

Tab 12

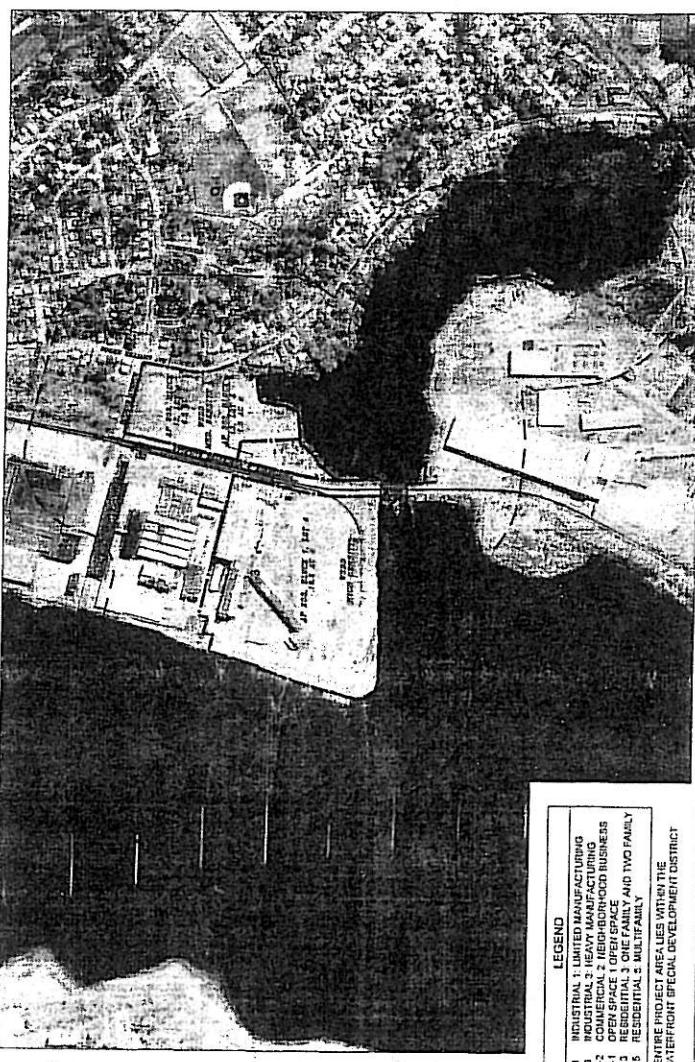
Tab A

EAST POINTE - UPLANDS SECTION

EAST PROVIDENCE, RHODE ISLAND

AUGUST 2007

AERIAL PHOTO



END

- I-1 INDUSTRIAL 1: LIMITED MANUFACTURING
 - I-2 INDUSTRIAL 2: HEAVY MANUFACTURING
 - C-2 COMMERCIAL 2: NEIGHBORHOOD BUSINESS
 - O-1 OPEN SPACE 1: OPEN SPACE
 - R-1 RESIDENTIAL 1: ONE FAMILY AND TWO FAMILY
 - R-5 RESIDENTIAL 5: MULTIFAMILY

* ENTIRE PROJECT AREA USES THE
WATERFRONT SPECIAL DEVELOPMENT DISTRICT

NORTHEAST ENGINEERS AND CONSULTANTS, INC.

**55 JOHN CLARKE ROAD
MIDDLETOWN, RHODE ISLAND 02842
PHONE: (401) 849-0810**

REFERENCE
AERIAL PHOTO
INFORMATION

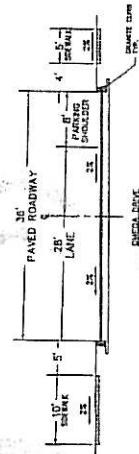
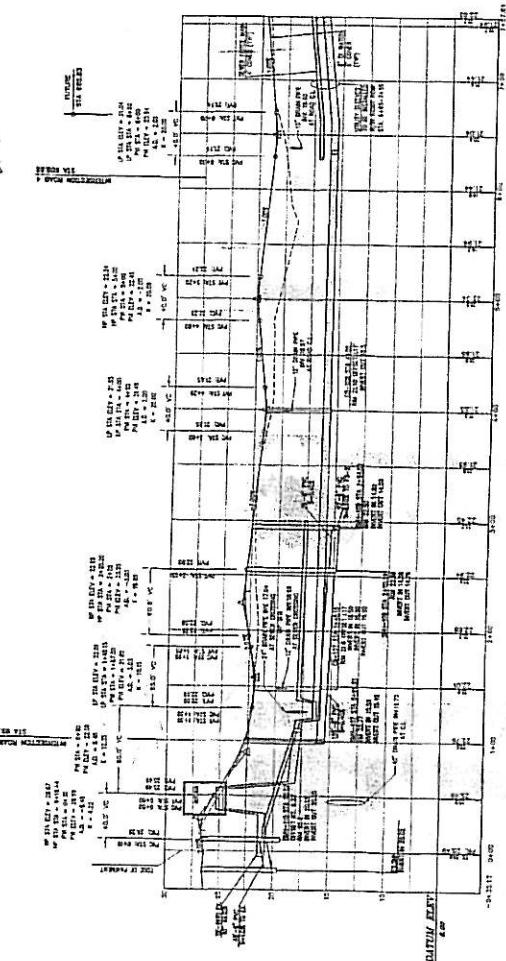
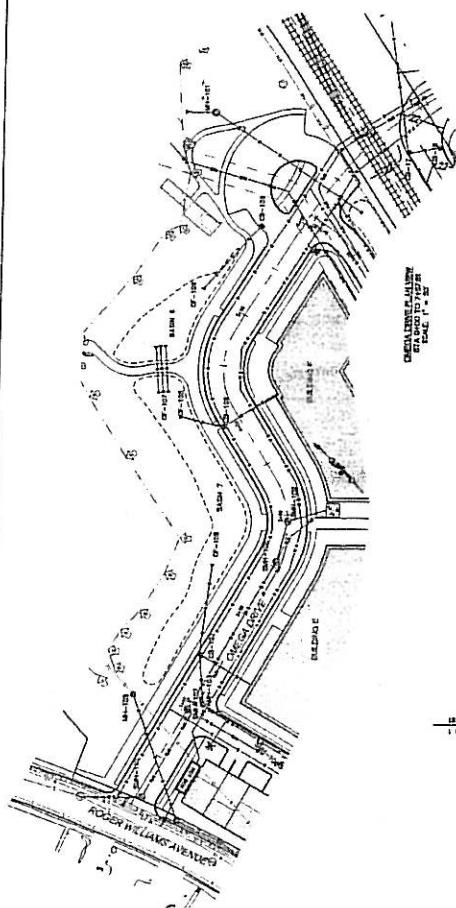
THE BIRMINGHAM LAW LIBRARY

THE SABRE PROJECT TEAM AT BAE SYSTEMS (REINFORCED CONCRETE) PERFORMED THE TESTS WHICH WERE ARRANGED BY THE RESEARCH GROUP. THE TESTS WERE CONDUCTED ON A 1:1 SCALE MODEL OF THE SABRE PLANE. THE TESTS WERE CONDUCTED IN THE REINFORCED CONCRETE LABORATORY AT THE UNIVERSITY OF MANCHESTER. THE TESTS WERE CONDUCTED ON A 1:1 SCALE MODEL OF THE SABRE PLANE. THE TESTS WERE CONDUCTED IN THE REINFORCED CONCRETE LABORATORY AT THE UNIVERSITY OF MANCHESTER.



NORTHEAST ENGINEERS
& CONSULTANTS, INC.

Firstly he referred that this
area was not subjected to a
wide variation of the type or extent
of bedrock weathering bands on site.

