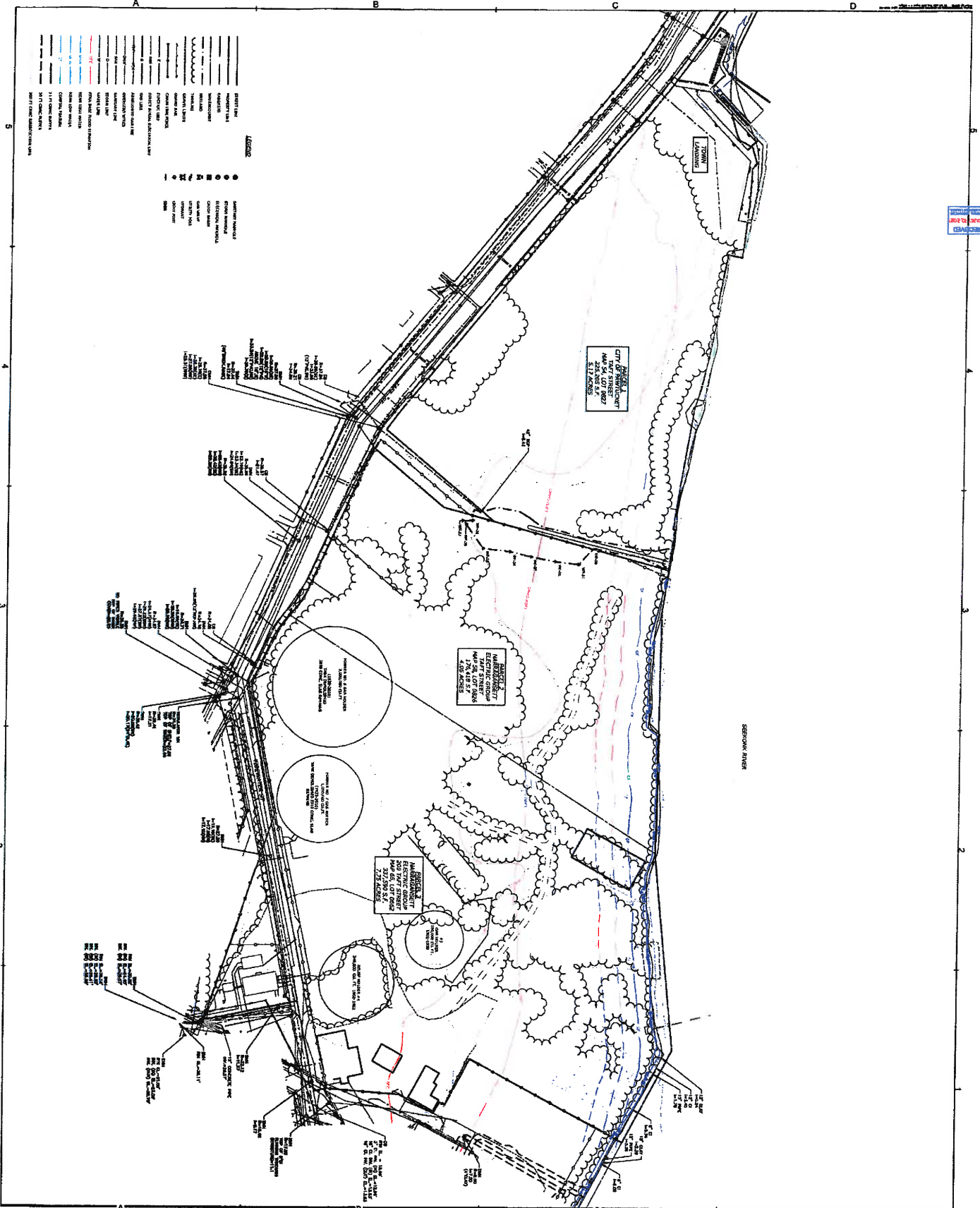
**FORTUNOUS PARTNERS**



PROJECT NO.	1422-0008
DATE	07/16/11
SCALE	AS SHOWN
DRAWN BY	JAC
CHECKED BY	JAC
DATE	07/16/11

**EXISTING CONDITIONS**

**C101**



**LEGEND**

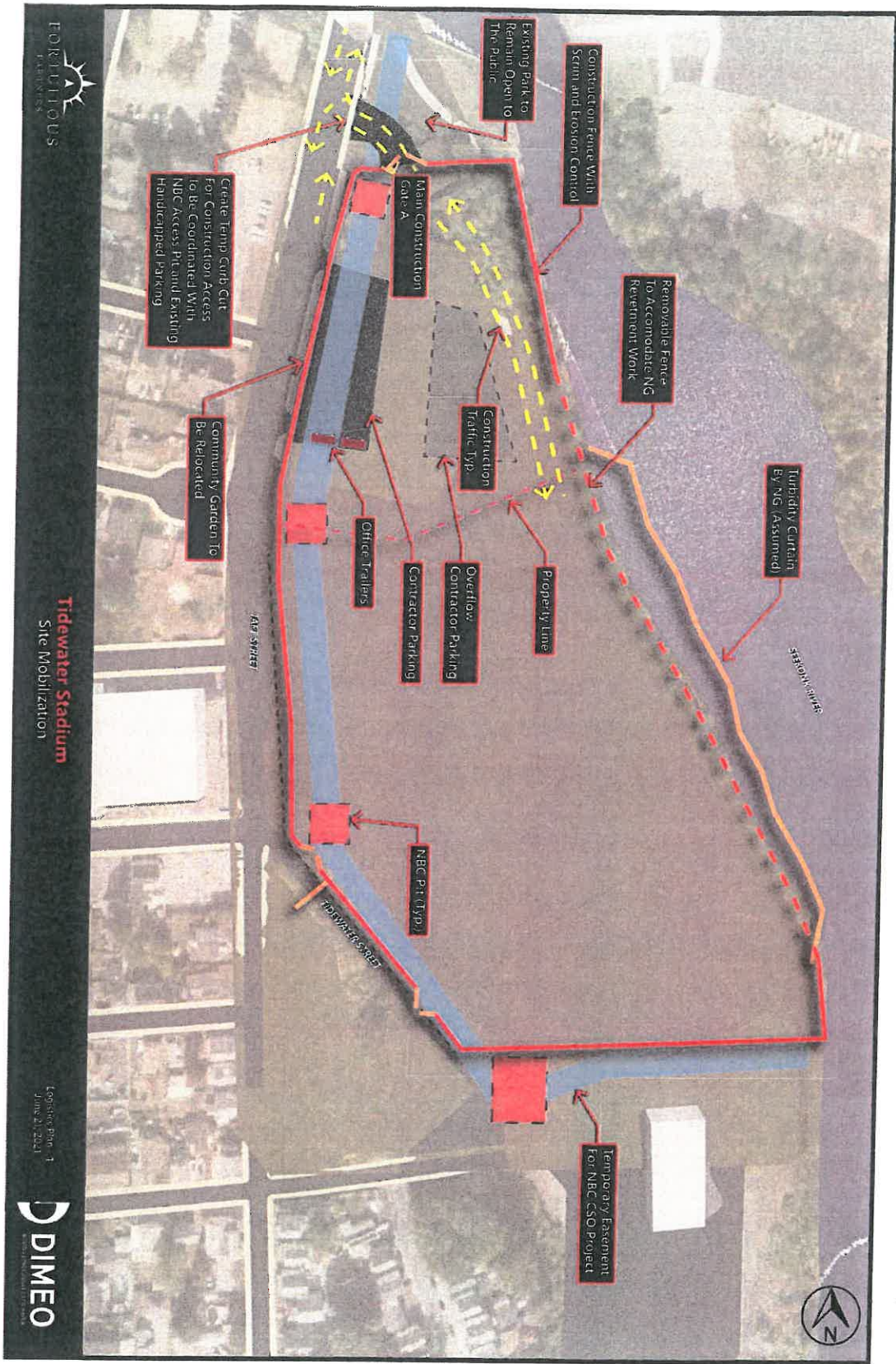
EXISTING	PROPOSED
STADIUM	STADIUM
PARKING	PARKING
ROAD	ROAD
UTILITY	UTILITY
...	...

