



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: 2025-12-045 Date: February 2, 2026

This office has under consideration the application of:

I-195 Redevelopment District Commission
Attn: Caroline Skuncik
225 Dyer Street, 4th Floor
Providence, RI 02908

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

construct a 12-story, mixed-use building west of the Providence River with associated site infrastructure. The proposed building will accommodate commercial space in its lowest level, to include restaurant, retail, amenity, and mechanicals space, and residential apartment space on subsequent floors. Included in the Project will be building demolition and construction of stormwater management features designed in compliance with the "Master" Assent and "Master" Water Quality Certificate issued for the I-195 Redevelopment District.

Project Location:	200 Dyer Street
City/Town:	Providence
Plat/Lot:	20 / 205,394,410 (Parcel 14)
Waterway:	Providence River

Plans of the proposed work can be requested at 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.

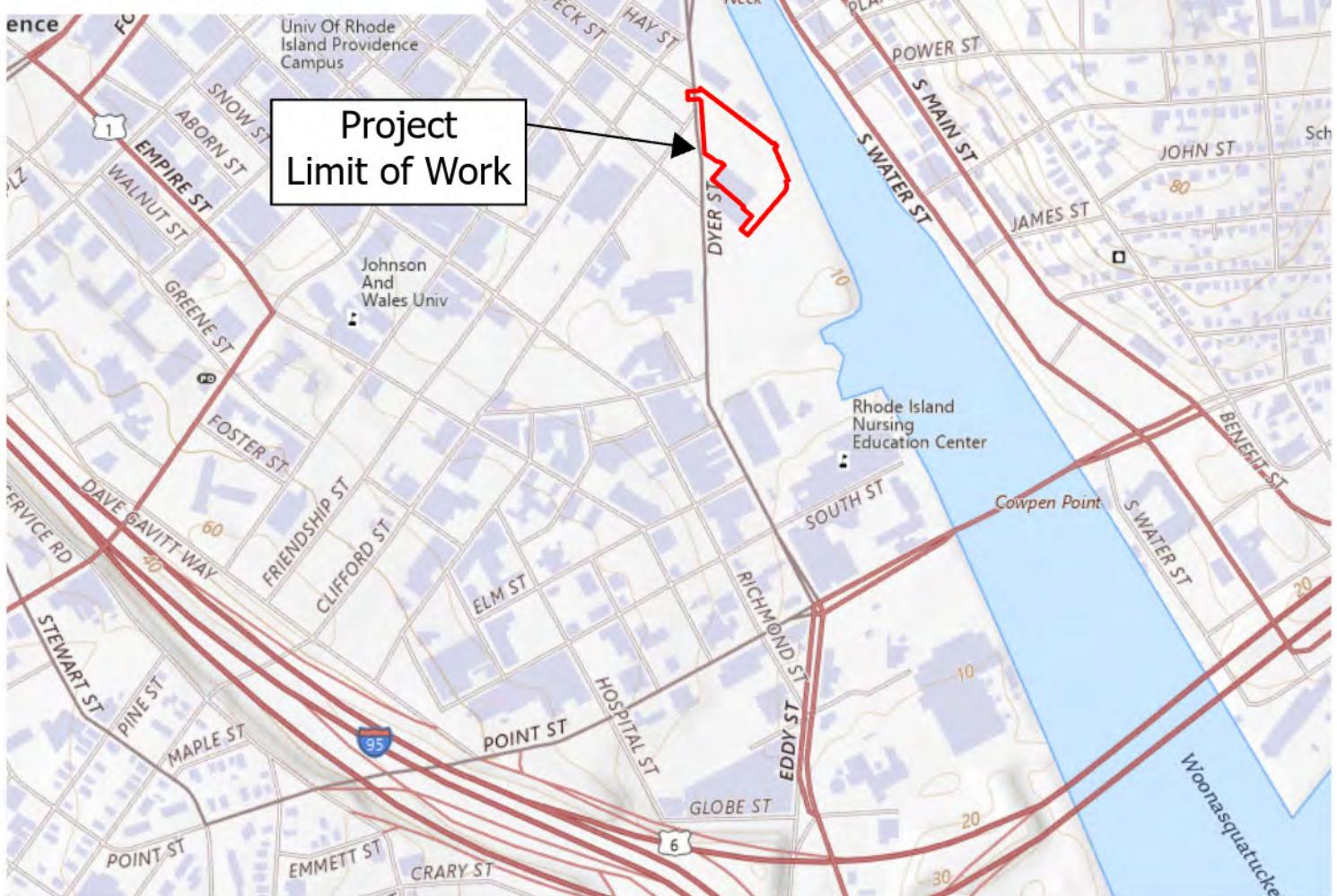
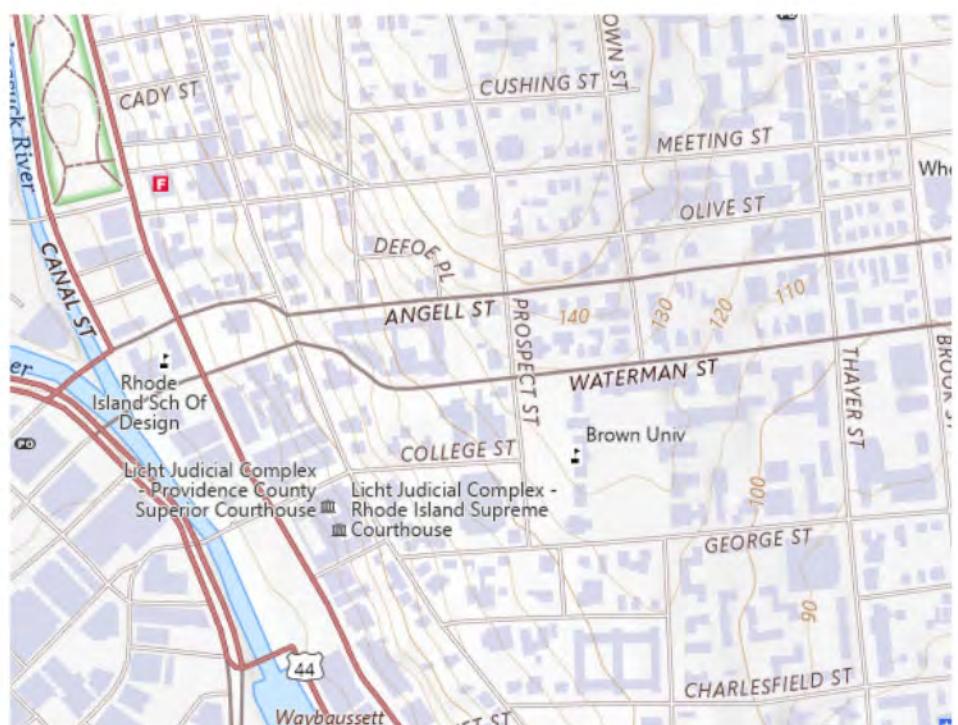
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what 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 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 February 17, 2026.

Please email your comments/hearing requests to: 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.



Project Location Key



Source: USGS 7.5-Minute Series Topographic Mapping, Providence, RI Quadrangles, 2024



Project Locus Map
Dyer Wharf
95 Peck Street
Providence, RI



0

0.2 Miles

Figure 1





Source: RIGIS 2024 Aerial Imagery



0

200 Feet



Project Work Area
Dyer Wharf
95 Peck Street
Providence, RI

Figure 2

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12/12/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL



Source: RIGIS 2024 Aerial Imagery



0

100 Feet



Existing Lot Lines/District Parcels
Dyer Wharf
95 Peck Street
Providence, RI

Figure 3a

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12/12/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL



Source: RIGIS 2024 Aerial Imagery



0

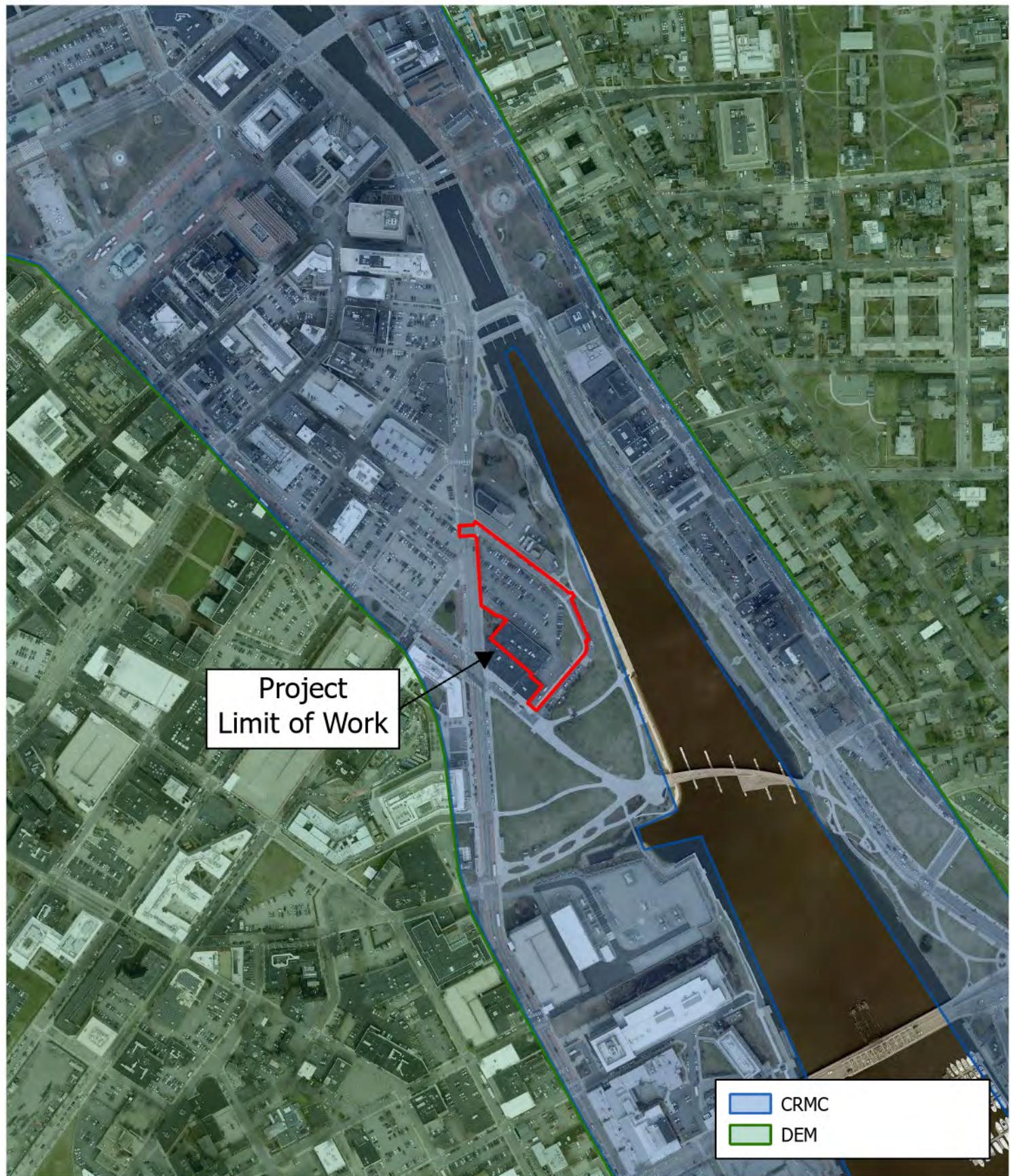
100 Feet



Proposed Lot Lines/Development Parcel
Dyer Wharf
95 Peck Street
Providence, RI

RECEIVED
12/12/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

Figure 3b



Source: RIGIS 2024 Aerial Imagery



0

800 Feet



CRMC/RIDEM Wetland Jurisdiction
Dyer Wharf
95 Peck Street
Providence, RI

Figure 4

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COASTAL RESOURCES
MANAGEMENT COUNCIL

Site Plans

Issued for	Review
Date Issued	September 26, 2025
Latest Issue	September 26, 2025

Parcels 14 & 15 Residential Development

95 Peck Street
Providence, Rhode Island



Owner

CV Dyer Street LLC
c/o CV Properties, LLC
250 Summer Street, Suite 100
Boston, MA 02210

Assessor's Map: 20
Lot: 205, 394, 410

Sheet Index

No.	Drawing Title	Latest Issue
C-100	Legend and General Notes	September 26, 2025
C-200	Layout and Materials Plan	September 26, 2025
C-300	Grading and Drainage Plan	September 26, 2025
C-400	Utility Plan	September 26, 2025
C-500	Erosion and Sediment Control General Notes	September 26, 2025
C-501	Erosion and Sediment Control Plan	September 26, 2025
C-600	Details Plan 1	September 26, 2025
C-601	Details Plan 2	September 26, 2025

Reference Drawings

No.	Drawing Title	Latest Issue
L-300	Overall Planting Plan	September 26, 2025
L-301	Planting Enlargement Plan	September 26, 2025
1-2	ALTA/NSPS Land Title Survey	January 2, 2024

vhb.com



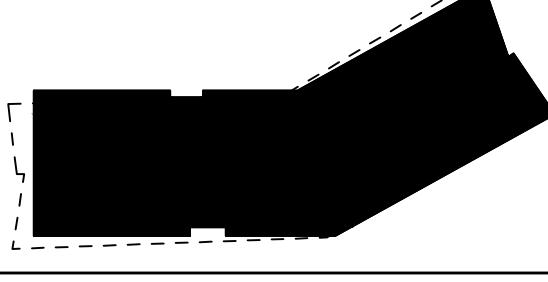
1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Two Stafford Court
Cranston, RI 02920
Fax 401-464 6006
Tel 401-943 1000

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12/12/2025
CIVIL ENGINEERING
MANAGEMENT



VHB Group Providence 73435.10 CAD/PLANS/73435.10 - COV 1 December 2025
VHB Project: 73435.10 Parcels 14 & 15 Residential Development
Review 9/26/2025
Issued for:



Legend

Prop.	Prop.
PROPERTY LINE	CONCRETE
PROJECT LIMIT LINE	HEAVY DUTY PAVEMENT
RIGHT-OF-WAY/PROPERTY LINE	BUILDINGS
EASEMENT	RIPRAP
BUILDING SETBACK	CONSTRUCTION EXIT
PARKING SETBACK	
10' DO	27.35 TC x
BASELINE	TOP OF CURB ELEVATION
CONSTRUCTION LAYOUT	26.85 BC x
ZONING LINE	BOTTOM OF CURB ELEVATION
TOWN LINE	13.75 X
LIMIT OF DISTURBANCE	SPOT ELEVATION
WETLAND LINE WITH FLAG	TOP & BOTTOM OF WALL ELEVATION
FLOODPLAIN	BORING LOCATION
BLSF	TEST PIT LOCATION
BORDERING LAND SUBJECT TO FLOODING	MW
BZ	MONITORING WELL
NDZ	
NO DISTURB ZONE	
200' RA	
GRVEL ROAD	UD
EOP	12' D
BB	DRAIN
BC	6' RD
CC	12' S
CG	SEWER
ECC	FM
EXTRUDED CONCRETE CURB	FORCE MAIN
MCC	OHW
MONOLITHIC CONCRETE CURB	WATER
PCC	4' W
PRECAST CONC. CURB	4' FP
SGE	2' DW
SLOPED GRAN. EDGING	DOMESTIC WATER
VGC	G
VERT. GRAN. CURB	E
LIMIT OF CURB TYPE	STEAM
SAWCUT	T
BUILDING	CATCH BASIN CONCENTRIC
BUILDING ENTRANCE	CATCH BASIN ECCENTRIC
LOADING DOCK	DOUBLE CATCH BASIN CONCENTRIC
BOLLARD	GUTTER INLET
DUMPSTER PAD	DRAIN MANHOLE CONCENTRIC
SIGN	DRAIN MANHOLE ECCENTRIC
DOUBLE SIGN	TRENCH DRAIN
STEEL GUARDRAIL	PLUG OR CAP
WOOD GUARDRAIL	CLEANOUT
PATH	FLARED END SECTION
TREE LINE	HEADWALL
WIRE FENCE	
FENCE	
STOCKADE FENCE	
STONE WALL	
RETAINING WALL	
STREAM / POND / WATER COURSE	
DETENTION BASIN	
HAY BALES	
SILT FENCE	
SILT SOCK / STRAW WATTLE	
MINOR CONTOUR	
MAJOR CONTOUR	
PARKING COUNT	
COMPACT PARKING STALLS	
DOUBLE YELLOW LINE	
STOP LINE	
CROSSWALK	
ACCESSIBLE CURB RAMP	
ACCESSIBLE PARKING	
VAN-ACCESSIBLE PARKING	

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOW	LIMIT OF WORK
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED. SEE LANDSCAPE PLANS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE AWARE OF THE SITE-SPECIFIC REMEDIAL ACTION WORK PLAN (RAWP) AND SOIL MANAGEMENT PLAN (SMP) ASSOCIATED WITH THE PROPERTY. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR SOIL MANAGEMENT DURING CONSTRUCTION, DISPOSAL OF ANY EXCESS SOIL AT A LANDFILL, CONSTRUCTION OF A CLEAN SOIL CAP ACROSS THE SITE.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE RIDGES GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A NOTICE OF START OF CONSTRUCTION WITH RIDEM AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE RIDES REGULATIONS.