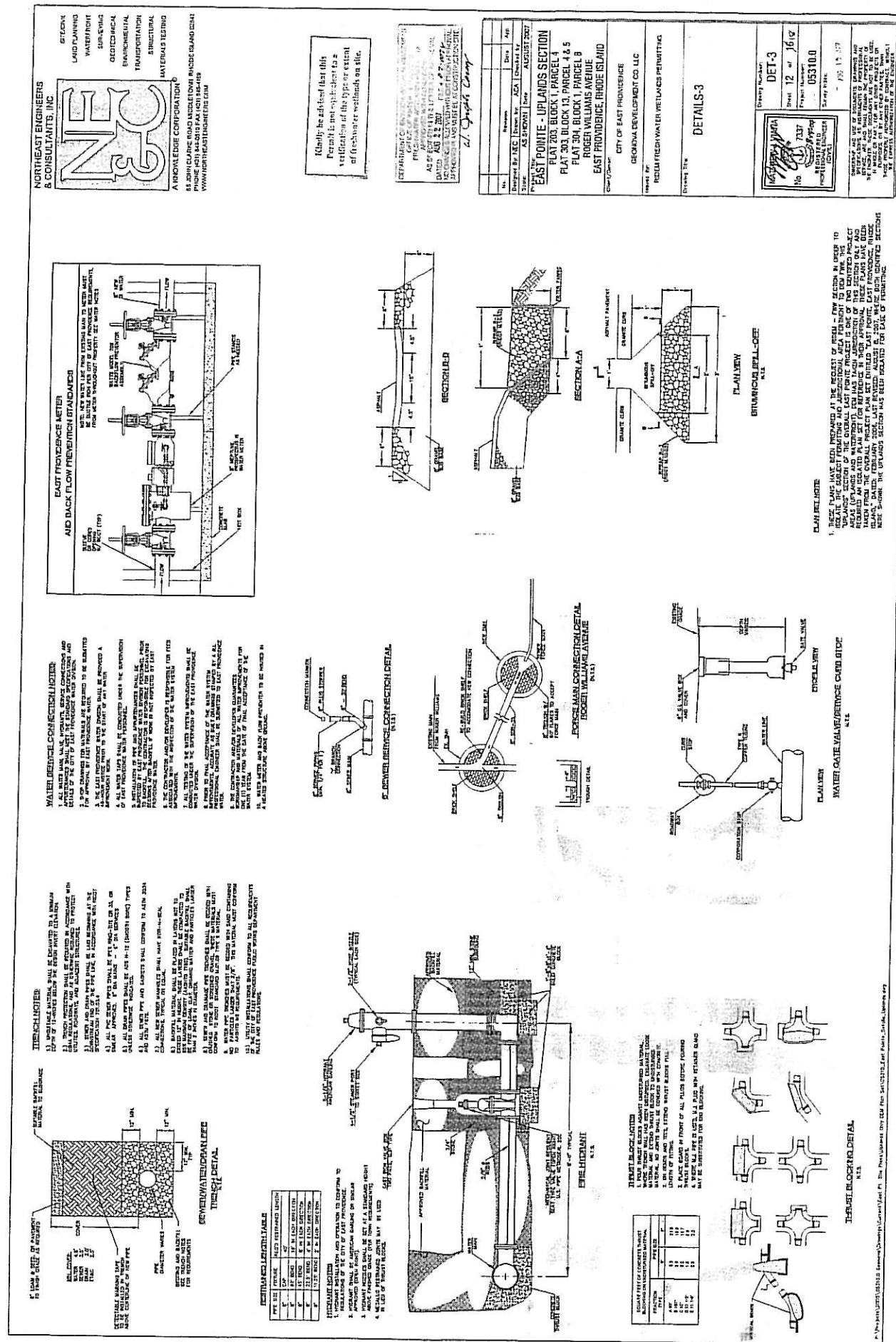


FLAW SET NOTE

PP-6	16^{15'}
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Proportion	1:10000
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1974-75	1974-75

[View Details](#)

[In top]



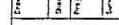


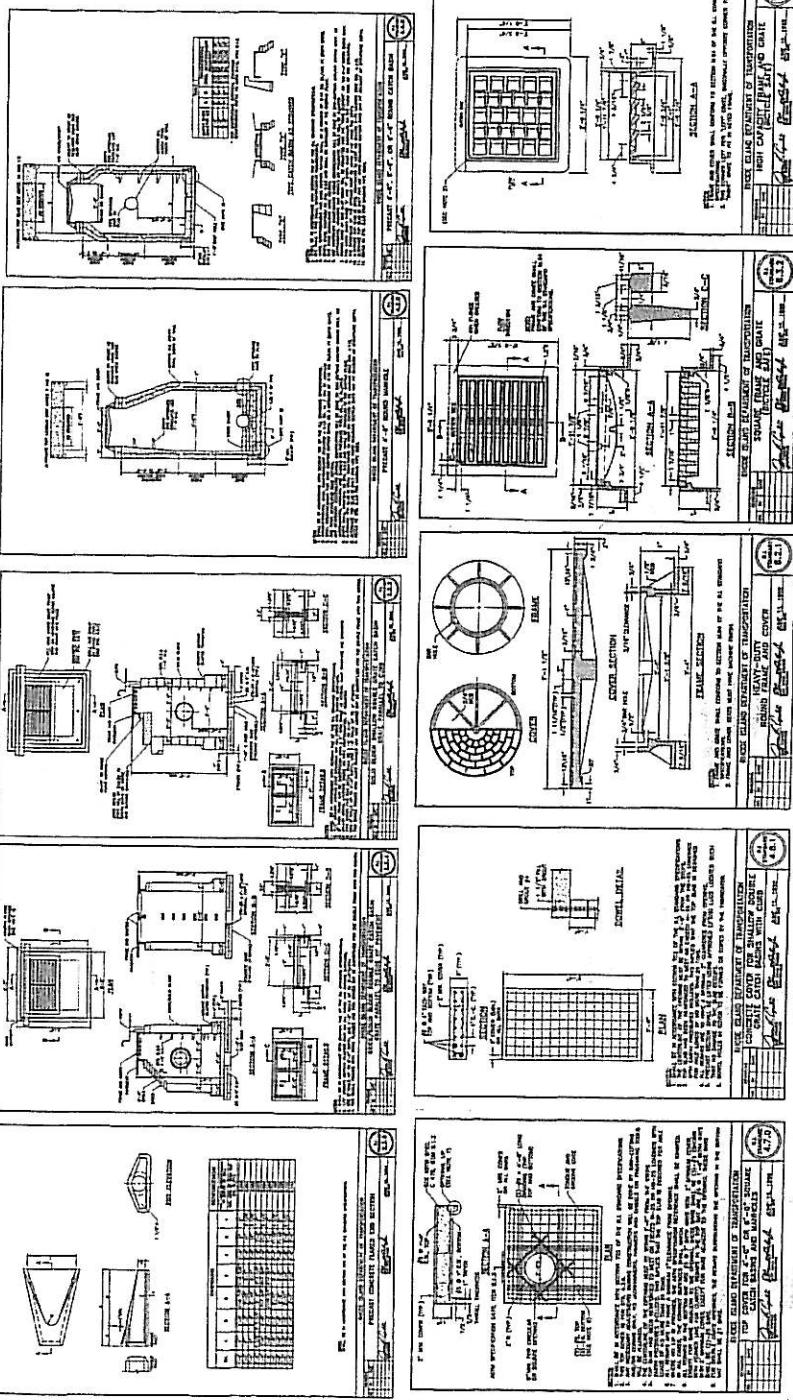
**NORTHEAST ENGINEERS
& CONSULTANTS, INC.**

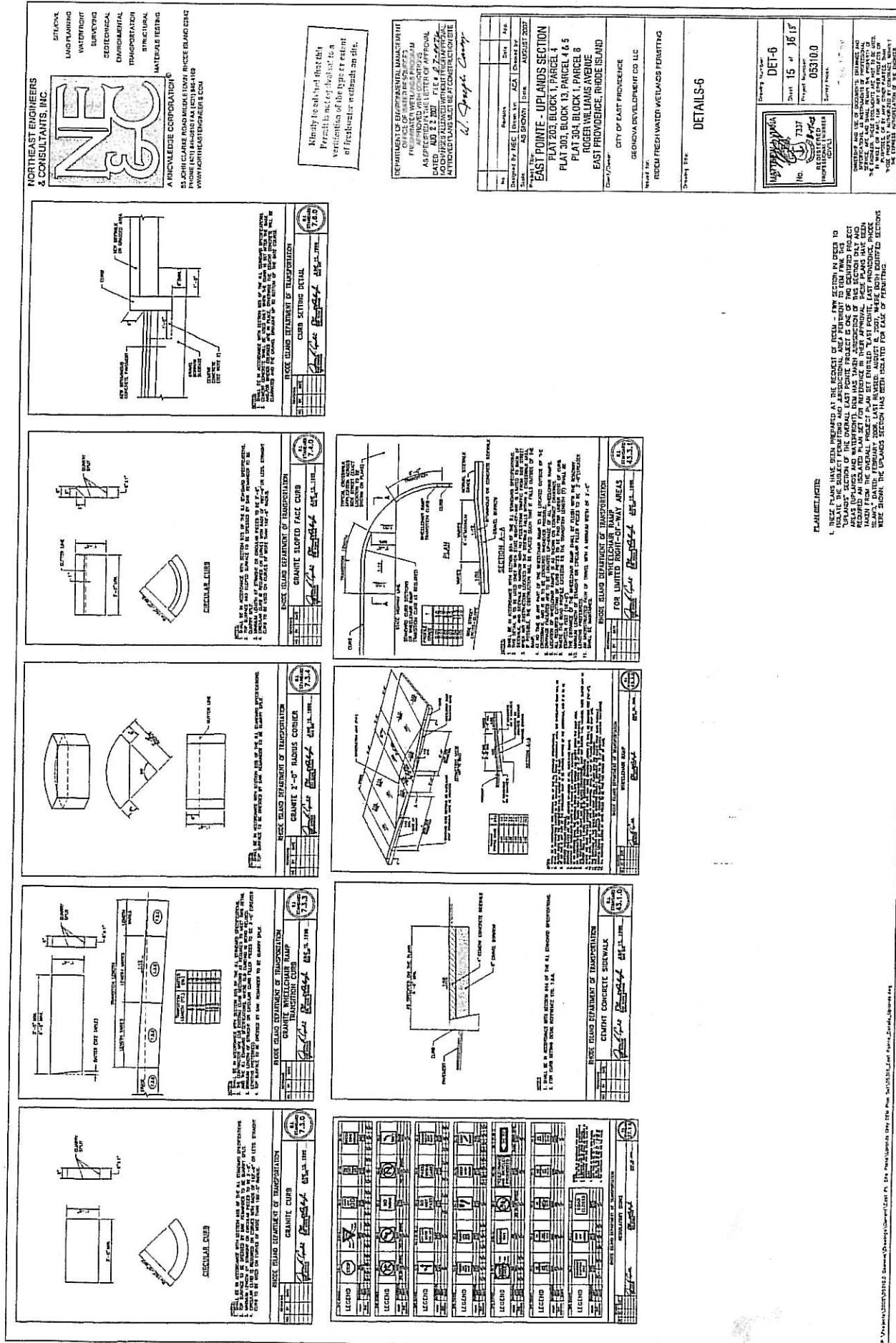
Should be advised that this
permits is not equivalent to a
verification of the type or extent
of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
CITY OF NEW YORK
PERMIT NUMBER: 00000000000000000000000000000000
PERMIT DATE: 01/01/2000
PERMIT EXPIRATION DATE: 01/01/2001
AS OF 01/01/2000 THIS PERMIT IS IN EFFECT.
APPROVED BY: [Signature]
DATE APPROVED: 01/01/2000
REMARKS: NO CHANGES MADE SINCE THE DATE OF APPROVAL.
APPLICANT PLANS MUST BE FILED AT CONSTRUCTION SITE