NOT TO SCALE

NO.	DATE	DESCRIPTION
1	06/21/2021	ISSUED FOR PERMITTING
2	06/21/2021	ISSUED FOR CONSTRUCTION
3	06/21/2021	ISSUED FOR CONSTRUCTION

**CONSTRUCTION LOGISTICS PLAN**

**C102**

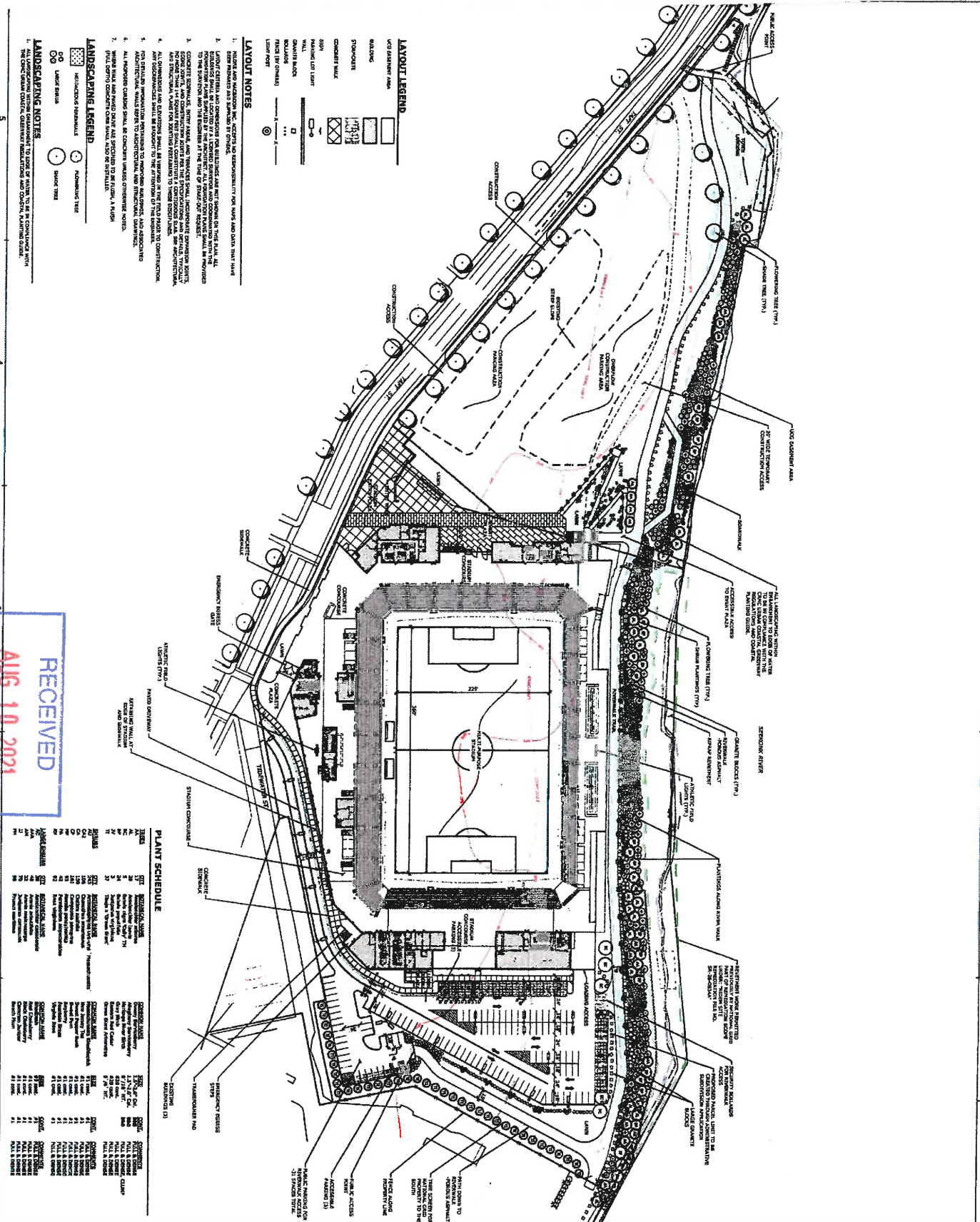


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 COASTAL RESOURCES MANAGEMENT COUNCIL

