



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

### 15-DAY PUBLIC NOTICE

File Number: 2023-10-071 Date: March 22, 2024

This office has under consideration the application of:

**Richmond Square Properties, LLC**  
**334 Carpenter Street**  
**Providence, RI 02906**

for a State of Rhode Island Assent to construct and maintain:

a 6-story apartment building with parking below. Other improvements include an axillary parking lot, utility improvements, stormwater management area, permeable paver patio, and landscape improvements.

Project Location:	5 Richmond Square
City/Town:	Providence
Plat/Lot:	Plat 15, lot 321
Waterway:	Seekonk River

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto:Cstaff1@crmc.ri.gov).

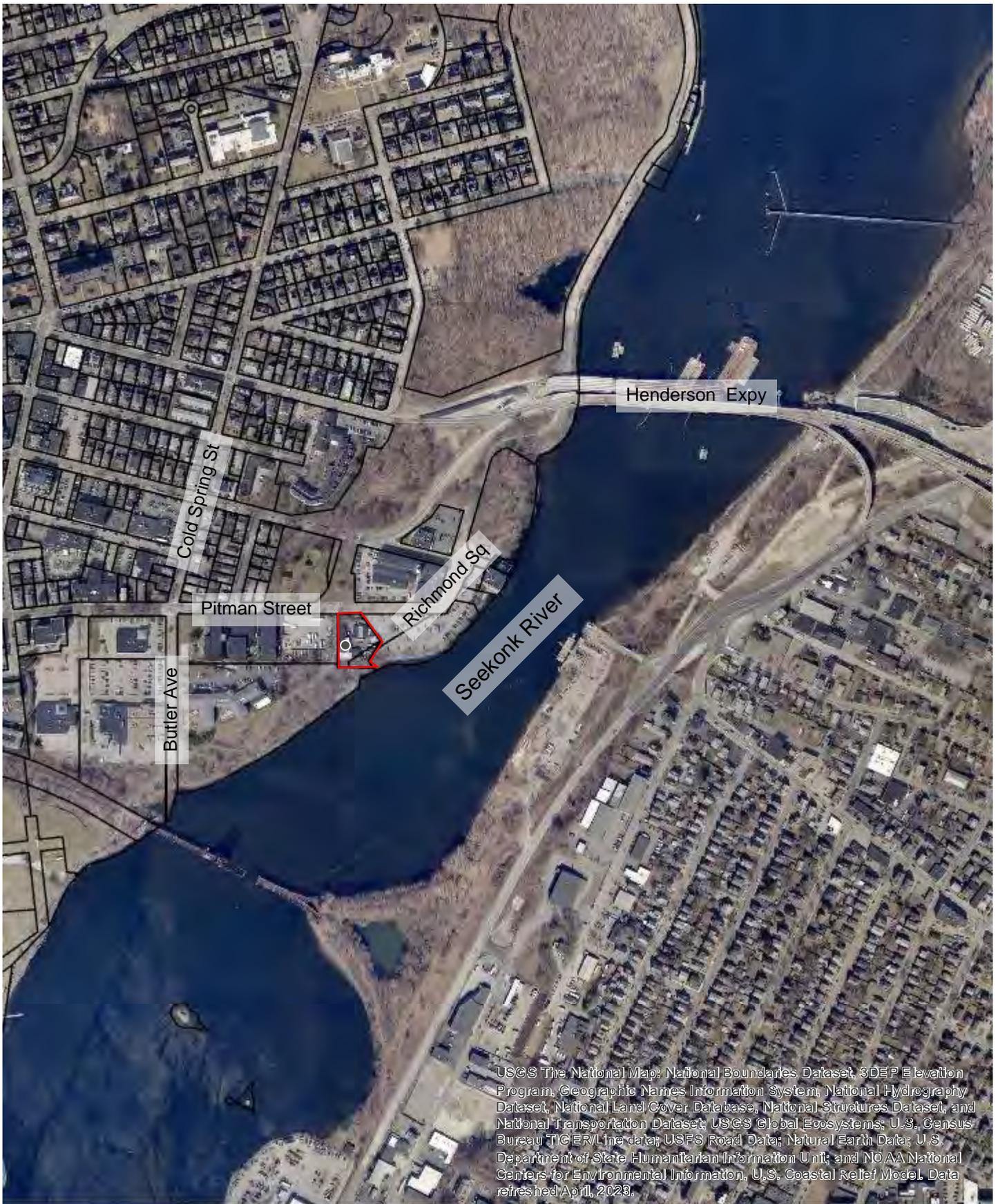
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

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.

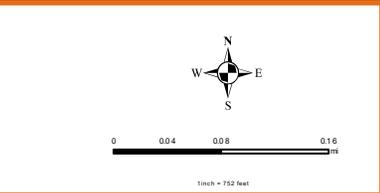
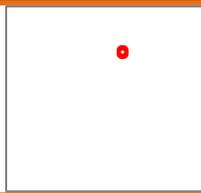
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished to you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **April 6, 2024**.

Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov); or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat



The information depicted on this map is for planning purposes only and does not constitute a legal boundary definition, equity interpretation, or parcel-level analysis.  
 Produced by the Providence Planning and Development GIS Lab at the University of Rhode Island, Providence, RI, 02909.  
 Data Sources:  
 Providence Geographic Information System  
 Date: 9/15/2023



**P** PROVIDENCE, RHODE ISLAND

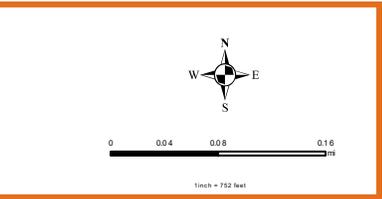
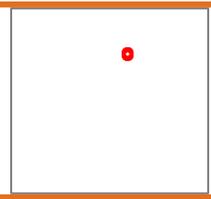
PROVIDENCE THE RECEIVED  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 JORGE O. ELORZA, MAYOR  
**10/13/2023**

**RECEIVED**  
**10/13/2023**  
 COASTAL RESOURCES  
 MANAGEMENT COUNCIL



USGS The National Map, National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April, 2023.

The information depicted on this map is for planning purposes only. It is not intended for legal, boundary, or equity interpretation, or parcel-level analysis.  
 Produced by the Providence Planning and Development GIS Lab at Blackstone Group, Providence, RI, 02903.  
 Data Sources:  
 Providence Geographic Information System  
 Date: 9/15/2023



**P** PROVIDENCE, RHODE ISLAND

PROVIDENCE THE RECEIVED  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 JORGE O. ELORZA, MAYOR  
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COASTAL RESOURCES  
 MANAGEMENT COUNCIL

**ATTACHMENT – SITE PHOTOGRAPHS**



**Photo 1:** Aerial image of project site ([www.nearmap.com](http://www.nearmap.com), dated March 27, 2023).



**Photo 2:** Property perspective view from south ([www.google.com/maps](http://www.google.com/maps), dated 2023).

PROPOSED MINOR LAND DEVELOPMENT PROJECT

# RICHMOND SQUARE APARTMENTS

## A PROPOSED SIX-STORY, 25-UNIT RESIDENTIAL BUILDING

5 RICHMOND SQUARE  
PROVIDENCE, RHODE ISLAND  
AP 15, LOT 321

ZONING DISTRICT: W-2 MIXED-USE WATERFRONT DISTRICT

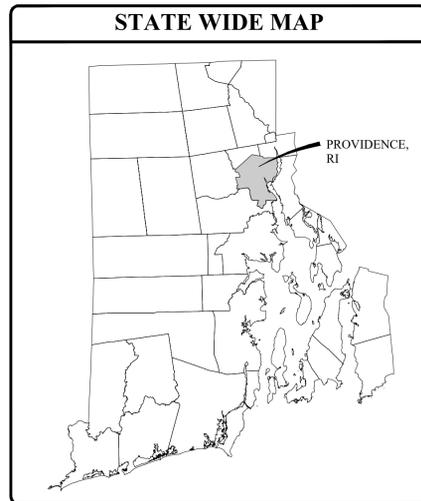
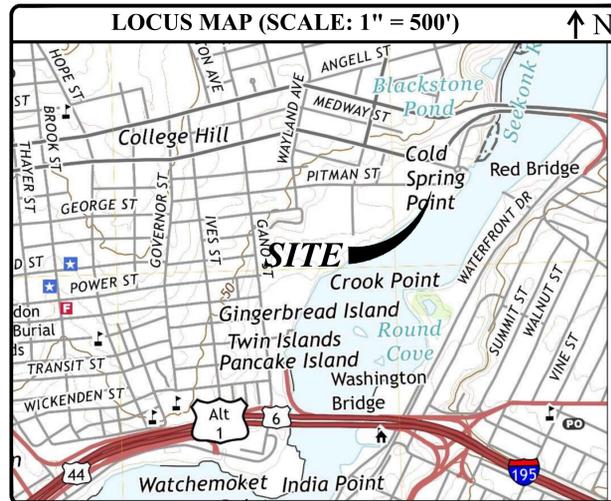
**FILINGS:**

- PRELIMINARY PLAN (MINOR LAND DEVELOPMENT) - PROVIDENCE CITY PLAN COMMISSION (CPC)
- COASTAL RESOURCES MANAGEMENT COUNCIL (RICRMC) - ASSENT APPLICATION
- 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

**NOTES TO CONTRACTOR - WORK IN CITY RIGHT-OF-WAY:**

1. A PERMIT MUST BE OBTAINED FROM THE TRAFFIC ENGINEERING DIVISION AND THE ENGINEERING DIVISION AT THE CITY OF PROVIDENCE DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO THE REMOVAL OF SIDEWALKS WITHIN WATERMAIN AND/OR BROOK STREETS. THE PERMIT APPLICATION MUST ADDRESS ALTERNATIVE PEDESTRIAN PATHS OF TRAVEL.

