



PROVIDENCE
 PARKS DEPARTMENT
 DARBYLIE BOATHOUSE
 ROGER WILLIAMS PARK
 PROVIDENCE, RI 02903



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FOUNTAIN ST

WASHINGTON ST

PLAT 25, LOT 186
 MF-HALL FOUNDATION & EMPIRE
 LLC.
 BK 13864 PG 140
 60 ADRIAN HALL WAY

PLAT 25, LOT 186
 MF-FOUNDATION FOR
 REPERTORY THEATRE OF RI INC.
 AREA - 15,286 ± SQ. FT.
 BK 1833 PG 129
 60 ADRIAN HALL WAY
 SILL EL. 17.3 ± ADRIAN HALL WAY
 MAIN FLOOR EL. 19.0 ±
 M.E.S. GARAGE EL. 14.4 ±
 72.8 ± BUILDING HEIGHT

PROPOSED ADDITION
 AREA - 1,979 SQ. FT.
 ROOF OVERHANG - 710 SQ. FT.
 F.F.E. - 19.7 ± -MATCH EXISTING BLDG
 MAIN FLOOR ELEVATION

ADDED SKATE AREA

EXISTING
 SKATE PARK

MIXED-USE
 OPEN SPACE

WIDE BENCHES AT BOUNDARY SPACE -
 SEATABLE ON SKATE PARK SIDE,
 SEATING ON MIXED-USE SIDE

NEW RAMP TO HELP SKATERS
 TURN BACK INTO PARK

PLAT 25, LOT 443
 MFCO INC PARTNERS PARKING
 ASSOCIATES LLC
 25 WATERMAN STREET

BUFFER AREA W/ NEW
 & EXISTING PLANTING

CONCRETE PAVING TYPICAL IN
 MIXED-USE AREAS

GROUP SEATING AREA - PAVING
 & BENCHES UNDER EXISTING TREES

LOWER EX. VAULT AND COVER
 WITH ADA/HEELPROOF GRATE

PAVER OR STAMPED CONCRETE
 PEDESTRIAN WALKWAY

ARTISTIC
 GATE/ARCHWAY

MIN 6' WIDTH

ELEC. LAMP HEN ARCH
 DRAWING(S) (SEE SHEET 1)