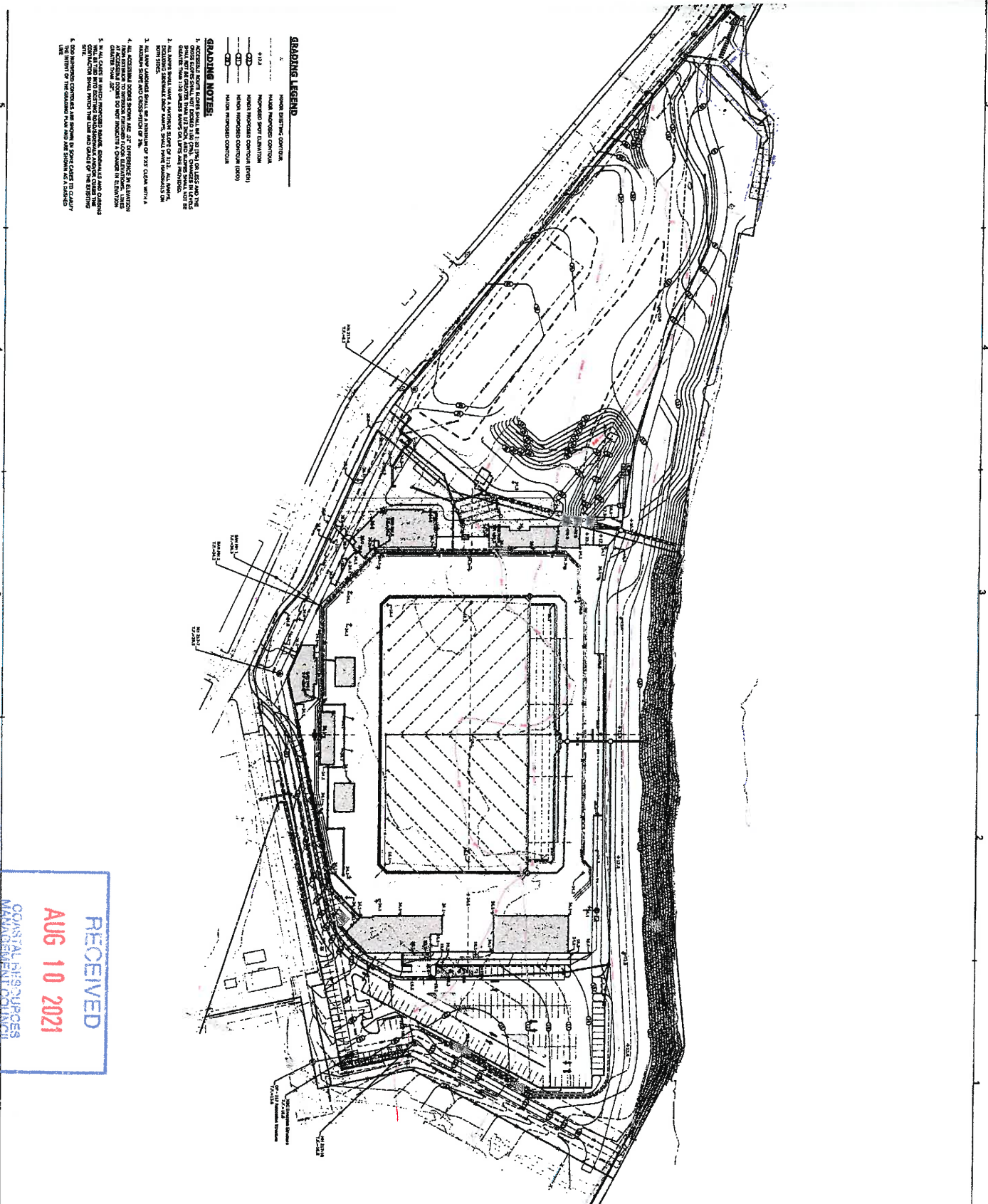
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1	ISSUED FOR PERMITTING	11/11/2020	SLR	SLR
2	ISSUED FOR CONSTRUCTION	11/11/2020	SLR	SLR
3	ISSUED FOR AS-BUILT	11/11/2020	SLR	SLR
4	ISSUED FOR RECORD	11/11/2020	SLR	SLR
5	ISSUED FOR FINAL REVIEW	11/11/2020	SLR	SLR

LAYOUT AND  
 LANDSCAPING  
 PLAN

C103



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**GRADING LEGEND**

(Symbol)	EXISTING CONTOUR
(Symbol)	FINISH GRADING CONTOUR
(Symbol)	PROPOSED SPOT ELEVATION
(Symbol)	MINIMUM FINISHED CONTOUR (ELEV)
(Symbol)	MINIMUM FINISHED CONTOUR (ELEV)
(Symbol)	MINIMUM FINISHED CONTOUR

- GRADING NOTES:**
- ALL FINISH GRADING SHALL BE AT LEAST 1% TO THE NEAREST AND SHALL BE SUFFICIENT TO PREVENT STAGNATION OF WATER. ALL FINISH GRADING SHALL BE SUFFICIENT TO PREVENT STAGNATION OF WATER. ALL FINISH GRADING SHALL BE SUFFICIENT TO PREVENT STAGNATION OF WATER.
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 MAINTENANCE DIVISION