W. James Casper

No.	Requisition	Date	Ass.
	Enclosed by REC'D PROOF OF MAIL AS SIGN'D Date		
	RECEIVED AUGUST 2007		
EST. POINTE - UPLANDS PROJECT PLAT 201, BLOCK 1, PARCEL 4 PLAT 203, BLOCK 13, PARCEL 4 & 5 PLAT 304, BLOCK 1, PARCEL 8 ROGER WILLIAMS AVENUE EAST PROVIDENCE, RHODE ISLAND <small>Chart/Plan</small>			
CITY OF EAST PROVIDENCE GEORGE DEVELOPMENT CO. LLC			
<small>SEARCHED FOR:</small> FERNUTT AG			
<small>INDEXED FOR:</small> DETAILS 5			
<small>SEARCHED FOR:</small> DET-5 Date 14 v 16/15 <small>INDEXED FOR:</small> DET-510.0 Date 14 v 15/15			
<small>SEARCHED FOR:</small>  DET-510.0 Date 14 v 15/15			







NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®
65 JOHN CLARKE ROAD, MIDDLETON, MA 01842
PHONE: 401-846-0070; FAX: (401) 845-4102
WWW.NORTHEASTCORPORATION.COM

I kindly be advised that this
Permit is not contingent to a
verification of the higher extent
of freshwater wetlands on site.

PROPERTY	JZR	Drawn by	ACIA	Compt'd by	
NAME	1-20	Date	AUGUST 2007		
PROJECT NO.					

**EAST POINTE - UPLANDS SECTION
ROGER WILLIAMS AVENUE
EAST PROVIDENCE, RI**

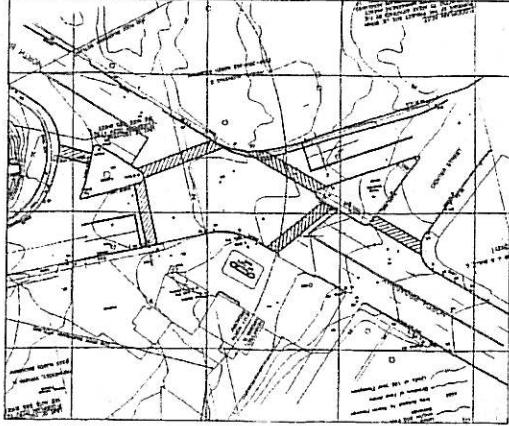
CONCEPTUAL TRAFFIC
IMPROVEMENTS

1. THESE UPLANDS BEING PREDICTED AT THE REQUEST OF MICHIGAN - NEW JERSEY IN ORDER TO DETERMINE THE POSSIBILITIES FOR THE DEVELOPMENT OF A NEW STATE, NEW JERSEY HAS BEEN DIVIDED INTO SEVEN SECTIONS. THE SECTIONS ARE AS FOLLOWS: 1. THE UPLANDS SECTION, 2. THE COASTAL PLAINS SECTION, 3. THE RIVER PLAINS SECTION, 4. THE HILLS SECTION, 5. THE LAKE PLAINS SECTION, 6. THE LAKE PLATEAU SECTION, AND 7. THE LAKE SHORE SECTION.
2. THESE UPLANDS BEING PREDICTED AT THE REQUEST OF MICHIGAN - NEW JERSEY IN ORDER TO DETERMINE THE POSSIBILITIES FOR THE DEVELOPMENT OF A NEW STATE, NEW JERSEY HAS BEEN DIVIDED INTO SEVEN SECTIONS. THE SECTIONS ARE AS FOLLOWS: 1. THE UPLANDS SECTION, 2. THE COASTAL PLAINS SECTION, 3. THE RIVER PLAINS SECTION, 4. THE HILLS SECTION, 5. THE LAKE PLAINS SECTION, 6. THE LAKE PLATEAU SECTION, AND 7. THE LAKE SHORE SECTION.

