



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](mailto:Cstaff1@crmc.ri.gov).

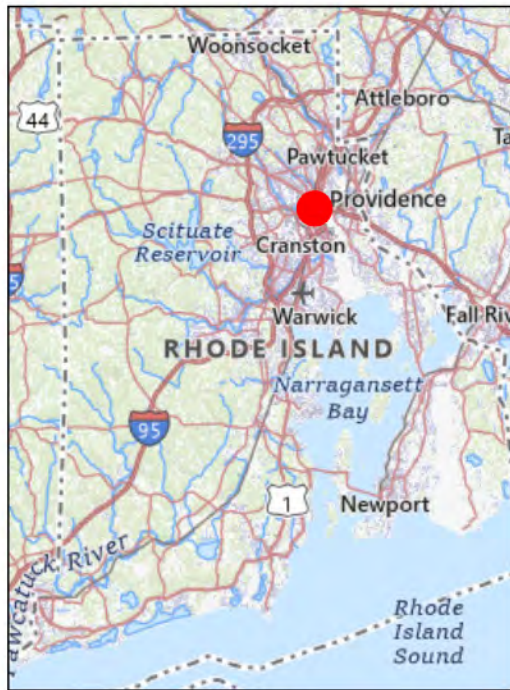
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

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.

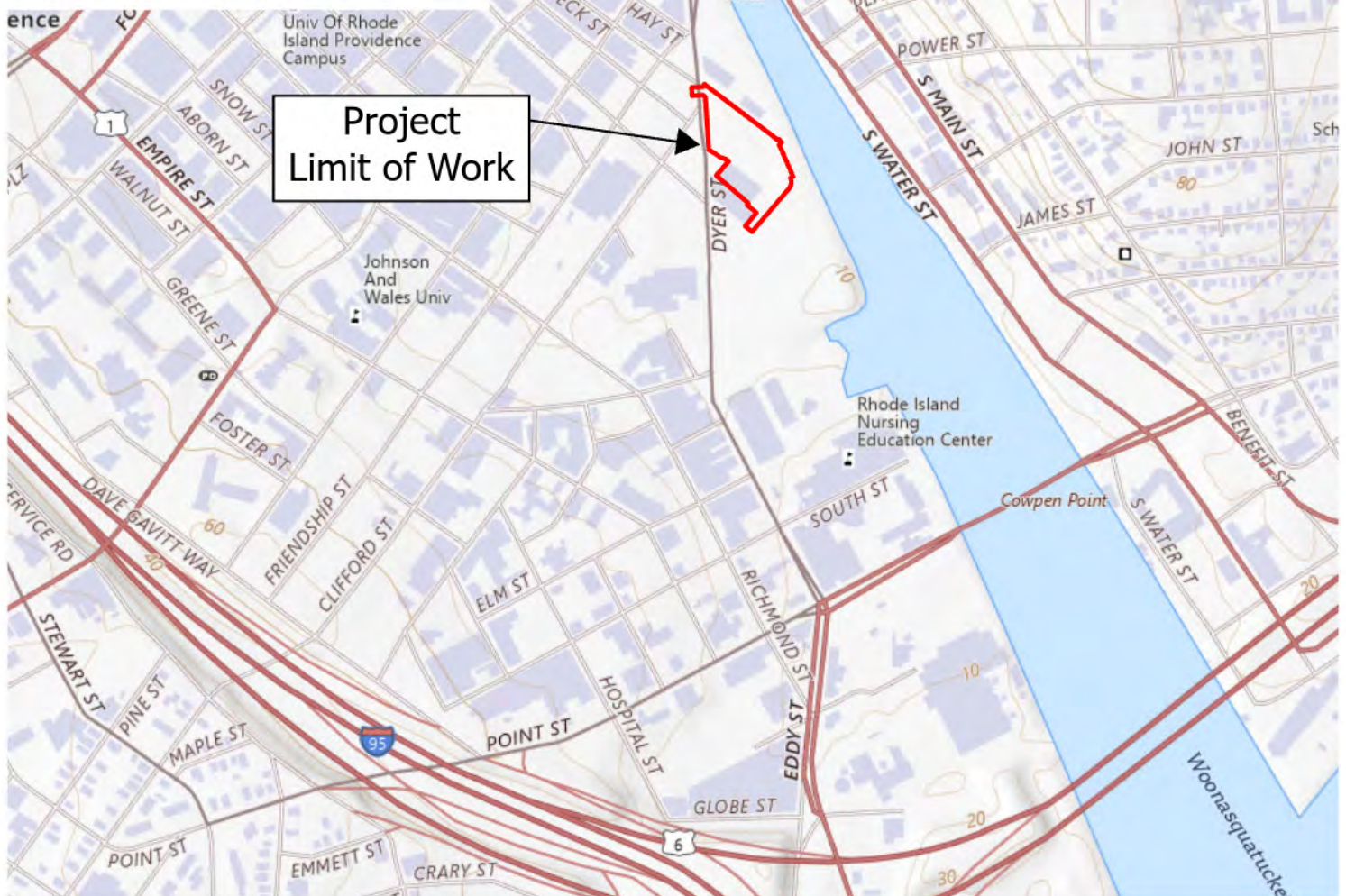
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**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](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.





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

Figure 1







Source: RIGIS 2024 Aerial Imagery



Project Work Area  
Dyer Wharf  
95 Peck Street  
Providence, RI

Figure 2



0 200 Feet







Source: RIGIS 2024 Aerial Imagery



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

**Figure 3a**







Source: RIGIS 2024 Aerial Imagery



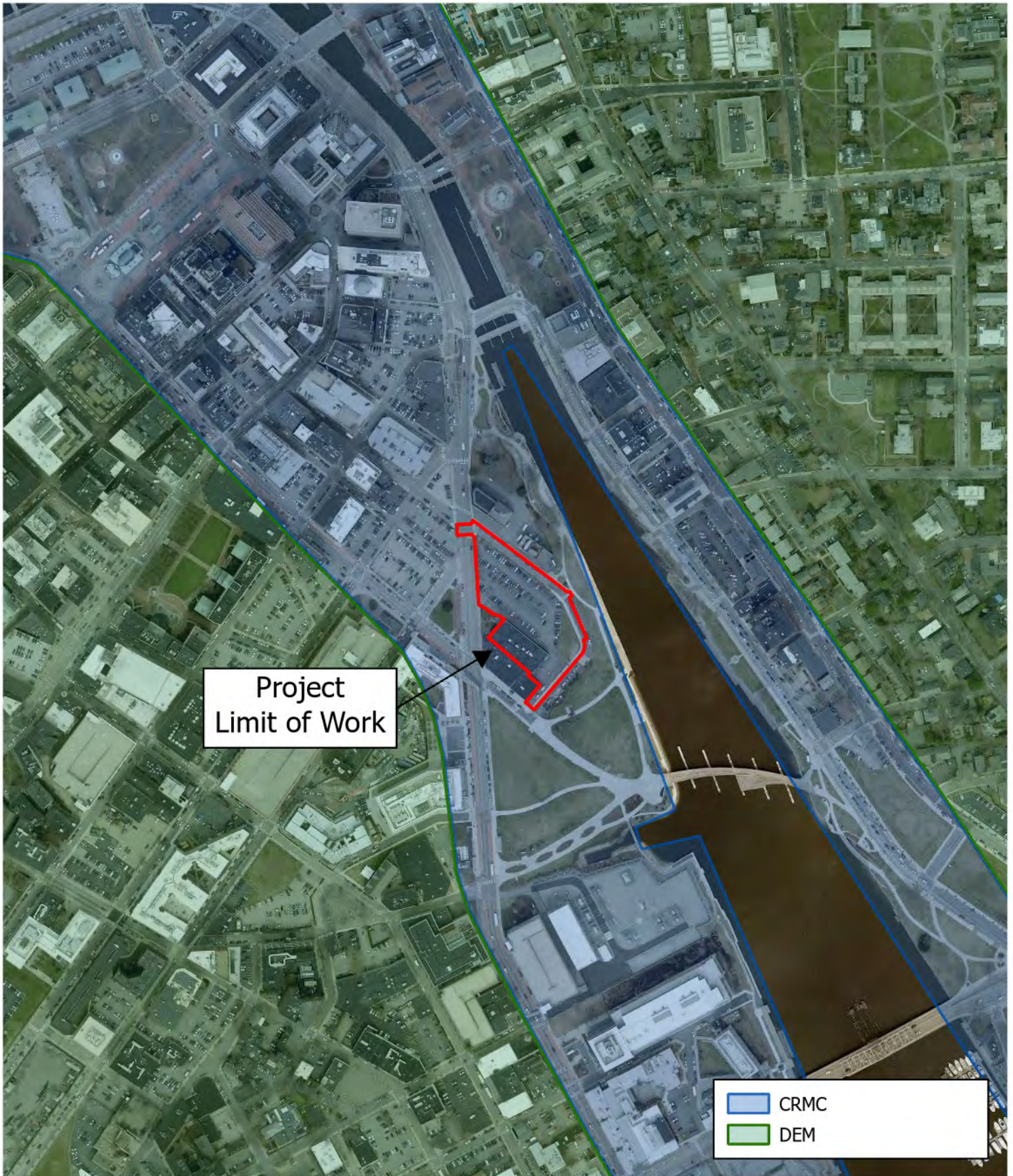
Proposed Lot Lines/Development Parcel **Figure 3b**  
Dyer Wharf  
95 Peck Street  
Providence, RI



0 100 Feet







Source: RIGIS 2024 Aerial Imagery



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

Figure 4



0 800 Feet





# 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



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





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		
	BASELINE		TOP OF CURB ELEVATION
	CONSTRUCTION LAYOUT		BOTTOM OF CURB ELEVATION
	ZONING LINE		SPOT ELEVATION
	TOWN LINE		TOP & BOTTOM OF WALL ELEVATION
			BORING LOCATION
	LIMIT OF DISTURBANCE		TEST PIT LOCATION
	WETLAND LINE WITH FLAG		MONITORING WELL
	FLOODPLAIN		
	BORDERING LAND SUBJECT TO FLOODING		UNDERDRAIN
	WETLAND BUFFER ZONE		DRAIN
	NO DISTURB ZONE		ROOF DRAIN
	200' RIVERFRONT AREA		SEWER
			FORCE MAIN
	GRAVEL ROAD		OVERHEAD WIRE
	EDGE OF PAVEMENT		WATER
	BITUMINOUS BERM		FIRE PROTECTION
	BITUMINOUS CURB		DOMESTIC WATER
	CONCRETE CURB		GAS
	CURB AND GUTTER		ELECTRIC
	EXTRUDED CONCRETE CURB		STEAM
	MONOLITHIC CONCRETE CURB		TELEPHONE
	PRECAST CONC. CURB		FIRE ALARM
	SLOPED GRAN. EDGING		CABLE TV
	VERT. GRAN. CURB		
	LIMIT OF CURB TYPE		CATCH BASIN CONCENTRIC
	SAWCUT		CATCH BASIN ECCENTRIC
			DOUBLE CATCH BASIN CONCENTRIC
	BUILDING		DOUBLE CATCH BASIN ECCENTRIC
	BUILDING ENTRANCE		GUTTER INLET
	LOADING DOCK		DRAIN MANHOLE CONCENTRIC
	BOLLARD		DRAIN MANHOLE ECCENTRIC
	DUMPSTER PAD		TRENCH DRAIN
	SIGN		PLUG OR CAP
	DOUBLE SIGN		CLEANOUT
			FLARED END SECTION
	STEEL GUARDRAIL		HEADWALL
	WOOD GUARDRAIL		
			SEWER MANHOLE CONCENTRIC
	PATH		SEWER MANHOLE ECCENTRIC
	TREE LINE		
	WIRE FENCE		CURB STOP & BOX
	FENCE		WATER VALVE & BOX
	STOCKADE FENCE		TAPPING SLEEVE, VALVE & BOX
	STONE WALL		FIRE DEPARTMENT CONNECTION
	RETAINING WALL		FIRE HYDRANT
	STREAM / POND / WATER COURSE		WATER METER
	DETENTION BASIN		POST INDICATOR VALVE
	HAY BALES		WATER WELL
	SILT FENCE		
	SILT SOCK / STRAW WATTLE		GAS GATE
	MINOR CONTOUR		GAS METER
	MAJOR CONTOUR		
	PARKING COUNT		ELECTRIC MANHOLE
	COMPACT PARKING STALLS		ELECTRIC METER
	DOUBLE YELLOW LINE		LIGHT POLE
	STOP LINE		TELEPHONE MANHOLE
	CROSSWALK		TRANSFORMER PAD
	ACCESSIBLE CURB RAMP		UTILITY POLE
	ACCESSIBLE PARKING		GUY POLE
	VAN-ACCESSIBLE PARKING		GUY WIRE & ANCHOR
			HAND HOLE
			PULL BOX

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
EL	ELEVATION
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. 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 PROPERTIES. 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 RIPDES 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 RIPDES 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 ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH 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 SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
  - PAVEMENTS AND CONCRETE SURFACES: FLUSH
  - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
  - LANDSCAPE, LOAM AND SEED, 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 PIPE 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

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE REMAIN, UNLESS OTHERWISE NOTED. ANY TERMINATION OF UTILITIES SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE PROPERTY LINES AND TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY DIPRETE ENGINEERING ON AUGUST 2, 2023.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM GZA GEOENVIRONMENTAL, INC.

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.



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

PROJECT TEAM:

CLIENT  
**CV PROPERTIES**  
250 Summer Street  
Boston, MA 02210  
857.990.3039

CIVIL ENGINEER  
**Vanasse Hangen Brustlin**  
99 High Street, 13th Floor  
Boston, MA 02110  
617.725.7777

LANDSCAPE ARCHITECT  
**Copley Wolf Design Group**  
10 Post Office Square  
Boston, MA 02109  
617.654.9000

STRUCTURAL ENGINEER  
**McNamara Salvia**  
101 Federal St Suite 1100  
Boston, MA 02110  
617.737.0040

MEP/FP ENGINEER  
**Jaros, Baum, & Bolles**  
2 Liberty Square, 3rd Floor  
Boston, MA 02109  
617.982.1731

VERTICAL TRANSPORTATION  
**VDA**  
100 Summer Street, Suite 1600  
Boston, MA 02110  
617.574.5099

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

ACOUSTICS & VIBRATION  
**Acontech**  
33 Moulton Street  
Cambridge, MA 02138  
617.499.8000

SUSTAINABILITY ENGINEER  
**The Green Engineer**  
23 Bradford Street  
Concord, MA 01742  
978.369.8978

DOOR HARDWARE  
**Campbell-McCabe**  
63 Great Road  
Maynard, MA 01754  
781.899.8822

SPECIFICATIONS  
**Kalin Associates**  
21 Elliot Street  
Natick, MA 01760  
617.964.5477

KEY PLAN



SEAL / SIGNATURE



© Spagnolo Gissness & Associates, Inc.  
project info stable

PROJECT:

Dyer Wharf

95 Peck Street

CV Dyer Street, LLC c/o

REVISIONS:

No.	Date	Description

SUBMISSIONS:

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

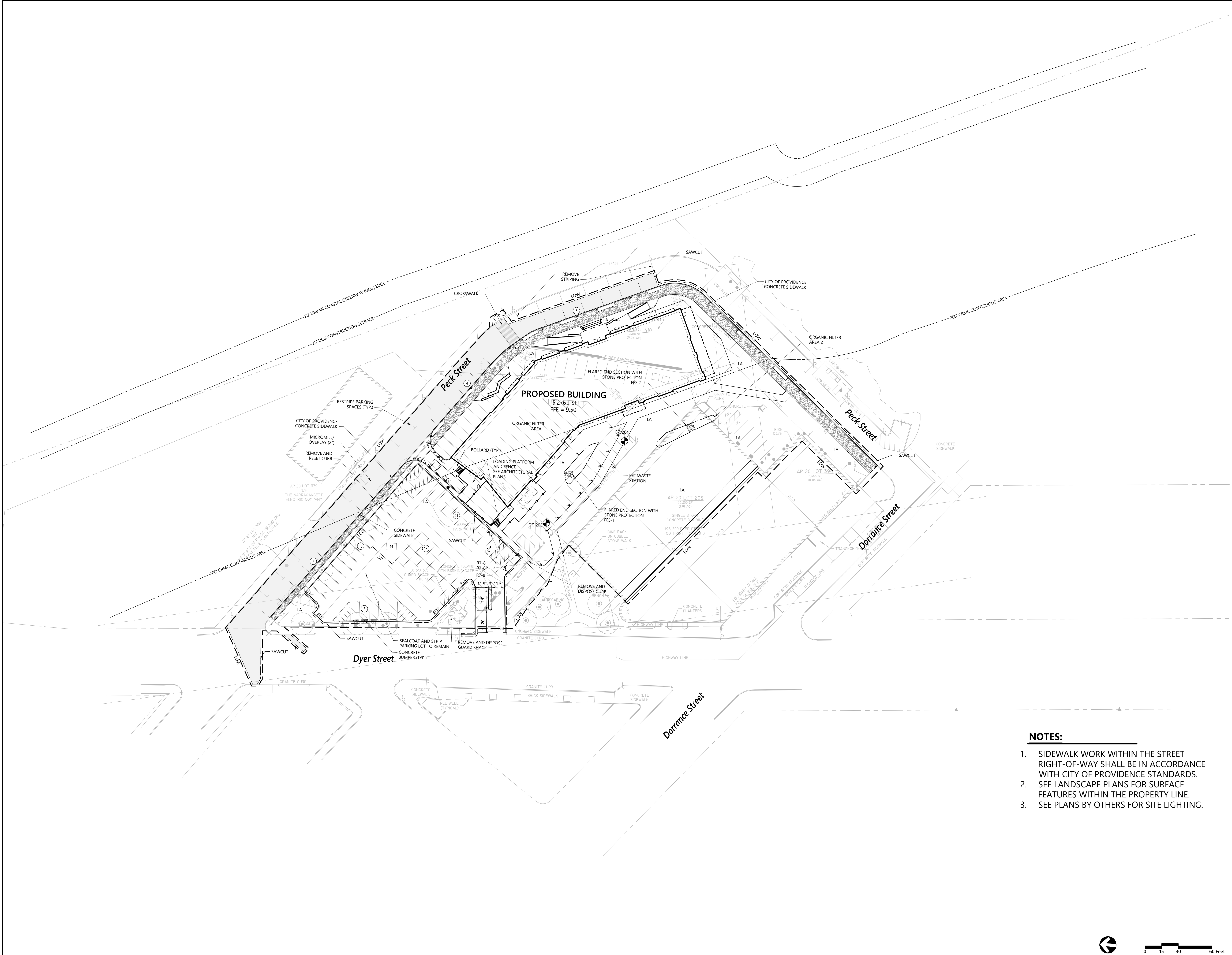
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DATE ISSUED 8/8/2025  
PROJECT NO 5585  
DRAWN BY SAP  
CHECKED BY KC

SHEET TITLE:  
LEGEND AND  
GENERAL  
NOTES

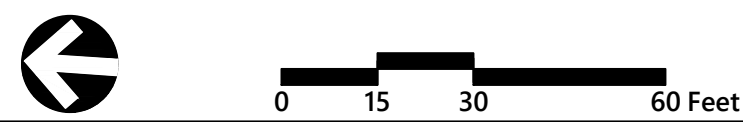
C-100







- 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.



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

**PROJECT TEAM:**

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**CV PROPERTIES**  
250 Summer Street  
Boston, MA 02210  
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**KEY PLAN**



**SEAL / SIGNATURE**



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**PROJECT:**

**Dyer Wharf**

95 Peck Street

CV Dyer Street, LLC c/o

**REVISIONS:**

No.	Date	Description

**SUBMISSIONS:**

Date	Issued For:
07/17/25	Design Development
08/15/25	1-195 Review
09/26/25	1-195 Review

**SCALE**  
DATE ISSUED 8/8/2025  
PROJECT NO 5585  
DRAWN BY SAP  
CHECKED BY KC

**SHEET TITLE:**  
**LAYOUT AND MATERIALS PLAN**

**C-200**







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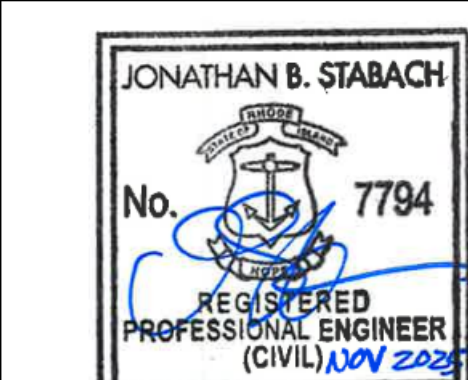
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#### SEAL / SIGNATURE



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#### PROJECT:

Dyer Wharf

95 Peck Street

CV Dyer Street, LLC c/o

#### REVISIONS:

No.	Date	Description
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#### SUBMISSIONS:

Date	Issued For:
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07/17/25	Design Development
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08/15/25	1-195 Review
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09/26/25	1-195 Review
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#### SCALE

DATE ISSUED 8/8/2025

PROJECT NO 5585

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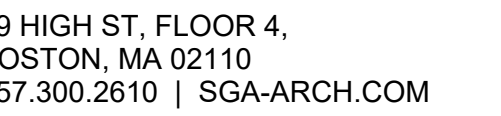
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#### SHEET TITLE:

**GRADING AND  
DRAINAGE PLAN**

**C-300**





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[illegible]**SUBMISSIONS:**

Date	Issued For:
7/17/25	Design Development
8/15/25	I-195 Review
9/26/25	I-195 Review

DATE ISSUED	8/8/2025
PROJECT NO	5585
DRAWN BY	SAP
CHECKED BY	KC

**SHEET TITLE:**  
**UTILITY PLAN**

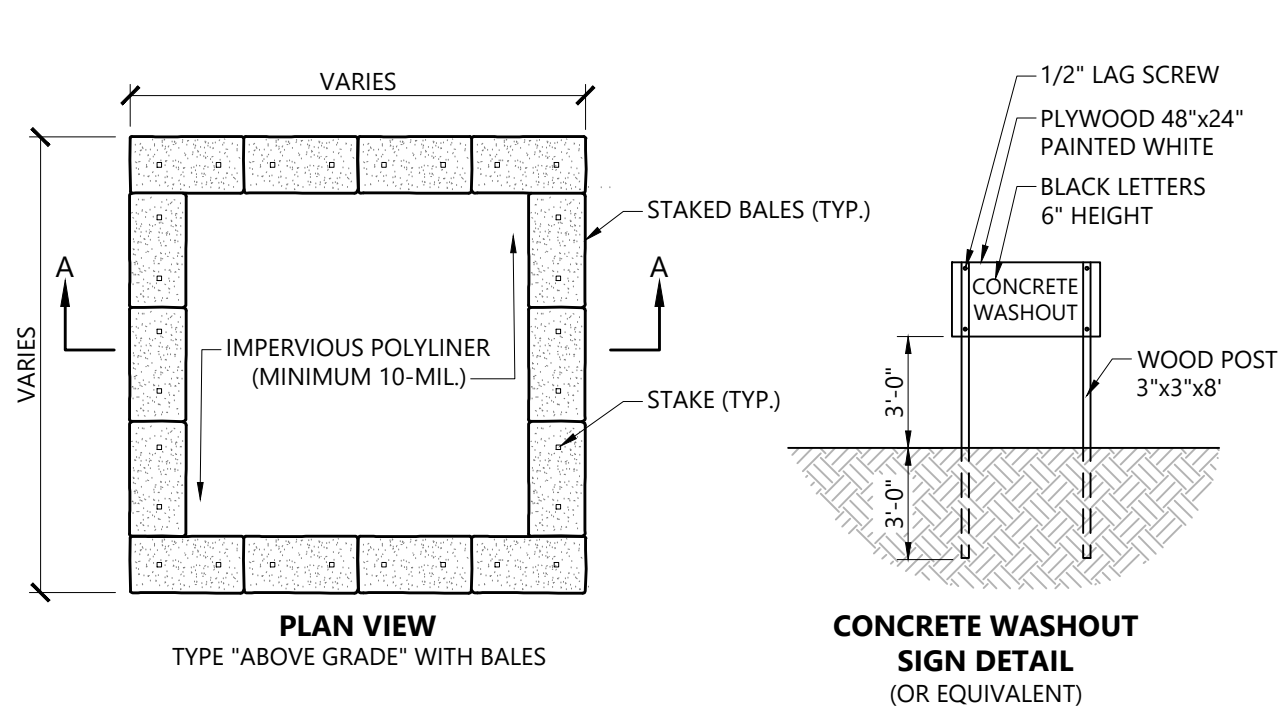


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RECEIVED  
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MANAGEMENT COUNCIL