C104

GRADING  
 PLAN

PROJECT NO.	C104
DATE	08/10/2021
DRAWN BY	SLR
CHECKED BY	SLR
DATE	08/10/2021
SCALE	AS SHOWN



FORTUITOUS  
 PARTNERS

TIDEWATER  
 STADIUM  
 Proposed / Private Project

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 CONSTRUCTION

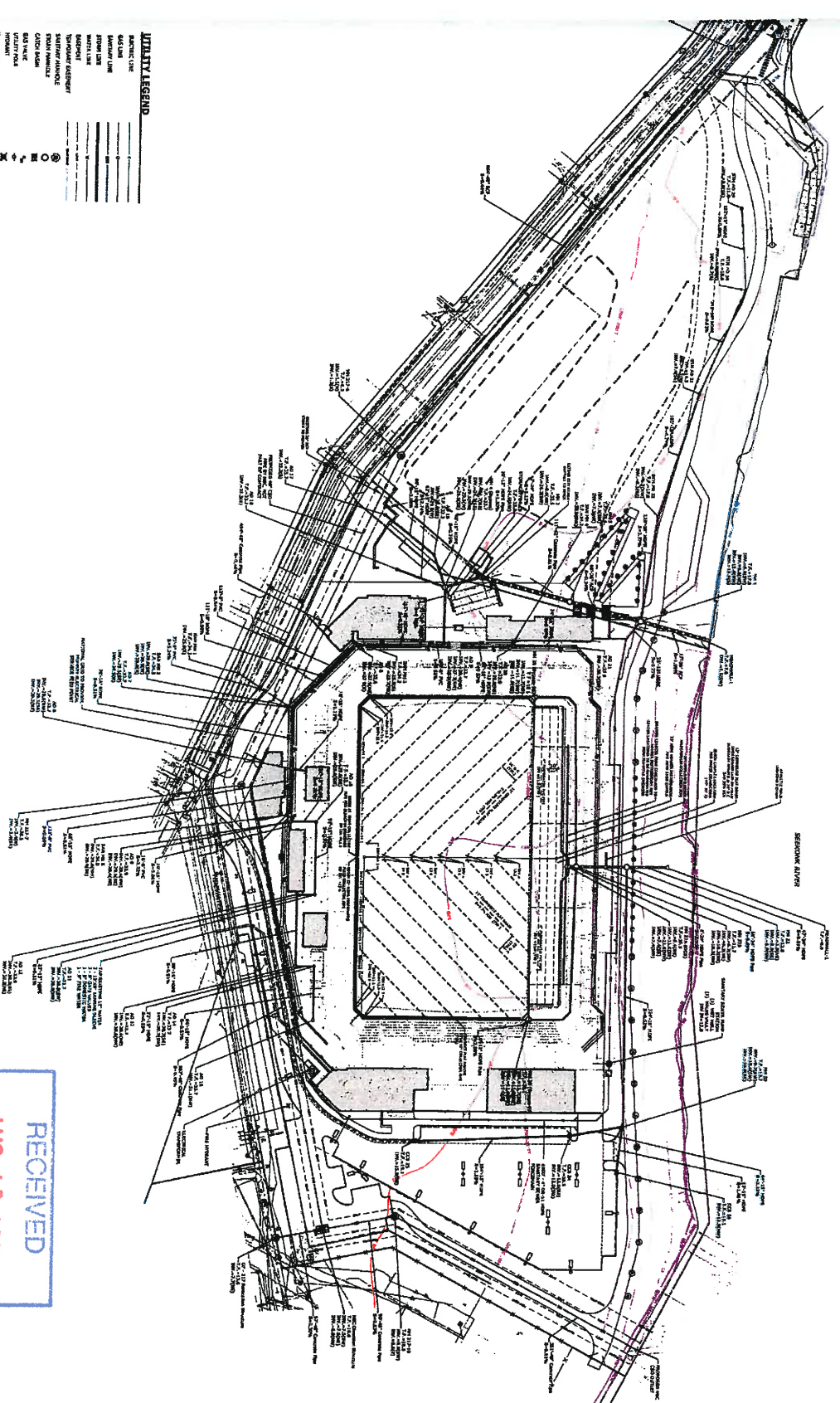


2112 E. Tyler Street, Suite 800  
 (770) 444-1000 / (770) 444-4111  
 www.slr.com



### UTILITY LEGEND

WATER LINE	—
SEWER LINE	---
STORM LINE	- - -
UTILITY	---
CONCRETE	—
ASPHALT	—
GRAVEL	—
ROADWAY	—
UTILITY	---
CONCRETE	—
ASPHALT	—
GRAVEL	—
ROADWAY	—
UTILITY	---
CONCRETE	—
ASPHALT	—
GRAVEL	—
ROADWAY	—
UTILITY	---
CONCRETE	—
ASPHALT	—
GRAVEL	—
ROADWAY	—
UTILITY	---



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**OD E L L**

213 S. Tenth Street, Suite 400  
 Norfolk, VA 23510  
 (757) 622-1111  
 www.odell.com

CONSULTING ENGINEER  
 CONSULTANT

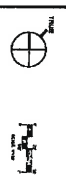
**SLR**

STRUCTURAL ENGINEERING  
 CONSULTING ENGINEER  
 CONSULTANT

**NOT FOR CONSTRUCTION**

**TIDEWATER STADIUM**  
 Fortitious Partners Stadium

**FORTITIOUS PARTNERS**



DATE	DESCRIPTION
10/15/2020	ISSUED FOR PERMIT
09/22/2020	ISSUED FOR PERMIT
08/10/2021	REVISION

PROJECT NO. **C105**  
 DATE **08/10/2021**  
 DRAWN BY **AS**  
 CHECKED BY **AS**  
 SCALE **AS SHOWN**

**C105**



213 S. Third Street, Suite 800  
 Charlotte, NC 28203  
 (770) 546-1111  
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**Dipate Engineering**  
 Engineers & Architects  
 10000 Park Road, Suite 100  
 Charlotte, NC 28226

**NOT FOR CONSTRUCTION**

**TIDEWATER STADIUM**  
 Fortuitous Partners



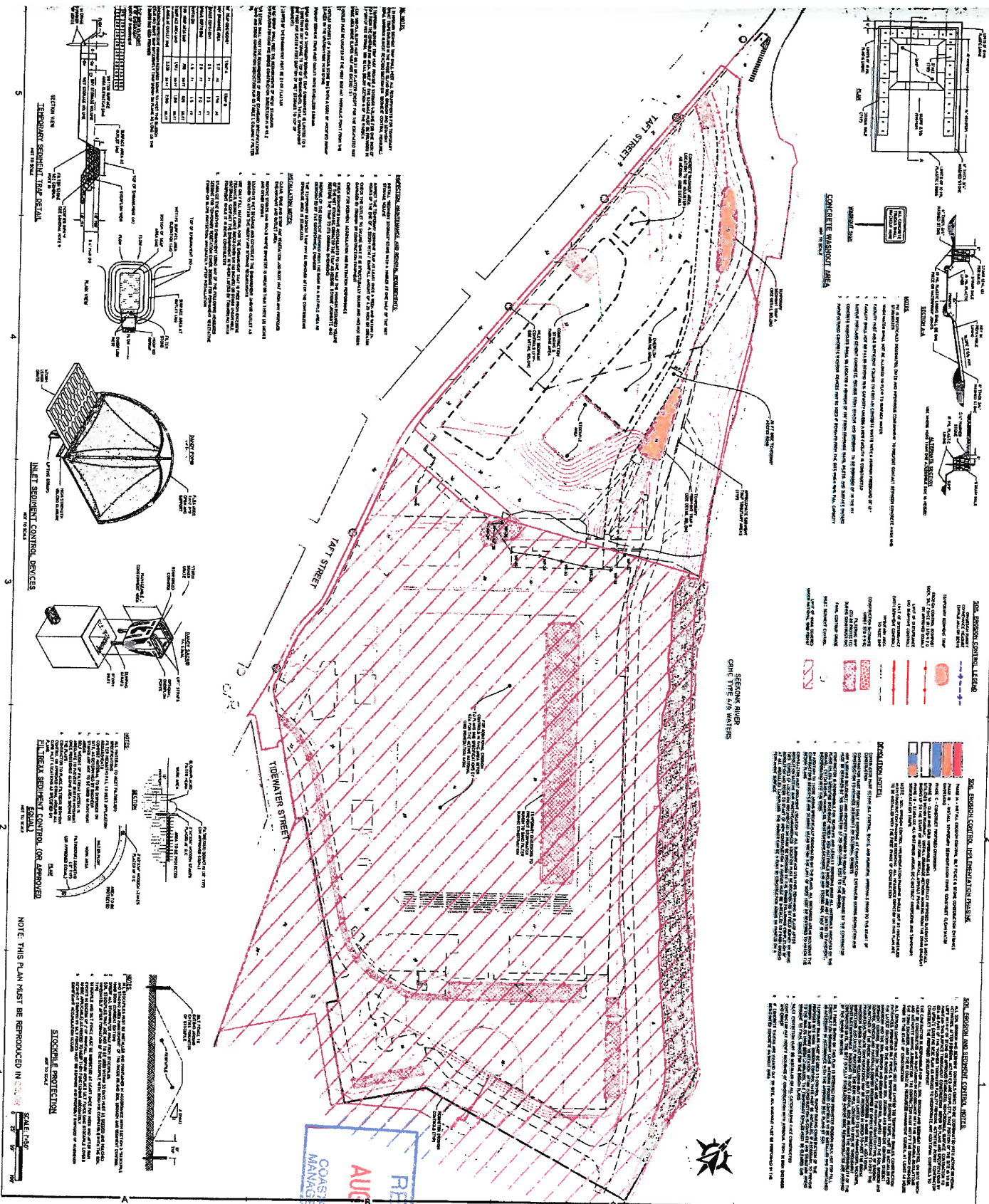
**Fortuitous Partners**

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**AUG 10 2021**  
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**MANAGEMENT COUNCIL**