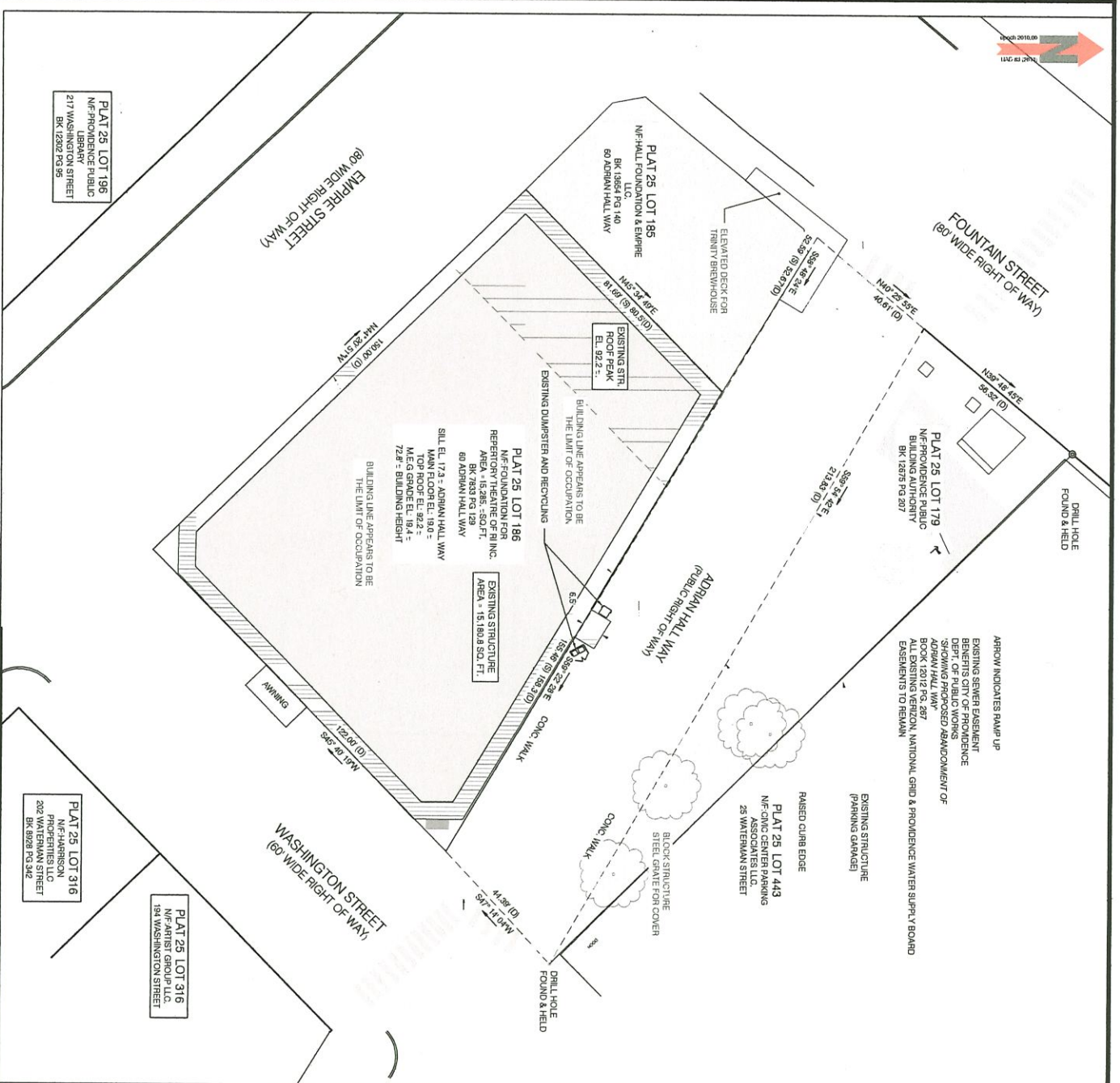
ELEC. AREA
 REFER TO ELECTRICAL SHEET 1
 FOR ALL CONDUIT DETAILS

GAS LATERAL
 1/2" DIA UNKNOWN

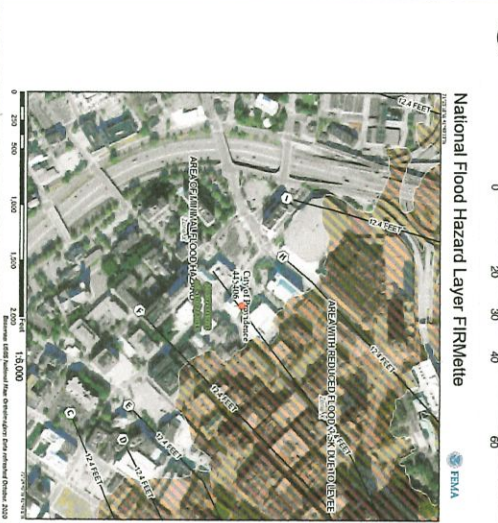
CONC WALK

6' 0" P

18' 0" CLAY



23.0104 UTILITY PLAN RESEARCH - TRINITY REP.
Scale: 1" = 20'



National Flood Hazard Layer Firmette

NO	PLAN TITLE	DATE
1	CONDUIT PLAN ABORN ST. FROM WASHINGTON ST. TO SHOWN LOCATION OF CONDUIT	6/4/2004
2	CONDUIT PLAN ABORN ST. FROM WASHINGTON ST. TO SHOWN LOCATION OF CONDUIT	7/28/2004
3	CONDUIT PLAN ABORN ST. FROM WASHINGTON ST. TO SHOWN LOCATION OF CONDUIT	6/25/2004
4	CONDUIT PLAN ABORN ST. FROM WASHINGTON ST. TO SHOWN LOCATION OF CONDUIT	6/22/2004
5	PLAN PREPARED BY CITY ENGINEERS OFFICE SEWER DEPARTMENT ABORN ST. DRAWING 161.3	MAY 18/74
6	PLAN PREPARED BY CITY ENGINEERS OFFICE SEWER DEPARTMENT WASHINGTON ST. DRAWING 109.6	SEP 17/72
7	PLAN PREPARED BY CITY ENGINEERS OFFICE SEWER DEPARTMENT ABORN ST. DRAWING 170.7	MARCH 18/74
8	PLAN PREPARED BY CITY ENGINEERS OFFICE SEWER DEPARTMENT FOUNTAIN ST. DRAWING 170.6	MAY 18/74
9	PLAN PREPARED BY CITY ENGINEERS OFFICE SEWER DEPARTMENT WASHINGTON ST. DRAWING 179.4	APRIL 3, 1975
10	PROVIDENCE SEWER HIGHS	
11	NATIONAL GRID GAS PLANS	
12	SEWER & STORMWATER REGIONAL STREET, WASHINGTON STREET, EMPIRE STREET, AND FOUNTAIN STREET	
13	REFERENCE SEWER AND STORMWATER PLANS PER CITY OF PROVIDENCE	

SMH INVERT TABLE	DESCRIPTION	EL.	IN/OUT	NOTES
SMH 1	BRICK STRUCTURE	15.89		
