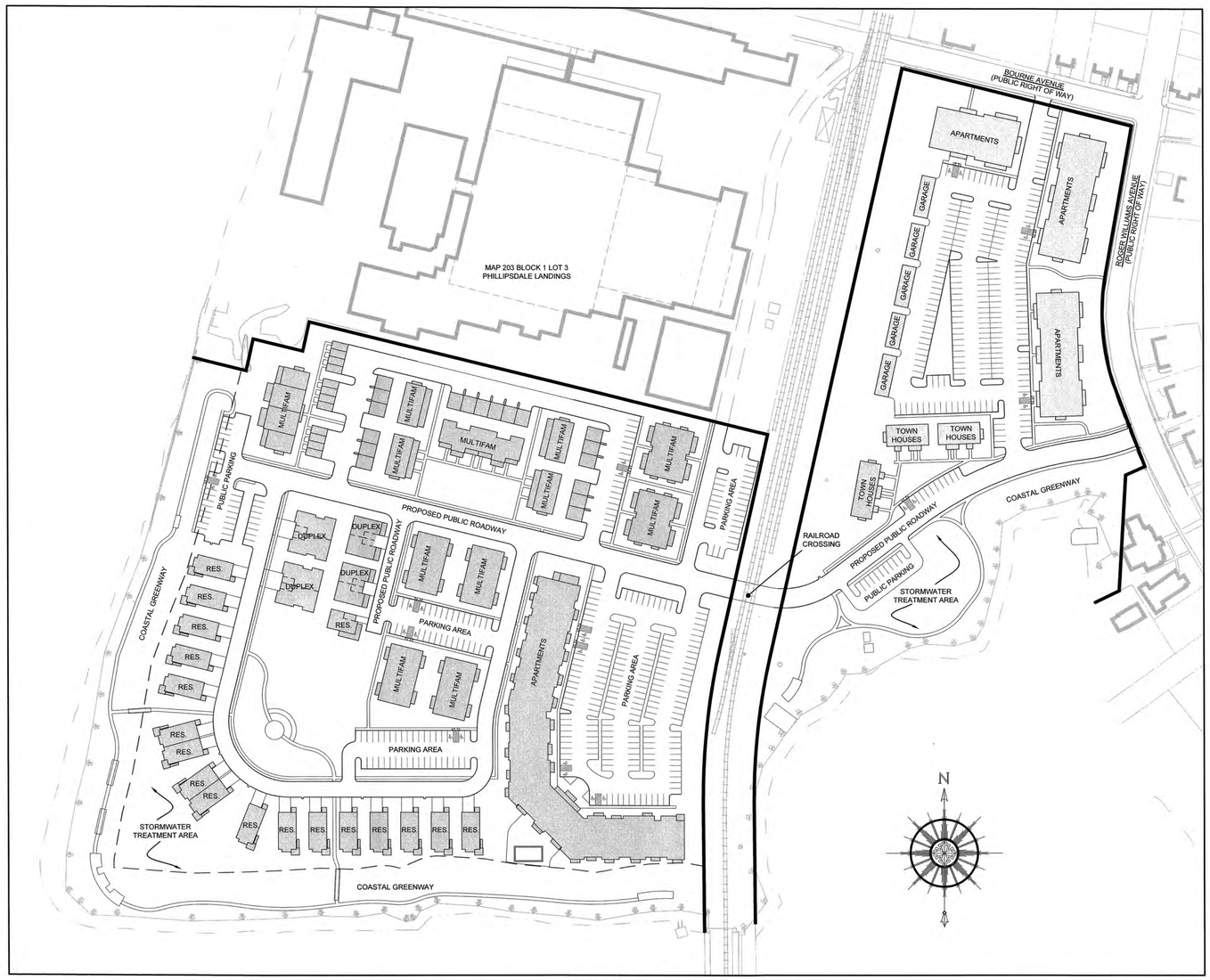
EAST POINT MULTIFAMILY DEVELOPMENT

FORMER OCEAN STATE STEEL SITE
MAP 203 BLOCK 1 LOT 4 AND MAP 203 BLOCK 13 LOTS 4 & 5
ROGER WILLIAMS AVENUE AND BOURNE AVENUE
EAST PROVIDENCE, RHODE ISLAND



SITE PLAN

SCALE = 1" = 100'

CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.