NO.	DATE	DESCRIPTION
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2	08/10/21	ISSUED FOR PERMITTING
3	08/10/21	ISSUED FOR PERMITTING
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5	08/10/21	ISSUED FOR PERMITTING
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8	08/10/21	ISSUED FOR PERMITTING
9	08/10/21	ISSUED FOR PERMITTING
10	08/10/21	ISSUED FOR PERMITTING

**Soil Erosion & Sediment Control Plan**

**C106**



**CONCRETE WASHOUT AREA**

1. Washout area shall be located on site to collect runoff from concrete washout.
2. Washout area shall be constructed of concrete or other impervious material.
3. Washout area shall be located down-drift of any concrete placement activity.
4. Washout area shall be located on a slope that will allow runoff to be collected.
5. Washout area shall be located on a slope that will allow runoff to be collected.

**SOIL EROSION CONTROL MEASURES**

- 1. Silt fence
- 2. Sediment basin
- 3. Stormwater management system
- 4. Erosion control matting
- 5. Erosion control blanket
- 6. Erosion control fabric
- 7. Erosion control netting
- 8. Erosion control geotextile
- 9. Erosion control geogrid
- 10. Erosion control geocell
- 11. Erosion control geotube
- 12. Erosion control geobag
- 13. Erosion control geotextile
- 14. Erosion control geogrid
- 15. Erosion control geocell
- 16. Erosion control geotube
- 17. Erosion control geobag

**SOIL EROSION CONTROL, LIQUIDATION BASIN**

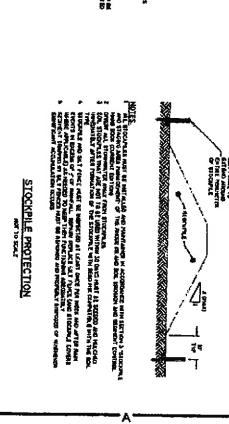
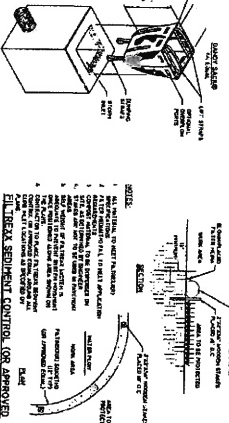
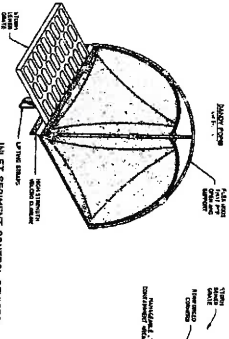
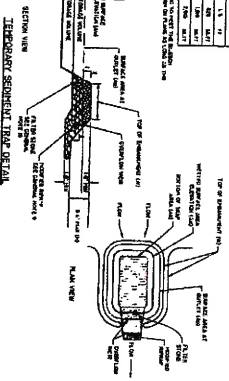
1. Liquidation basin shall be constructed of concrete or other impervious material.
2. Liquidation basin shall be located down-drift of any concrete placement activity.
3. Liquidation basin shall be located on a slope that will allow runoff to be collected.
4. Liquidation basin shall be located on a slope that will allow runoff to be collected.

**SOIL EROSION AND SEDIMENT CONTROL MEASURES**

1. Erosion control matting shall be installed on all exposed soil surfaces.
2. Erosion control blanket shall be installed on all exposed soil surfaces.
3. Erosion control fabric shall be installed on all exposed soil surfaces.
4. Erosion control netting shall be installed on all exposed soil surfaces.
5. Erosion control geotextile shall be installed on all exposed soil surfaces.
6. Erosion control geogrid shall be installed on all exposed soil surfaces.
7. Erosion control geocell shall be installed on all exposed soil surfaces.
8. Erosion control geotube shall be installed on all exposed soil surfaces.
9. Erosion control geobag shall be installed on all exposed soil surfaces.

**PERMITTING, MAINTENANCE AND GENERAL REQUIREMENTS**

1. All construction activities shall be permitted by the appropriate regulatory agency.
2. All construction activities shall be maintained in accordance with the permit conditions.
3. All construction activities shall be completed within the specified time frame.
4. All construction activities shall be completed in accordance with the approved plans.
5. All construction activities shall be completed in accordance with the approved specifications.
6. All construction activities shall be completed in accordance with the approved methods.
7. All construction activities shall be completed in accordance with the approved materials.
8. All construction activities shall be completed in accordance with the approved equipment.
9. All construction activities shall be completed in accordance with the approved personnel.
10. All construction activities shall be completed in accordance with the approved procedures.



NOTE: THIS PLAN MUST BE REPRODUCED IN COLOR

SCALE: 1" = 20'

**KEY**

- EXISTING CONDITIONS
- PROPOSED NEW CONSTRUCTION
- PROPOSED NEW CONSTRUCTION WITH EXISTING
- PROPOSED NEW CONSTRUCTION WITH EXISTING AND NEW
- PROPOSED NEW CONSTRUCTION WITH EXISTING AND NEW AND EXISTING



**ODLL**

2125, Tropic Street, Suite 800  
 Oahu, Hawaii, HI 96815  
 P: 808.531.1111  
 www.odll.com