T-1
16 " 16 19
Preston Hall 05310
Supply Price

GRAPH

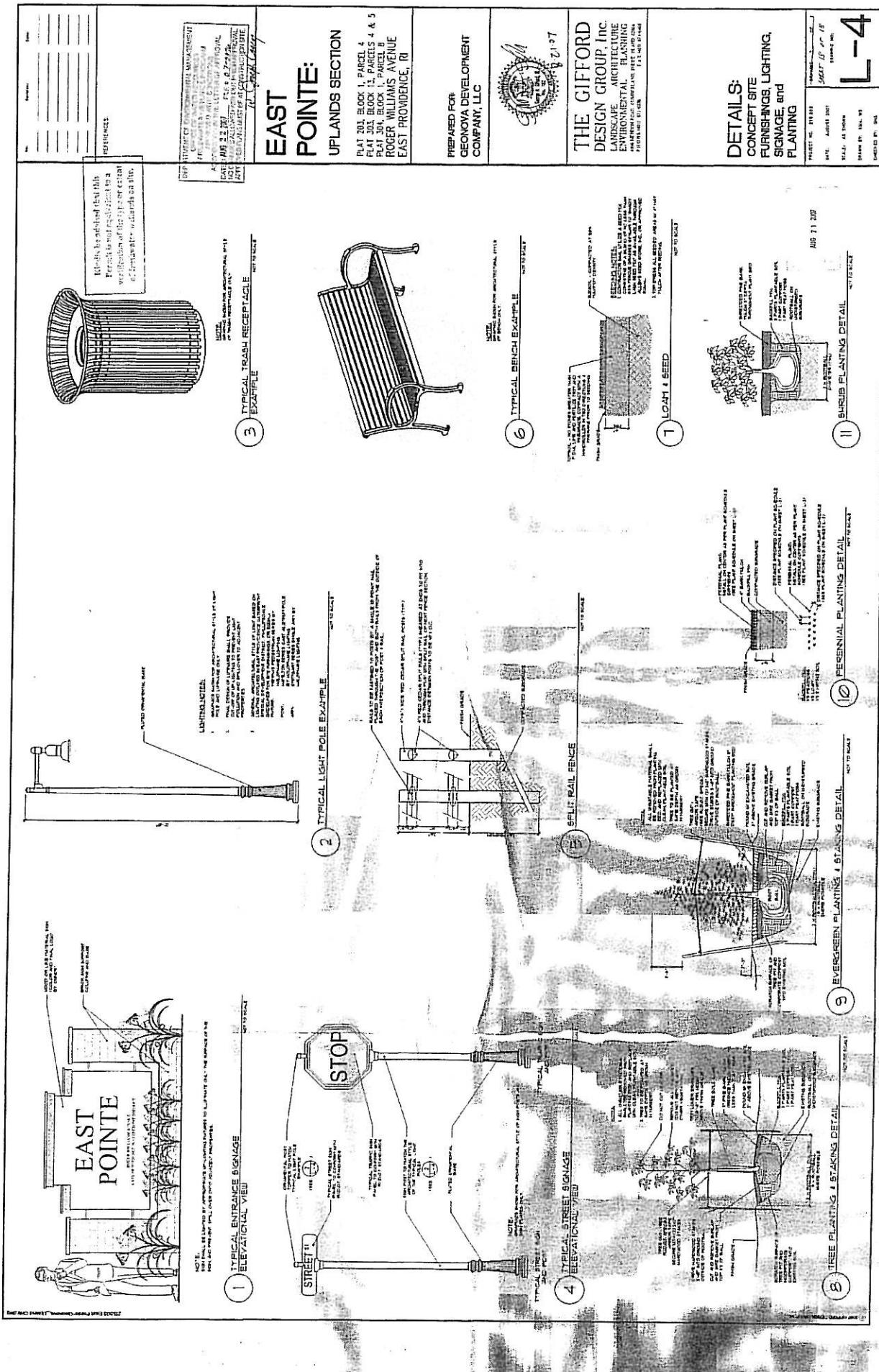
1440



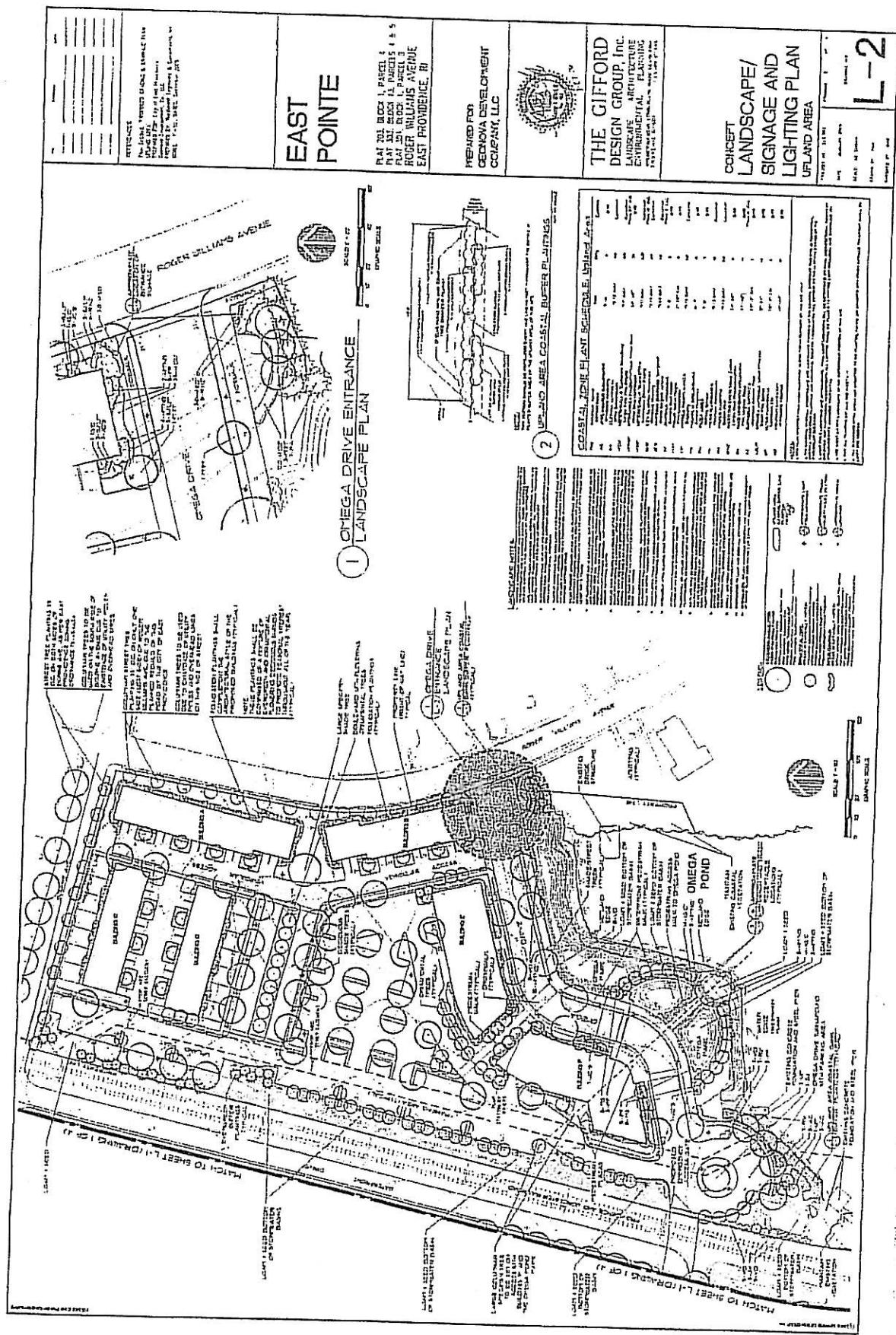
NORTH BROADWAY & CENTER STREET

ELEMEN

ROGER WILLIAMS AVENUE & BOURNE AVENUE



Tab B



Tab 13

EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT

DEVELOPER INFORMATION PACKET

Thank you for your inquiry about the development process within the East Providence Waterfront Special Development District.

The Waterfront Commission looks forward to working with your development team to insure that your project is a success for you and an asset to the City of East Providence.

*If you have any questions, please do not hesitate to contact the Executive Director,
145 Taunton Avenue,
East Providence, RI 02914,
(401) 435-7530
www.eastprovidencewaterfront.com*



I. Overview

The East Providence Waterfront Special Development District

Role and Approval Process

The Waterfront Commission

Background

City-State Partnership created by State Enabling Legislation in 2003 and City Ordinance in 2004.

Role

- Adopt, implement and administer a plan of development for the Waterfront District
- Administer Design and Development Regulations
- Review and approve all public and private sector development plans and improvements in the Waterfront District
- Engage in the Design Review process, which includes oversight on materials, and design details including windows, doors, street landscaping, lighting and signage

Meetings

All meetings of the Waterfront Commission, its Design Review Committee and Hearing Panel are open to the public. The meetings are posted at East Providence City Hall, on the City's website and on the Secretary of State's website.

Approval Process

1. The development team for proposed projects meets in a series of design workshops with the Design Review Committee and interested members of the public to review and revise, as necessary, massing, height and design details. These include, but are not limited to, materials, roofscape, signage, landscaping, doors, windows, etc. The Design Review Committee also

reviews broader issues such as traffic, drainage and infrastructure impacts.

2. Public Hearings on the project are held by both the Design Review Committee and the entire Waterfront Commission. Conditional uses and deviations will be considered at public hearings by the Hearing Panel (These are advertised in the newspaper and neighboring property owners are noticed via certified mail.) Proponents and opponents are given the opportunity to speak at these meetings.
3. Once an application has been deemed to be complete in form and substance, the Waterfront Commission must vote within 45 days to: 1) reject the project, 2) approve the project with certain conditions or 3) approve the project as presented. In the alternative, the Commission and the applicant may mutually agree on an extension of time for the Commission to make a decision or make a finding of fact that circumstances require additional time for study. Said extension of time must be no longer than 90 days and shall be in writing and be signed by a designated representative of the Waterfront Commission and by the party in interest.
4. If the project is approved, a Certificate of Approval for the project is issued. No building permit is issued without a Certificate of Approval from the Waterfront Commission.
5. If any changes are made to the project, the development team must appear before both the Design Review Committee and the Waterfront Commission for approval of the changes.

Waterfront Commission Membership

See website: www.eastprovidencewaterfront.com.

Subcommittees

Design Review Committee

- Responsible for review of all applications for development
- Comprised of up to nine members, three members of the Waterfront Commission, the City's Planning Director, Public Works Director and three community advisory members
- Works with the development team on all the design details of a project and then makes a recommendation for approval or rejection to the full Waterfront Commission



Hearing Panel

- Reviews applications for deviations, variances, special exceptions and/or zoning waiver where the Chairman determines an application involves unusually complex factual issues and/or a lengthy evidentiary hearing
- Comprised of up to five members designated by the Waterfront Commission

All Projects within the East Providence Waterfront Special Development District must conform to both the Waterfront Special Development District Zoning Regulations (the "regulations") and potentially other applicable regulations, including those of the RI Department of Environmental Management (DEM) and the RI Coastal Resources management Council (CRMC).

Development teams are strongly encouraged to utilize design professionals with experience and expertise in urban or urban ring areas. Proposed projects should provide for a richness of detail and materials and complement other existing or proposed developments within the District. The project design should particularly address the pedestrian experience and connections.

There are six general steps that the development team should follow in planning a project within Waterfront District.

1. Executive Director:

For ease of navigation through the approval process, contact the Executive Director to discuss the project, the general process and time schedule.

2. Pre-Application Meeting:

The development team should schedule a pre-application meeting(s) with the Executive Director and the Commission's design consultant to review the project for general compliance with the Design Regulations. At the pre-application stage, the Executive Director will provide guidance as to the scope of the application and any requirements for outside peer review.



3. Design Review Committee Workshop Presentation:

The development team should schedule a series of workshop presentations with the Design Review Committee to review and refine the project details in compliance with the Regulations. Depending upon the complexity of the project, the development team should anticipate a minimum of two workshop meetings before the project is ready for the final application for approval. The Design Review Committee will also meet with developers at the conceptual design phase at the request of the development team.

4. Coordination with State Permitting Agencies:

Applicants are encouraged to schedule project concept review meetings among state permitting agencies such as the DEM and CRMC.

5. Additional Professional Reviews:

The Waterfront Commission may require the applicant to pay additional review fees in advance so that the Commission may hire outside professionals to conduct review(s) of impact analyses submitted by the applicant and to conduct independent reviews. The elements of an application for which the Commission may require additional review fees shall include but not be limited to the following: legal issues, drainage, traffic, noise, environmental assessments, architecture and geotechnical sampling and testing. The amount of the additional review fee shall be based upon written cost estimates prepared by qualified consultants selected by the Commission based upon a written scope of work prepared by the Executive Director in consultation with the Design Review Committee and applicable staff. The applicant shall be afforded the opportunity to review and comment on the scope of work and the proposed fees. These review fees shall be deposited in a review escrow account established by the Commission.

6. Application and Processing Fees:

The required application and processing fees are included in the Commission's Internal Operating Procedures, which is attached hereto. The development team should note that the required application fee is non-refundable. For all projects with an estimated construction cost of \$4,999,999, or less, the full application fee is due upon the filing of the formal application. For projects with an estimated construction cost of \$5,000,000 or greater, 25% of the application fee is due at the time of the application, 50%

is due at the time of the application for the first building permit and 25% is due at the time of application for the first Certificate of Occupancy. For projects with an estimated construction cost of \$100,000,000 or greater, fees are phased as follows: \$50,000 is due at the time of the application, \$150,000 is due at the time of application for the first building permit and \$50,000 is due at the time of application for the first Certificate of Occupancy. The amount of the applicable fee is included in the Commission's Internal Operating Procedures.

Additionally, the development team is responsible for all design, legal, advertising, stenography and other costs associated with the design workshops and public hearings.