NV/A		5.39 IN		
NV/B		5.39 OUT		
NV/C		5.79 IN		
SMH 2		15.83		
NV/A		4.83 IN		
NV/B		4.80 OUT		
NV/C		7.05 IN		
SMH 3		16.02		
NV/A		7.41 IN		
NV/B		7.53 OUT		
NV/C		7.53 IN		
SMH 4		16.02		
NV/A		9.08 IN		
NV/B		9.08 OUT		
SMH 5		17.83		
NV/A		7.53 IN		
NV/B		7.53 OUT		
NV/C		7.53 IN		
DMH INVERT TABLE <th>DESCRIPTION</th> <th>EL.</th> <th>IN/OUT</th> <th>NOTES</th>	DESCRIPTION	EL.	IN/OUT	NOTES
DMH 1		18.25		
NV/A		13.23 IN		
NV/B		13.23 OUT		
DMH 2		18.23		
NV/A		12.77 IN		
NV/B		12.77 OUT		
DMH 3		17.75		
NV/A		12.77 IN		
NV/B		12.77 OUT		
DMH 4		17.75		
NV/A		16.67		
NV/B		11.97 OUT		
NV/C		12.77 IN		
DMH 5		16.67		
NV/A		12.77 IN		
NV/B		11.97 OUT		
NV/C		12.77 IN		
DMH 6		16.89		
NV/A		13.90 IN		
NV/B		12.89 OUT		
NV/C		6.66		
DMH 7		16.20		
NV/A		12.20 IN		
NV/B		11.80 OUT		
DMH 8		15.81		
NV/A		15.81		

NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD	DEED	DATE FILED
1	25	186	7833	129	Foundation For Repertory Theatre Of RI Inc.	X	1/25/2006
2	25	186	1159	451	Foundation For Repertory Theatre Of RI Inc.	X	10/19/1970
3	25	186	1151	3	RKO - Stanley Warner Theaters	X	12/27/1968
4	25	179	12012	267	Adriaan Hall Way	X	2/9/2018
5	25	179	12575	207	Providence Public Bldg Authority	X	3/26/2020
6	25	196	12902	95	Providence Public Bldg Authority	X	3/12/2019
7	25	318	8928	342	Hartson Properties LLC	X	11/28/2007
8	25	318	12954	140	Hall Fountain & Empire LLC	X	8/11/2022
9	25	185	12954	140	Hall Fountain & Empire LLC	X	8/11/2022