**Aipheia Engineering**  
 Engineers & Planners  
 1111 Kalia Road, Suite 100  
 Honolulu, HI 96813

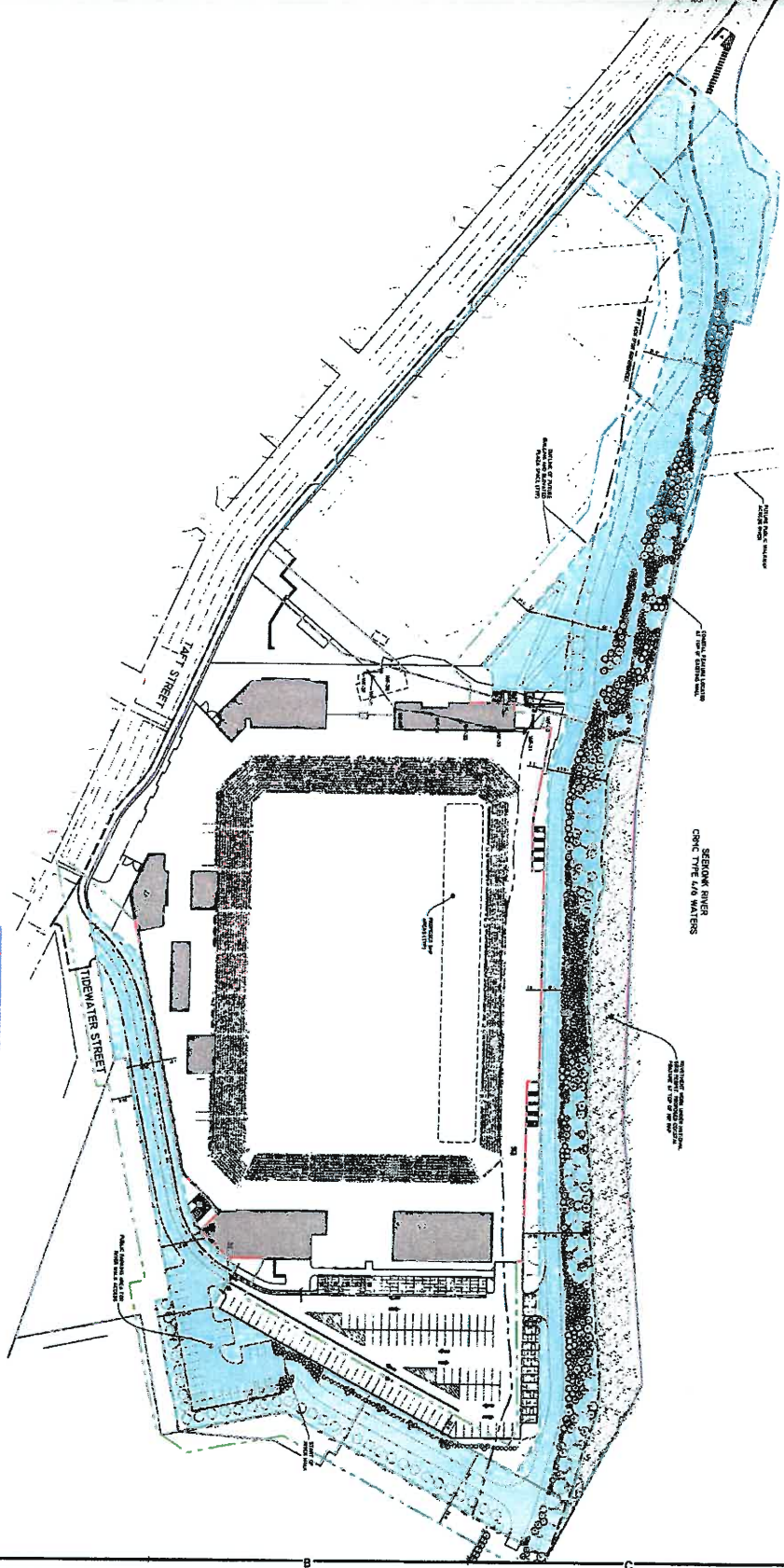
**NOT FOR CONSTRUCTION**

DATE: 02/14/2020, BY: J. J. [Name]

**TIDEWATER STADIUM**



**FORTUITOUS PARTNERS**



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**AUG 10 2021**  
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 MANAGEMENT COUNCIL

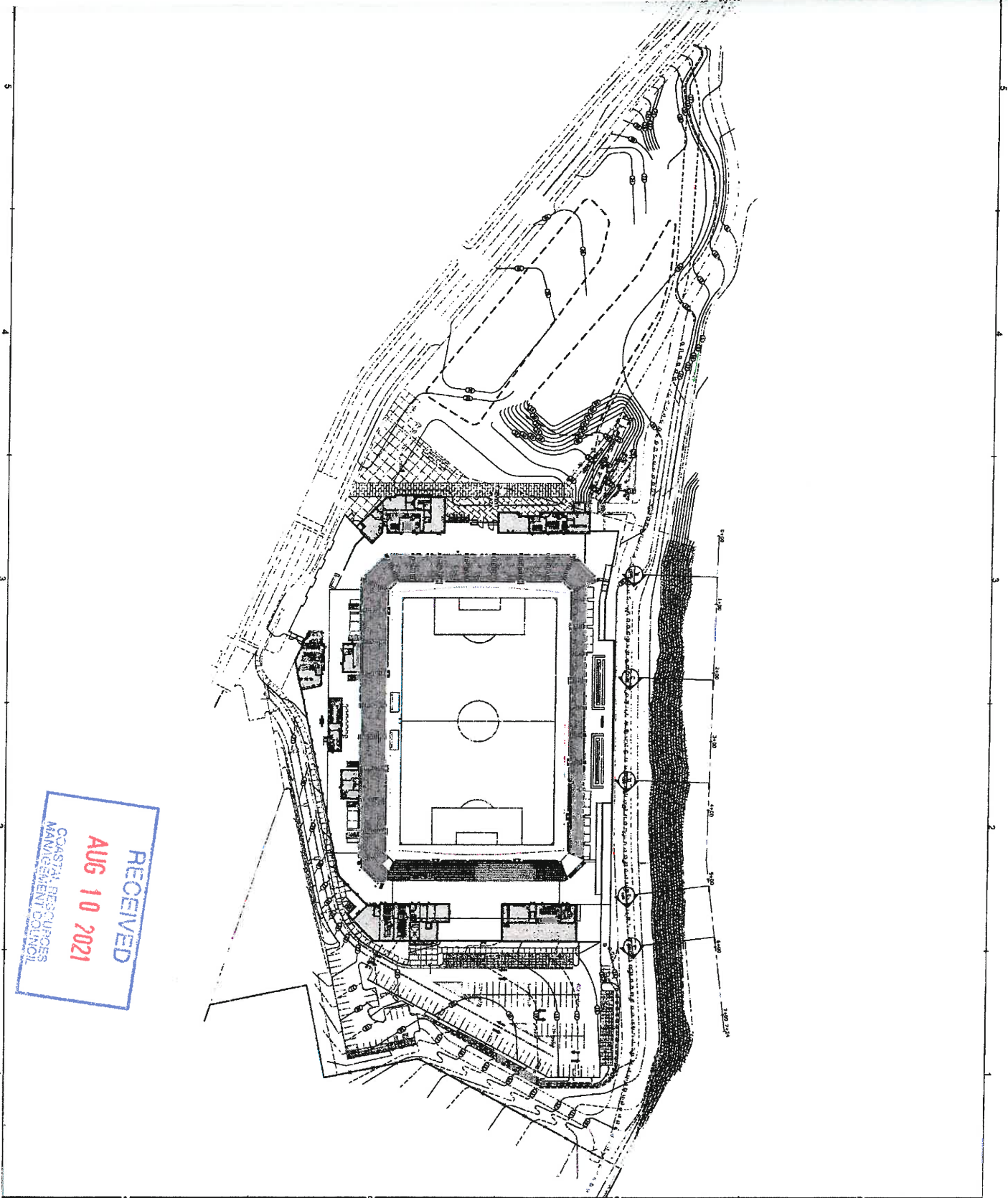
NOTE: THIS PLAN MUST BE REPRODUCED IN 1:500

