

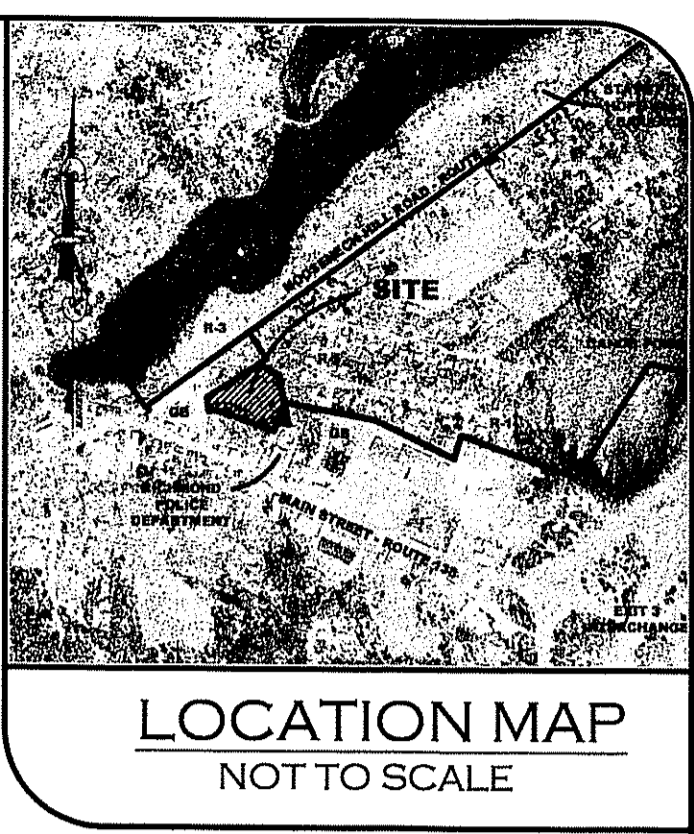
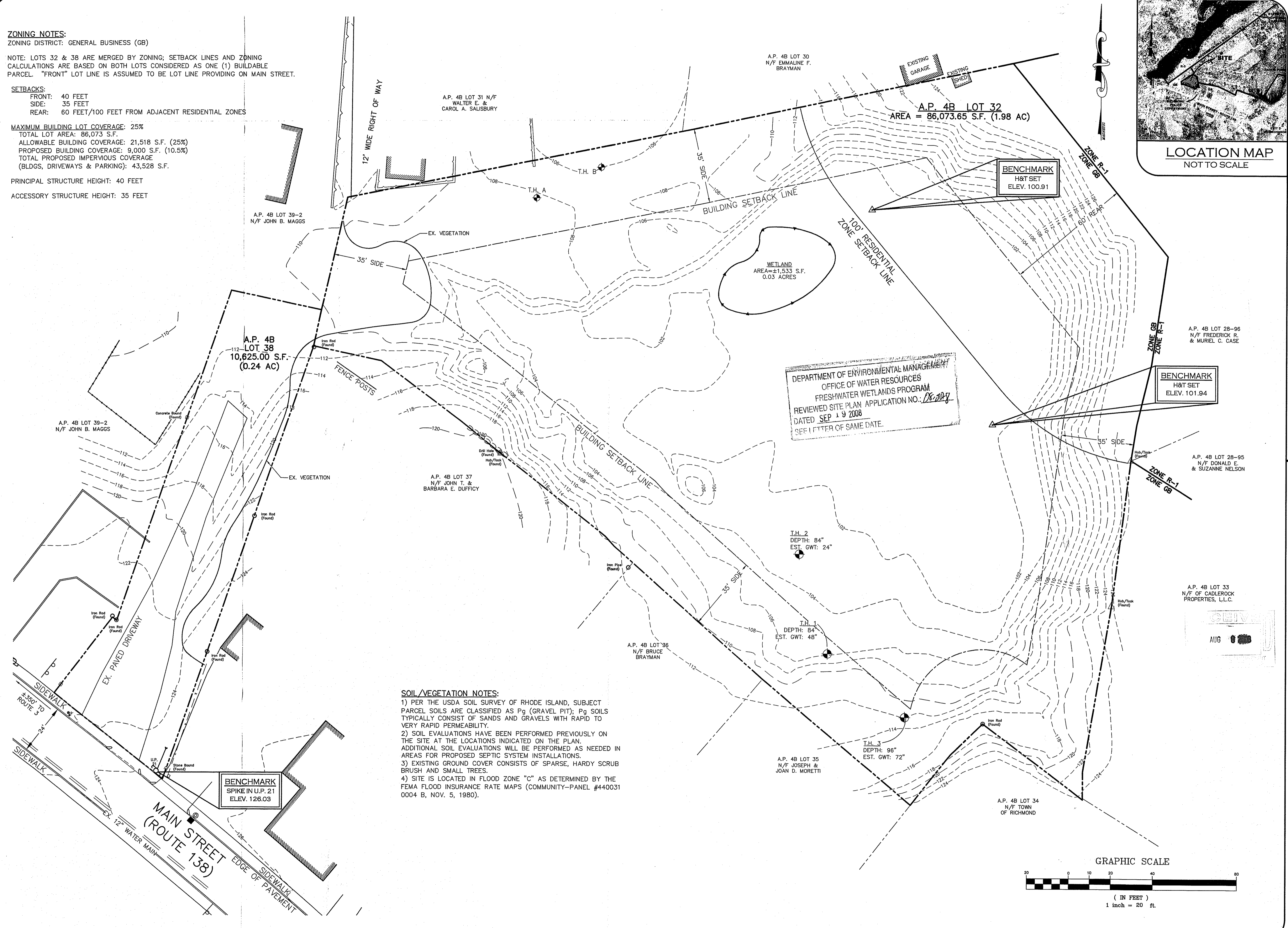
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ZONING NOTES:
 ZONING DISTRICT: GENERAL BUSINESS (GB)
 NOTE: LOTS 32 & 38 ARE MERGED BY ZONING; SETBACK LINES AND ZONING CALCULATIONS ARE BASED ON BOTH LOTS CONSIDERED AS ONE (1) BUILDABLE PARCEL. "FRONT" LOT LINE IS ASSUMED TO BE LOT LINE PROVIDING ON MAIN STREET.

SETBACKS:
 FRONT: 40 FEET
 SIDE: 35 FEET
 REAR: 60 FEET/100 FEET FROM ADJACENT RESIDENTIAL ZONES

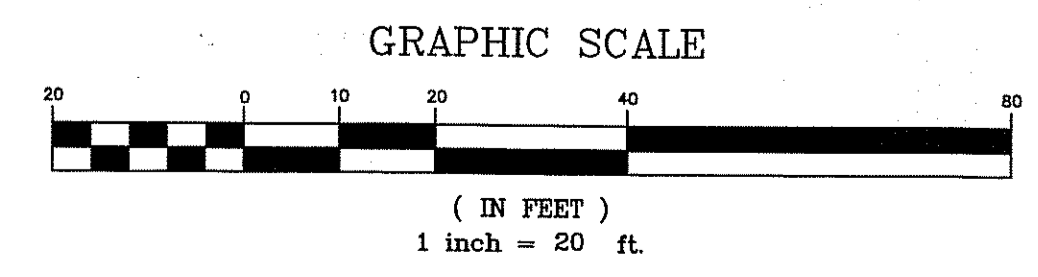
MAXIMUM BUILDING LOT COVERAGE: 25%
 TOTAL LOT AREA: 86,073 S.F.
 ALLOWABLE BUILDING COVERAGE: 21,518 S.F. (25%)
 PROPOSED BUILDING COVERAGE: 9,000 S.F. (10.5%)
 TOTAL PROPOSED IMPERVIOUS COVERAGE (BLDGS, DRIVEWAYS & PARKING): 43,528 S.F.

PRINCIPAL STRUCTURE HEIGHT: 40 FEET
 ACCESSORY STRUCTURE HEIGHT: 35 FEET



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO. *18-007*
 DATED SEP 19 2008
 SEE LETTER OF SAME DATE.

SOIL/VEGETATION NOTES:
 1) PER THE USDA SOIL SURVEY OF RHODE ISLAND, SUBJECT PARCEL SOILS ARE CLASSIFIED AS Pg (GRAVEL PIT); Pg SOILS TYPICALLY CONSIST OF SANDS AND GRAVELS WITH RAPID TO VERY RAPID PERMEABILITY.
 2) SOIL EVALUATIONS HAVE BEEN PERFORMED PREVIOUSLY ON THE SITE AT THE LOCATIONS INDICATED ON THE PLAN. ADDITIONAL SOIL EVALUATIONS WILL BE PERFORMED AS NEEDED IN AREAS FOR PROPOSED SEPTIC SYSTEM INSTALLATIONS.
 3) EXISTING GROUND COVER CONSISTS OF SPARSE, HARDY SCRUB BRUSH AND SMALL TREES.
 4) SITE IS LOCATED IN FLOOD ZONE "C" AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAPS (COMMUNITY-PANEL #440031 0004 B, NOV. 5, 1980).

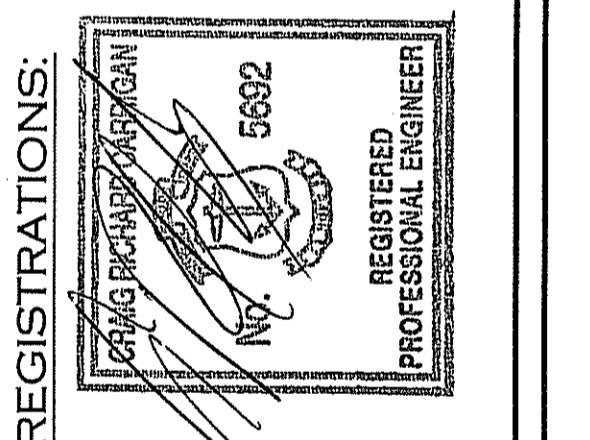


RICHMOND CENTER
EXISTING CONDITIONS PLAN
 ASSESSOR'S PLAT 4B LOT 32/38
 MAIN STREET
 RICHMOND, RHODE ISLAND
 PREPARED FOR: INVESTCO, INC.
 1004 BOSTON NECK ROAD NARRAGANSETT, RI 02882
 SCALE: 1" = 20' DATE: 8/5/08 SHEET 1 OF 6

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO. 051234



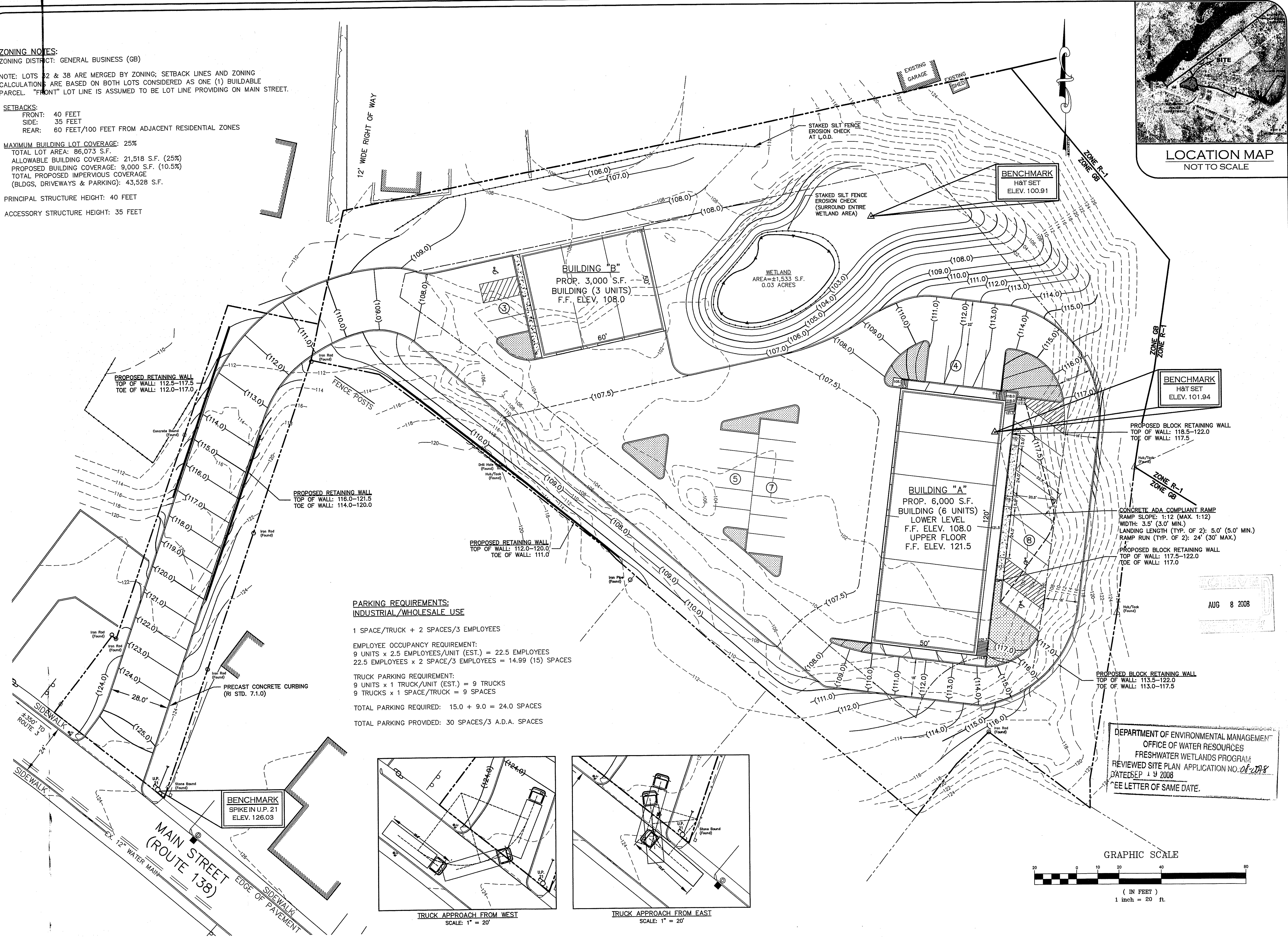
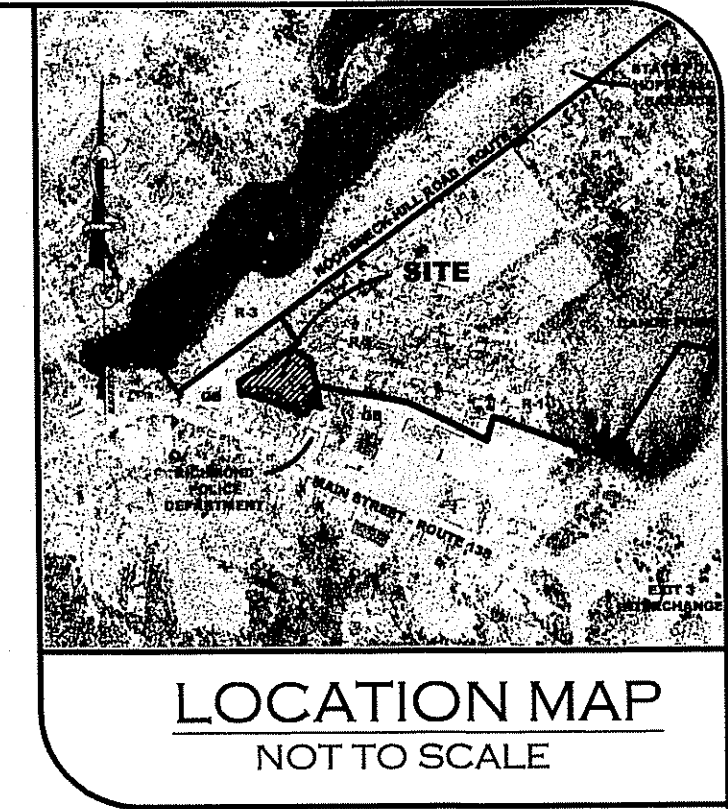
CARRIGAN ENGINEERING, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING
 140 POINT JUDITH ROAD
 UNIT #3 MARINER SQUARE
 NARRAGANSETT, RI 02882
 PHONE: (401) 789-6865
 FAX: (401) 789-2053