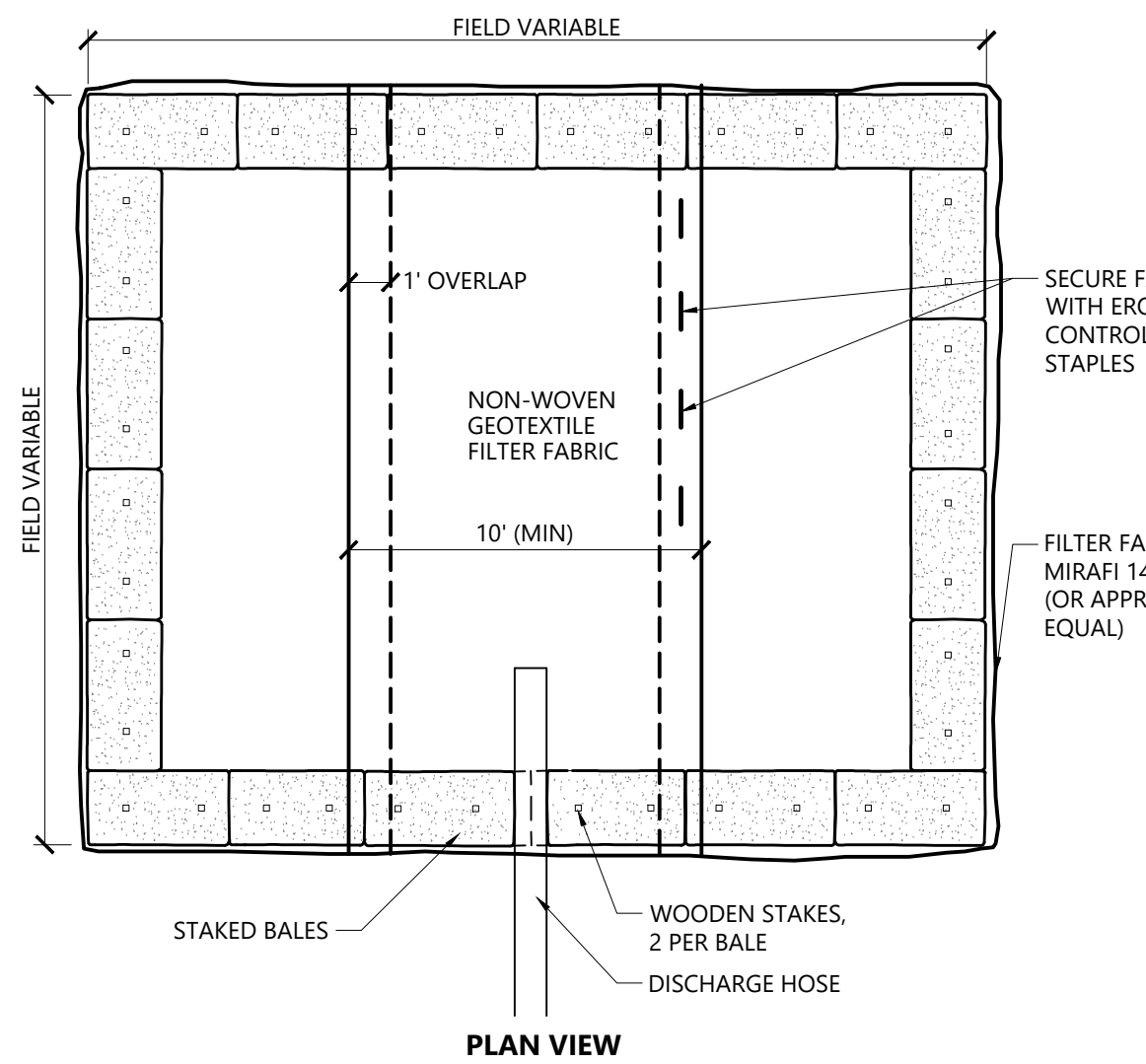


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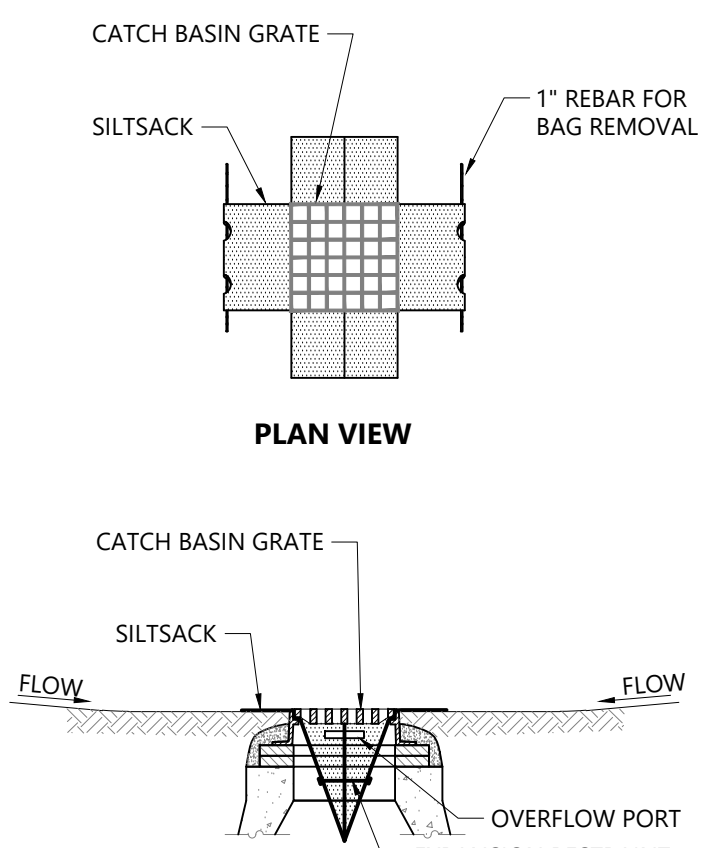
- NOTES**
1. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR BASED ON SITE CONDITIONS.
  2. KEEP AS FAR FROM DRAINAGE CHANNELS AND WETLAND AREAS AS PRACTICAL.
  3. SUMPS TO BE CLEANED AND WASTE CONCRETE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF WORK.

**Concrete Washout** 12/17  
N.T.S. Source: VHB LD\_658



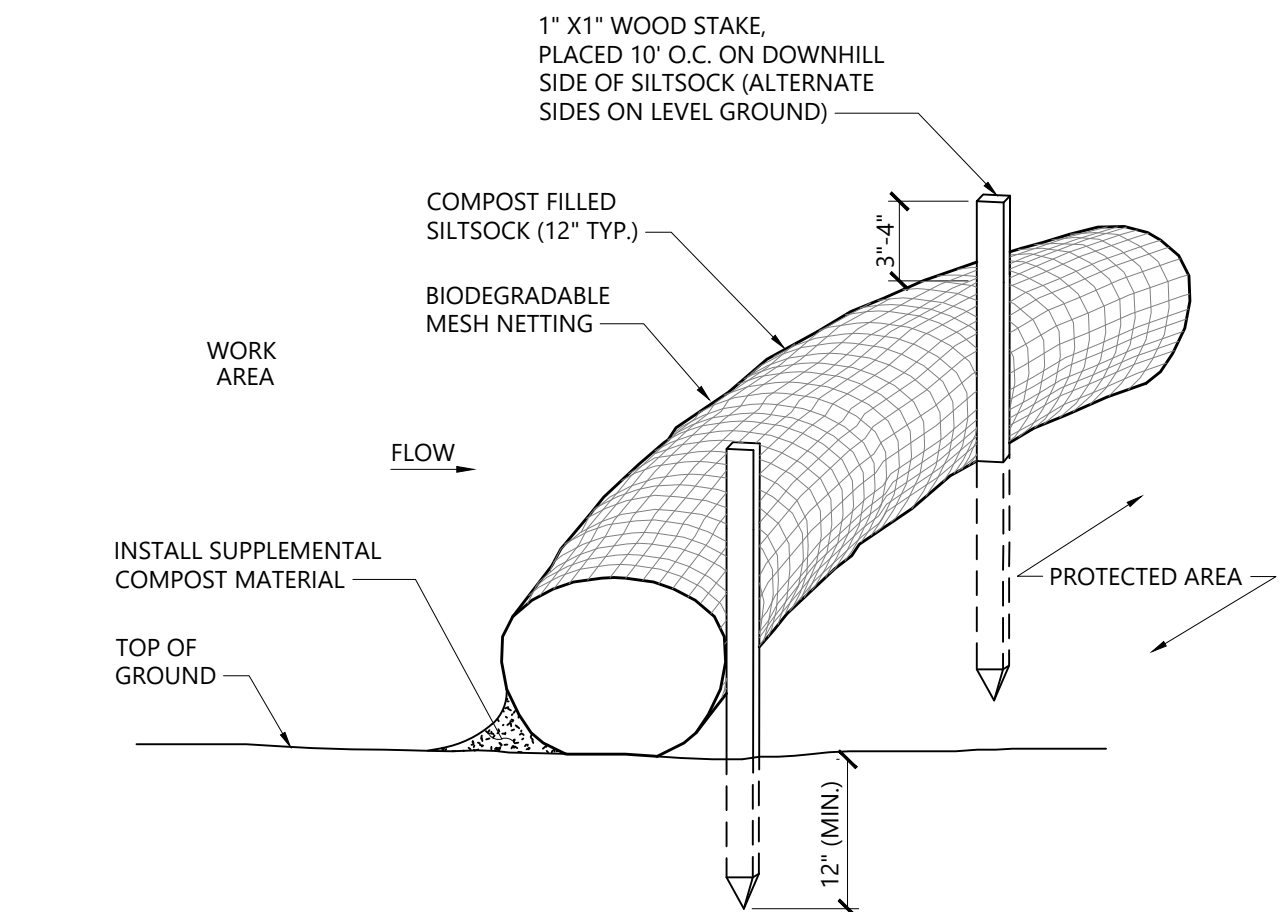
- NOTES**
1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
  2. THE BASIN TO BE SIZED TO PREVENT DISCHARGE WATER FROM OVERTOPPING BASIN.

**Dewatering Straw Bale Basin** 1/16  
N.T.S. Source: VHB LD\_690



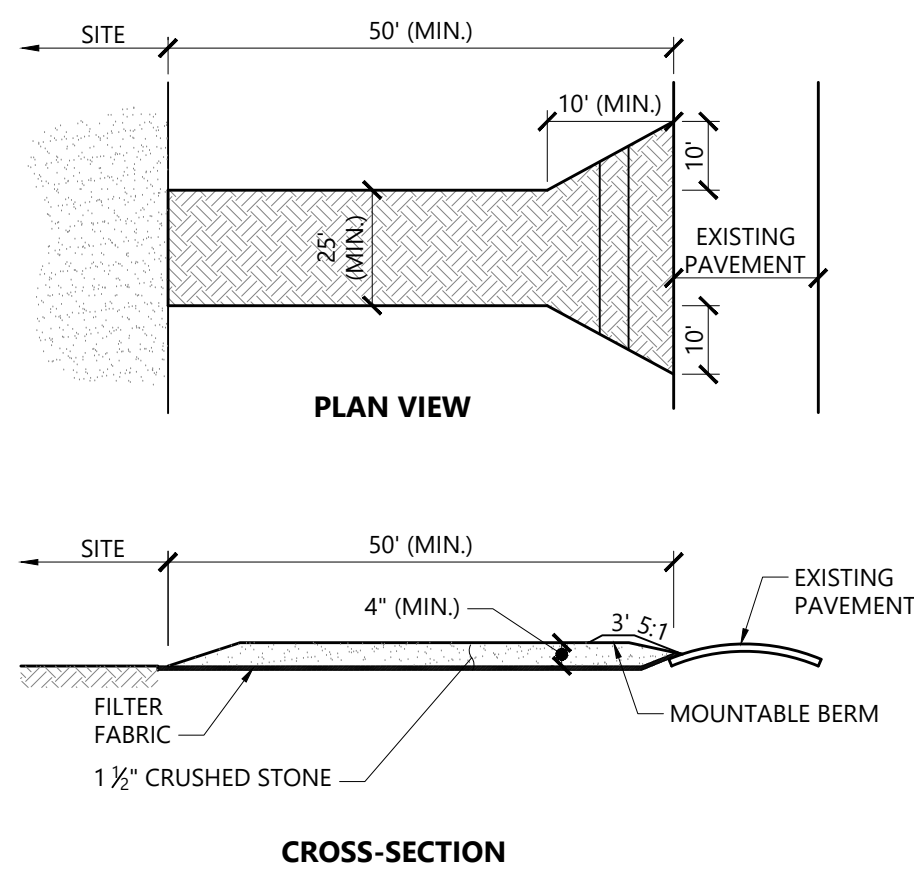
- NOTES**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
  2. GRATE TO BE PLACED OVER SILTSACK.
  3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

**Siltsock Sediment Trap** 1/20  
N.T.S. Source: VHB LD\_674



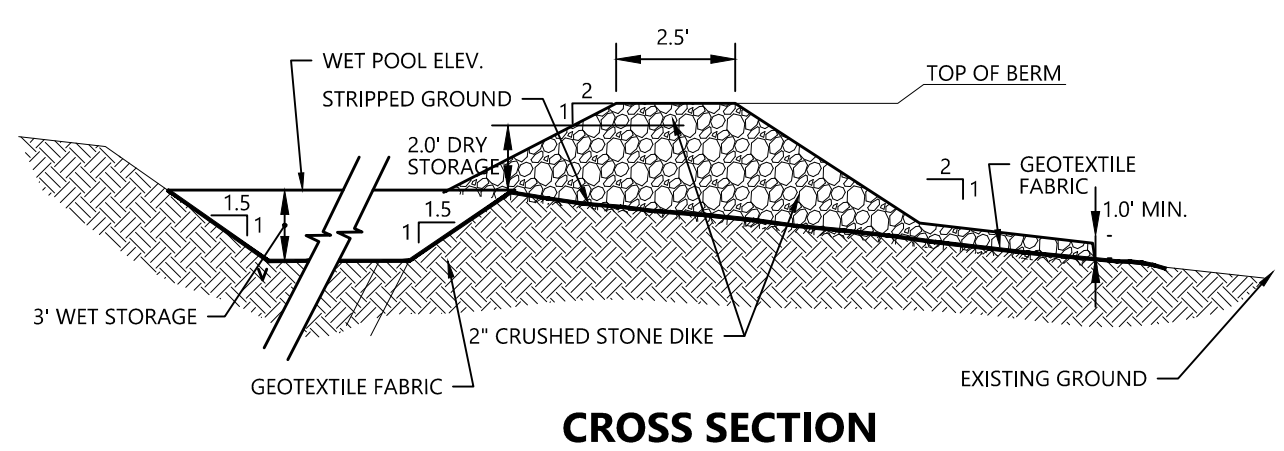
- NOTES**
1. SILTSOCK SHALL BE FILTREXX SILTSOCKX, OR APPROVED EQUAL.
  2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
  3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
  4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
  5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

**Siltsock - Erosion Control Barrier** 10/20  
N.T.S. Source: VHB LD\_658



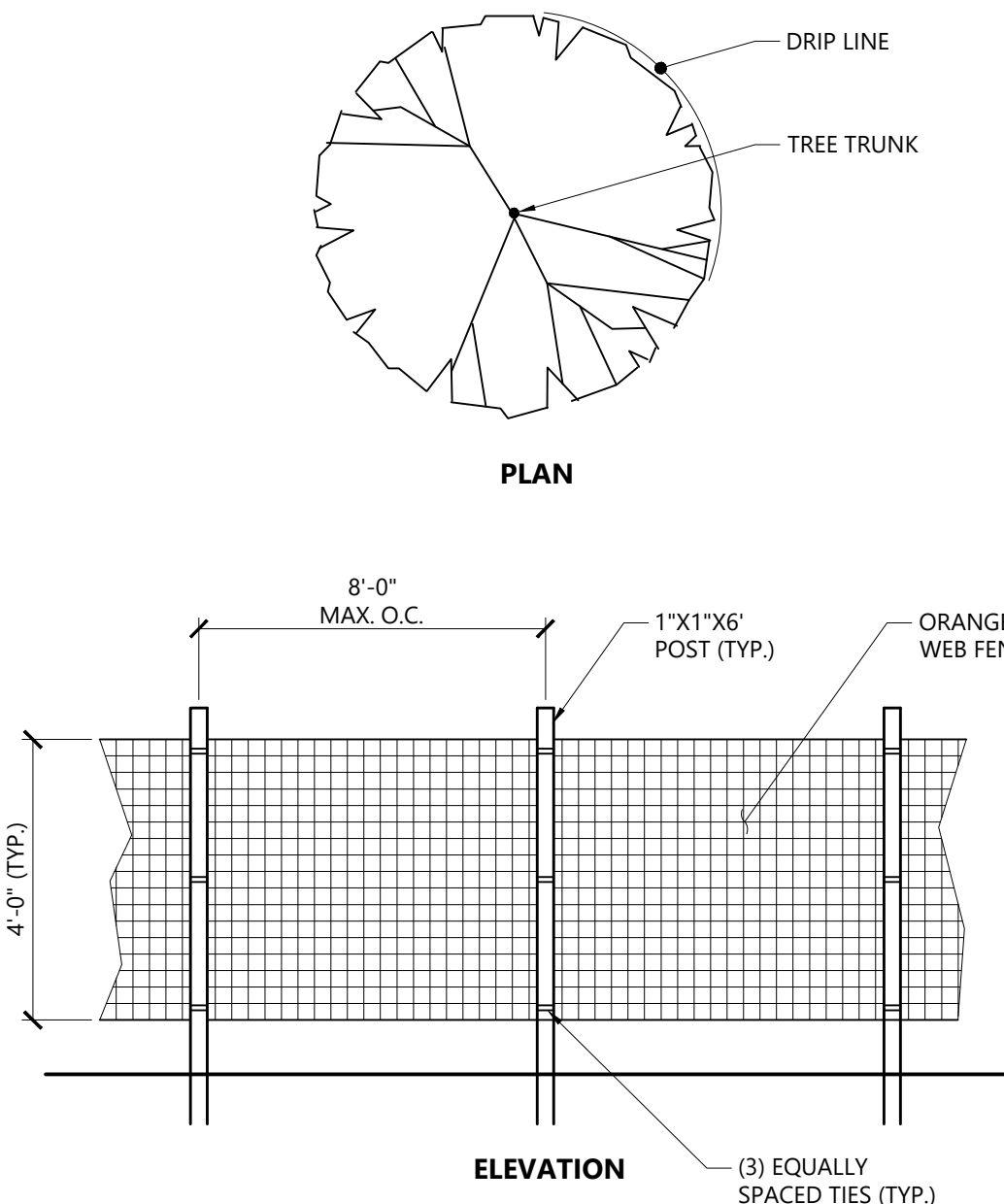
- NOTES**
1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
  3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

**Stabilized Construction Exit** 1/16  
N.T.S. Source: VHB LD\_682



- NOTES**
1. UNDER NO CIRCUMSTANCES SHALL THE GEOTEXTILE FABRIC OR ANY SEDIMENT DEPOSITED THEREON BE LEFT IN PLACE AFTER THE REMOVAL OF THE TEMPORARY SEDIMENT BASIN.

**Temporary Sediment Trap** 1/20  
N.T.S. Source: VHB LD\_674



- NOTES**
1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

**Tree Protection Fence** 1/16  
N.T.S. Source: VHB LD\_610

## General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4 INCHES LOAM AND SEED.
4. 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.
5. 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.
6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
7. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
8. 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.
9. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE RIPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND RIDEM JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A NOTICE OF INTENT WITH THE RIDEM AND PREPARE AND MAINTAIN A SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH THE RIPDES REGULATIONS.
10. STAGING AND STOCKPILE AREAS SHALL NOT BE LOCATED WITHIN ANY WETLAND AND ABUTTING RESOURCE AREA AND SHALL BE LOCATED WITHIN THE LOD.
11. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND INSTALLING THE FOLLOWING ITEMS ON SITE AND REDLINING THE PLAN FOR RECORD KEEPING PURPOSES AS REQUIRED BY THE RIPDES PERMIT:
  - a. BUILDING MATERIALS STAGING AREAS
  - b. STOCKPILE AREAS. EROSION CONTROLS SHALL BE PLACED AT THE BASE OF ALL STOCKPILES
  - c. DESIGNATED WASHOUT AND REFUELING AREAS.
  - d. TEMPORARY SEDIMENT BASIN AREAS.

## Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES DAILY, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
6. A CROSS SLOPE SHALL BE PLACED ON THE STABILIZED CONSTRUCTION EXIT TO DIRECT RUNOFF TO AN ONSITE SETTLING AREA. IF DEEMED NECESSARY AFTER CONSTRUCTION BEGINS, A WASH PAD MAY BE INCLUDED TO WASH OFF VEHICLE WHEELS BEFORE LEAVING THE PROJECT SITE.
7. TEMPORARY SEDIMENT BASINS WILL BE DESIGNED EITHER AS EXCAVATIONS OR BERMED STORMWATER DETENTION STRUCTURES THAT WILL RETAIN RUNOFF FOR A SUFFICIENT PERIOD OF TIME TO ALLOW SUSPENDED SOIL PARTICLES TO SETTLE OUT PRIOR TO DISCHARGE. BASINS WILL BE LOCATED AS DETERMINED BY THE CONTRACTOR BASED ON CONSTRUCTION NEEDS. POINT OF DISCHARGE FROM SEDIMENT BASINS WILL BE STABILIZED TO MINIMIZE EROSION.
8. VEGETATIVE SLOPE STABILIZATION WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR STEEPER. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SOODING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.
9. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATION OR OTHER EARTH DISTURBANCE ACTIVITIES ARE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT BE RESUMED FOR A PERIOD EXCEEDING FOURTEEN (14) CALENDAR DAYS. STABILIZATION MUST BE COMPLETED USING VEGETATIVE STABILIZATION MEASURES WHERE POSSIBLE.
10. ALL DISTURBED SOILS EXPOSED PRIOR TO OCTOBER 15TH SHALL BE SEEDED BY THAT DATE. ANY SUCH AREAS WHICH DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION BY NOVEMBER 15TH MUST BE STABILIZED THROUGH THE USE OF NON-VEGETATIVE EROSION CONTROL MEASURES. IF WORK CONTINUES WITHIN ANY OF THESE AREAS DURING THE PERIOD FROM OCTOBER 15TH TO APRIL 15TH CARE MUST BE TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR THE DAY'S WORK IS EXPOSED, AND ALL ERODIBLE SOIL MUST BE STABILIZED WITHIN FIVE (5) WORKING DAYS.
11. THE SOIL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) CONTAINED ON THE SITE DRAWINGS ARE THE MINIMUM REQUIRED BY THE RHODE ISLAND POLLUTION DISCHARGE ELIMINATION SYSTEM (RIPDES) PROGRAM. THE CONTRACTOR IS REQUIRED TO PROVIDE ADDITIONAL BMPs TO PREVENT POLLUTION FROM STORM WATER DISCHARGES LEAVING THE WORK SITE OR ENTERING WETLANDS IN COMPLIANCE WITH THE RIPDES GENERAL PERMIT AND ALL OTHER LOCAL STATE AND FEDERAL REQUIREMENTS.

## Infiltration Basin Protection During Construction

FOR THE LONG-TERM FUNCTION OF THE INFILTRATION SYSTEM CARE MUST BE TAKEN IN THIS AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMPs):

1. THESE AREAS SHALL NOT BE USED AS CONSTRUCTION SEDIMENTATION SYSTEMS.
2. INITIAL BASIN EXCAVATION SHOULD BE CARRIED TO WITHIN 1 FOOT OF THE FINAL ELEVATION OF THE BASIN FLOOR. FINAL EXCAVATION SHOULD BE DEFERRED UNTIL ALL DISTURBED AREAS CONTRIBUTING TO THE BASIN HAVE BEEN STABILIZED OR PROTECTED. PRIOR TO FINAL EXCAVATION, REMOVE ALL ACCUMULATED SEDIMENT.
3. CONSTRUCTION EQUIPMENT, VEHICULAR, AND STOCKPIILING OF CONSTRUCTION AND EARTH MATERIALS SHALL BE OUTSIDE THE LIMITS OF THESE AREAS TO THE MAXIMUM EXTENT POSSIBLE. THE SUBGRADE BENEATH SHALL BE SUITABLE TILLED TO RESTORE THE INFILTRATION CAPACITY OF THE EXISTING SOILS.
4. EXCAVATION FOR CONSTRUCTION OF THESE SYSTEMS SHALL BE PERFORMED MANUALLY OR BY LIGHT-TRACKED EQUIPMENT TO AVOID COMPACTION OF THE BASIN FLOOR.
5. THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND THE PERIMETER OF THE SYSTEMS TO PREVENT THE USE OF THESE AREAS FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION CAPABILITIES. THE FENCING MAY BE REMOVED FOR BACKFILLING AND FINAL CONSTRUCTION.

## Bioretention Area Protection During Construction

FOR THE LONG-TERM FUNCTION OF THE BIORETENTION AREA CARE MUST BE TAKEN IN THIS AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMPs):

1. THESE AREAS SHALL NOT BE USED AS CONSTRUCTION SEDIMENTATION SYSTEMS.
2. ALL STORMWATER RUNOFF FROM EXPOSED SURFACES SHALL BE DIRECTED AWAY FROM THESE AREAS.
3. CONSTRUCTION EQUIPMENT, VEHICULAR, AND STOCKPIILING OF CONSTRUCTION AND EARTH MATERIALS SHALL BE OUTSIDE THE LIMITS OF THESE AREAS TO THE MAXIMUM EXTENT POSSIBLE. THE SUBGRADE BENEATH SHALL BE SUITABLE TILLED TO RESTORE THE INFILTRATION CAPACITY OF THE EXISTING SOILS.
4. EXCAVATION FOR CONSTRUCTION OF THESE SYSTEMS SHALL BE PERFORMED MANUALLY OR BY HYDRAULIC EXCAVATOR OR SOME OTHER SIMILAR MEANS TO ENSURE THAT THE EQUIPMENT IS NOT IN DIRECT CONTACT WITH THE NATURAL FILTRATION EARTH MATERIAL AND DOES NOT CAUSE COMPACTION OF THE SUBGRADE.
5. THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND THE PERIMETER OF THE SYSTEMS TO PREVENT THE USE OF THESE AREAS FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION CAPABILITIES. THE FENCING MAY BE REMOVED FOR BACKFILLING AND FINAL CONSTRUCTION.
6. THE BIORETENTION AREA SHALL BE PROTECTED WITH EROSION CONTROLS IMMEDIATELY UPON INSTALLATION TO PREVENT CLOGGING OF FILTER MATERIALS. THESE AREAS SHALL NOT BE USED AS SEDIMENTATION OR DEWATERING BASINS.

