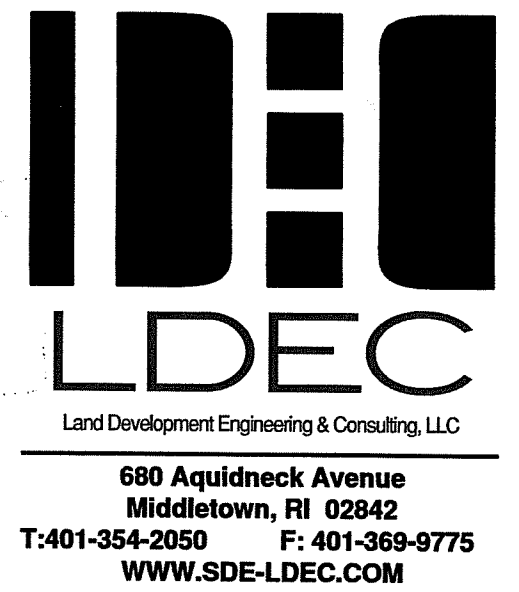


# RIDEM WETLAND PERMIT MODIFICATION SITE REDEVELOPMENT PLANS BMW OF NEWPORT

FOREST AVE. #REAR  
Assessors Map 112 , Parcel 14  
MIDDLETOWN , RHODE ISLAND

FEBRUARY 10, 2021  
JUNE 14, 2021



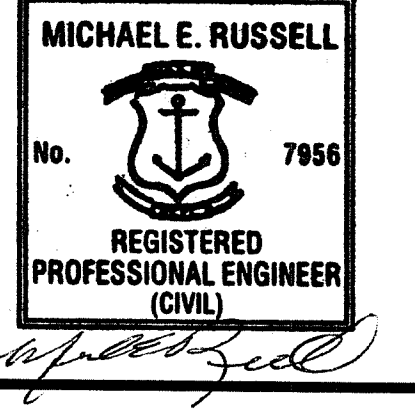
NO.	DATE	REVISIONS PER DEM COMMENTS	DESCRIPTION	MER	APPROVED
1.	6-14-2021				

DATE: FEBRUARY 10, 2021

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER

PROJECT NO. 19028

ISSUED FOR: PERMITTING



**CIVIL ENGINEER**  
LAND DEVELOPMENT ENGINEERING  
& CONSULTING, LLC.  
1700 WEST MAIN ROAD, SUITE 8  
MIDDLETOWN, RI 02842  
(401) 354-2050

**SURVEYOR**  
CHRISTOPHER G. PALMER, PLS.  
66 FALCON RIDGE DRIVE  
EXETER, RI 02822  
(401) 474-5233

**PERMIT APPROVALS:**  
RIDEM: APPLICATION NO. 19-0232, RIPDES FILE NO. RIR 101941 (APRIL 28, 2020)  
RIDOT: PHYSICAL ALTERATION PERMIT NO. 190808 (NOV. 14, 2019)  
DEVELOPMENT PLAN REVIEW, MIDDLETOWN PLANNING BOARD (JUNE 11, 2020)



LOCUS MAP

## PLAN INDEX

TITLE	SHEET NO.
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN LETTER OF APPROVAL  
DATED JUL 30, 2021 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Martin D. Wenczek*

COMMERCIAL SITE REDEVELOPMENT  
1235 WEST MAIN RD. & FOREST AVE #REAR  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
ASSESSOR'S PLAT 112, LOT 14  
PREPARED FOR: MDR REALTY II, LLC.  
MDR ENTERPRISES, LLC.

DRAWING TITLE:

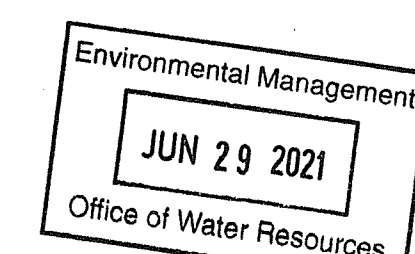
COVER

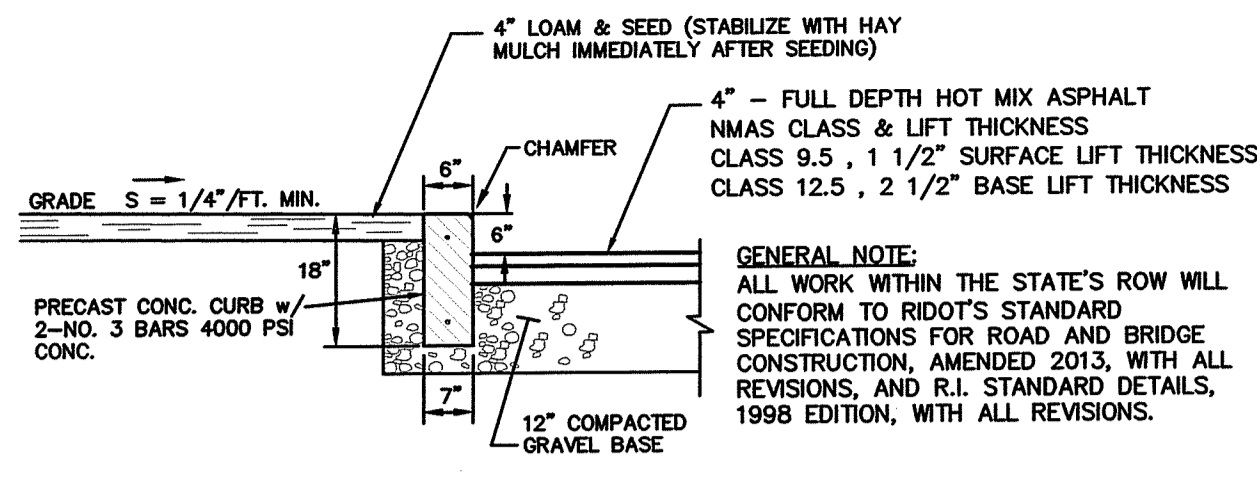
SCALE: NOT TO SCALE

SHEET NO. 1 OF 7

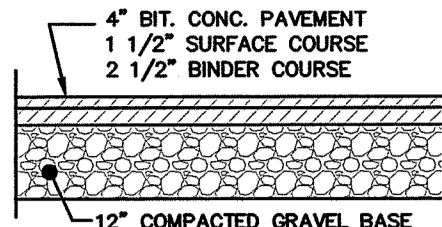
ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.





PAVEMENT & PRECAST CONCRETE CURB DETAIL  
NOT TO SCALE



TYPICAL BITUMINOUS CONCRETE PAVEMENT  
NOT TO SCALE

NOTES:

1. HOT MIX ASPHALT (HMA) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06. AND RIDOT SECT. 401.03.11 AND AS SPECIFIED IN THE RIDOT-HMA CONSTRUCTION SPECIFICATIONS.

2. 6" GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11 AS LISTED BELOW:

GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 50	8-28	
NO. 200	0-10	

NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CHRISTOPHER G. PALMER, PLS. ON NOVEMBER 25, 2015.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS LOCATED WITHIN A ZONE "X" (0.2% ANNUAL CHANCE) FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 C0091 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

PERMIT APPROVALS:

RIDEM: APPLICATION NO. 19-0232. RIDPES FILE NO. RIR 101941 (APRIL 28, 2020)  
RIDOT: PHYSICAL ALTERATION PERMIT NO. 190808 (NOV. 14, 2019)  
DEVELOPMENT PLAN REVIEW, MIDDLETOWN PLANNING BOARD (JUNE 11, 2020)

ZONING REQUIREMENTS:

ZONING DISTRICT : GB BUSINESS DISTRICT  
GBA ( TRAFFIC SENSITIVITY )

	REQUIRED:	LOT 87 EXISTING	LOT 87 PROPOSED
LOT AREA	12,000 S.F.	153,633 S.F.	153,633 S.F.
LOT FRONTAGE	100 FT.	295.7 FT.	295.7 FT.
FRONT YARD SETBACK	10 FT.	22 FT.	58 FT.
SIDE YARD SETBACK	10 FT.	29 FT.	29 FT.
REAR YARD SETBACK	20 FT.	185 FT.	111 FT.
MAX. BUILDING HEIGHT	40 FT.	40 FT.	≤40 FT.
LOT MAX. BLDG. OCCUPATION %	25 %	12.8 %	22.9 %
GREEN SPACE %	25 %	6.1 %	6.8 %

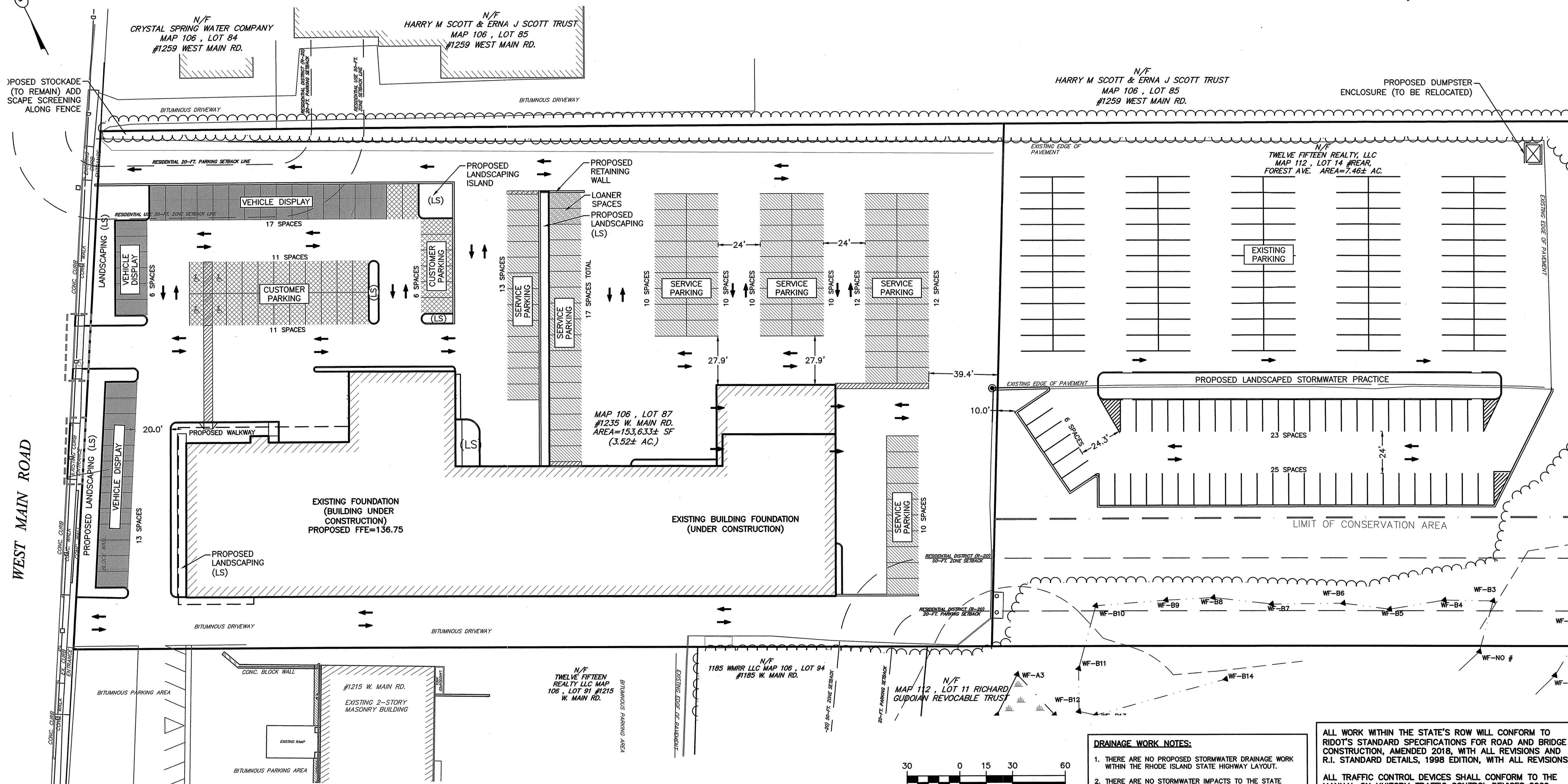
PARKING TABLE (LOT 87)	
EXISTING	PROPOSED
228 SPACES	178 SPACES
DISPLAY PARKING	36
CUSTOMER PARKING (4 SPACES / 1,000SF GLFA) TOTAL GLFA = 7,179 SF	29 REQUIRED 30 PROVIDED
SERVICE PARKING (4 SPACES / SERVICE BAY) TOTAL SERVICE BAYS = 23	92 + 18 = 110 REQUIRED
1 SPACE / EMPLOYEE EMPLOYEES = 18	98 PROVIDED
LOANER PARKING	2

PARKING TABLE (LOT 14)	
EXISTING	PROPOSED
121 SPACES	175 SPACES

Environmental Management  
Office of Water Resources  
JUL 29 2021

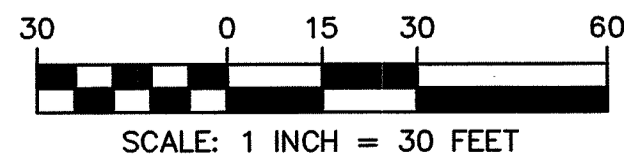
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED 07/30/2021 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

*Matthew D. Seneseck*



**DRAINAGE WORK NOTES:**  
1. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.  
2. THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.  
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



**LDEC**  
Land Development Engineering & Consulting, LLC  
680 Aquidneck Avenue  
Middletown, RI 02842  
T: 401-354-2050 F: 401-369-9775  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1.	8-14-2021	REVISOR PER DEM COMMENTS

PLAN REVISIONS

DATE: FEBRUARY 10, 2021  
DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO. 19028

ISSUED FOR: PERMITTING

**MICHAEL E. RUSSELL**  
No. 7956  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

**SITE LAYOUT PLAN**  
1235 WEST MAIN RD. & FOREST AVE #REAR  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
ASSESSOR'S PLAT 112, LOT 14  
PREPARED FOR: MDR REALTY II, LLC. MDR ENTERPRISES, LLC.