ZONING NOTES:
 ZONING DISTRICT: GENERAL BUSINESS (GB)
 NOTE: LOTS 32 & 38 ARE MERGED BY ZONING; SETBACK LINES AND ZONING CALCULATIONS ARE BASED ON BOTH LOTS CONSIDERED AS ONE (1) BUILDABLE PARCEL. "FRONT" LOT LINE IS ASSUMED TO BE LOT LINE PROVIDING ON MAIN STREET.

SETBACKS:
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MAXIMUM BUILDING LOT COVERAGE: 25%
 TOTAL LOT AREA: 86,073 S.F.
 ALLOWABLE BUILDING COVERAGE: 21,518 S.F. (25%)
 PROPOSED BUILDING COVERAGE: 9,000 S.F. (10.3%)
 TOTAL PROPOSED IMPERVIOUS COVERAGE (BLDGs, DRIVEWAYS & PARKING): 43,528 S.F.

PRINCIPAL STRUCTURE HEIGHT: 40 FEET
 ACCESSORY STRUCTURE HEIGHT: 35 FEET



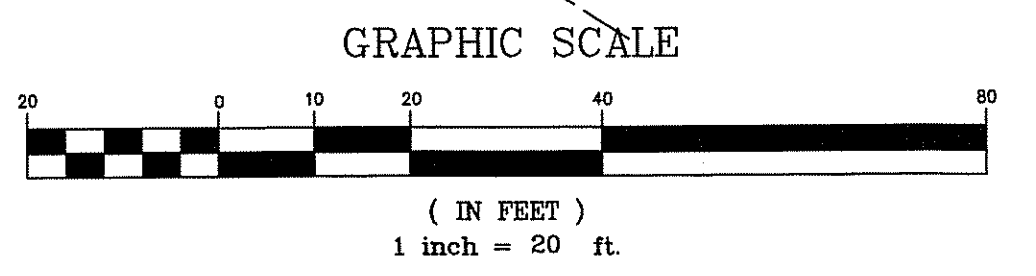
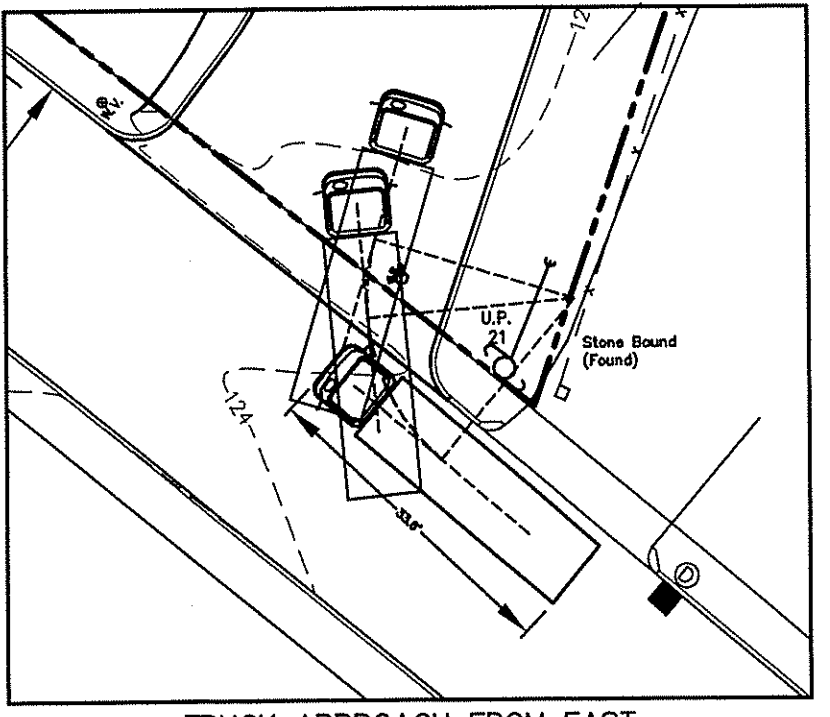
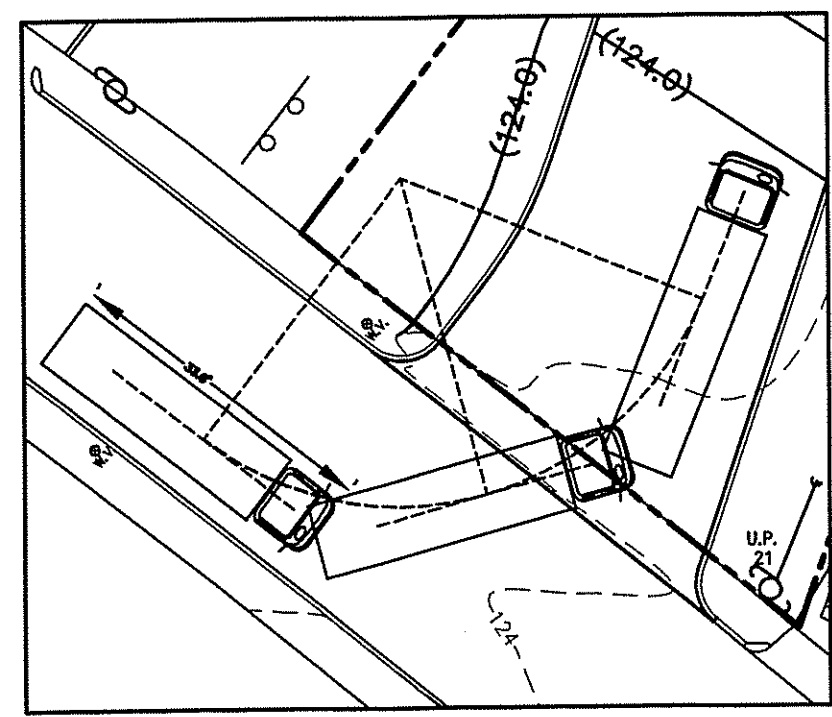
**PARKING REQUIREMENTS:
 INDUSTRIAL/WHOLESALE USE**

1 SPACE/TRUCK + 2 SPACES/3 EMPLOYEES

EMPLOYEE OCCUPANCY REQUIREMENT:
 9 UNITS x 2.5 EMPLOYEES/UNIT (EST.) = 22.5 EMPLOYEES
 22.5 EMPLOYEES x 2 SPACE/3 EMPLOYEES = 14.99 (15) SPACES

TRUCK PARKING REQUIREMENT:
 9 UNITS x 1 TRUCK/UNIT (EST.) = 9 TRUCKS
 9 TRUCKS x 1 SPACE/TRUCK = 9 SPACES

TOTAL PARKING REQUIRED: 15.0 + 9.0 = 24.0 SPACES
 TOTAL PARKING PROVIDED: 30 SPACES/3 A.D.A. SPACES



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO. 08-2098
 DATED SEP 19 2008
 SEE LETTER OF SAME DATE.

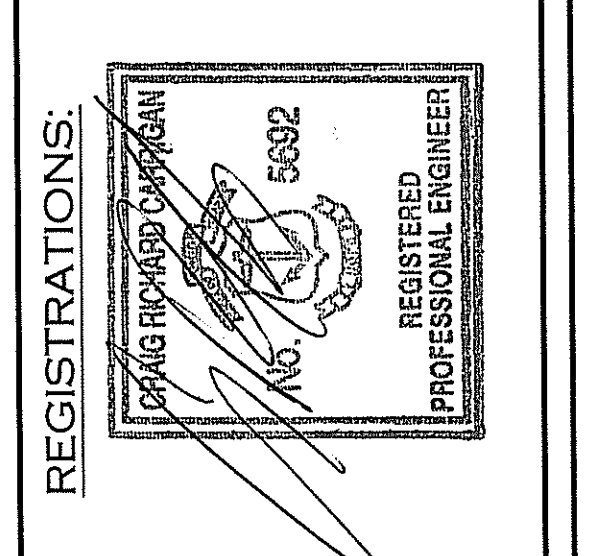
**RICHMOND CENTER
 PROPOSED SITE PLAN**

ASSESSOR'S PLAT 4B LOT 32/38
 MAIN STREET
 RICHMOND, RHODE ISLAND

PREPARED FOR: INVESTCO, INC.
 1004 BOSTON NECK ROAD NARRAGANSETT, RI 02882
 SCALE: 1" = 20' DATE: 8/5/08 SHEET 2 OF 6

REVISIONS:

NO.	DATE	DESCRIPTION	BY



CARRIGAN ENGINEERING, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING
 140 POINT JUDITH ROAD
 UNIT #3 MARINER SQUARE
 NARRAGANSETT, RI 02882
 PHONE: (401) 789-6865
 FAX: (401) 789-2053

ZONING NOTES:
 ZONING DISTRICT: GENERAL BUSINESS (GB)

NOTE: LOTS 32 & 38 ARE MERGED BY ZONING; SETBACK LINES AND ZONING CALCULATIONS ARE BASED ON BOTH LOTS CONSIDERED AS ONE (1) BUILDABLE PARCEL. "FRONT" LOT LINE IS ASSUMED TO BE LOT LINE PROVIDING ON MAIN STREET.

