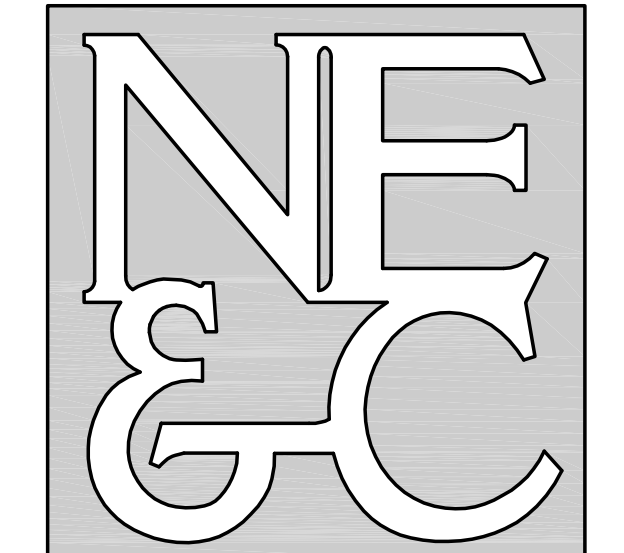


COASTAL SIDE PARKING CALCULATIONS TABLE:

TOTAL NUMBER OF UNITS:	278 UNITS
- 13 SINGLE FAMILY	
- 4 DUPLEX	
- 128 APARTMENTS	
- 33 TOWNHOUSES	
- 100 MULTIFAMILY	
TOTAL DEVELOPABLE ACREAGE:	14.9 UNITS / ACRE
COASTAL SIDE DENSITY:	
DENSITY RATING PER EAST PROVIDENCE COMPREHENSIVE PLAN UPDATE 2010-2015:	MEDIUM DENSITY
PARKING CALCULATIONS:	
2 SPACES PER SINGLE FAMILY, DUPLEX AND TOWNHOUSES (PARKING ACCOMMODATED IN GARAGES AND DRIVEWAYS MEETS CODE REQUIRED PARKING)	
1.5 SPACES PER APARTMENT BUILDINGS 1 & 2 (128 UNITS)	192 SPACES
APARTMENT CODE REQ. PARKING:	
APARTMENT SPACES PROVIDED:	185 SPACES
2 SPACES PER MULTIFAMILY 1 & 2 (100 UNITS)	
MULTIFAMILY CODE REQ. PARKING:	200 SPACES
MULTIFAMILY SPACES PROVIDED:	175 SPACES



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PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

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
	PROPOSED GRANITE BOUND

11	UPDATES AND REVISIONS	21JUN24	
10	PLANNING BOARD	21FEB24	
9	UPDATES AND UTILITY REVISIONS	28JAN24	
8	ADDED CURB CUT RADII	01NOV23	
7	PLANNING BOARD	18OCT23	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	SEE REV

Project Title:
**"EAST POINT"
MAP 203 BLOCK 1 PARCEL 4
MAP 303 BLOCK 13 PARCELS 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)**

Drawing Number:
C-6

Sheet **6** of **28**

Project Number:
20072.0

Survey Index:

JEREMY J. ROSA
No. **9826**
6/21/2024
REGISTERED PROFESSIONAL ENGINEER
CIVIL

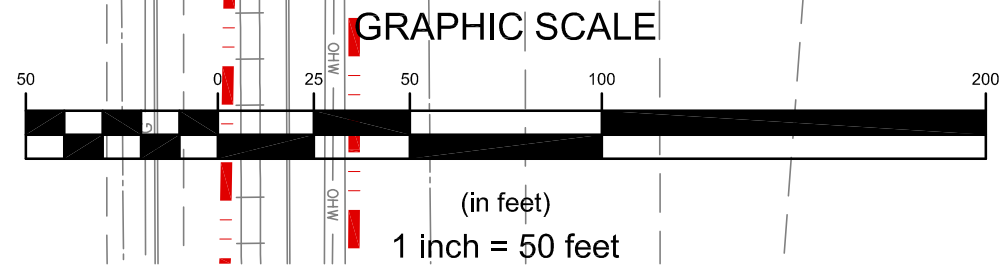
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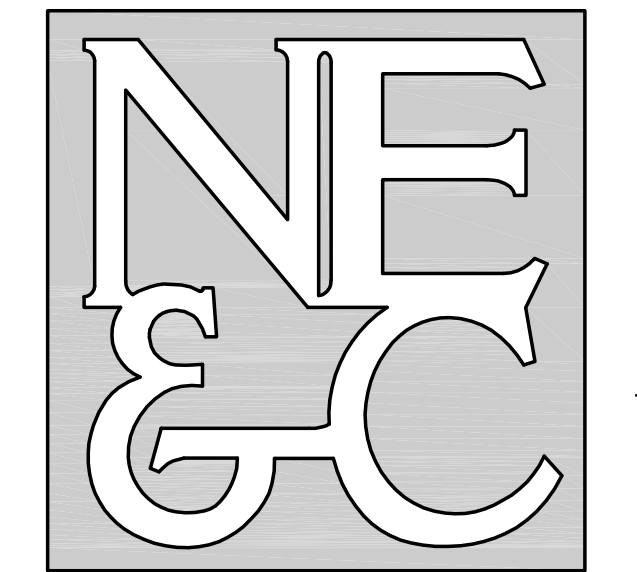


ZONING DATA: WATERFRONT (PHILLIPSDALE)

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 C-2.





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LEGEND:

- PROPERTY LINE
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- - - EDGE OF COASTAL FEATURE / WETLAND
- - - 50' SETBACK FROM COASTAL FEATURE / WETLAND
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11	UPDATES AND REVISIONS	21JUN24	
10	PLANNING BOARD	21FEB24	
9	UPDATES AND UTILITY REVISIONS	28JAN24	
8	ALDERSBRIDGE CONCEPT	22NOV23	
7	PLANNING BOARD	18OCT23	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES		
Scale:	1"=50'	Date:	SEE REV

Project Title:
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MAP 203 BLOCK 1 PARCEL 4
MAP 303 BLOCK 13 PARCELS 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)

	Drawing Number:	C-7
	Sheet	7 of 28
	Project Number:	20072.0
	Survey Index:	

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POND SIDE PARKING CALCULATIONS TABLE:

TOTAL NUMBER OF UNITS:	114 UNITS
TOTAL DEVELOPABLE ACREAGE:	8.47 ACRES
POND SIDE DENSITY:	13.5 UNITS / ACRE
DENSITY RATING PER EAST PROVIDENCE COMPREHENSIVE PLAN UPDATE 2010-2015:	MEDIUM DENSITY
PARKING CALCULATIONS:	
2 SPACES PER TOWNHOUSE (10 UNITS)	
TOWNHOUSE CODE REQ. PARKING:	20 SPACES
TOWNHOUSE PARKING PROVIDED:	32 SPACES
1.5 SPACES PER APARTMENT UNIT (65 UNITS)	
APARTMENT CODE REQ. PARKING:	98 SPACES
APARTMENT SPACES PROVIDED:	135 SPACES + 26 OPTIONAL SPACES
1.0 SPACE PER ALDERSBRIDGE UNIT (39 UNITS)	
REQ. PARKING:	39 SPACES
PARKING PROVIDED:	39 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	80%
MAX BLDG HGT	40'

NOTES:
1. REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