DRAWING TITLE: SITE LAYOUT PLAN

SCALE: 1" = 30'

SHEET NO. 2 of 6

3 OF 7

**NOTES:**

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CHRISTOPHER G. PALMER, PLS. ON NOVEMBER 25, 2015.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS LOCATED WITHIN A ZONE "X" (0.2% ANNUAL CHANCE) FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 C0091 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
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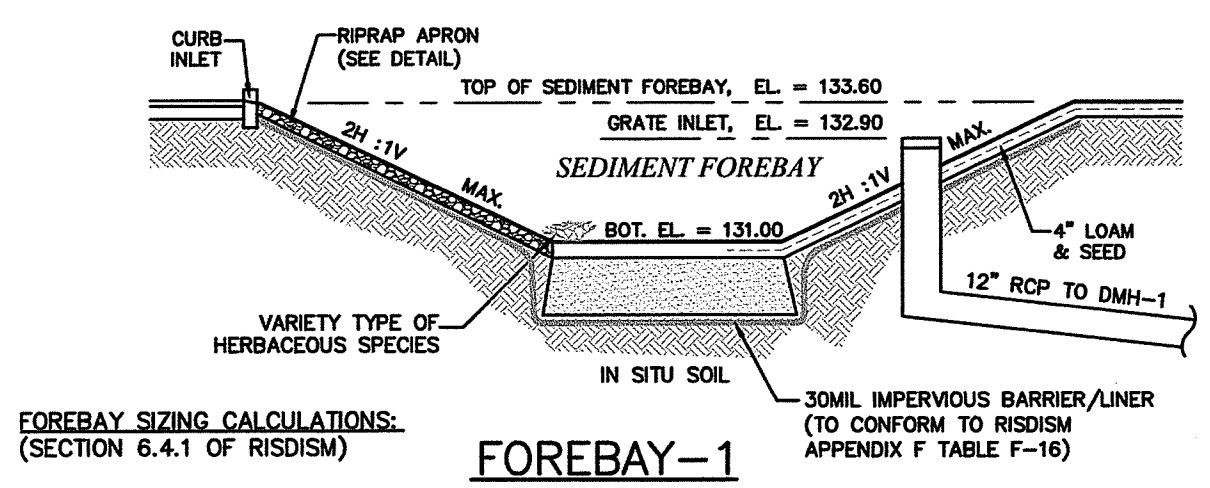
**CURRENT OWNER**

MDR REALTY II, LLC.  
PO BOX 91012  
JOHNSTON, RI 02919

**TITLE REFERENCE:**  
DEED BK.1499/PG.126

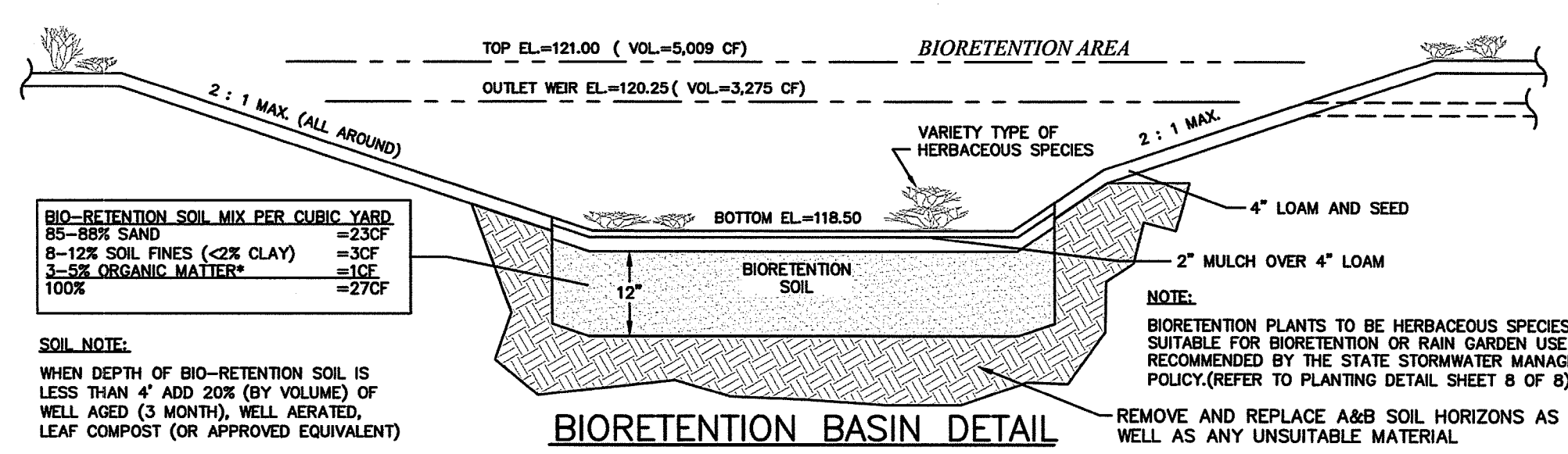
**SITE LOCATION:**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND

**ASSESSORS REFERENCE:**  
MAP 106 PARCEL 87



**FOREBAY SIZING CALCULATIONS:**  
(SECTION 6.4.1 OF RIDISIM)  
 $A_s = 5,570(Q)$   
 $A_s = 5,570(301CF/86,400S)$   
 $A_s = 19 SF$   
PROVIDED = 51 SF > 19 SF

$A_s = \text{MIN SURFACE AREA OF FOREBAY (SF)}$   
 $WQ_v = 2,577 CF$   
 $Q = \text{DISCHARGE (CFS)} (\%WQ_v/86,400S)$



**BIORETENTION SOIL MIX PER CUBIC YARD:**  
85-86% SAND = 23CF  
8-12% SOIL FINES (<2% CLAY) = 3CF  
1-2% ORGANIC MATTER = 1CF  
100% = 27CF

**SOIL NOTE:**  
WHEN DEPTH OF BIO-RETENTION SOIL IS LESS THAN 4" ADD 20% (BY VOLUME) OF WELL AGED (3 MONTH), WELL AERATED, LEAF COMPOST (OR APPROVED EQUIVALENT)

**MAINTENANCE:**  
SILT/SEDIMENT SHALL BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS 1 INCH. WHEN THE FILTERING CAPACITY OF THE FILTER DIMINISHES SUBSTANTIALLY, THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REPLACED WITH FRESH MATERIAL. THE REMOVED SEDIMENTS SHALL BE DISPOSED IN AN ACCEPTABLE MANNER AT AN APPROVED AND PERMITTED LOCATION.

**DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, FILTER PRACTICES SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, INSPECTIONS SHALL BE CONDUCTED ON AN ANNUAL BASIS AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT.**

**FILTER BED SIZING CALCULATIONS:**  
(SECTION 5.5.4 OF RIDISIM)  
 $A_f = (WQ_v)(d_f) / [(k)(h_f+d_f)(t_f)]$   
 $A_f = (2,577)(1) / [(1)(.75+1)(2)]$   
 $A_f = 736 SF$   
PROVIDED = 1,632 SF > 736 SF

$A_f = \text{MIN SURFACE AREA OF FILTER BED (SF)}$   
 $WQ_v = 2,577 CF$   
 $d_f = 1 FT$   
 $k = 1 FT/DAY (BIO-RETENTION SOIL)$   
 $h_f = .75 FT$   
 $t_f = 2 DAYS (MAX)$

**PERMIT APPROVALS:**

RIDEM: APPLICATION NO. 19-0232. RIPDES FILE NO. RIR 101941 (APRIL 28, 2020)  
RIDOT: PHYSICAL ALTERATION PERMIT NO. 190808 (NOV. 14, 2019)  
DEVELOPMENT PLAN REVIEW, MIDDLETOWN PLANNING BOARD (JUNE 11, 2020)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED JUL 30 2021 FILE # 19-0032  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management  
JUL 29 2021  
Office of Water Resources

**LDEC**  
Land Development Engineering & Consulting, LLC  
680 Aquidneck Avenue  
Middletown, RI 02842  
T:401-354-2050 F:401-369-9775  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
4.	12-13-19	REVISED PER DEN COMMENTS
3.	11-26-19	REVISED PER DEN COMMENTS
2.	11-26-19	REVISED PER DEN COMMENTS
1.	10-30-19	REVISED PER DEN COMMENTS

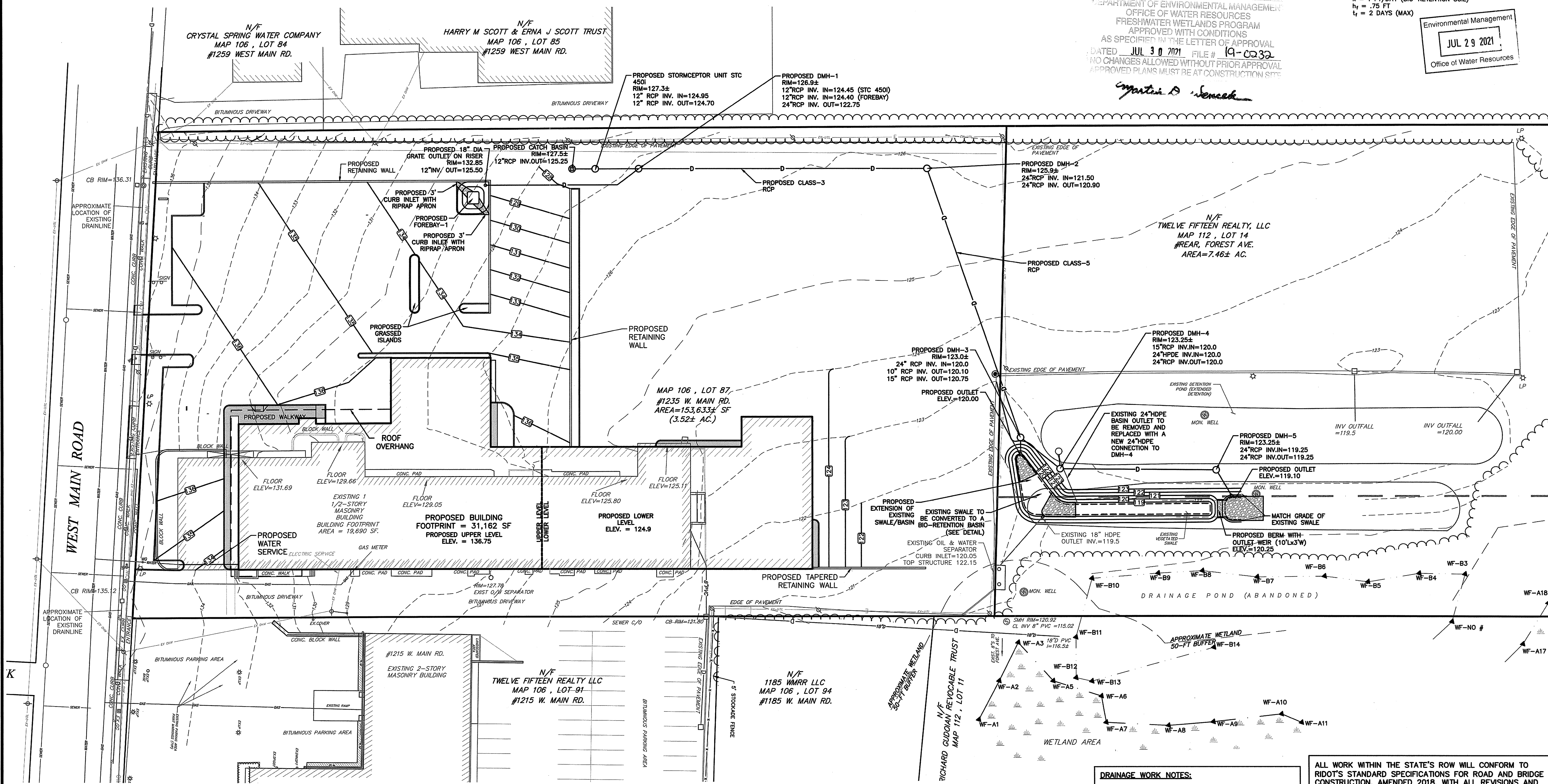
DATE: OCTOBER 24, 2019  
DRAWN BY: SJE CHECK BY: MER  
PROJECT NO. 19028  
ISSUED FOR: PERMITTING

**PREVIOUSLY APPROVED GRADING & DRAINAGE PLAN**

1235 WEST MAIN RD. & FOREST AVE #REAR  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
ASSESSOR'S PLAT 112, LOT 14  
PREPARED FOR: MDR REALTY II, LLC  
MDR ENTERPRISES, LLC.

DRAWING TITLE:  
**PREVIOUSLY APPROVED GRADING & DRAINAGE PLAN**

SCALE: 1" = 20'  
SHEET NO. 396  
**4 OF 7**

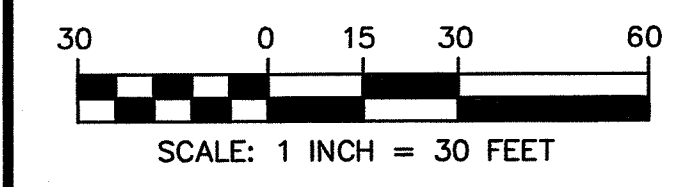


**DRAINAGE WORK NOTES:**

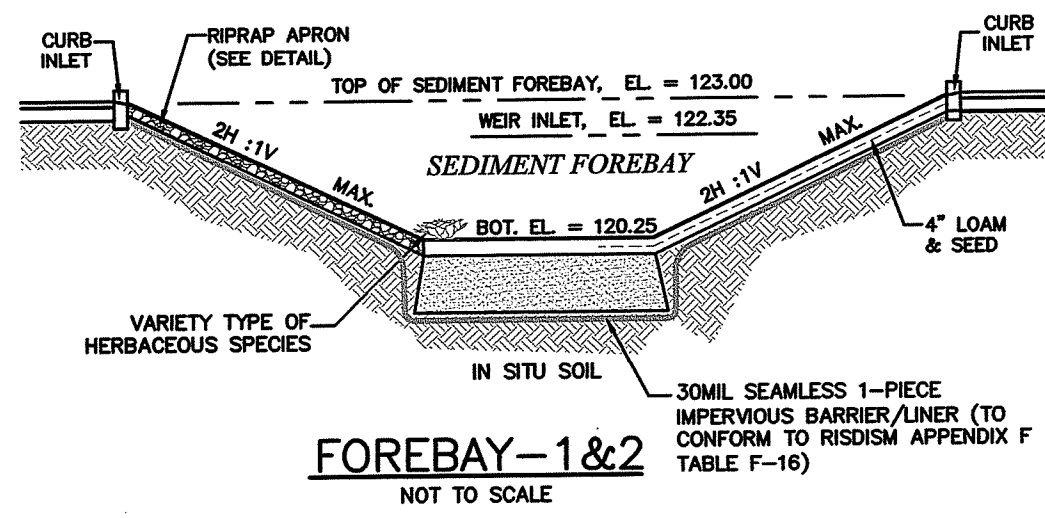
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



**PERMIT APPROVALS:**  
 RIDEM: APPLICATION NO. 19-0232, RIDES FILE NO. RIR 101941 (APRIL 28, 2020)  
 RIDOT: PHYSICAL ALTERATION PERMIT NO. 190808 (NOV. 14, 2019)  
 DEVELOPMENT PLAN REVIEW, MIDDLETOWN PLANNING BOARD (JUNE 11, 2020)