SETBACKS:
 FRONT: 40 FEET
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 REAR: 60 FEET/100 FEET FROM ADJACENT RESIDENTIAL ZONES

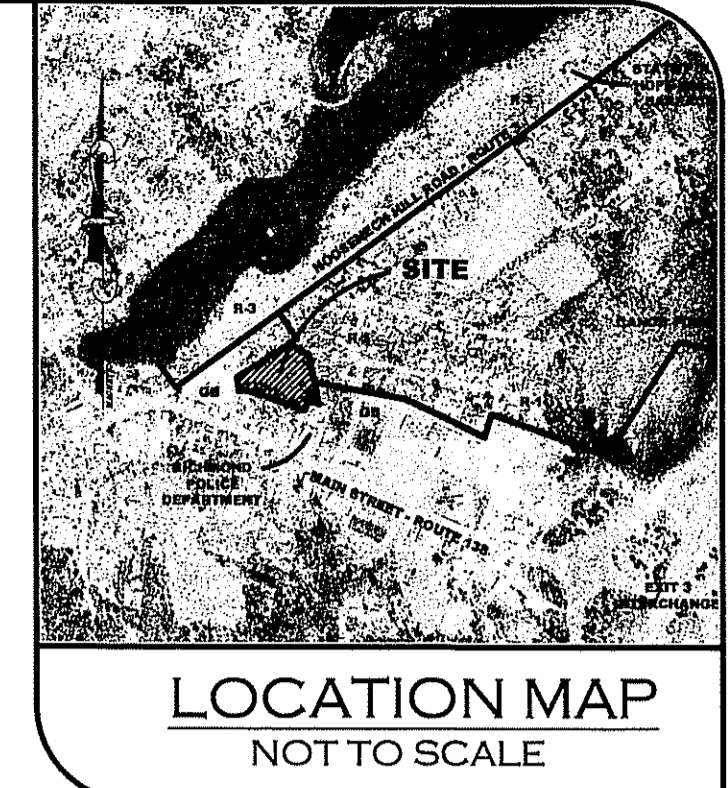
MAXIMUM BUILDING LOT COVERAGE: 25%
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 ALLOWABLE BUILDING COVERAGE: 21,518 S.F. (25%)
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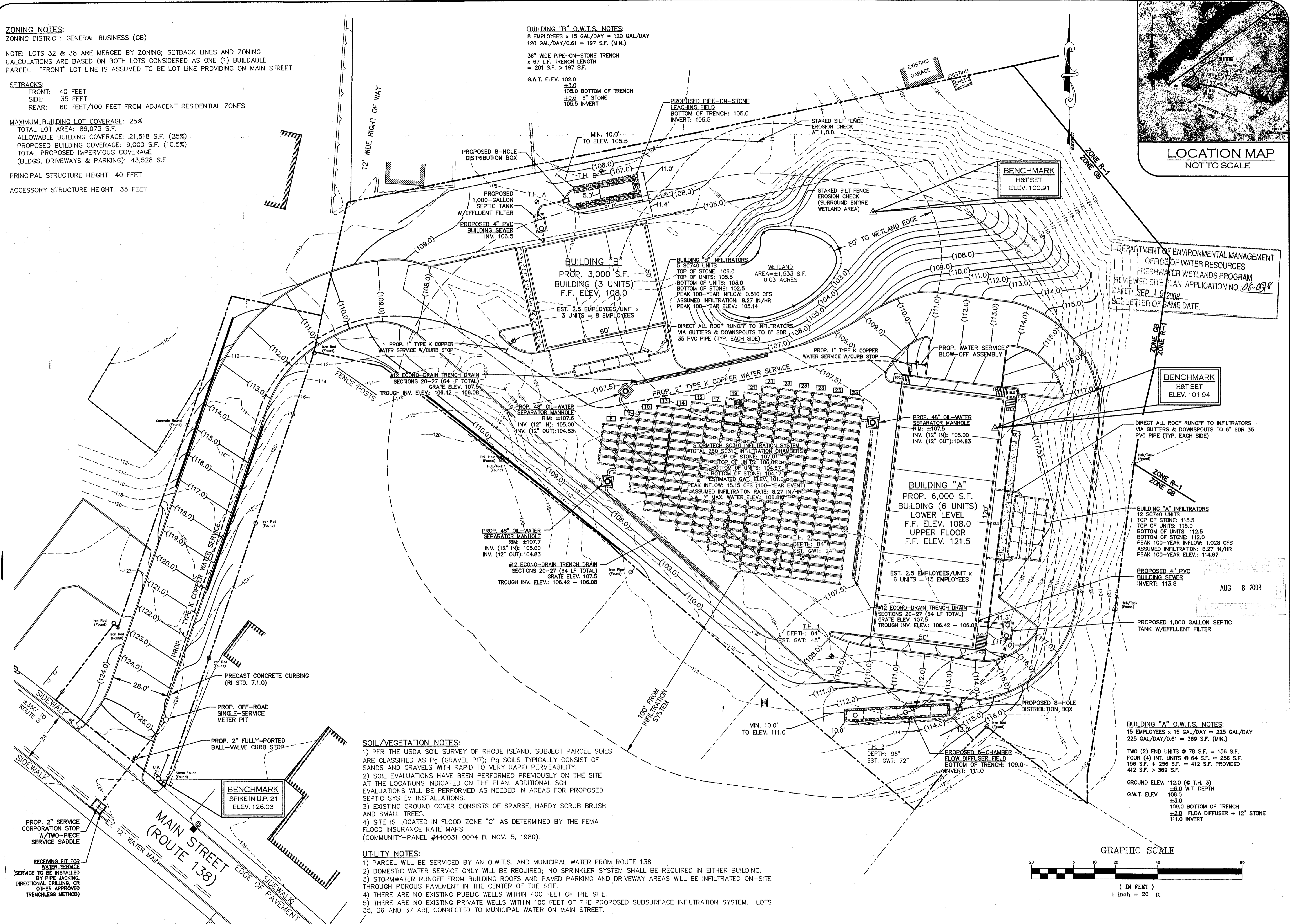
BUILDING "B" O.W.T.S. NOTES:
 8 EMPLOYEES x 15 GAL/DAY = 120 GAL/DAY
 120 GAL/DAY/0.61 = 197 S.F. (MIN.)

36" WIDE PIPE-ON-STONE TRENCH
 x 67 L.F. TRENCH LENGTH
 = 201 S.F. > 197 S.F.

G.W.T. ELEV. 102.0
 +3.0
 105.0 BOTTOM OF TRENCH
 +0.5 6" STONE
 105.5 INVERT

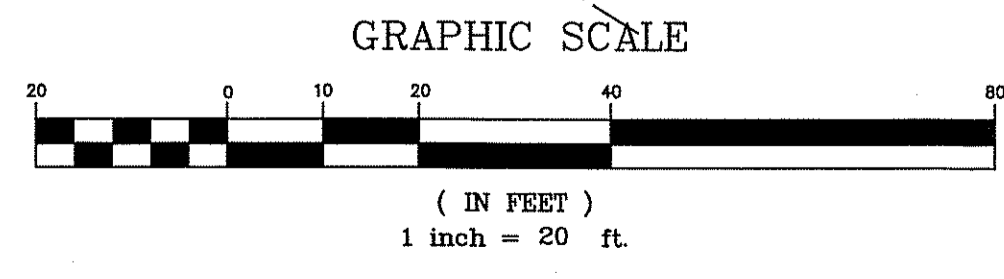


DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO. 08-038
 DATED SEP 19 2008
 SEE LETTER OF SAME DATE.



SOIL/VEGETATION NOTES:
 1) PER THE USDA SOIL SURVEY OF RHODE ISLAND, SUBJECT PARCEL SOILS ARE CLASSIFIED AS Pg (GRAVEL PIT); Pg SOILS TYPICALLY CONSIST OF SANDS AND GRAVELS WITH RAPID TO VERY RAPID PERMEABILITY.
 2) SOIL EVALUATIONS HAVE BEEN PERFORMED PREVIOUSLY ON THE SITE AT THE LOCATIONS INDICATED ON THE PLAN. ADDITIONAL SOIL EVALUATIONS WILL BE PERFORMED AS NEEDED IN AREAS FOR PROPOSED SEPTIC SYSTEM INSTALLATIONS.
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 4) SITE IS LOCATED IN FLOOD ZONE "C" AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAPS (COMMUNITY-PANEL #440031 0004 B, NOV. 5, 1980).

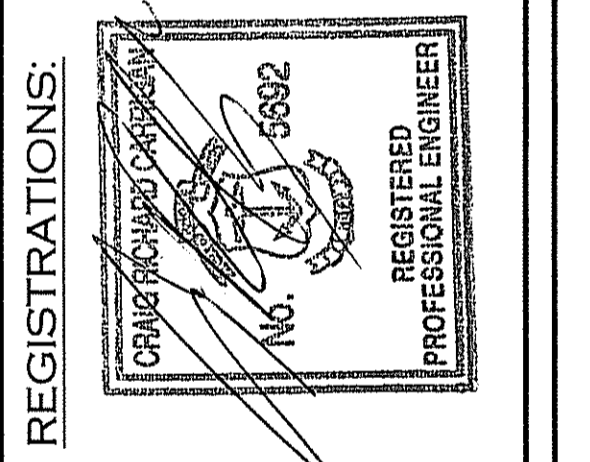
UTILITY NOTES:
 1) PARCEL WILL BE SERVICED BY AN O.W.T.S. AND MUNICIPAL WATER FROM ROUTE 138.
 2) DOMESTIC WATER SERVICE ONLY WILL BE REQUIRED; NO SPRINKLER SYSTEM SHALL BE REQUIRED IN EITHER BUILDING.
 3) STORMWATER RUNOFF FROM BUILDING ROOFS AND PAVED PARKING AND DRIVEWAY AREAS WILL BE INFILTRATED ON-SITE THROUGH POROUS PAVEMENT IN THE CENTER OF THE SITE.
 4) THERE ARE NO EXISTING PUBLIC WELLS WITHIN 400 FEET OF THE SITE.
 5) THERE ARE NO EXISTING PRIVATE WELLS WITHIN 100 FEET OF THE PROPOSED SUBSURFACE INFILTRATION SYSTEM. LOTS 35, 36 AND 37 ARE CONNECTED TO MUNICIPAL WATER ON MAIN STREET.



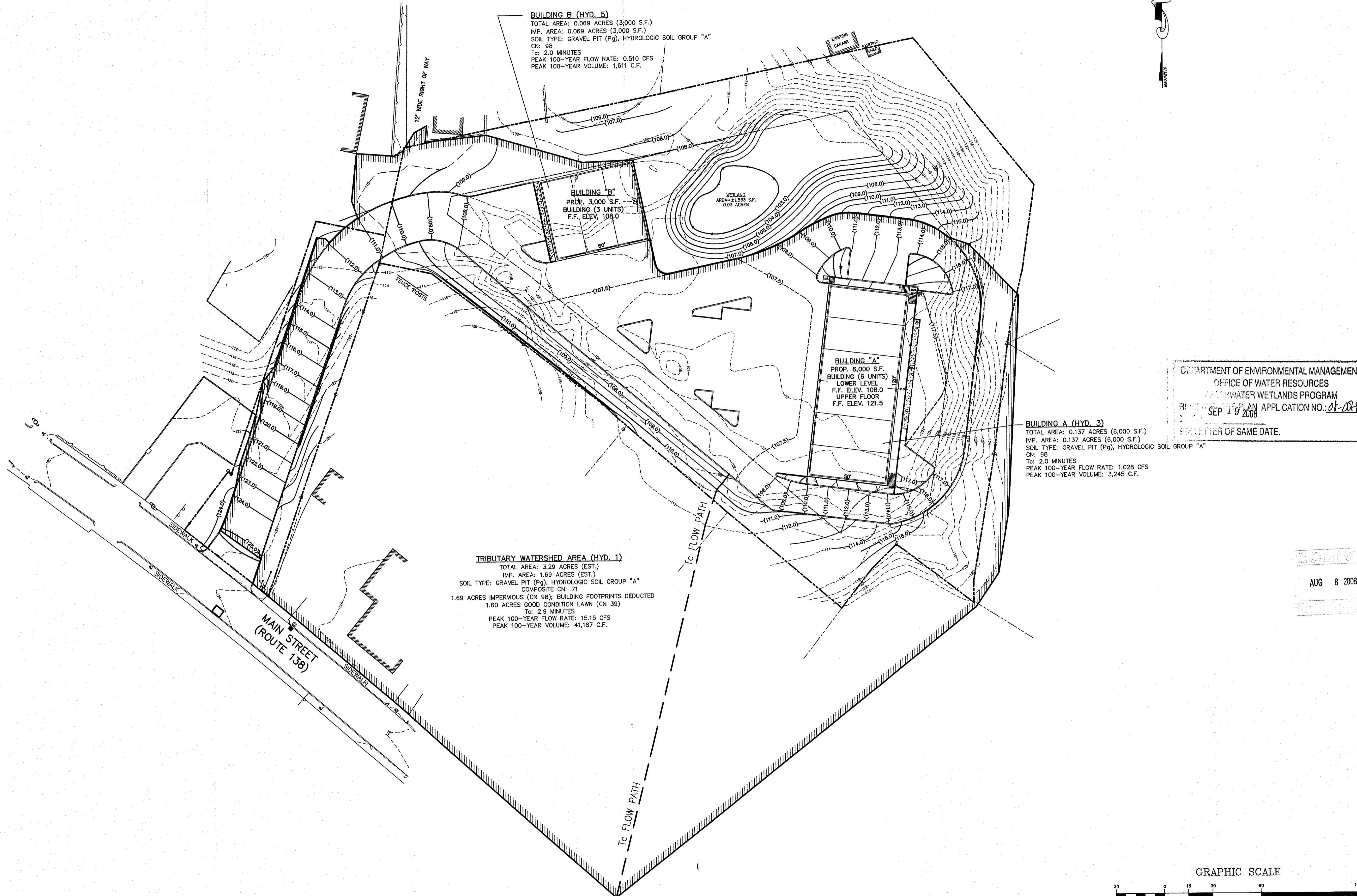
RICHMOND CENTER
PROPOSED UTILITIES PLAN
 ASSESSOR'S PLAT 4B LOT 32/38
 MAIN STREET
 RICHMOND, RHODE ISLAND
 PREPARED FOR: INVESTCO, INC.
 1004 BOSTON NECK ROAD NARRAGANSETT, RI 02882
 SCALE: 1" = 20' DATE: 8/5/08 SHEET 3 OF 6

REVISIONS:

NO.	DATE	DESCRIPTION	BY



CARRIGAN ENGINEERING, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING
 140 POINT JUDITH ROAD
 UNIT #3 MARINER SQUARE
 NARRAGANSETT, RI 02882
 PHONE: (401) 789-6865
 FAX: (401) 789-2053



BUILDING B (HYD. 5)
 TOTAL AREA: 0.069 ACRES (3,000 S.F.)
 IMP. AREA: 0.069 ACRES (3,000 S.F.)
 SOIL TYPE: GRAVEL PIT (Pg), HYDROLOGIC SOIL GROUP "A"
 CN: 98
 Tc: 2.0 MINUTES
 PEAK 100-YEAR FLOW RATE: 0.510 CFS
 PEAK 100-YEAR VOLUME: 1,611 C.F.