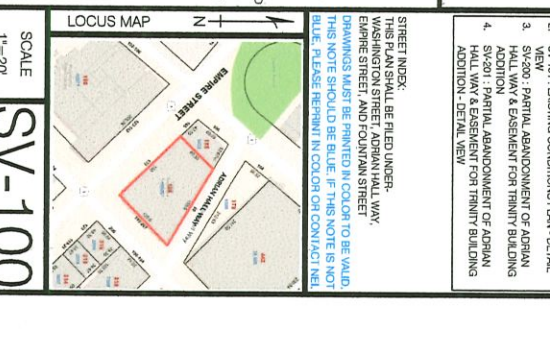
DEED RESEARCH

CLIENT: TRINITY REP WASHINGTON ST
CITY OF PROVIDENCE
PROJECT: 23.0104
SHEET: 1 OF 1
DATE: 1/27/2023

NEAL K. JINGORAN
PROFESSIONAL LAND SURVEYOR
NEAL JINGORAN REG. 5515
COA. A88
www-nks.com

LEGEND

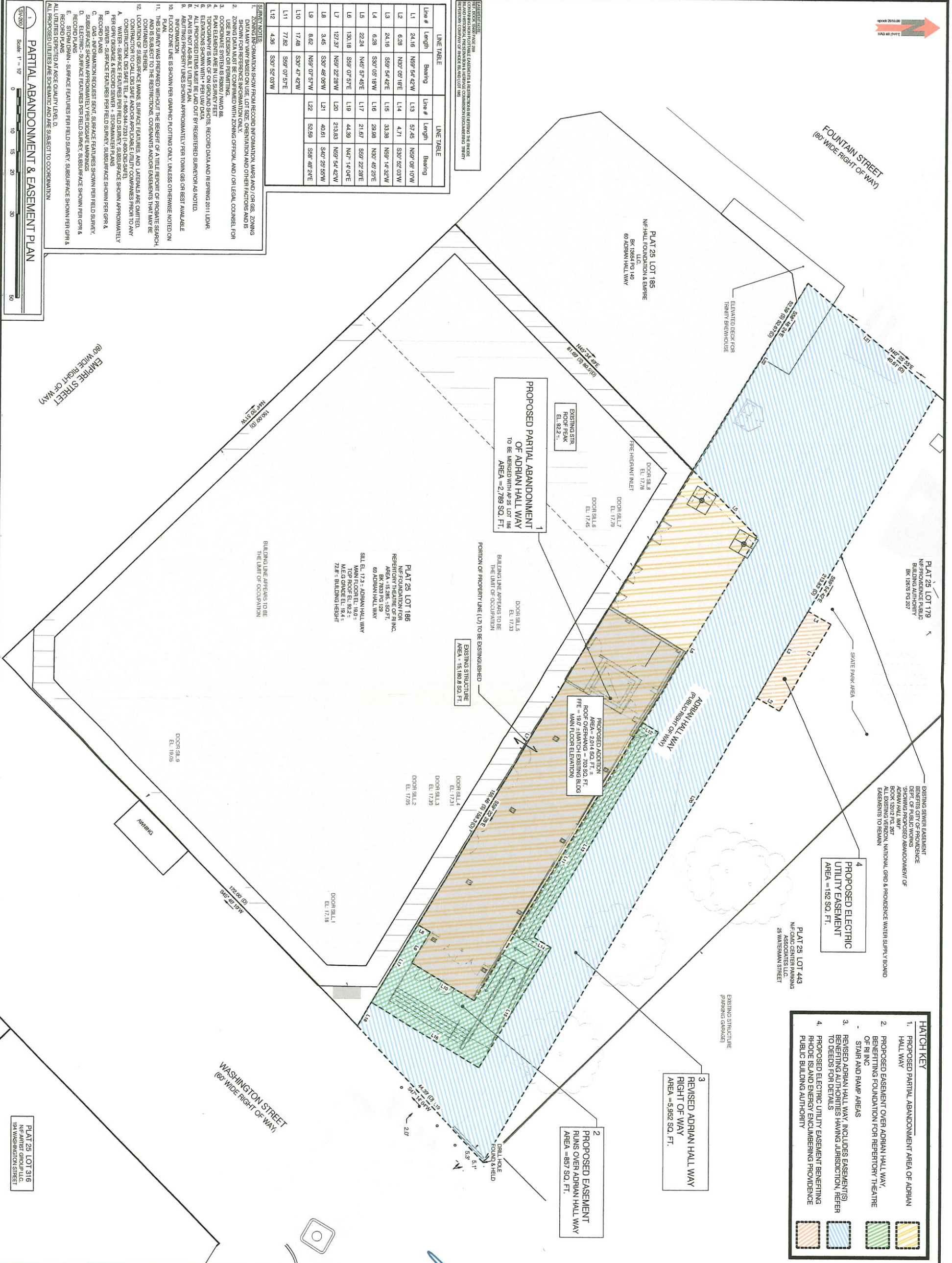
	CATCH BASIN		STRUCTURE EXISTING
	DRAINAGE MANHOLE		STRUCTURE PROPOSED
	ELECTRICAL MANHOLE		SPOT GRADE EXISTING
	SANITARY MANHOLE		SPOT GRADE PROPOSED
	PROPERTY LINE - FENCED		DRILL HOLE
	PROPERTY LINE - FENCED		GRANITE BOUND
	GATE VALVE		REBAR STEEL PIPE FOUND
	ELECTRIC - OVERHEAD (OH)		SPIKE
	ELECTRIC - UNDERGROUND (UG)		WETLAND FLAG LOCATION
	GAS (G)		BENCHMARK
	SANITARY SEWER (S)		BORING
	STORM DRAIN (SD)		SOIL EVALUATION
	WATER		CLUB Mallet
	UTILITY CONTROL (CU)		DOWNSPOUT
	EDGE OF PAVEMENT (EP)		FENCE - METAL
	FENCE - WOOD		BRUSH LINE (APPROXIMATE)
	WETLAND LIMIT		