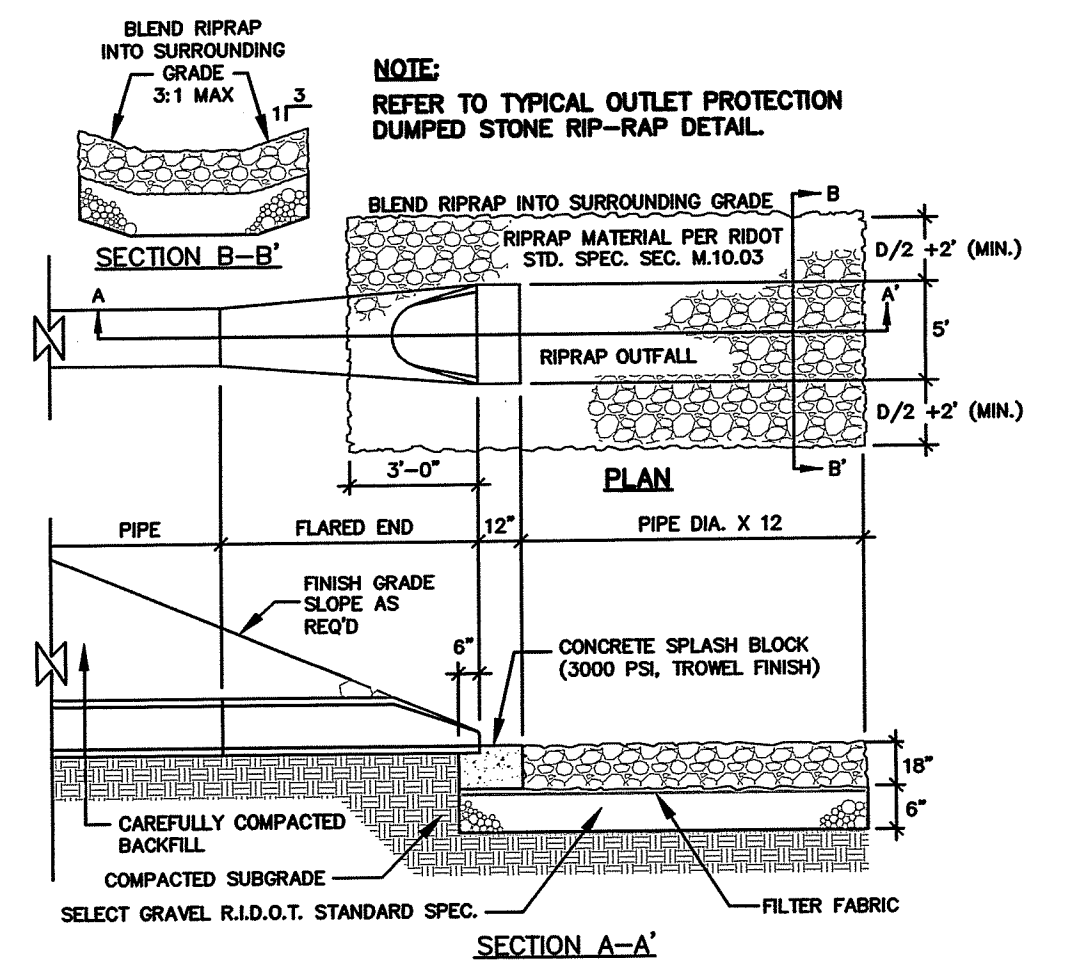


**FOREBAY-1 SIZING CALCULATIONS:**  
 (SECTION 6.4.1 OF RIDISM)  
 $A_s = 5,750(Q)$   
 $A_s = 5,750(415CF/86,400S)$   
 $A_s = 24 SF$   
 PROVIDED = 53 SF > 28 SF

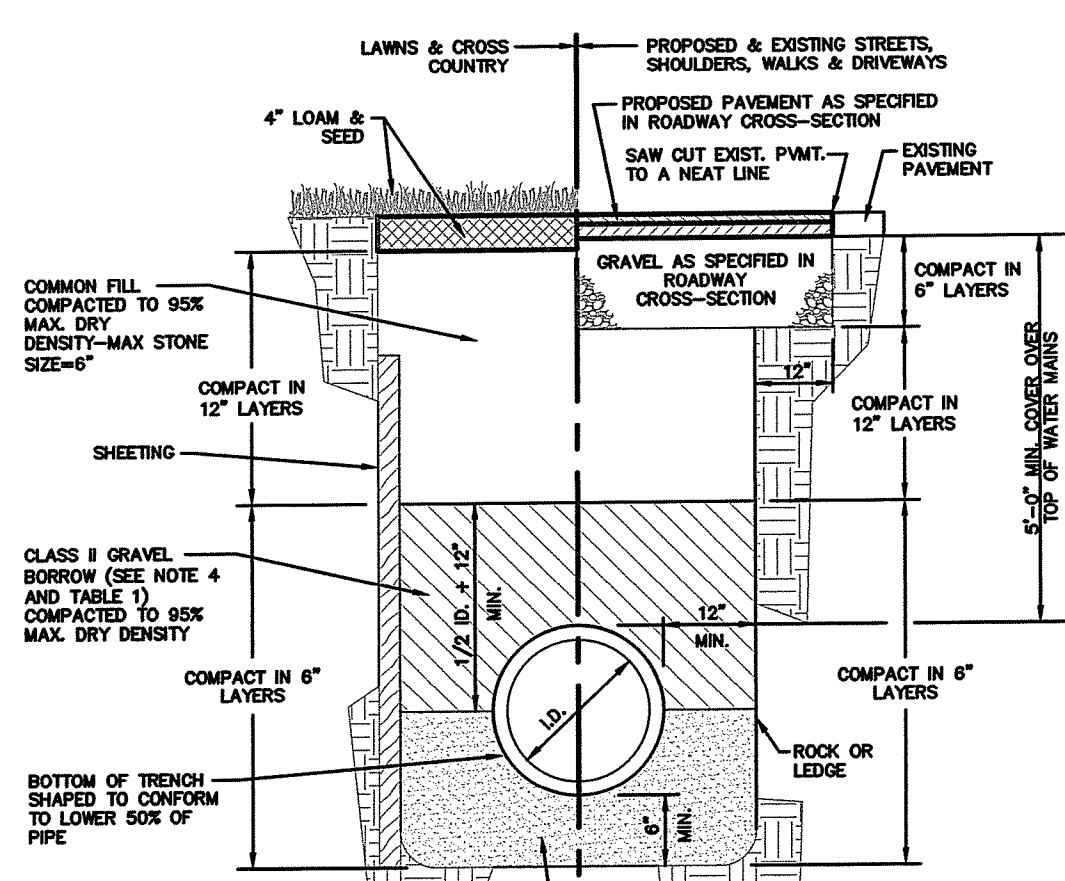
**FOREBAY-2 SIZING CALCULATIONS:**  
 (SECTION 6.4.1 OF RIDISM)  
 $A_s = 5,750(Q)$   
 $A_s = 5,750(357CF/86,400S)$   
 $A_s = 24 SF$   
 PROVIDED = 46 SF > 24 SF

$A_s$  = MIN SURFACE AREA OF FOREBAY (SF)  
 $WQ_v = 1,859 CF$   
 $WQ_v = 25\% \times WQ_v = 415 CF$   
 $Q$  = DISCHARGE (CFS) ( $WQ_v/86,400S$ )

$A_s$  = MIN SURFACE AREA OF FOREBAY (SF)  
 $WQ_v = 1,425 CF$   
 $WQ_v = 25\% \times WQ_v = 357 CF$   
 $Q$  = DISCHARGE (CFS) ( $WQ_v/86,400S$ )

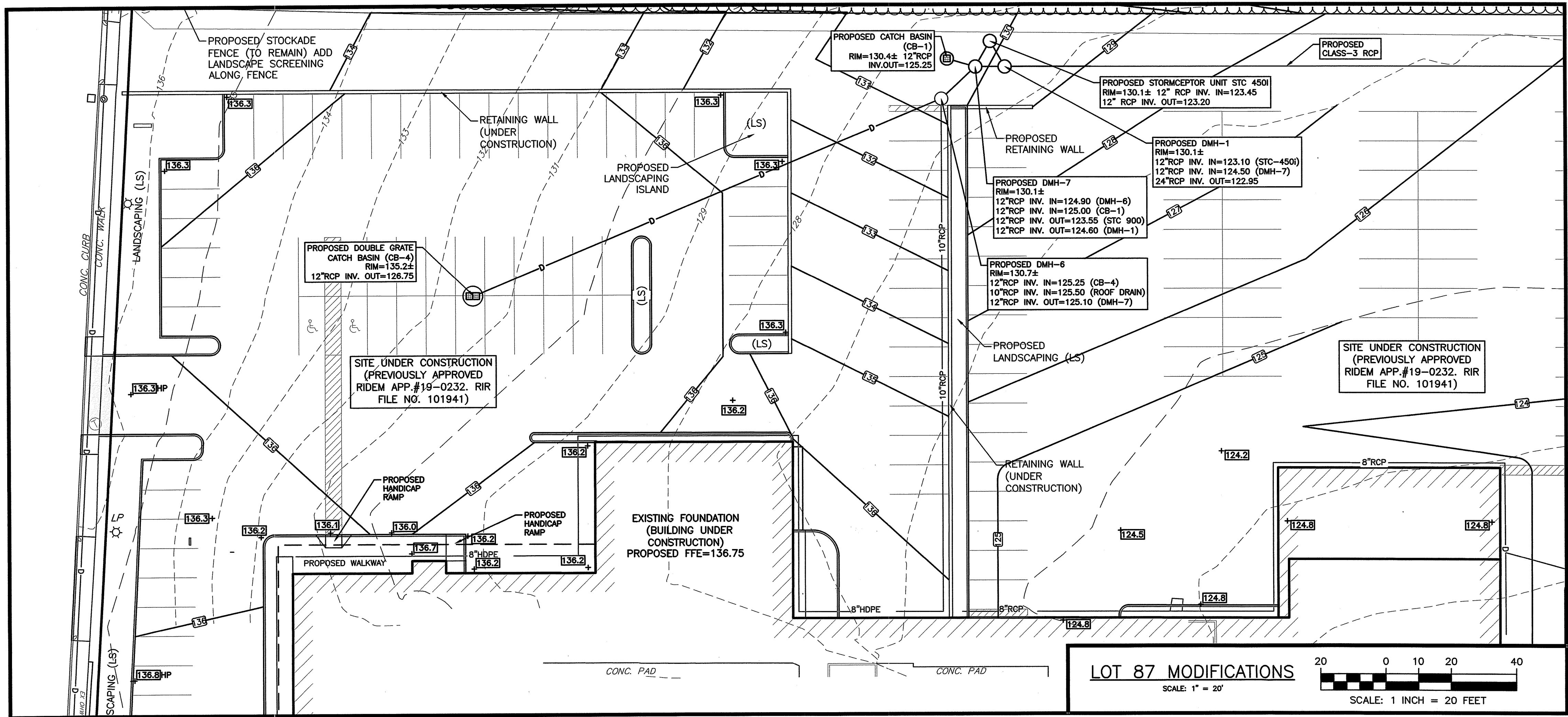


**FLARED END AND RIPRAP AT ALL PIPE ENDS**  
 NOT TO SCALE  
 1.) RIP SHALL CONFORM TO RHODE ISLAND D.O.T. STANDARD SPECIFICATIONS.

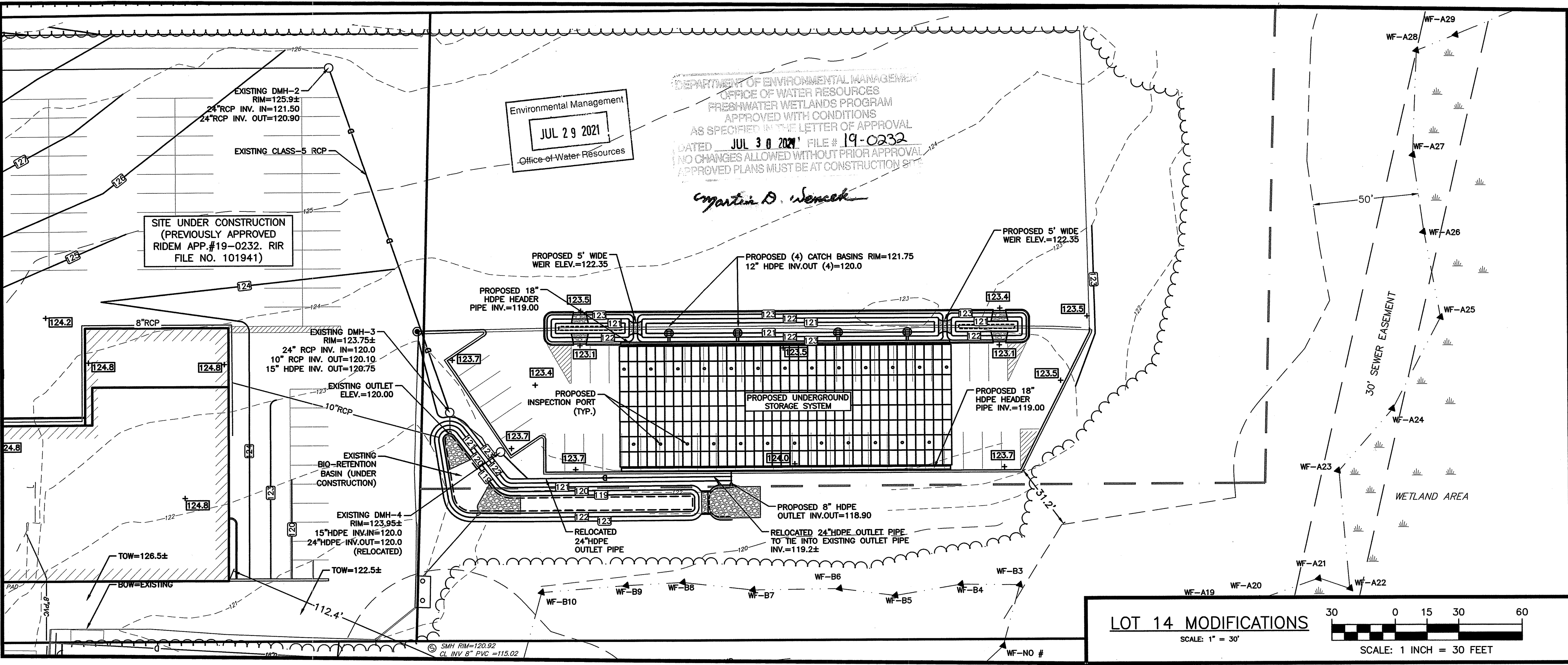


NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

**NOTES:**  
 1. SCREENING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE UNLESS OTHERWISE INDICATED OR DIRECTED.  
 2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.  
 3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2" SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.  
 4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAVEL-SAND MIXTURE, THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.  
 5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



**LOT 87 MODIFICATIONS**  
 SCALE: 1" = 20'  
 SCALE: 1 INCH = 20 FEET



**LOT 14 MODIFICATIONS**  
 SCALE: 1" = 30'  
 SCALE: 1 INCH = 30 FEET

**LDEC**  
 Land Development Engineering & Consulting, LLC  
 680 Aquidneck Avenue  
 Middletown, RI 02842  
 T: 401-354-2050 F: 401-369-8775  
 WWW.SDE-LDEC.COM

NO.	DATE	REVISION DESCRIPTION
1.	8-14-2021	REVISED PER DEM COMMENTS

**PLAN REVISIONS**  
 DATE: FEBRUARY 10, 2021  
 DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER  
 PROJECT NO. 19028

**PERMITTING**  
 MICHAEL E. RUSSELL  
 No. 7956  
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)  
 PREPARED FOR: MDR REALTY II, LLC, MDR ENTERPRISES, LLC.