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

A KNOWLEDGE CORPORATION
6 VALLEY ROAD MIDDLETOWN RI 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

JEREMY J. ROSA
No. 9826
4-22-21
REGISTERED PROFESSIONAL ENGINEER
CIVIL

ENGINEER CERTIFICATION

CLIENT:

NOBLE DEVELOPMENT, LLC
10 GREEN STREET
PROVIDENCE, RI 02903

LANDSCAPE ARCHITECT:

KEVIN M. ALVERSON LANDSCAPE ARCHIECTURE
360 ANNAQUATUCKET ROAD
WICKFORD, RI 02852
kma@kevinmalversonla.com

ARCHITECT:

UNION STUDIO
140 UNION STREET
PROVIDENCE, RI 02903

APRIL 22, 2021 PERMIT SET

PLAN INDEX

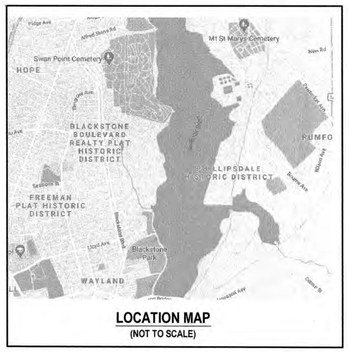
SITE/CIVIL ENGINEERING PLANS

TITLE SHEET	SHEET 1
NOTES	SHEET 2
INDEX SHEET	SHEET 3
EXISTING CONDITION PLANS	SHEETS 4-5
PROPOSED LAYOUT PLANS	SHEETS 6-7
PROPOSED UTILITY PLANS	SHEETS 8-9
PROPOSED GRADING AND DRAINAGE PLANS	SHEETS 10-11
PROPOSED SOIL EROSION AND SEDIMENT CONTROL PLANS	SHEETS 12-13
PROPOSED ROAD PROFILES	SHEETS 14-17
PROPOSED DETAILS	SHEETS 18-28

ADDENDUMS

PLAN OF LAND (BY OTHERS)	SHEET 1
LANDSCAPING PLANS	SHEETS L1-L5

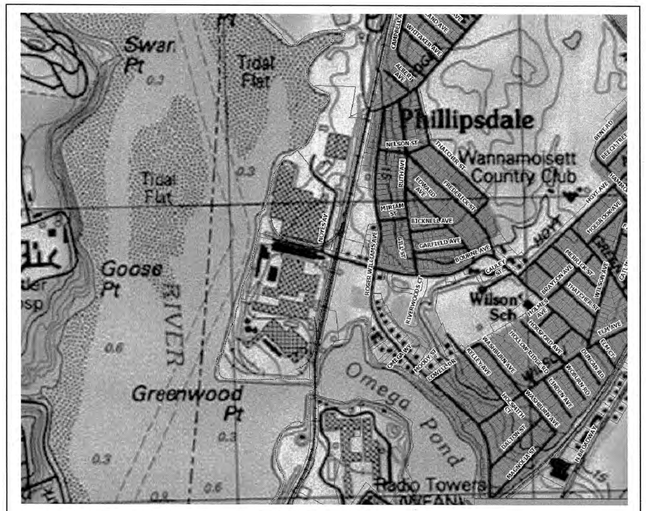
STATE MAP
(NOT TO SCALE)