Submission of Formal Application and Public Hearings:

Following the design workshops, the development team will submit a formal application to the Executive Director. Once the application is determined to be complete, the Executive Director will schedule the required public hearings within the next 30-45 day period. The Executive Director is responsible for sending notice of the public hearings to area property owners by certified mail at least 7 days before the scheduled hearing date.

Approval/Rejection:

Following the testimony received at the public hearings, the Waterfront Commission may vote to (1) reject the project, (2) approve the project with certain conditions, or (3) approve the project as presented. If approved, the Commission will issue a document known as a Certificate of Approval. In order to obtain a building permit, the construction drawings must be developed in accordance with the approved application and stamped and signed by the Executive Director.

The following documents are enclosed and should be reviewed in detail by the development team:

1. Overview



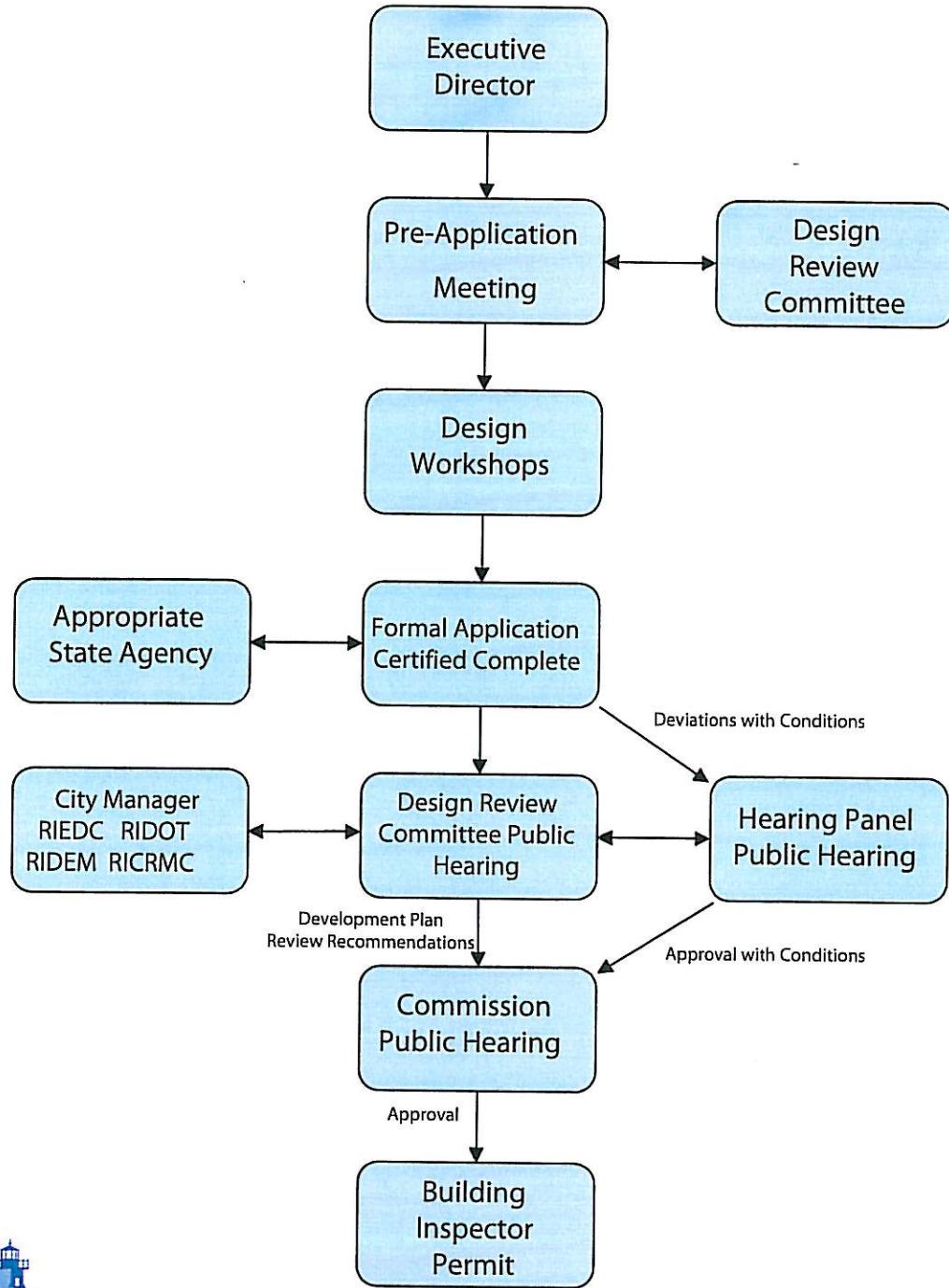
2. Design Guidelines and Development Regulations

3. Internal Operating Procedures

Additionally, the development team should review the City of East Providence Zoning Ordinance for provisions that may have an impact the project. See Article IX Waterfront Special Development Districts Sec. 19-470 through Sec. 19-485 of the East Providence Zoning Ordinance.

The Waterfront Commission reserves the right to alter, amend or change this Developer's Information Packet at its discretion.

Waterfront Project Review Procedures



II. Internal Operating Procedures

Application and Processing Fees

With the exception of the initial pre-application workshop meeting, the applicant is responsible for all design workshop costs and all costs relating to design review and all public hearings including, but not limited to advertising, certified mail, the stenographer, legal fees, design review, administrative costs and other direct costs.

In addition, the Applicant shall submit a certified bank check with the development application in the amount listed below.

Tier I Fees - Minor Projects

This fee schedule applies to determinations of consistency of use and alterations, additions and new construction with an estimated construction cost of \$100,000 or less. Project costs shall be determined by the Executive Director but shall exclude site acquisition, remediation and site preparation costs.

Application Fee	
Certificates of Consistency of Use	\$100.00
Alterations, Additions and Construction	
Project Cost \$1,000 to \$5,000	\$50.00
Project Cost \$5,000 to \$10,000	\$100.00
Project Cost \$10,000 to \$50,000	\$250.00
Project Cost \$50,000 to \$100,000	\$500.00

*Please note that all filing and application fees are non-refundable.



Tier II Fees - Major Projects

A. Application Fees

The fee schedule (on next page) applies to alterations, additions and new construction with an estimated construction cost in excess of \$100,000. Project costs shall exclude site acquisition, remediation and site preparation costs. Applicants shall submit a construction cost estimate broken down on a per square foot basis by land use. The Commission will have the construction cost estimate upon which the fee is calculated, reviewed and verified.

- Multi-phased projects will be considered one project, and the fee paid must reflect the total cost of the project
- Total fees are capped at \$250,000, with a maximum initial application fee of \$50,000
- Development fees are graduated, and for projects with a cost of \$5,000,000 or greater, are split into three phases as follows:
 1. 25% of the total fee is due at the time of application
 2. 50% of the total fee must be paid at the time of application for the first building permit
 3. The final 25% of the fee is due at the time of application for the first certificate of occupancy

For projects reaching the \$250,000 cap (with a total construction cost of \$100,000,000 or more), fees will be phased as follows:

1. \$50,000 due at the time of application
2. \$150,000 due at the time of first building permit application
3. \$50,000 due at the time of application for first certificate of occupancy

No building permit or certificate of occupancy will be issued without payment of all applicable Waterfront Commission fees.

Project Cost	Fee Rate	Total Fee	Due at Application Fee	Due at Building Permit	Due at Cert. of Occupancy
			25%	50%	25%
\$100,000 - \$4,999,000.00	.50%	\$500.00 +	\$500.00 +	NA	NA
\$5,000,000.00	.50%	\$25,000.00	\$6,250.00	\$12,500.00	\$6,250.00
\$10,000,000.00	.50%	\$50,000.00	\$12,500.00	\$25,000.00	\$12,500.00
\$15,000,000.00	.50%	\$75,000.00	\$18,750.00	\$37,500.00	\$18,750.00
\$20,000,000.00	.40%	\$80,000.00	\$20,000.00	\$40,000.00	\$20,000.00
\$25,000,000.00	.35%	\$87,500.00	\$21,875.00	\$43,750.00	\$21,875.00
\$30,000,000.00	.30%	\$90,000.00	\$22,500.00	\$45,000.00	\$22,500.00
\$40,000,000.00	.25%	\$100,000.00	\$25,000.00	\$50,000.00	\$25,000.00
\$50,000,000.00	.25%	\$125,000.00	\$31,250.00	\$62,500.00	\$31,250.00
\$75,000,000.00	.25%	\$187,500.00	\$46,875.00	\$93,750.00	\$46,875.00
\$100,000,000.00	cap	\$250,000.00	\$50,000.00	\$150,000.00	\$50,000.00

B. Additional Professional Review Fees

- The Waterfront Commission may require the applicant to pay additional review fees in advance so that the Commission may hire outside professionals to conduct review of impact analyses submitted by the applicant and to conduct independent reviews. The elements of an application for which the Commission may require additional review fees shall include, but not be limited to, the following: legal issues, drainage, traffic, noise, environmental assessments, architecture, and geotechnical sampling and testing. The amount of the additional review fee(s) shall be based upon written cost estimates prepared by qualified consultants based upon a written scope of work prepared by the Executive Director in consultation with the Design Review Committee and applicable City staff. The applicant shall be afforded opportunity to review and comment on the scope of work and the proposed fees. These review fees shall be deposited in a review escrow account established by the Commission.
- If any such professional review is required by the Waterfront Commission, the Commission shall so

indicate at the Pre-Application stage of review. Based upon a recommendation of the Executive Director. The determination will be based upon the understanding of the Commission and staff, at that time, of the issues posed by an application. This shall not preclude the Commission from requiring such outside professional review at a later stage in the review process if additional information is received which leads the Commission to believe that such additional professional review is required for an adequate consideration of the proposal.