**GRADING & DRAINAGE MODIFICATION PLAN (LOT 14 & 87)**  
 1235 WEST MAIN RD. & FOREST AVE #REAR  
 MIDDLETOWN, RHODE ISLAND  
 ASSESSOR'S PLAT 106, LOT 87  
 ASSESSOR'S PLAT 112, LOT 14  
 PREPARED FOR: MDR REALTY II, LLC, MDR ENTERPRISES, LLC.

**DRAWING TITLE:**  
 MODIFICATION PLAN (14 & 87)  
 SCALE: AS SHOWN  
 SHEET NO. 4 of 6  
 5 OF 7

**CURRENT OWNER**  
MDR REALTY II, LLC.  
PO BOX 91012  
JOHNSTON, RI 02919

**TITLE REFERENCE:**  
DEED BK-1499/PG.128

**SITE LOCATION:**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND

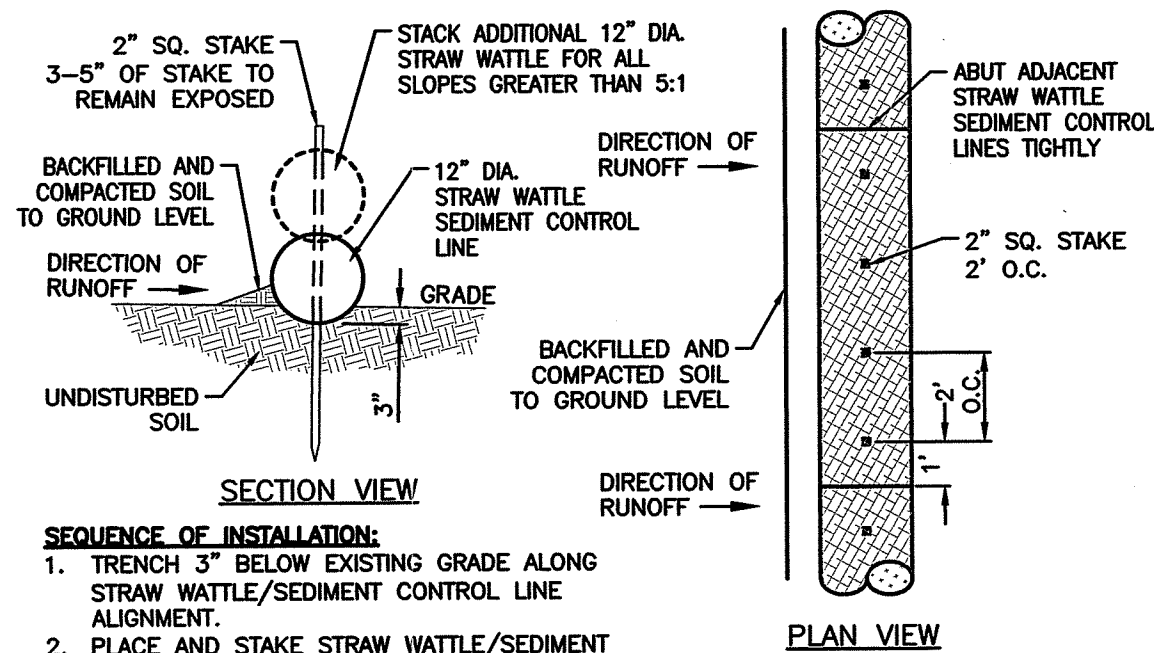
**ASSESSORS REFERENCE:**  
MAP 108 PARCEL 87

**NOTES:**

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- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS LOCATED WITHIN A ZONE "X" (0.2% ANNUAL CHANCE) FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 C0091 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

**PERMIT APPROVALS:**

RIDEM: APPLICATION NO. 19-0232. RIDDES FILE NO. RIR 101941 (APRIL 28, 2020)  
RIDOT: PHYSICAL ALTERATION PERMIT NO. 190808 (NOV. 14, 2019)  
DEVELOPMENT PLAN REVIEW, MIDDLETOWN PLANNING BOARD (JUNE 11, 2020)

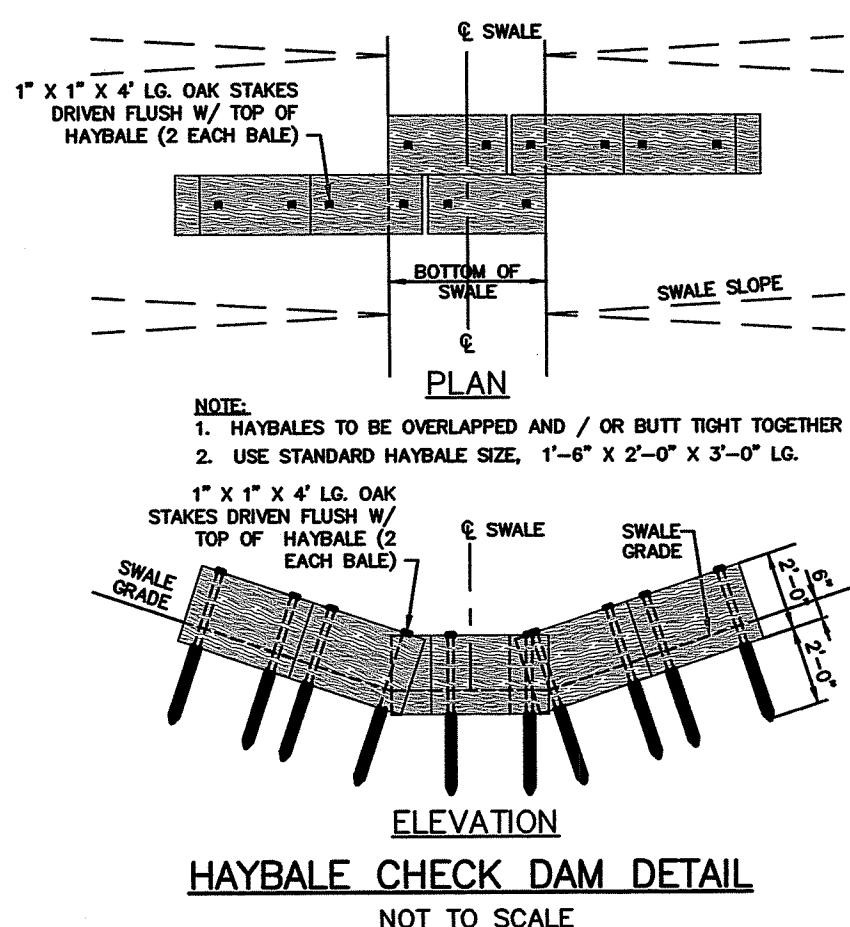


**SEQUENCE OF INSTALLATION:**

- TRENCH 3" BELOW EXISTING GRADE ALONG STRAW WATTLE/SEDIMENT CONTROL LINE ALIGNMENT.
- PLACE AND STAKE STRAW WATTLE/SEDIMENT CONTROL LINES AS SHOWN.
- ABUT ADJACENT CHOIR LOGS TIGHTLY.
- BACKFILL AND COMPACT EXCAVATED MATERIAL.

**SPACING FOR SLOPE INSTALLATION:**

- 1:1 SLOPES = 10 FT. APART
  - 2:1 SLOPES = 20 FT. APART
  - 3:1 SLOPES = 30 FT. APART
  - 4:1 SLOPES = 40 FT. APART
- STAKED WATTLES REQUIRED FOR SLOPES GREATER THAN 5:1



**HAYBALE CHECK DAM DETAIL**  
NOT TO SCALE

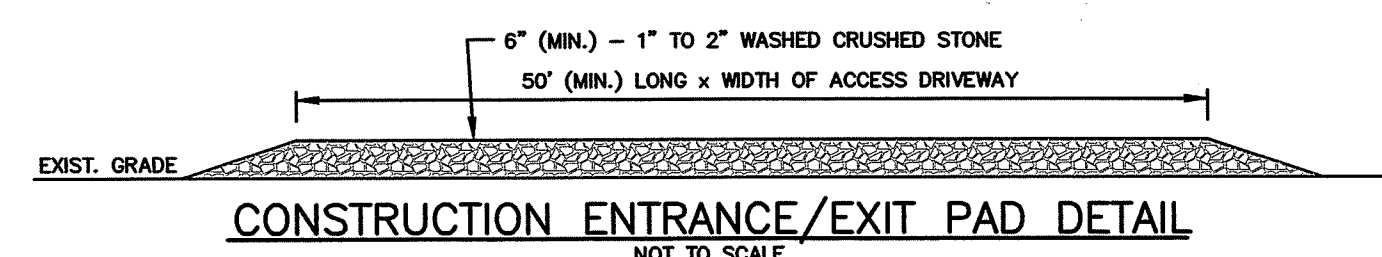
Environmental Management  
JUL 29 2021  
Office of Water Resources

**DRAINAGE WORK NOTES:**

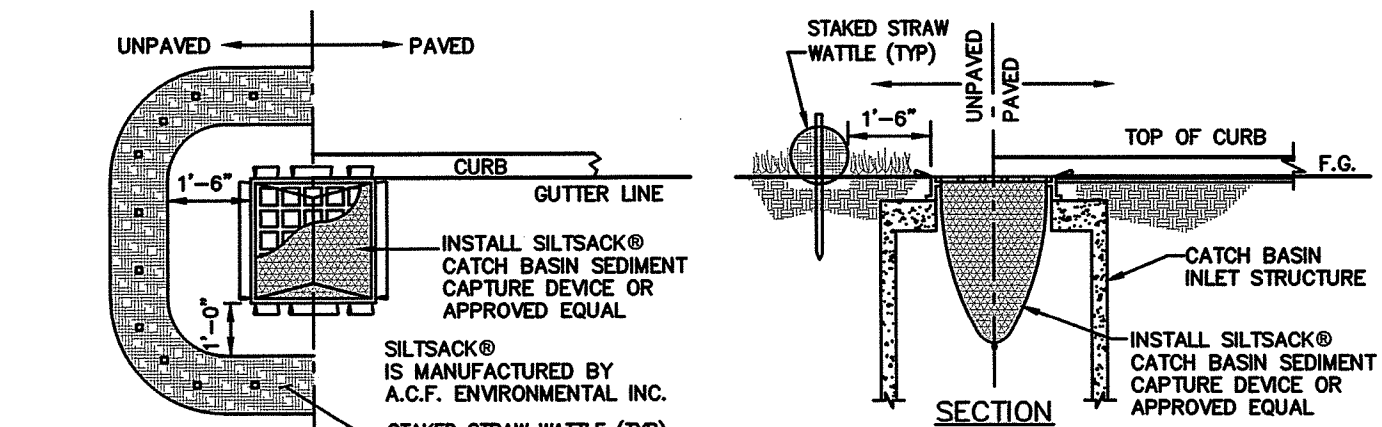
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



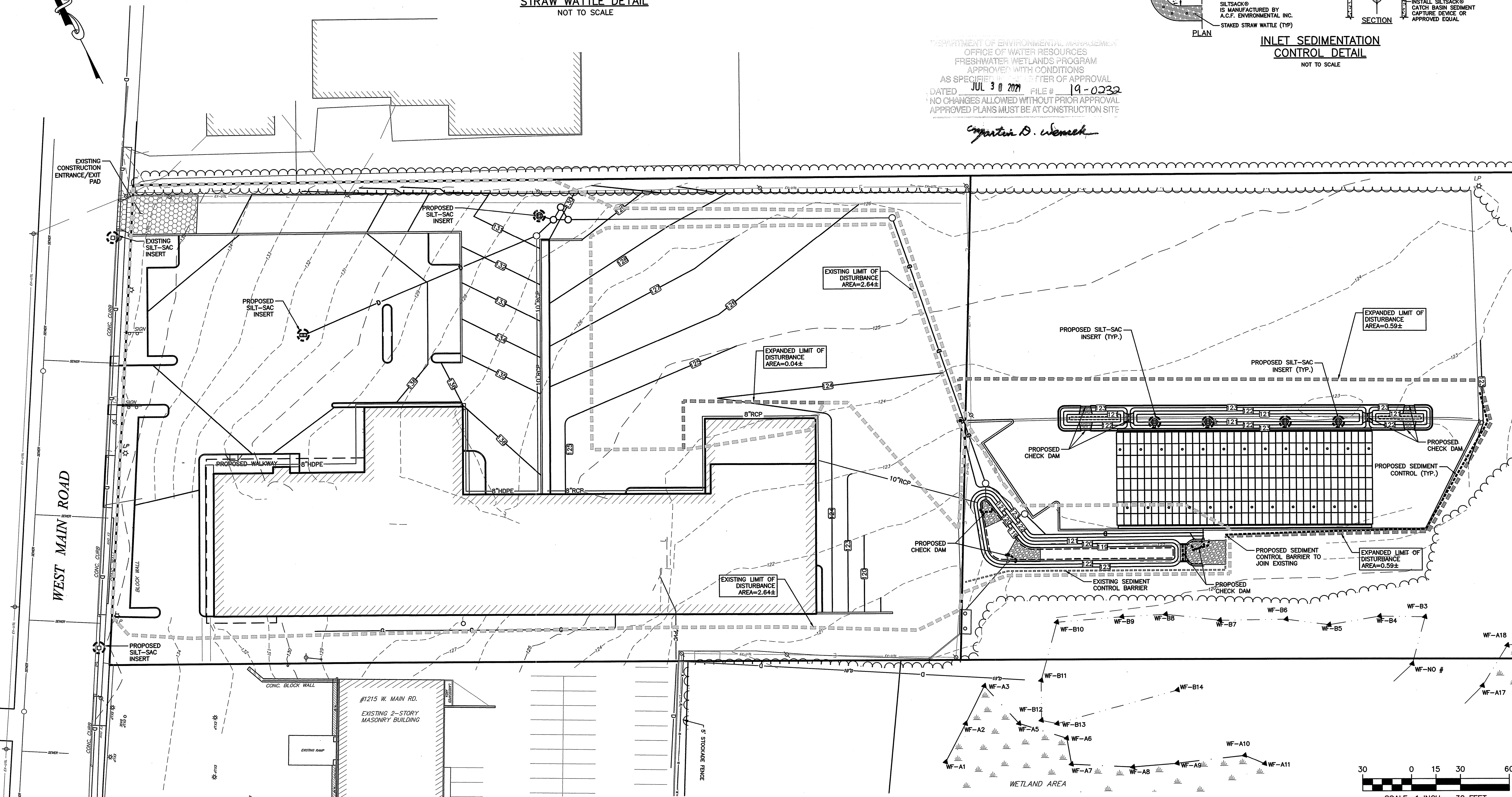
**CONSTRUCTION ENTRANCE/EXIT PAD DETAIL**  
NOT TO SCALE