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NO.	DATE	DESCRIPTION
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95	02/14/2020	ISSUED FOR PERMITTING
96	02/14/2020	ISSUED FOR PERMITTING
97	02/14/2020	ISSUED FOR PERMITTING
98	02/14/2020	ISSUED FOR PERMITTING
99	02/14/2020	ISSUED FOR PERMITTING
100	02/14/2020	ISSUED FOR PERMITTING

**C107**

Urban Coastal  
 Greenway (UCG) Plan



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 AUG 10 2021  
 COASTAL RESOURCES  
 MANAGEMENT COUNCIL

**OD E L L**

212 S. Virginia Street, Suite 300  
 (773) 444-1100 or (773) 444-1111  
 www.odell.com

CONSULTING FIRM  
 ARCHITECT OF RECORD

**SLR**  
 CONSULTING ENGINEERS  
 ARCHITECTS  
 INTERIORS  
 PLANNING

**NOT FOR  
 CONSTRUCTION**

**TIDEWATER  
 STADIUM**

Provided: (Revised) (Revised)

**FORTUITOUS  
 PARTNERS**



REVISION	DATE	DESCRIPTION
1	08/10/21	ISSUED FOR PERMIT
2	08/10/21	ISSUED FOR PERMIT
3	08/10/21	ISSUED FOR PERMIT
4	08/10/21	ISSUED FOR PERMIT
5	08/10/21	ISSUED FOR PERMIT

PROJECT NO: 100000000  
 DATE: 08/10/21  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"  
 SHEET TITLE: CROSS SECTIONS PLAN VIEW

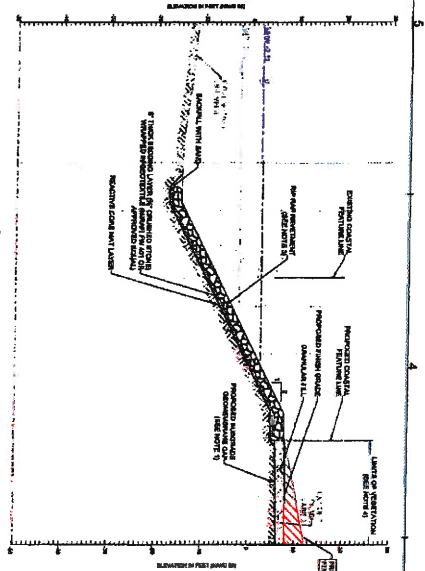
**C108**



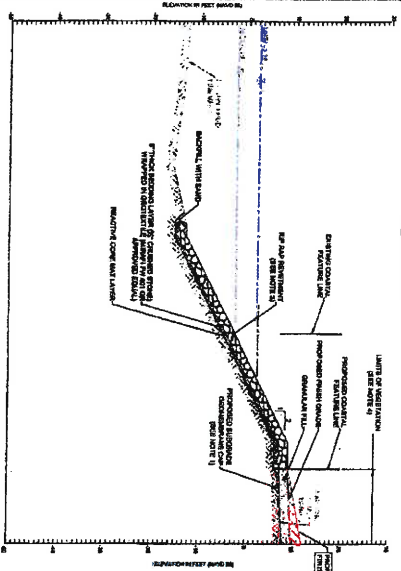
**LEGEND**  
 ADDITIONAL FILL FROM FORTUITOUS

**NOTES**

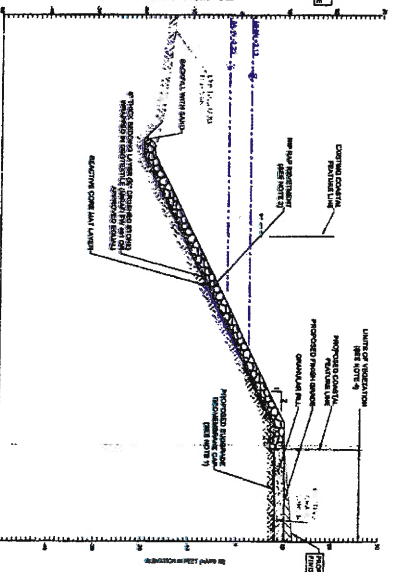
- TAKEN FROM PLANS PREVIOUSLY PREPARED BY GZA TTU, ED \*RIDEM SITE  
 REMEDIATION FILE NO. SR-26-0934A, DATED: AUGUST 2019.
- SHEETS USED INCLUDE:
- S-3 REBAR REINFORCEMENT LAYOUT PLAN (1 OF 3)
  - S-4 BULKHEAD REINFORCEMENT SECTIONS (1 OF 3)
  - S-5 BULKHEAD/REINFORCEMENT SECTIONS (2 OF 3)



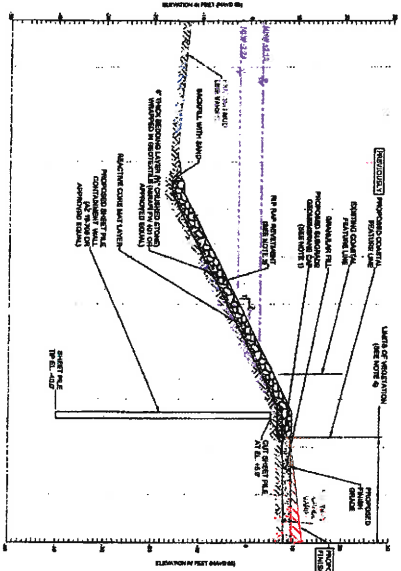
**B** WALL SECTION (STA. 0+00)  
 SCALE: 1" = 1'-0"



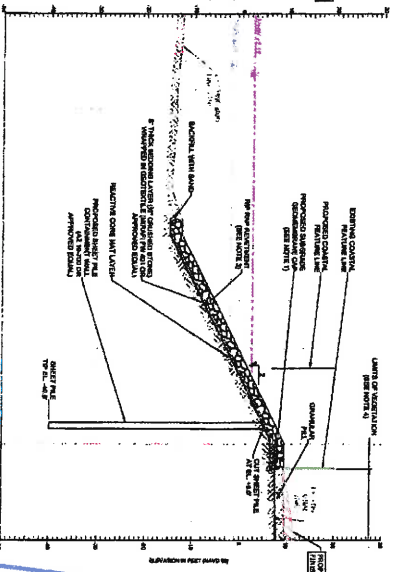
**C** WALL SECTION (STA. 2+10)  
 SCALE: 1" = 1'-0"



**D** WALL SECTION (STA. 3+80)  
 SCALE: 1" = 1'-0"



**E** WALL SECTION (STA. 5+10)  
 SCALE: 1" = 1'-0"



**F** WALL SECTION (STA. 5+80)  
 SCALE: 1" = 1'-0"



215 E. Tyler Street, Suite 603  
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 www.odli.com



3000 Central Expressway, Suite 200  
 San Ramon, CA 94583  
 (925) 491-1100  
 www.slr.com

**NOT FOR CONSTRUCTION**

**TIDEMATER STADIUM**  
 Paradise, North Island

**FORTUITOUS PARTNERS**

NO.	DATE	BY	DESCRIPTION
1	10/20/2019	J. W. HARRIS	ISSUED FOR PERMIT
2	01/20/2021	J. W. HARRIS	ISSUED FOR PERMIT
3	08/10/2021	J. W. HARRIS	ISSUED FOR PERMIT