## Erosion Control Maintenance Requirements

SITE OWNERS AND OPERATORS MUST ENSURE THAT ALL EROSION, RUNOFF, SEDIMENT, AND POLLUTION PREVENTION CONTROLS REMAIN IN EFFECTIVE OPERATING CONDITION AND ARE PROTECTED FROM ACTIVITIES THAT WOULD REDUCE THEIR EFFECTIVENESS. SITE OWNERS AND OPERATORS MUST ALSO ENSURE THAT ALL EROSION, RUNOFF, SEDIMENT, AND POLLUTION PREVENTION CONTROLS ARE INSPECTED AT THE REQUIRED FREQUENCY REQUIREMENTS LISTED BELOW. IF THE DESIGNATED SITE INSPECTOR FINDS A PROBLEM (I.E. EROSION, RUNOFF, SEDIMENT OR POLLUTION PREVENTION CONTROLS REQUIRE REPLACEMENT, REPAIR, OR MAINTENANCE), THE OWNER AND OPERATOR MUST ENSURE THAT THE NECESSARY REPAIRS OR MODIFICATIONS ARE MADE IN ACCORDANCE WITH THE FOLLOWING:

1. INITIATE WORK TO FIX THE PROBLEM IMMEDIATELY AFTER DISCOVERING THE PROBLEM, AND COMPLETE SUCH WORK BY THE CLOSE OF THE NEXT WORK DAY, IF THE PROBLEM DOES NOT REQUIRE SIGNIFICANT REPAIR OR REPLACEMENT, OR IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE.
2. WHEN INSTALLATION OF A NEW CONTROL OR A SIGNIFICANT REPAIR IS NEEDED, SITE OWNERS AND OPERATORS MUST ENSURE THAT THE NEW OR MODIFIED CONTROL PRACTICE IS INSTALLED AND MADE OPERATIONAL BY NO LATER THAN SEVEN (7) CALENDAR DAYS FROM THE TIME OF DISCOVERY WHERE FEASIBLE. IF IT IS INFEASIBLE TO COMPLETE THE INSTALLATION OR REPAIR WITHIN SEVEN (7) CALENDAR DAYS, THE REASONS WHY IT IS INFEASIBLE MUST BE DOCUMENTED IN THE SESC PLAN, ALONG WITH THE SCHEDULE FOR INSTALLING THE STORMWATER CONTROL(S) AND MAKING IT OPERATIONAL AS SOON AS PRACTICABLE AFTER THE 7-DAY TIMEFRAME, WHERE THESE ACTIONS RESULT IN CHANGES TO ANY OF THE STORMWATER CONTROL MEASURES OUTLINED IN THE SESC PLAN. SITE OWNERS AND OPERATORS MUST MODIFY THE SESC PLAN ACCORDINGLY WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETING THIS WORK IN ACCORDANCE WITH THE FOLLOWING:
  - a. THE OWNER AND OPERATOR SHALL AMEND THE SESC PLAN WITHIN SEVEN (7) DAYS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR OTHER PROCEDURE WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS, OR IF THE SESC PLAN PROVES TO BE INEFFECTIVE IN ACHIEVING ITS OBJECTIVES. IN ADDITION, THE SESC PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW OPERATOR THAT WILL IMPLEMENT A COMPONENT OF THE SESC PLAN. THE AMENDED SESC PLAN MUST BE KEPT ON FILE AT THE CONSTRUCTION SITE AND ANY SESC PLAN MODIFICATIONS MUST BE DOCUMENTED. ANY AMENDMENTS TO CONTROL MEASURES WHICH INVOLVED THE PRACTICE OF ENGINEERING, MUST FIRST BE REVIEWED, SIGNED, AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF RHODE ISLAND.

3. IF CORRECTIVE ACTIONS ARE REQUIRED, THE SITE OWNER AND OPERATOR MUST ENSURE THAT ALL CORRECTIVE ACTIONS ARE DOCUMENTED ON THE INSPECTION REPORT IN WHICH THE PROBLEM WAS FIRST DISCOVERED. THESE CORRECTIVE ACTIONS MUST BE DOCUMENTED, SIGNED, AND DATED BY THE SITE OPERATOR ONCE ALL NECESSARY REPAIRS HAVE BEEN COMPLETED.
4. SOIL EROSION AND SEDIMENT CONTROL INSPECTION REQUIREMENTS  
MINIMUM FREQUENCY - EACH OF THE FOLLOWING AREAS MUST BE INSPECTED BY OR UNDER THE SUPERVISION OF THE OWNER AND OPERATOR AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY STORM EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF RAINFALL PER TWENTY-FOUR (24) HOUR PERIOD AND/OR AFTER A SIGNIFICANT AMOUNT OF RUNOFF:
  - a. ALL AREAS THAT HAVE BEEN CLEARED, GRADED, OR EXCAVATED AND THAT HAVE NOT YET COMPLETED STABILIZATION.
  - b. ALL STORMWATER EROSION, RUNOFF, AND SEDIMENT CONTROL MEASURES (INCLUDING POLLUTION PREVENTION PRACTICES) INSTALLED AT THE SITE TO COMPLY WITH THIS PERMIT;
  - c. CONSTRUCTION MATERIAL, UNSTABILIZED SOIL STOCKPILES, WASTE, BORROW, OR EQUIPMENT STORAGE, AND MAINTENANCE AREAS THAT ARE COVERED BY THIS PERMIT AND ARE EXPOSED TO PRECIPITATION;
  - d. ALL AREAS WHERE STORMWATER TYPICALLY FLOWS WITHIN THE SITE, INCLUDING TEMPORARY DRAINAGE WAYS DESIGNED TO DIVERT, CONVEY, AND/OR TREAT STORMWATER;
  - e. ALL POINTS OF DISCHARGE FROM THE SITE;
  - f. ALL LOCATIONS WHERE TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES HAVE BEEN IMPLEMENTED;
  - g. ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.



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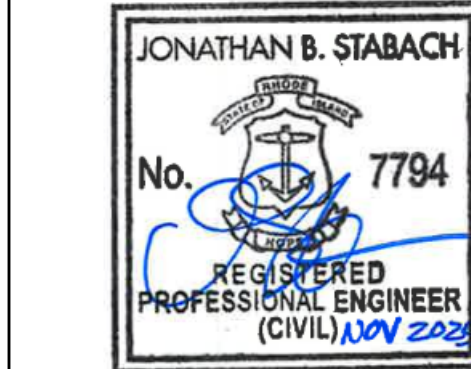
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**Campbell-McCabe**  
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## KEY PLAN



## SEAL / SIGNATURE



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project info table

## PROJECT:

**Dyer Wharf**

95 Peck Street

CV Dyer Street, LLC c/o

## REVISIONS:

No. Date Description

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## SUBMISSIONS:

Date Issued For:

07/17/25 Design Development  
08/15/25 I-195 Review  
09/26/25 I-195 Review

SCALE NTS

DATE ISSUED 8/8/2025

PROJECT NO 5585

DRAWN BY SAP

CHECKED BY KC

## SHEET TITLE:

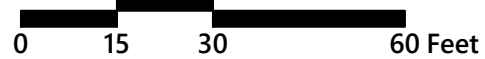
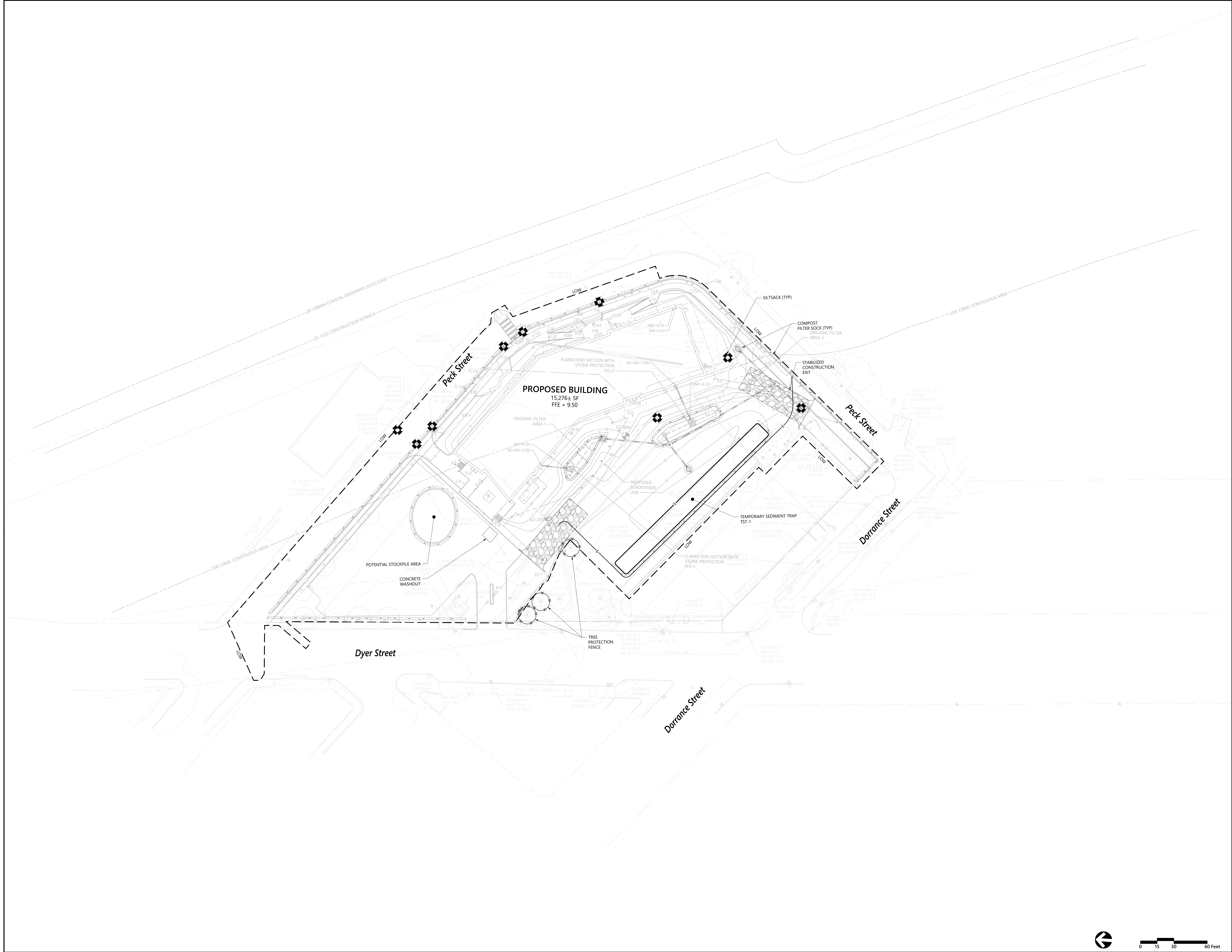
**SOIL EROSION  
AND SEDIMENT  
CONTROL  
GENERAL NOTES**

**C-500**

RECEIVED  
12/12/2025  
UNIVERSITY OF RHODE ISLAND



8/24/2025 4:42:26 PM



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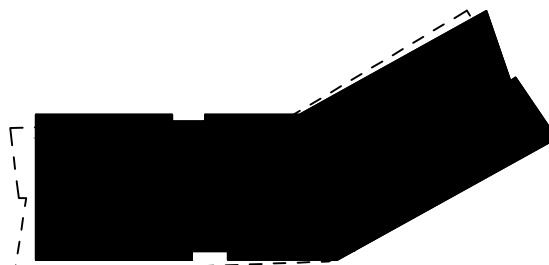
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KEY PLAN



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PROJECT:

Dyer Wharf

95 Peck Street

CV Dyer Street, LLC c/o

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No.	Date	Description

SUBMISSIONS:

Date	Issued For:
07/17/25	Design Development
08/15/25	1-195 Review
09/26/25	1-195 Review

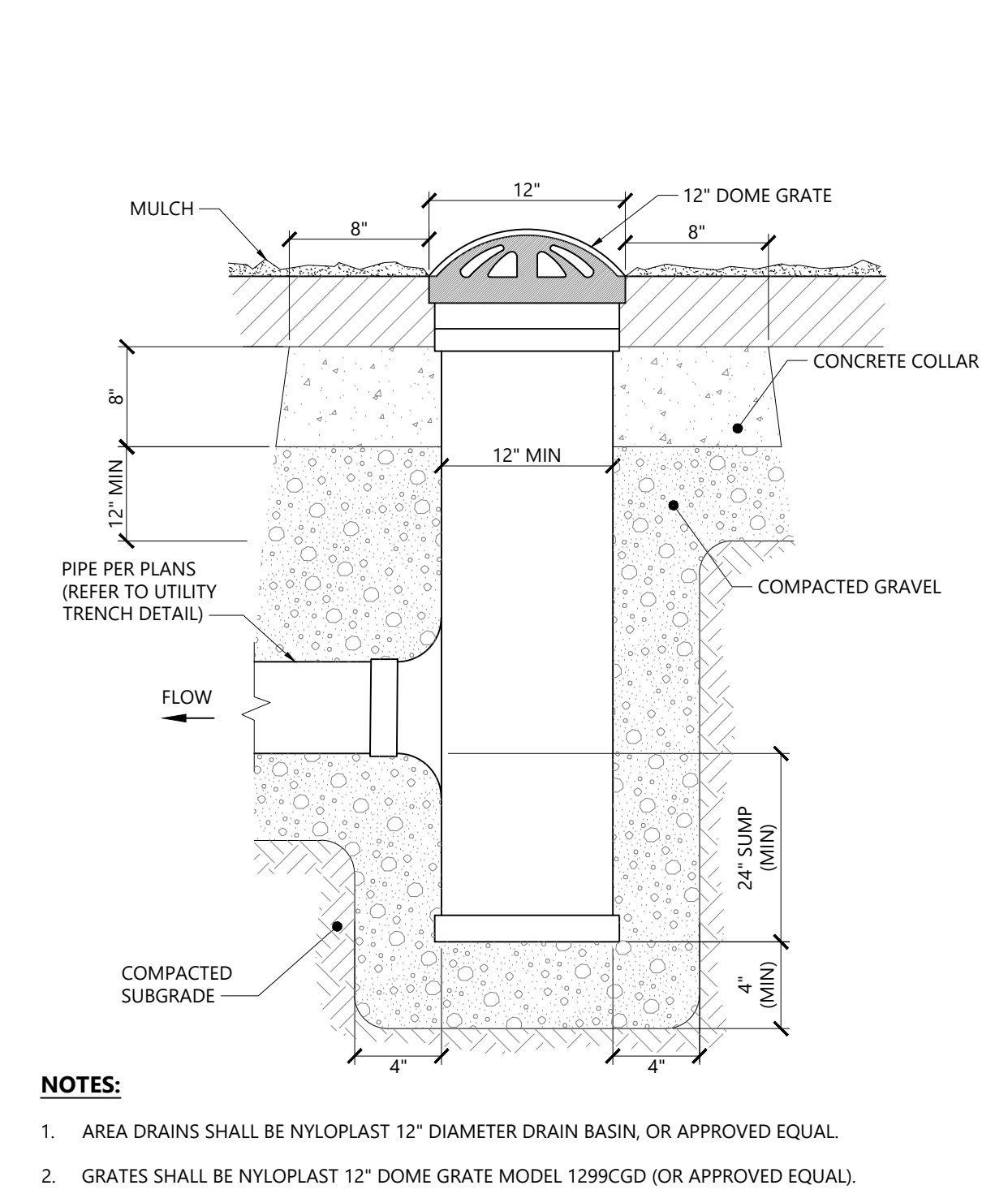
SCALE  
DATE ISSUED 8/8/2025  
PROJECT NO 5585  
DRAWN BY SAP  
CHECKED BY KC

SHEET TITLE:  
**SOIL EROSION  
AND SEDIMENT  
CONTROL PLAN**

C-501

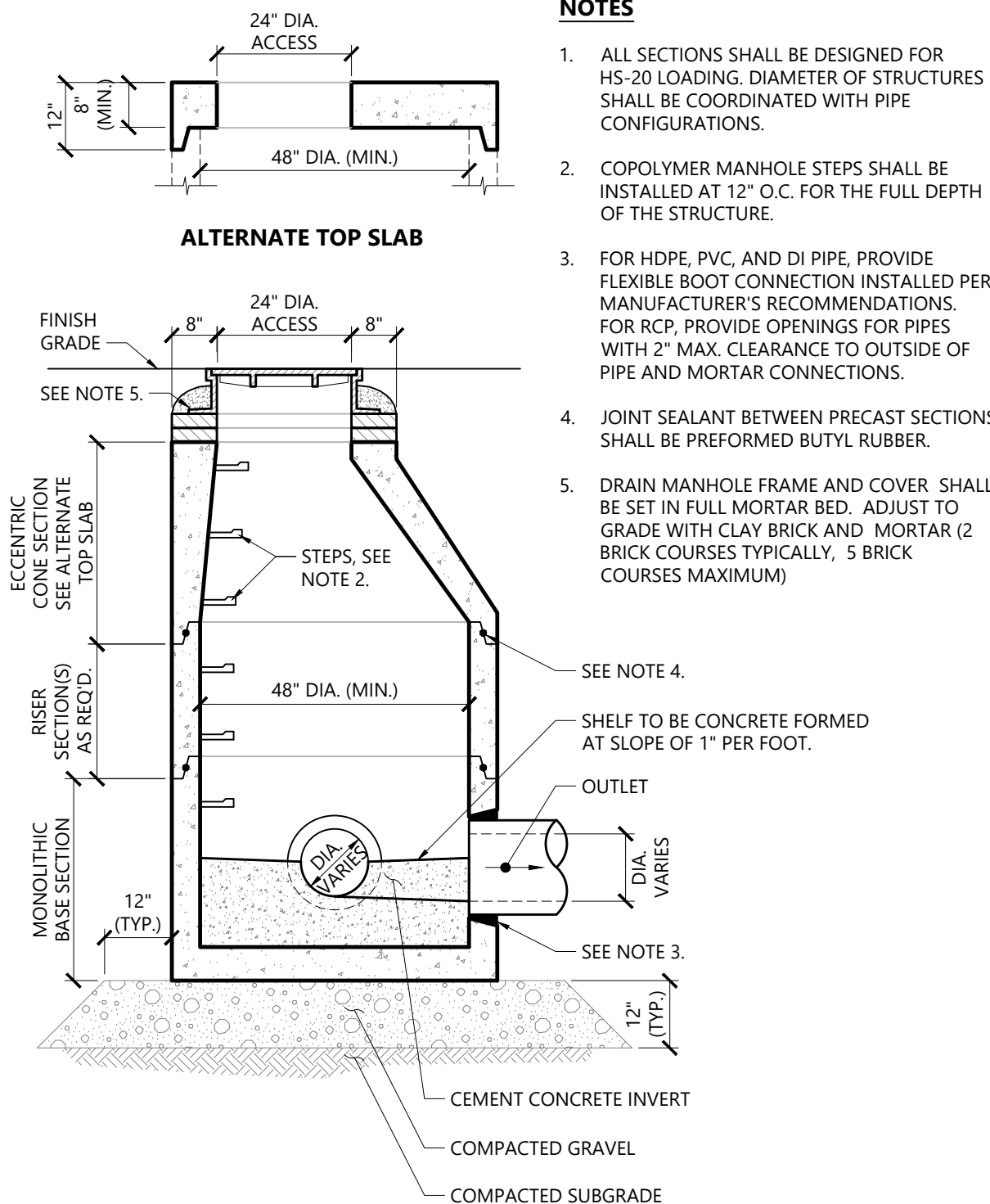




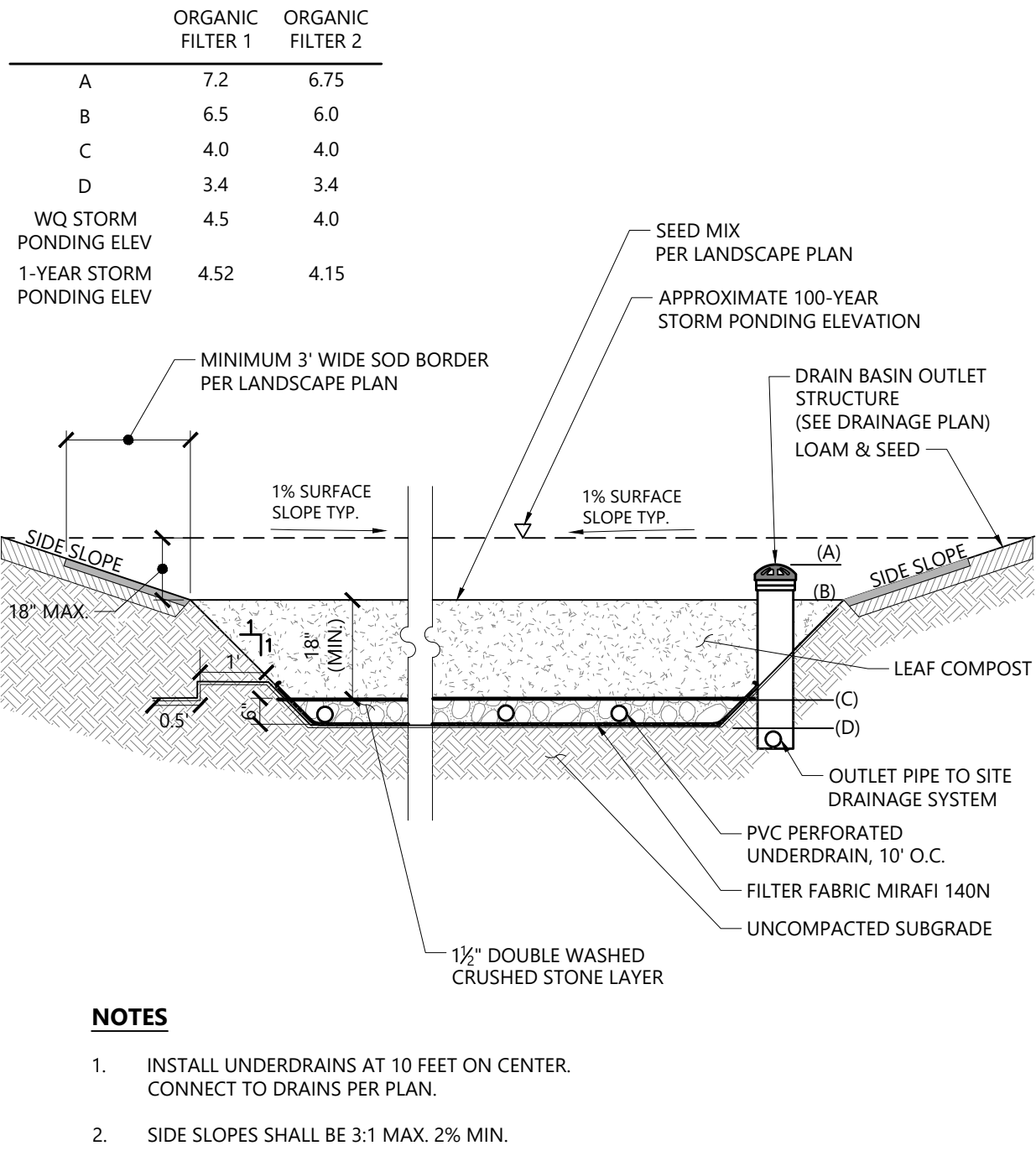


- NOTES:**
1. AREA DRAINS SHALL BE NYLOPLAST 12" DIAMETER DRAIN BASIN, OR APPROVED EQUAL.
  2. GRATES SHALL BE NYLOPLAST 12" DOME GRATE MODEL 1299CGD (OR APPROVED EQUAL).