PROJECT TEAM			
<b>OWNER:</b>	RICHMOND SQUARE PROPERTIES LLC 251 PITMAN STREET PROVIDENCE, RI 02906	<b>CIVIL:</b>	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313
<b>APPLICANT:</b>	MR. MICHAEL LEMOI 334 CARPENTER STREET PROVIDENCE, RI 02909	<b>SURVEYOR:</b>	OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVENUE CRANSTON, RI 02920 PHONE: 401-463-9696
<b>ARCHITECT:</b>	ED WOJCIK ARCHITECT, LTD ONE RICHMOND SQUARE PROVIDENCE, RI 02906 PHONE: 401-861-7139		



INDEX OF DRAWINGS	
SHEET NO.	PLAN TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & SITE PREPARATION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	CIVIL DETAILS I
7	CIVIL DETAILS II
8	CIVIL DETAILS III
9	RI STANDARD DETAILS
R1	BOUNDARY STAKE-OUT SURVEY, PREPARED BY OCEAN STATE PLANNERS, INC., DATED MARCH 3, 2023

RECEIVED  
3/18/2024  
COASTAL RESOURCES  
MANAGEMENT COUNCIL

SIX-STORY, 25-UNIT RESIDENTIAL BUILDING  
5 RICHMOND SQUARE  
PROVIDENCE, RHODE ISLAND  
AP 15, LOT 321

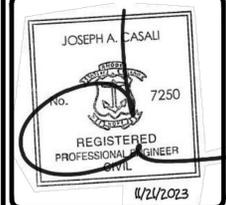
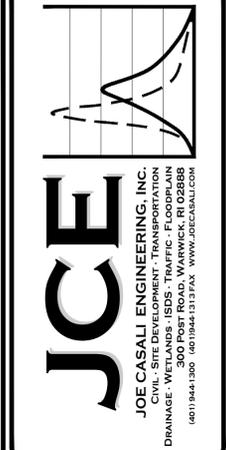
REVISIONS:		
NO.	DATE	DESCRIPTION
1	9/28/23	LOADING/TREES
2	01/16/24	RIDEM

DESIGNED BY:	DRD
DRAWN BY:	SEP/SD
CHECKED BY:	JAC
DATE:	SEPT. 2023
PROJECT NO.:	23-49

PRELIMINARY, NOT FOR CONSTRUCTION

**COVER SHEET**

**SHEET 1 OF 9**



**GENERAL NOTES:**

- THIS PLAN IS BASED ON CLASS I COMPREHENSIVE BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY DATED APRIL 2023, PERFORMED BY OCEAN STATE PLANNERS LOCATED AT 1255 OAKLAWN AVENUE, CRANSTON, RI. DEED RECORDED IN PROVIDENCE DEED BOOK 13877, PAGE 234.
- 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 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 TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- THE SITE IS LOCATED ON THE FLOOD INSURANCE RATE MAP FOR PROVIDENCE COUNTY, MAP NUMBER 440007C0309K, DATED OCTOBER 2, 2015. THE MAJORITY OF THE SITE IS LOCATED WITHIN FLOOD ZONE X 0.2% ANNUAL-CHANCE FLOOD HAZARD, WHICH IS DEFINED AS 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. THE SOUTHERNMOST PORTION OF THE SITE LIES WITHIN FLOOD ZONE VE 13, WHICH IS DEFINED AS COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION).
- SOILS ON THE SITE CONSIST OF UDORTHTENTS-URBAN LAND COMPLEX (UD). THESE SOILS CONSIST OF HUMAN TRANSPORTED MATERIALS.
- THERE ARE NO KNOWN WETLANDS ON SITE. THE SITE IS LOCATED WITHIN THE SEEKONK-PROVIDENCE RIVER WATERSHED (RIDEM INVENTORY NO. 010900040901).
- THERE IS AN EXISTING 30-FOOT-WIDE SEWER EASEMENT WITHIN THE SUBJECT PROPERTY, OWNED AND MAINTAINED BY THE NARRAGANSETT BAY COMMISSION. THERE IS A 25-FOOT-WIDE DRAINAGE EASEMENT THAT RUNS ALONG THE SOUTHERN PROPERTY LINE BENEFITING THE CITY OF PROVIDENCE.

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES:**

- THE COMPOST SOCK LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT.
- THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
- ALL CATCH BASINS SHALL BE PROTECTED WITH SILT SACK SEDIMENT TRAPS DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED COMPOST SOCK OUTLET PROTECTION. OUTLET PROTECTION (COMPOST SOCK) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND IS MAINTAINED.
- ALL COMPOST SOCKS, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
- THE COMPOST SOCK SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY COMPOST SOCK AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE COMPOST SOCK BECOMES FILLED WITH SEDIMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (COMPOST SOCK, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
- ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993 AMENDED 2014.

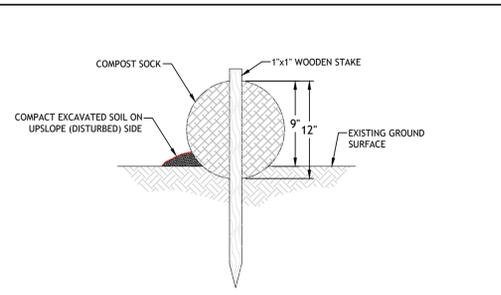
**LEGEND**

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

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	W-2	W-2
MINIMUM LOT AREA	NONE	33,079 SF
MINIMUM LOT WIDTH	NONE	95.12 FT
MAXIMUM BUILDING HEIGHT	75 FT	-75 FT
MINIMUM FRONT SETBACK	NONE	4.93 FT
MINIMUM INTERIOR SIDE SETBACK	6 FT	0.45 FT
MINIMUM CORNER SIDE SETBACK	NONE	N/A
MINIMUM REAR SETBACK	NONE	34.69 FT

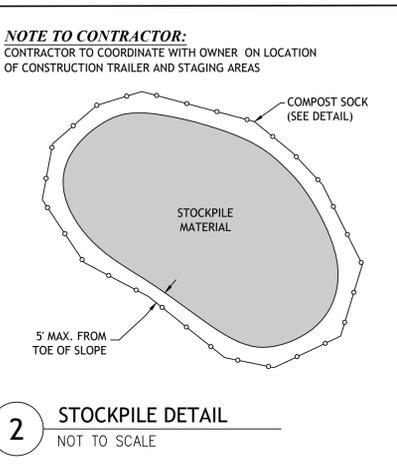
NOTE:  
1. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'

BORING ID	GROUND SURFACE EL.	GWT DEPTH/TEL.
SE-101	14.1	9-FT / 5.1
SE-102	13.5	10-FT / 3.5
SE-103	13.5	10-FT / 3.5
SE-104	12.9	10-FT / 2.9
SE-105	14.1	14-FT / 0.1
SE-106	14.1	12-FT / 2.1

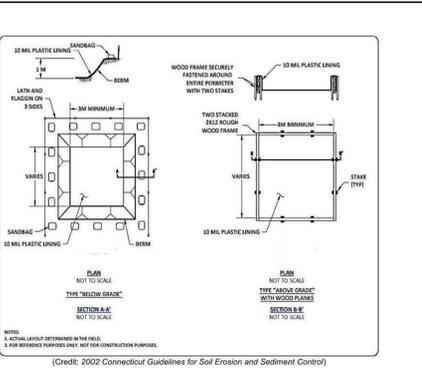


- NOTES:**
- BEGIN WATTLE INSTALLATION BY EXCAVATING A 2 TO 3-INCH-DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE OR ALONG THE EXISTING GROUND SURFACE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE OR ON THE DISTURBED SIDE OF THE ANCHOR TRENCH.
  - PLACE WATTLE IN THE TRENCH SUCH THAT IT CONTOURS TO 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.