**CROSS SECTIONS B - F**

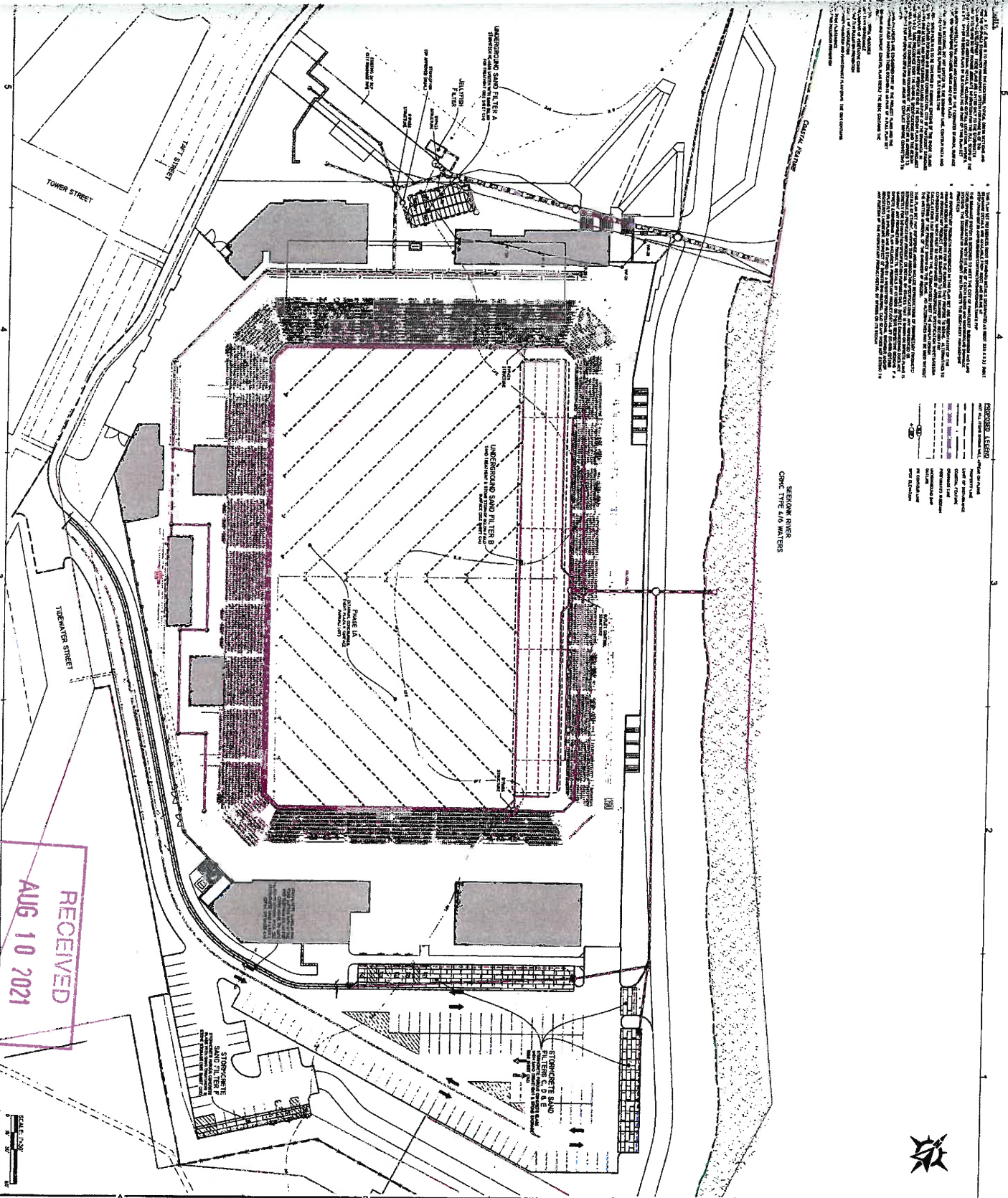
**C109**

**NOTES:**

1. THIS PLAN IS A PART OF THE TIDWATER STADIUM PROJECT AND IS TO BE USED IN CONJUNCTION WITH THE OTHER PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL MAINTAIN THE STADIUM OPERATIONAL AT ALL TIMES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL RESOURCES.
7. THE CONTRACTOR SHALL MAINTAIN THE STADIUM OPERATIONAL AT ALL TIMES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL RESOURCES.
9. THE CONTRACTOR SHALL MAINTAIN THE STADIUM OPERATIONAL AT ALL TIMES DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL RESOURCES.

**LEGEND:**

- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION
- EXISTING UTILITIES
- EXISTING STRUCTURES TO REMAIN
- EXISTING ROADS
- EXISTING RAILROADS
- EXISTING WATERWAYS
- EXISTING UTILITIES
- EXISTING STRUCTURES TO REMAIN
- EXISTING ROADS
- EXISTING RAILROADS
- EXISTING WATERWAYS



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SCALE: 1" = 20'

C110

Water Quality  
Layout Plan

NO.	DATE	DESCRIPTION
1	08/10/21	ISSUED FOR PERMITTING
2	08/10/21	ISSUED FOR PERMITTING
3	08/10/21	ISSUED FOR PERMITTING
4	08/10/21	ISSUED FOR PERMITTING
5	08/10/21	ISSUED FOR PERMITTING
6	08/10/21	ISSUED FOR PERMITTING
7	08/10/21	ISSUED FOR PERMITTING
8	08/10/21	ISSUED FOR PERMITTING
9	08/10/21	ISSUED FOR PERMITTING
10	08/10/21	ISSUED FOR PERMITTING

**PROJECT INFORMATION:**

PROJECT NO: C110  
 PROJECT NAME: TIDWATER STADIUM  
 PROJECT LOCATION: TIDWATER, VIRGINIA  
 PROJECT OWNER: FORTITOUS PARTNERS  
 PROJECT ARCHITECT: DIPINTE ENGINEERING  
 PROJECT ENGINEER: DIPINTE ENGINEERING  
 PROJECT DATE: 08/10/21

**FORTITOUS PARTNERS**



**TIDWATER STADIUM**  
 FORTITOUS PARTNERS

**NOT FOR CONSTRUCTION**

**Dipinte Engineering**  
 ENGINEERS ARCHITECTS SURVEYORS  
 212 S. YORK STREET, SUITE 800  
 CHARLOTTE, NC 28201  
 (770) 444-1111  
 www.dipinte.com

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