- As part of the public record, the Waterfront Commission shall indicate its intent to spend any portion of the professional fee escrow account and shall specify the purpose for the proposed expenditure(s). Those moneys deposited by the applicant and not spent by the Waterfront Commission in the course of its review shall be returned to the applicant within thirty (30) days after the Waterfront Commission renders its final decision on the application.

C. Other Miscellaneous Fees

Other fees ranging from \$100 to \$500 are applicable for extension of approval, plan modification and signage review.

D. City Application Fees

The applicant is obligated to pay any development permitting fees applicable to City Agencies such as building permit and subdivision fees.



District Application For A Permit

East Providence Waterfront Special Development

(File with the Waterfront Commission, c/o Executive Director) City Hall 145 Taunton Avenue East Providence, RI 02914

(Type and print clearly)

1. Applicant(s) Name _____

Address _____

2. Owner(s) Name (list names of all holders of any equity interest in the applicant) _____

Address _____

3. Land Surveyor's Name _____

Address _____

4. Assessor's Map/Block/Parcel Number(s) _____

5. Street Address of Property _____

6a. Waterfront Zoning Sub-District _____

6b. Conditional Uses or Deviations Proposed _____

7. Any Covenants, Conditions, Restrictions on the land? _____

8. Title Report and Tax Certification Required (Attach to this form)

Applicant's Signature _____ Date _____

Witness _____

Owners Certification: "(I or we) do hereby certify that (I am or we are) the only owner(s) of record of the property under this application, said property being described in deed(s) recorded in the East Providence Land Evidence Records at Book _____, Page _____, request this as (my or our) record plat for this property. (I or we) further certify that (I or we) submit to the jurisdiction of the East Providence Waterfront Special Development District and agree to pay all fees associated with submitting this application.

Owners Signature _____ Date _____

Witness _____



For Office Use Only

File# _____ Date Submitted _____

Received By (initial) _____

Fee \$ _____ # of Lots or Units _____

COC _____ Design Review Committee

Date of Design Review Committee Meeting _____

Date(s) of Display Ad(s) _____

Action and Date _____

Hearing Panel Committee Meeting _____

Action and Date _____

Date of Waterfront Commission Meeting _____

Date(s) of Display Ad(s) _____

Action and Date _____

Appeal _____

Other Actions Required? _____

Plan Signed _____

(Note: None or date of Appeal)



Tier I - Minor Project Checklist

The East Providence Waterfront Special Development District

Tier I - Minor Project Checklist applies to determinations of consistency of use and alterations, additions and new construction with an estimated construction cost of \$100,000 or less. Project costs shall be determined by the Executive Director and shall exclude site acquisition, remediation and site preparation costs. Initially, the applicant shall submit a completed application form and required application fee to the Executive Director and five (5) copies of the preliminary site plans. Upon certification of completion, sixteen (16) copies of the preliminary site plans may be required for referrals to the Waterfront Commission and City Departments.

Each item must be addressed on this checklist. If a particular item is not relevant to your proposal, please indicate by entering NA (Not Applicable) in the spaces provided. The checklist must be filled out completely and all required copies must be presented or the application will not be accepted.

This checklist is provided as a means of assistance to the review process. Please refer to the East Providence Zoning Ordinance entitled Waterfront Special Development District, Article IX Sec. 19-740 through 19-485 for details concerning the requirements for waterfront development in East Providence.

The applicant shall file the following materials with the Executive Director or designee:

- 1. A completed Application for a Permit form.
- 2. Sixteen (16) prints of the site plans that must meet the requirements of the East Providence Waterfront Special Development District Plan including profiles for all proposed streets and public improvements.



- 3. The applicant shall file a brief description of the project, including the project name(s), a summary of uses, size of buildings, square footage by use, total number of parking spaces and a listing of public amenities.
- 4. Sixteen (16) copies of supporting documentation that must meet the requirements of the East Providence Waterfront Special Development District Plan and that incorporate all necessary changes, documentation and any requirements set forth by the Waterfront Commission during the preliminary plan review stage, as required.
- 5. A certified list of the names and addresses of property owners within a two hundred (200) foot radius of the perimeter of the subdivision or land development project as of no more than thirty (30) days prior to the filing of an application; and three (3) sets of mailing labels pre-printed with the same said names and addresses which shall be three (3) column label sheets (with each label measuring 1" by 2-5/8").
- 6. The following fee schedule applies to determinations of consistency of use and alterations, additions and new construction with an estimated construction cost of \$100,000 or less. Project costs shall be determined by the Executive Director but shall exclude site acquisition, remediation and site preparation costs.

Application Fee
Certificates of Consistency of Use \$100.00
Alterations, Additions and Construction
Project Cost \$1,000 to \$5,000 \$50.00
Project Cost \$5,000 to \$10,000 \$100.00
Project Cost \$10,000 to \$50,000 \$250.00
Project Cost \$50,000 to \$100,000 \$500.00

*Please be advised that all filing and application fees are non-refundable. Please also be advised that the Waterfront Commission reserves the right to request additional information or plans it may require as necessary for its deliberations.

Tier II - Major Project Checklist

The East Providence Waterfront Special Development District

This checklist applies to alterations, additions and new construction with an estimated construction cost in excess of \$100,000. Project costs shall exclude remediation and site preparation costs. Applicants shall submit a construction cost estimate broken down on a per square foot basis by land use. The Commission will have the construction cost estimate upon which the fee is calculated, reviewed and verified.

The applicant shall submit to the Executive Director six (6) blueline copies or photocopies of preliminary plan drawings required below, for distribution and review. Upon certification of completeness, sixteen (16) copies of the plans shall be submitted for review by the Waterfront Commission. Additional plans may be required by the Executive Director. Each sheet shall be 24 inches by 36 inches, and a sufficient number of sheets shall be included to depict clearly all of the information required. Sheets shall be numbered for ease of reference.

Each item on this checklist must be satisfied for a project to proceed with the substantive review process. If a particular item does not fit the circumstances or characteristics of your proposal, please indicate by entering NA (Not Applicable) in the space provided. The checklist must be filled out completely or the application will not proceed in the substantive review process. All required copies and supporting materials must be submitted with the checklist for the same to be accepted.

This checklist is provided as a means of assistance to the review process. Please refer to the East Providence Zoning Ordinance entitled Waterfront Special Development District, Article IX Sec. 19-470 through 19-485 for details concerning the requirements for waterfront development in East Providence.



The applicant shall file the following materials with the Executive Director or designee:

Title Block Requirements

- 1. Name of the proposed development.
- 2. Name and address of property owner(s) and applicant(s) (if the owner of record is a business entity, the name and address of the president, secretary and each equity holder of such entity.)
- 3. Name, address, telephone number, license number and seal of preparer.
- 4. Date of plan preparation with revision date(s), if any.
- 5. Graphic scale (1" =40' or larger) and north arrow with notation as to its reference (e.g. grid, magnetic or assumed).
- 6. Map, block and parcel number(s) of the land being developed.

Plan Elements (The plans shall include:)

- 7. Legend depicting and defining all symbols.
- 8. Zoning district(s) of land being developed. If more than one district, zoning boundary lines must be shown.
- 9. Perimeter boundary lines of the development drawn so as to differentiate same from other property lines.
- 10. Location and dimensions of existing streets and property lines within or forming the perimeter of the development parcel.
- 11. Easements, reservations and rights-of-way within or adjacent to the development parcel(s).
- 12. Location of wooded areas and notation of existing ground cover and other natural features.
- 13. Location of wetlands or watercourses present on or within two hundred (200) feet of the perimeter of the development parcel.

- 14. Acreage of parcel to the nearest tenth of an acre. Also required shall be a zoning data table showing calculations necessary to determine conformance to zoning regulations.
 - 15. All distances as measured along the right-of-way lines and existing streets abutting the property and direction to the nearest intersection with any other public street.
 - 16. Existing contours (with intervals of one (1) foot where slopes are less than fifteen (15) percent and five (5) where slopes are fifteen (15) percent or more referred to as Mean Sea Level, are to be indicated by a dash line. Where any changes in contours are proposed, finished grades must be shown as solid lines. Spot elevations must also be shown. At least two (2) benchmarks shall be referenced.
 - 17. Location of existing environmental features including general soil types, rock outcrops, wooded areas, watercourses, depressions, ponds, marshes, wetlands, floodplains and other significant environmental features including previous flood elevation of watercourses, ponds and marsh areas as determined by survey. If any portion of the proposed development is located within a flood hazard area, base flood elevation data must be provided.
 - 18. Location of existing buildings, which shall remain, and all other existing structures such as walls, fences, culverts, bridges, roadways, wells, etc.
 - 19. For all property within a two hundred (200) foot radius as measured from the perimeter of the subject property:
 - The shape, dimension and area of the property
 - The location of all zoning use district boundary lines
 - The assessor's map, block and parcel number
 - The general location, shape and use of all existing buildings, structures and improvements within a two hundred (200) foot radius of the subject property
- The information below may be shown on the site plan or on separate sheet; a minimum scale 1"=100' is required.
- 20. The proposed use or uses of the land, building structures and equipment and the proposed location of buildings, structures and equipment including proposed grades. Such features must be indicated on a separate drawing where required.
 - 21. The location, type and density of proposed land uses for the site to be developed. The location, dimension and area of any land proposed to be set aside for open space.
 - 22. Sketches, renderings, elevations, photographs or scale model are needed to illustrate the visual impact on the community.
 - 23. Location, size, type of materials and means of and illumination of all proposed signs.
 - 24. A drainage plan incorporating the change in land use and direction of storm flow through the site meeting requirements set by the City of East Providence and Rhode Island Department of Environmental Management shall be submitted. The drainage plan shall consist of a plan depicting existing and proposed drainage structures, drainage basin areas and drainage flow paths. Also required shall be a report that summarizes all drainage calculations. The rational method, SCS TR20, SCS TR55 or approved method shall be used for runoff calculations. The design storm condition shall be one with a twenty-five (25) year return period. Where use of above ground or underground retention or detention basis is proposed, the twenty-five (25) year design storm shall be used in design calculations. If the drainage system is located in whole or in part in a special flood hazard zone



as defined by FEMA, a one-hundred (100) year design storm shall be used. Drainage calculations shall include pre-development and post-development conditions.