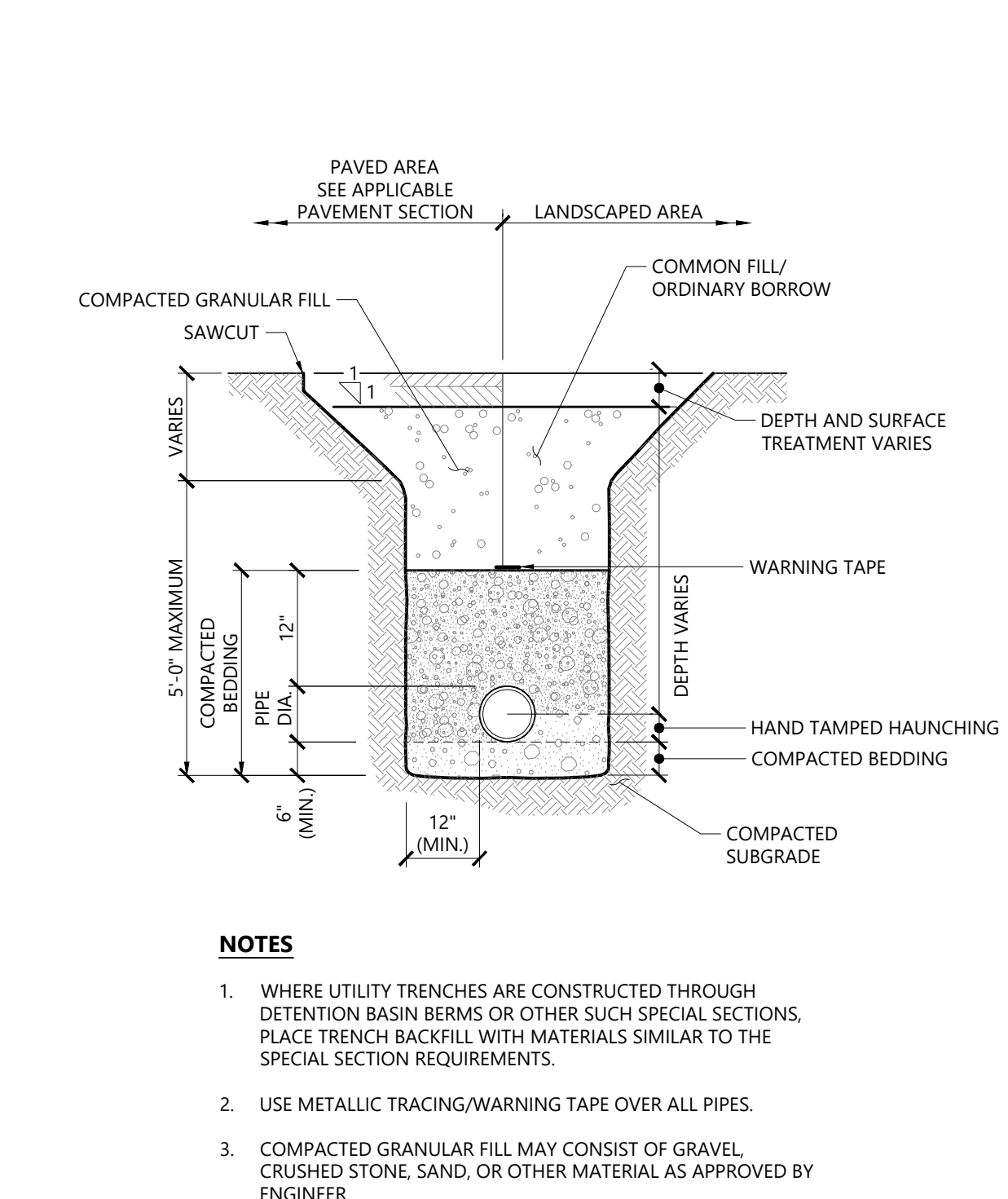
**Drain Basin (DB)** 12/19  
N.T.S. Source: VHB REV LD\_193



**Drain Manhole (DMH)** 11/19  
N.T.S. Source: VHB LD\_115

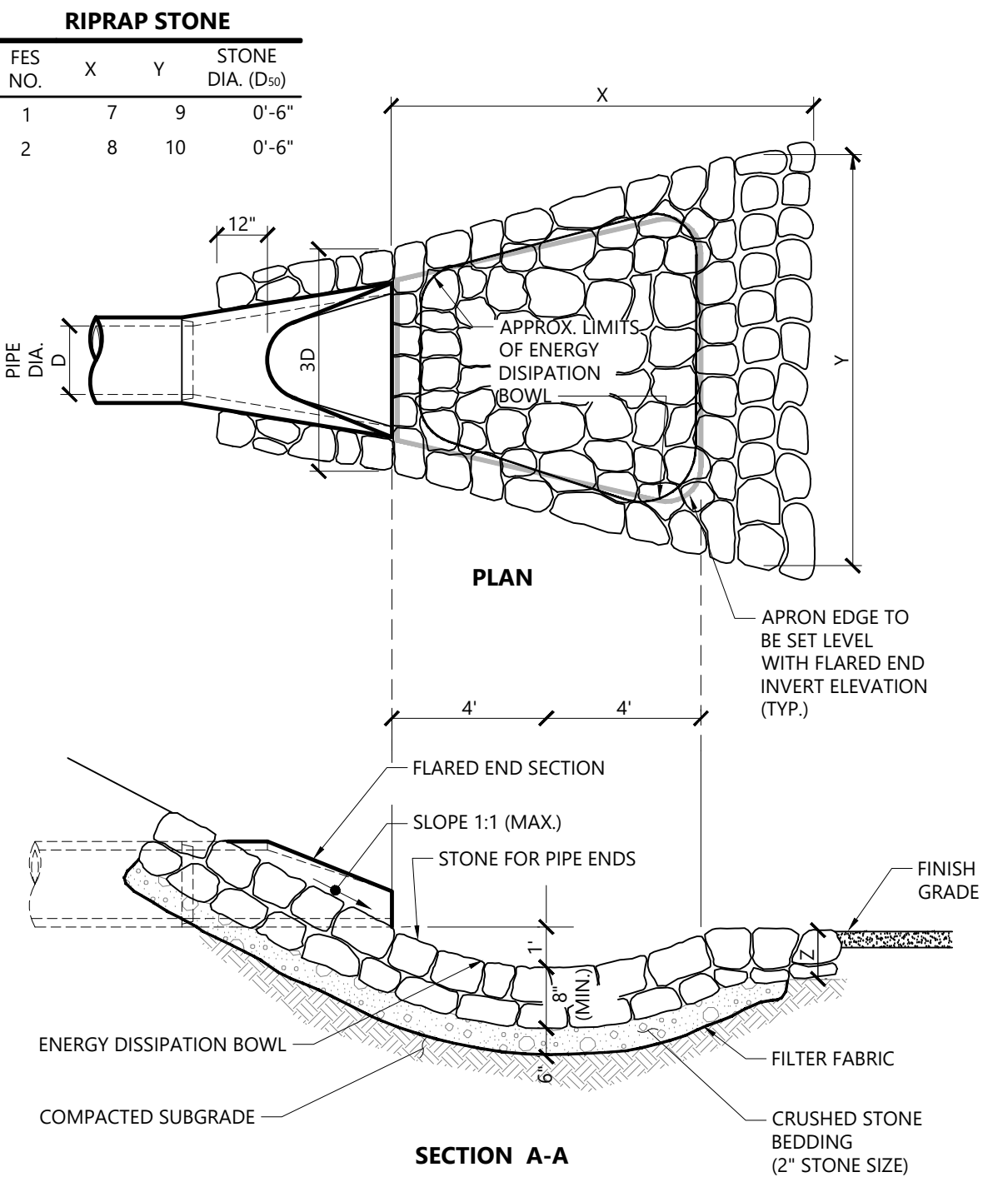


**Organic Filter** 3/20  
N.T.S. Source: VHB REV LD\_199

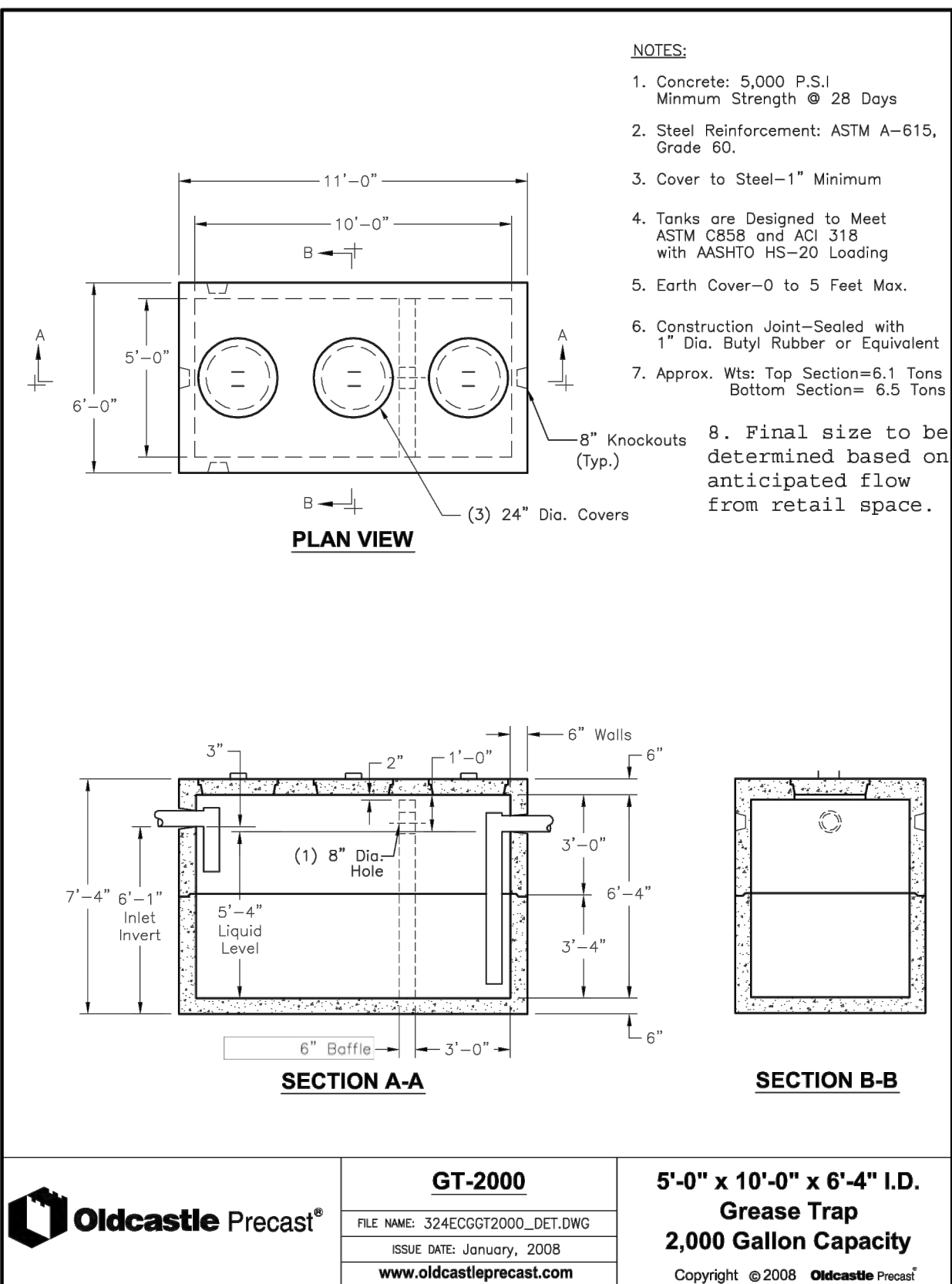


- NOTES**
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
  2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
  3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

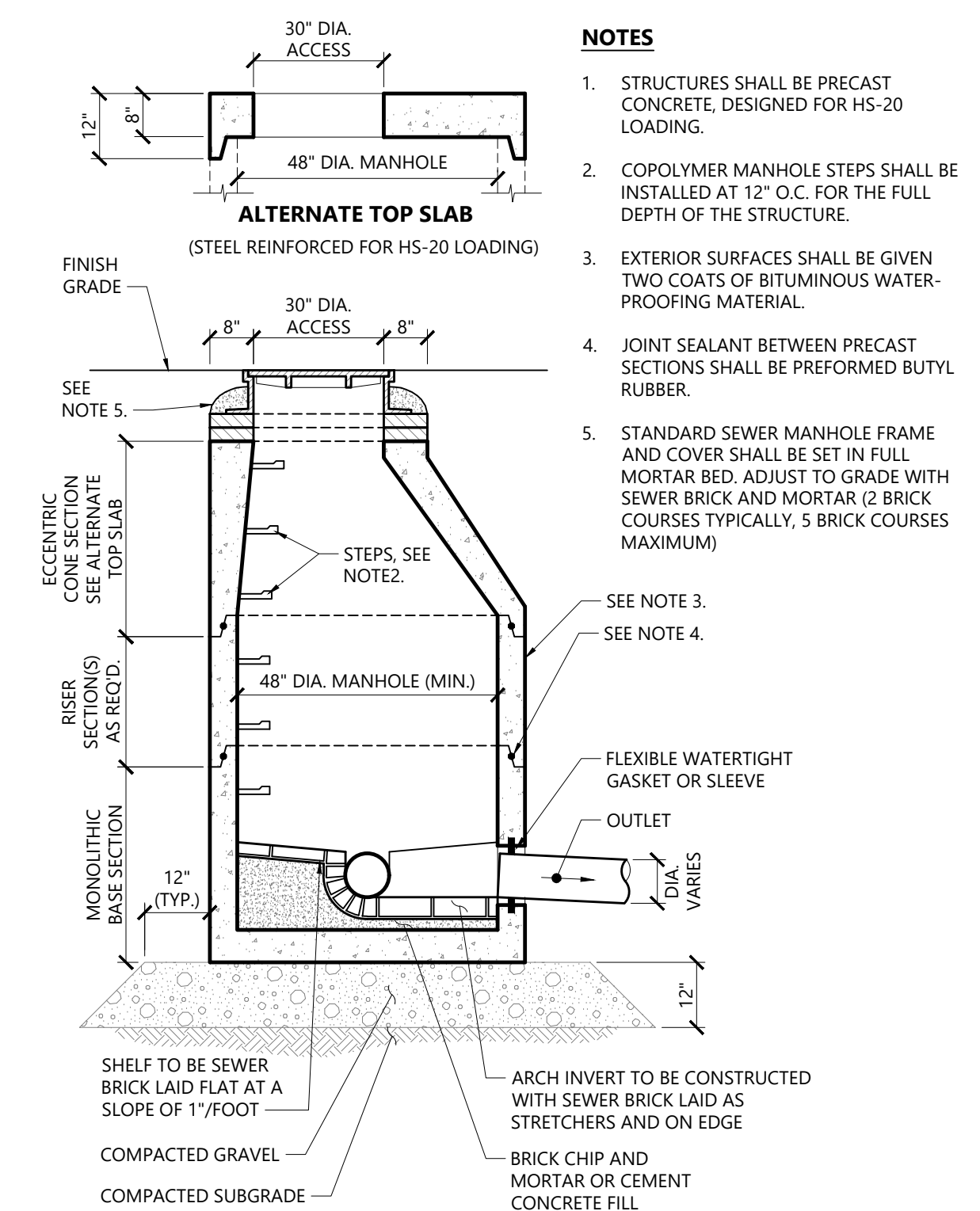
**Utility Trench** 11/19  
N.T.S. Source: VHB REV LD\_300



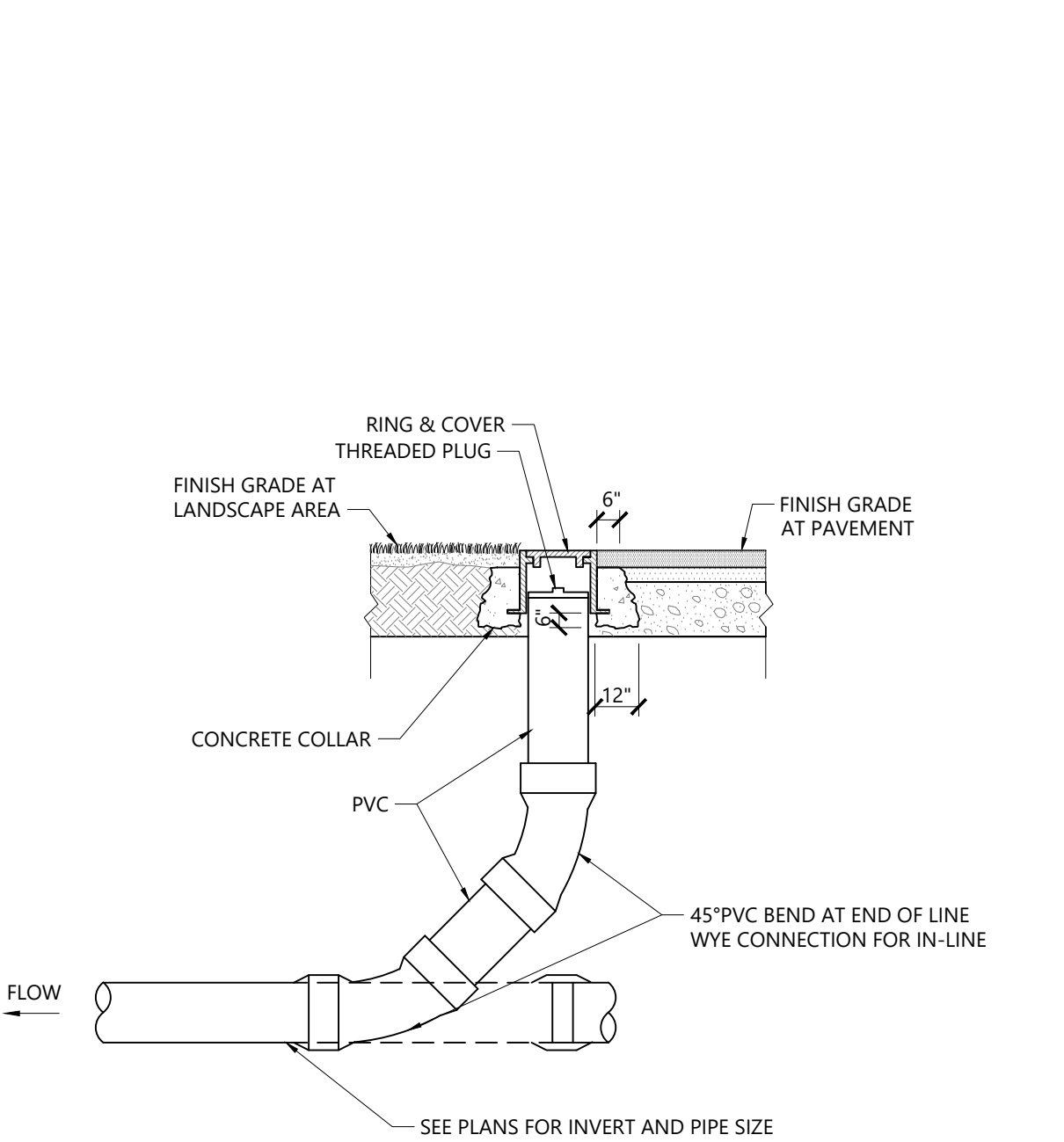
**Flared End Section (FES) with Stone Protection** 3/19  
N.T.S. Source: VHB REV LD\_134



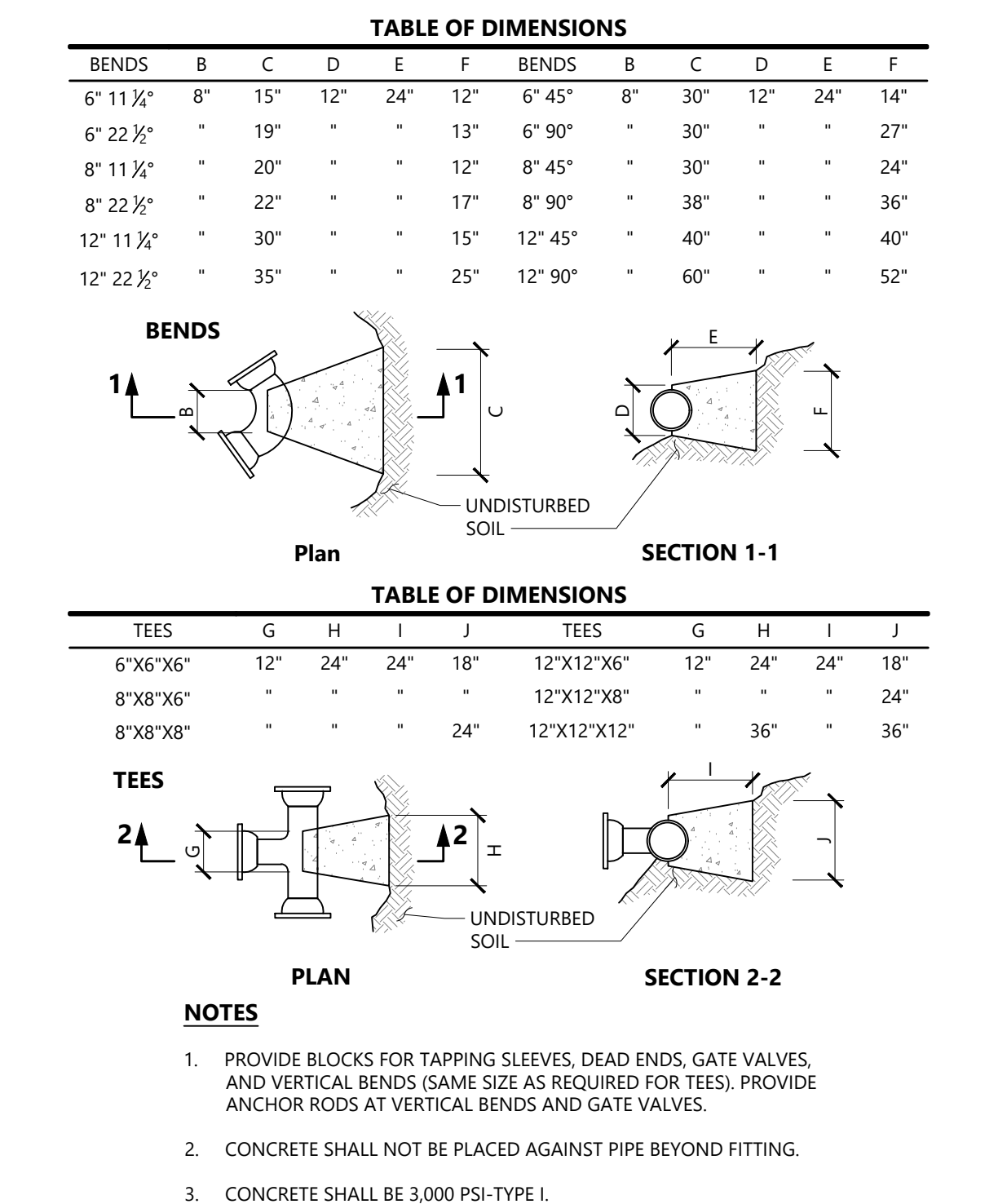
**GT-2000** 5'-0" x 10'-0" x 6'-4" I.D.  
Grease Trap  
2,000 Gallon Capacity  
Copyright © 2008 Oldcastle Precast



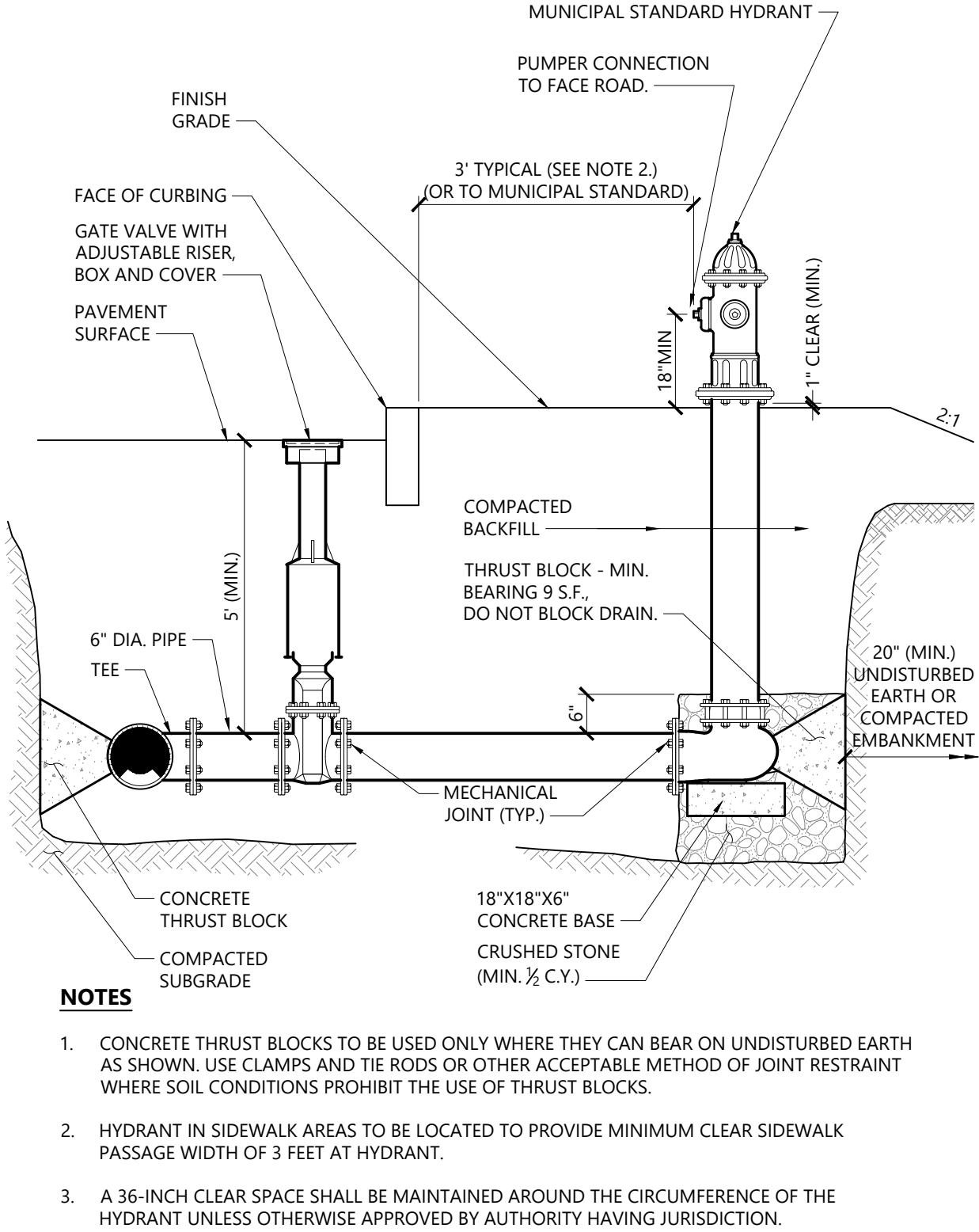
**Sanitary Sewer Manhole (SMH)** 1/16  
N.T.S. Source: VHB LD\_200



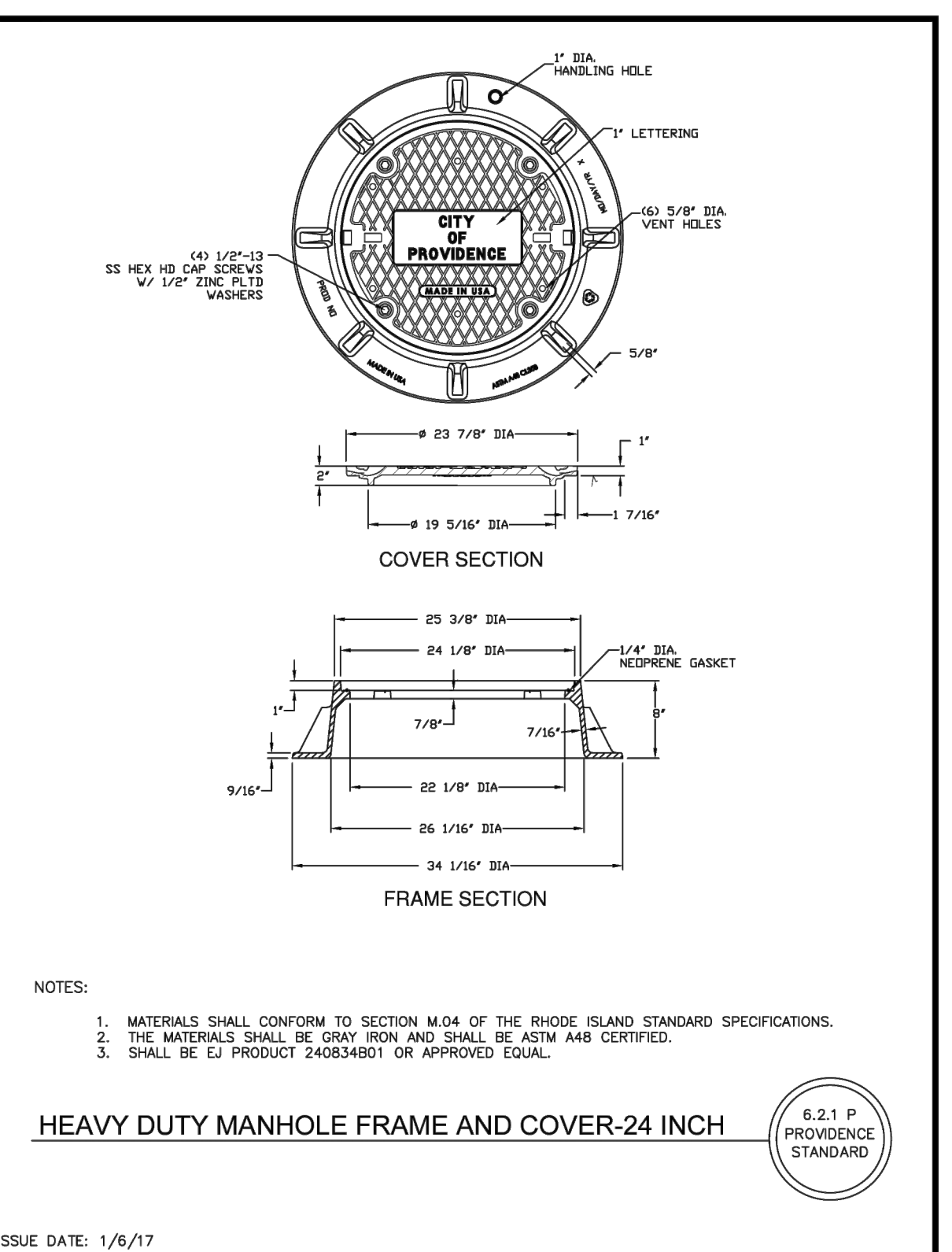
**Cleanout (CO)** 12/19  
N.T.S. Source: VHB LD\_303



**Concrete Thrust Block** 1/16  
N.T.S. Source: VHB LD\_260



**Hydrant Construction** 12/19  
N.T.S. Source: VHB LD\_250



- NOTES:**
1. MATERIALS SHALL CONFORM TO SECTION M.04 OF THE RHODE ISLAND STANDARD SPECIFICATIONS.
  2. THE MATERIALS SHALL BE GRAY IRON AND SHALL BE ASTM A48 CERTIFIED.
  3. SHALL BE E1 PRODUCT 240834B01 OR APPROVED EQUAL.