Utilities

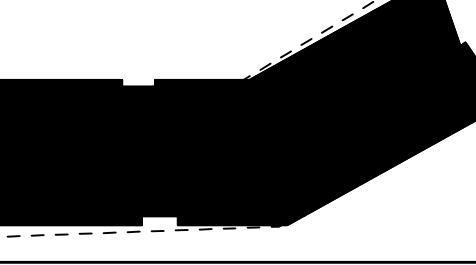
- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN. CONTRACTOR IS TO NOTIFY OWNER OF EXISTING UTILITIES AND LOCATIONS AND TO NOTIFY OWNER OF PROPOSED UTILITIES PRIOR TO ORDERING MATERIALS AND CONSTRUCTION. CONTRACTOR SHALL VERTICALLY DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWER, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LAMPS, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - WATER PIPES SHALL BE DUCTILE IRON.
 - SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
 - STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE OR REINFORCED CONCRETE PIPE.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITework RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE PCC WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

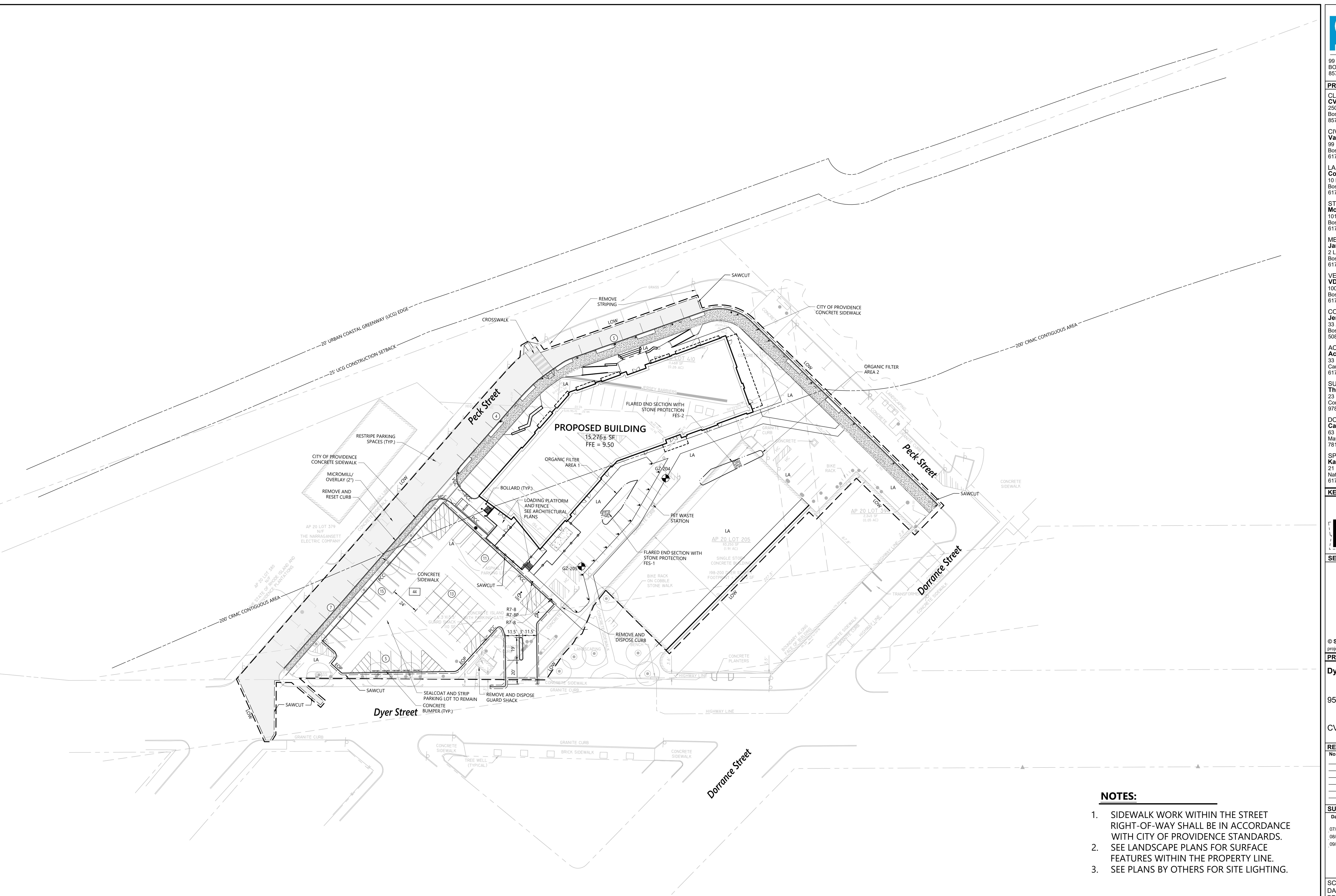
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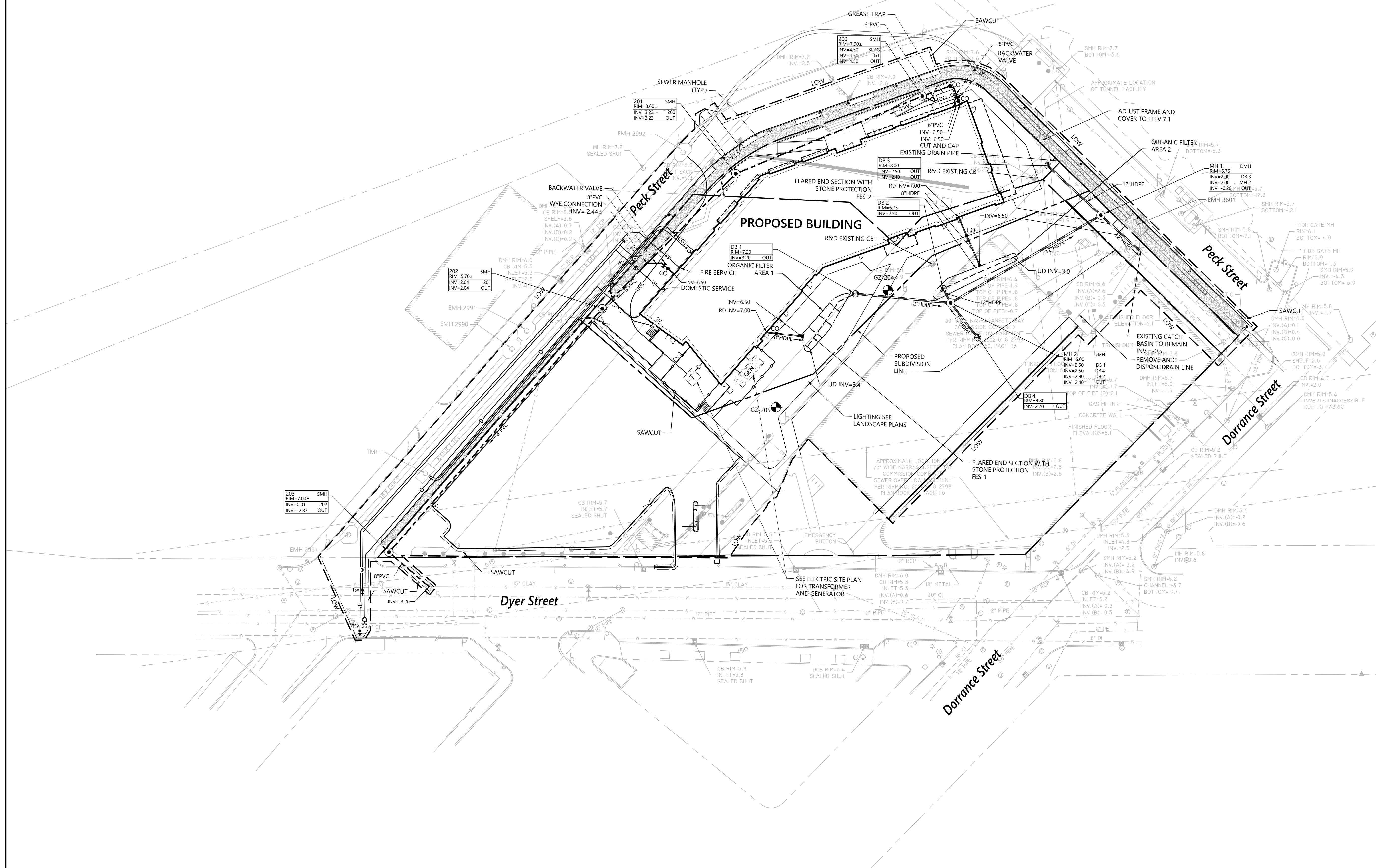
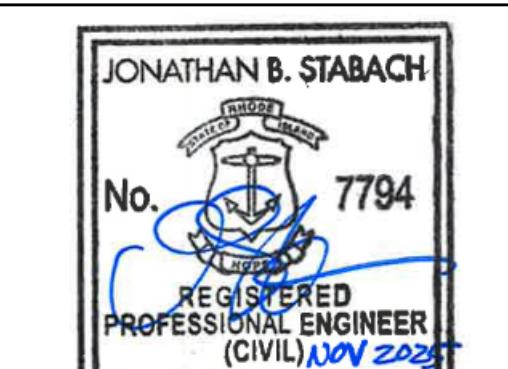
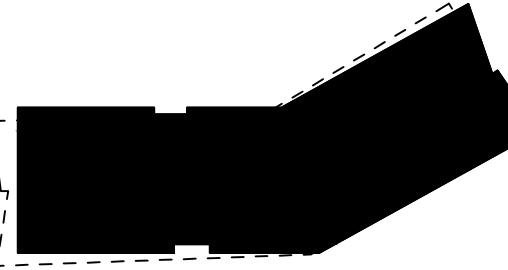


08/15/25	Initial Submission
08/15/25	I-195 Review
09/26/25	I-195 Review

NOTES:

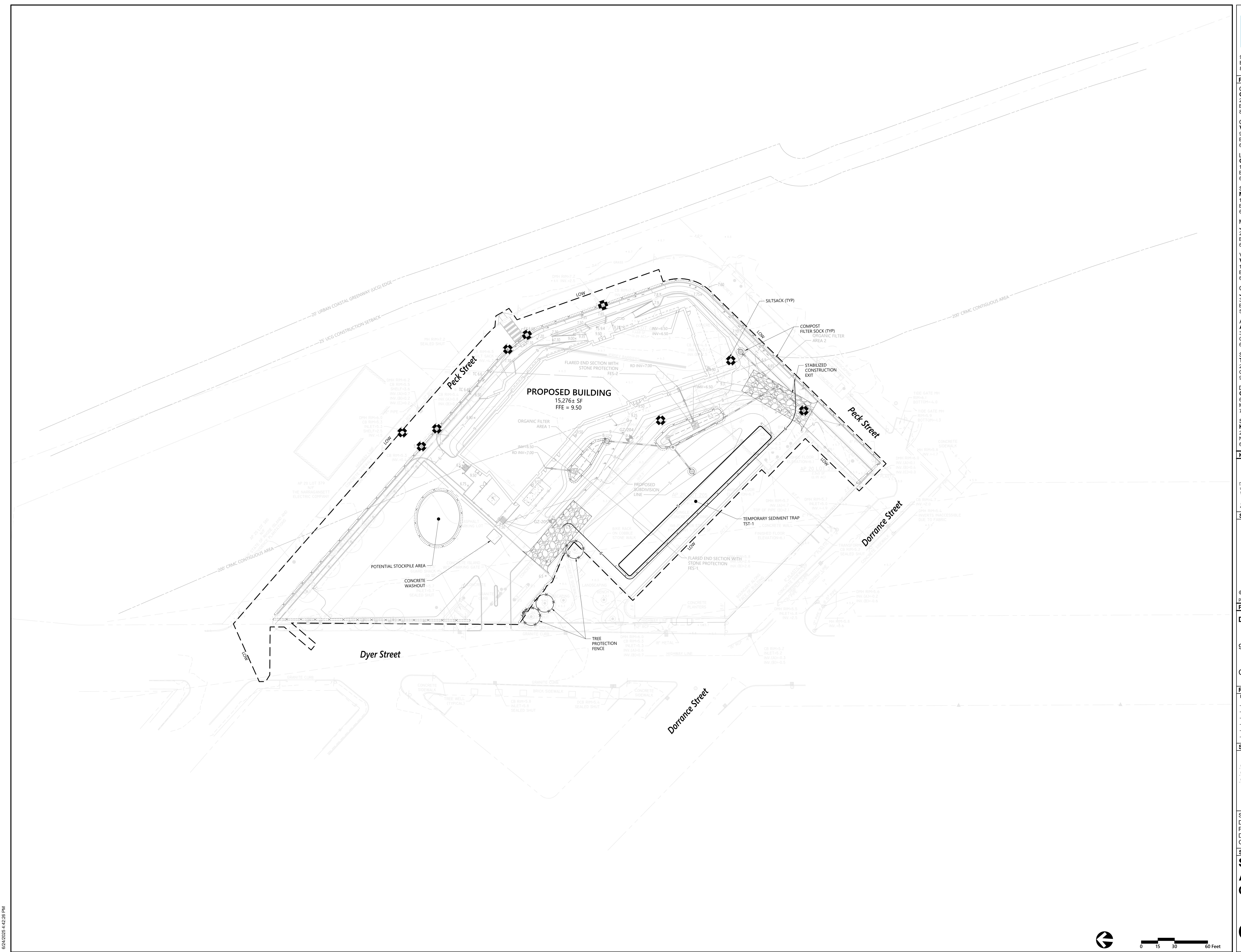
1. SIDEWALK WORK WITHIN THE STREET RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF PROVIDENCE STANDARDS.
2. SEE LANDSCAPE PLANS FOR SURFACE FEATURES WITHIN THE PROPERTY LINE.
3. SEE PLANS BY OTHERS FOR SITE LIGHTING.