- 25. All existing and proposed sanitary sewers, water mains and other utilities, whether publicly or privately owned, above or underground, showing pipe sizes, grades and directions of flow shall be located. All proposed sanitary sewers, water mains and other utilities shall conform with the applicable requirements and standards of the City and the appropriate utility.
- 26. If a formal entrance way and/or signage is proposed, a plan for same that clearly locates and defines all improvements must be submitted. The location, type and source of all lighting also must be shown on the project plans.
- 27. The proposed screening and landscaping plan, as well as all other landscaping materials such as street trees and planting beds. This plan shall indicate the location, type and size of all plantings and time of planting. The plan shall be prepared and certified by a registered landscape architect.
- 28. All means of vehicular access to and from the site onto public streets showing the size and location of driveways, curb cuts, radii, parking and loading areas, and other offsite traffic improvements necessary to ensure public safety. The Executive Director may require the applicant to provide studies evaluating traffic and circulation impacts of the proposal.
- 29. All proposed street plans (minimum 1"=40') with profiles (minimum 1"=40') indicating grading and cross-sections showing the width of the roadway and location and width of sidewalks and if required, bike paths. All proposed improvements must be designed

and constructed according to the standards and specifications of the City of East Providence.

- 30. Other information that may be required to show that the details of the development plan are in accordance with all applicable requirements and standards of the Waterfront District regulations and the 2003 East Providence Waterfront Special Development District Plan.
- 31. A signature block for use by the Executive Director, Planning Department Director or designee shall be provided on all plans and/or documents that are intended to be recorded in the City land evidence records.

Supporting Documents

- 32. Completed Application form.
- 33. Sixteen (16) blueline prints of the plans meeting the requirements of the East Providence Waterfront Special Development regulations.
- 34. A sufficient number of reduced plan(s) for distribution to those persons listed on the notification list plus sixteen (16) reduced plans for distribution to the Waterfront Commission.
- 35. A certified list of the names and addresses of property owners within a two hundred (200) foot radius of the perimeter of the subdivision or land development project as of no more than thirty (30) days prior to the filing of an application; and three (3) sets of mailing labels pre-printed with the same said names and address which shall be three (3) column label sheets (with each label measuring 1" by 2-5/8").
- 36. Sixteen (16) copies of a written narrative summarizing the entire proposal and any potential neighborhood impacts (i.e. traffic, noise, odors, lights and incompatibility of adjoining structures and uses).



- 37. Copies of any initial comments received by the applicant from state and/or federal reviewing agencies, such as the Rhode Island Department of Environmental Management and the Coastal Resources Management Council and/or a written summary of the required state and/or federal permits for the proposed development.
- 38. Copies of all legal documents describing the property, easements and rights-of-way, dedications, plat restrictions, deeds and/or other legal documents (list and attach).
- 39. Construction plan including sequence of operation, storage of equipment and materials, disposal of spoil and debris from clearing and grubbing, grading installation of drainage structures, utilities, curb and pavement, etc. through pavement markings. An erosion and sedimentation control plan shall also be required. If blasting is proposed, a pre-condition survey of the surrounding vicinity shall be required.
- 40. Indication from the East Providence Fire Department that hydrant locations and extension of fire alarm to the project site are acceptable to the Department.
- 41. Filing fee as set forth by the East Providence Waterfront Commission. The applicant shall also be responsible for costs associated with review by Waterfront Commission, consultants, hearings, certified mail costs and stenographic services, including those fees discussed below.

The following fee schedule applies to alterations, additions and new construction with an estimated construction cost in excess of \$100,000. Project costs shall exclude site acquisition, remediation and site preparation costs. Applicants shall submit a construction cost estimate broken down on a per square foot basis by land use. The Commission will have the construction cost estimate upon which the fee is calculated, reviewed and verified.

- Multi-phased projects will be considered one project, and the fee paid must reflect the total cost of the project.
- Total fees are capped at \$250,000, with a maximum initial application fee of \$50,000.
- Development fees are graduated, and for projects with a cost of \$5,000,000 or greater, are split into three phases as follows:
 1. 25% of the total fee is due at the time of application
 2. 50% of the total fee must be paid at the time of application for the first building permit
 3. The final 25% of the fee is due at the time of application for the first certificate of occupancy

For projects reaching the \$250,000 cap (with a total construction cost of \$100,000,000 or more), fees will be phased as follows:

1. \$50,000 due at the time of application
2. \$150,000 due at the time of first building permit application
3. \$50,000 due at the time of application for first certificate of occupancy

No building permit or certificate of occupancy will be issued without payment of the applicable Waterfront Commission fees.



Project Cost	Fee Rate	Total Fee	Due at Application Fee	Due at Building Permit	Due at Cert. of Occupancy
			25%	50%	25%
\$100,000 - \$4,999,000.00	.50%	\$500.00 +	\$500.00 +	NA	NA
\$5,000,000.00	.50%	\$25,000.00	\$6,250.00	\$12,500.00	\$6,250.00
\$10,000,000.00	.50%	\$50,000.00	\$12,500.00	\$25,000.00	\$12,500.00
\$15,000,000.00	.50%	\$75,000.00	\$18,750.00	\$37,500.00	\$18,750.00
\$20,000,000.00	.40%	\$80,000.00	\$20,000.00	\$40,000.00	\$20,000.00
\$25,000,000.00	.35%	\$87,500.00	\$21,875.00	\$43,750.00	\$21,875.00
\$30,000,000.00	.30%	\$90,000.00	\$22,500.00	\$45,000.00	\$22,500.00
\$40,000,000.00	.25%	\$100,000.00	\$25,000.00	\$50,000.00	\$25,000.00
\$50,000,000.00	.25%	\$125,000.00	\$31,250.00	\$62,500.00	\$31,250.00
\$75,000,000.00	.25%	\$187,500.00	\$46,875.00	\$93,750.00	\$46,875.00
\$100,000,000.00	cap	\$250,000.00	\$50,000.00	\$150,000.00	\$50,000.00

*Please be advised that all filing and application fees are non-refundable. The Waterfront Commission reserves the right to request additional plans, information and documentation that it deems necessary to complete its review and consideration of the application. The fee schedule may also be changed by the Waterfront Commission.

*When a phased project is proposed, the location and timing of the proposed phases should be indicated on the plans and in the accompanying narrative.