BUILDING "B"
 PROP. 3,000 S.F.
 BUILDING (3 UNITS)
 F.F. ELEV. 108.0

BUILDING "A"
 PROP. 6,000 S.F.
 BUILDING (6 UNITS)
 LOWER LEVEL
 F.F. ELEV. 108.0
 UPPER FLOOR
 F.F. ELEV. 121.5

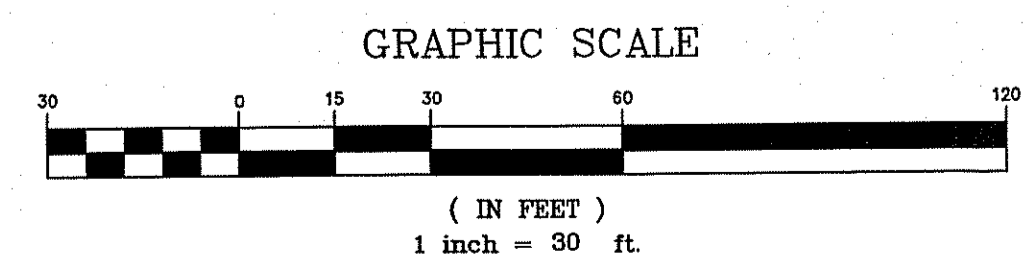
BUILDING A (HYD. 3)
 TOTAL AREA: 0.137 ACRES (6,000 S.F.)
 IMP. AREA: 0.137 ACRES (6,000 S.F.)
 SOIL TYPE: GRAVEL PIT (Pg), HYDROLOGIC SOIL GROUP "A"
 CN: 98
 Tc: 2.0 MINUTES
 PEAK 100-YEAR FLOW RATE: 1.028 CFS
 PEAK 100-YEAR VOLUME: 3,245 C.F.

TRIBUTARY WATERSHED AREA (HYD. 1)
 TOTAL AREA: 3.29 ACRES (EST.)
 IMP. AREA: 1.69 ACRES (EST.)
 SOIL TYPE: GRAVEL PIT (Pg), HYDROLOGIC SOIL GROUP "A"
 COMPOSITE CN: 71
 1.69 ACRES IMPERVIOUS (CN 98); BUILDING FOOTPRINTS DEDUCTED
 1.60 ACRES GOOD CONDITION LAWN (CN 39)
 Tc: 2.9 MINUTES
 PEAK 100-YEAR FLOW RATE: 15.15 CFS
 PEAK 100-YEAR VOLUME: 41,187 C.F.

WETLAND
 AREA=4,133 S.F.
 0.03 ACRES

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 PREPARED FOR: CARRIGAN ENGINEERING, INC.
 DATE: SEP 19 2008
 APPLICATION NO.: 08-088
 SEE LETTER OF SAME DATE.

EXPIRES
 AUG 8 2008

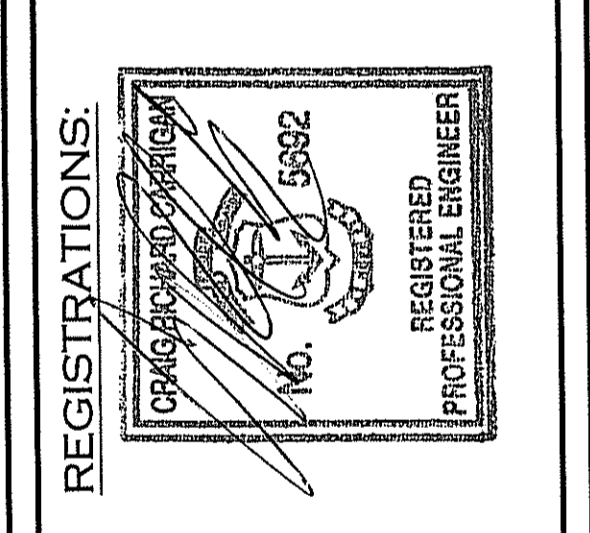


RICHMOND CENTER
WATERSHED PLAN
 ASSESSOR'S PLAT 4B LOT 32/38
 MAIN STREET
 RICHMOND, RHODE ISLAND
 PREPARED FOR: INVESTCO, INC.
 1004 BOSTON NECK ROAD NARRAGANSETT, RI 02882
 SCALE: 1" = 30' DATE: 8/5/08 SHEET 4 OF 6

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO. 051234



CARRIGAN ENGINEERING, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING
 140 POINT JUDITH ROAD
 UNIT #3 MARINER SQUARE
 NARRAGANSETT, RI 02882
 PHONE: (401) 789-6865
 FAX: (401) 789-2053

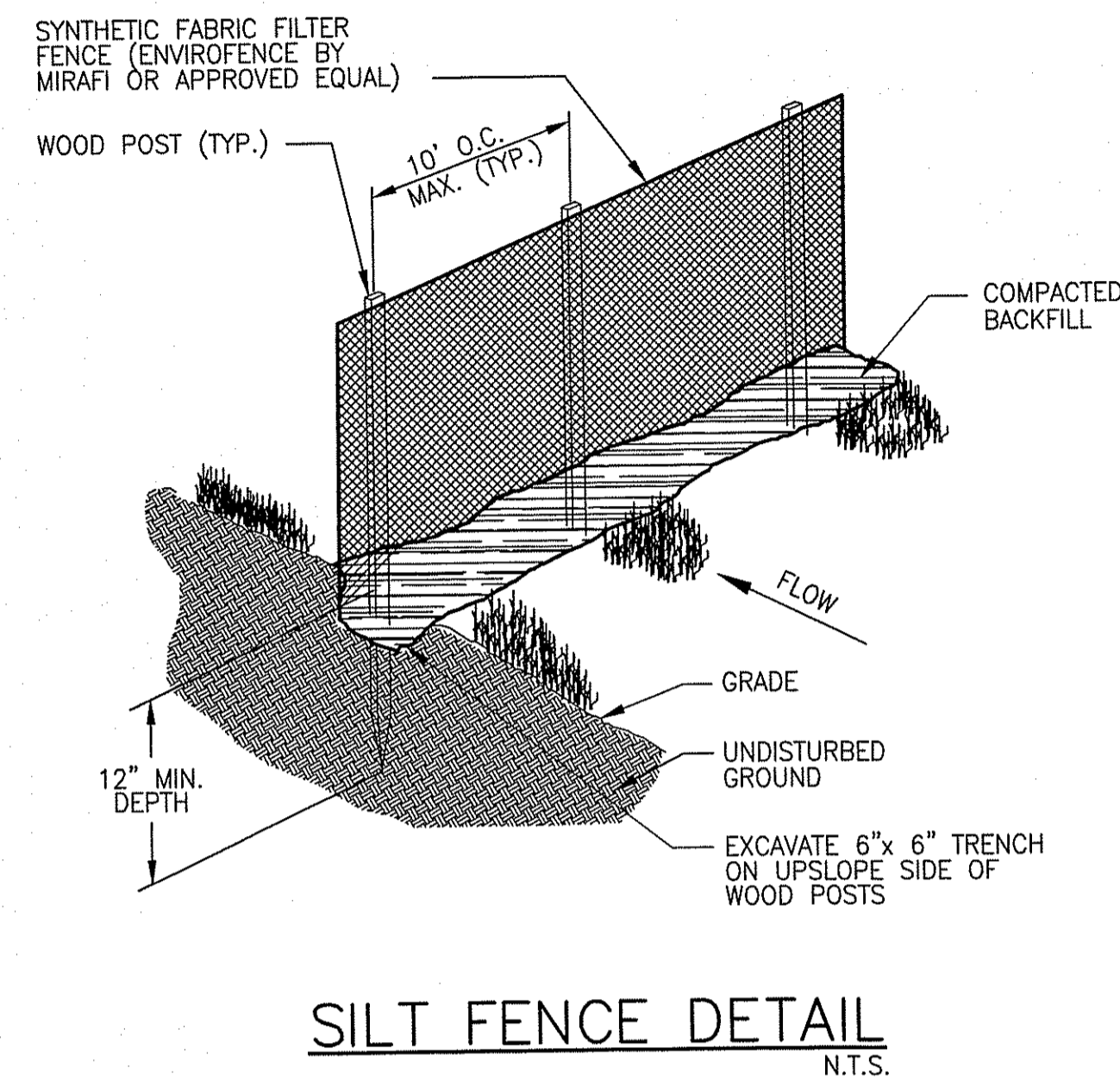
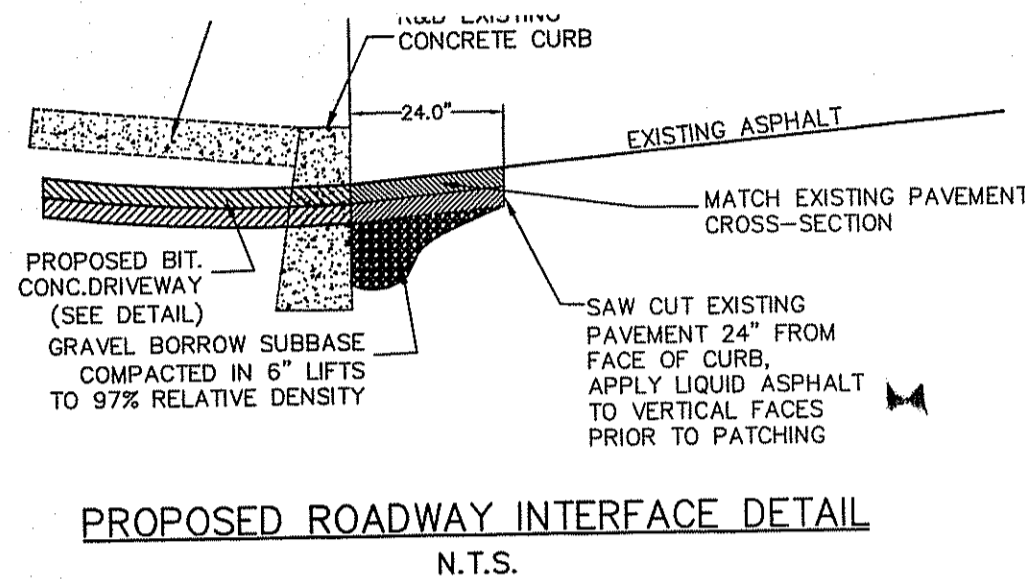
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SEDIMENT & EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND STANDARD DETAILS FOR SAME.
2. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT.
3. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS, AND AFTER ALL RAIN EVENTS GENERATING GREATER THAN 0.25" OF RAINFALL.
4. DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
5. ACCUMULATED SEDIMENT AND/OR DEBRIS GREATER THAN 6" DEEP SHALL BE REMOVED AND DISPOSED OF.
6. TEMPORARY MATERIAL STOCKPILE AREAS SHALL BE RINGED WITH APPROPRIATE EROSION CONTROL MEASURES (E.G. SILT FENCE OR STRAW BALES).
7. UPON COMPLETION OF PROJECT AND ESTABLISHMENT OF ACCEPTABLE VEGETATIVE COVER, CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL EROSION CONTROL MEASURES.