**INLET SEDIMENTATION CONTROL DETAIL**  
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED BY LETTER OF APPROVAL  
DATED JUL 30 2021 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Christopher D. Wenzel*



**LDEC**  
Land Development Engineering & Consulting, LLC

680 Aquidneck Avenue  
Middletown, RI 02842  
T:401-354-2050 F:401-359-9775  
WWW.SDE-LDEC.COM

NO.	DATE	REVISION PER DESCRIPTION	APPROVED
1.	6-14-2021		

PLAN REVISIONS

DATE: FEBRUARY 10, 2021

DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO. 19028

ISSUED FOR: PERMITTING

**MICHAEL E. RUSSELL**  
No. 7956  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

**EROSION & SEDIMENT CONTROL PLAN**

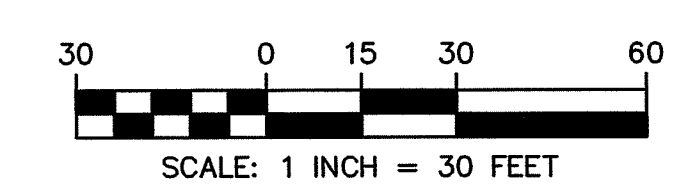
1235 WEST MAIN RD. & FOREST AVE #REAR  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
ASSESSOR'S PLAT 112, LOT 14  
PREPARED FOR: MDR REALTY II, LLC.  
MDR ENTERPRISES, LLC.

DRAWING TITLE:  
**EROSION & SEDIMENT CONTROL PLAN**

SCALE: 1" = 30'

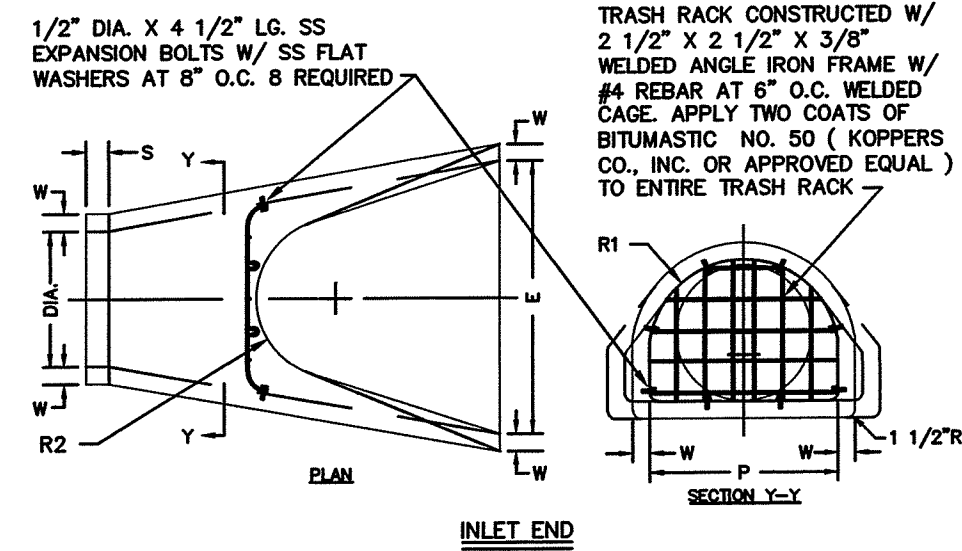
SHEET NO. 5 of 6

6 OF 7



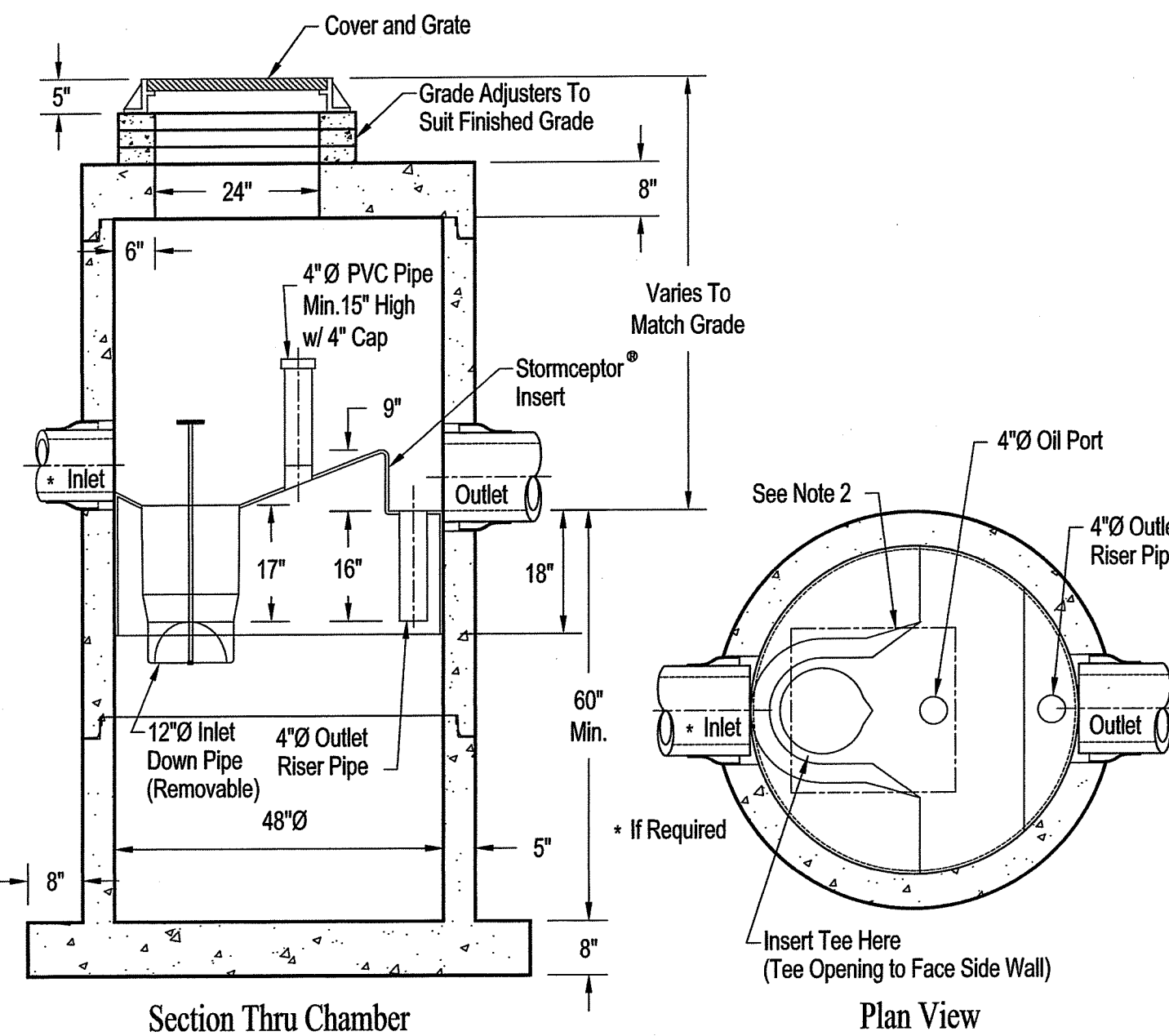
**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

1. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.
3. AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
4. DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
5. THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH SILTSACK OR FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.
6. WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:
  - A. WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, SPECIALLY ON STOCKPILES.
  - B. INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
  - C. WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
7. CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY DRIVEWAY WIDTH WIDE BY 50' LONG BY 6" DEEP FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCE IS TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM EXISTING ACCESS DRIVEWAY.
8. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.