FOUNTAIN STREET
(60' WIDE RIGHT OF WAY)

EMPIRE STREET
(60' WIDE RIGHT OF WAY)



LINE #	Length	Bearing	Line #	Length	Bearing
L1	24.16	N59° 54' 42"W	L19	57.45	N59° 08' 10"W
L2	6.28	N59° 08' 18"E	L14	4.71	S30° 42' 03"W
L3	24.16	S59° 54' 42"E	L16	33.38	N59° 14' 32"W
L4	6.28	S30° 01' 18"W	L16	29.98	N37° 49' 29"E
L5	22.24	N45° 57' 45"E	L17	21.67	S59° 22' 28"E
L6	130.18	S59° 07' 57"E	L19	44.43	N47° 14' 04"E
L7	127.27	N59° 22' 28"W	L20	213.83	N59° 54' 42"W
L8	3.45	S30° 48' 03"W	L21	40.61	S40° 29' 55"W
L9	8.62	N59° 07' 57"W	L22	52.59	S59° 48' 24"E
L10	17.48	S30° 47' 42"W	L11	77.82	S59° 07' 57"E
L12	4.36	S30° 52' 03"W			

1 PARTIAL ABANDONMENT & EASEMENT PLAN
Scale: 1" = 10'
0 10 15 20 30 35

- STREET NOTES:**
- ZONING INFORMATION SHOW FROM RECORD INFORMATION, MAPS AND/OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 - ZONING DATA MUST BE CORRELATED WITH ZONING OFFICIAL AND/OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
 - COORDINATE SYSTEM IS NAD83 / NAD 83.
 - PLAN ELEMENTS ARE IN US SURVEY FEET. RECORD DATA AND IN 3911 LDMR.
 - ELEVATIONS SHOWN WITH * PER LUM/DATA.
 - ELEVATIONS SHOWN WITH ** PER LUM/DATA.
 - PLANS NOT AS BUILT UTILITY PLAN.
 - APPROXIMATE PERCENTILES SHOWN APPROXIMATELY PER TOWN GIS OR BEST AVAILABLE INFORMATION.
 - FLOOD ZONE LINE IS SHOWN PER GRAPHIC PLOTTING ONLY, UNLESS OTHERWISE NOTED ON PLAN.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR PROBATE SEARCH, COMPANED HEREBY.
 - LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATENTS ARE QUANTIFIED, CONFORMANCE TO CALL THE SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY WATER, SURFACE FEATURES, PER FIELD SURVEY, SUBSURFACE SHOW PER GPR & PER GPR DESIGN & RECORD SEWER - STORMWATER PLANS.
 - SEWER - SURFACE FEATURES PER FIELD SURVEY, SUBSURFACE SHOW PER GPR & RECORD PLANS.
 - STORMWATER - SURFACE FEATURES PER FIELD SURVEY, SUBSURFACE SHOW PER GPR & RECORD PLANS.
 - ELECTRIC - SURFACE FEATURES PER FIELD SURVEY, SUBSURFACE SHOW PER GPR & RECORD PLANS.
 - ALL UTILITIES DEPICTED AT ASSE QUALITY LEVEL D.
 - ALL PROPOSED UTILITIES ARE SCHEMATIC AND ARE SUBJECT TO COORDINATION.