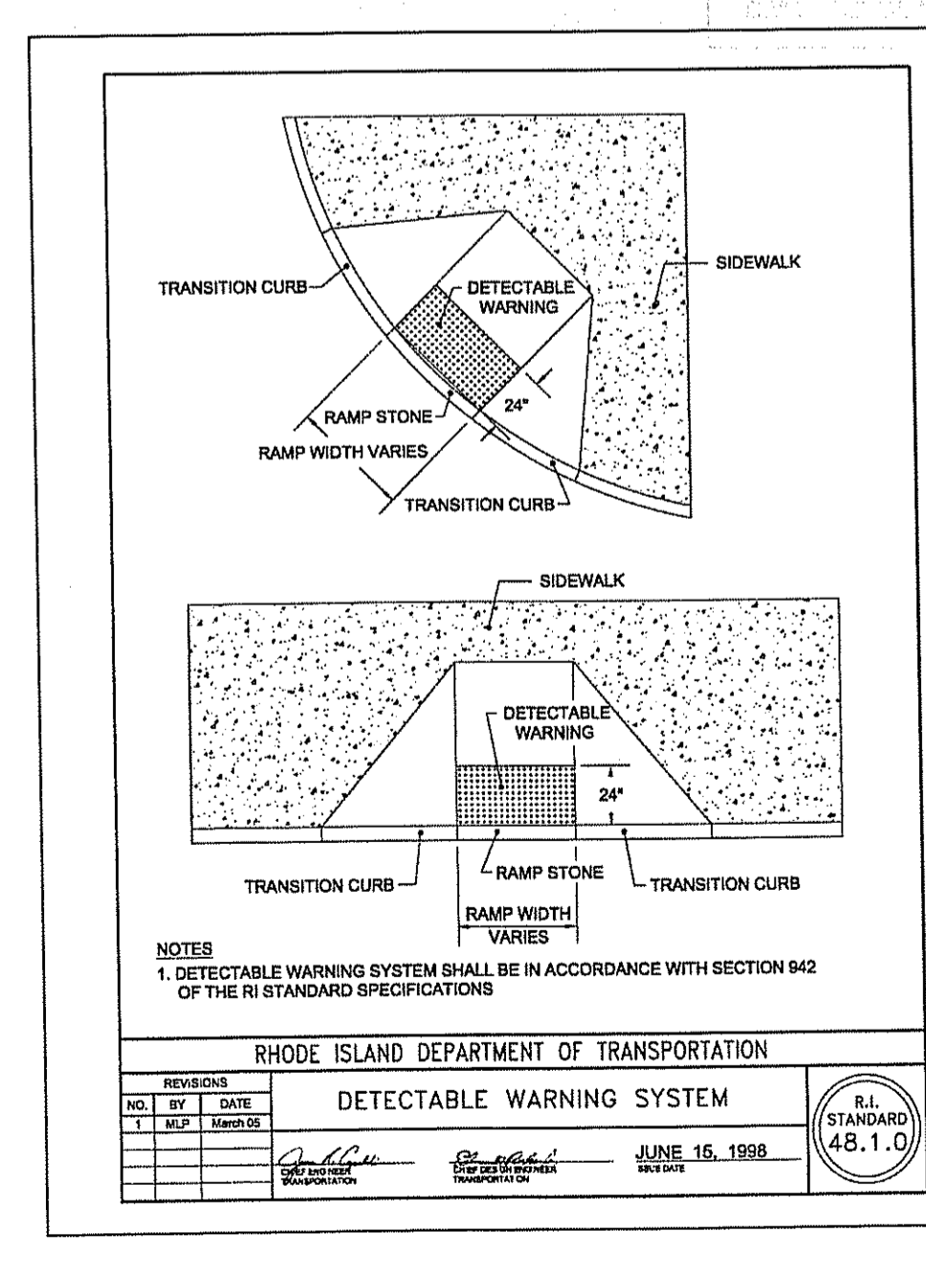
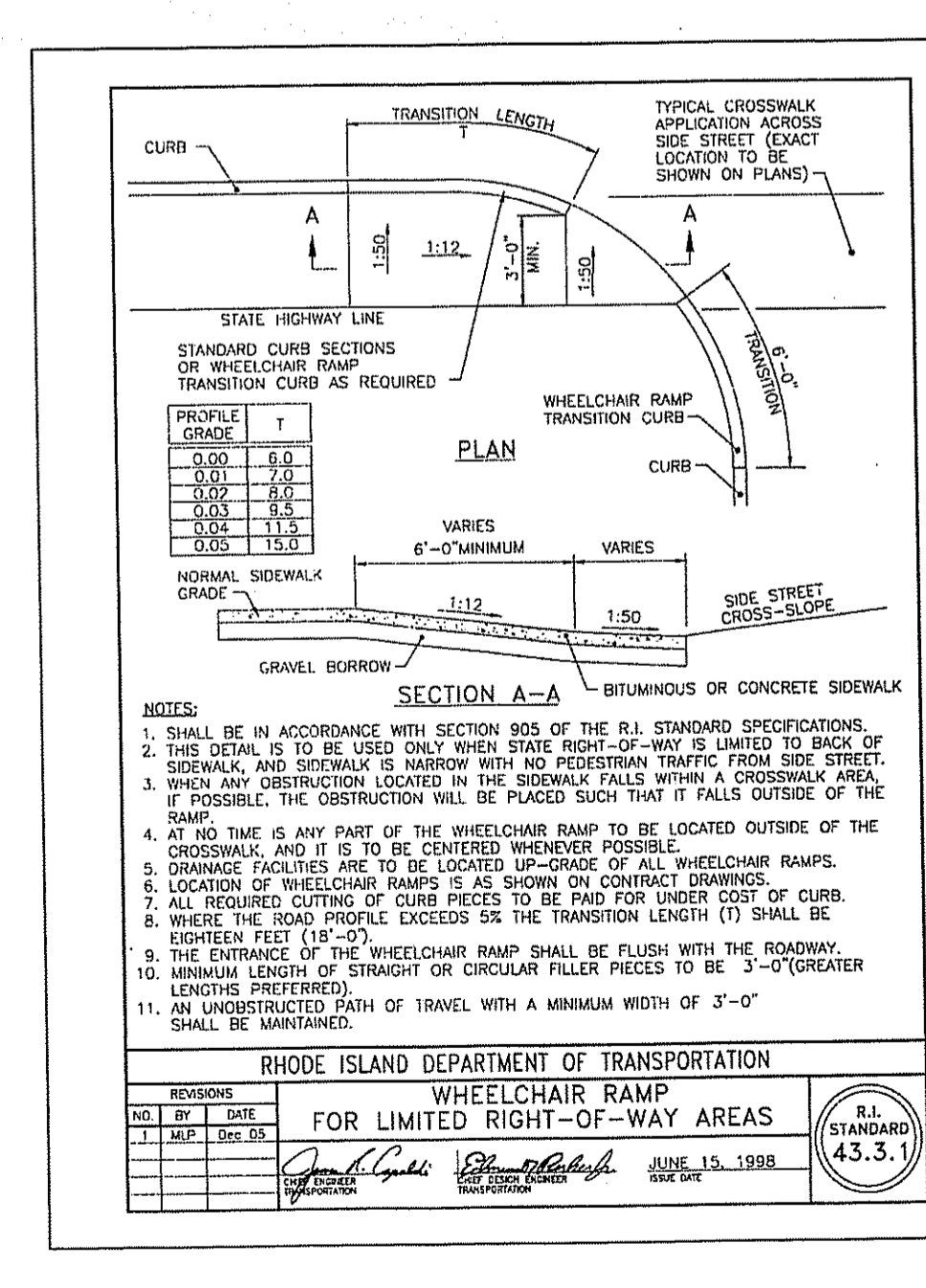
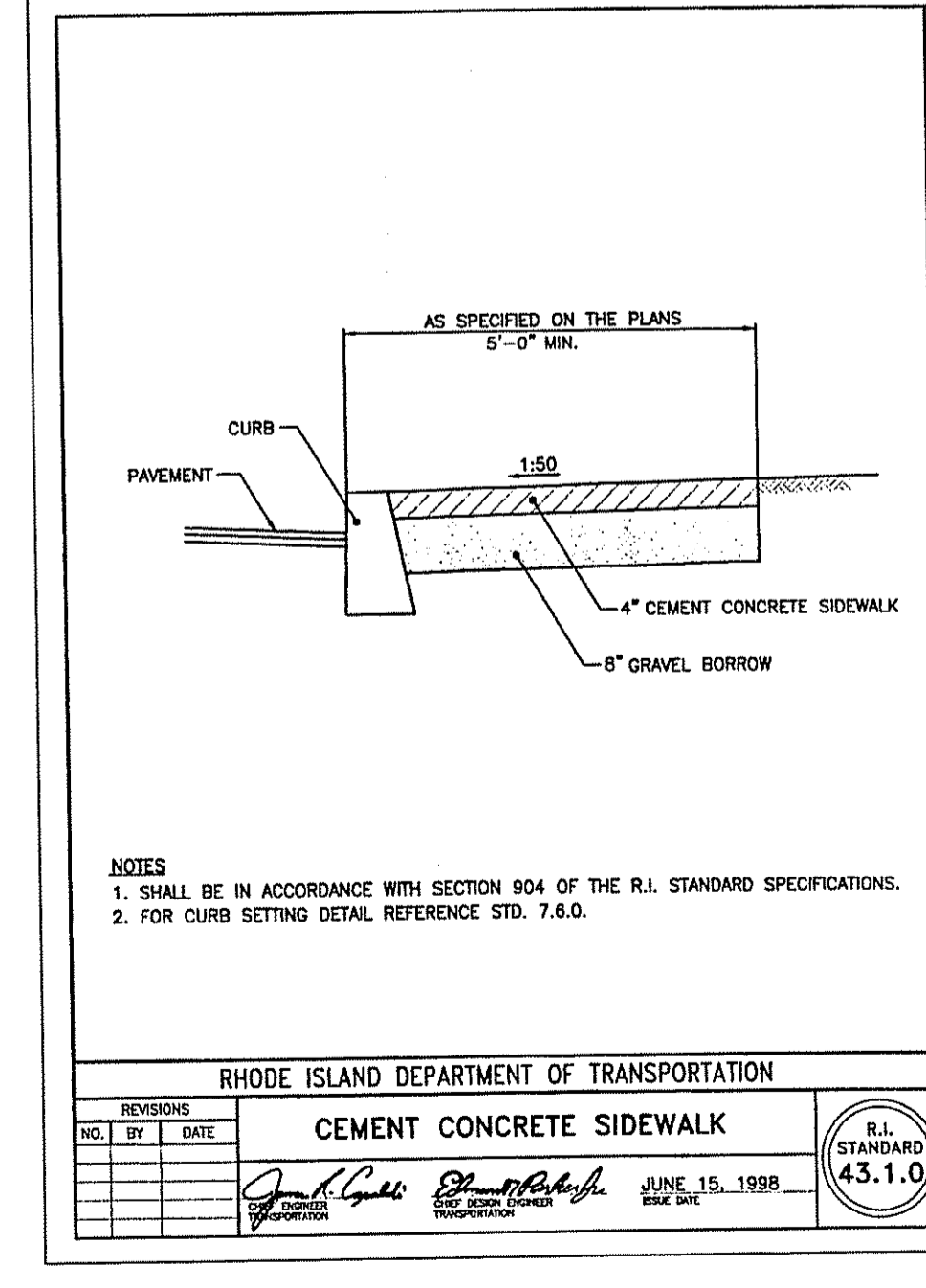
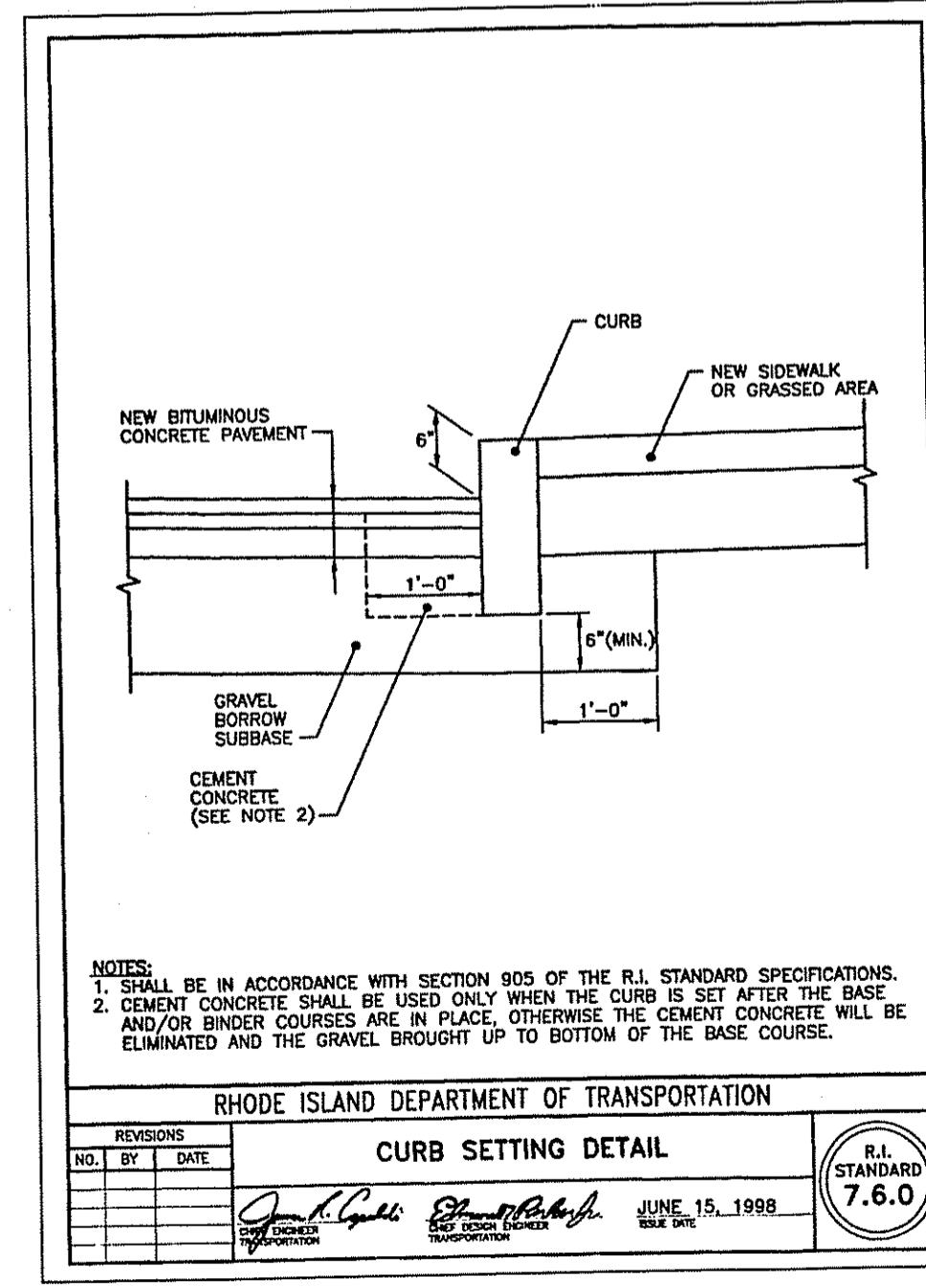
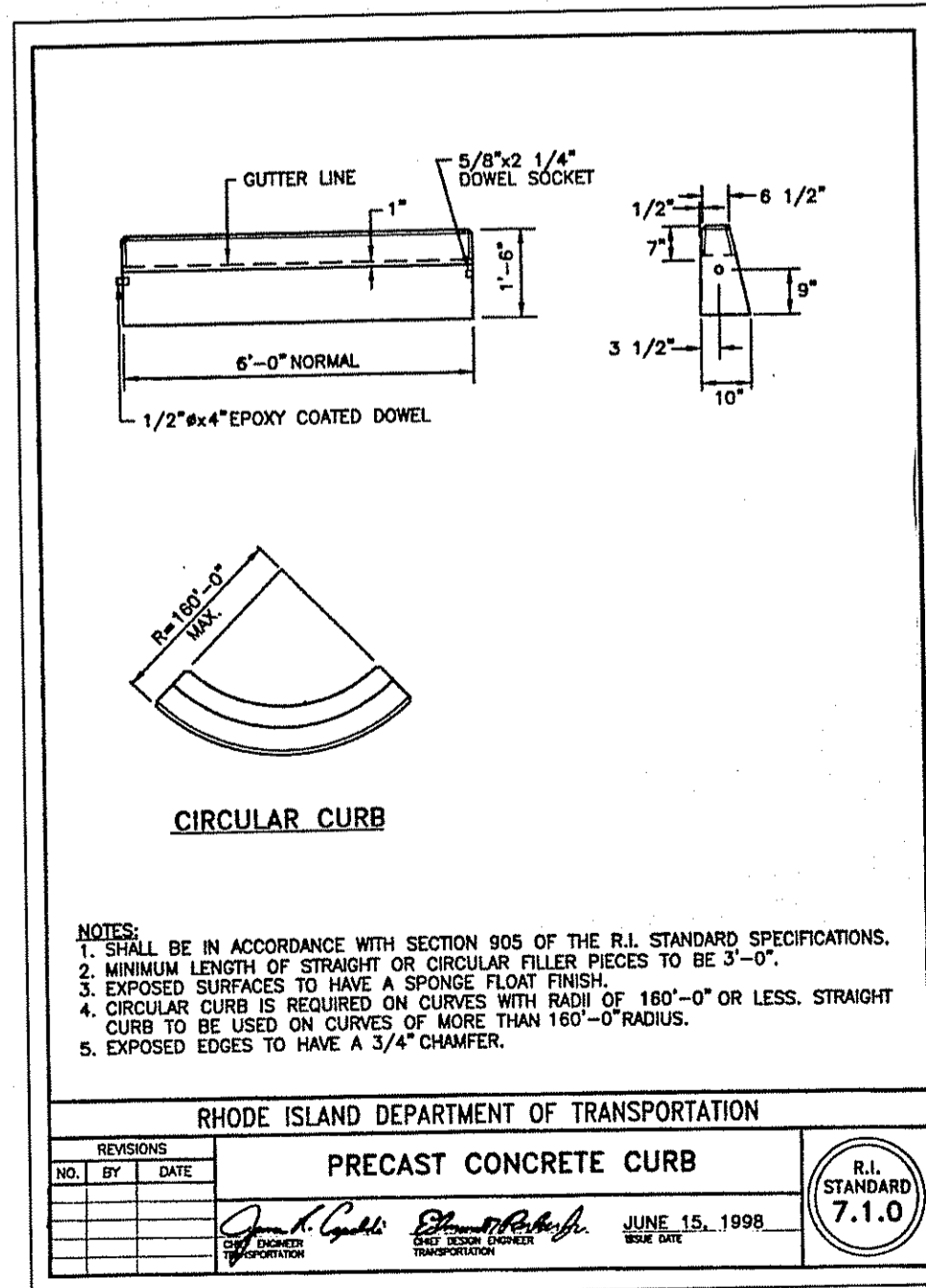
CONSTRUCTION SEQUENCE:

1. INSTALL ALL EROSION CONTROL MEASURES IN THE DEPICTED LOCATIONS ON THE PLANS AND IN ACCORDANCE WITH THE STANDARD DETAILS FOR SAME.
2. PERFORM SITE CLEARING AND SOIL STOCKPILING; PLANT TEMPORARY VEGETATION (RYE GRASS MIX) OR USE MULCH TO STABILIZE LONG-TERM STOCKPILES AS NECESSARY.
3. INSTALL PROPOSED SITE UTILITIES, INCLUDING WATER SERVICE, O.W.T.S., AND UNDERGROUND STORMWATER INFILTRATION UNITS & TRENCH DRAINS.
4. INSTALL BUILDING FOUNDATION AND BEGIN BUILDING CONSTRUCTION.
5. PERFORM ROUGH SITE GRADING.
6. COMPLETE BUILDING CONSTRUCTION.
7. INSTALL PROPOSED LANDSCAPING FEATURES (E.G. TREES, BUSHES, SHRUBS, ETC.).
8. TRIM, FINE GRADE, AND APPLY FINISH SURFACE TREATMENT (E.G. BIT. CONC. ASPHALT, LOAM & SEED) IN ALL LOCATIONS ON THE SITE. CONCURRENTLY REPAIR ANY DAMAGED AREAS ON THE SITE.
9. ALLOW ALL VEGETATIVE SURFACE TREATMENTS TO ESTABLISH ACCEPTABLE GROWTH BEFORE REMOVING AND DISPOSING OF EROSION CONTROL MEASURES.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. *08-018*
DATED *8/5/2008*
SEE LETTER OF SAME DATE.

AUG 8 2008



RICHMOND CENTER
STANDARD DETAILS
ASSESSOR'S PLAT 4B LOT 32./38
MAIN STREET
RICHMOND, RHODE ISLAND
PREPARED FOR: INVESTCO, INC.
1004 BOSTON NECK ROAD NARRAGANSETT, RI 02882
SCALE: N.T.S. DATE: 8/5/08 SHEET 5 OF 6

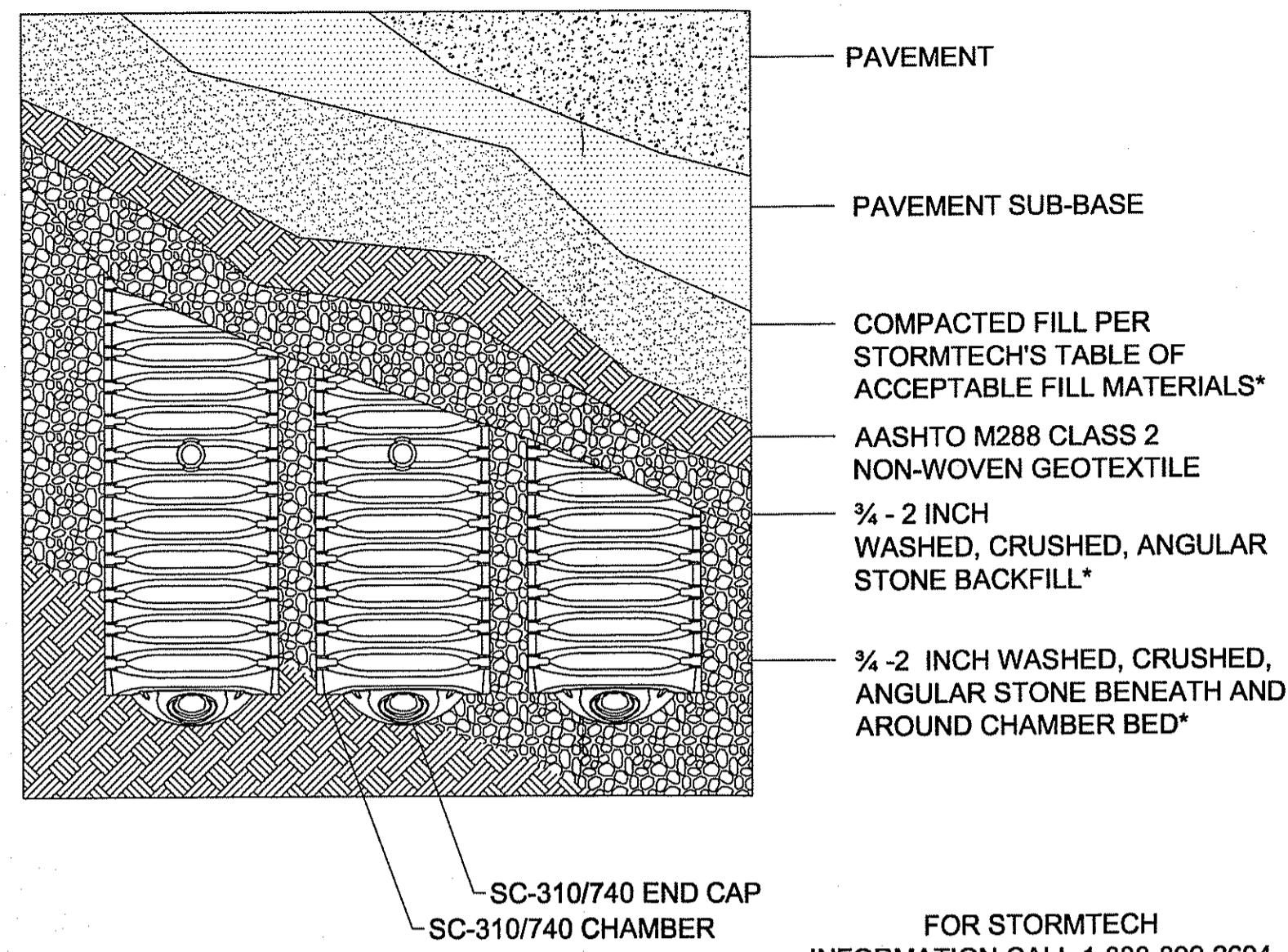
REVISIONS:

NO.	DATE	DESCRIPTION	BY

REGISTRATIONS:
CARRIGAN ENGINEERING, INC.
No. 5692
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
140 POINT JUDITH ROAD
UNIT #3 MARINER SQUARE
NARRAGANSETT, RI 02882
PHONE: (401) 789-6865
FAX: (401) 789-2053