**1 COMPOST SOCK**  
NOT TO SCALE



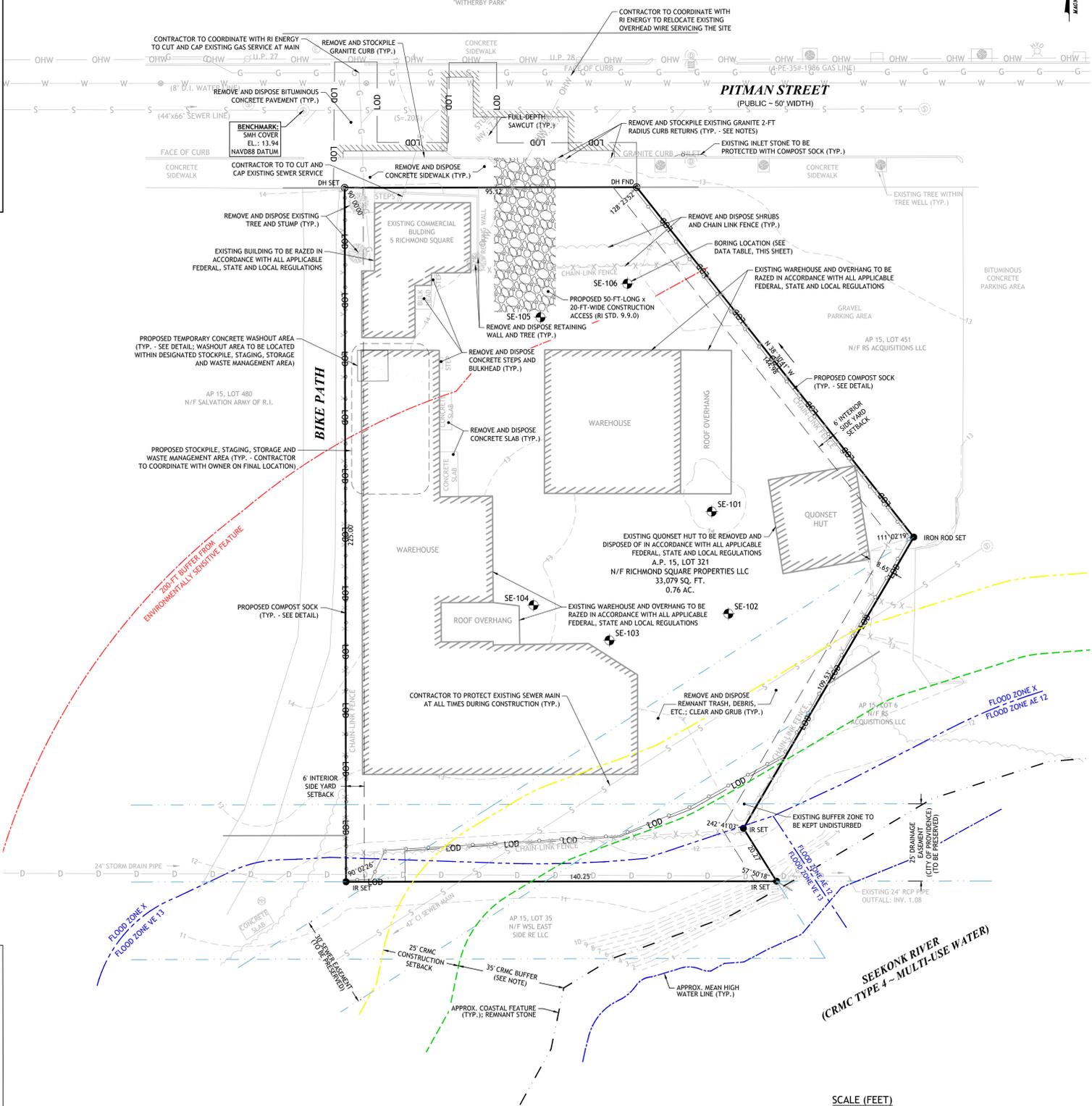
**2 STOCKPILE DETAIL**  
NOT TO SCALE



**3 TEMP. CONCRETE WASHOUT DETAIL**  
NOT TO SCALE

**NOTES TO CONTRACTOR - WORK IN CITY RIGHT-OF-WAY:**

- A PHYSICAL ALTERATION PERMIT MUST BE OBTAINED FROM THE CITY OF PROVIDENCE'S DEPARTMENT OF PUBLIC WORKS (DPW) ENGINEERING DIVISION PRIOR TO THE REMOVAL OF SIDEWALK WITHIN CITY RIGHT-OF-WAYS. A DPW TRAFFIC ENGINEERING PERMIT IS REQUIRED FOR THE CLOSING OF THE SIDEWALK TO PEDESTRIAN TRAFFIC. APPLICATION MUST ADDRESS ALTERNATIVE PEDESTRIAN PATH OF TRAVEL.
- ANY AND ALL SURPLUS CURB IS THE PROPERTY OF THE CITY OF PROVIDENCE AND SHALL BE TRANSPORTED AND STOCKPILED, AS DIRECTED, AT THE DEPARTMENT OF PUBLIC WORKS (DPW) FACILITY AT 20 ERNEST STREET, PROVIDENCE, RI.
- ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT [HTTPS://WWW.PROVIDENCERI.GOV/PUBLIC-WORKS/FORMS/](https://www.providenceri.gov/public-works/forms/) UNDER "REPORTS + PUBLICATIONS"



**JCE**  
JOE CASALI ENGINEERING, INC.  
CIVIL ENGINEERING, SITE DESIGN, SURVEYING  
DRAINAGE - 300 POST ROAD, WARWICK, RI 02888  
(401) 944-3300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
4/21/2023

RECEIVED  
3/18/2024  
COASTAL RESOURCES MANAGEMENT COUNCIL

SIX-STORY, 25-UNIT RESIDENTIAL BUILDING  
**5 RICHMOND SQUARE**  
PROVIDENCE, RHODE ISLAND  
AP 15, LOT 321

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	9/28/23	LOADING/TREES
2	01/16/24	RIDEM

DESIGNED BY: DRD  
DRAWN BY: SEP/SD  
CHECKED BY: JAC  
DATE: SEPT. 2023  
PROJECT NO: 23-49

PRELIMINARY, NOT FOR CONSTRUCTION

**EXISTING CONDITIONS & SITE PREP. PLAN**

**SHEET 2 OF 9**

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

**SITE NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICAN WITH DISABILITIES ACT AND WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, WHICHEVER IS MORE STRINGENT.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
- ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
- THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
- ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- REFER TO ARCHITECTURAL PLANS, STRUCTURAL PLANS, PLUMBING PLANS, FIRE PROTECTION PLANS, AND ELECTRICAL PLANS, FOR ACTUAL SIZE OF THE PROPOSED BUILDING AND WORK WITHIN 5 FEET OF THE PROPOSED BUILDING.
- WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE OWNER / CITY OF PROVIDENCE AT NO ADDITIONAL COST TO THE OWNER / CITY OF PROVIDENCE.
- ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION, UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
- ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, AMENDED DECEMBER 2010 (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 2019 EDITION (WITH LATEST ADDENDA).

**MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION.
- TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DIVIDES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE STATE OR CITY RIGHT-OF-WAY.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

**LOAMING & SEEDING NOTES:**

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

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

URI #2 IMPROVED SEED MIX, % BY WEIGHT:

- 40% CREEPING RED FESCUE
- 20% IMPROVED PERENNIAL RYEGRASS
- 20% IMPROVED KENTUCKY BLUEGRASS
- 20% KENTUCKY BLUEGRASS

RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15. AT THE CONTRACTOR'S DISCRETION, SEED MAY BE APPLIED BY HYDROSEEDING RATHER THAN THE METHOD DESCRIBED ABOVE.

ZONING CRITERIA	REQUIRED	PROPOSED
ZONING DISTRICT	W-2	W-2
MINIMUM LOT AREA	NONE	33,079 SF
MINIMUM LOT WIDTH	NONE	95.12 FT
MAXIMUM BUILDING HEIGHT	75 FT	75.00 FT
MINIMUM FRONT SETBACK	NONE	4.94 FT
MINIMUM INTERIOR SIDE SETBACK	6 FT	6.00 FT
MINIMUM CORNER SIDE SETBACK	NONE	N/A
MINIMUM REAR SETBACK	NONE	20.02 FT