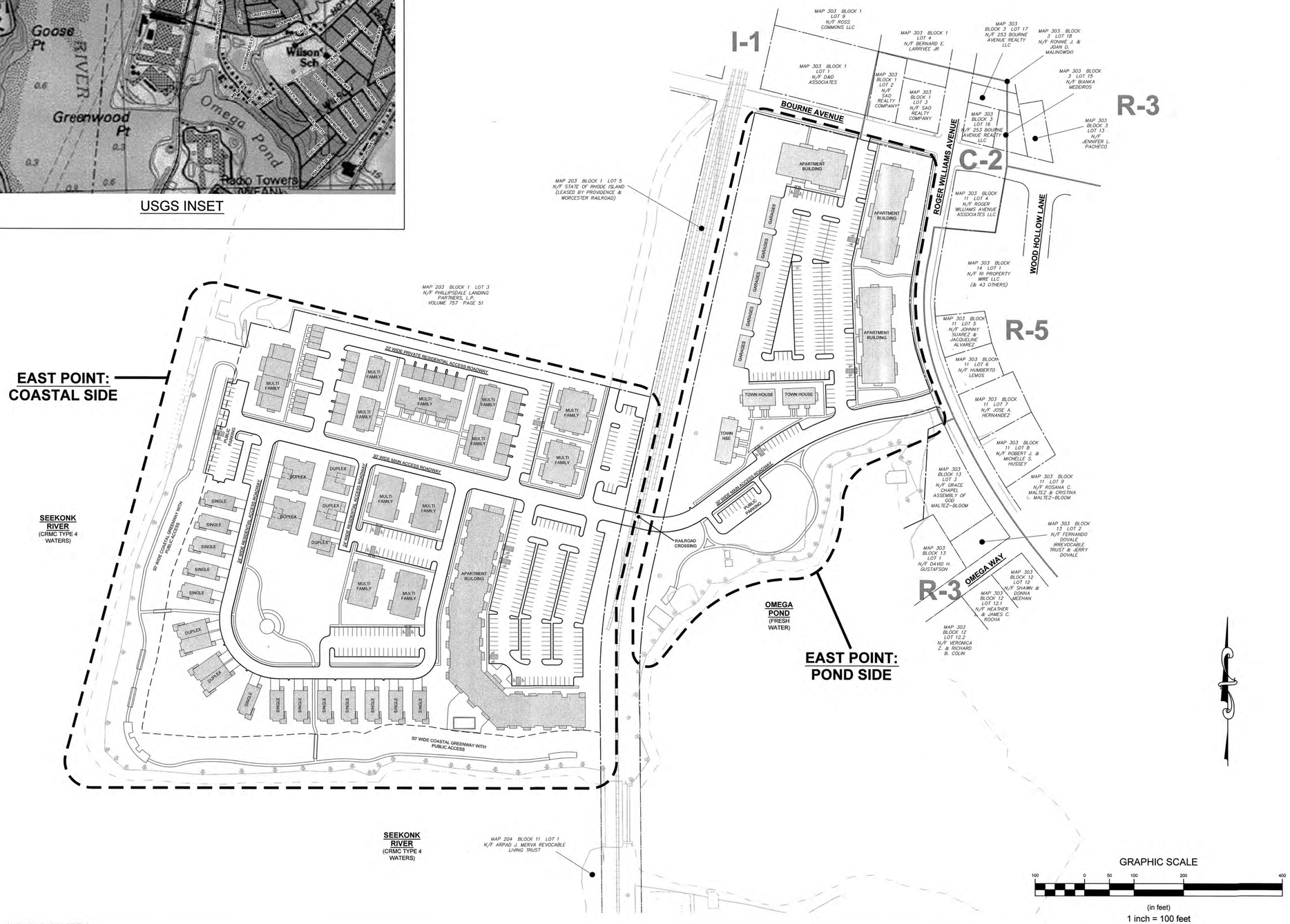
LOCATION MAP
(NOT TO SCALE)

SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
CITY OF EAST PROVIDENCE	APR 23, 2021	



USGS INSET



GRAPHIC SCALE

100 0 50 100 200 400

(in feet)

1 inch = 100 feet

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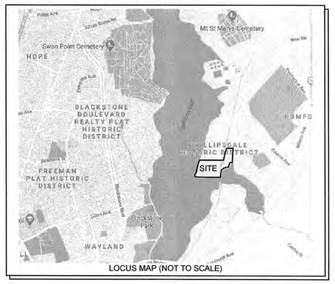

LOCUS MAP (NOT TO SCALE)

No.	Revision	Date	App.