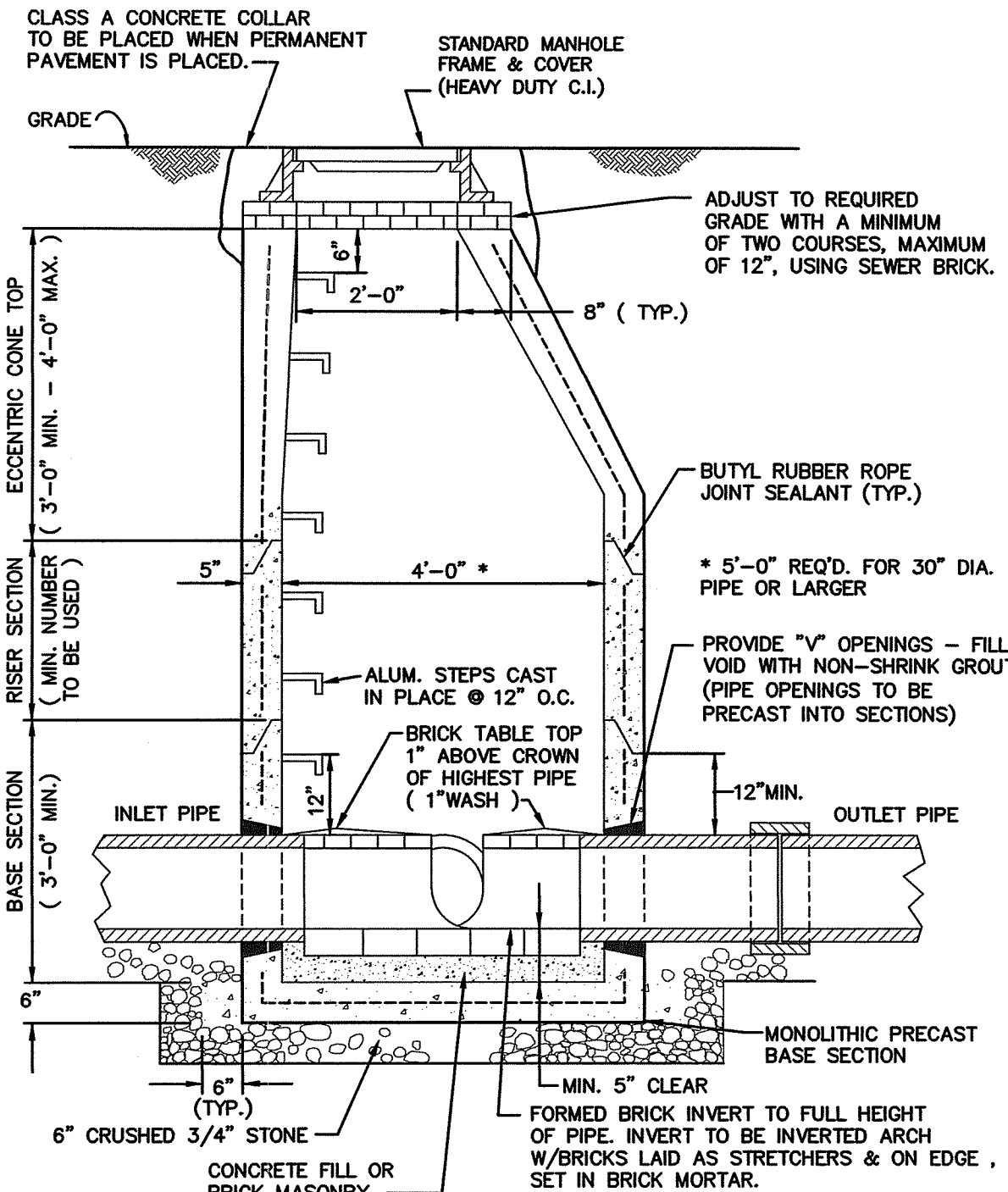


**REINFORCED CONCRETE PIPE  
FLARED ENDS W/ TRASH RACK**  
NOT TO SCALE

**STC 450i Precast Concrete Stormceptor®  
(450 U.S. Gallon Capacity)**

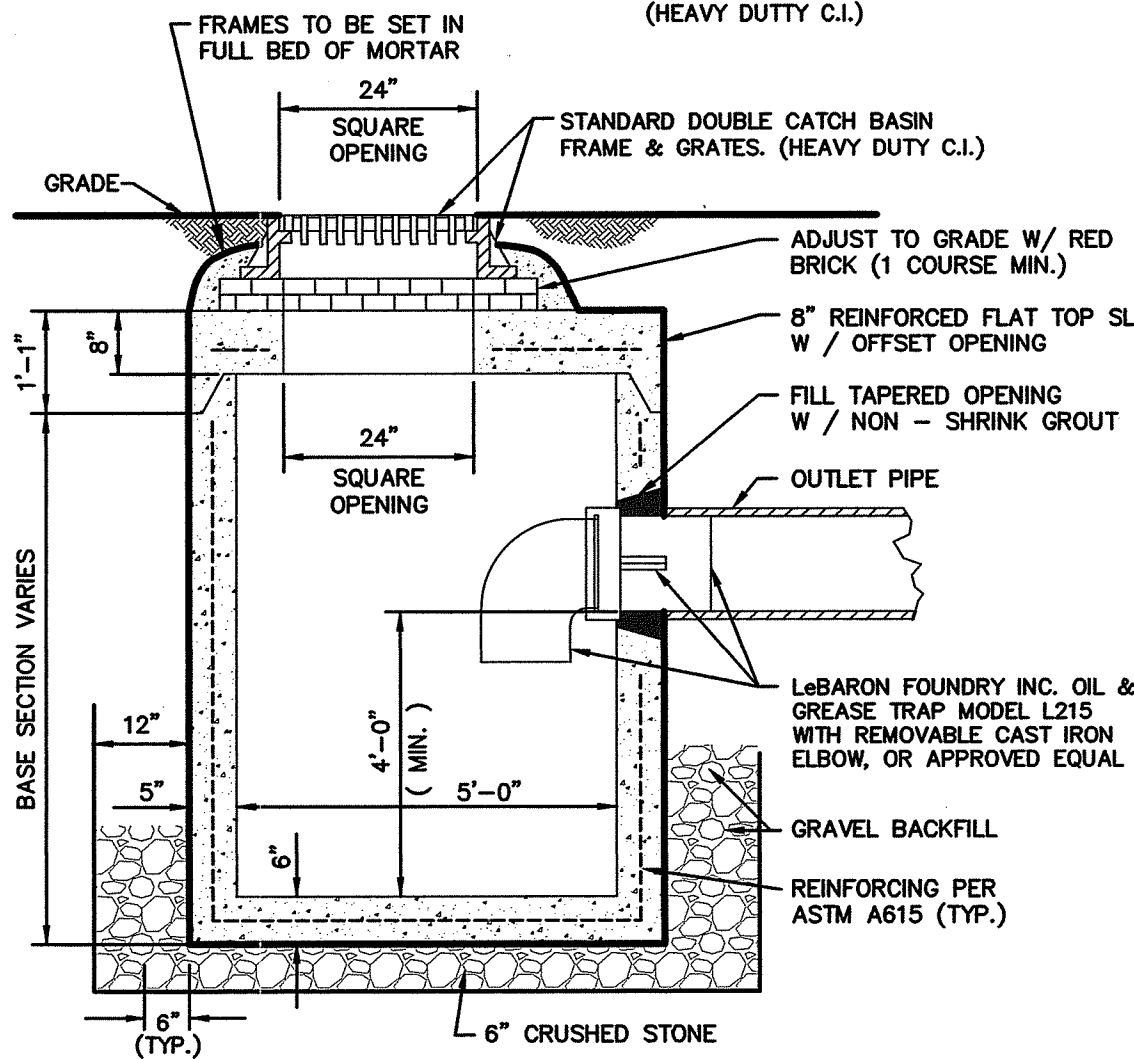
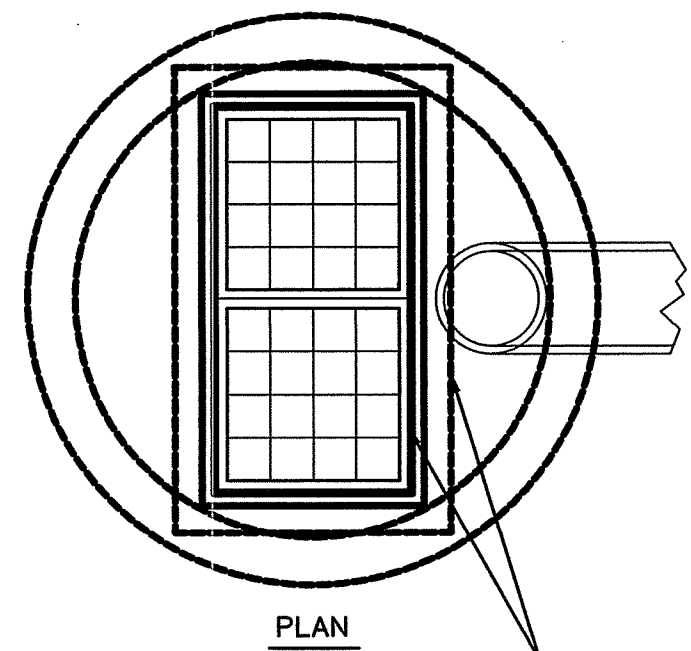


- Notes:
1. The Use of Flexible Connection is Recommended at the Inlet and Outlet Where Applicable.
  2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
  3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
  4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.



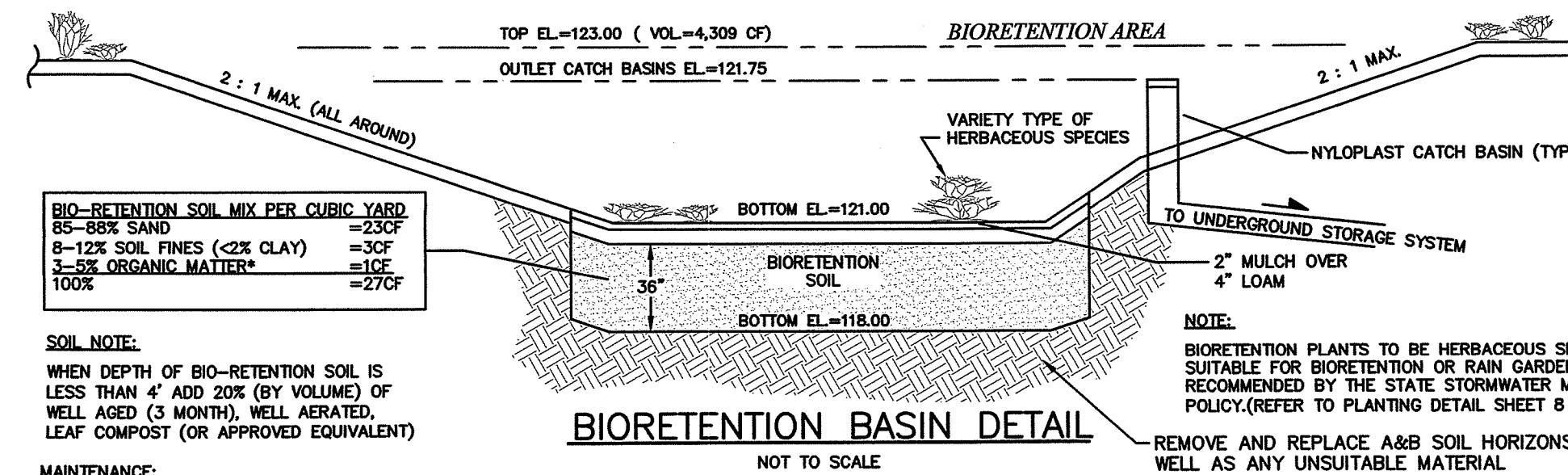
**PRECAST CONCRETE DMH DETAIL**  
NOT TO SCALE

- NOTES:
1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
  2. USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0".
  3. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
  4. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.



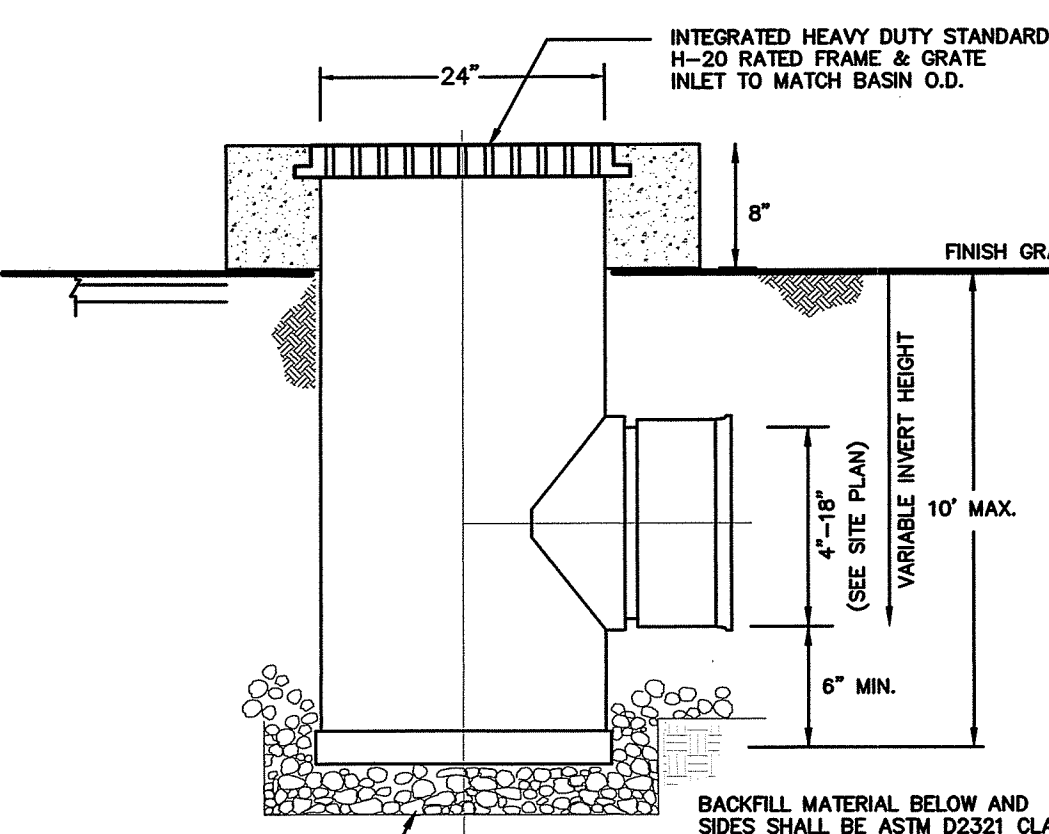
**PRECAST CONCRETE CATCH BASIN WITH  
DOUBLE GRATE**  
NOT TO SCALE

- NOTES:
1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
  2. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
  3. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.



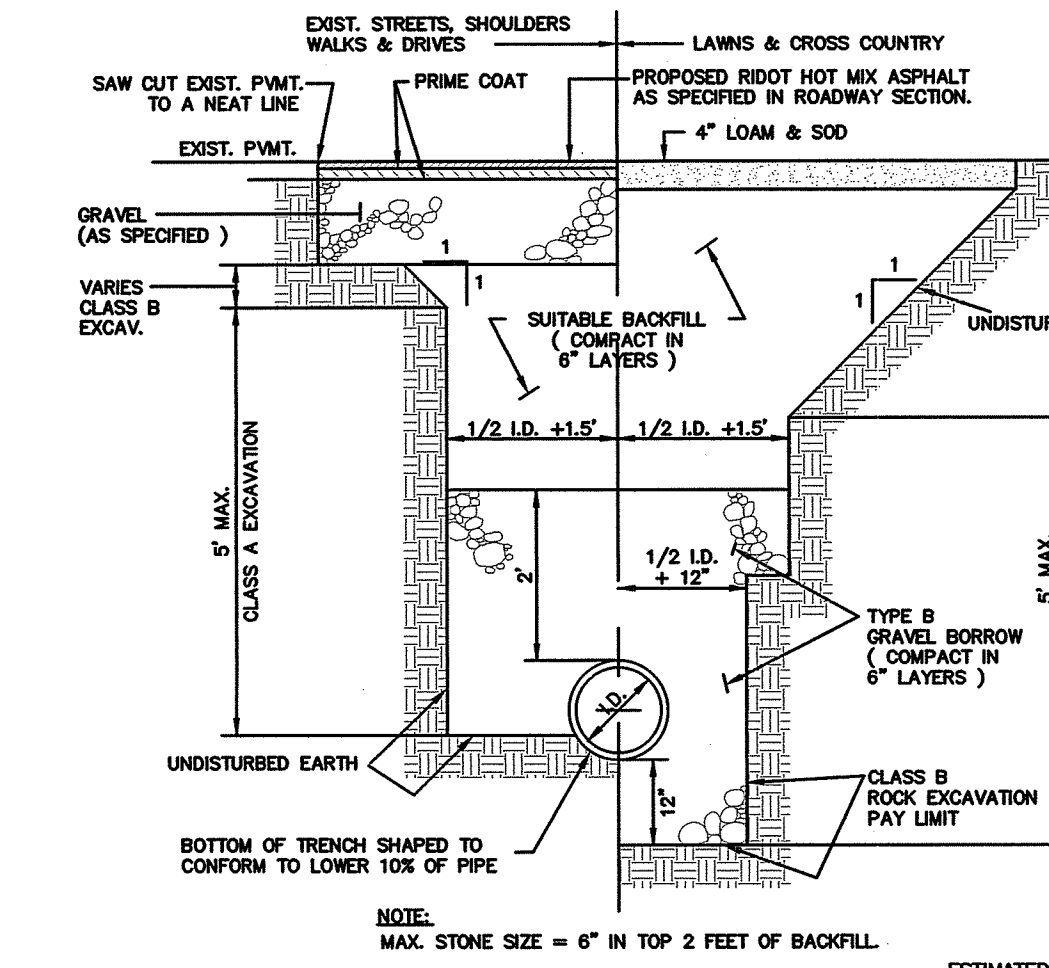
**BIORETENTION BASIN DETAIL**  
NOT TO SCALE

- SOIL NOTE:  
WHEN DEPTH OF BIO-RETENTION SOIL IS LESS THAN 4" ADD 20% (BY VOLUME) OF WELL AGED (3 MONTH), WELL AERATED, LEAF COMPOST (OR APPROVED EQUIVALENT)
- MAINTENANCE:  
SILT/SEDIMENT SHALL BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS 1 INCH. WHEN THE FILTERING CAPACITY OF THE FILTER DIMINISHES SUBSTANTIALLY, THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REPLACED WITH FRESH MATERIAL. THE REMOVED SEDIMENTS SHALL BE DISPOSED IN AN ACCEPTABLE MANNER AT AN APPROVED AND PERMITTED LOCATION.
- DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, FILTER PRACTICES SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, INSPECTIONS SHALL BE CONDUCTED ON AN ANNUAL BASIS AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE II PRECIPITATION EVENT.