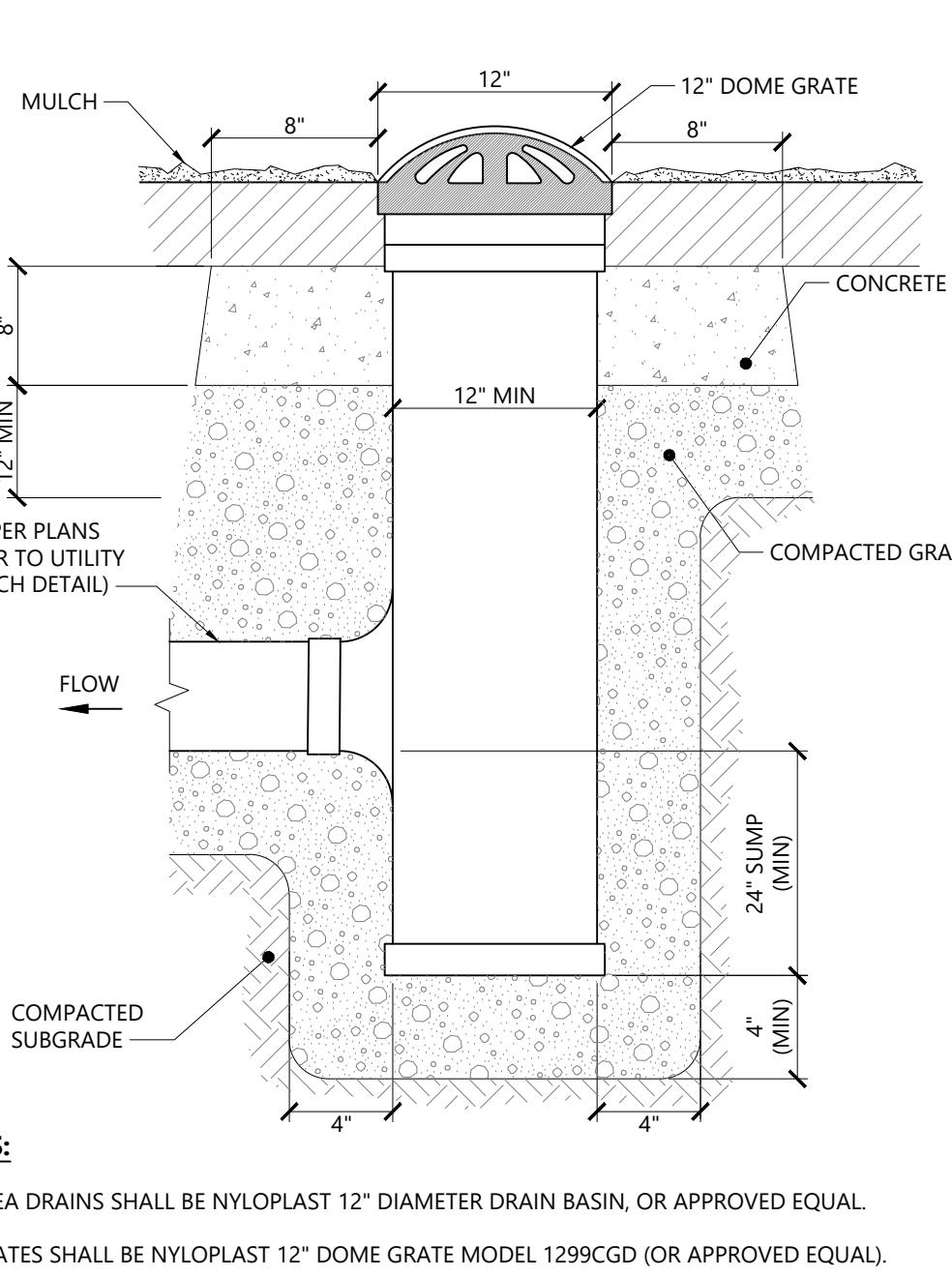




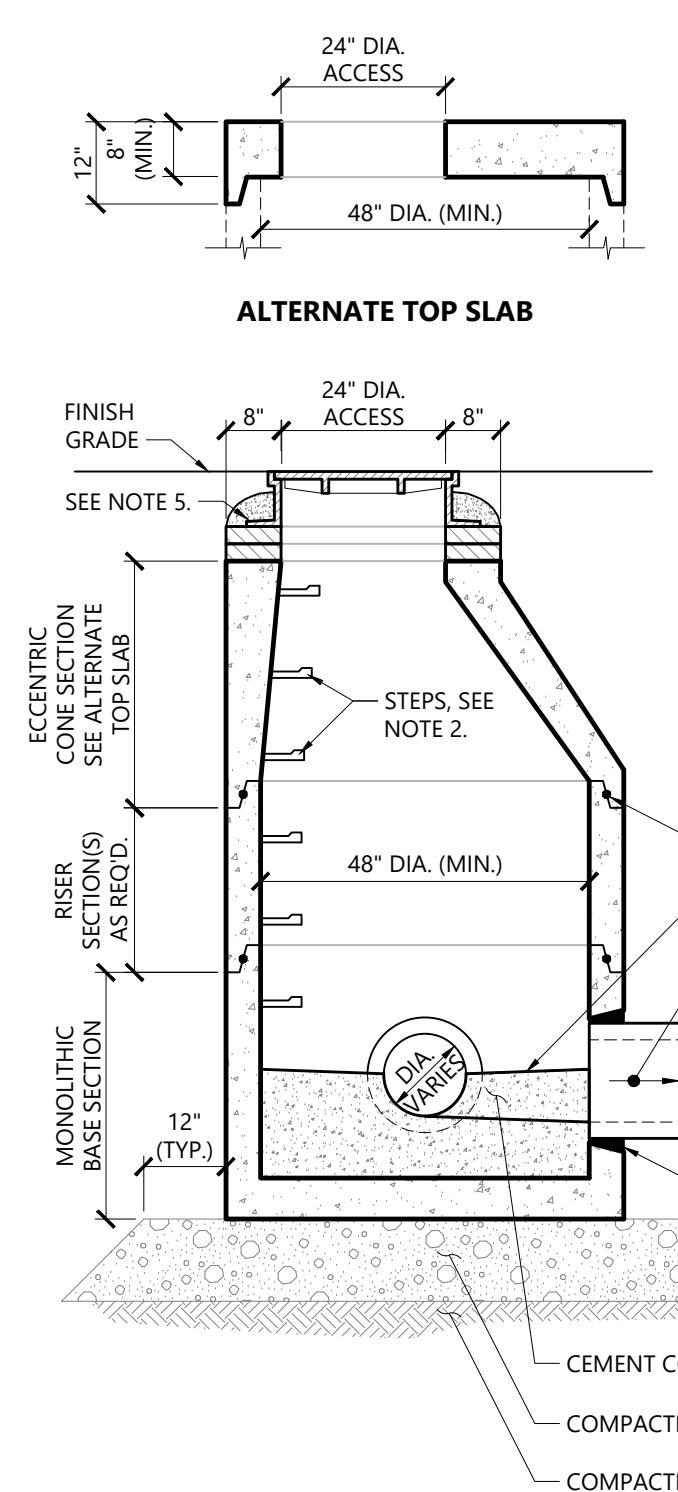


Date	Issued For:
07/17/25	Design Development
08/15/25	I-195 Review
09/26/25	I-195 Review

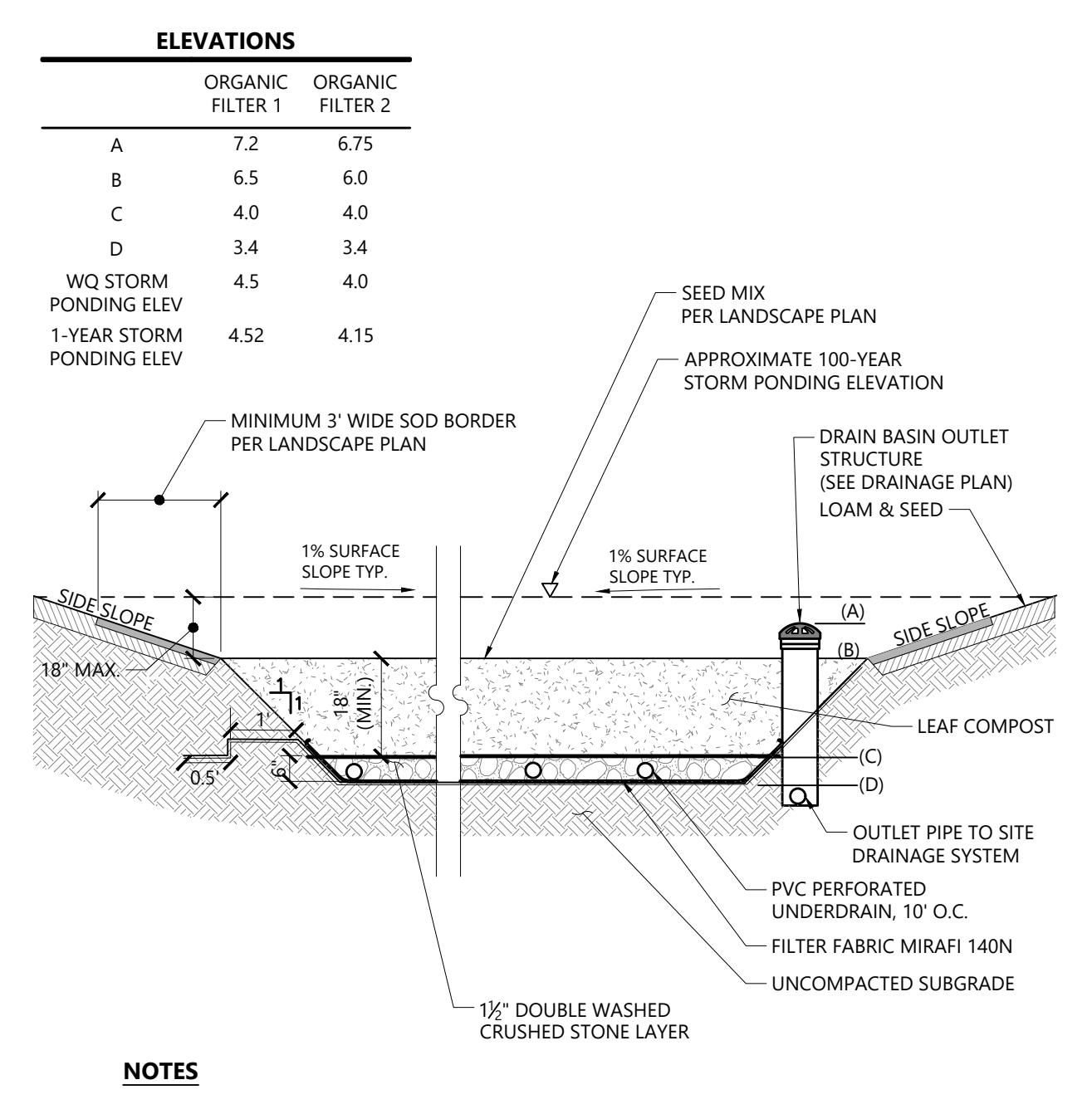




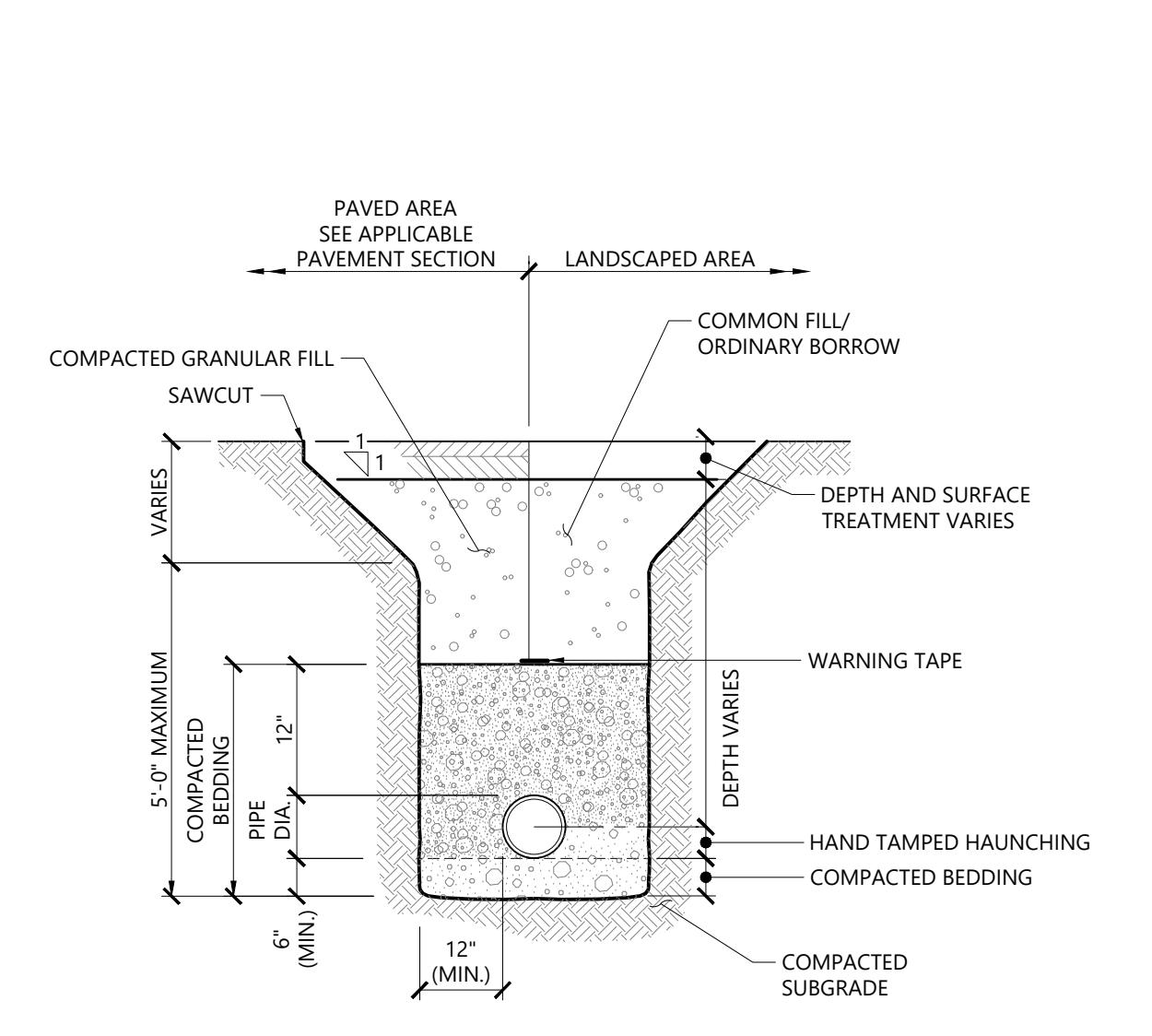
Drain Basin (DB) 12/19
N.T.S. Source: VHB REV LD_193



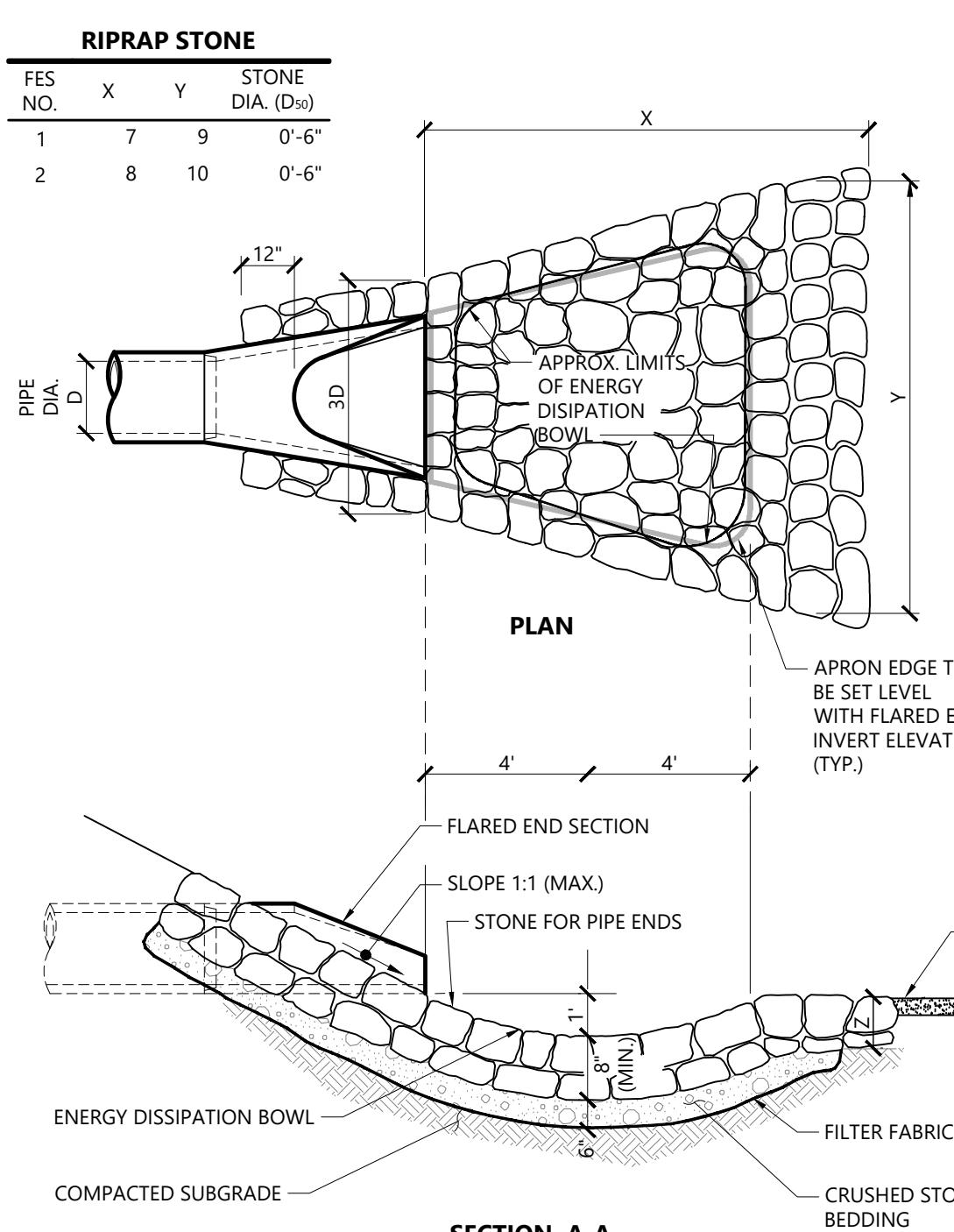
Drain Manhole (DMH) 11/19
N.T.S. Source: VHB LD_195



Organic Filter 3/20
N.T.S. Source: VHB REV LD_199



Utility Trench 11/19
N.T.S. Source: VHB LD_300



Flared End Section (FES) with Stone Protection 3/19
N.T.S. Source: VHB REV LD_134