**HEAVY DUTY MANHOLE FRAME AND COVER-24 INCH**

ISSUE DATE: 1/6/17



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**KEY PLAN**



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**PROJECT:**

**Dyer Wharf**

95 Peck Street

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**REVISIONS:**

No.	Date	Description

**SUBMISSIONS:**

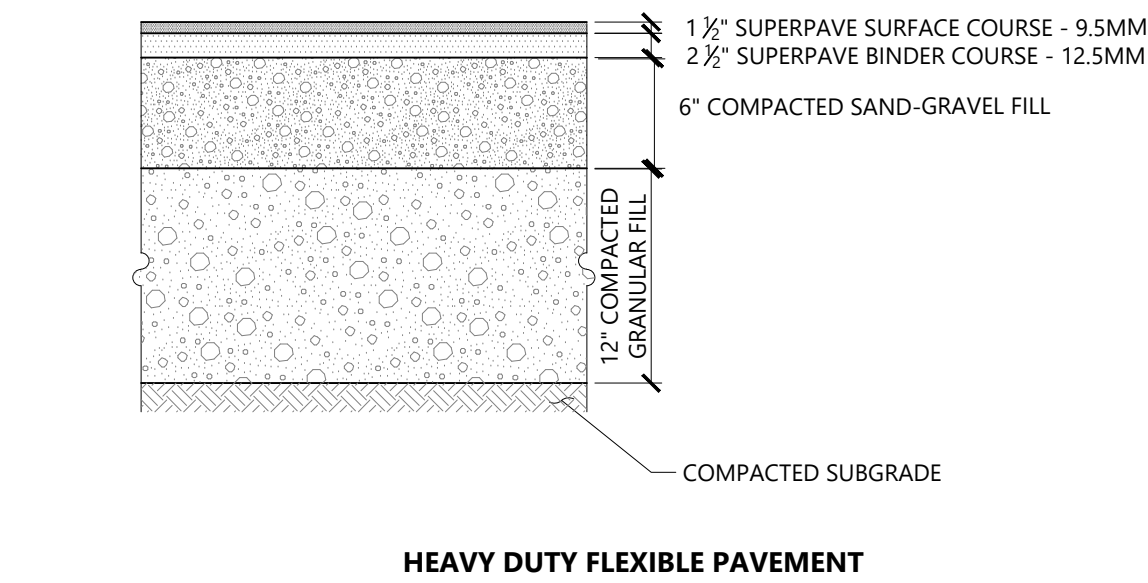
Date	Issued For:
07/17/25	Design Development
08/15/25	1-195 Review
09/26/25	1-195 Review

**SCALE** NTS  
**DATE ISSUED** 8/8/2025  
**PROJECT NO** 5585  
**DRAWN BY** SAP  
**CHECKED BY** KC

**SHEET TITLE:**  
**DETAILS PLAN 1**

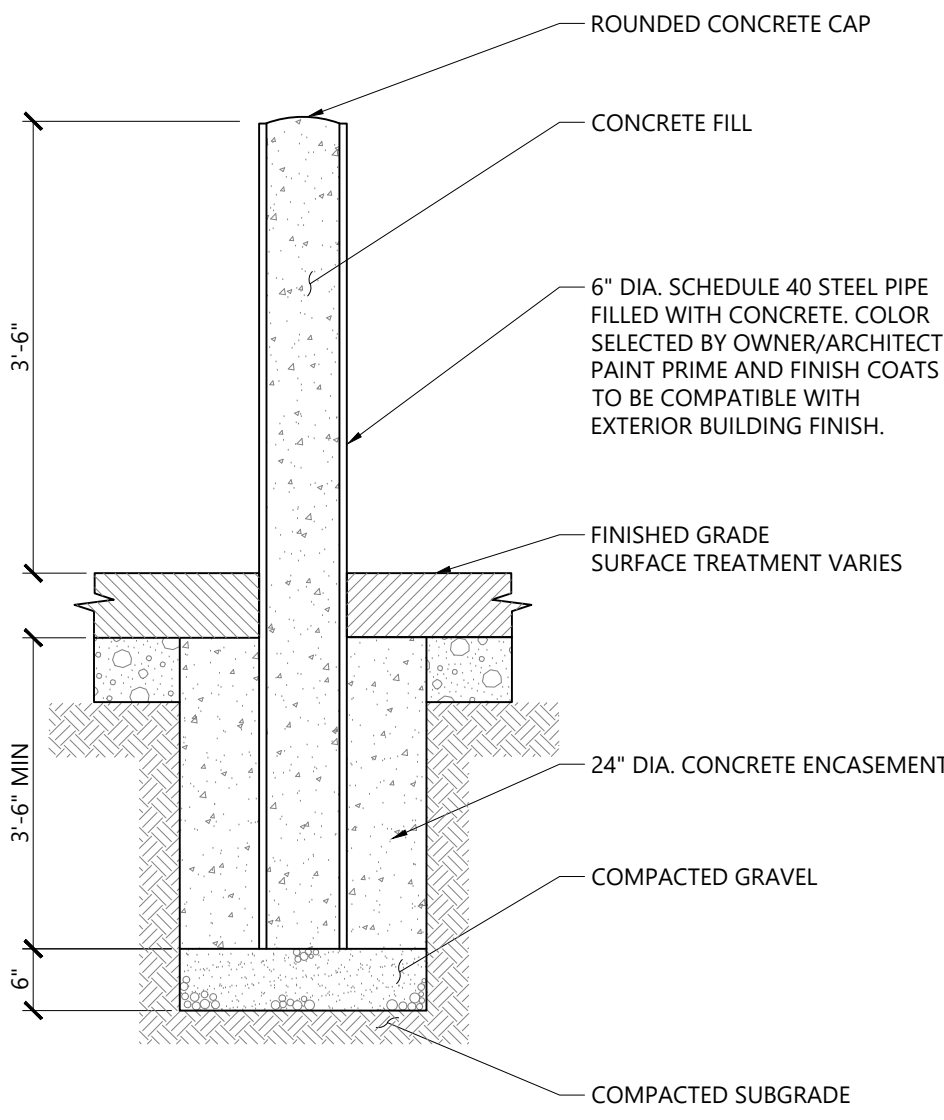
**C-600**



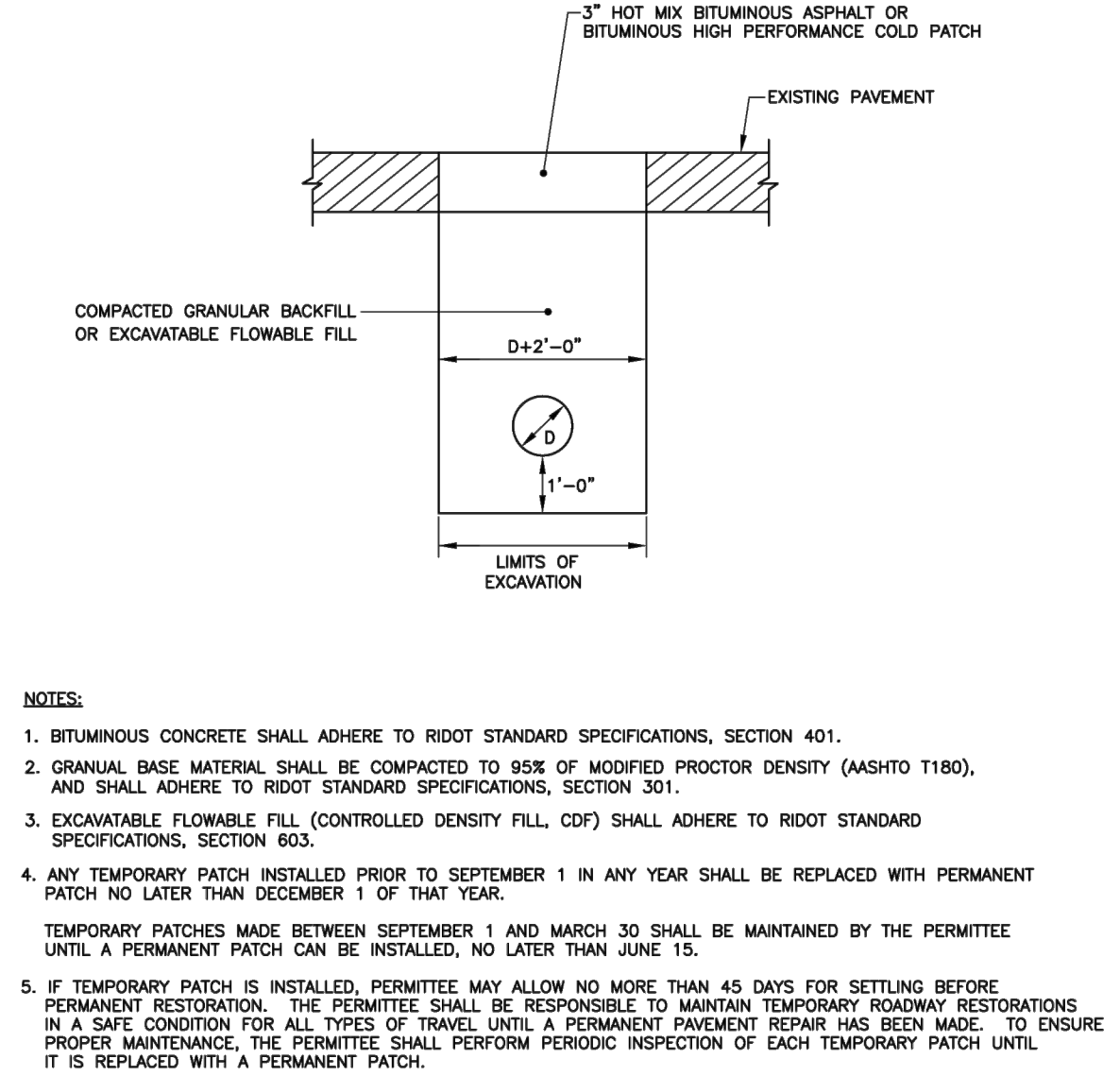


**NOTES**  
ASPHALT SURFACE AND BINDER MATERIALS SHALL CONFORM TO SECTION M3 OF THE RIDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

**Bituminous Concrete Pavement Sections** 6/23  
N.T.S. Source: VHB REV LD\_430

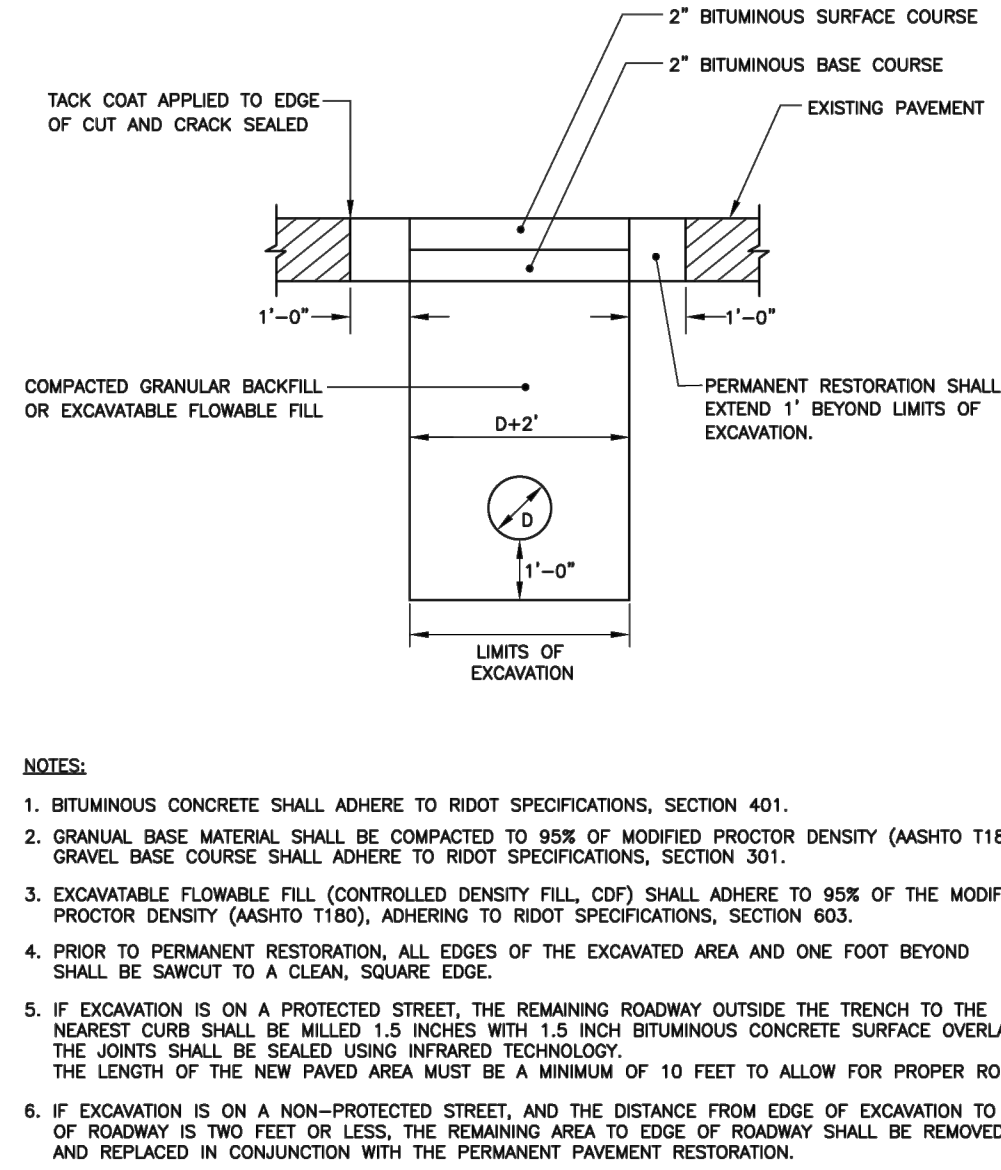


**Bollard** 12/19 REV  
N.T.S. Source: VHB LD\_700



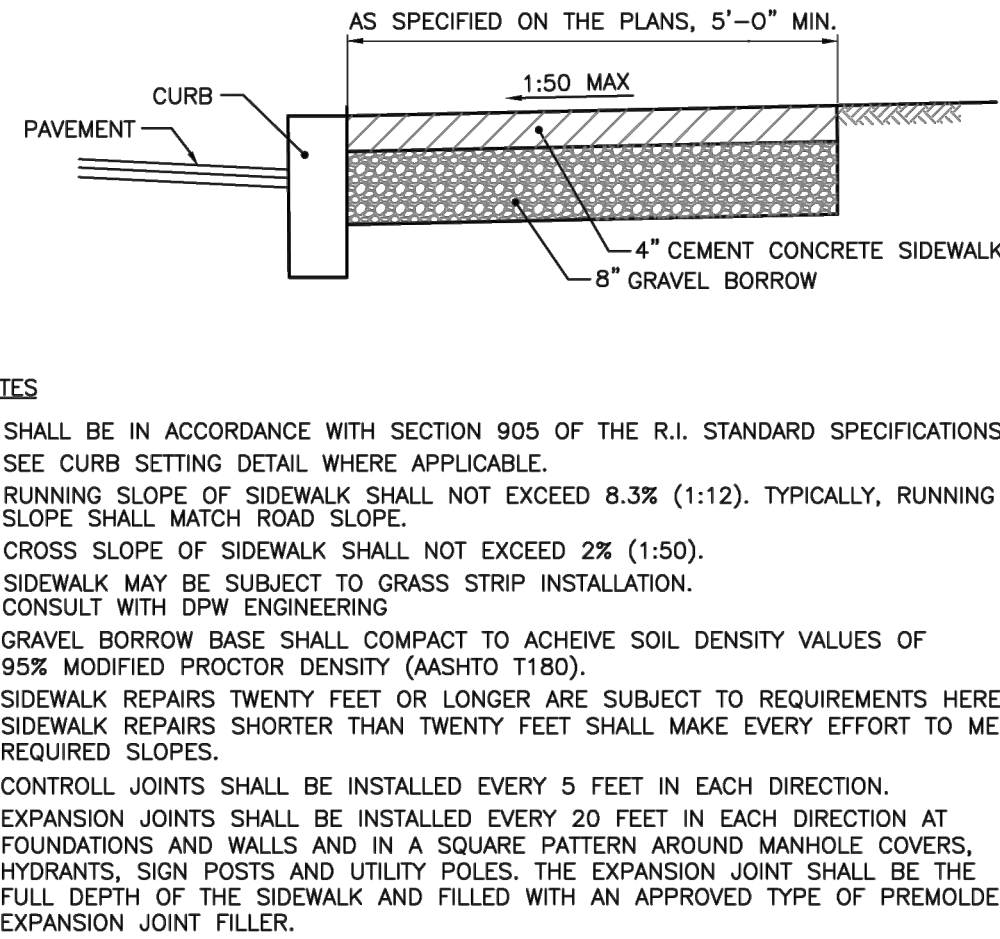
**TEMPORARY ROADWAY RESTORATION - GRANULAR BASE** 60.1.0 P  
N.T.S. PROVIDENCE STANDARD

ISSUE DATE: 1/6/17



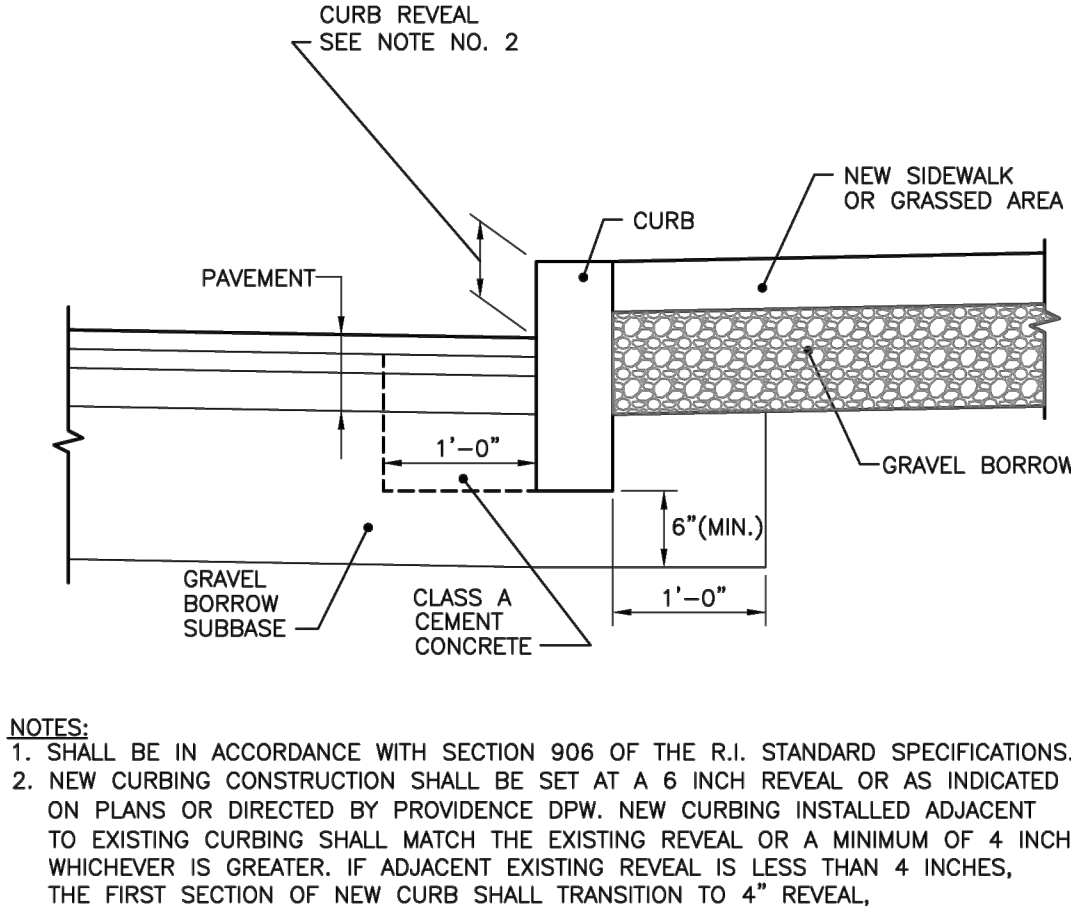
**PERMANENT ROADWAY RESTORATION - GRANULAR BASE** 60.2.0 P  
N.T.S. PROVIDENCE STANDARD