Designed By:	JJR	Drawn by:	JJR
Checked by:	GES		
Scale:	1"=100'	Date:	22APR21

Project Title:

"EAST POINT"
MAP 203 BLOCK 1 LOT 4
MAP 303 BLOCK 13 LOTS 4 & 5
ROGER WILLIAMS AVENUE
EAST PROVIDENCE
RHODE ISLAND

Client/Owner:

NOBLE DEVELOPMENT, LLC
10 GREEN STREET
PROVIDENCE, RI 02903

Issued for:

PERMITTING

Drawing Title:

INDEX PLAN
(SHOWING 200' ABUTTERS)

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
4.22.21

Drawing Number: C-3

Sheet 3 of 22

Project Number: 20072.0

Survey Index: – –

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NOTES:

1. REFER TO COMPLETE PROJECT NOTES ON SHEET 2.

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ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

LEGEND:

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- UTILITY EASEMENT LINE
- ACCESS EASEMENT LINE
- FENCE LINE
- TOPOGRAPHIC CONTOUR
- SEWER MAIN (18")
- SEWER MAIN (DIA. UNIDENTIFIED)
- GAS MAIN (6")
- GAS MAIN (8")
- GAS MAIN (12")
- GAS MAIN (DIA. UNIDENTIFIED)
- WATER MAIN (10")
- DRAIN LINE (DIA. UNIDENTIFIED)
- OVERHEAD WIRES
- SEWER FORCE MAIN
- EDGE OF COASTAL FEATURE / WETLAND
- 50' SETBACK FROM COASTAL FEATURE / WETLAN
- FEMA FLOOD LINE
- BRUSH LINE
- COASTAL FEATURE FLAG
- FRESHWATER WETLAND FLAG
- IRON ROD
- SURVEY NAIL
- CONCRETE BOUND
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN INLET
- SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- B-15 SOIL BORING LOCATION

No.	Revision	Date	App.

Designed By: JJR	Drawn by: JJR	Checked by: GES
Scale: 1"=50'	Date: 22APR21	

Project Title:

"EAST POINT"
MAP 203 BLOCK 1 LOT 4
MAP 303 BLOCK 13 LOTS 4 & 5
ROGER WILLIAMS AVENUE
EAST PROVIDENCE
RHODE ISLAND

Client/Owner:

NOBLE DEVELOPMENT, LLC
10 GREEN STREET
PROVIDENCE, RI 02903

Issued for:

PERMITTING

Drawing Title:

EXISTING CONDITIONS
(COASTAL SIDE)

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
4-22-21

Drawing Number: C-4

Sheet 4 of 22

Project Number: 20072.0

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ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

LEGEND:

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- UTILITY EASEMENT LINE
- ACCESS EASEMENT LINE
- FENCE LINE
- 22 TOPOGRAPHIC CONTOUR
- S 18 SEWER MAIN (18")
- S SEWER MAIN (DIA. UNIDENTIFIED)
- G 6 GAS MAIN (6")
- G 8 GAS MAIN (8")
- G 12 GAS MAIN (12")
- G GAS MAIN (DIA. UNIDENTIFIED)
- W 10 WATER MAIN (10")
- D DRAIN LINE (DIA. UNIDENTIFIED)
- OHW OVERHEAD WIRES
- SFM SEWER FORCE MAIN
- EDGE OF COASTAL FEATURE / WETLAND
- 50' SETBACK FROM COASTAL FEATURE / WETLAN
- FEMA FLOOD LINE
- BRUSH LINE
- CF COASTAL FEATURE FLAG
- FW FRESHWATER WETLAND FLAG
- IRON ROD
- SURVEY NAIL
- CONCRETE BOUND
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN INLET
- SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- B-15 SOIL BORING LOCATION

No.	Revision	Date	App.

Designed By: JJR | Drawn by: JJR | Checked by: GES
Scale: 1"=50' | Date: 22APR21

Project Title:

"EAST POINT"
MAP 203 BLOCK 1 LOT 4
MAP 303 BLOCK 13 LOTS 4 & 5

ROGER WILLIAMS AVENUE
EAST PROVIDENCE
RHODE ISLAND

Client/Owner:

NOBLE DEVELOPMENT, LLC
10 GREEN STREET
PROVIDENCE, RI 02903

Issued for:

PERMITTING

Drawing Title:

EXISTING CONDITIONS
(POND SIDE)

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
4-27-21

Drawing Number: C-5
Sheet 5 of 22
Project Number: 20072.0
Survey Index: – –

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NOTES:

1. REFER TO COMPLETE PROJECT NOTES ON SHEET 2.

GRAPHIC SCALE

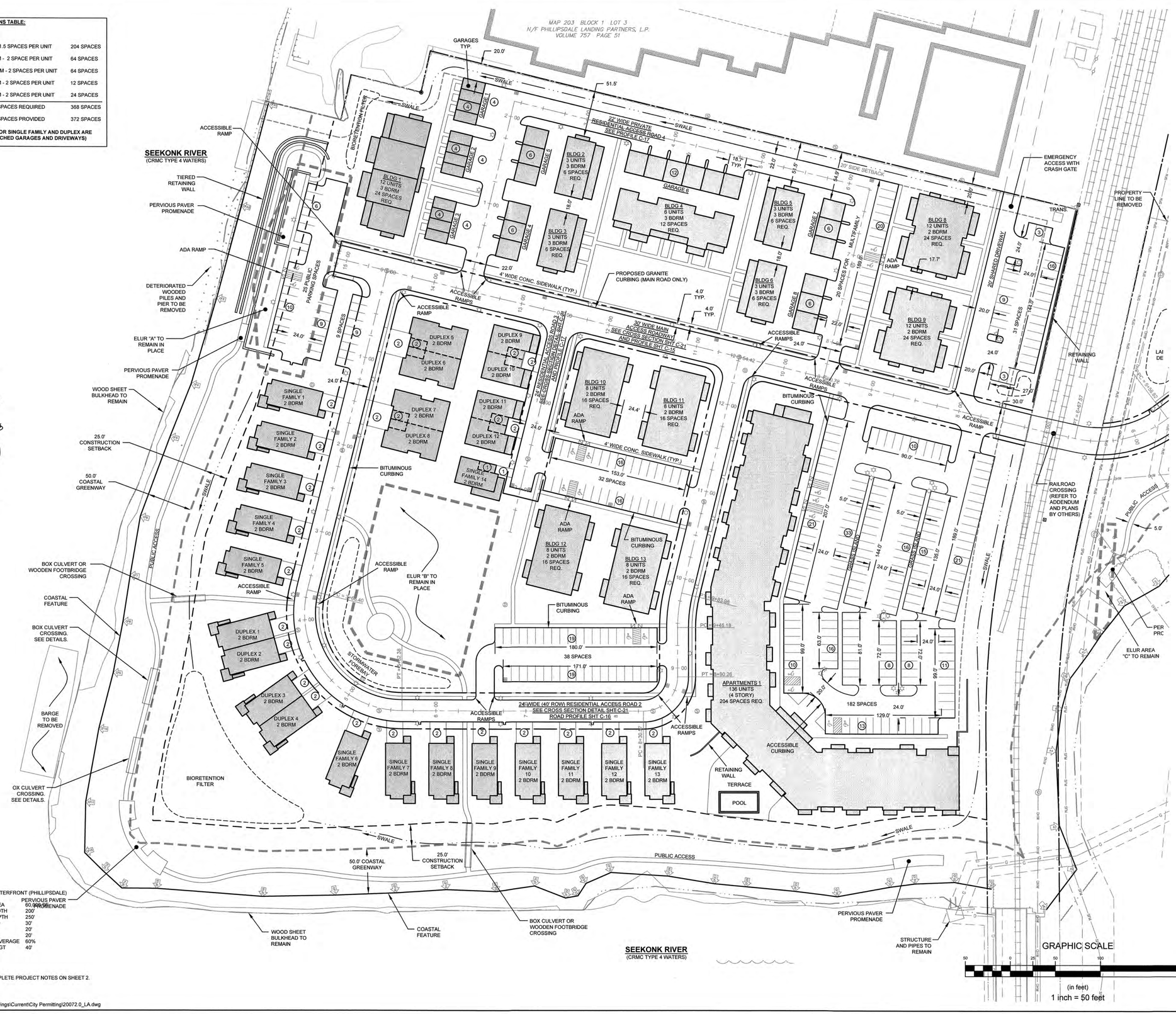
50 0 25 50 100 200

(in feet)
1 inch = 50 feet

PARKING CALCULATIONS TABLE:

PARKING REQUIRED:	
136 APARTMENTS - 1.5 SPACES PER UNIT	204 SPACES
(4) 8 UNIT MULTIFAM - 2 SPACE PER UNIT	64 SPACES
(3) 12 UNIT MULTIFAM - 2 SPACES PER UNIT	64 SPACES
(1) 6 UNIT MULTIFAM - 2 SPACES PER UNIT	12 SPACES
(4) 3 UNIT MULTIFAM - 2 SPACES PER UNIT	24 SPACES
TOTAL COASTAL SIDE SPACES REQUIRED	368 SPACES
TOTAL COASTAL SIDE SPACES PROVIDED	372 SPACES

(PARKING SPACES FOR SINGLE FAMILY AND DUPLEX ARE PROVIDED IN ATTACHED GARAGES AND DRIVEWAYS)



ZONING DATA: WATERFRONT (PHILLIPSDALE)

MIN. LOT AREA	60,000 SF
MIN. LOT WIDTH	200'
MIN. LOT DEPTH	250'
FRONT YARD	30'
SIDE YARD	20'
REAR YARD	20'
MAX LOT COVERAGE	60%
MAX BLDG HGT	40'

NOTES:

1. REFER TO COMPLETE PROJECT NOTES ON SHEET 2.

LEGEND:

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- UTILITY EASEMENT LINE
- ACCESS EASEMENT LINE
- FENCE LINE
- EDGE OF COASTAL FEATURE / WETLAND
- 50' SETBACK FROM COASTAL FEATURE / WETLAND
- COASTAL FEATURE FLAG
- FRESHWATER WETLAND FLAG
- IRON ROD
- SURVEY NAIL
- CONCRETE BOUND
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN INLET
- SEWER MANHOLE
- PROPOSED CURBING
- PROPOSED 25' CONSTRUCTION SETBACK
- PROPOSED SWALE
- PROPOSED PARKING CALLOUT
- PROPOSED ADA SPACE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

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No.	Revision	Date	App.

Designed By:	JJR	Drawn by:	JJR	Checked by:	GES
Scale:	1"=50'	Date:	22APR21		

Project Title:

"EAST POINT"
MAP 203 BLOCK 1 LOT 4
MAP 303 BLOCK 13 LOTS 4 & 5
ROGER WILLIAMS AVENUE
EAST PROVIDENCE
RHODE ISLAND

Client/Owner:
NOBLE DEVELOPMENT, LLC
10 GREEN STREET
PROVIDENCE, RI 02903

Issued for:
PERMITTING

Drawing Title:
LAYOUT PLAN
(COASTAL SIDE)