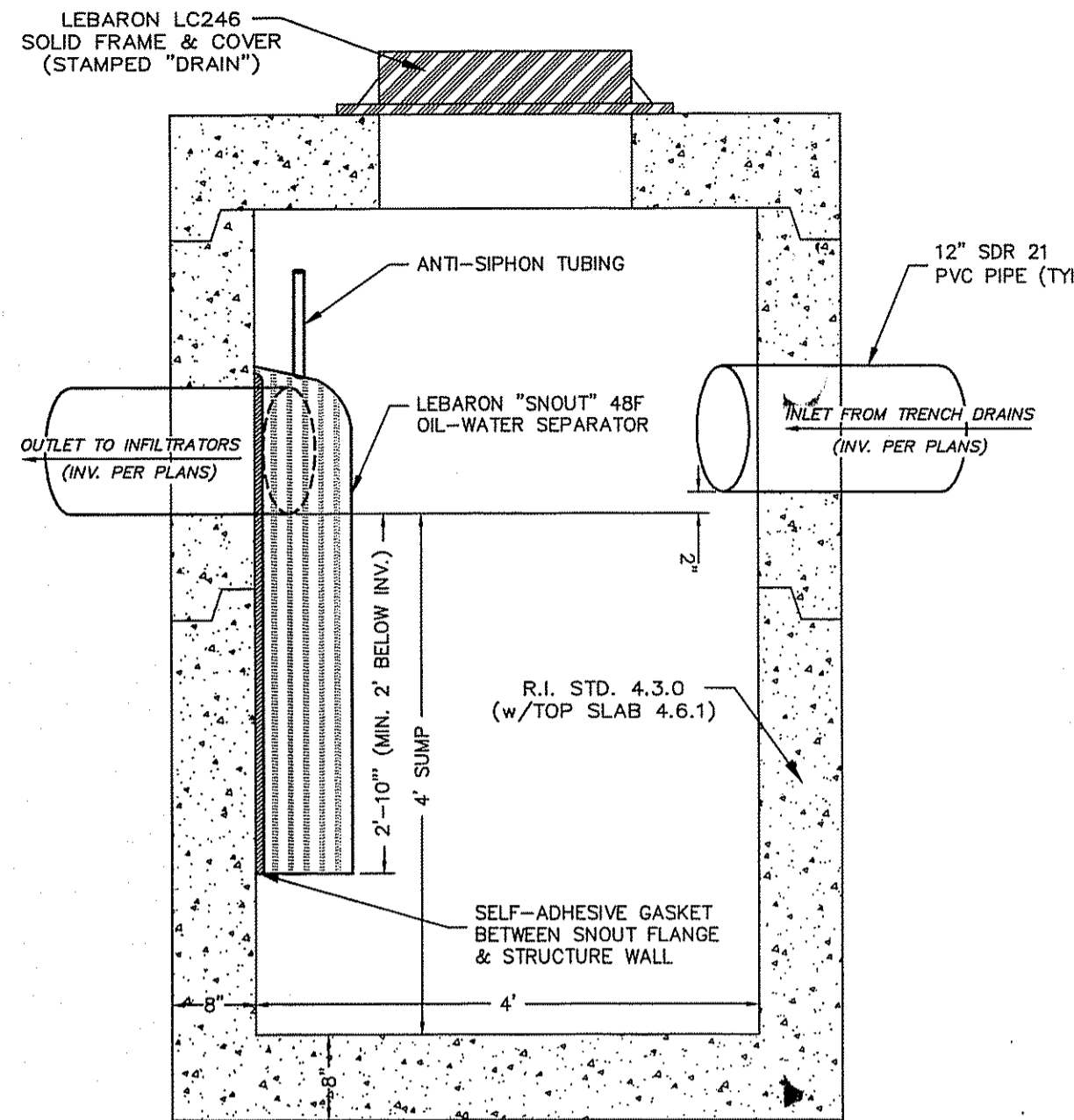
JOB NO. 051234



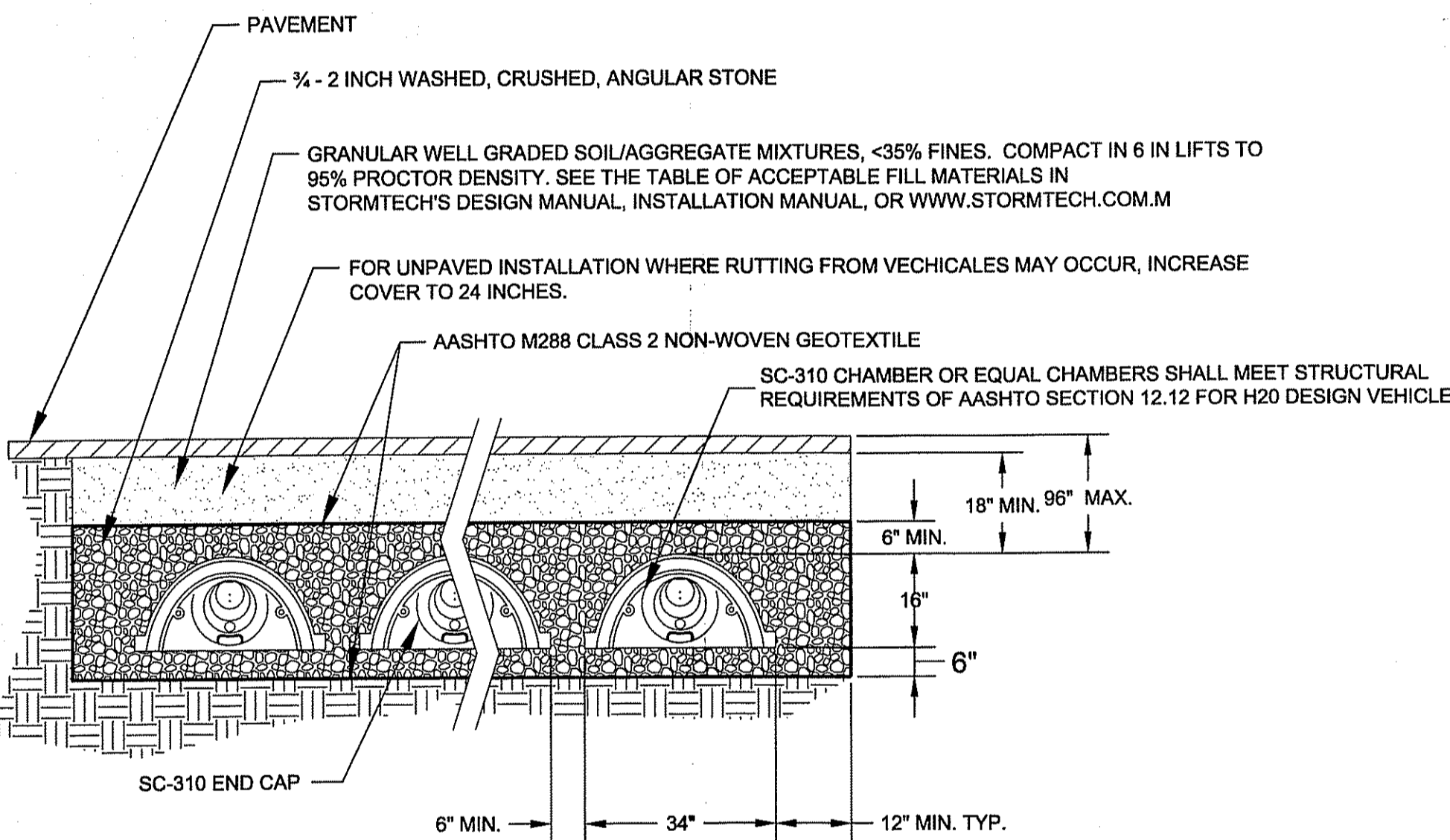
STORMTECH SC-310/740 TYPICAL LAYOUT - PLAN VIEW
NOT TO SCALE

FOR STORMTECH INFORMATION CALL 1-888-892-2694

* SEE STORMTECH'S DESIGN MANUAL



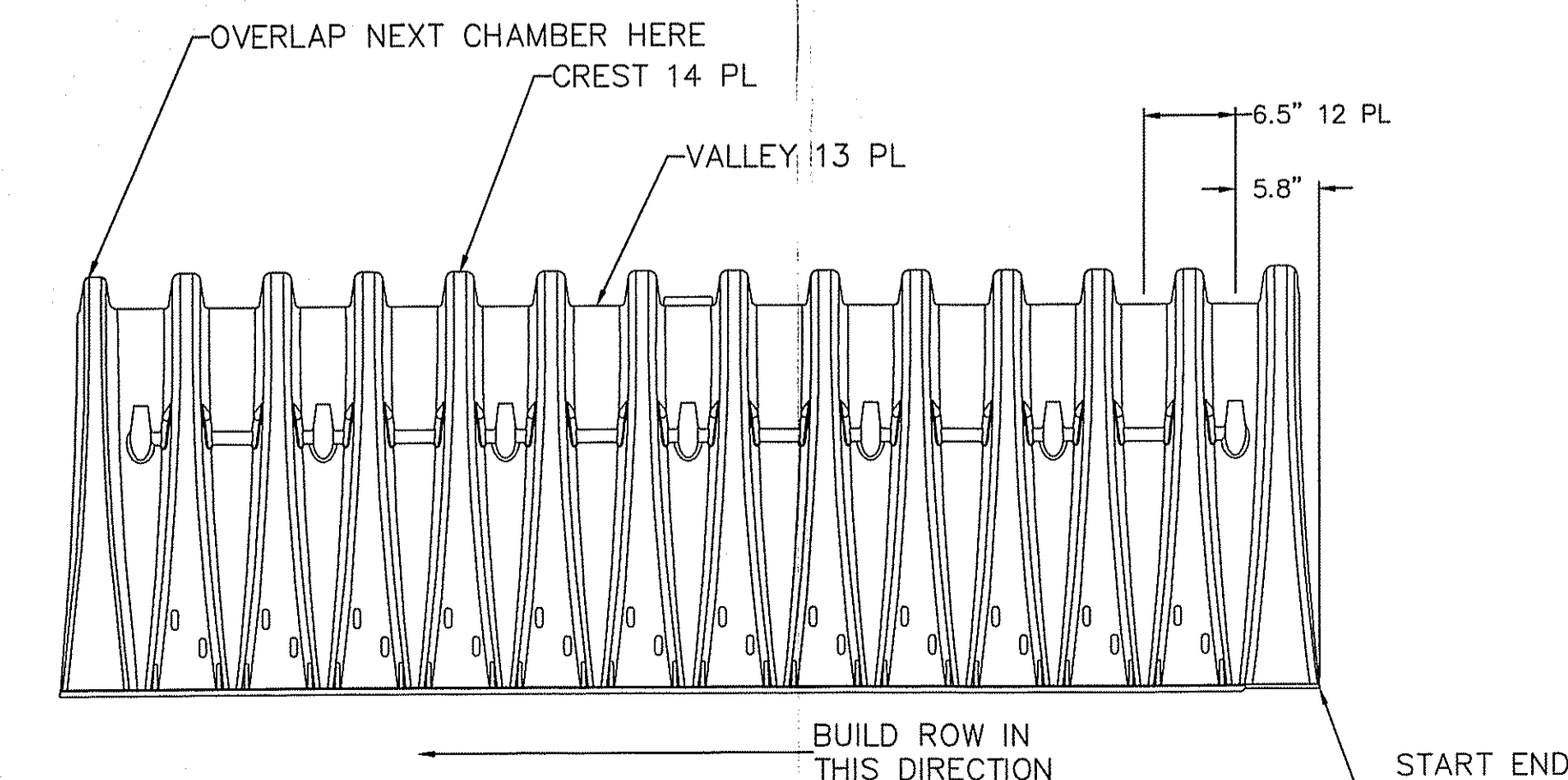
48" SQUARE OIL-WATER SEPARATOR DRAIN MANHOLE
SCALE: 3/4" = 1'



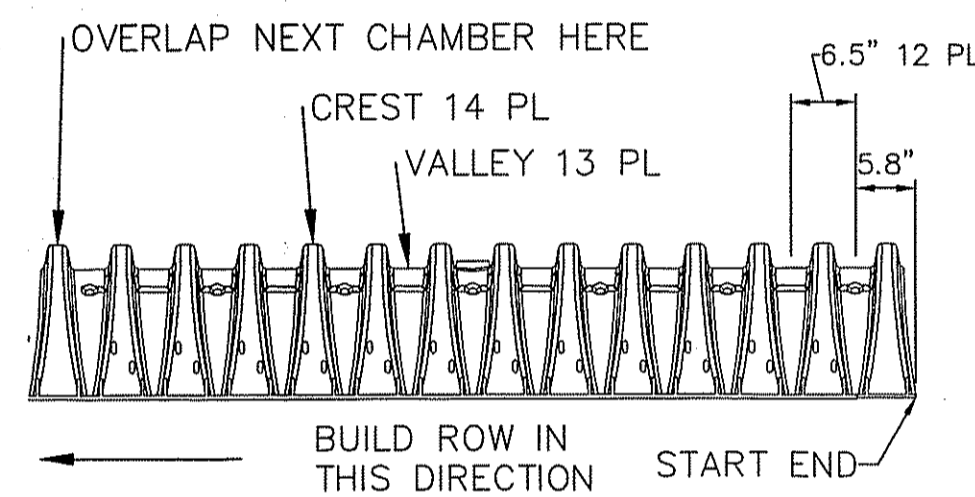
STORMTECH SC310/740 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL
NOT TO SCALE

FOR STORMTECH INFORMATION CALL 1-888-892-2694

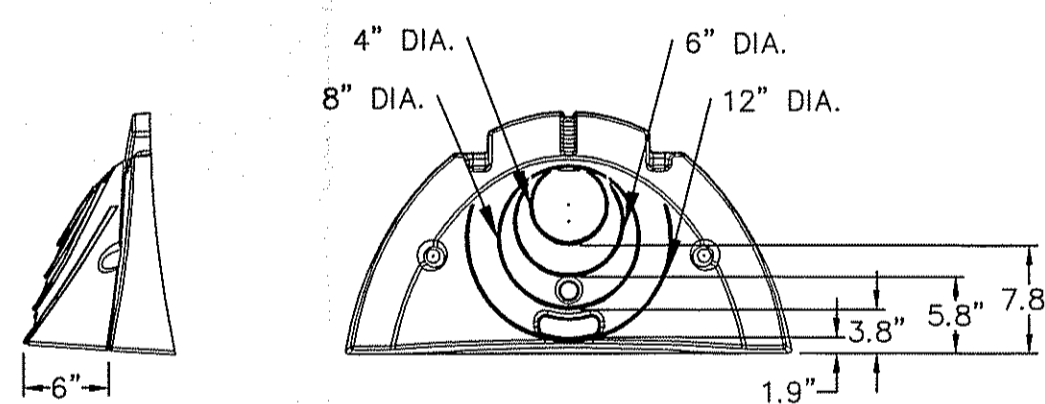
* SEE STORMTECH'S DESIGN MANUAL



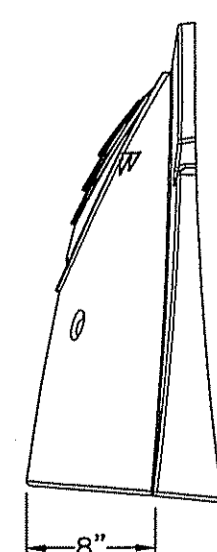
STORMTECH SC-740 CHAMBER CORRUGATION DETAIL
NOT TO SCALE