HATCH KEY

- PROPOSED PARTIAL ABANDONMENT AREA OF ADRIAN HALL WAY
- PROPOSED EASEMENT OVER ADRIAN HALL WAY BENEFITING FOUNDATION FOR REPERTORY THEATRE OF RI, INC. STAIR AND RAMP AREAS
- REVISED ADRIAN HALL WAY, INCLUDES EASEMENT(S) BENEFITING AUTHORITIES HAVING JURISDICTION, REFER TO DEEDS FOR DETAILS
- PROPOSED ELECTRIC UTILITY EASEMENT BENEFITING RHODE ISLAND ENERGY ENCUMBERING PROVIDENCE PUBLIC BUILDING AUTHORITY

3 REVISED ADRIAN HALL WAY
RIGHT OF WAY
AREA = 5,992 SQ. FT.

2 PROPOSED EASEMENT
RUNS OVER ADRIAN HALL WAY
AREA = 877 SQ. FT.

4 PROPOSED ELECTRIC
UTILITY EASEMENT
AREA = 1,92 SQ. FT.

1 PROPOSED PARTIAL ABANDONMENT
OF ADRIAN HALL WAY
TO BE MERGED WITH AS 25 LOT 186
AREA = 2,789 SQ. FT.

PLAT 25 LOT 186
NE FOUNDATION FOR
REPERTORY THEATRE OF RI, INC.
AREA - 18,288, 320 FT.
60 ADRIAN HALL WAY

PLAT 25 LOT 179
NE FOUNDATION FOR
REPERTORY THEATRE OF RI, INC.
AREA - 18,288, 320 FT.
60 ADRIAN HALL WAY

PLAT 25 LOT 443
MFC CENTER PARKING
ASSOCIATES LLC
25 WATERMAN STREET

EXISTING SERVER EASEMENT
BENEFITS CITY OF PROVIDENCE
DEPT. OF PUBLIC WORKS
SHOWING PROPOSED ABANDONMENT OF
BOOK 12012 PG. 587
ALL EXISTING VERSION, NATIONAL GRID & PROVIDENCE WATER SUPPLY BOARD
EASEMENTS TO REMAIN

NETI
Narransett
Engineering Inc.
Civil Survey, Structural, Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel: 401.883.6530 www.neti-cds.com

PROJECT INFORMATION

PROJECT # DATE DRAWN CHECK
23.0104 4/30/24 LD NKH

REVISIONS/DESCRIPTION BY

No.	DATE	REVISIONS/DESCRIPTION	BY

SHEET TITLE
PARTIAL ABANDONMENT OF
ADRIAN HALL WAY &
EASEMENT FOR TRINITY BUILDING
ADDITION

OWNER: FOUNDATION FOR REPERTORY THEATRE OF RI, INC.

DATE: 4/30/24

PROJECT LOCATION:
PLAT 25 LOT 186
60 ADRIAN HALL WAY
PROVIDENCE RI 02903

PREPARED BY: ADRIAN HALL WAY
PROJECT MANAGER: REPERTORY GROUP LLC
PLANNING: RI 02916
(401) 270-0600 + (401) 428-1456
E: ADRIAN.HALLWAY@REPERTORYTHEATRE.COM
WWW.REPERTORYTHEATRE.COM

NEAL K. HINGORAW
Professional
LAND SURVEYOR
NEAL HINGORAW REG. 2515
COE: ASB

DRAMAHS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE IF THIS NOTE IS NOT BLUE. PLEASE PRINT IN COLOR ON COMPACT NETI.