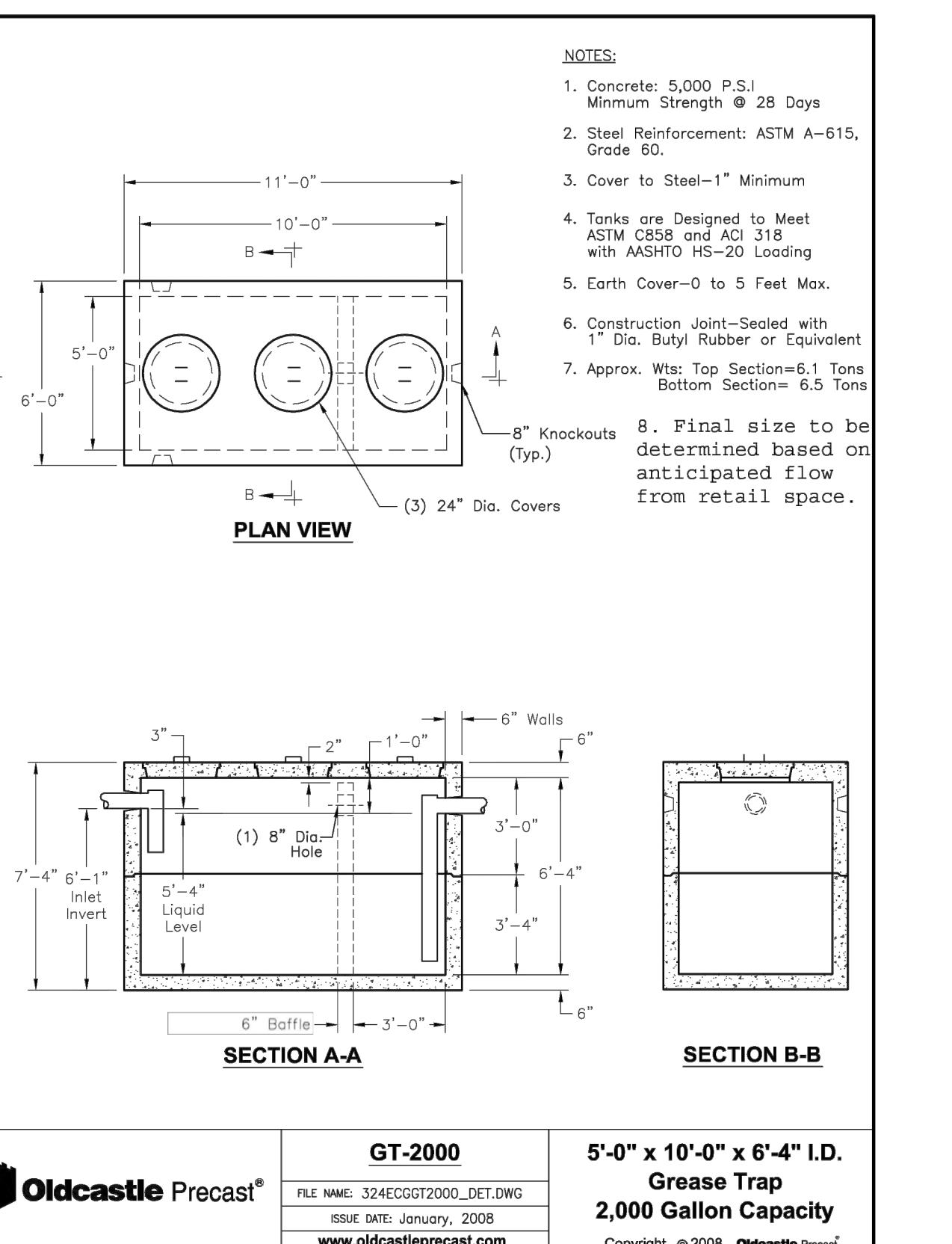


TABLE OF DIMENSIONS					
BENDS	B	C	D	E	F
6' 11 1/2"	8"	15"	12"	24"	12"
6' 22 3/4"	"	"	"	"	6' 45"
8' 11 1/2"	"	20"	"	12"	6' 90"
8' 22 3/4"	"	22"	"	17"	8' 45"
12' 11 1/2"	"	30"	"	15"	12' 45"
12' 22 3/4"	"	35"	"	25"	12' 90"
					60"
					52"

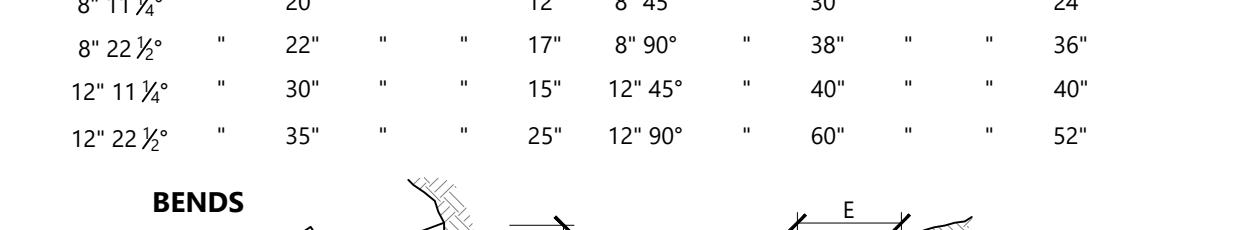


TABLE OF DIMENSIONS					
TEES	G	H	I	J	TEES
6"X6"	12"	24"	24"	18"	12"X12"X6"
8"X8"	"	"	"	"	12"X12"X8"
8"X8"	"	"	"	"	12"X12"X12"

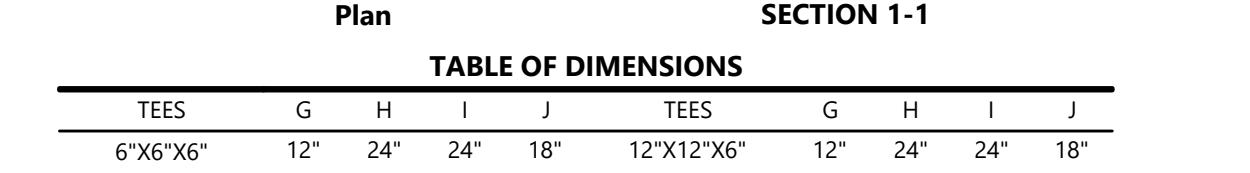


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TEES	G	H	I	J	TEES
24"	12"	24"	24"	18"	12"X12"X6"
24"	"	"	"	"	12"X12"X8"
24"	"	"	"	"	12"X12"X12"

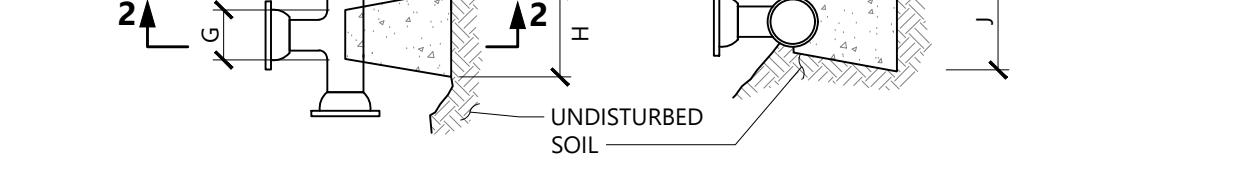


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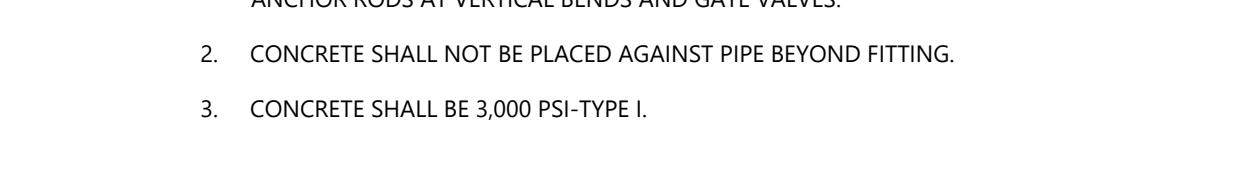