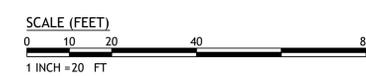
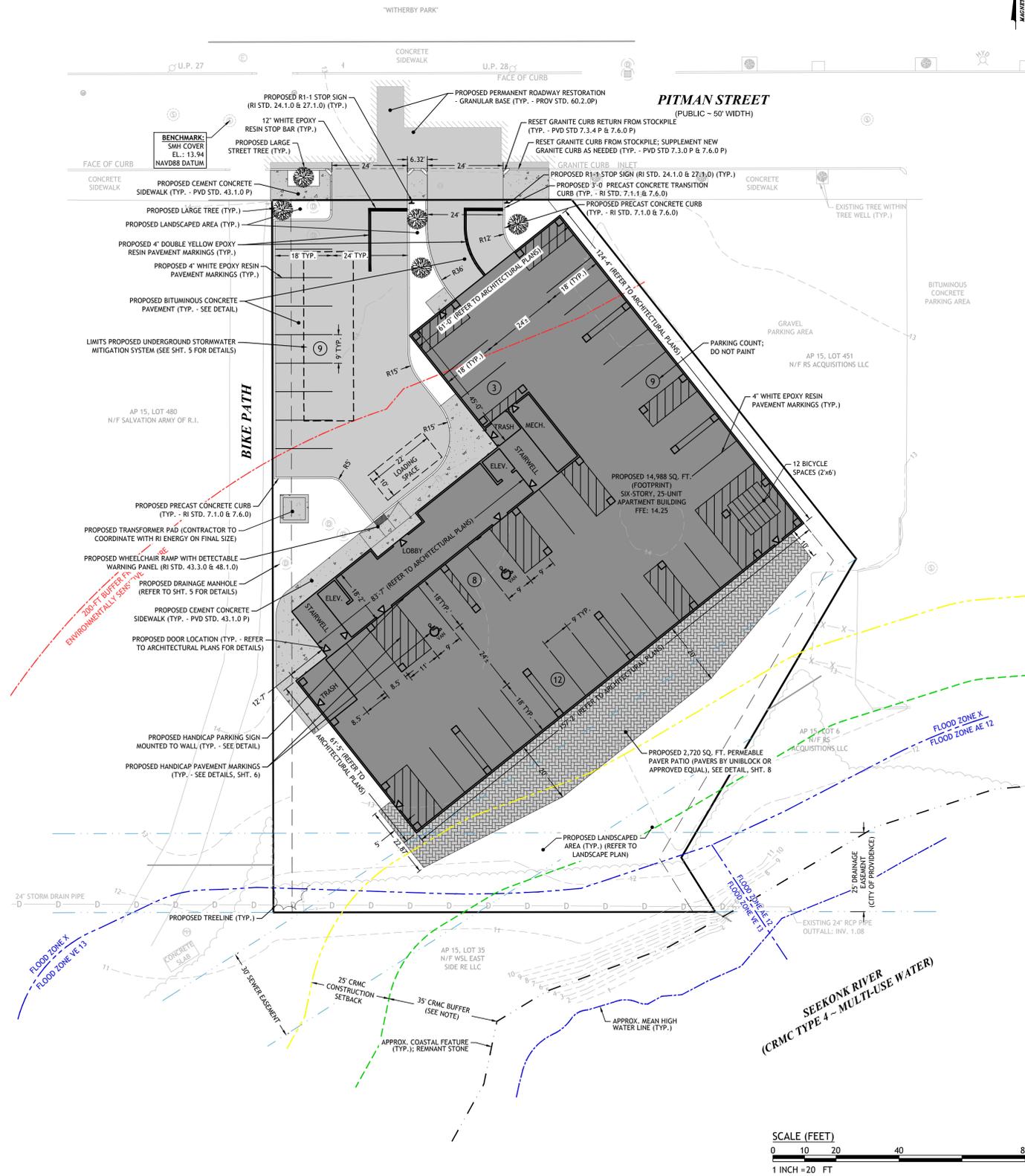
NOTE:  
1. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'

**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  
33,079 SF TOTAL LOT AREA x 15% OF LOT AREA = 4,962 SF REQ.  
REQUIRED: 4,962 SF OF TREE CANOPY  
PROPOSED: 1 LARGE STREET TREE WITHIN ROW (1,000 SF CANOPY)  
MINIMUM OF 4 LARGE TREES WITHIN SITE (4,000 SF CANOPY)  
TOTAL: >5,000 SF OF TREE CANOPY

**VEHICLE, LOADING AND BICYCLE PARKING REQUIREMENTS:**  
PER SECTION 1402, TABLE 14-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS, OF THE PROVIDENCE ZONING ORDINANCE  
USE: MULTI-FAMILY DWELLING REQUIRES A MIN. 1 PARKING SPACE PER DWELLING UNIT; 22 TOTAL DWELLING UNITS PROPOSED  
REQUIRED: 22 PARKING SPACES  
PROPOSED: 41 PARKING SPACES (2 ADA)  
BICYCLE PARKING: ONE (1) BICYCLE SPACE IS REQUIRED PER FIVE (5) DWELLING UNITS. TWENTY-TWO (22) DWELLING UNITS ARE PROPOSED, THEREFORE FIVE (5) BICYCLE SPACES ARE REQUIRED. ALL BICYCLE SPACES ARE PROPOSED WITHIN THE BASEMENT OF THE STRUCTURE; REFER TO ARCHITECTURAL PLANS FOR DETAILED LOCATIONS.  
PER SECTION 1403, TABLE 14-2: OFF-STREET LOADING REQUIREMENTS MULTI-FAMILY DWELLING, 40,000 SF OR MORE: 1 LOADING SPACE REQ'D  
REQUIRED: 1 LOADING SPACE  
PROPOSED: 1 LOADING SPACE

**RICRMC BUFFER ZONE NOTES:**

- THE SUBJECT PARCEL LIES WITHIN THE METRO BAY SPECIAL AREA MANAGEMENT PLAN (SAMP) AND IS WITHIN THE "DEVELOPMENT ZONE" AS FURTHER DEFINED IN SECTION 5.4.K OF THE METRO BAY SAMP.
- IN ACCORDANCE WITH 5.9 OF THE METRO BAY SPECIAL AREA MANAGEMENT PLAN (SAMP), THE APPLICANT IS PURSUING OPTION 4: SMALL LOT EXCEPTION FOR THE REQUIRED URBAN COASTAL GREENWAY (UCG) BUFFER ZONE. OPTION 4 ALLOWS FOR A COMPACT UCG - LESS THAN 50 FEET - FOR SMALL LOTS. SMALL LOTS ARE FURTHER DEFINED AS LOTS WITH A DEPTH OF LESS THAN 300-FT (225-FT EXISTING).
- IN ACCORDANCE WITH SECTION 5.9 OF THE METRO BAY SAMP, A 35-FT WIDE UCG BUFFER ZONE IS PROPOSED. AN ADDITIONAL 25-FT CONSTRUCTION SETBACK IS INCLUDED FROM THE INLAND EDGE OF THE UCG OR BUFFER.



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4/21/2023

RECEIVED  
3/18/2024  
COASTAL RESOURCES  
MANAGEMENT COUNCIL

SIX-STORY, 25-UNIT RESIDENTIAL BUILDING  
**5 RICHMOND SQUARE**  
PROVIDENCE, RHODE ISLAND  
AP 15, LOT 321

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	9/28/23	LOADING/TREES
2	01/16/24	RIDEM

DESIGNED BY: DRD  
DRAWN BY: SEP/SD  
CHECKED BY: JAC  
DATE: SEPT. 2023  
PROJECT NO: 23-49

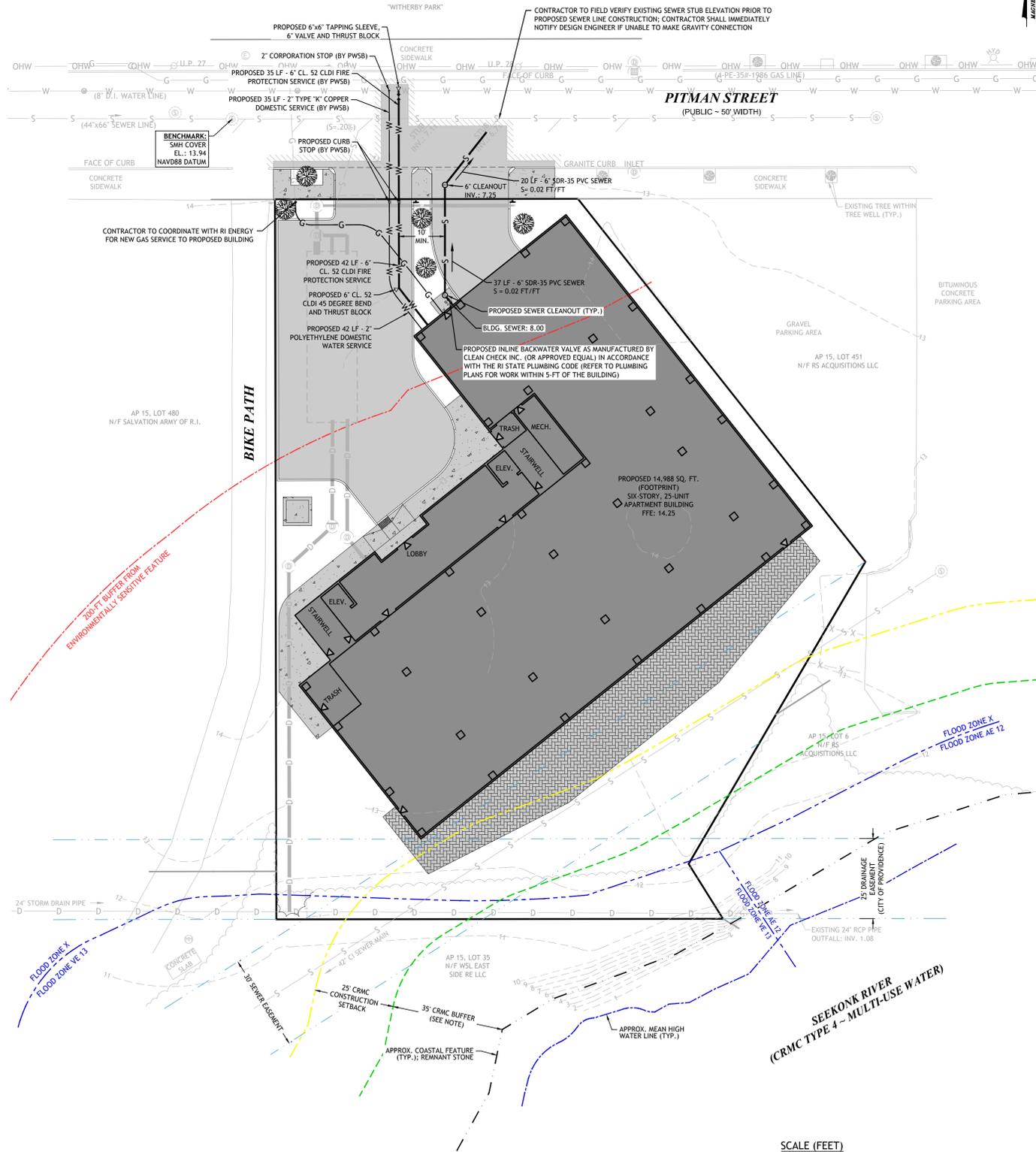
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**SITE PLAN**