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
4.22.21

Drawing Number: C-6
Sheet 6 of 22
Project Number: 20072.0
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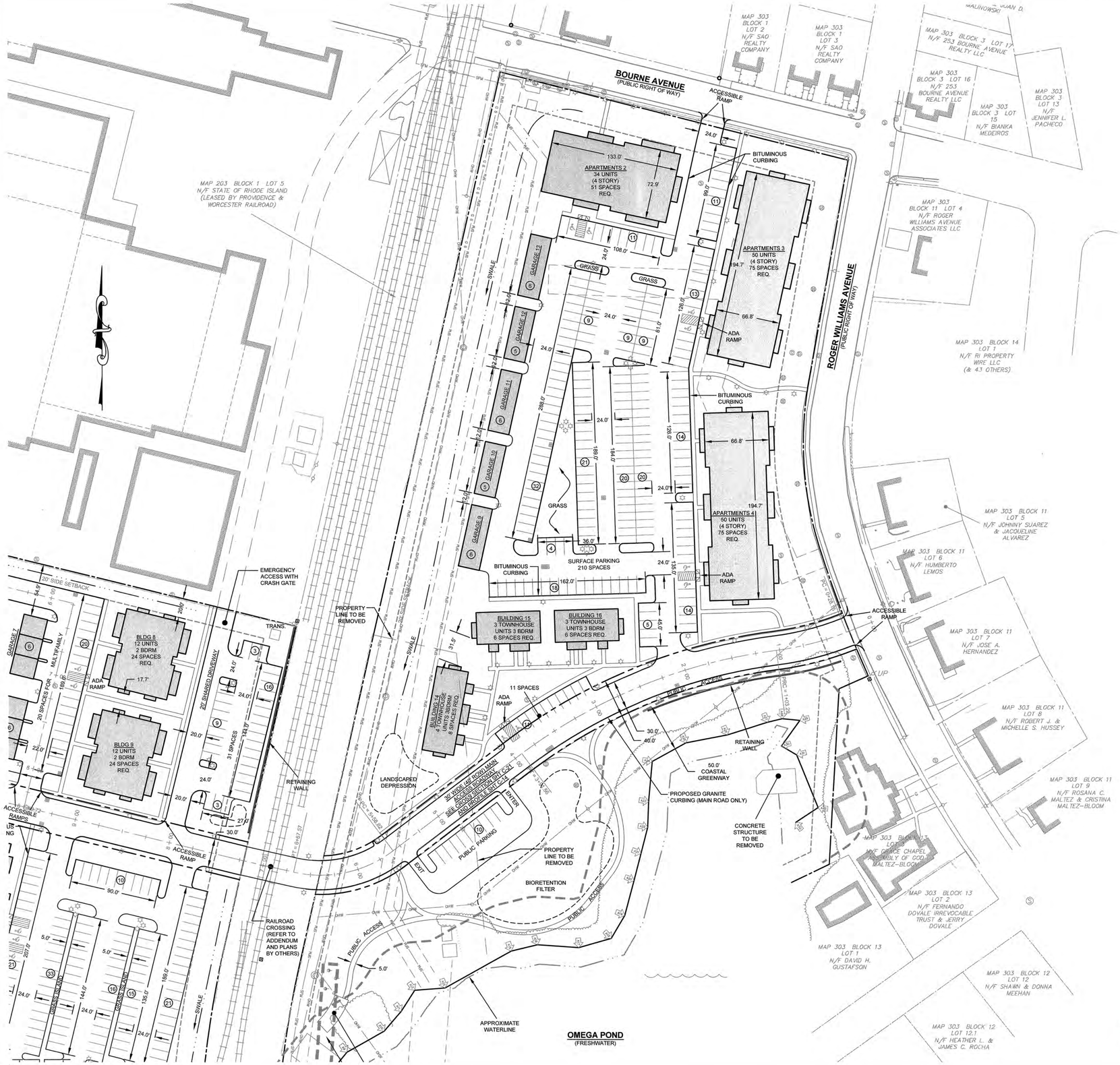

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LEGEND:

- PROPERTY LINE
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- SEWER MANHOLE
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- PROPOSED SWALE
- PROPOSED PARKING CALLOUT
- PROPOSED ADA SPACE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE

PARKING CALCULATIONS TABLE:

PARKING REQUIRED:

134 APARTMENTS - 1.5 SPACES PER UNIT	201 SPACES
(2) 3 UNIT MULTIFAM - 2 SPACE PER UNIT	12 SPACES
(1) 4 UNIT MULTIFAM - 2 SPACES PER UNIT	8 SPACES
TOTAL POND SIDE SPACES REQUIRED	221 SPACES
TOTAL POND SIDE SPACES PROVIDED	249 SPACES

ZONING DATA: WATERFRONT (PHILLIPSDALE)

MIN. LOT AREA	60,000 SF
MIN. LOT WIDTH	200'
MIN. LOT DEPTH	250'
FRONT YARD	30'
SIDE YARD	20'
REAR YARD	20'
MAX LOT COVERAGE	60%
MAX BLDG HGT	40'

NOTES:

1. REFER TO COMPLETE PROJECT NOTES ON SHEET 2.

GRAPHIC SCALE

50 0 25 50 100 200

(in feet)
1 inch = 50 feet

No.	Revision	Date	App.

Designed By: JJR | Drawn by: JJR | Checked by: GES
Scale: 1"=50' | Date: 22APR21

Project Title:

"EAST POINT"
MAP 203 BLOCK 1 LOT 4
MAP 303 BLOCK 13 LOTS 4 & 5

ROGER WILLIAMS AVENUE
EAST PROVIDENCE
RHODE ISLAND

Client/Owner:

NOBLE DEVELOPMENT, LLC
10 GREEN STREET
PROVIDENCE, RI 02903

Issued for:

PERMITTING

Drawing Title:

LAYOUT PLAN
(POND SIDE)

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
4.22.21

Drawing Number: C-7
Sheet 7 of 22
Project Number: 20072.0
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