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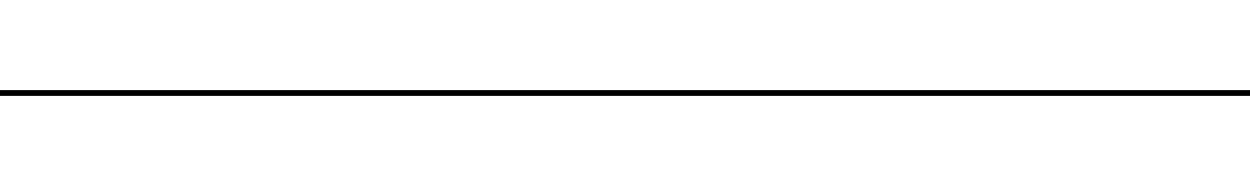
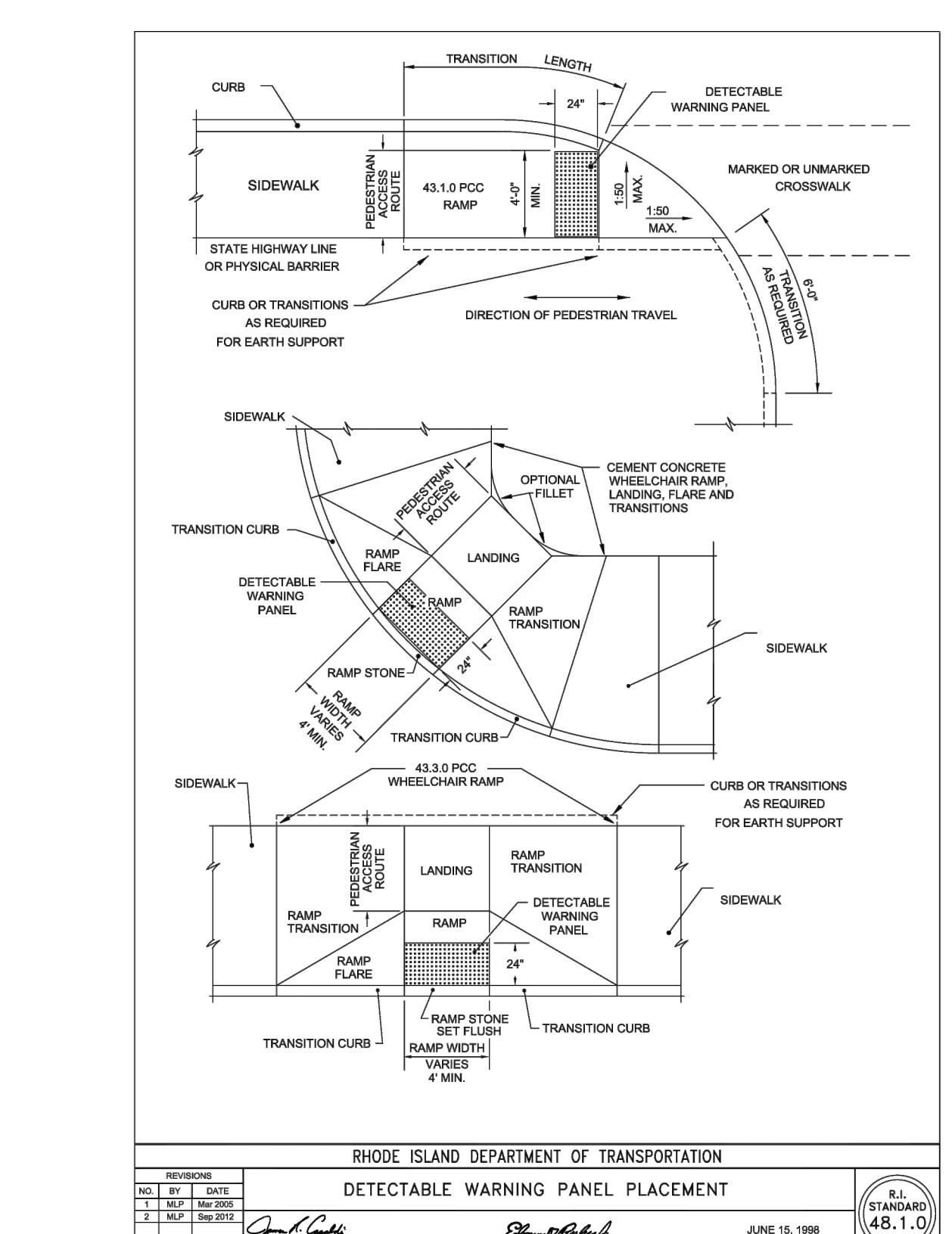
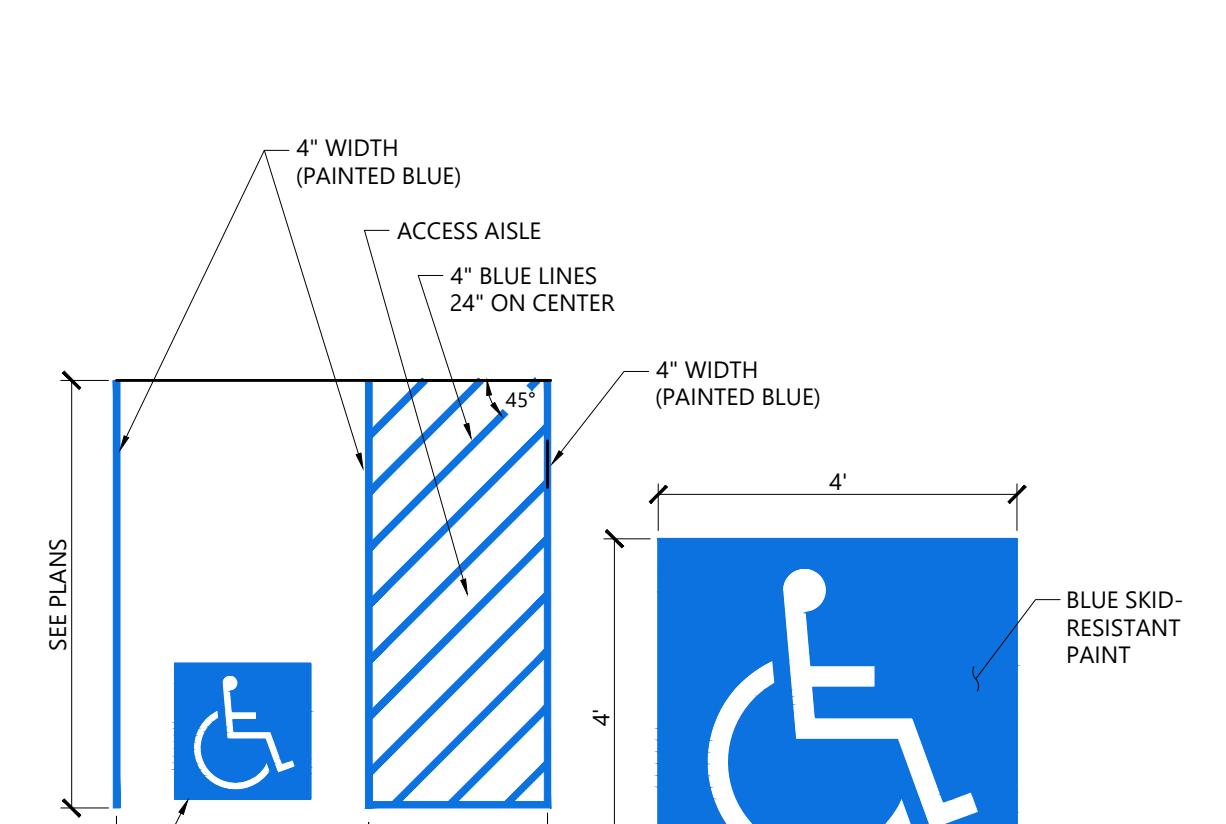
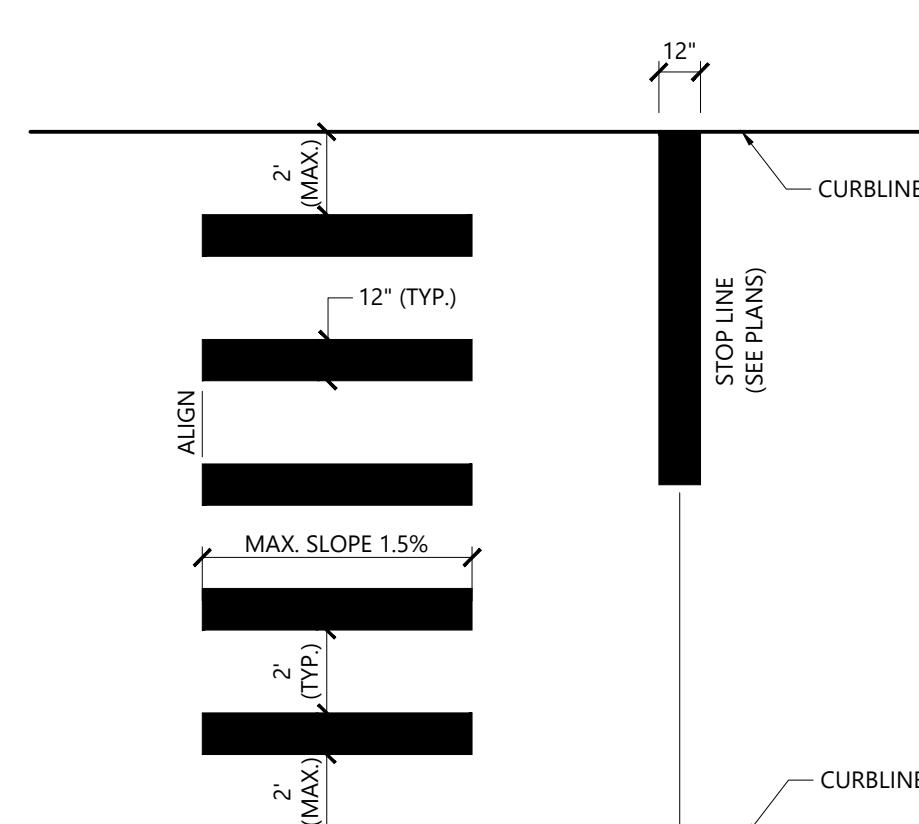
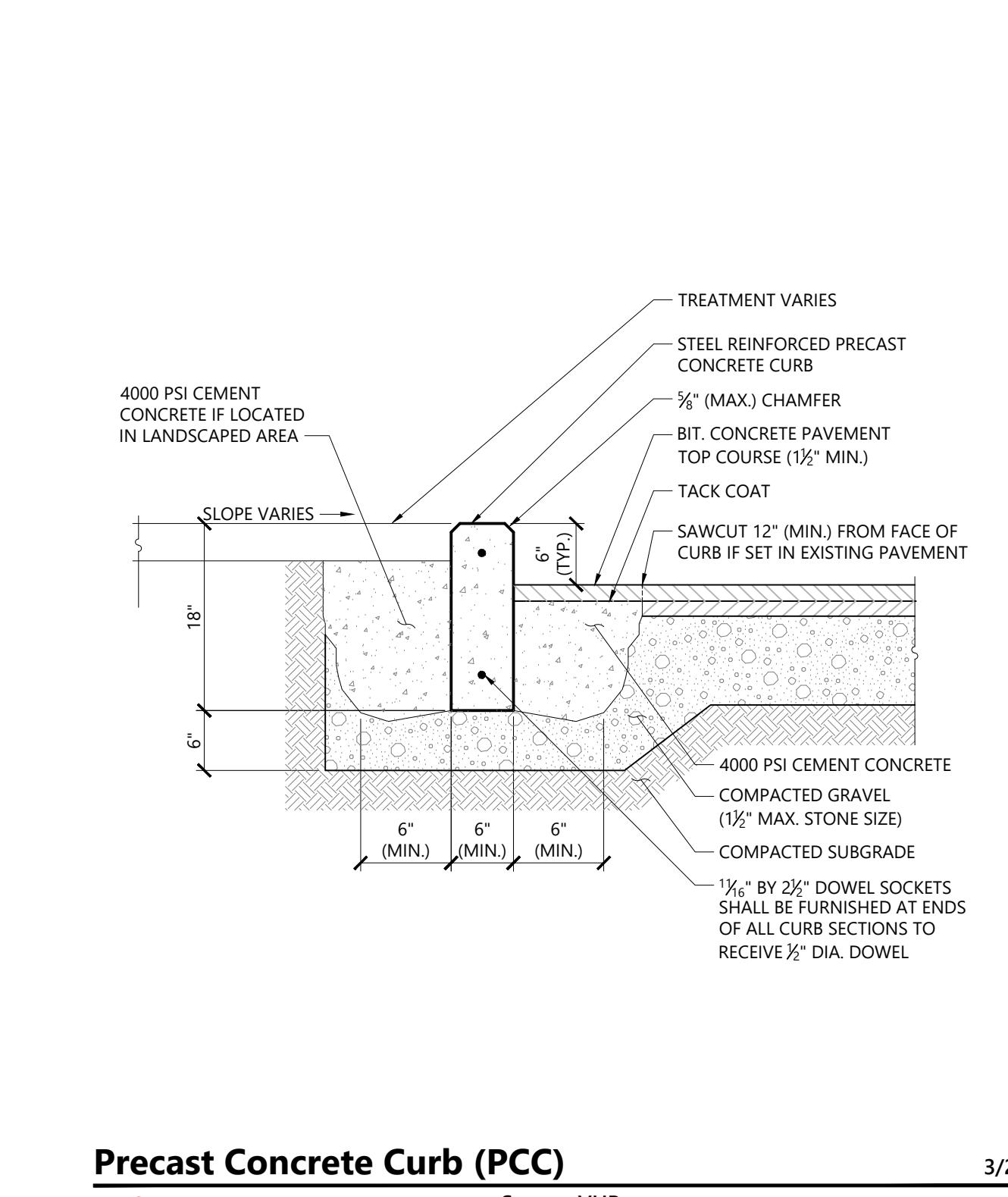
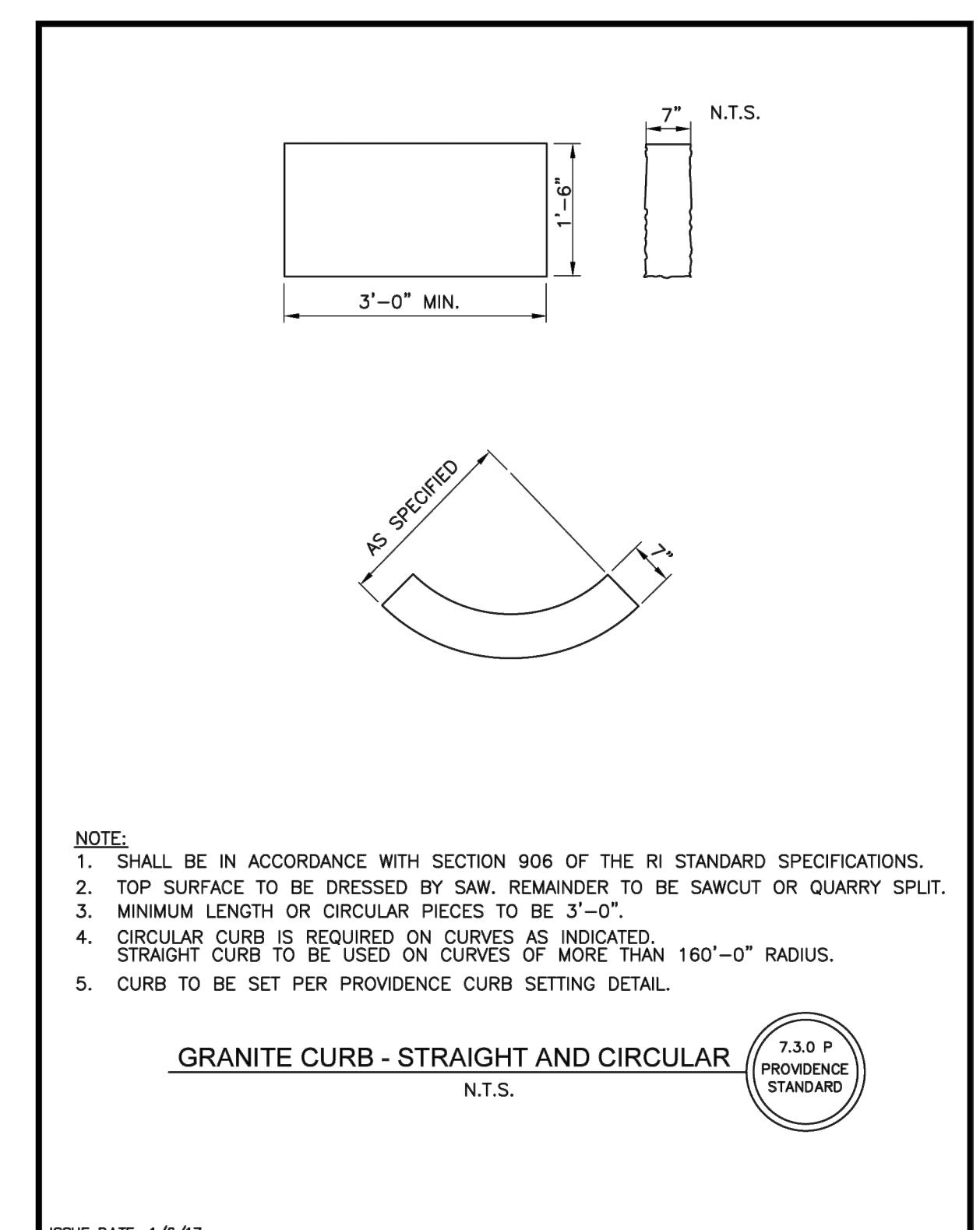
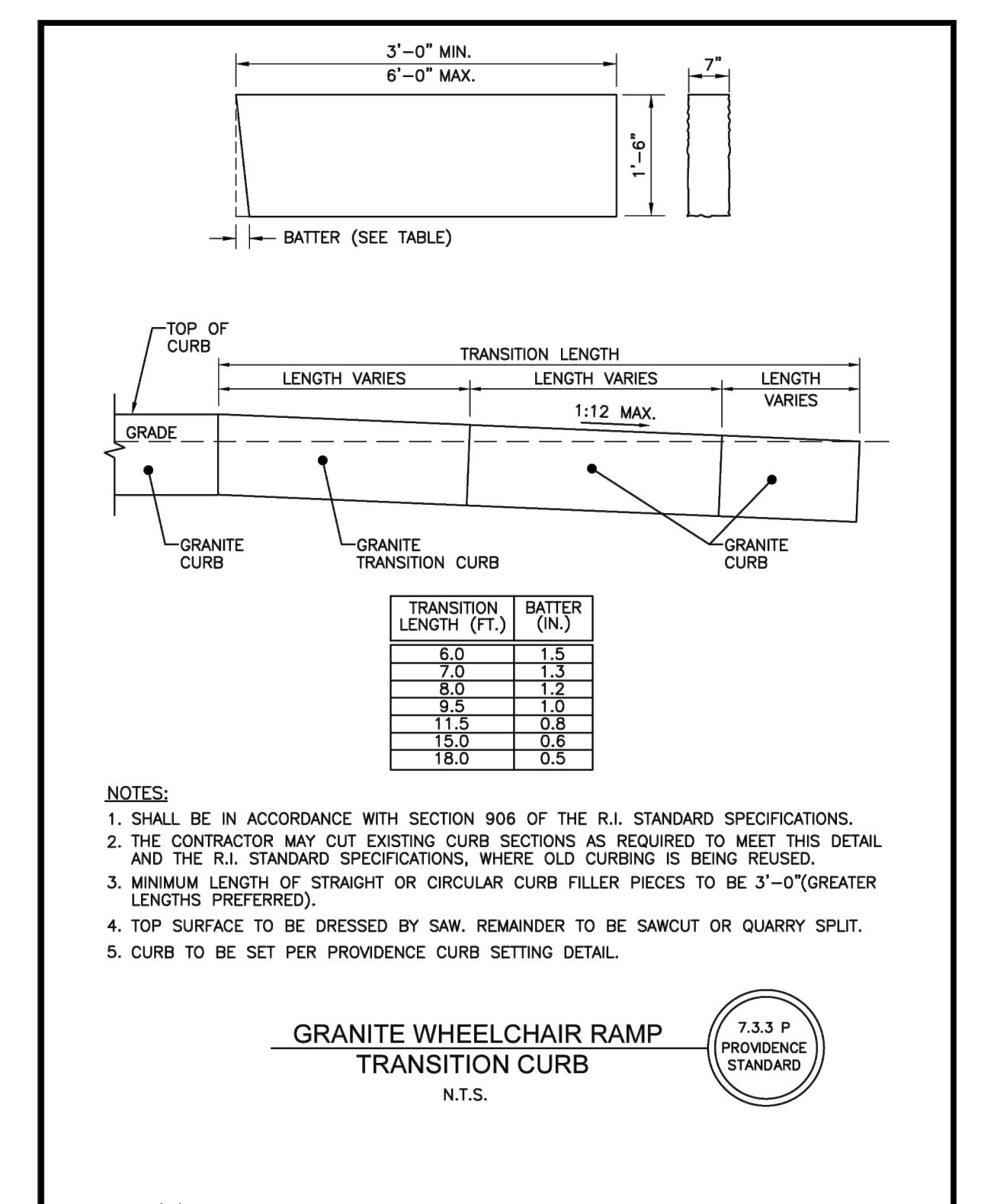