STORMTECH SC-310 CHAMBER CORRUGATION DETAIL
NOT TO SCALE

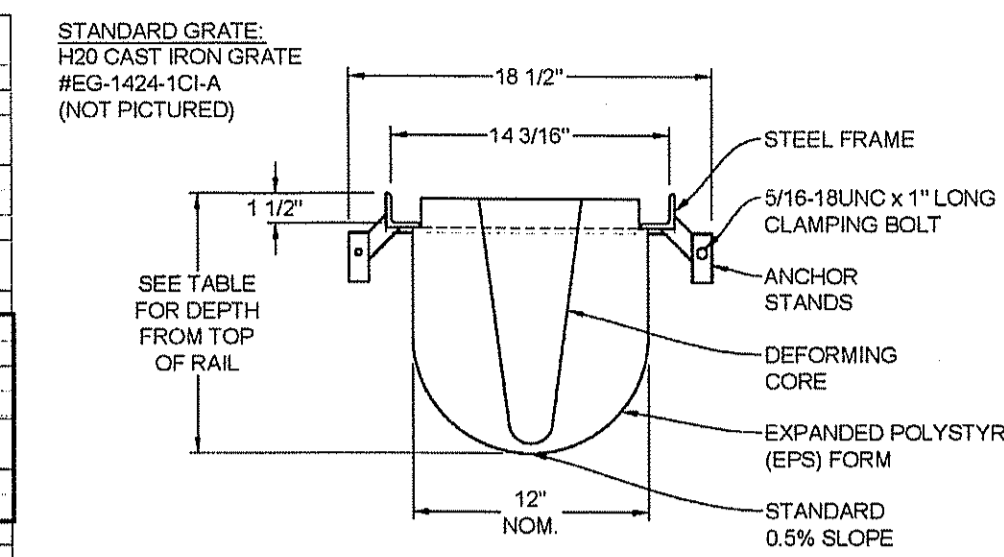


STORMTECH SC-310 CHAMBER END CAP DETAIL
NOT TO SCALE



STORMTECH SC-740 CHAMBER END CAP DETAIL
NOT TO SCALE

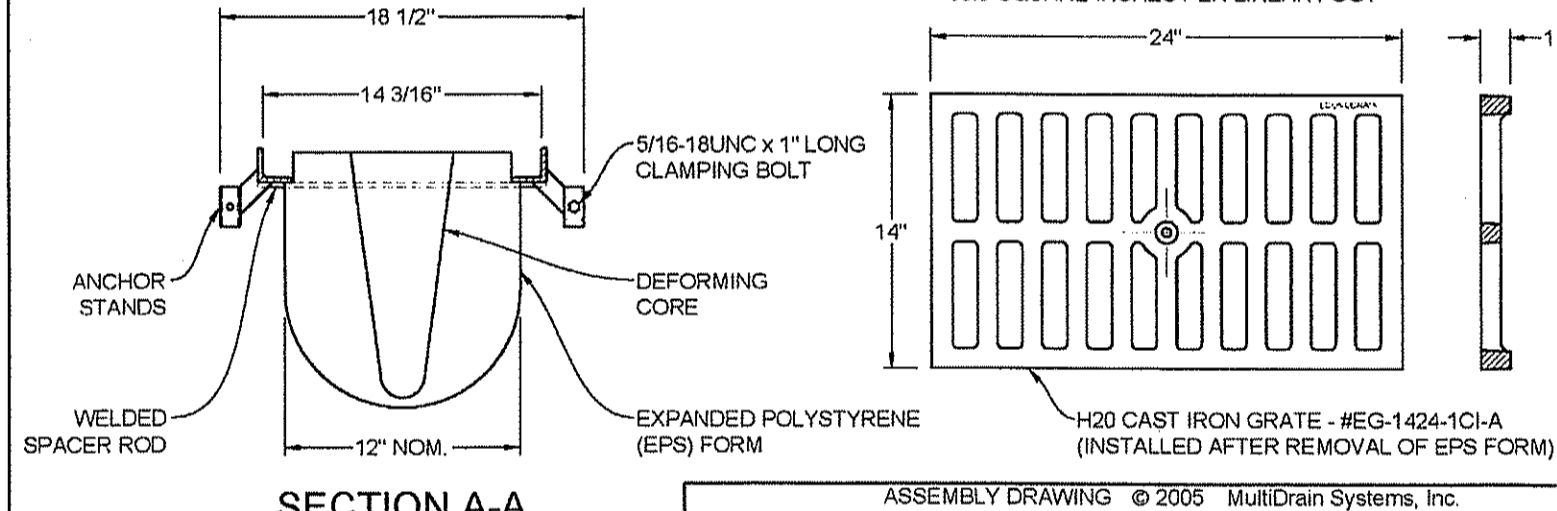
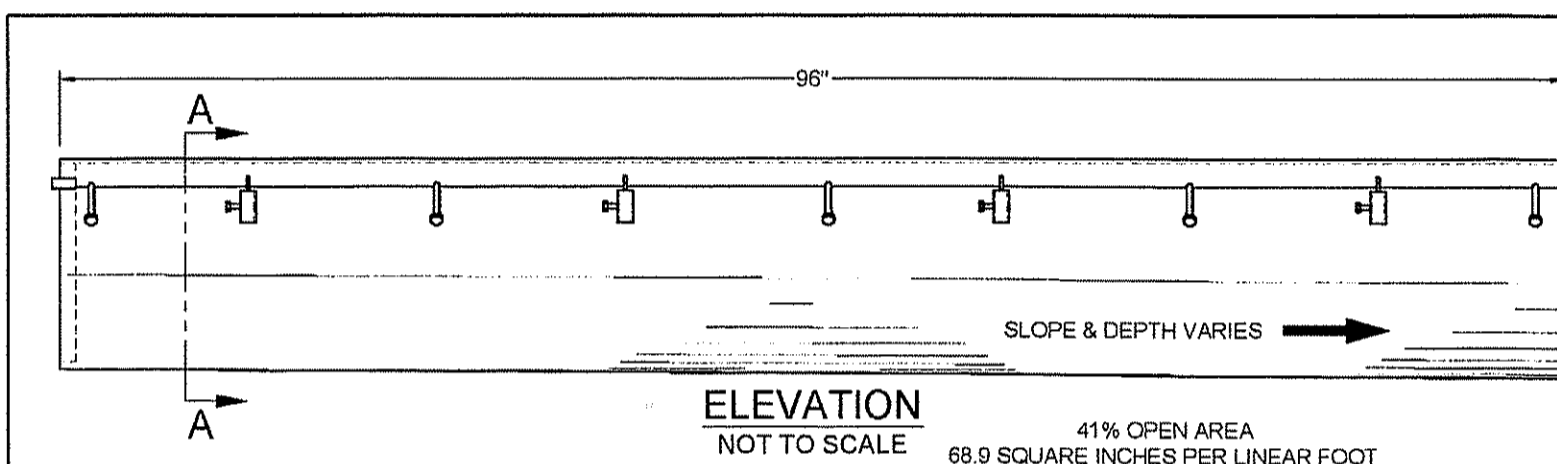
EPS FORM	MIN	DEPTH	MAX	FLOW
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10				730
11	8 1/2"	9"		814
12	9"	9 1/2"		899
13	9 1/2"	10"		986
14	10"	10 1/2"		1072
15	10 1/2"	11"		1159
16	11"	11 1/2"		1247
17	11 1/2"	12"		1335
18	12"	12 1/2"		1423
19	12 1/2"	13"		1514
20	13"	13 1/2"		1604
21	13 1/2"	14"		1694
22	14"	14 1/2"		1785
23	14 1/2"	15"		1876
24	15"	15 1/2"		1967
25	15 1/2"	16"		2058
26	16"	16 1/2"		2150
27	16 1/2"	17"		2242
28	17"	17 1/2"		2334
29	17 1/2"	18"		2426
30	18"	18 1/2"		2519
31	18 1/2"	19"		2611
32	19"	19 1/2"		2704
33	19 1/2"	20"		2797
34	20"	20 1/2"		2890
35	20 1/2"	21"		2983
36	21"	21 1/2"		3076
37	21 1/2"	22"		3169
38	22"	22 1/2"		3263
39	22 1/2"	23"		3356
40	23"	23 1/2"		3450
41	23 1/2"	24"		3543
42	24"	24 1/2"		3637
43	24 1/2"	25"		3731
44	25"	25 1/2"		3824
45	25 1/2"	26"		3918



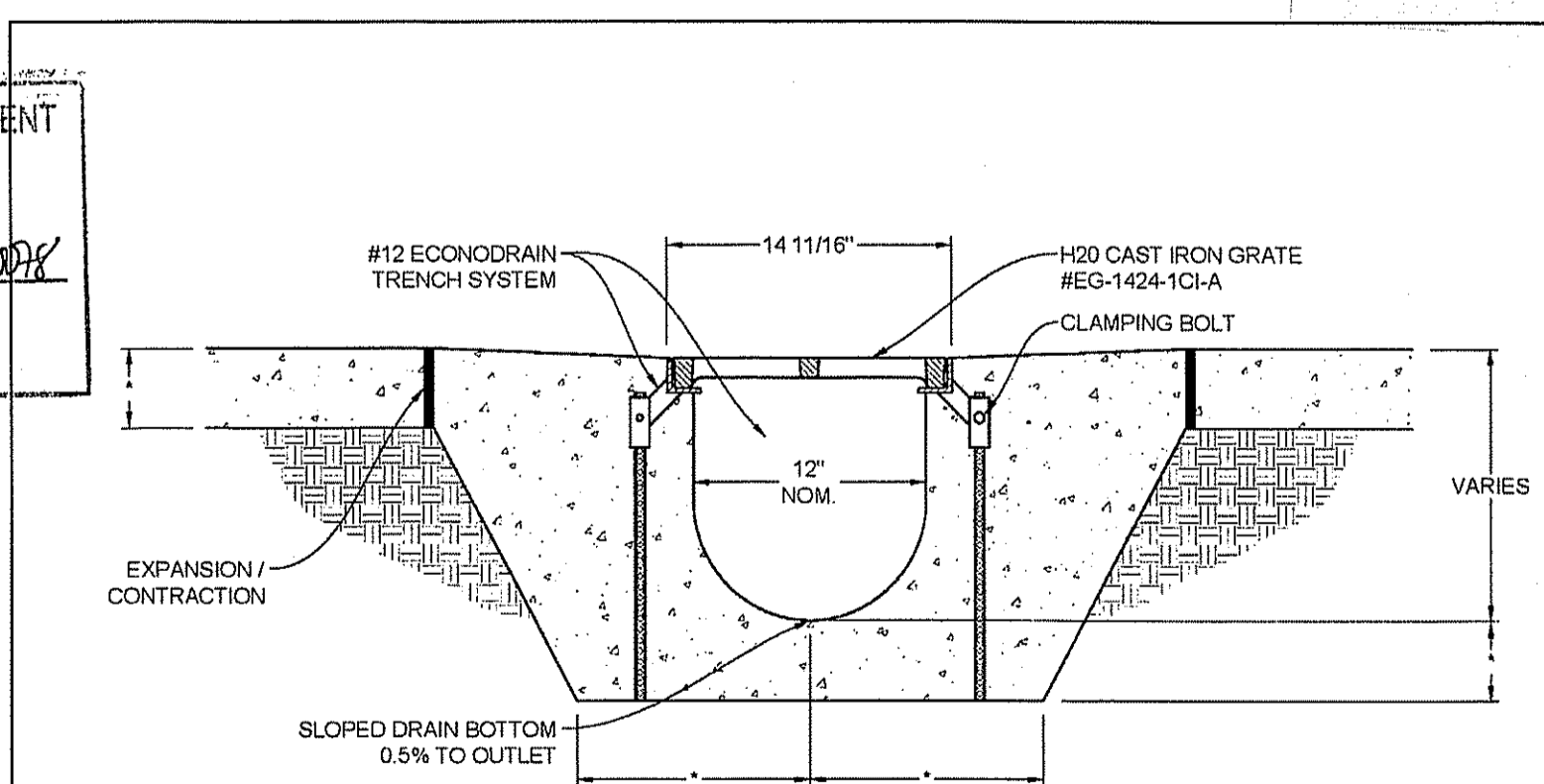
STEEL FRAMES & EPS FORMS ARE STANDARD 8'-0" LENGTHS

10	11	12	13	14	15	16	17	18	19	20	21	22	23									
SHALLOW EPS FORMS																						
24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	
DEEP EPS FORMS																						

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#12 ECONODRAIN™ SYSTEM STANDARD FORMS
 MultiDrain Systems, Inc. PART: EPS-1296-10 TO EPS-1296-45
 Manufacturers of MultiDrain™ & EconoDrain™ (800) 433-1119 Durham Springs, NC 28010 FILE: ED-EPS-1296-02
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ASSEMBLY DRAWING © 2005 MultiDrain Systems, Inc.
#12 ECONODRAIN™ SYSTEM
 MultiDrain Systems, Inc. PART: EPS-1296, EF-1296-PS EG-1424-1CI-A
 Manufacturers of MultiDrain™ & EconoDrain™ (800) 433-1119 Durham Springs, NC 28010 FILE: ED-1296-1CI-A-01
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NOTES TO THE SPECIFIER:
 1) ADD REBAR AS REQUIRED
 2) SPECIFY REQUIRED DIMENSIONS (LABELED WITH *)
 3) SHOW TOP OF GRATE ELEVATION IN PLAN VIEW
 4) EXPANSION / CONTRACTION JOINT PER LOCAL ENGINEERING REGULATIONS AND GUIDELINES
 5) STANDARD CHANNEL LENGTH IS 8'-0" (96")
 6) STANDARD CHANNEL SLOPE IS 0.5%

ASSEMBLY DRAWING © 2004 MultiDrain Systems, Inc.
INSTALLATION DETAIL - MONOLITHIC POUR #12 ECONODRAIN™ SYSTEM
 MultiDrain Systems, Inc. PART: EPS-1296, EF-1296-PS EG-1424-1CI-A
 Manufacturers of MultiDrain™ & EconoDrain™ (800) 433-1119 Durham Springs, NC 28010 FILE: INST-M-ED-1296-1CI-A-01
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RICHMOND CENTER
 STANDARD STORMWATER DETAILS
 ASSESSOR'S PLAT 4B LOT 32/38
 MAIN STREET
 RICHMOND, RHODE ISLAND
 PREPARED FOR: INVESTCO, INC.
 1004 BOSTON NECK ROAD NARRAGANSETT, RI 02882
 SCALE: N.T.S. DATE: 8/5/08 SHEET 6 OF 6

REVISIONS:

NO.	DATE	DESCRIPTION	BY

REGISTRATIONS:

CARRIGAN ENGINEERING, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING
 140 POINT JUDITH ROAD
 UNIT #3 MARINER SQUARE
 NARRAGANSETT, RI 02882
 PHONE: (401) 789-6865
 FAX: (401) 789-2053