ISSUE DATE: 1/6/17



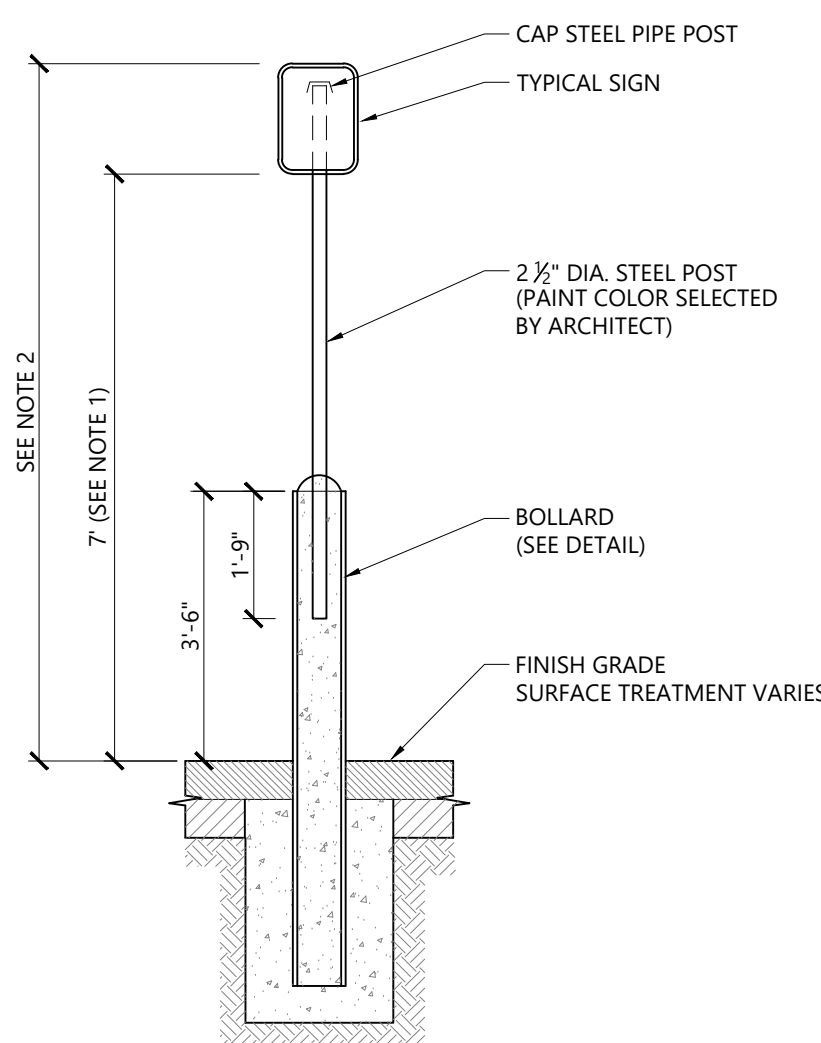
**CEMENT CONCRETE SIDEWALK** 43.1.0 P  
N.T.S. PROVIDENCE STANDARD

ISSUE DATE: 1/6/17



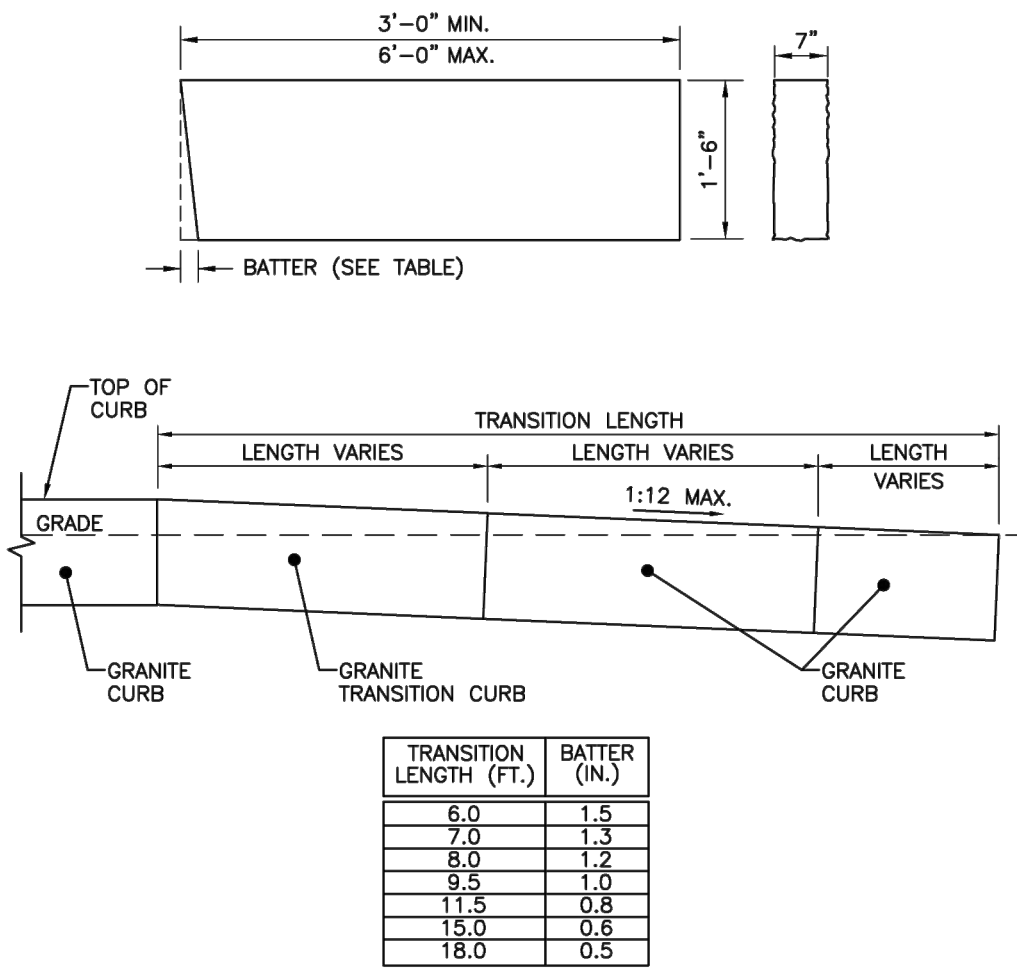
**CURB SETTING DETAIL** 7.6.0 P  
N.T.S. PROVIDENCE STANDARD

ISSUE DATE: 1/6/17



- THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
- THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

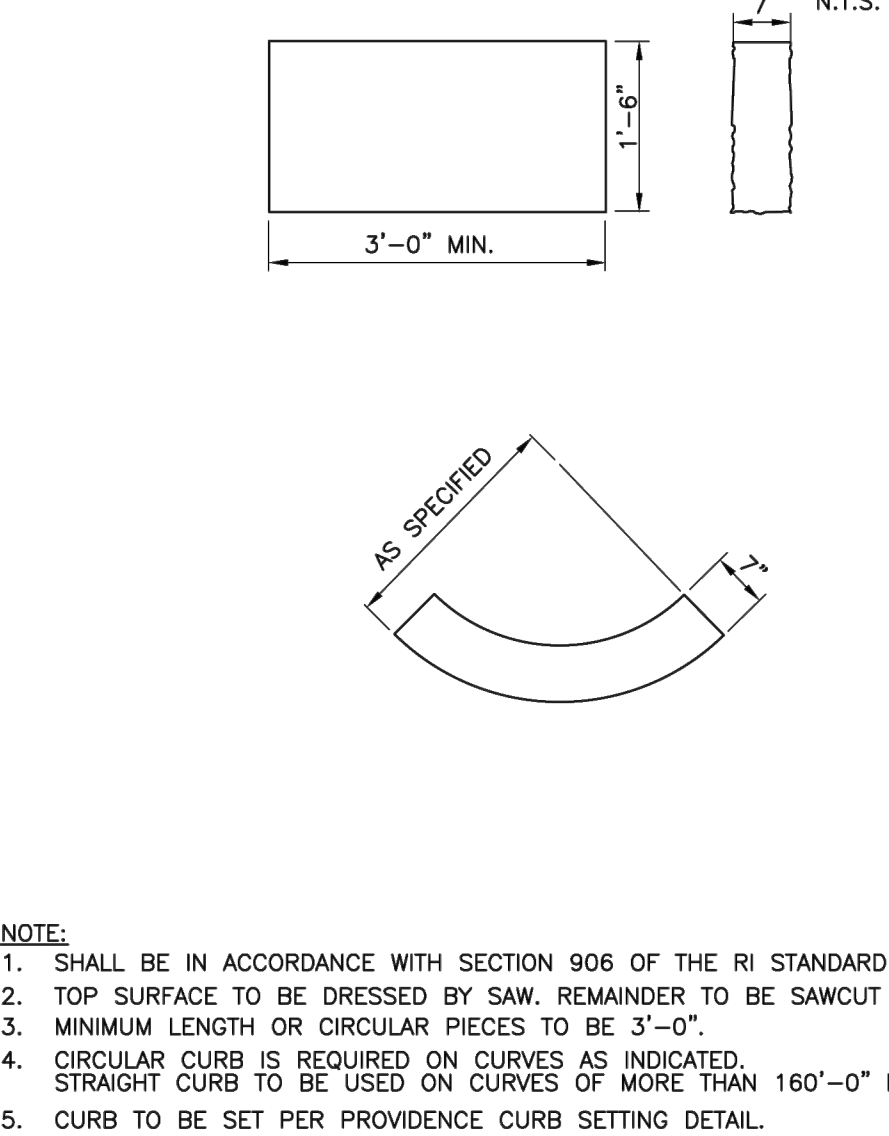
**Bollard Mounted Sign** 2/20  
N.T.S. Source: VHB LD\_703



- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
  - THE CONTRACTOR MAY CUT EXISTING CURB SECTIONS AS REQUIRED TO MEET THIS DETAIL AND THE R.I. STANDARD SPECIFICATIONS, WHERE OLD CURBING IS BEING REUSED.
  - MINIMUM LENGTH OF STRAIGHT OR CIRCULAR CURB FILLER PIECES TO BE 3'-0\"(GREATER LENGTHS PREFERRED).
  - TOP SURFACE TO BE DRESSED BY SAW, REMANDER TO BE SAWCUT OR QUARRY SPLIT.
  - CURB TO BE SET PER PROVIDENCE CURB SETTING DETAIL.

**GRANITE WHEELCHAIR RAMP TRANSITION CURB** 7.3.3 P  
N.T.S. PROVIDENCE STANDARD

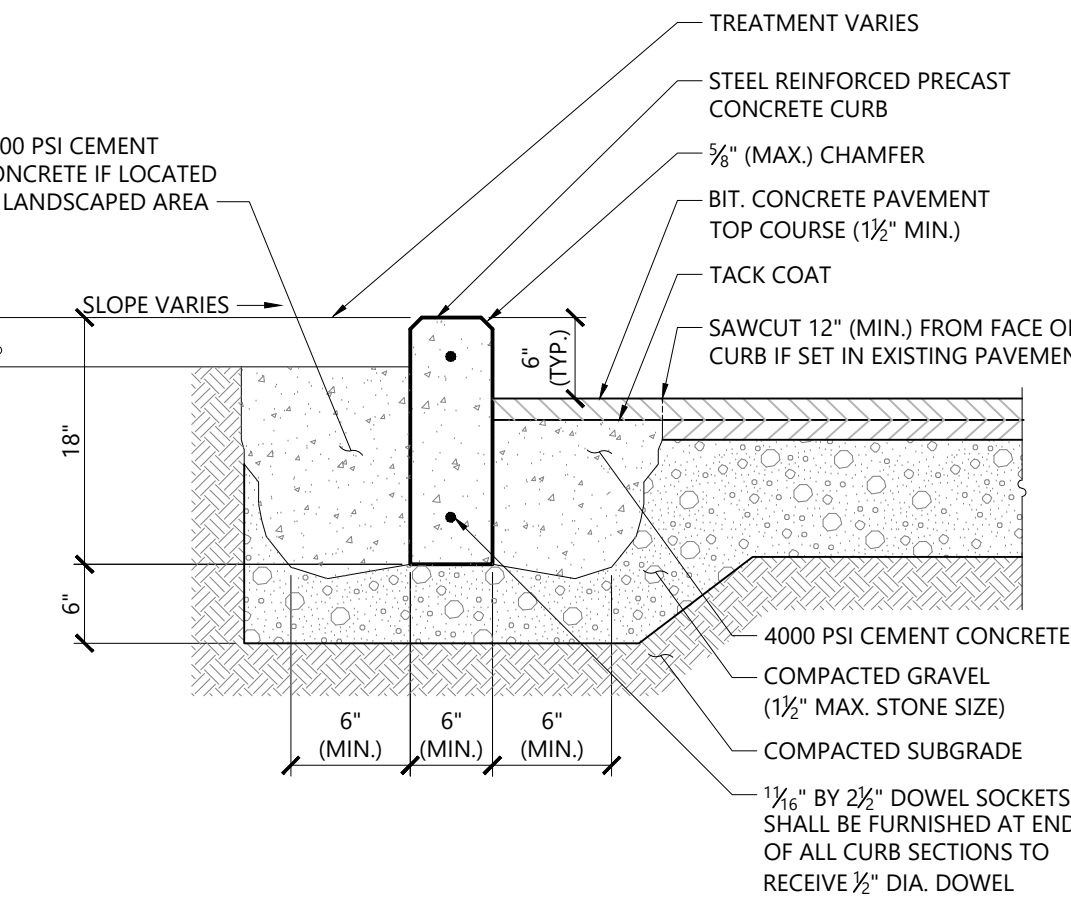
ISSUE DATE: 1/6/17



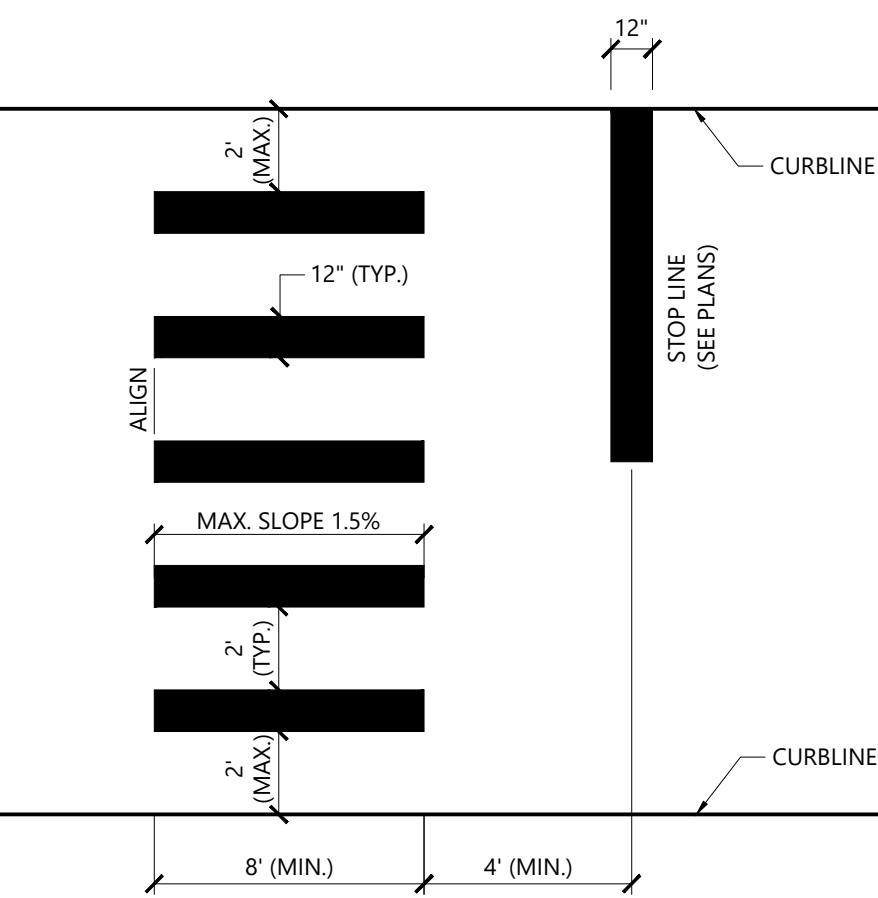
- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE RI STANDARD SPECIFICATIONS.
  - TOP SURFACE TO BE DRESSED BY SAW, REMANDER TO BE SAWCUT OR QUARRY SPLIT.
  - MINIMUM LENGTH OR CIRCULAR PIECES TO BE 3'-0\".
  - CIRCULAR CURB IS REQUIRED ON CURVES AS INDICATED. STRAIGHT CURB TO BE USED ON CURVES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

**GRANITE CURB - STRAIGHT AND CIRCULAR** 7.3.0 P  
N.T.S. PROVIDENCE STANDARD

ISSUE DATE: 1/6/17

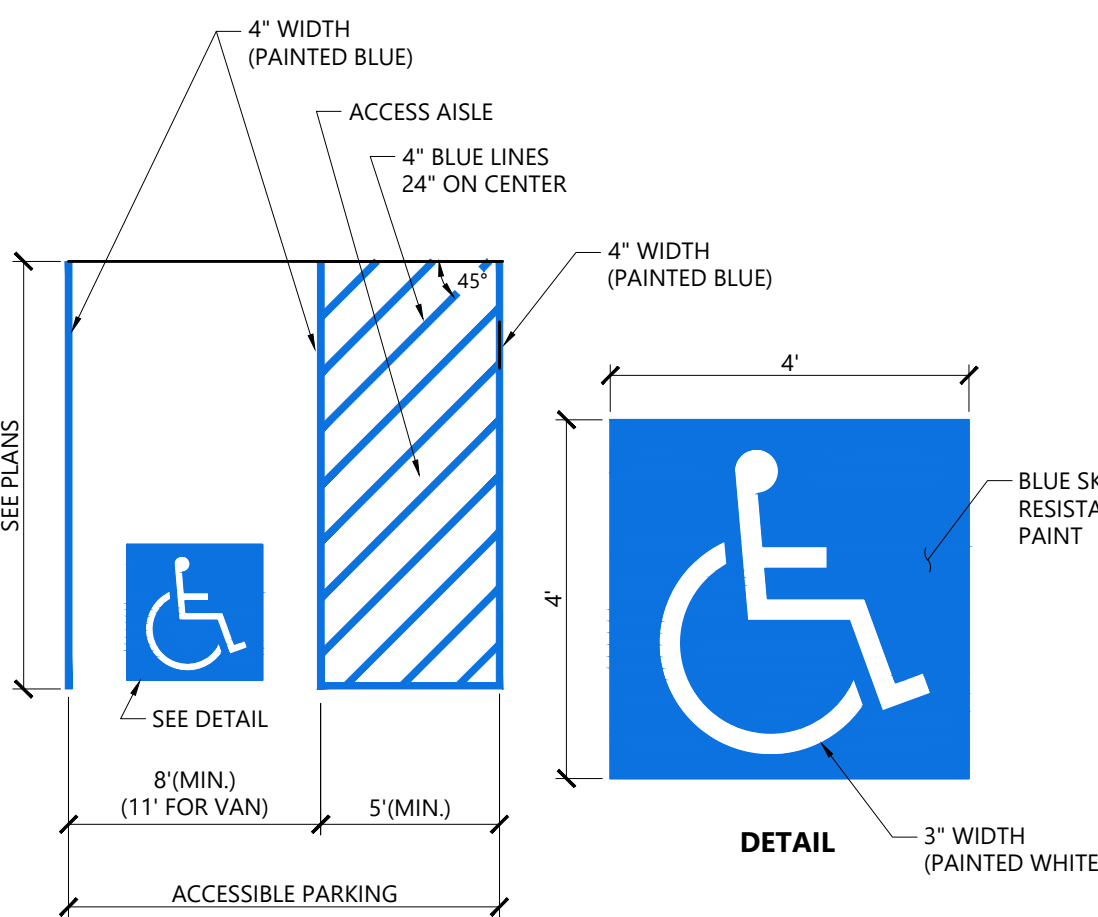


**Precast Concrete Curb (PCC)** 3/20  
N.T.S. Source: VHB LD\_404



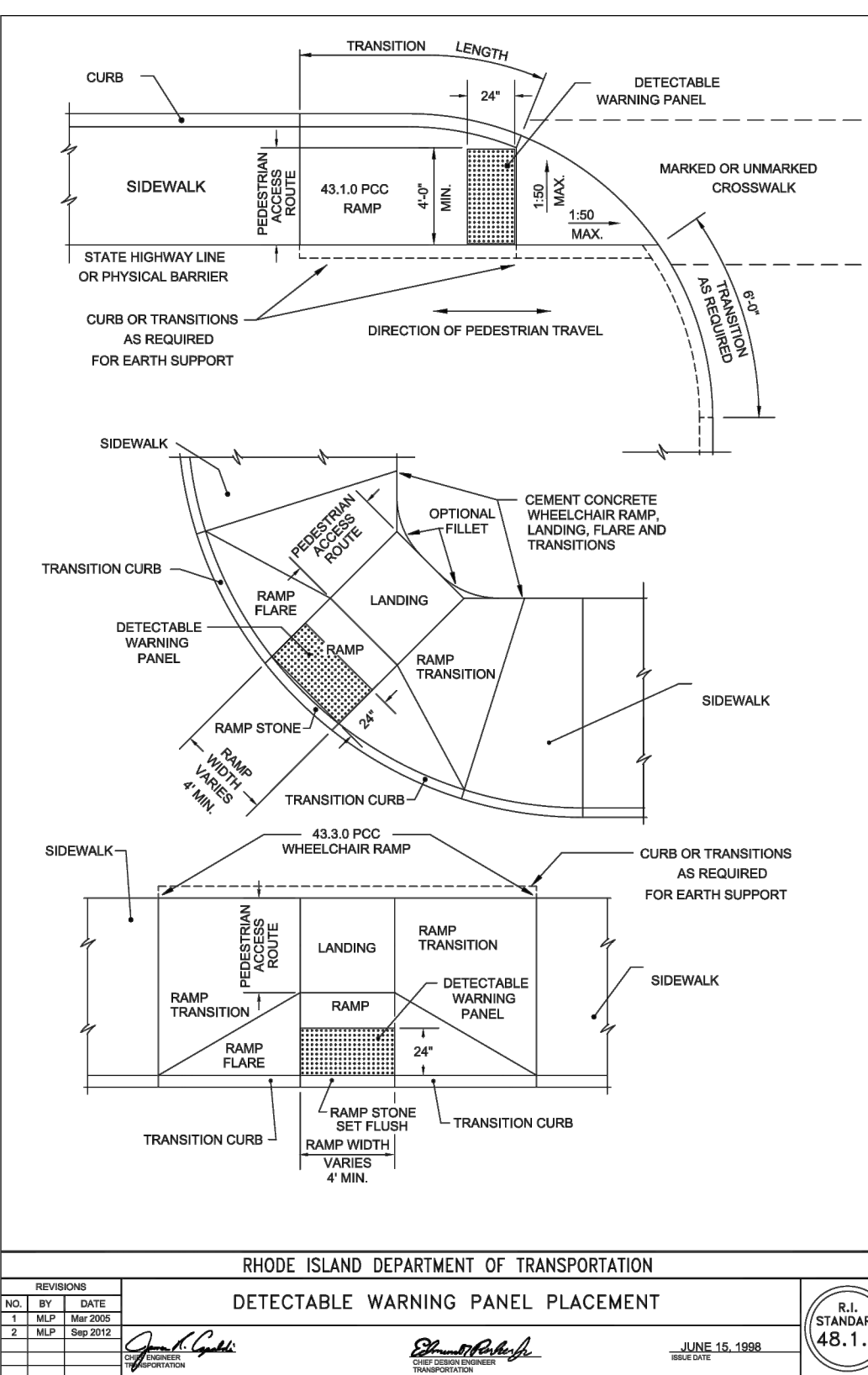
- NOTES**
- TWELVE INCH (12\") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
  - LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
  - ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH AND PROPERLY ALIGNED.
  - CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

**Crosswalk** 12/19  
N.T.S. Source: VHB LD\_553A

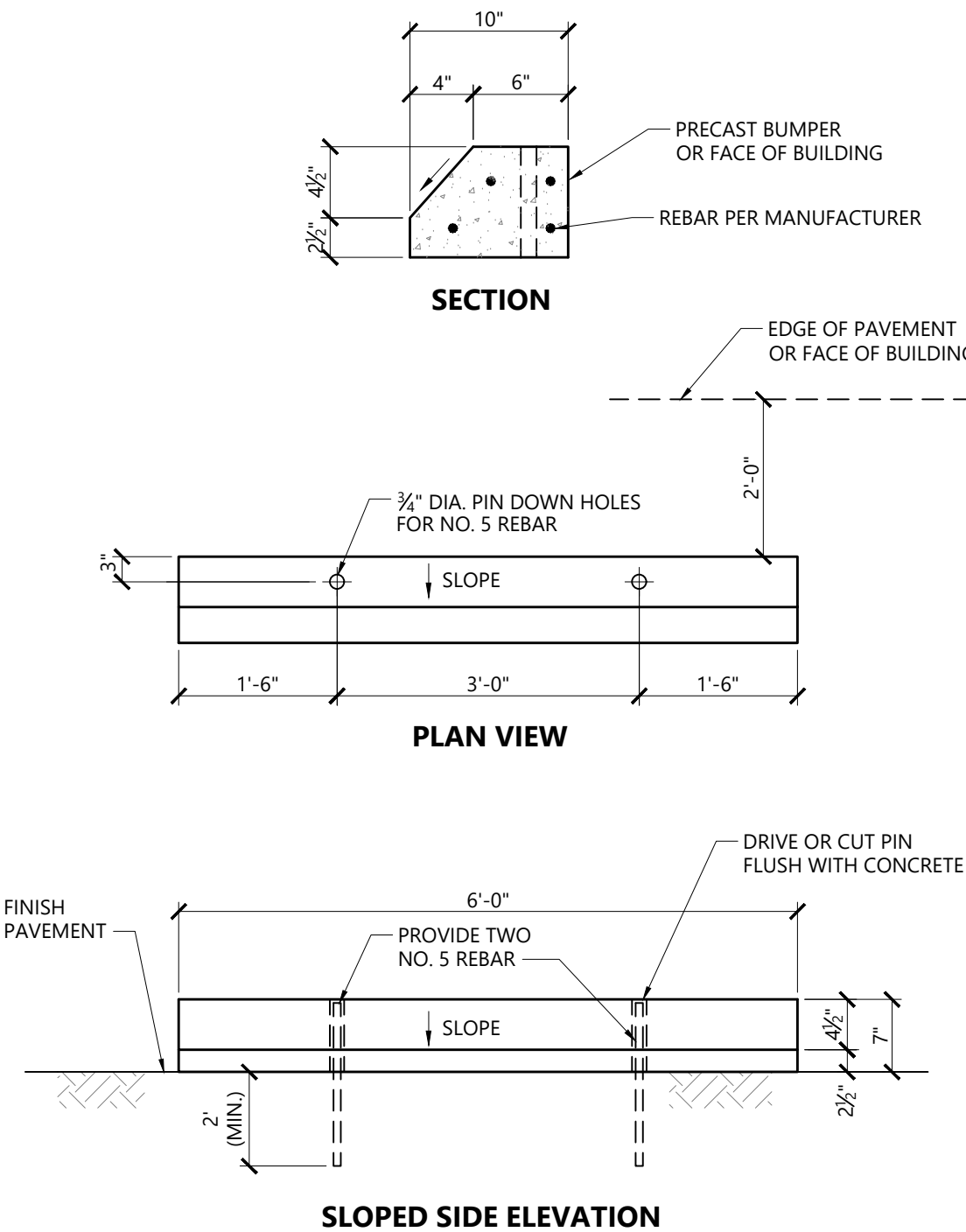


- NOTES**
- ALL DIMENSIONS TO CENTER OF 4\" PAVEMENT STRIPING.
  - ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

**Accessible Parking Space** 12/19  
N.T.S. Source: VHB LD\_552A



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
DETECTABLE WARNING PANEL PLACEMENT  
48.1.0 P  
N.T.S. PROVIDENCE STANDARD



**Concrete Bumper** 1/16  
N.T.S. Source: VHB LD\_417



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#### KEY PLAN



#### SEAL / SIGNATURE



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**DRAWN BY** SAP  
**CHECKED BY** KC

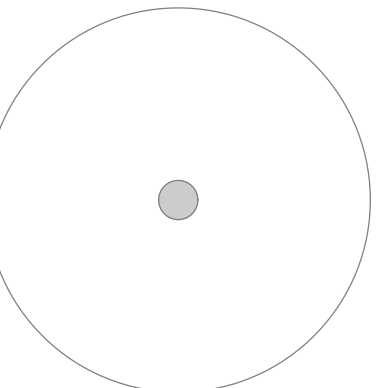
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**DETAILS PLAN 2**

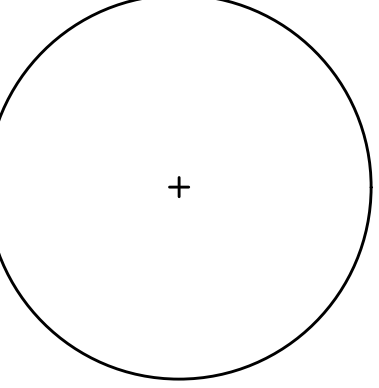
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PLANTING LEGEND



EXISTING TREE  
TO REMAIN



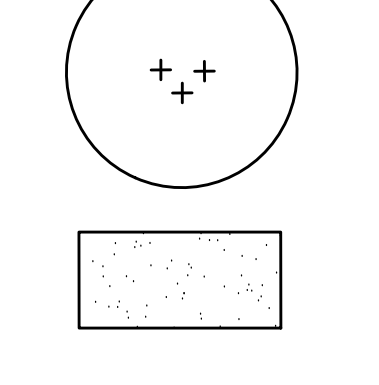
DECIDUOUS TREE

2

L-503

5

L-503



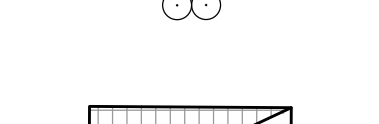
MULTI-STEM  
ORNAMENTAL TREE

2

L-503

5


L-503



SEEDED LAWN  
6" SOIL DEPTH

6

L-503



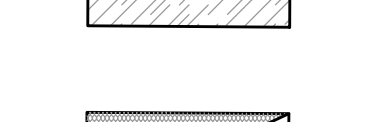
SHRUB PLANTING  
18" SOIL DEPTH

7

L-503

11

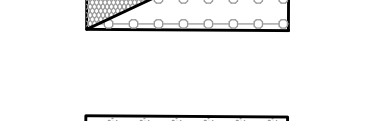
L-503



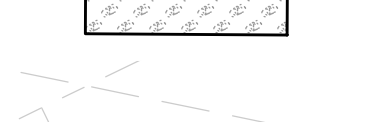
PERENNIAL/  
GROUND COVER  
PLANTING 18"  
SOIL DEPTH

8


L-503



ORGANIC FILTER  
SEED MIX



ORGANIC FILTER  
PLANTING MIX



CONSERVATION  
SEED MIX

10

L-503

PLANTING AND SOIL NOTES

1. 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.