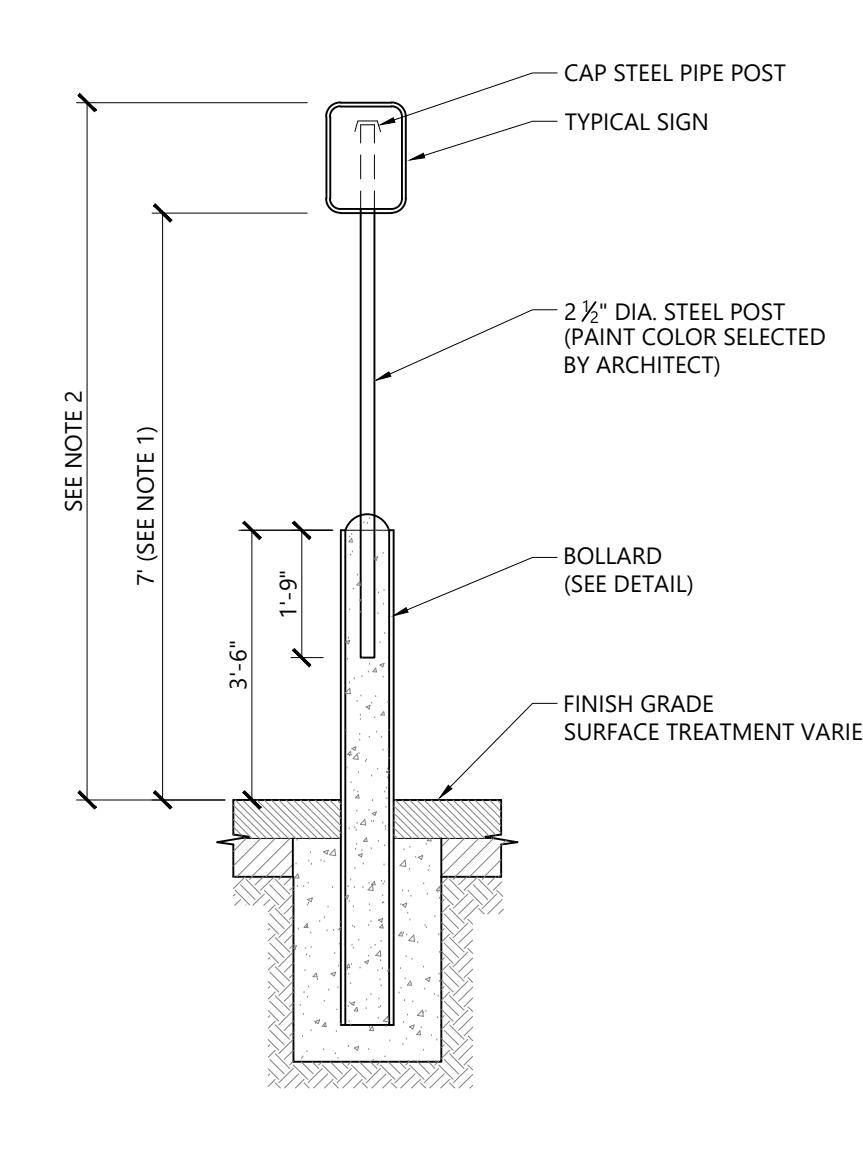
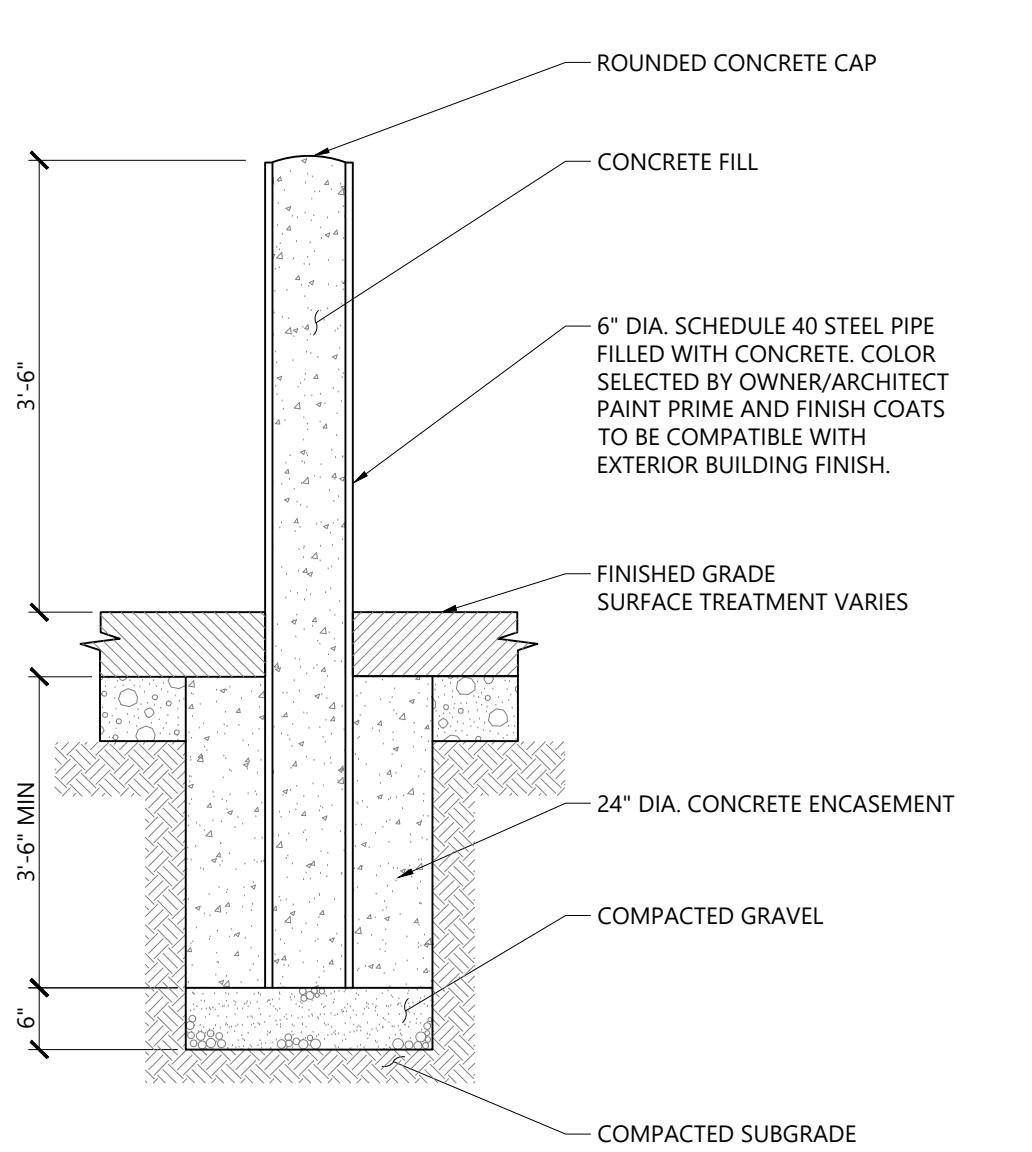
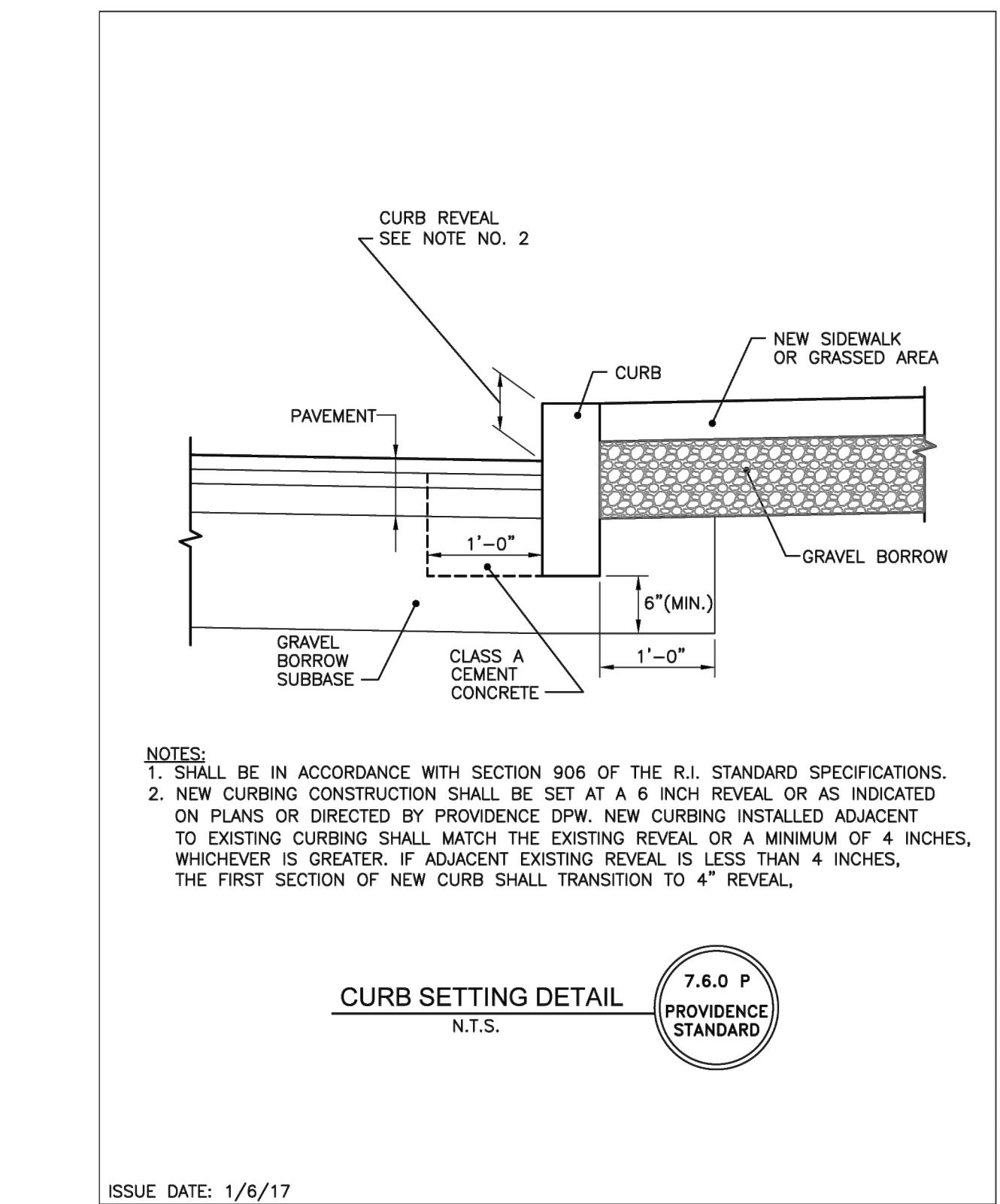
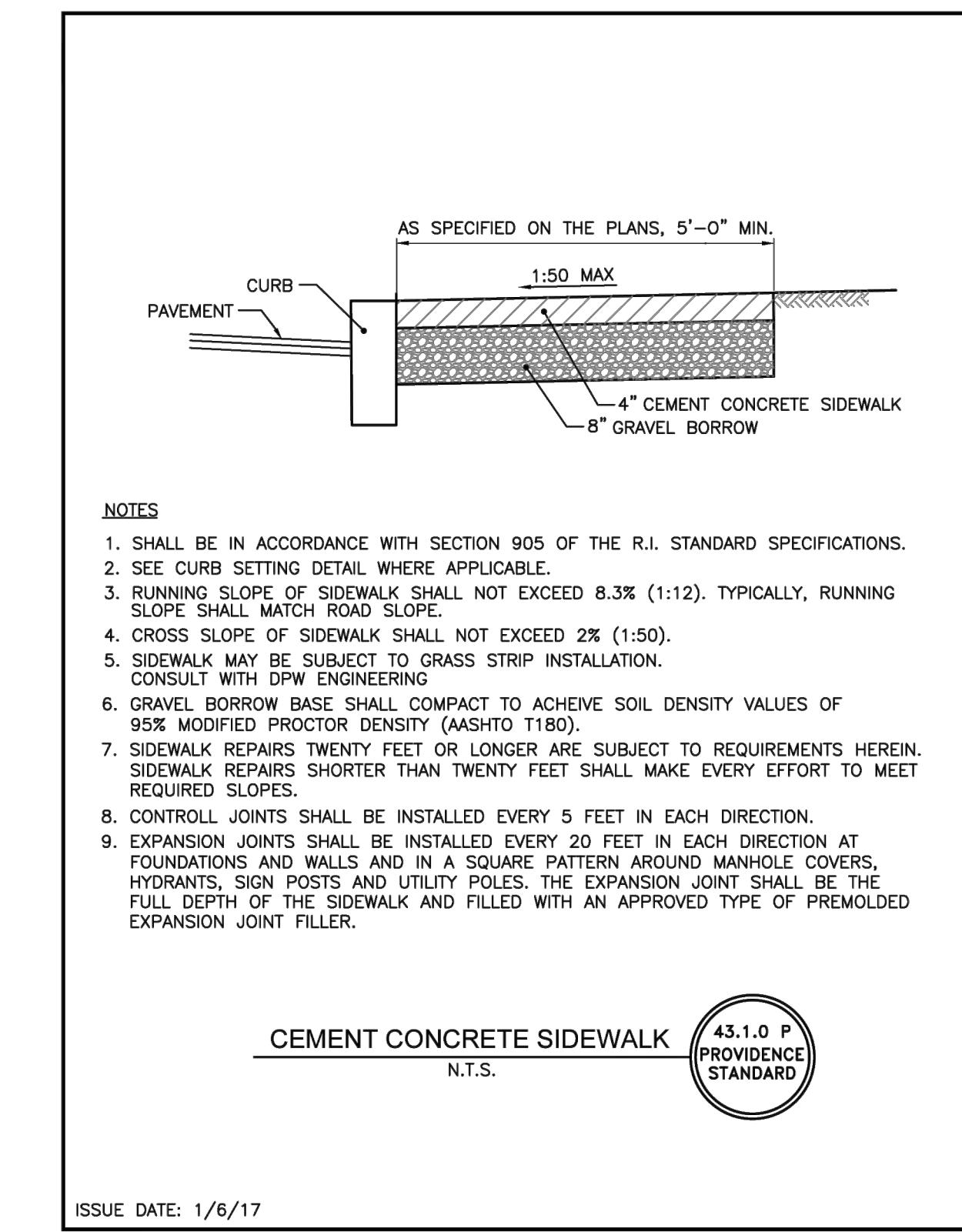
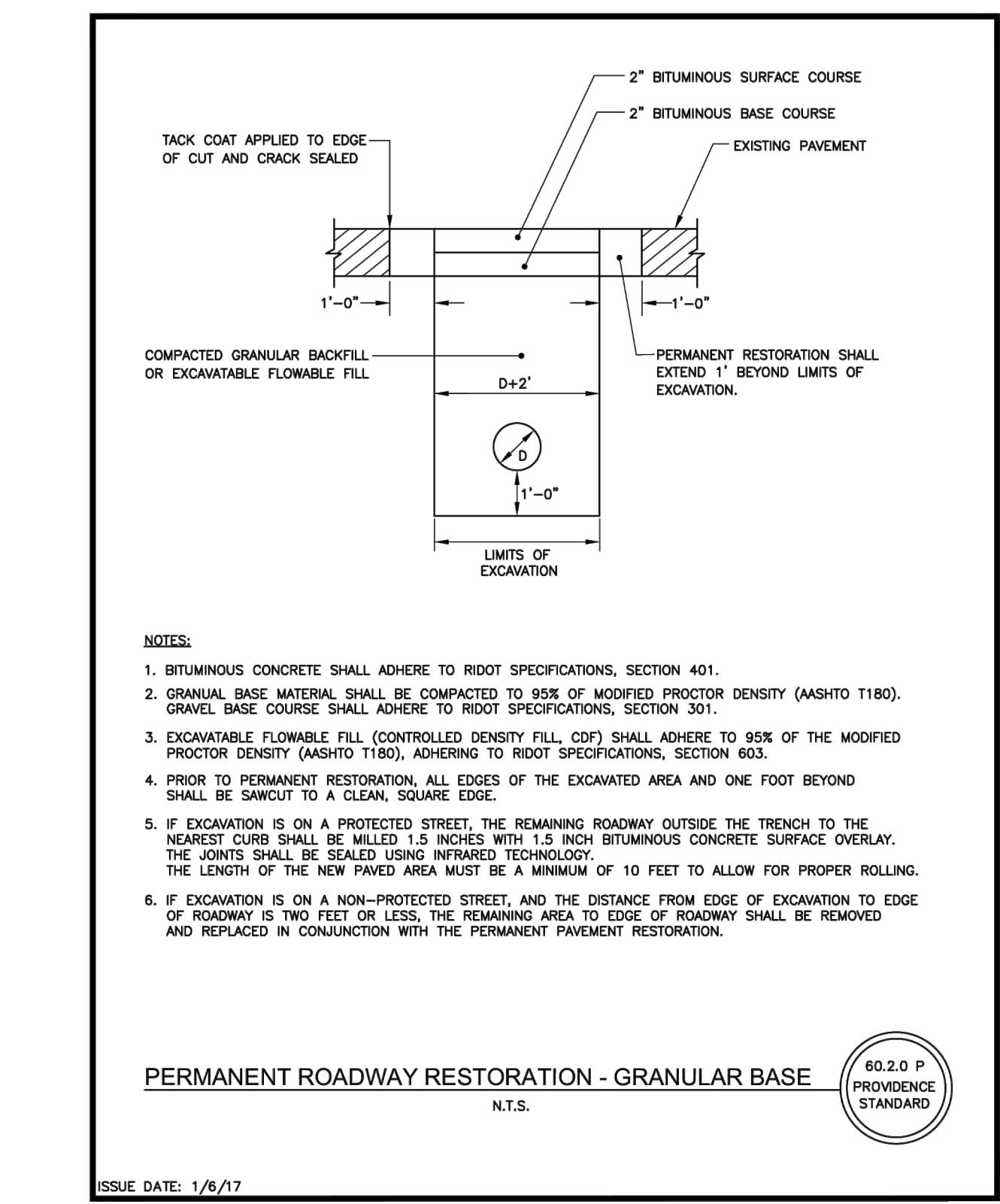
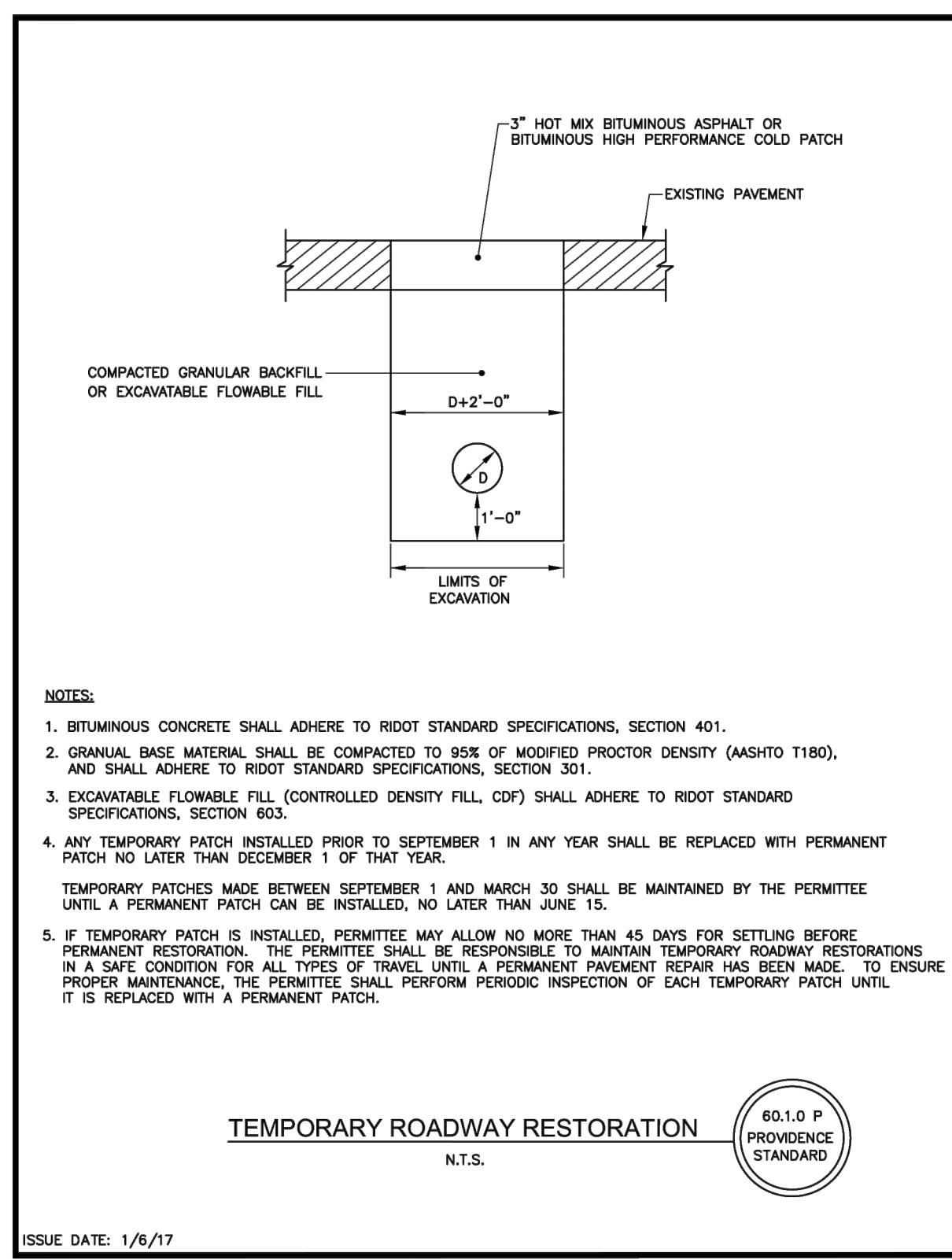
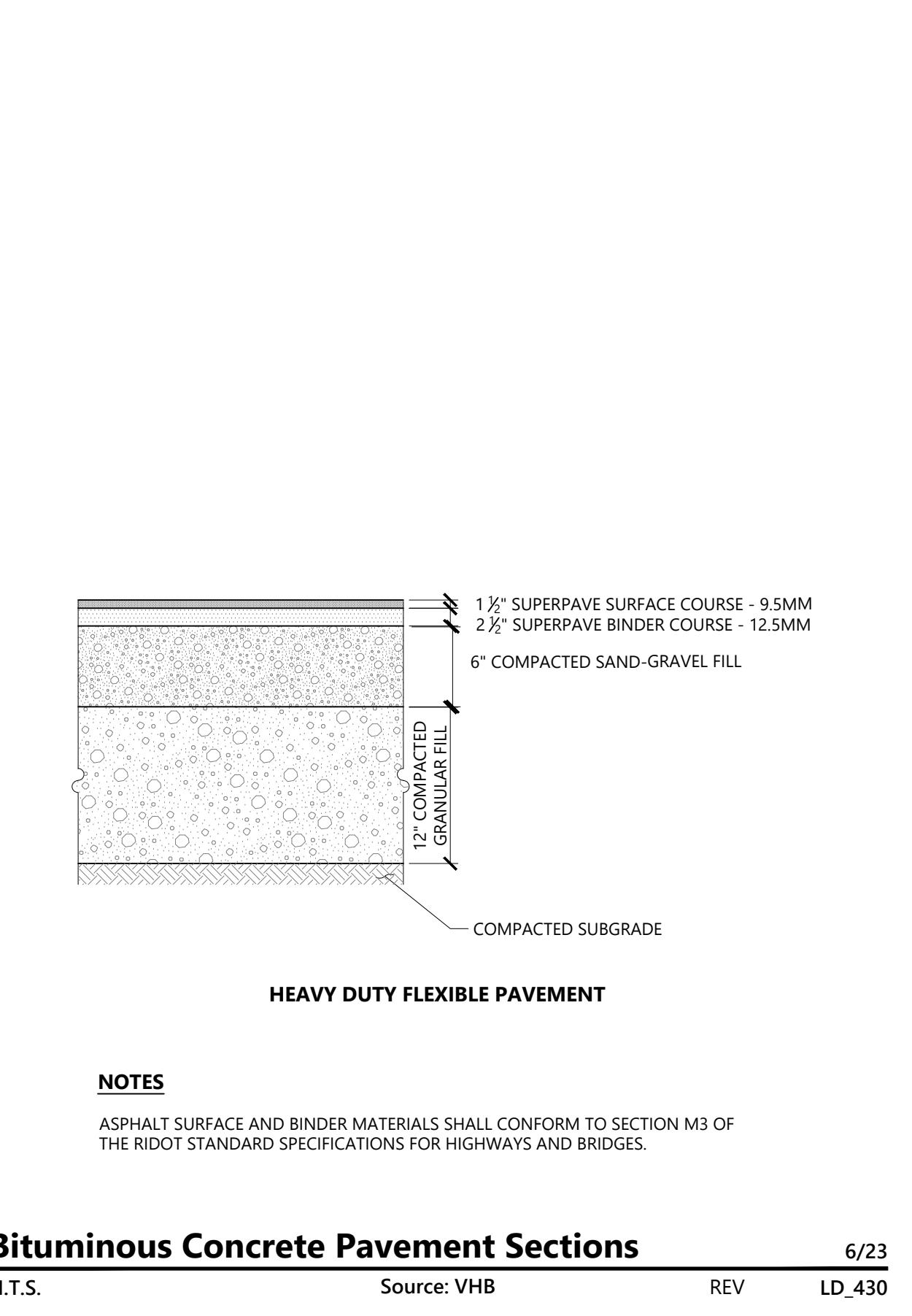
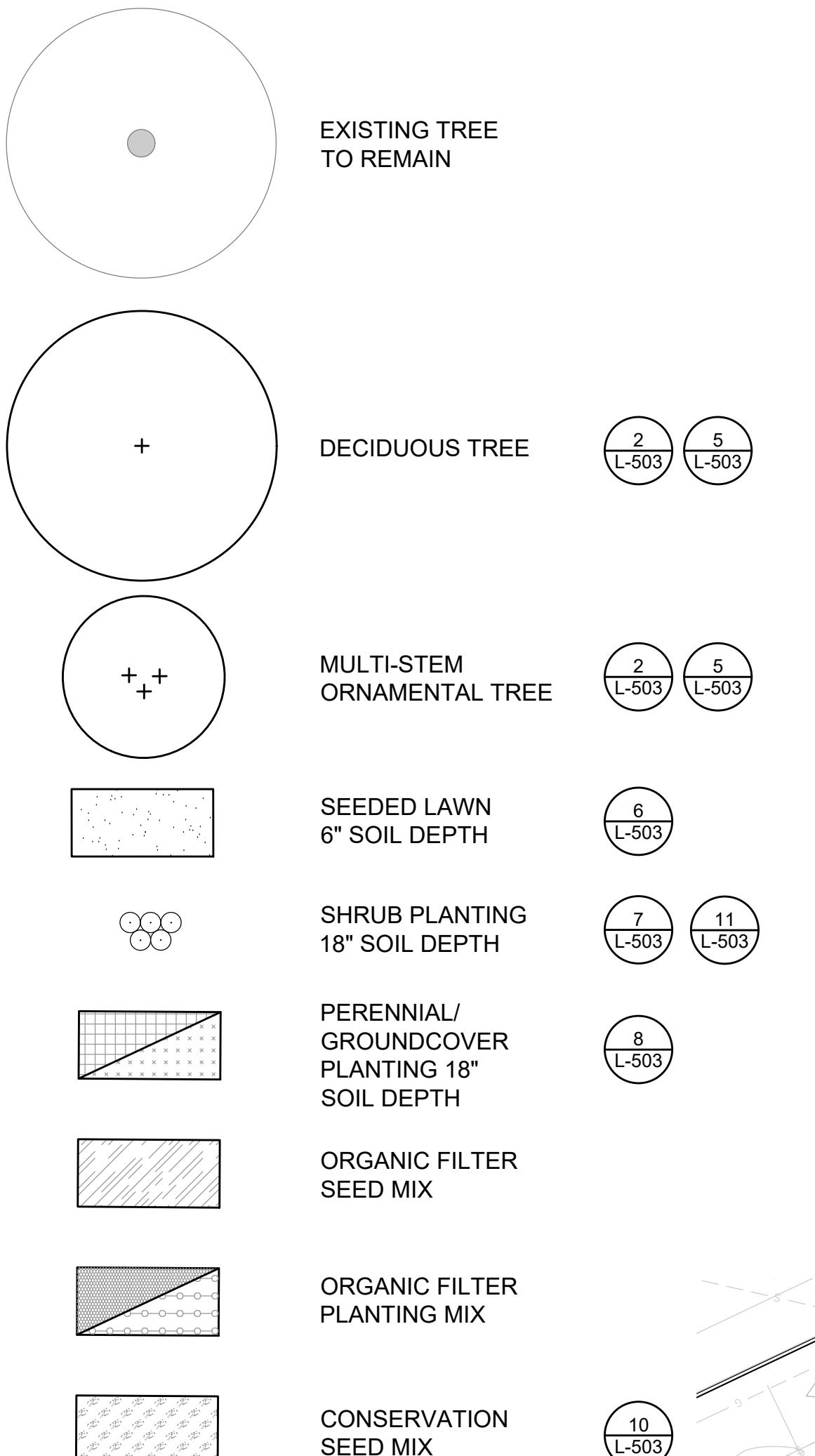