**SHEET 3 OF 9**

**MISCELLANEOUS UTILITY NOTES:**

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



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 4/21/2023

RECEIVED  
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SIX-STORY, 25-UNIT RESIDENTIAL BUILDING  
**5 RICHMOND SQUARE**  
 PROVIDENCE, RHODE ISLAND  
 AP 15, LOT 321

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/28/23	LOADING/TREES
2	01/16/24	RIDEM

DESIGNED BY:	DRD
DRAWN BY:	SEP/SD
CHECKED BY:	JAC
DATE:	SEPT. 2023
PROJECT NO.:	23-49

PRELIMINARY, NOT FOR CONSTRUCTION

**UTILITY PLAN**

**SHEET 4 OF 9**

02/23-49 Michael Lemstra/CAD/E Richmond Square (PERMIT SET R3) (rev. Jan. 17, 2024) 9:20am

**DRAINAGE SYSTEM NOTES:**

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

**BMP MAINTENANCE SCHEDULE:**

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

**ROOF DRAIN LEADERS**

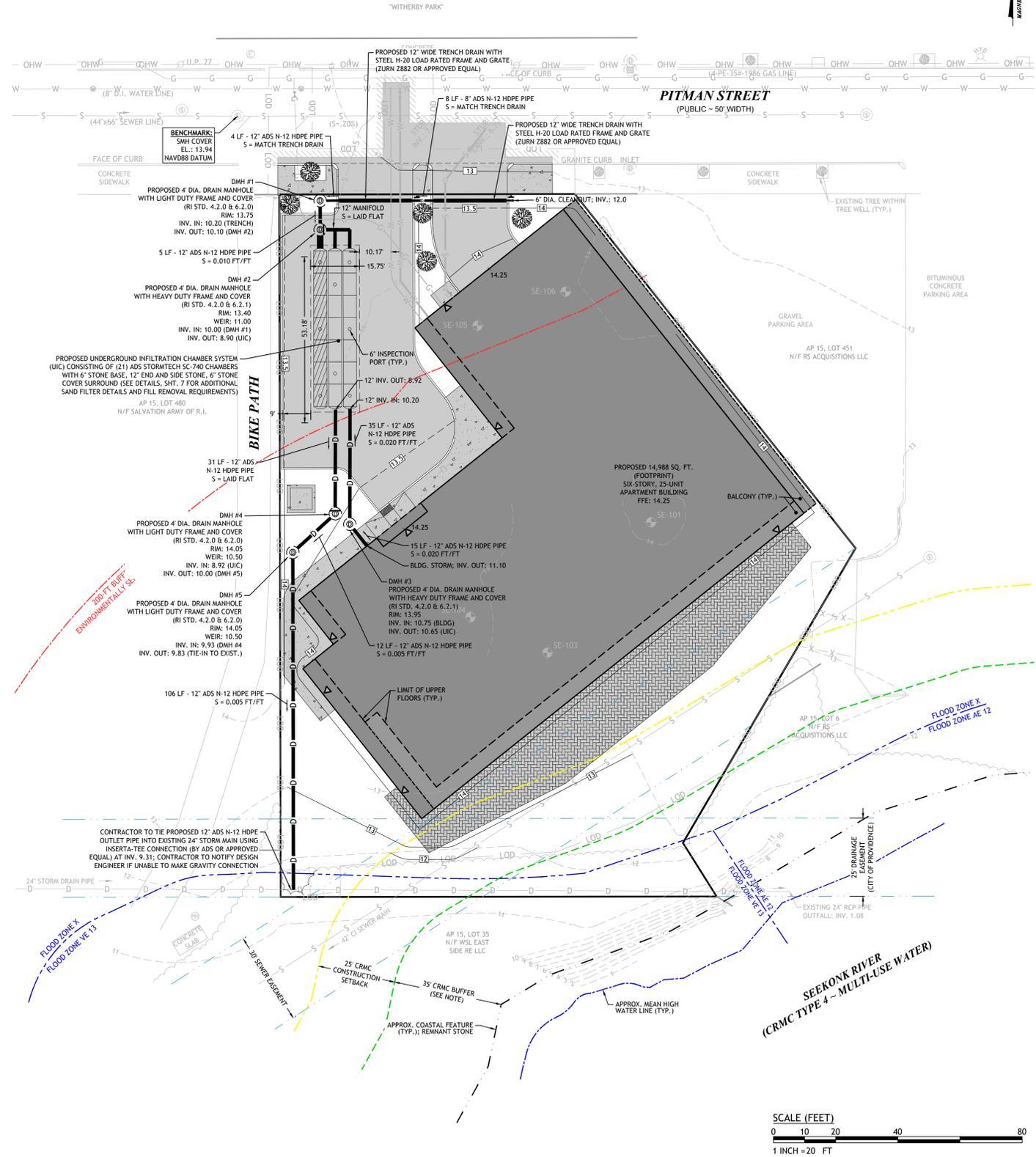
- PERFORM ROUTINE ROOF INSPECTIONS QUARTERLY.
- KEEP ROOFS CLEAN AND FREE OF DEBRIS.
- KEEP ROOF DRAINAGE SYSTEMS CLEAR.

**MANHOLES / DRAIN LINES**

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

**UNDERGROUND INFILTRATION SYSTEMS**

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



02/23/24 Michael Lemerak/CLD/E Richmond Square (PERMIT SET R3) dwg. Jan. 17, 2024 9:20am

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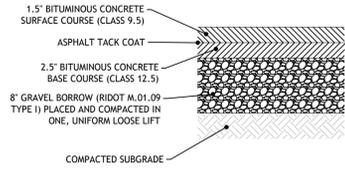
NO.	DATE	DESCRIPTION
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2	01/16/24	RIDEM

DESIGNED BY: DRD  
 DRAWN BY: SEP/SD  
 CHECKED BY: JAC  
 DATE: SEPT. 2023  
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PRELIMINARY, NOT FOR CONSTRUCTION

**GRADING & DRAINAGE PLAN**

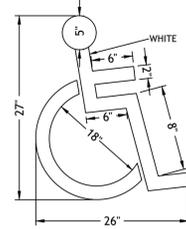
**SHEET 5 OF 9**



**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.

**4 BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



**NOTE:**  
1. ALL HANDICAP PARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND STATE BUILDING CODE.

**5 HANDICAP PAVEMENT MARKING**  
NOT TO SCALE

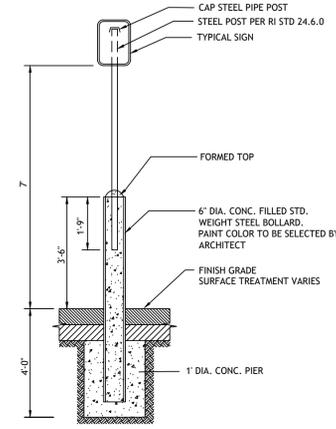


**NOTE:**  
SIGNS ARE TO CONFORM WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.  
\* VAN ACCESSIBLE SIGN FOR 11' PARKING SPACE ADJACENT TO THE 5' STRIPED AISLE.

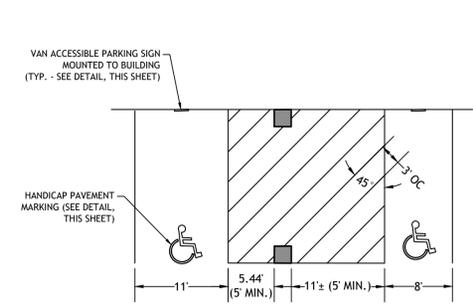
**SIGN NOTES:**

- SIGN POSTS SHALL BE GALVANIZED STEEL U-CHANNEL (3 1/2" WIDE-MIN) AND INSTALLED IN CONFORMANCE TO M.U.T.C.D. AND RHODE ISLAND STANDARD SPECIFICATIONS.
- POSTS SHALL BE DRIVEN TO A DEPTH OF 4 FEET (MIN).
- THE EDGE OF THE SIGN SHALL BE 18" FROM THE FACE OF THE CURB.
- WITHIN SIDEWALK LOCATIONS THE SIGN POST WILL BE INSTALLED WITHIN A 8'X8' SQUARE BOX FORM.