STREET INDEX:
THIS PLAN SHALL BE FILED UNDER:
WASHINGTON STREET, ADRIAN HALL WAY,
EMPIRE STREET, AND FOUNTAIN STREET
REFERENCE ONLY TO SERIES PLAN PREPARED BY NEI FOR REQUISITE UTILITY INFORMATION
REFERENCE LANDSCAPE PLAN PREPARED BY CITY OF PROVIDENCE PARKS DEPARTMENT
DATED 4/29/24

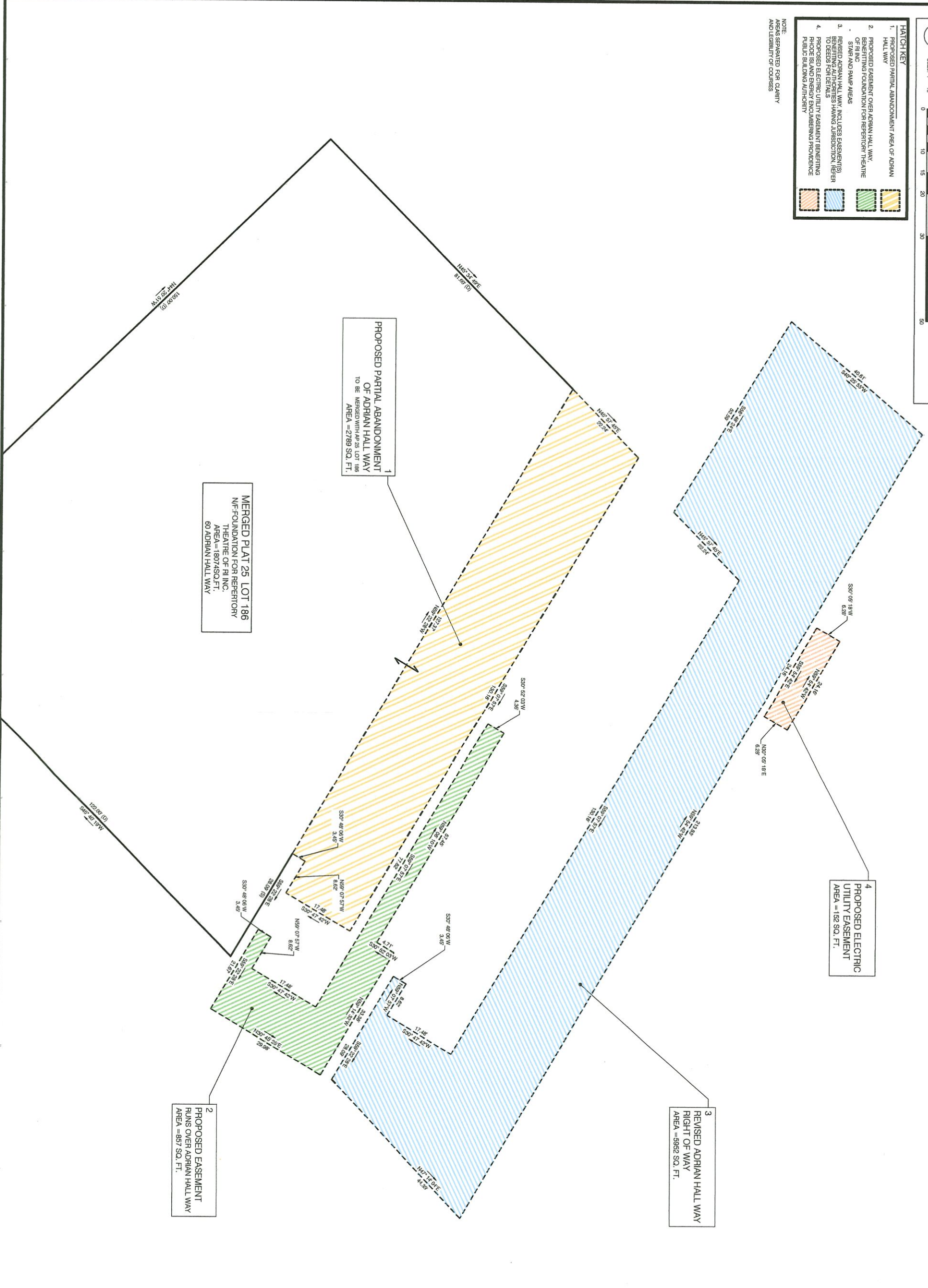
LOCUS MAP

SCALE
1" = 10'
SV-200

HATCH KEY

- 1. PROPOSED PARTIAL ABANDONMENT AREA OF ADRIAN HALL WAY
- 2. PROPOSED EASEMENT OVER ADRIAN HALL WAY, BENEATHING FOUNDATION FOR REPERTORY THEATRE STRAS AND RAMP AREAS
- 3. REVISED ADRIAN HALL WAY, INCLUDES EASEMENT(S) BENEATHING AUTHORITY HAVING JURISDICTION OVER THE DECISION FOR DETAILS
- 4. PROPOSED ELECTRIC UTILITY EASEMENT BENEATHING PUBLIC BUILDING AUTHORITY

NOTE:
 AREAS SEPARATED FOR CLARITY AND LEGIBILITY OF COURSES



1. PROPOSED PARTIAL ABANDONMENT OF ADRIAN HALL WAY TO BE MERGED WITH AP 25 LOT 186 AREA = 2789 SQ. FT.

MERGED PLAT 25 LOT 186 M/F FOUNDATION FOR REPERTORY THEATRE OF RI INC. AREA = 1807452 SQ. FT. 60 ADRIAN HALL WAY

2. PROPOSED EASEMENT RUINS OVER ADRIAN HALL WAY AREA = 857 SQ. FT.

3. REVISED ADRIAN HALL WAY RIGHT OF WAY AREA = 5952 SQ. FT.

4. PROPOSED ELECTRIC UTILITY EASEMENT AREA = 182 SQ. FT.

NET
Narragansett Engineering Inc.
 Civil - Survey Structural Environmental Design