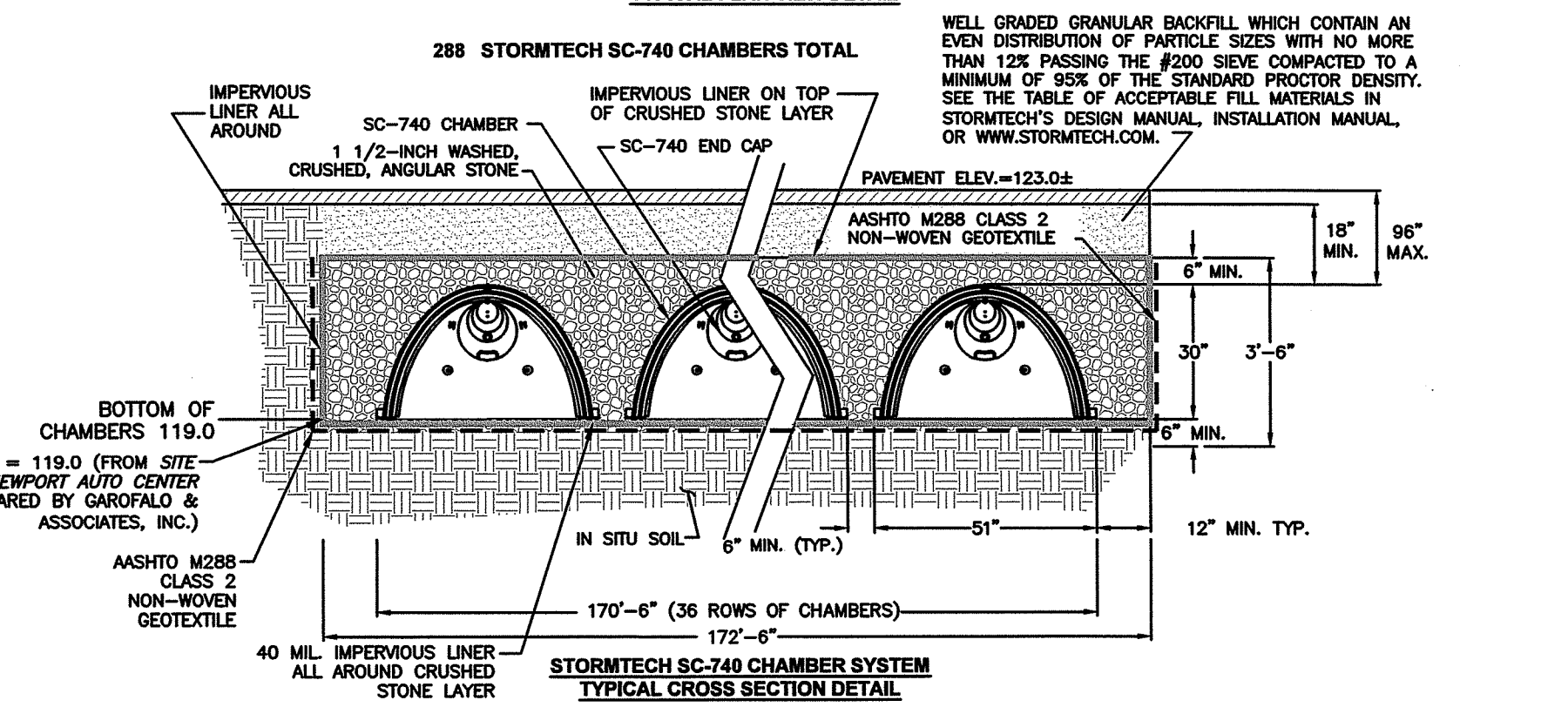
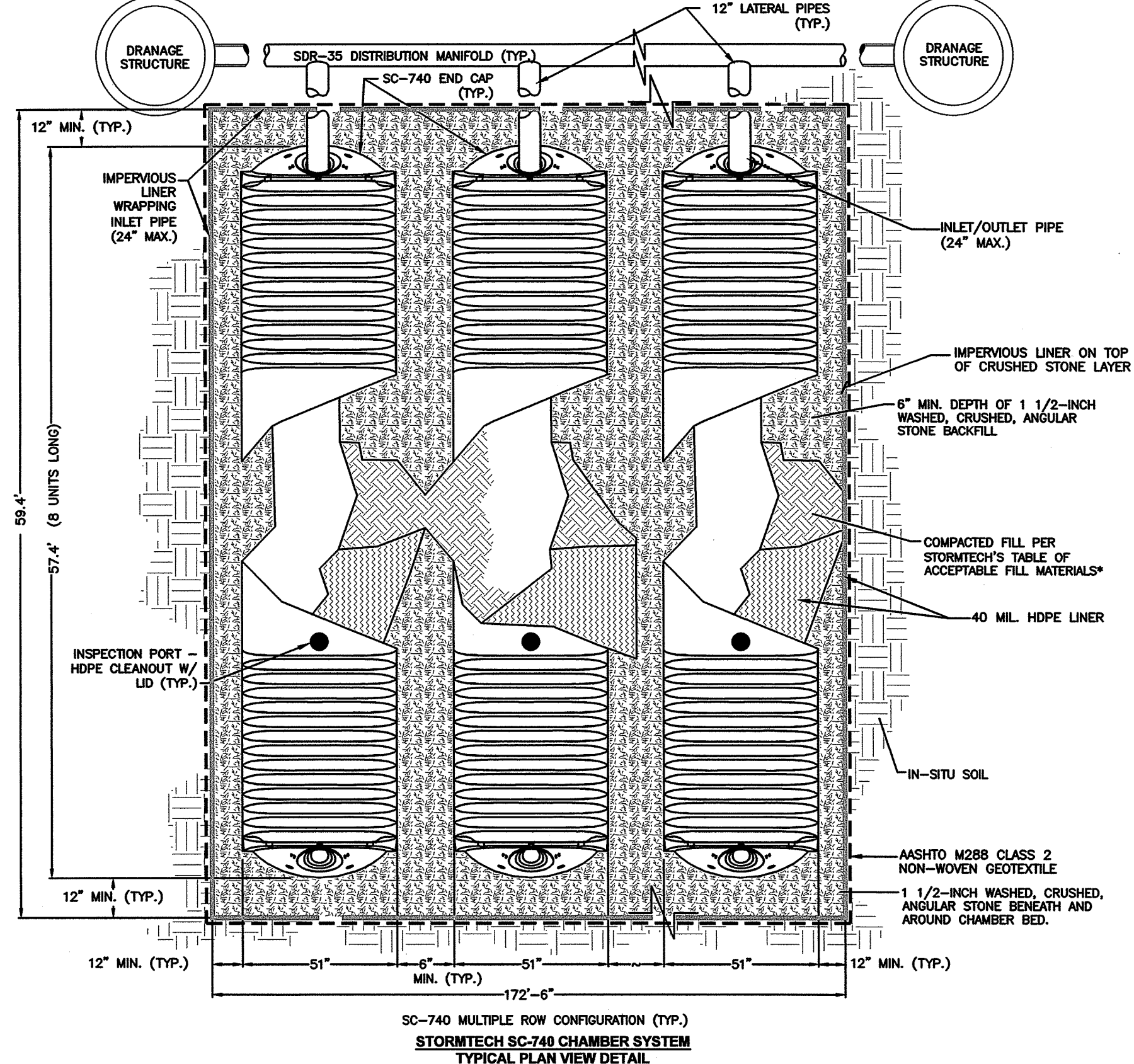
**NYLOPLAST CATCH BASIN**

- NOTES:
1. ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.-NYLOPLAST, ASTM, AND AASHTO.
  2. FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
  3. CERTIFIED MANUFACTURERS REFERENCE/CONTACT : WWW.ADS-PIPE.COM



**DRAINAGE PIPE TRENCH DETAIL**  
NOT TO SCALE

- NOTES:
1. SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
  2. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
  3. SPOILED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELICIOUS MATERIAL. UNIFORM GRADES SUCH THAT NOT LESS THAN 90% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
  4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
  5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.

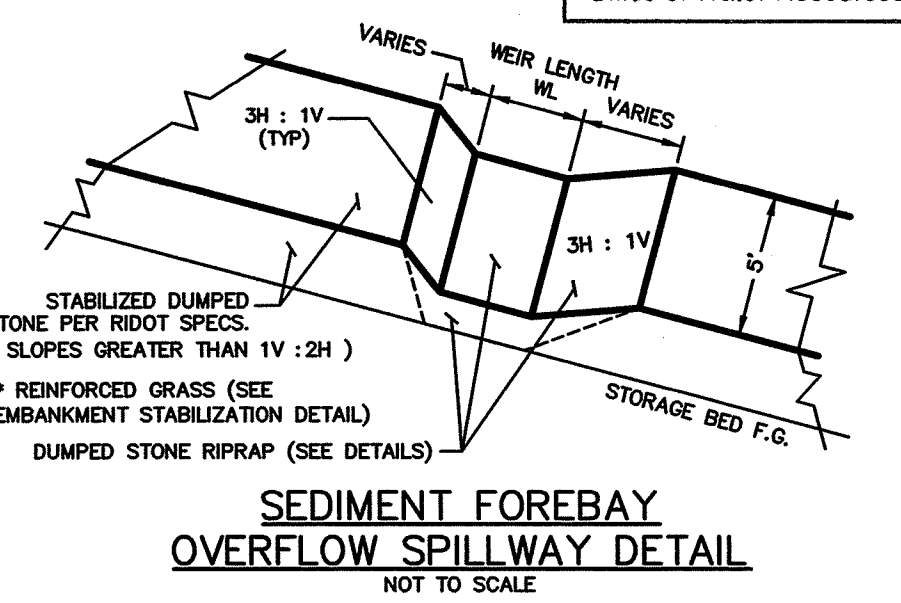


**STORMWATER UNDERGROUND STORAGE SYSTEM**  
NOT TO SCALE

OFFICE OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED JUL 3 8 2021 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Martin D. Sencak*

Environmental Management  
JUL 29 2021  
Office of Water Resources



**SEDIMENT FOREBAY  
OVERFLOW SPILLWAY DETAIL**  
NOT TO SCALE

**IDEA LDEC**  
Land Development Engineering & Consulting, LLC  
680 Aquidneck Avenue  
Middletown, RI 02842  
T: 401-354-2050 F: 401-369-9775  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	REVISOR	APPROVED
1.	6-14-2021	REVISED PER DEW COMMENTS	MER	

**PLAN REVISIONS**

DATE: FEBRUARY 10, 2021  
DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO. 19028

**ISSUED FOR:**

**PERMITTING**

**MICHAEL E. RUSSELL**  
No. 7956  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

**CONSTRUCTION DETAILS**  
1235 WEST MAIN RD. & FOREST AVE #REAR  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
ASSESSOR'S PLAT 112, LOT 14  
PREPARED FOR: MDR REALTY II, LLC, MDR ENTERPRISES, LLC.

**CONSTRUCTION DETAILS**

SCALE: NOT TO SCALE

SHEET NO. 6 of 6

# PRELIMINARY DETERMINATION APPLICATION SITE REDEVELOPMENT PLANS

1235 WEST MAIN ROAD  
Assessors Map 106 , Parcel 87  
MIDDLETOWN , RHODE ISLAND

JULY 16, 2019

REVISED: DECEMBER 13, 2019

**CIVIL ENGINEER**  
LAND DEVELOPMENT ENGINEERING  
& CONSULTING, LLC.  
1700 WEST MAIN ROAD, SUITE 8  
MIDDLETOWN, RI 02842  
(401) 354-2050

**SURVEYOR**  
MBL  
LAND DEVELOPMENT & PERMITTING CORP.  
770 BROADWAY SUITE NO. 6  
RAYNHAM, MA 02767  
(508) 297-2756

**LANDSCAPE ARCHITECT**  
VERDE DESIGN + HORTICULTURE  
6 DEBLOIS STREET  
NEWPORT, RI 02840  
(401) 619-0562

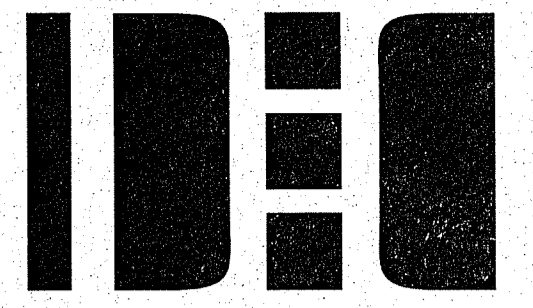
**ARCHITECT**  
TRICARICO ARCHITECTURE AND  
DESIGN PC  
502 VALLEY ROAD  
WAYNE, NJ 07470  
(973) 692-0222 X432



LOCUS MAP

## PLAN INDEX

TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE LAYOUT PLAN	3
GRADING & DRAINAGE PLAN	4
EROSION CONTROL PLAN	5
UTILITY PLAN	6
SITE LIGHTING PLAN	7
LANDSCAPING PLAN	8
CONSTRUCTION DETAILS	9 - 10



**LDEC**  
Land Development Engineering & Consulting, LLC  
680 Aquidneck Avenue  
Middletown, RI 02842  
T: 401-354-2050 F: 401-369-9775  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
4	12-13-19	REVISED PER DEM COMMENTS	MER
3	12-5-19	REVISED PER DEM COMMENTS	MER
2	10-30-19	REVISED PER DEM COMMENTS	MER
1	9-5-19	REVISED PER DOT COMMENTS	MER

PLAN REVISIONS  
DATE: JULY 16, 2019

DRAWN BY: SJE  
COMPS. BY: SJE  
CHECK BY: MER

PROJECT NO. 19028

ISSUED FOR:  
**PERMITTING**



**COMMERCIAL SITE REDEVELOPMENT**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
PREPARED FOR MDR REALTY II, LLC.

DRAWING TITLE:

COVER

SCALE: **NOT TO SCALE**

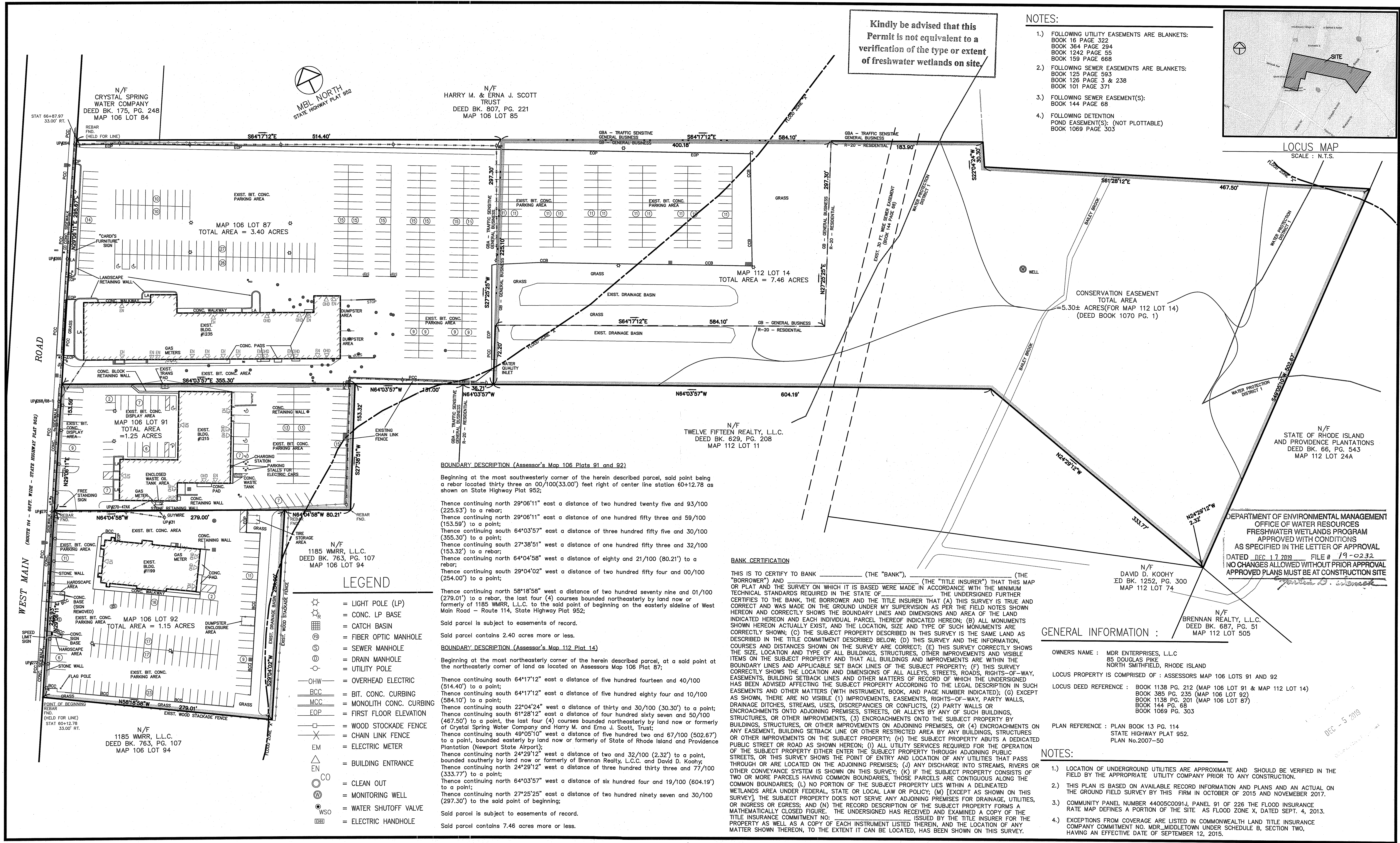
SHEET NO.