2. 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.

3. 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.

4. ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.

5. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.

6. 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.

7. ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.

8. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.

9. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.

10. NEW SHRUBS AND GROUND COVER 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.
11. ALL PLANT BEDS TO RECEIVE UN-DYED, AGED AND SHREDDED BARK MULCH AS PER SPECIFICATIONS.

12. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.

13. PRUNE TREES IN ACCORDANCE WITH THE SPECIFICATIONS.

14. ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE AND GUARANTEED FOR 1 CALENDAR YEAR.

15. CONFIRM ALL QUANTITIES AGAINST PLANTING PLANS, GRADING PLANS, AND SPECIFICATIONS, INCLUDING SITE DISTURBANCE OUTSIDE OF THE LIMIT OF GRADING NECESSITATED TO FACILITATE CONSTRUCTION.

16. WHERE SAND AND GRAVEL ARE SPECIFIED FOR A DRAINAGE LAYER, EXTEND DRAINAGE LAYER TO ASSOCIATED DRAIN LINES, DRAINAGE AREAS, OR DAYLIGHT.

17. WHERE ONE SOIL TYPE MEETS ANOTHER SOIL TYPE, FORM A 1:1 SLOPED BOUNDARY TRANSITION.

18. WHERE A SOIL PROFILE ENCLOSED WITHIN THE DRIP LINE OF EXISTING TREES, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING EXCAVATION.

19. ALL EXCAVATION AND PLACEMENT OF SOILS WITHIN THE DRIP LINE OF EXISTING TREES TO BE PERFORMED BY HAND.

20. SCARIFY SUBGRADE AS SPECIFIED BEFORE PLACEMENT OF ANY PLANTING SOILS.

21. DO NOT PLACE OR HANDLE SOILS THAT ARE WET.

22. PROTECT ALL EXISTING SOIL AGAINST COMPACTION, CONTAMINATION WITH CONSTRUCTION MATERIALS, AND ALL DISTURBANCE.

23. CONTRACTOR IS RESPONSIBLE FOR ACTUAL SITE CONDITIONS, COORDINATION OF SOILS PLACEMENT, AND PLANTING SUBDRAINAGE.

24. DO NOT PLACE ANY PLANTING SOIL PRIOR TO INSPECTION BY LANDSCAPE ARCHITECT.

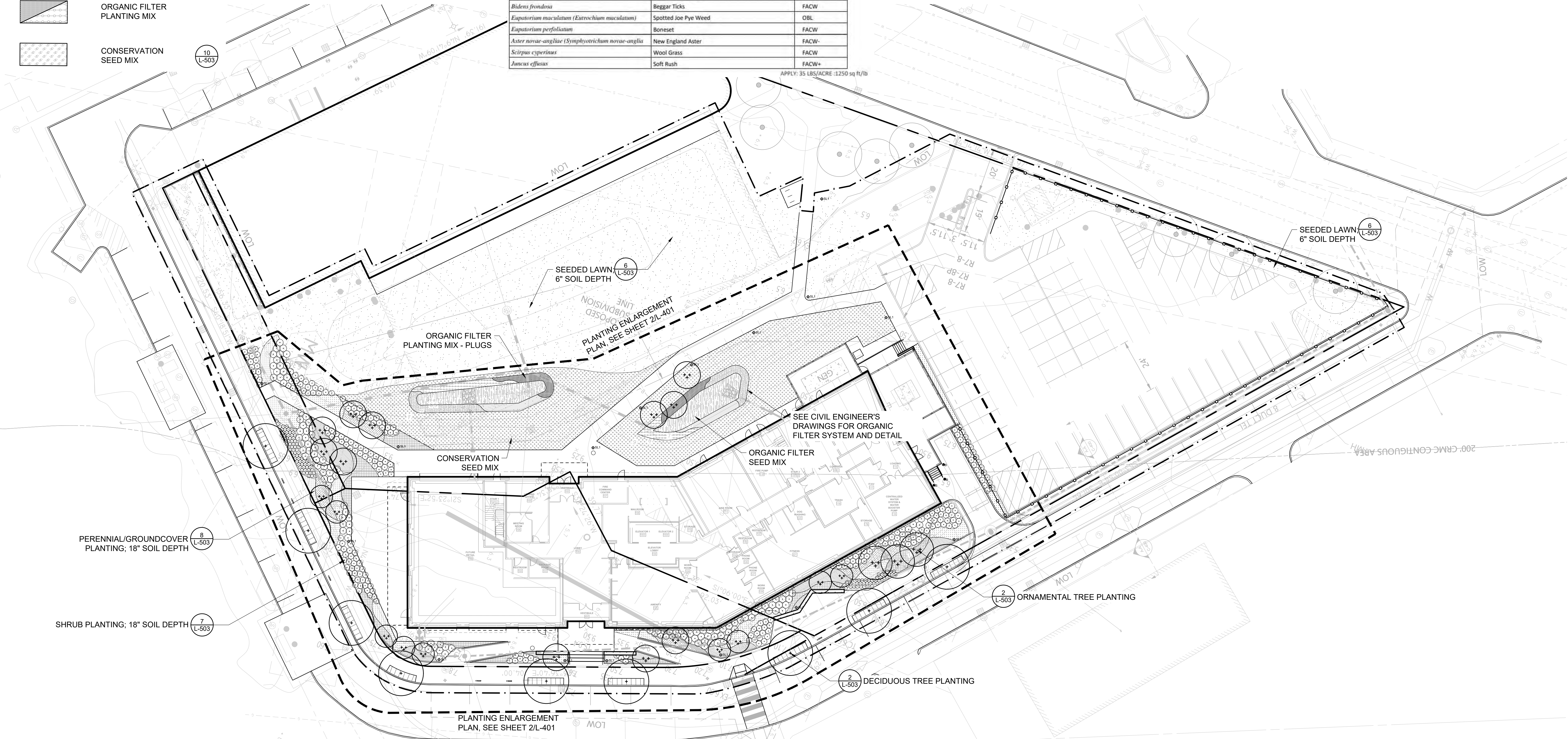
ORGANIC FILTER SEED MIX

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 (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

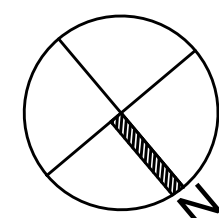
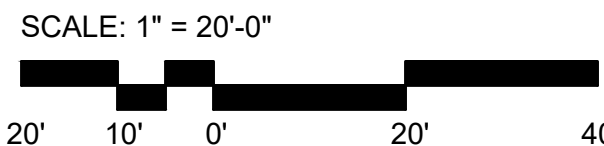
APPLY: 35 LBS/ACRE :1250 sq ft/lb

PLANTING SCHEDULE

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
QP	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, single 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, multi-stem, matched, straight central leader, full branches, limb to 7'
HM	9	<i>Heptacodium miconioides</i>	Seven Son Flower	8'-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 'Kelsey'</i>	Kelsey's Dwarf Red Twig Dogwood	#3 cont., 18" ht. min.	30" O.C.	full and rounded, staggered rows
IGC	67	<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., 18" spd. min.	18" O.C.	full and rounded, staggered rows
PP	13	<i>Pinus mugo pumilio</i>	Dwarf Mugo Pine	#3 cont., 24" ht. min.	36" 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	96	<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 Meadowsweet	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	172	<i>Deschampsia cespitosa 'Goldtau'</i>	Gold Dew Tufted Hair Grass	#3 cont.	18" O.C.	staggered rows
PVS	181	<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
PAA	180	<i>Perovskia atriplicifolia 'Rocketman'</i>	Rocketman Russian Sage	#3 cont.	18" O.C.	staggered rows
GROUND COVERS						
AU	147	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#2 cont.	12" O.C.	staggered rows
SEED MIXES						
CSM	13,540 sf	CONSERVATION SEED MIX	CONSERVATION SEED MIX	seed		SEE SPECS
OSM	783 sf	ORGANIC FILTER SEED MIX	ORGANIC FILTER SEED MIX	seed		SEE SPECS



1 OVERALL PLANTING PLAN  
1"=20'-0"



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

PROJECT TEAM:

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857.990.3039

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Boston, MA 02110

617.654.9000

LANDSCAPE ARCHITECT

Copley Wolf Design Group

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Boston, MA 02110

617.654.9000

STRUCTURAL ENGINEER

McNamara Salvia

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Boston, MA 02110

617.737.0040

MEP/FP ENGINEER

Jaros, Baum, & Bolles

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Boston, MA 02109

617.982.1731

VERTICAL TRANSPORTATION

VDA

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Boston, MA 02110

617.574.5099

CODE CONSULTANT

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Boston, MA 02111

508.620.8800

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Cambridge, MA 02138

617.499.8000

SUSTAINABILITY ENGINEER

The Green Engineer

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Concord, MA 01742

978.369.8978

DOOR HARDWARE

Campbell-McCabe

63 Great Road

Maynard, MA 01754

781.899.8822

SPECIFICATIONS

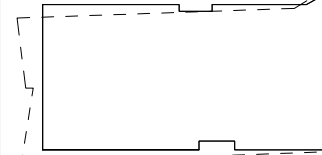
Kalin Associates

21 Eliot Street

Natick, MA 01760

617.964.5477

KEY PLAN



SEAL / SIGNATURE



© Spagnolo Gissness & Associates, Inc.

09/26/2024

PROJECT:

Parcel 14

200 Dyer Street

Providence, RI 02903

CV Properties

REVISIONS:

No. Date Description

SUBMISSIONS:

Date Issued For:

07/17/25 Design Development

08/15/25 CRMC Review

09/26/25 Peer Review

SCALE

AS NOTED

DATE ISSUED 09/26/2025

PROJECT NO 5585

DRAWN BY AD/OS

CHECKED BY IR/AD

SHEET TITLE:

OVERALL

PLANTING PLAN

L-300





2  
L-503

2  
L-503,

6  
L-503,

7  
L-503



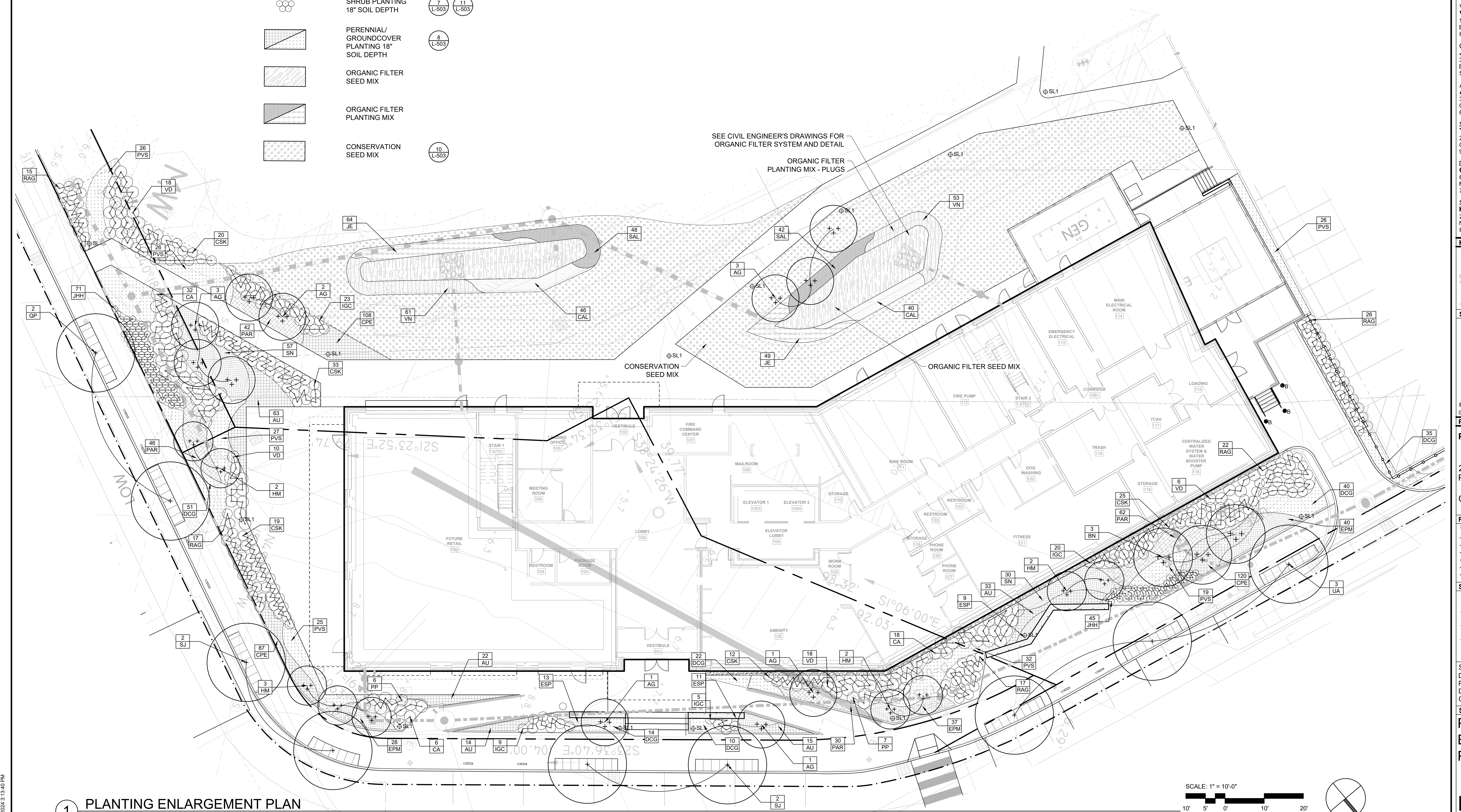
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ORGANIC FILTER  
PLANTING MIX - PLUGS

— ORGANIC FILTER SEED MIX

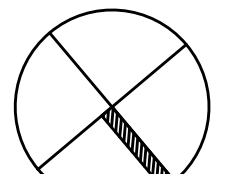
CONSERVATION  
SEED MIX

## L-301



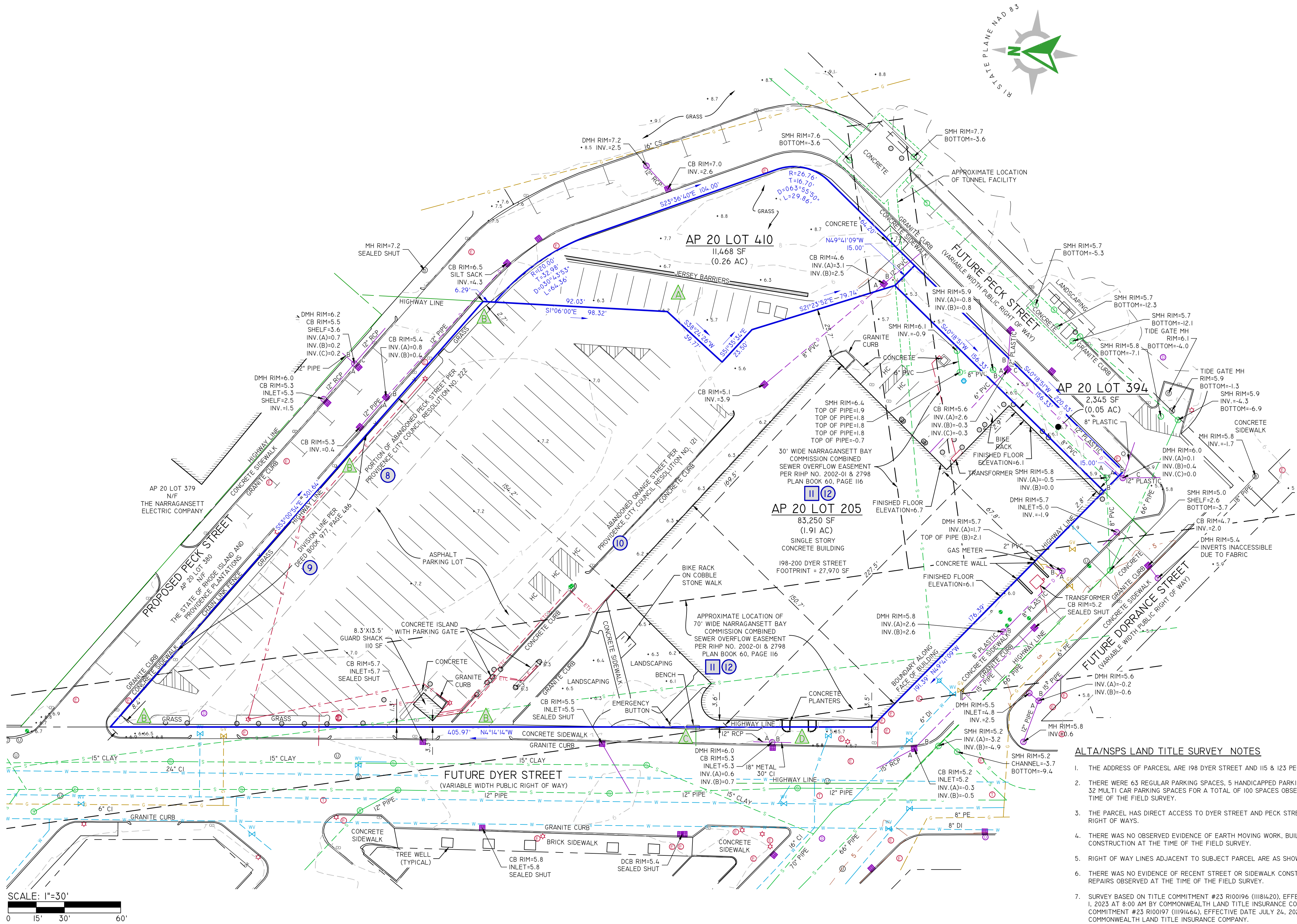
# 1 PLANTING ENLARGEMENT PLAN

SCALE: 1" = 10'-0"



6/24/2024 3:13:40 PM





SCALE: 1"=30'

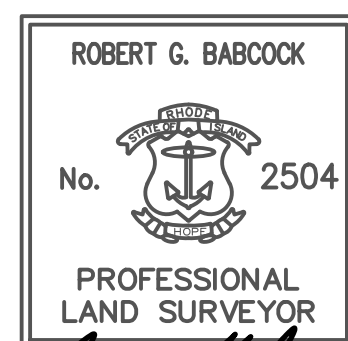
#### SURVEYOR'S CERTIFICATE

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)(1), 7(C), 8, 9, 13, 14, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS I
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III
- TOPOGRAPHIC SURVEY 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.

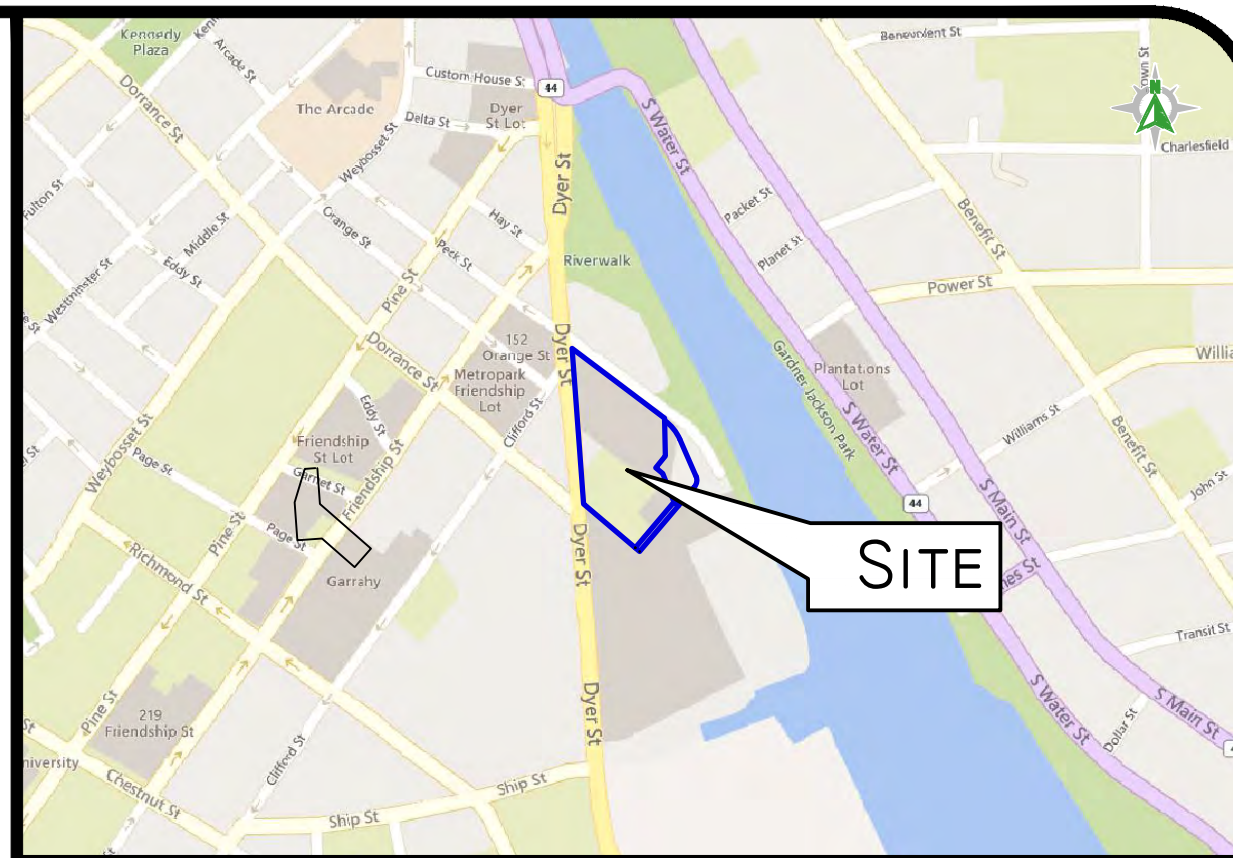


ROBERT G. BABCOCK, RPLS #2504, CDA #LS.000A160

3/6/24

#### LIST OF POSSIBLE ENCROACHMENTS

- ASPHALT PARKING LOT OVER PROPERTY LINE ONTO LOT 410
- CONCRETE SIDEWALK OVER PROPERTY LINE
- BENCH 1.1' OVER PROPERTY LINE
- CONCRETE PLANTER 2.3' OVER PROPERTY LINE



LOCUS MAP Not To Scale

#### LEGEND

- |     |                    |          |                  |                    |
|-----|--------------------|----------|------------------|--------------------|
| W   | WATER LINE         | 123/1234 | DEED BOOK/PAGE   | BOLLARD            |
| S   | SEWER LINE         | AP       | ASSESSOR'S PLAT  | SOIL EVALUATION    |
| SFM | SEWER FORCE MAIN   | HC       | HANDICAPPED      | CATCH BASIN        |
| G   | GAS LINE           | N/F      | NOW OR FORMERLY  | DOUBLE CATCH BASIN |
| E   | ELECTRIC LINE      | LC       | LANDSCAPING      | WATER VALVE        |
| OWH | OVERHEAD WIRES     | (R)      | RECORD           | GAS VALVE          |
| D   | DRAINAGE LINE      | (CA)     | CHORD ANGLE      | WETLAND FLAG       |
| MCL | MINOR CONTOUR LINE | Δ        | NAIL/SPIKE       | DRAINAGE MANHOLE   |
| MCL | MAJOR CONTOUR LINE | ●        | DRILL HOLE       | FLARED END SECTION |
| PL  | PROPERTY LINE      | ●        | IRON ROD/PIPE    | GUY POLE           |
| ASL | ASSESSORS LINE     | ●        | BOUND            | ELECTRIC MANHOLE   |
| TL  | TREELINE           | ●        | SIGN POST        | UTILITY/POWER POLE |
| G   | GUARDRAIL          | ●        | SEWER MANHOLE    | LIGHTPOST          |
| F   | FENCE              | ●        | SEWER CLEANOUT   | WELL               |
| RW  | RETAINING WALL     | ●        | HYDRANT          | MONITORING WELL    |
| SW  | STONE WALL         | ●        | IRRIGATION VALVE | BENCH MARK         |
|     |                    | ●        | UNKNOWN MANHOLE  | TREE               |

#### GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 20, LOTS 205, 394, & 410 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
- 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 10559, PAGE 52 AND DEED BOOK 13613, PAGE 197 IS I-195 REDEVELOPMENT DISTRICT.
- 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.
- THE PARCEL IS ZONED D-1100 BASED ON THE CITY OF PROVIDENCE ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- 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.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 2, 2023. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- 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

- RHP NO. 900.
- RHP NO. 2606.
- RHP NO. 2607.
- RHP NO. 2759.
- RHP NO. 2798.