TABLE OF DIMENSIONS					
TEES	G	H	I	J	TEES
24"	12"	24"	24"	18"	12"X12"X6"
24"	"	"	"	"	12"X12"X8"
24"	"	"	"	"	12"X12"X12"



PLANTING LEGEND



PLANTING AND SOIL NOTES

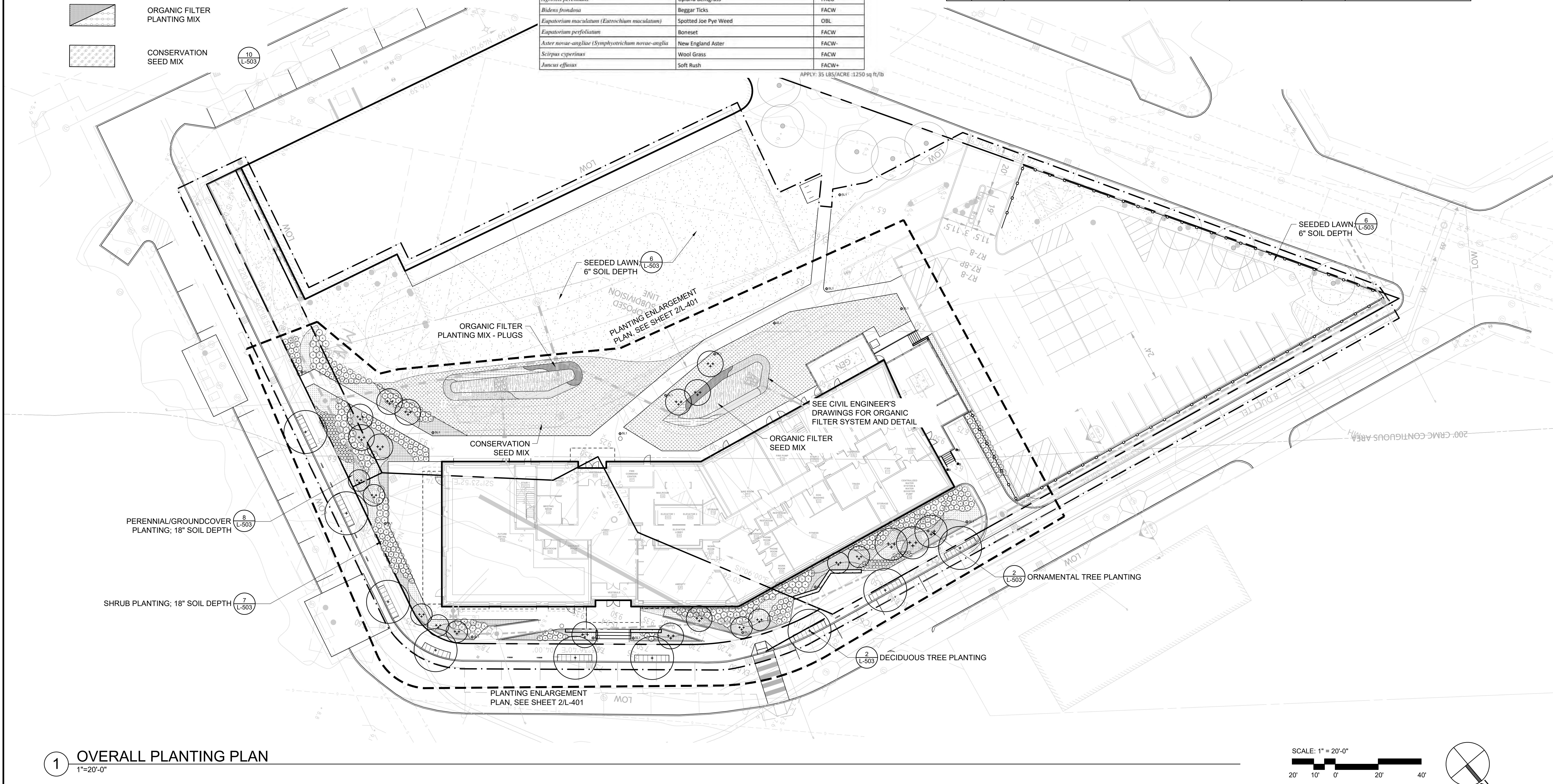
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
- THE LANDSCAPE ARCHITECT SHALL ONLY REVIEW TREES THAT ARE IN THE GROUND AT THE NURSERY. NO PRE-DUG TREES WILL BE ACCEPTED. THEREFORE TIMING OF IN-GROUND REVIEWS MUST BE COORDINATED WITH EXPECTED INSTALLATION DATES.
- ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
- SCARIFY SUBGRADE AS SPECIFIED BEFORE PLACEMENT OF ANY PLANTING SOILS.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- NEW SHRUBS AND GROUNDCOVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PLANT BEDS TO RECEIVE UN-DYED, AGED AND SHREDDED BARK MULCH AS PER SPECIFICATIONS.
- ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PRUNE TREES IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE AND GUARANTEED FOR A CALENDAR YEAR.
- CONFIRM ALL QUANTITIES AGAINST PLANTING PLANS, GRADING PLANS, AND SPECIFICATIONS, INCLUDING SITE DISTURBANCE OUTSIDE OF THE LIMIT OF GRADING NECESSITATED TO FACILITATE CONSTRUCTION.
- WHERE SAND AND GRAVEL ARE SPECIFIED FOR A DRAINAGE LAYER, EXTEND DRAINAGE LAYER TO ASSOCIATED DRAIN LINES, DRAINAGE AREAS, OR DAYLIGHT.
- WHERE ONE SOIL TYPE MEETS ANOTHER SOIL TYPE, FORM A 1:1 SLOPED BOUNDARY TRANSITION.
- WHERE A SOIL PROFILE ENCROACHES WITHIN THE DRIP LINE OF EXISTING TREES, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING EXCAVATION.
- ALL EXCAVATION AND PLACEMENT OF SOILS WITHIN THE DRIP LINE OF EXISTING TREES TO BE PERFORMED BY HAND.
- SCARIFY SUBGRADE AS SPECIFIED BEFORE PLACEMENT OF ANY PLANTING SOILS.
- DO NOT PLACE OR HANDLE SOILS THAT ARE WET.
- PROTECT ALL EXISTING SOILS AGAINST COMPACTION, CONTAMINATION WITH CONSTRUCTION MATERIALS, AND ALL DISTURBANCE.
- CONTRACTOR IS RESPONSIBLE FOR ACTUAL SITE CONDITIONS, COORDINATION OF SOILS PLACEMENT, AND PLANTING SUBDRAINAGE.
- DO NOT PLACE ANY PLANTING SOIL PRIOR TO INSPECTION BY LANDSCAPE ARCHITECT.

ORGANIC FILTER SEED MIX

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Agrostis perennans</i>	Upland Bentgrass	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium maculatum</i> (<i>Eutrochium maculatum</i>)	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae</i> (<i>Sympyotrichum novae-angliae</i>)	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

PLANTING SCHEDULE

SYM	OTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
OP	2	<i>Quercus palustris</i>	Pin Oak	3'-3.5' cal.	AS SHOWN	B&B, single stem, matched, straight central leader, full branches, limb to 7'
SJ	4	<i>Styphnolobium japonicum</i>	Japanese Pagoda Tree	3'-3.5' cal.	AS SHOWN	B&B, multi-stem, matched, straight central leader, full branches, limb to 7'
UA	3	<i>Ulmus americana 'Princeton'</i>	Princeton American Elm	3'-3.5' cal.	AS SHOWN	B&B, single stem, matched, straight central leader, full branches, limb to 7'
ORNAMENTAL TREES						
AG	11	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	8'-10' ht.	AS SHOWN	B&B, multi-stem, 3-4 evenly-sized main trunks, full branches
BN	3	<i>Betula nigra 'Heritage'</i>	Heritage River Birch	10'-12' ht.	AS SHOWN	B&B, single stem, matched, straight central leader, full branches, limb to 7'
HM	9	<i>Heptacodium miconioides</i>	Seven Son Flower	6'-10' ht.	AS SHOWN	B&B, multi-stem, 3-4 EVENLY-SIZED MAIN TRUNKS, FULL BRANCHES
SHRUBS						
CA	56	<i>Ceanothus americanus</i>	New Jersey Tea	#3 cont., 30" ht. min.	36" O.C.	full and rounded, staggered rows
CSK	109	<i>Cornus sericea 'Kelseyi'</i>	Kelseys Dwarf Red Twig Dogwood	#3 cont., 18" ht. min.	30" O.C.	full and rounded, staggered rows
IGC	57	<i>Ilex glabra 'Compacta'</i>	Compact Inkberry	#3 cont., 24" ht. min.	30" O.C.	full and rounded, staggered rows
JHH	116	<i>Juniperus horizontalis 'Hughes'</i>	Hughes Creeping Juniper	#3 cont., 24" spd. min.	18" O.C.	full and rounded, staggered rows
PP	10	<i>Pinus mugo pumilio</i>	Dwarf Mugo Pine	#3 cont., 24" spd. min.	30" O.C.	full and rounded, staggered rows
RAG	97	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	#3 cont., 12" spd. min.	30" O.C.	full and rounded, staggered rows
VD	52	<i>Viburnum dentatum</i>	Viburnum	#3 cont., 42" ht. min.	36" O.C.	full and rounded, staggered rows
PLUGS						
CAL	86	<i>Clethra alnifolia</i>	Summersweet	Plug	18" O.C.	staggered rows
JE	113	<i>Juncus effusus</i>	Soft Rush	Plug	18" O.C.	staggered rows
SAL	90	<i>Spiraea alba var. latifolia</i>	White Meadowweet	Plug	18" O.C.	staggered rows
VN	114	<i>Vernonia noveboracensis</i>	Common Ironweed	Plug	18" O.C.	staggered rows
ORNAMENTAL GRASSES						
CPE	315	<i>Carex pensylvanica</i>	Pennsylvania Sedge	#1 cont.	12" O.C.	staggered rows
DCG	72	<i>Deschampsia cespitosa 'Goldtau'</i>	Gold Dew Tuffed Hair Grass	#3 cont.	18" O.C.	staggered rows
PVS	161	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switchgrass	#2 cont.	24" O.C.	staggered rows
SN	87	<i>Sorghastrum nutans</i>	Indian Grass	#3 cont.	24" O.C.	staggered rows
PERENNIALS						
EPM	105	<i>Echinacea purpurea 'Magnus'</i>	Magnus Purple Coneflower	#2 cont.	18" O.C.	staggered rows
ESP	33	<i>Eurybia spectabilis</i>	Eastern Showy Aster	#2 cont.	18" O.C.	staggered rows
PAR	180	<i>Perovskia atriplicifolia 'Rocketman'</i>	Rocketman Russian Sage	#3 cont.	18" O.C.	staggered rows
GROUNDCOVERS						
AU	147	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#2 cont.	12" O.C.	staggered rows
SEED MIXES						
CSM	5,540 sf	CONSERVATION SEED MIX	CONSERVATION SEED MIX	seed		SEE SPECS
OSM	783 sf	ORGANIC FILTER SEED MIX	ORGANIC FILTER SEED MIX	seed		SEE SPECS