 3122 East Main Road, Portsmouth RI 02871
 Tel. 401.683.6630 www.net-cd.com

SHEET TITLE
 SEPARATED BOUNDARIES PLAN PARTIAL ABANDONMENT OF ADRIAN HALL WAY & EASEMENT FOR TRINITY BUILDING ADDITION
 KATE UBERMAN, REGISTERED DIRECTOR
 201 WASHINGTON ST
 PROVIDENCE RI 02903
 JANE DUCINA
 200 WASHINGTON ST
 PROVIDENCE RI 02903
 PLANNING CENTER 20 NEMAWAN AVE., SUITE 1005
 PLYMOUTH, RI 02871
 (401) 209-0000 • (401) 209-4438
 (401) 209-0000 • (401) 209-4438
 WWW.NARRAGANSETTENGINEERING.COM
 WWW.NARRAGANSETTENGINEERING.COM

SITE LOCATION:
 60 ADRIAN HALL WAY
 PLAT: 003
 OWNER: FOUNDATION FOR REPERTORY THEATRE OF RI
 ZONING: D-1-120 & DD (COMMUNITY ORIENTED DISTRICT)

PREPARED BY:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 455-RICR00-0-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF SURVEYORS ON DECEMBER 31, 2000 (EFFECTIVE DATE, AS FOLLOWS:
 LIMITED CONTENT BOUNDARY CLASS)

NEAL K. HINGOPANY
 PROFESSIONAL LAND SURVEYOR
 NEAL HINGOPANY REG. 2315
 COK ASB
 neal@cds.com



PROJECT #	DATE	DRAWN	CHECK
23.0104	4/30/24	LD	NKH
No.	DATE	REVISIONS/DESCRIPTION	BY

STREET INDEX:
 THIS PLAN SHALL BE FILED UNDER:
 ADRIAN HALL WAY, ADRIAN HALL WAY, EMERSON STREET, AND FOULMOUTH STREET

PLANNING: MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NET.