#### UTILITY NOTES

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL D AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- 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 COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING 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.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE 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.
- 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.
- UTILITY PLAN REFERENCES:  
5.1. WATER INFORMATION OBTAINED FROM PROVIDENCE WATER.  
5.2. SEWER INFORMATION OBTAINED FROM THE CITY OF PROVIDENCE, NARRAGANSETT BAY COMMISSION, AND ON THE GROUND BY DIPRETE ENGINEERING (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY).  
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 & 15, 200 DYER DR, PREPARED RO CV DYER STREET, LLC C/O CV PROPERTIES, LLC.

ALTA/NSPS LAND TITLE SURVEY

198 DYER STREET  
ASSESSORS PLAT 20 LOTS 205, 394, & 410  
PROVIDENCE, RHODE ISLAND

PREPARED FOR:  
CV DYER STREET LLC  
250 SUMMER STREET, 11  
BOSTON, MASSACHUSETTS 02210

Diprete Engineering

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport



SCHEDULE A DESCRIPTION

TITLE COMMITMENT #23 R00196 (1181420), EFFECTIVE DATE JUNE 1, 2023 BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

PARCEL 1:

THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE EASTERLY SIDE OF DYER STREET, IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND IS HEREIN BOUNDED AND DESCRIBED:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID CORNER BEING THE FORMER CENTERLINE OF ORANGE STREET WHERE IT INTERSECTS THE EASTERLY STREET LINE OF DYER STREET; THENCE PROCEEDING IN A SOUTHEASTERLY DIRECTION ALONG THE FORMER CENTERLINE OF ORANGE STREET THREE HUNDRED FOUR AND 00/100 (304.00') FEET TO A CORNER, BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF GAMMINO REALTY COMPANY; THENCE TURNING AN INTERIOR ANGLE OF 140° - 48'-18" AND PROCEEDING IN A SOUTHEASTERLY DIRECTION THIRTY NINE AND 89/100 (39.89') FEET TO A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 118° - 17' -17" AND PROCEEDING IN A SOUTHWESTERLY DIRECTION, ONE HUNDRED EIGHTY EIGHT AND 4/100 (188.4') FEET TO THE FORMER CENTER LINE OF DORRANCE STREET; THENCE TURNING AN INTERIOR ANGLE OF 90° -00'-00" AND PROCEEDING IN A NORTHEASTERLY DIRECTION ALONG THE FORMER CENTER LINE OF DORRANCE STREET ONE HUNDRED EIGHTY SIX AND 92/100 (186.92') FEET TO A CORNER, SAID CORNER BEING THE INTERSECTION OF THE FORMER CENTER LINE OF DORRANCE STREET WITH THE FORMER CENTERLINE OF DYER STREET; THE LAST THREE COURSES BOUNDED NORTHEASTERLY, SOUTHEASTERLY AND THE SOUTHWESTERLY BY LAND NOW OR FORMERLY OF THE STATE OF RHODE ISLAND AND PERSONS UNKNOWN; THENCE TURNING AN INTERIOR ANGLE OF 134°-33'-05" AND PROCEEDING IN A NORTHERLY DIRECTION ALONG THE FORMER CENTER LINE OF DYER STREET, THENCE TURNING AN INTERIOR ANGLE OF 111°-09'-00" AND BOUNDED WESTERLY IN PAN BY THE STATE OF RHODE ISLAND AND IN PART BY PERSONS UNKNOWN; THENCE TURNING AN INTERIOR ANGLE OF 158° -51'-00" AND PROCEEDING IN A NORTHEASTERLY DIRECTION SEVEN AND 53/100 (7.53) FEET TO A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 111°-09'-00" AND PROCEEDING IN AN EASTERLY DIRECTION TWENTY SEVEN AND 28/100 (27.28') FEET TO A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 90° -00'-00" AND PROCEEDING IN A NORTHEASTERLY DIRECTION ONE HUNDRED THIRTY SEVEN AND 95/100 (137.95') FEET TO THE POINT AND PLACE OF BEGINNING, THE LAST THREE COURSES BOUNDED NORTHWESTERLY, NORTHERLY AND WESTERLY BY DYER STREET. THE LAST HEREIN DESCRIBED COURSE FORMS AN INTERIOR ANGLE OF 47°-21'-20" WITH THE FIRST HEREIN DESCRIBED COURSE.

PARCEL 2:

THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE EASTERLY SIDE OF DYER STREET, IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND IS HEREIN BOUNDED AND DESCRIBED:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID CORNER BEING THE FORMER CENTERLINE OF ORANGE STREET WHERE IT INTERSECTS THE EASTERLY STREET LINE OF DYER STREET; THENCE PROCEEDING IN A SOUTHEASTERLY DIRECTION ALONG THE FORMER CENTERLINE OF ORANGE STREET THREE HUNDRED FOUR AND 00/100 (304.00') FEET TO A CORNER BOUNDED SOUTHWESTERLY BY LAND NOW OR FORMERLY OF GAMMINO REALTY COMPANY; THENCE TURNING AN INTERIOR ANGLE OF 30° -11'-42" AND PROCEEDING IN A NORTHWESTERLY DIRECTION THIRTY NINE AND 88/100 (39.88') FEET TO A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 149°-48'-18" AND PROCEEDING IN A NORTHWESTERLY DIRECTION TWENTY THREE AND 50/100 (23.50') FEET TO A CORNER; THENCE TURNING AND INTERIOR ANGLE OF 270°-00'-00" AND PROCEEDING IN A NORTHEASTERLY DIRECTION THIRTY NINE AND 77/100 (39.77') FEET TO A CORNER; THENCE TURNING AND INTERIOR ANGLE OF 140°-29'-34" AND CONTINUING IN A NORTHEASTERLY DIRECTION NINETY EIGHT AND 32/100 (98.32') FEET TO A CORNER, THE LAST FOUR COURSES BOUNDED NORTHEASTERLY, NORTHERLY AND EASTERLY BY LAND NOW OR FORMERLY OF THE STATE OF RHODE ISLAND; THENCE TURNING AND INTERIOR ANGLE OF 128°-05'-04" AND PROCEEDING IN A NORTHWESTERLY DIRECTION ALONG THE FORMER CENTER LINE OF PECK STREET THREE HUNDRED ONE AND 64/100 (301.64') FEET TO A CORNER, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE FORMER CENTERLINE OF PECK STREET WITH THE EASTERLY STREET LINE OF DYER STREET, SAID CORNER BEING ONE HUNDRED SEVENTY-SEVEN AND 56/100 (177.56') SOUTHERLY OF A RHODE ISLAND HIGHWAY BRONZE PIN AS MEASURED ALONG THE EASTERLY STREET LINE OF DYER STREET, BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF NARRAGANSETT ELECTRIC COMPANY; THENCE TURNING AN INTERIOR ANGLE OF 48°-46'-42" AND PROCEEDING IN A SOUTHERLY DIRECTION ALONG THE EASTERLY STREET LINE OF DYER STREET ONE HUNDRED SEVENTY-FOUR AND 28/100 (174.28') FEET TO THE POINT OR PLACE OF BEGINNING. THE LAST HEREIN DESCRIBED COURSE FORMS AN INTERIOR ANGLE OF 132° -38' -48" WITH THE FIRST HEREIN DESCRIBED COURSE.

ALSO DESCRIBED AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE EASTERLY SIDE OF DYER STREET IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, AND STATE OF RHODE ISLAND IS HEREIN BOUNDED AND DESCRIBED; BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL SAID POINT BEING LOCATED TWENTY NINE AND 70/100 (29.70') FEET LEFT OF CENTERLINE STATION 150+35.94 AS SHOWN ON STATE HIGHWAY PLAT NO. 2606; THENCE PROCEEDING SOUTH 52°53'33" EAST A DISTANCE OF THREE HUNDRED ONE AND 64/100 (301.64') FEET TO A POINT, BOUNDED NORTHERLY BY PECK STREET, SAID POINT LOCATED SIXTEEN AND 00/100 (16.00 ) FEET LEFT OF STATION 314+73.33 AS SHOWN ON STATE HIGHWAY PLAT 2606; THENCE PROCEEDING SOUTH 00°58'57" EAST A DISTANCE OF NINETY EIGHT AND 32/100 (98.32') FEET TO A POINT; THENCE PROCEEDING SOUTH 38°31'49" WEST A DISTANCE OF THIRTY NINE AND 77/100 (39.77) FEET TO A POINT; THENCE PROCEEDING SOUTH 51°28'11" EAST A DISTANCE OF TWENTY THREE AND 50/100 (23.50') FEET TO A POINT; THENCE PROCEEDING SOUTH 21°16'29" EAST A DISTANCE OF THIRTY NINE AND 88/100 (39.88') FEET TO A POINT; THENCE PROCEEDING SOUTH 27°16'29" EAST A DISTANCE OF THIRTY NINE AND 89/100 (39.89') FEET TO A POINT; THENCE PROCEEDING SOUTH 40°26'14" WEST A DISTANCE OF ONE HUNDRED FIFTY SIX AND 33/100 (156.33') FEET TO A POINT; THENCE PROCEEDING SOUTH 40°26' 14" WEST A DISTANCE OF THIRTY TWO AND 08/100 (32.08') FEET TO A POINT, SAID POINT LOCATED AT THE CENTERLINE OF FORMER DORRANCE STREET; THENCE PROCEEDING NORTH 4°0'33'44" WEST A DISTANCE OF ONE HUNDRED EIGHTY SIX AND 92/100 (186.92') FEET TO A POINT, SAID POINT LOCATED AT SIXTY EIGHT AND 24/100 (68.24') FEET LEFT OF STATION 154+41.94 AS SHOWN ON STREET HIGHWAY PLAT 2607, SAID POINT ALSO BEING LOCATED AT THE CENTERLINE OF FORMER DYER STREET, SAID LAST COURSE RUNNING ALONG CENTERLINE OF FORMER DORRANCE STREET; THENCE PROCEEDING NORTH 04°04'36" WEST A DISTANCE OF ONE HUNDRED TWO AND 2/100 (102.2') FEET TO A POINT, SAID LAST NINE COURSES BOUNDED WESTERLY, SOUTHERLY AND EASTERLY BY LAND N/F OF THE STATE OF RHODE ISLAND;

EXCEPTING ANY LAND TAKEN BY STATE PLAT NO. 2759.

SCHEDULE B EXCEPTIONS

TITLE COMMITMENT #23 R00196 (1181420), EFFECTIVE DATE JUNE 1, 2023 BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

8 POSSIBLE RIGHTS OF ANY PUBLIC UTILITIES IN THAT PORTION OF PECK STREET ABANDONED BY RESOLUTION NO. 222 OF THE PROVIDENCE CITY COUNCIL APPROVED MARCH 3, 1950.  
RESPONSE: AFFECTS LOT 205, ABANDONED PECK STREET SHOWN ON SURVEY.

9 DIVISION LINE AGREEMENT AND DEED BY AND BETWEEN ERNESTINE A HOPKINS AND THE NARRAGANSETT ELECTRIC COMPANY DATED DECEMBER 15, 1950 AND RECORDED JANUARY 12,1951 AT 11:21 AM IN BOOK 977 AT PAGE 486.  
RESPONSE: AFFECTS LOT 205, DIVISION LINE SHOWN ON SURVEY.

10 POSSIBLE RIGHTS OF ANY PUBLIC UTILITIES IN THAT PORTION OF ORANGE STREET ABANDONED BY RESOLUTION NO. 121 OF THE PROVIDENCE CITY COUNCIL APPROVED MARCH 1, 1962.  
RESPONSE: AFFECTS LOT 205, ABANDONED ORANGE STREET SHOWN ON SURVEY.

11 TERMS AND CONDITIONS OF EASEMENT GRANTED BY MICHAEL A GAMMINO REALTY COMPANY TO THE CITY OF PROVIDENCE DATED SEPTEMBER 24,1962 AND RECORDED SEPTEMBER 26,1962 AT 9:27 AM IN BOOK 115 AT PAGE 114.8.  
RESPONSE: DOES NOT AFFECT LOT 205, EASEMENT FALLS WITH FUTURE DORRANCE STREET AND FUTURE DYER STREET.

12 PERMANENT SANITARY SEWER EASEMENT TAKEN BY THE NARRAGANSETT BAY COMMISSION AS OVINCENEA DY ME RECORDING OF PLAT NO. 2002-01 ON JULY 25, 2002 IN PLAT BOOK 60 AT PAGE 116.  
RESPONSE: AFFECTS LOT 205, SHOWN ON SURVEY.

13 CONDITIONS AS SHOWN ON THAT CERTAIN PLAN OF SURVEY ENTITLED, "EXISTING CONDITIONS SURVEY FOR A.P. 20 LOT 205 SITUATED ON DYER STREET PROVIDENCE, RHODE ISLAND PREPARED FOR INTLL, MANAGEMENT & INVESTMENT CO., JOB NO 6146 DWG. NO. 6142ECS.DWG SCALE: 1"=20' DATE: OCTOBER 6, 2004 REVISION 10/05 GAROFALO & ASSOCIATES, INC."  
RESPONSE: DOCUMENT NOT PROVIDED FOR REVIEW.

14 EASEMENT TO PROVIDENCE GAS COMPANY IN THOSE CERTAIN PORTIONS OF DYER STREET AND DORRANCE STREET ABANDONED BY THE CITY OF PROVIDENCE PURSUANT TO RESOLUTION NOS. 511 AND 512 OF THE PROVIDENCE CITY COUNCIL APPROVED SEPTEMBER 21, 1962.  
RESPONSE: DOES NOT AFFECT LOT 205, ABANDONMENT LIMITS FALLS WITH FUTURE DORRANCE STREET AND FUTURE DYER STREET.

15 EASEMENT TO THE MANAGANSETT ELECTRIC COMPANY :N THOSE CERTAIN PORTIONS OF DYER STREET AND DORRANCE STREET ABANDONED BY THE CITY OF PROVIDENCE PURSUANT TO RESOLUTION NOS. 511 AND 512 OF THE PROVIDENCE CITY COUNCIL APPROVED SEPTEMBER 21, 1962.  
RESPONSE: DOES NOT AFFECT LOT 205, ABANDONMENT LIMITS FALLS WITH FUTURE DORRANCE STREET AND FUTURE DYER STREET.

16 CITY COUNCIL RESOLUTION NO. 9610 IN BOOK 10040 AT PAGE 180.  
RESPONSE: AFFECTS LOT 205, NOT PLOTTABLE.

17 NOTICE OF CONDEMNATION IN BOOK 10239 AT PAGE 43.  
RESPONSE: AFFECTS LOT 205, NOT PLOTTABLE.

18 AGREEMENT IN BOOK 10739 AT PAGE 32.  
RESPONSE: AFFECTS LOT 205, NOT PLOTTABLE.

19 ENVIRONMENTAL LAND USAGE RESTRICTION IN BOOK 11469 AT PAGE 209.  
RESPONSE: AFFECTS LOT 205, ENVIROMENTAL LAND USAGE RESTRICTION LOCATION NOT DESCRIBED IN DOCUMENT.

SCHEDULE A DESCRIPTION

TITLE COMMITMENT #23 R00197 (1191464), EFFECTIVE DATE JULY 24, 2023 AT 8:00 AM BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

PARCEL 1:

THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE EASTERLY SIDE OF DYER STREET, IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY STREET LINE OF PECK STREET AT THE INTERSECTION WITH THE SOUTHWESTERLY STREET LINE OF PECK STREET, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE S 40° 26'12" W ALONG SAID PECK STREET NORTHWESTERLY STREET LINE A DISTANCE OF EIGHTY- EIGHT AND TWENTY-FOUR ONE-HUNDREDTHS (88.24) FEET TO A POINT; THENCE N 21° 16' 31" W A DISTANCE OF SEVENTY-NINE AND SEVENTY-FOUR ONE-HUNDREDTHS (79.74) FEET TO A POINT; THENCE N 51° 28' 13" W A DISTANCE OF TWENTY-THREE AND FIFTY ONE-HUNDREDTHS (23.50) FEET TO A POINT; THENCE N 38° 31° 47" E A DISTANCE OF THIRTY-NINE AND SEVENTY-SEVEN ONE-HUNDREDTHS (39.77) FEET TO A POINT; THENCE N 00° 58' 39" W A DISTANCE OF NINETY-TWO AND THREE ONE-HUNDREDTHS (92.03) FEET TO A NON-TANGENT CURVE ON THE SOUTHWESTERLY STREET LINE OF PECK STREET, THE FOUR PREVIOUS COURSES RUNNING ALONG THE EXISTING STATE FREEWAY LINE ESTABLISHED BY STATE HIGHWAY PLAT NO. 900 AND BY LAND OWNED NOW OR FORMERLY BY BROWN UNIVERSITY; THENCE IN A GENERAL SOUTHEASTERLY DIRECTION ALONG SAID NON-TANGENT CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF ONE-HUNDRED TWENTY AND ZERO ONE-HUNDREDTHS (120.00) FEET, SUBTENDED BY A CENTRAL ANGLE OF 30° 43' 53" FOR AN ARC LENGTH OF SIXTY-FOUR AND THIRTY-SIX ONE-HUNDREDTHS (64.36) FEET, A CHORD BEARING OF S 38° 51'16" E AND A CHORD LENGTH OF SIXTY-THREE AND FIFTY-NINE ONE- HUNDREDTHS (63.59) FEET TO A POINT OF TANGENCY; THENCE S 23° 29' 19" E A DISTANCE OF ONE-HUNDRED FOUR AND ZERO ONE-HUNDREDTHS (104.00) FEET TO THE POINT AND PLACE OF BEGINNING, THE THREE PREVIOUS COURSES RUNNING ALONG THE SOUTHWESTERLY STREET LINE OF PECK STREET; THE HEREIN DESCRIBED AREA COMPRISES PARCEL 14 OF STATE HIGHWAY CONVEYANCE PLAT NO. 2798, CONTAINS 10.247 SQUARE FEET OF LAND MORE OR LESS.

PARCEL 2:

THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON SITUATED EAST OF DYER STREET AND ON THE NORTHWESTERLY SIDE OF PECK STREET IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF AN EXISTING STATE FREEWAY LINE ESTABLISHED BY RHODE ISLAND STATE HIGHWAY PLAT NO. 900 WITH A STATE HIGHWAY LINE ESTABLISHED BY RHODE ISLAND STATE HIGHWAY PLAT NO. 2759 AND BEING THE NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED, THENCE N 40° 26' 12" E ALONG SAID EXISTING STATE FREEWAY LINE ESTABLISHED BY SAID PLAT NO. 900 AND ALONG THE NORTHWESTERLY STREET LINE OF PECK STREET A DISTANCE OF ONE-HUNDRED FIFTY-SIX AND THIRTY-THREE ONE-HUNDREDTHS (156.33) FEET TO A POINT; THENCE S 49° 33' 48" E A DISTANCE OF FIFTEEN AND ZERO ONE-HUNDREDTHS (15.00) FEET TO A POINT; THENCE S 40° 26' 12" W A DISTANCE OF ONE-HUNDRED FIFTY-SIX AND THIRTY-THREE ONE-HUNDREDTHS (156.33) FEET TO A POINT; THENCE N 49° 33'48" W A DISTANCE OF FIFTEEN AND ZERO ONE-HUNDREDTHS (15.00) FEET TO THE POINT AND PLACE OF BEGINNING, THE THREE PREVIOUS COURSES RUNNING ACROSS LAND OWNED NOW OR FORMERLY BY THE STATE OF RHODE ISLAND, THE HEREIN DESCRIBED AREA COMPRISES PARCEL 15 OF STATE HIGHWAY CONVEYANCE PLAT NO. 2798, CONTAINS 2.345 SQUARE FEET OF LAND MORE OR LESS.

PARCEL 3:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF PECK STREET, SAID POINT BEING AT THE MOST EASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY I-195 REDEVELOPMENT DISTRICT AND BEING SHOWN AS LOT 394 ON ASSESSORS PLAT 20, SAID POINT AND PLACE OF BEGINNING BEING THE MOST SOUTHERLY CORNER OF THAT PORTION OF PECK STREET HEREIN DESCRIBED. THENCE N 49° 33' 48" W RUNNING ALONG SAID I-195 REDEVELOPMENT DISTRICT LAND A DISTANCE OF 15.00 FEET TO COMMON CORNER OF LAND NOW OR FORMERLY OWNED BY BROWN UNIVERSITY AND OTHER LAND NOW OR FORMERLY OWNED BY I-195 REDEVELOPMENT THENCE N 40° 26' 12" E RUNNING ALONG SAID OTHER LAND OWNED BY I-195 REDEVELOPMENT DISTRICT AND FOLLOWING EXISTING BOUNDARY LINE PROPOSED TO BE ABANDONED A DISTANCE OF 88.24 FEET TO THE SAID STREET LINE OF PECK STREET. THENCE SOUTHERLY AND SOUTHWESTERLY FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 26.76 FEET AND FOLLOWING A PROPOSED NEW BOUNDARY LINE A DISTANCE OF 29.86 FEET TO A POINT OF TANGENCY, SAID POINT BEING 28.33 FEET WHEN MEASURED AT A BEARING OF S 08° 28' 17" W FROM THE PREVIOUS CORNER DESCRIBED FOLLOWING THE CHORD LINE OF THE CURVE HEREIN DESCRIBED. THENCE S 40° 26' 12" W RUNNING ALONG THE PROPOSED BOUNDARY LINE A DISTANCE OF 64.20 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING: 1.221 SQUARE FEET - 0.0280 ACRES

SCHEDULE B EXCEPTIONS

TITLE COMMITMENT #23 R00197 (1191464), EFFECTIVE DATE JULY 24, 2023 AT 8:00 AM BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

8 DECLARATION OF COVENANTS IN BOOK 11834 AT PAGE 251 AS AFFECTED BY AMENDMENTS IN BOOK 12111 AT PAGE 64 AND BOOK 12531 AT PAGE 3 AND CORRECTIVE AMENDMENT IN BOOK 12555 AT PAGE 18.  
RESPONSE: AFFECTS LOT 394 & 410, NOT PLOTTABLE.

9 RESTRICTIONS IN BOOK 13613 AT PAGE 197.  
RESPONSE: AFFECTS LOT 410, NOT PLOTTABLE.

10 APPROVAL IN BOOK 13679 AT PAGE 81.  
RESPONSE: AFFECTS LOT 410, NOT PLOTTABLE.

11 OVERFLOW EASEMENT OF THE NARRAGANSETT BAY COMMISSION RECORDED ON PLAT BOOK 60 AT PAGE 116.  
RESPONSE: DOES NOT AFFECT LOTS 394 & 410, AFFECTS LOT 205 PARCELS, SHOWN ON SURVEY.

12 ALL MATTERS AND CONDITIONS SHOWN ON CONVEYANCE PLAT NO. 2798 IN PLAT BOOK 87 AT PAGE 20 ET SEQ.  
RESPONSE: CURRENT MATTERS AND CONDITIONS SHOWN ON SURVEY.

13 ALL MATTERS AND CONDITIONS SHOWN ON PLAT NO. 2798A IN PLAT BOOK 98 AT PAGE 124.  
RESPONSE: CURRENT MATTERS AND CONDITIONS SHOWN ON SURVEY.

14 ALL MATTERS AND CONDITIONS SHOWN ON PLAT BOOK 99 AT PAGE 88.  
RESPONSE: CURRENT MATTERS AND CONDITIONS SHOWN ON SURVEY.

SURVEYOR'S CERTIFICATE

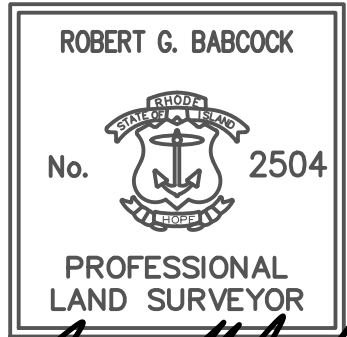
TO: CV DYER STREET LLC AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

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)(1), 7(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-00-00-1-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS 1
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS 111
- TOPOGRAPHIC SURVEY 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.



3/6/24

ROBERT G. BABCOCK, RIPLS #2504, COA #1.S.000A160



ALTA/NSPS LAND TITLE SURVEY

198 DYER STREET  
ASSESSORS PLAT 20 LOTS 205, 394, & 410  
PROVIDENCE, RHODE ISLAND

PREPARED FOR:  
CV DYER STREET LLC  
250 SUMMER STREET  
BOSTON, MASSACHUSETTS 02210