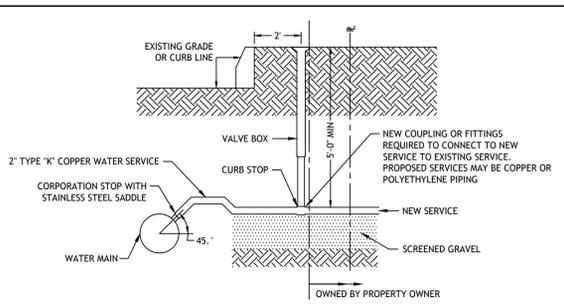
**6 HANDICAP PARKING SIGNS**  
NOT TO SCALE



**7 BOLLARD MOUNTED SIGN DETAIL**  
NOT TO SCALE

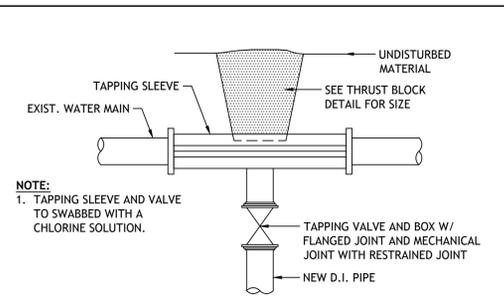


**8 HANDICAP PARKING STALLS**  
NOT TO SCALE



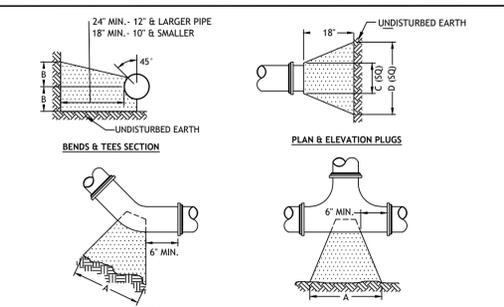
**NOTE:**  
1. SERVICE LINE FROM CURB BOX TO BUILDING SHALL BE INSPECTED, TESTED AND APPROVED BY THE LOCAL PLUMBING INSPECTOR.

**9 TYPICAL WATER SERVICE CONNECTION**  
NOT TO SCALE



**NOTE:**  
1. TAPPING SLEEVE AND VALVE TO SWABBED WITH A CHLORINE SOLUTION.

**10 TAPPING SLEEVE AND VALVE**  
NOT TO SCALE

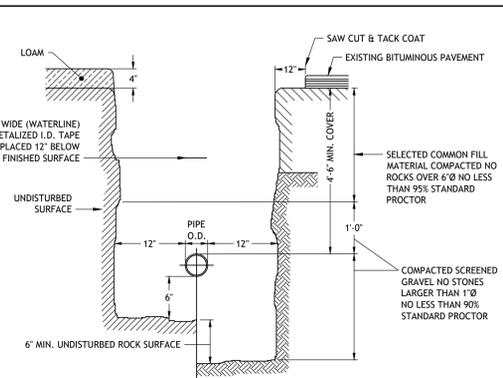


**NOTE:**

- ALL CONCRETE SHALL BE 4000 P.S.I. @ 28 DAYS.
- CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
- FORMS TO BE USED AS NECESSARY.
- ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED.

SIZE	TEES			PLUGS			90° BEND			45° BEND			22 1/2° BEND			11 1/4° BEND		
	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
4"	22"	12"	22"	12"	24"	16"	20"	10"	14"	7"	11"	5"						
6"	30"	18"	30"	18"	35"	22"	27"	15"	19"	12"	13"	8"						
8"	38"	24"	38"	24"	46"	29"	33"	22"	25"	14"	19"	10"						
10"	41"	28"	41"	28"	48"	34"	36"	24"	27"	17"	21"	11"						

**11 THRUST BLOCK DETAIL**  
NOT TO SCALE



**12 WATER TRENCH DETAIL**  
NOT TO SCALE

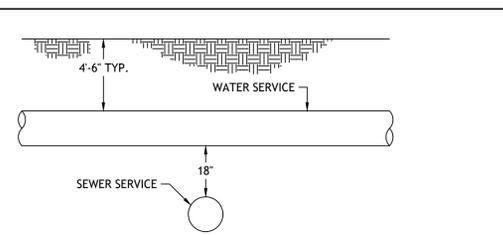
**PROVIDENCE WATER SUPPLY BOARD (PWSB)**  
WATER SERVICE INSTALLATION/SANITARY SEWER FACILITIES SEPARATION REQUIREMENTS

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.

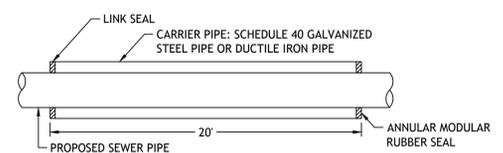
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (SEPTIC SYSTEMS) ARE REGULATED BY R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM). MINIMUM DISTANCES BETWEEN DRINKING WATER LINES AND SEPTIC SYSTEM COMPONENTS ARE: 25 FEET (MIN.) TO LEACHING TRENCHES, BEDS AND PITS AND 10 FEET (MIN.) TO SEPTIC TANKS, DISTRIBUTION 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.

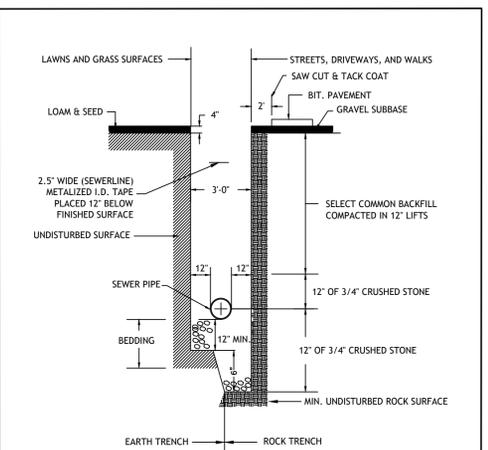


**NOTES:**

- THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED SEWER SHALL BE A MINIMUM OF 18 INCHES.
- THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED SEWER SHALL BE MINIMUM OF 10 FEET.
- IF 1 OR 2 CANNOT BE MAINTAINED THE PROPOSED SEWER SHALL BE INSTALLED WITHIN A CARRIER PIPE. SEWER MAIN AND SERVICES ARE NOT ALLOWED TO CROSS OVER THE TOP OF WATER MAIN.
- SEWER PIPE SHALL BE SUPPORTED WITHIN THE CARRIER PIPE TO MAINTAIN A CONSTANT SLOPE WITHIN THE CARRIER PIPE.



**13 SEWER/WATER SEPARATION DETAIL**  
NOT TO SCALE



**NOTE:**

- 3/4-INCH CRUSHED STONE FOUNDATION SHALL BE PLACED 12" UNDER THE PIPE UP TO THE PIPE GRADE, THE PIPE LAID THEREON, AND 3/4-INCH CRUSHED STONE PULLED AGAINST THE PIPE SIDE TO FIRMLY HOLD THE PIPE IN PLACE. NO BLOCKS OR STONES SHALL BE USED TO SUPPORT THE PIPE.
- 3/4-INCH CRUSHED STONE HAUNCHING SHALL BE BROUGHT LEVEL TO THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE. 3/4-INCH CRUSHED STONE BLANKET SHALL BE PLACED 12" ABOVE THE PIPE.

**14 TYPICAL SEWER LINE TRENCH DETAIL**  
NOT TO SCALE

02/23/24 Michael Lemire/CAD/E-Richmond Square (PERMIT SET R3) (rev. Jan. 17, 2024) 9:20am

**JCE**  
JOE CASALI ENGINEERING, INC.  
CIVIL ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE  
300 POST ROAD, WARWICK, RI 02888  
(401) 844-1300 (401) 934-1313 FAX WWW.JCEASALI.COM

JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
4/21/2023

RECEIVED  
3/18/2024  
COASTAL RESOURCES MANAGEMENT COUNCIL

SIX-STORY, 25-UNIT RESIDENTIAL BUILDING  
**5 RICHMOND SQUARE**  
PROVIDENCE, RHODE ISLAND  
AP 15, LOT 321

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	9/28/23	LOADING/TREES
2	01/16/24	RIDEM