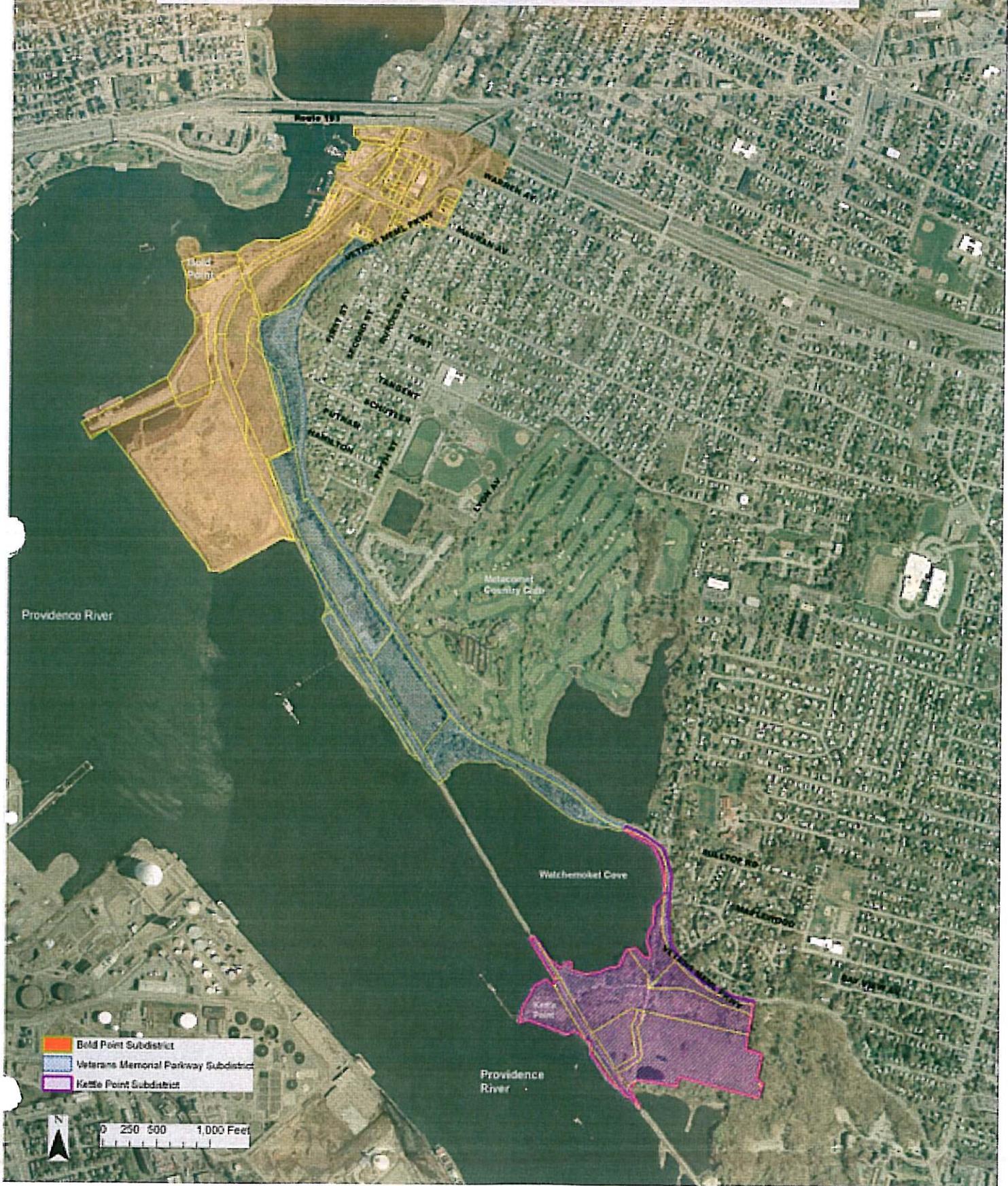
*The Waterfront Commission may require the applicant to pay additional review fees in advance so that the Commission may hire outside professionals to conduct review of impact analyses submitted by the applicant and to conduct independent reviews. The elements of an application for which the Commission may require additional review fees shall include but not be limited to the following: legal issues, drainage, traffic, noise, environmental assessments, architecture and geotechnical sampling and testing. The amount of the additional fees shall be based upon written cost estimates prepared by qualified consultants based upon a written scope of work prepared by the Executive Director in consultation with the Design Review Committee and applicable City staff. The applicant shall be afforded opportunity to review and comment on the scope of work and the proposed fees. These review fees shall be deposited in a review escrow account established by the Commission.



Northern Waterfront Development District East Providence



Southern Waterfront Development District East Providence



Schedule of Land Use Regulations

The following is a schedule of use regulations:

Y=Yes, permitted use

N=No, prohibited use

C=Conditional Use

Northern Waterfront Districts				Southern Waterfront Districts		
Use	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Point Sub-districts	Veterans Memorial Pkwy Sub-district	Kettle Point Sub-district
Residential and Related Uses						
One family	C	N	N	N	C	C
Two-family	Y	N	N	N	Y	Y
Three-family	Y	N	C	N	Y	Y
Apartment/condo	Y	N	Y	Y	Y	Y
Community residences	C	N	C	C	C	C
Artisan live/work	Y	Y	Y	Y	N	N
Continuing care	N	N	C	C	C	N
Retail Business						
Apparel and accessory stores	Y	Y	Y	Y	Y	C
Art galleries	Y	Y	Y	Y	Y	Y
Funeral home, mortuary	C	Y	C	C	N	N
Furniture, home furnishings/appliances	Y	Y	Y	Y	N	N
Gasoline dispensing facilities	C	C	C	C	N	N
General merchandise	Y	Y	Y	Y	N	C
Grocery stores	Y	Y	Y	Y	C	C
Office supplies/equipment	Y	Y	Y	Y	N	N
Printing/publishing	Y	Y	Y	Y	N	N
Package liquor stores	Y	Y	Y	Y	Y	Y
Specialty stores	Y	Y	Y	Y	Y	C



Northern Waterfront Districts				Southern Waterfront Districts		
Use	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Point Sub-districts	Veterans Memorial Pkwy Sub-district	Kettle Point Sub-district
Eating and Drinking Establishments						
Restaurants, coffee shops, delicatessens, and ice cream parlors with indoor and/or outdoor seating	Y	Y	Y	Y	- C	C
Fast food restaurants	N	C	C	C	N	N
Taverns, bars, lounges, pubs and similar establishments	Y	Y	Y	Y	C	C
Entertainment/clubs	Y	Y	Y	Y	C	C
Lodging						
Bed and breakfast	C	N	C	C	C	C
Conference center	C	N	Y	Y	N	N
Hotel	C	N	C	C	C	N
Motel	N	N	C	C	N	N
Office Uses						
Banks	Y	Y	Y	Y	Y	Y
Business offices	Y	Y	Y	Y	C	C
Corporate headquarters	Y	Y	Y	Y	C	C
Call-in center	N	Y	C	N	N	N
Government offices	C	Y	C	Y	N	N
Post offices	Y	Y	Y	Y	C	C
Health Services						
Medical offices	C	C	C	C	C	C
Medical research, engineering or testing laboratory	Y	Y	C	C	N	N
Nursing, congregate care, assisted living and convalescence homes	C	N	C	C	N	N
Veterinary offices/clinics	C	Y	C	C	N	N

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Personal Services						
Child day care centers, nursery schools	Y	N	Y	Y	Y	Y
Dry cleaners	Y	Y	Y	Y	C	C
Family and child care homes	Y	N	N	N	- Y	Y
Funeral parlors and mortuaries	C	N	C	C	N	N
Hair salon/barber shop	Y	Y	Y	Y	Y	Y
Laundromats	Y	Y	Y	Y	C	C
Personal services	Y	Y	Y	Y	Y	Y
Pharmacies	C	N	C	C	C	C
Recreation and Culture						
Auditoriums and places of assembly	Y	C	Y	Y	C	C
Boat and yacht clubs	Y	C	Y	Y	Y	Y
Bowling alley	C	N	Y	Y	N	N
Business and trade schools	C	Y	N	N	N	N
Dance hall	C	N	Y	Y	N	N
Farmers market	C	C	C	C	N	N
Health fitness centers and dance studios	C	N	Y	Y	C	C
Libraries	Y	Y	Y	Y	Y	Y
Marinas/boat launching facilities	Y	Y	Y	Y	Y	Y
Municipal facility	Y	Y	Y	Y	Y	Y
Museums	Y	Y	Y	Y	C	C
Non-profit clubs; civic, social or fraternal	C	N	Y	Y	C	C
Park, playground or playfield	Y	N	Y	Y	Y	Y
Places of worship	Y	C	C	C	C	N
Public or private elementary, junior high or high school	Y	N	Y	Y	Y	Y
Recreation, indoor	C	C	Y	Y	N	N

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Recreation and Culture, continued						
Recreation, outdoor	C	N	C	C	C	C
Indoor theater	C	N	C	Y	N	N
Watershed protection or supply	Y	Y	Y	Y	Y	Y
Light Industrial/Flex Tech Uses						
Accessory retail industry	C	C	N	N	N	N
Distribution center or warehouse	C	C	N	N	N	N
Flex tech	C	Y	C	N	N	N
Industrial or manufacturing related office	C	Y	N	N	N	N
Light manufacturing	C	Y	N	N	N	N
Open storage	N	C	N	N	N	N
Printing and publishing	C	Y	C	C	N	N
Research and development	C	Y	Y	C	N	N
Sale of business and/or industrial equipment and supplies	C	Y	N	N	N	N
Wholesale showroom with storage and repair facilities	C	C	N	N	N	N
Other Uses						
Commercial parking facilities	Y	Y	Y	Y	C	C
Marine transport	C	C	C	C	C	C
Transit shelters	Y	Y	Y	Y	Y	Y
Utilities						
Communication services and broadcasting offices	C	C	N	N	N	N
Public utilities not otherwise mentioned	C	C	C	C	C	C

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Radio, television or wireless telecommunication antennas	C	C	C	C	C	C
Accessory Uses and Structures						
Bank ATM machines	Y	Y	Y	Y	Y	Y
Boat, kayak, canoe rental	C	C	C	C	C	C
Commercial satellite dishes	C	C	C	C	C	C
Construction trailer	C	C	C	C	C	C
Home occupation	C	N	C	C	C	C
Fences and walls	Y	Y	Y	Y	Y	Y
Indoor rack boat storage	C	C	C	C	C	C
Off-street parking areas	Y	Y	Y	Y	Y	Y
PROHIBITED USES-The specific prohibited uses enumerated herein and in section 19-96 are in addition to any and all other uses which are prohibited in accordance with sections 19-4 and 19-98.						
Adult oriented businesses						
Automobile rental agencies						
Billboards						
Bulk storage of chemicals						
Car wash						
Cemetery						
Drive-through facilities						
Dumps and sanitary fills						
Farming						
Heavy industry						
Hospitals						
Junk and salvage yards						
Mini/self-storage						
Mobile homes						
Motor vehicle sales						
Motor vehicle supply stores						
Motor vehicle repair						
Radio, television or wireless communication towers						

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(Ch. 317, § I, 3-2-04)