SGA

99 HIGH ST, FLOOR 4,
BOSTON, MA 02110
857.300.2610 | SGA-ARCH.COM

PROJECT TEAM:

CLIENT: CV Properties, LLC
250 Summer Street
Boston, MA 02210
857.990.3039

CIVIL ENGINEER: Copley Wolf Design Group
23 Congress St, 3rd Floor
Boston, MA 02110
617.654.9000

STRUCTURAL ENGINEER: McNamara Salvio
101 Federal St Suite 1100
Boston, MA 02110
617.737.0040

M/E/P ENGINEER: T. H. Green, Inc., & Bollé
21 Liberty Square, 3rd Floor
Boston, MA 02109
617.982.1731

VERTICAL TRANSPORTATION: DDA
100 Summer Street, Suite 1600
Boston, MA 02110
617.547.5099

CODE CONSULTANT: Jensen Hughes
33 Arch Street
Boston, MA 02111
508.620.8900

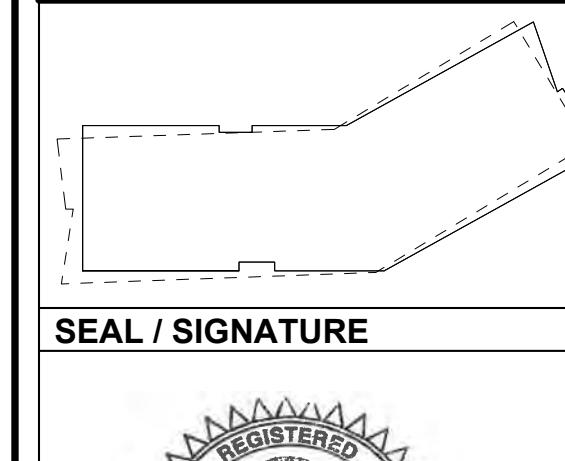
ACOUSTICS & VIBRATION: Acentech
33 Arlington Street
Cambridge, MA 02138
617.499.8000

SUSTAINABILITY ENGINEER: The Green Engineer
23 Bradford Street
Canton, MA 01742
978.369.6978

DOOR HARDWARE: Johnson Hardware
63 Chestnut Street
Maynard, MA 01754
781.899.8822

SPECIFICATIONS: Kell Associates
10 Elm Street
Natick, MA 01760
617.964.5477

KEY PLAN



SEAL / SIGNATURE:



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06/28/2024

PROJECT:

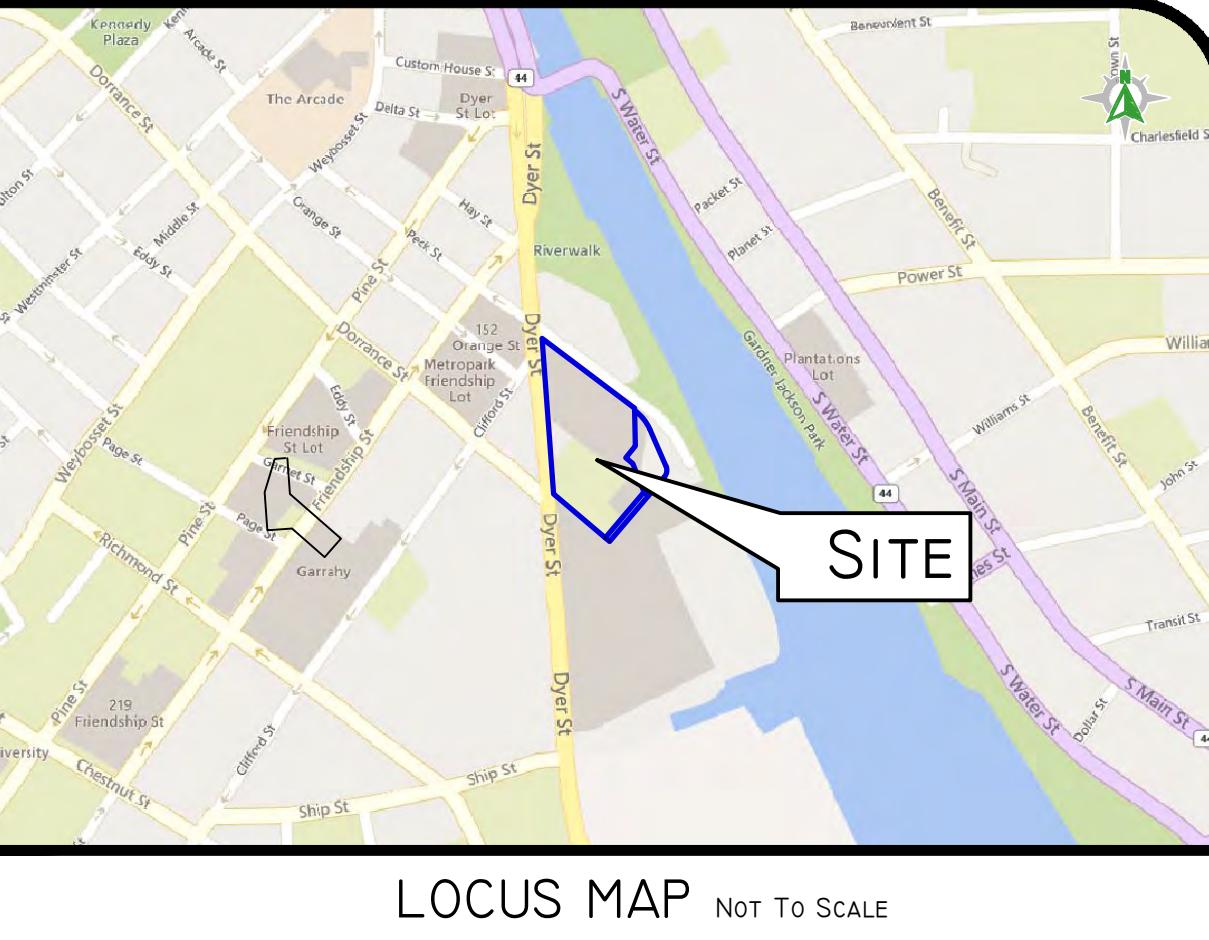
Parcel 14

200 Dyer Street
Providence, RI 02903

CV Properties

REVISIONS:

No. Date Description



LOCUS MAP NOT TO SCALE

LEGEND

WATER LINE	I23/I234	DEED BOOK/PAGE	○ BOLLARD
SEWER LINE	AP	ASSESSOR'S PLAT	■ SOIL EVALUATION
SEWER FORCE MAIN	HC	HANDICAPPED	■ CATCH BASIN
GAS LINE	N/F	NOW OR FORMERLY	■ DOUBLE CATCH BASIN
OVERHEAD WIRES	LC	LANDSCAPING	■ WATER VALVE
DRAINAGE LINE	(R)	RECORD	△ GAS VALVE
PROPERTY LINE	MAJOR CONTOUR LINE	CHORD ANGLE	▲-B- WETLAND FLAG
ASSESSOR'S LINE	MINOR CONTOUR LINE	NAUL/SPIKE	○ DRAINAGE MANHOLE
TREELINE	MAJOR CONTOUR LINE	DRILL HOLE	■ FLARED END SECTION
GUARDRAIL	PROPERTY LINE	IRON ROD/PIPE	● GUY POLE
FENCE	ASSESSOR'S LINE	BOUND	○ ELECTRIC MANHOLE
RETAINING WALL	TREELINE	SIGN POST	◇ UTILITY/POWER POLE
STONE WALL	GUARDRAIL	SEWER MANHOLE	○ LIGHTPOST
	FENCE	SEWER CLEANOUT	○ WELL
	RETAINING WALL	HYDRANT	○ MONITORING WELL
	STONE WALL	IRRIGATION VALVE	◆ BENCH MARK
		UNKNOWN MANHOLE	○ TREE

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 20, LOTS 205, 394, & 410 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER OF:
 - 2.1. LOT 205 PER DEED BOOK 9944, PAGE 153 IS BROWN UNIVERSITY.
 - 2.2. LOT 394 PER DEED BOOK 10559, PAGE 52 IS I-195 REDEVELOPMENT DISTRICT.
 - 2.3. LOT 410 PER DEED BOOK 13613, PAGE 197 IS I-195 REDEVELOPMENT DISTRICT.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X (SHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0308J, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED D-100 BASED ON THE CITY OF PROVIDENCE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 2, 2023. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

PLAN REFERENCES

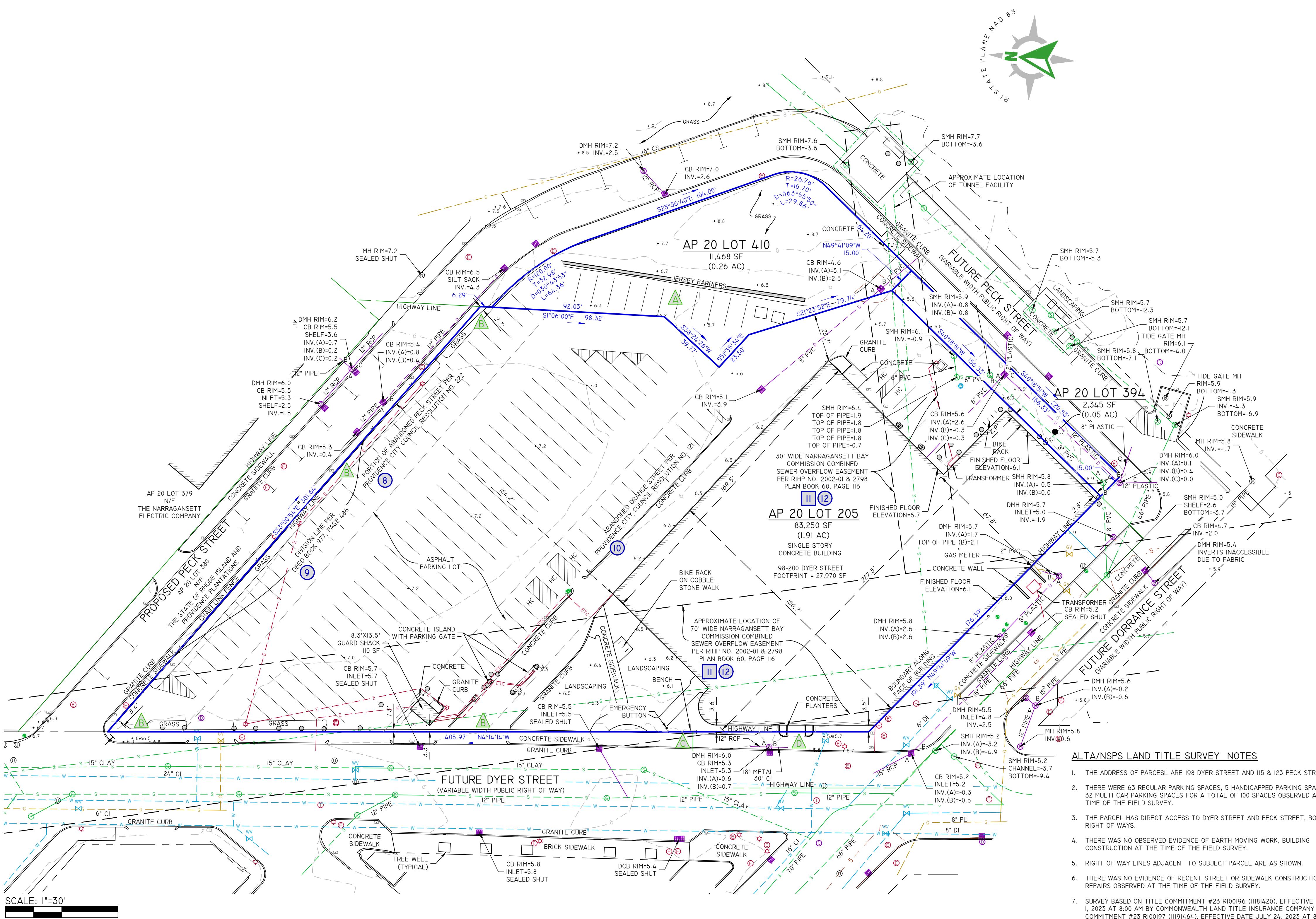
1. RIHP NO. 900.
2. RIHP NO. 2606.
3. RIHP NO. 2607.
4. RIHP NO. 2759.
5. RIHP NO. 2798.

UTILITY NOTES

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDING TO UTILITY QUALITY LEVEL D AS DEFINED IN CI/ACE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY CO-OP'S, PLAT AND PRIVATE MUS, CONTRACTORS INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE PLANS, CONTRACTORS, DIGSAFE, AND A NUMBER OF OTHERS, HOURS PRIOR TO ANY CONSTRUCTION AT 811 DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND/ OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES
 - 5.1. WATER INFORMATION OBTAINED FROM PROVIDENCE WATER.
 - 5.2. SEWER INFORMATION OBTAINED FROM THE CITY OF PROVIDENCE, NARRAGANSETT BAY COMMISSION.
 - 5.3. GAS INFORMATION OBTAINED FROM NATIONAL GRID.
 - 5.4. DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY).
 - 5.5. UTILITY LOCATING SURVEY REPORT, CITY OF PROVIDENCE PARCELS 15 & 20 DYER DR, PREPARED RO CV DYER STREET, LLC C/O CV PROPERTIES, LLC.

LIST OF POSSIBLE ENCROACHMENTS

- ▲ ASPHALT PARKING LOT OVER PROPERTY LINE ONTO LOT 410
- ▲ CONCRETE SIDEWALK OVER PROPERTY LINE
- ▲ BENCH I.1' OVER PROPERTY LINE
- ▲ CONCRETE PLANTER 2.3' OVER PROPERTY LINE



SURVEYOR'S CERTIFICATE

TO: CV DYER STREET LLC AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

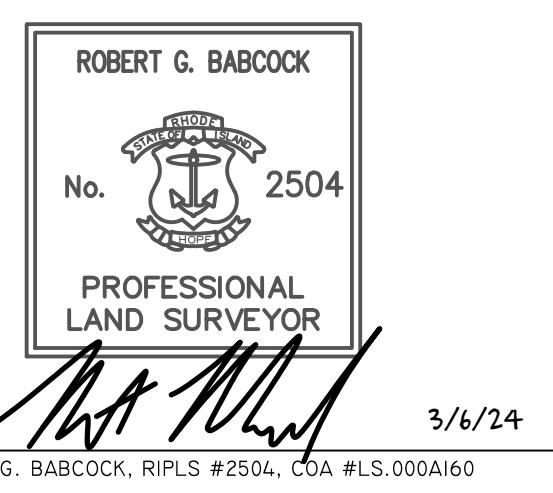
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B)(A), (C), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2023, DATE OF PLAT OR MAP: MARCH 6, 2024

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY
- DATA ACCUMULATION SURVEY (PLANIMETRIC)
- TOPOGRAPHIC SURVEY

CLASS I
CLASS III
CLASS T-2



THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHY.

RECEIVED
12/12/2025
COASTAL RESOURCES MANAGEMENT COUNCIL