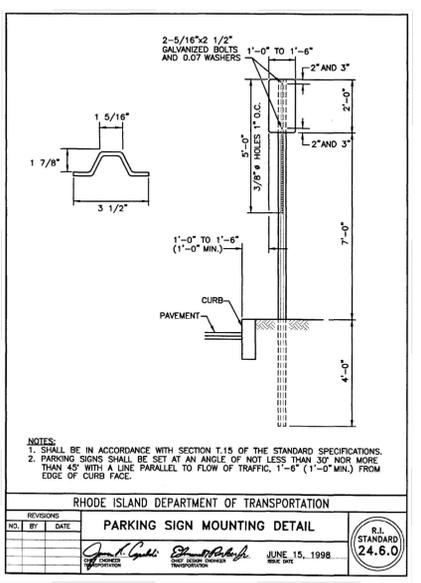
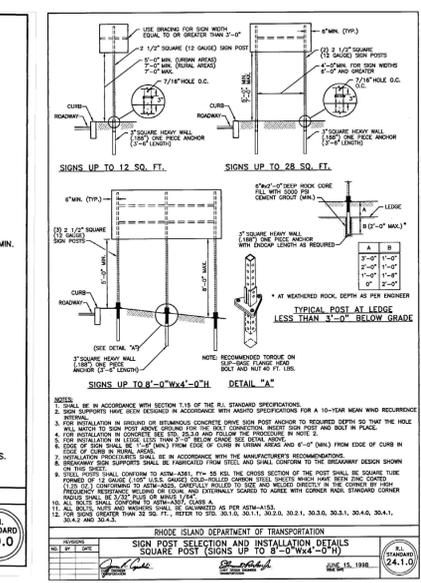
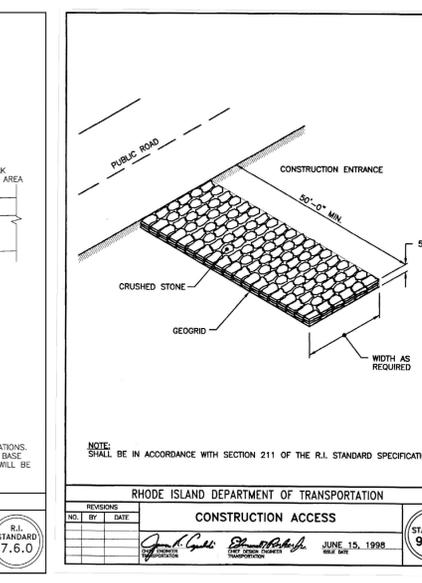
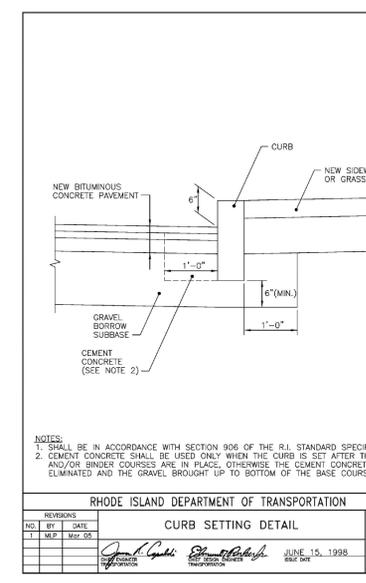
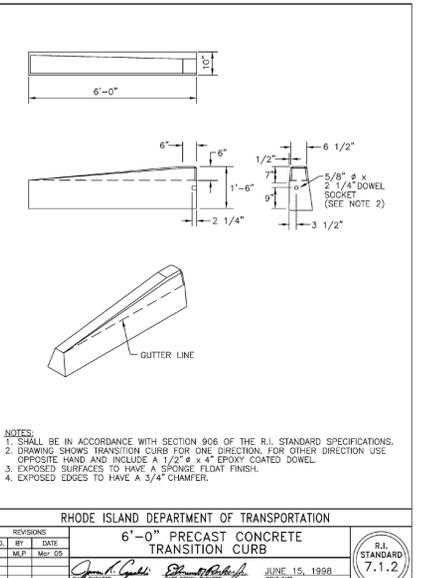
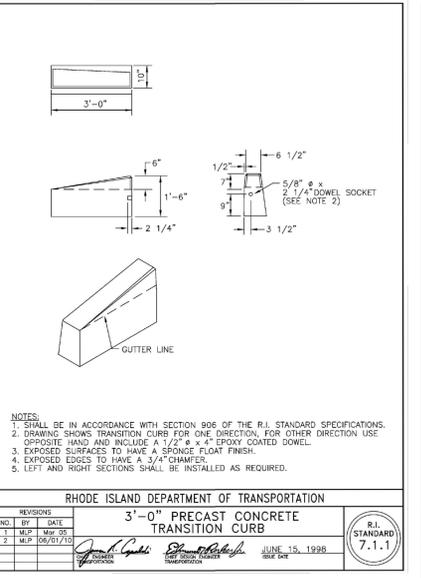
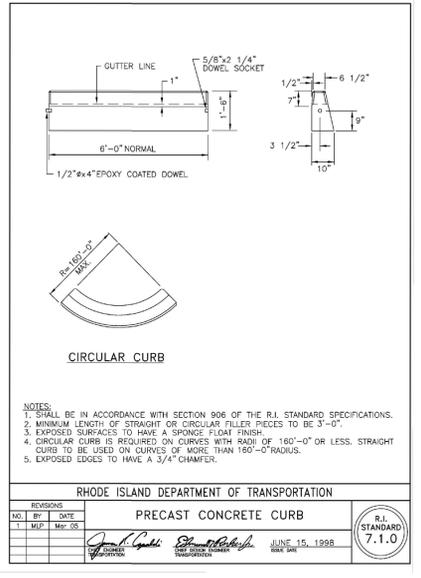
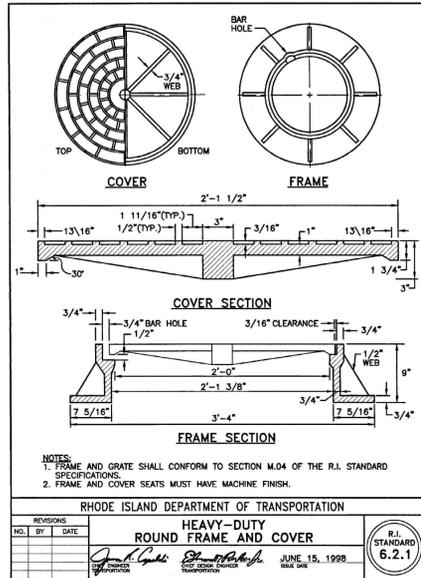
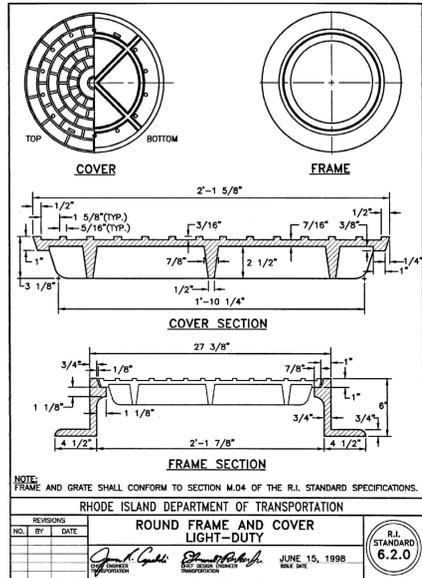
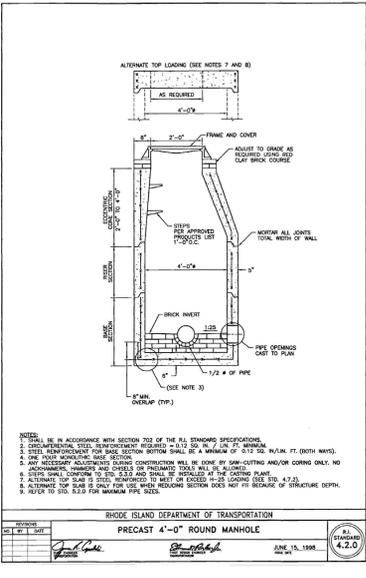
DESIGNED BY: DRD  
DRAWN BY: SEP/SD  
CHECKED BY: JAC  
DATE: SEPT. 2023  
PROJECT NO: 23-49

PRELIMINARY, NOT FOR CONSTRUCTION

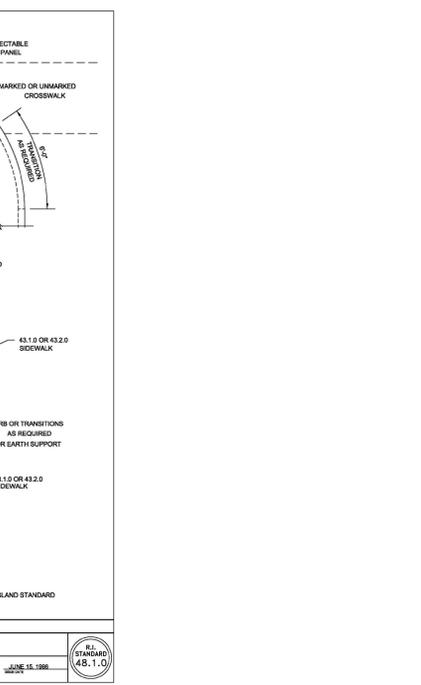
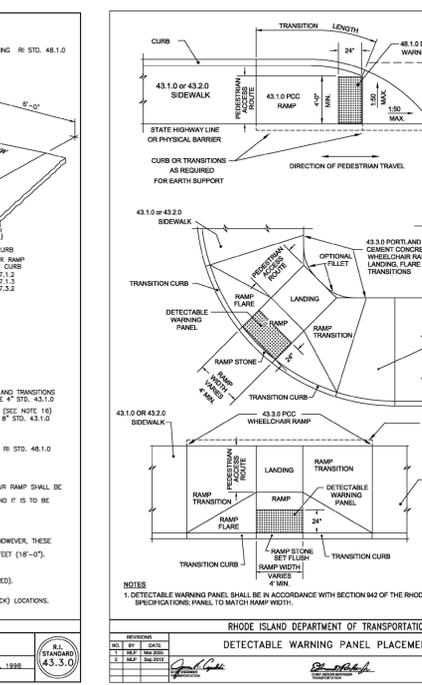
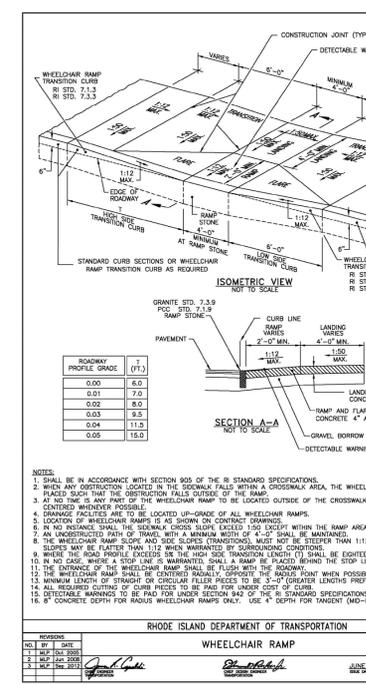
**CIVIL DETAILS I**

**SHEET 6 OF 9**





NO.	BY	DATE	DESCRIPTION
1	JAC	06/15/1998	PRELIMINARY
2	JAC	06/15/2024	REVISED



NO.	BY	DATE	DESCRIPTION
1	JAC	06/15/1998	PRELIMINARY
2	JAC	06/15/2024	REVISED

**JCE**  
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 300 POST ROAD, WARWICK, RI 02888  
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SIX-STORY, 25-UNIT RESIDENTIAL BUILDING  
 5 RICHMOND SQUARE  
 PROVIDENCE, RHODE ISLAND  
 AP 15, LOT 321

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/28/23	LOADING/TREES
2	01/16/24	RIDEM

DESIGNED BY: DRD  
 DRAWN BY: SEP/SD  
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 DATE: SEPT. 2023  
 PROJECT NO: 23-49

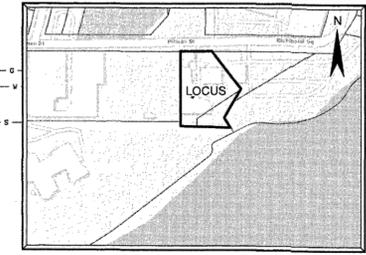
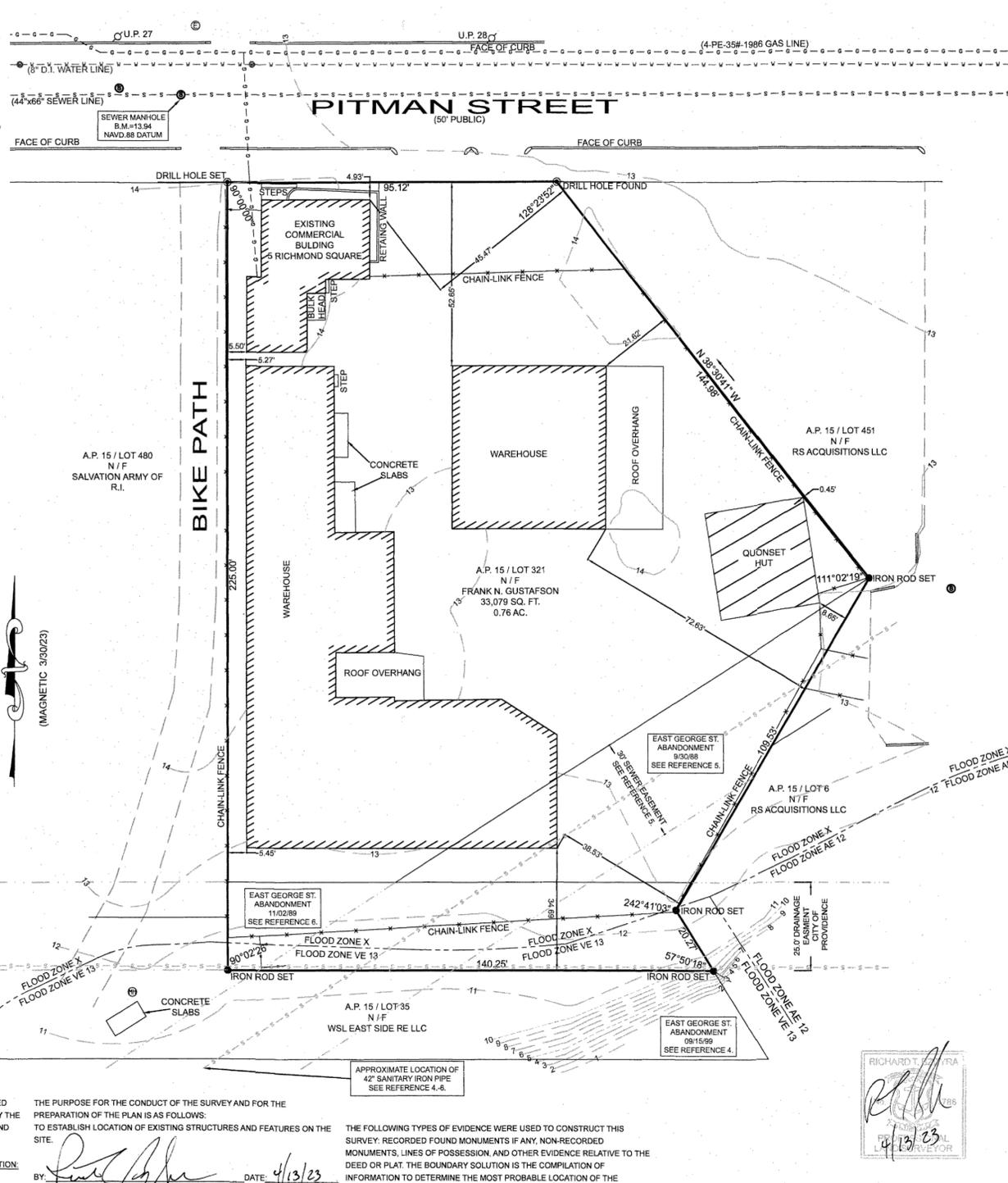
PRELIMINARY, NOT FOR CONSTRUCTION

RI STANDARD DETAILS

SHEET 9 OF 9

**REFERENCE:**  
 1. DEED BK 1224 / PG.298  
 2. PLAT BOOK 11 / PG.32 ENTITLED, "SALT MARSH BELONGING TO MOSES B. JENKINS, W.H. WALCOTT, & Wm. G.R. MOWREY & OTHERS."  
 3. PLAT BOOK 56 / PG.82 ENTITLED, "SURVEY OF LAND, SALVATION ARMY OF R.I., A.P. 15 LOTS 34, 293 & 324, PITMAN STREET, PROVIDENCE R.I., WATERMAN ENGINEERING CO., CIVIL DESIGNERS - SURVEYORS EAST, PROVIDENCE R.I." SCALE: 1"=40' SEPT, 1996.  
 4. PROVIDENCE CITY COUNCIL RESOLUTION #499 APPROVED 8/11/00  
 5. PROVIDENCE CITY COUNCIL RESOLUTION #551 APPROVED 11/03/88  
 6. PROVIDENCE CITY COUNCIL RESOLUTION #321 APPROVED 09/26/90

**NOTE:**  
 LOT IS LOCATED IN FLOOD ZONES X & VE 13, PER FEMA MAP #44007C0309K EFFECTIVE ON 10/02/2015.



**LOCUS MAP**  
 NOT TO SCALE

**ZONING DISTRICT W-2**

MINIMUM LOT AREA:	NONE
MINIMUM LOT FRONTAGE:	NONE
MINIMUM SETBACKS: FRONT:	NONE
SIDE:	6 FT.
CORNER SIDE:	NONE
REAR:	NONE
MAXIMUM BUILDING HEIGHT:	75 FT.
ARTICLE 15-1 TREE CANOPY COVERAGE:	30%



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY 'DIGSAFE' AT 1-888-344-7233.

RECEIVED  
 3/18/2024  
 COASTAL RESOURCES  
 MANAGEMENT COUNCIL

**BOUNDARY STAKE-OUT SURVEY**

A.P. 15 / LOT 321  
 5 RICHMOND SQUARE  
 PROVIDENCE, R.I. 02906  
 SCALE: 1"=20' DATE: MARCH 3, 2023

PREPARED FOR:  
**MICHAEL LEMOI**  
 334 CARPENTER STREET  
 PROVIDENCE, R.I. 02909  
 PHONE: (508) 450-02909

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
 PHONE: (401) 463-9595 info@osplanners.com

JOB NO. 10468 / DWG. NO. 10468 - (ZTDS)  
 GRAPHIC SCALE: 1" = 20'



**SURVEY CLASSIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH LOCATION OF EXISTING STRUCTURES AND FEATURES ON THE SITE.

BY: *Richard T. Bzdryra* DATE: 4/13/23  
 RICHARD T. BZDRYRA, PLS. LICENSE #1786, COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