**1 OF 10**

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED DEC 17 2019 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Signature: D. Womack*

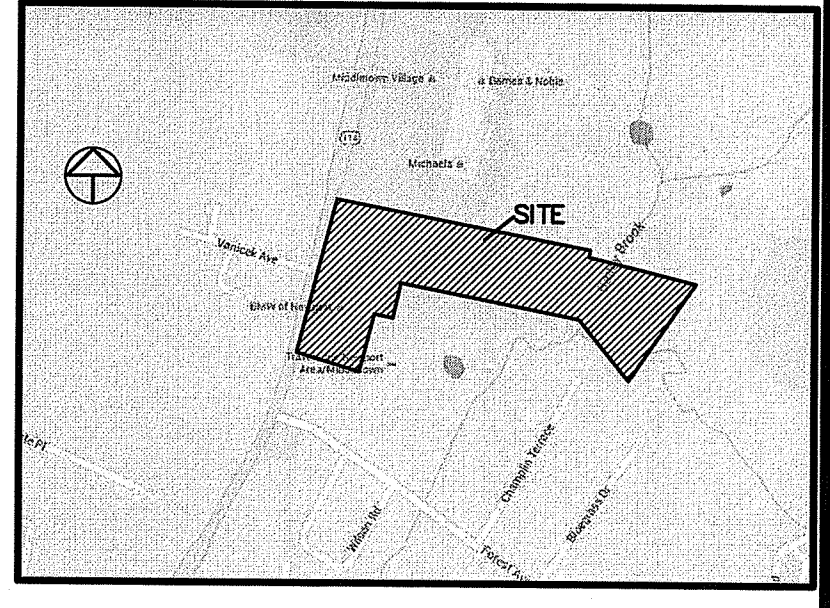
ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

UCS: X:\2016\062\SURVEY\worksht\2016-062ws - 12052017 Field Inspection.dwg 3/26/2019 2:35:58 PM EDT



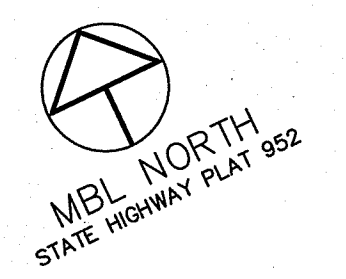
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

- NOTES:**
- 1.) FOLLOWING UTILITY EASEMENTS ARE BLANKETS:  
BOOK 16 PAGE 322  
BOOK 364 PAGE 294  
BOOK 1242 PAGE 55  
BOOK 159 PAGE 688
  - 2.) FOLLOWING SEWER EASEMENTS ARE BLANKETS:  
BOOK 125 PAGE 593  
BOOK 126 PAGE 3 & 238  
BOOK 101 PAGE 371
  - 3.) FOLLOWING SEWER EASEMENT(S):  
BOOK 144 PAGE 68
  - 4.) FOLLOWING DETENTION POND EASEMENT(S): (NOT PLOTTABLE)  
BOOK 1069 PAGE 303



N/F HARRY M. & ERNA J. SCOTT TRUST  
DEED BK. 807, PG. 221  
MAP 106 LOT 85

N/F CRYSTAL SPRING WATER COMPANY  
DEED BK. 175, PG. 248  
MAP 106 LOT 84



MAP 106 LOT 87  
TOTAL AREA = 3.40 ACRES

MAP 112 LOT 14  
TOTAL AREA = 7.46 ACRES

MAP 106 LOT 91  
TOTAL AREA = 1.25 ACRES

N/F TWELVE FIFTEEN REALTY, L.L.C.  
DEED BK. 629, PG. 208  
MAP 112 LOT 11

N/F 1185 WMRR, L.L.C.  
DEED BK. 763, PG. 107  
MAP 106 LOT 94

N/F STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
DEED BK. 66, PG. 543  
MAP 112 LOT 24A

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED DEC 17 2019 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

N/F DAVID D. KOOBY  
ED BK. 1252, PG. 300  
MAP 112 LOT 74

N/F BRENNAN REALTY, L.L.C.  
DEED BK. 687, PG. 51  
MAP 112 LOT 505

**BOUNDARY DESCRIPTION (Assessor's Map 106 Plate 91 and 92)**  
Beginning at the most southwesterly corner of the herein described parcel, said point being a rebar located thirty three on 00/100(33.00') feet right of center line station 60+12.78 as shown on State Highway Plat 952;  
Thence continuing north 29°06'11" east a distance of two hundred twenty five and 93/100 (225.93') to a rebar;  
Thence continuing north 29°06'11" east a distance of one hundred fifty three and 59/100 (153.59') to a point;  
Thence continuing south 64°03'57" east a distance of three hundred fifty five and 30/100 (355.30') to a point;  
Thence continuing south 27°38'51" west a distance of one hundred fifty three and 32/100 (153.32') to a rebar;  
Thence continuing north 64°04'58" west a distance of eighty and 21/100 (80.21') to a rebar;  
Thence continuing south 29°04'02" west a distance of two hundred fifty four and 00/100 (254.00') to a point;

Said parcel is subject to easements of record.  
Said parcel contains 2.40 acres more or less.

**BOUNDARY DESCRIPTION (Assessor's Map 112 Plate 14)**  
Beginning at the most northeasterly corner of the herein described parcel, at a said point at the northeasterly corner of land as located on Assessor's Map 106 Plate 87;

Thence continuing south 64°17'12" east a distance of five hundred fourteen and 40/100 (514.40') to a point;  
Thence continuing south 64°17'12" east a distance of five hundred eighty four and 10/100 (584.10') to a point;  
Thence continuing south 22°04'24" west a distance of thirty and 30/100 (30.30') to a point;  
Thence continuing south 61°28'12" east a distance of four hundred sixty seven and 50/100 (467.50') to a point, the last four (4) courses bounded northeasterly by land now or formerly of Crystal Spring Water Company and Harry M. and Erna J. Scott, Trust;  
Thence continuing south 49°03'10" west a distance of five hundred two and 67/100 (502.67') to a point, bounded easterly by land now or formerly of State of Rhode Island and Providence Plantation (Newport State Airport);  
Thence continuing north 24°29'12" west a distance of two and 32/100 (2.32') to a point, bounded southerly by land now or formerly of Brennan Realty, L.L.C. and David D. Kooby;  
Thence continuing north 24°29'12" west a distance of three hundred thirty three and 77/100 (333.77') to a point;  
Thence continuing north 64°03'57" west a distance of six hundred four and 19/100 (604.19') to a point;  
Thence continuing north 27°25'25" east a distance of two hundred ninety seven and 30/100 (297.30') to the said point of beginning;

Said parcel is subject to easements of record.  
Said parcel contains 7.46 acres more or less.

**BANK CERTIFICATION**  
THIS IS TO CERTIFY TO BANK \_\_\_\_\_ (THE "BANK"), \_\_\_\_\_ (THE "TITLE INSURER") THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS REQUIRED IN THE STATE OF \_\_\_\_\_ THE UNDERSIGNED FURTHER CERTIFIES TO THE BANK, THE BORROWER AND THE TITLE INSURER THAT (A) THIS SURVEY IS TRUE AND CORRECT AND WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE FIELD NOTES SHOWN HEREON AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON AND EACH INDIVIDUAL PARCEL THEREOF INDICATED HEREON; (B) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN; (C) THE SUBJECT PROPERTY DESCRIBED IN THIS SURVEY IS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT DESCRIBED BELOW; (D) THIS SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN ON THE SURVEY ARE CORRECT; (E) THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES, OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY AND THAT ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET BACK LINES OF THE SUBJECT PROPERTY; (F) THIS SURVEY CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS (WITH INSTRUMENT, BOOK, AND PAGE NUMBER INDICATED); (G) EXCEPT AS SHOWN, THERE ARE NO VISIBLE (1) IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, DRAINAGE DITCHES, STREAMS, USES, DISCREPANCIES OR CONFLICTS, (2) PARTY WALLS OR ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY OF SUCH BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, (3) ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS ON ADJOINING PREMISES, OR (4) ENCROACHMENTS ON ANY EASEMENT, BUILDING SETBACK LINE OR OTHER RESTRICTED AREA BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON THE SUBJECT PROPERTY; (H) THE SUBJECT PROPERTY ABUTS A DEDICATED PUBLIC STREET OR ROAD AS SHOWN HEREON; (I) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE SUBJECT PROPERTY EITHER ENTER THE SUBJECT PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON THE ADJOINING PREMISES; (J) ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THIS SURVEY; (K) IF THE SUBJECT PROPERTY CONSISTS OF TWO OR MORE PARCELS HAVING COMMON BOUNDARIES, THOSE PARCELS ARE CONTIGUOUS ALONG THE COMMON BOUNDARIES; (L) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DELINEATED WETLANDS AREA UNDER FEDERAL, STATE OR LOCAL LAW OR POLICY; (M) [EXCEPT AS SHOWN ON THIS SURVEY] THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PREMISES FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS; AND (N) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE TITLE INSURANCE COMMITMENT NO. \_\_\_\_\_ ISSUED BY THE TITLE INSURER FOR THE PROPERTY AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN, AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY.

**GENERAL INFORMATION :**

OWNERS NAME : MDR ENTERPRISES, L.L.C.  
85 DOUGLAS PIKE  
NORTH SMITHFIELD, RHODE ISLAND

LOCUS PROPERTY IS COMPRISED OF : ASSESSORS MAP 106 LOTS 91 AND 92

LOCUS DEED REFERENCE : BOOK 1138 PG. 212 (MAP 106 LOT 91 & MAP 112 LOT 14)  
BOOK 385 PG. 235 (MAP 106 LOT 92)  
BOOK 1138 PG. 201 (MAP 106 LOT 87)  
BOOK 144 PG. 68  
BOOK 1069 PG. 303

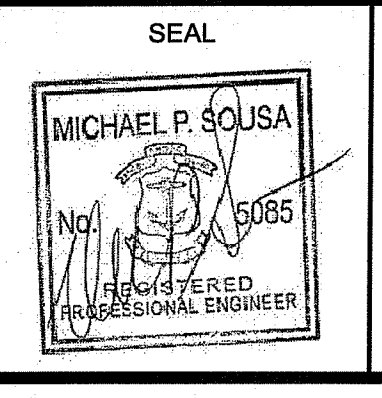
PLAN REFERENCE : PLAN BOOK 13 PG. 114  
STATE HIGHWAY PLAT 952.  
PLAN No.2007-50

- NOTES:**
- 1.) LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
  - 2.) THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND PLANS AND AN ACTUAL ON THE GROUND FIELD SURVEY BY THIS FIRM IN OCTOBER OF 2015 AND NOVEMBER 2017.
  - 3.) COMMUNITY PANEL NUMBER 440050091J, PANEL 91 OF 226 THE FLOOD INSURANCE RATE MAP DEFINES A PORTION OF THE SITE AS FLOOD ZONE X, DATED SEPT. 4, 2013.
  - 4.) EXCEPTIONS FROM COVERAGE ARE LISTED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. MDR\_MIDDLETOWN UNDER SCHEDULE B, SECTION TWO, HAVING AN EFFECTIVE DATE OF SEPTEMBER 12, 2015.

- LEGEND**
- ☉ = LIGHT POLE (LP)
  - ⊙ = CONC. LP BASE
  - ⊕ = CATCH BASIN
  - ⊙ = FIBER OPTIC MANHOLE
  - ⊙ = SEWER MANHOLE
  - ⊙ = DRAIN MANHOLE
  - ⊙ = UTILITY POLE
  - OH— = OVERHEAD ELECTRIC
  - BCC— = BIT. CONC. CURBING
  - MCC— = MONOLITH CONC. CURBING
  - EOP— = FIRST FLOOR ELEVATION
  - X— = WOOD STOCKADE FENCE
  - X— = CHAIN LINK FENCE
  - EM = ELECTRIC METER
  - EN = BUILDING ENTRANCE
  - CO = CLEAN OUT
  - W = MONITORING WELL
  - WSO = WATER SHUTOFF VALVE
  - EH = ELECTRIC HANDHOLE

No.	DATE	DESCRIPTION	BY
REVISIONS			

PROJ. MANAGER: MBL  
CHIEF DESIGNER: MBL  
REVIEWED BY: DATE



SEAL

PREPARED FOR  
MDR ENTERPRISES LLC  
85 DOUGLAS PIKE  
NORTH SMITHFIELD RHODE ISLAND

SCALE:  
HORIZ.: 1"=60'  
VERT.:  
DATUM:  
HORIZ.:  
VERT.:  
GRAPHIC SCALE

**MBL**  
LAND DEVELOPMENT & PERMITTING, CORP.  
LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS  
770 BROADWAY SUITE NO.6  
RAYNHAM, MA 02767  
P.508.297.2746 F.508.297.2756  
EMAIL:info@MBLLandDevelopment.com  
WEB: www.MBLLandDevelopment.com

EXISTING CONDITIONS PLAN  
1199 & 1215 WEST MAIN ROAD/RTE. 114  
MAP 106 LOTS 91 & 92 AND MAP 112 LOT 14  
MIDDLETOWN RHODE ISLAND

PROJ. No.: 2016-062  
DATE: DECEMBER 5, 2017  
Sheet Number  
**EXCON**  
2 of 10

N/F  
CRYSTAL SPRING WATER COMPANY  
MAP 106, LOT 84  
#1259 WEST MAIN RD.

**NOTES:**

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY MBL LAND DEVELOPMENT & PERMITTING CORP. BETWEEN OCTOBER 2015 AND NOVEMBER 2017.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS LOCATED WITHIN A ZONE "X" (0.2% ANNUAL CHANCE) FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 C0091 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
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**CURRENT OWNER**

MDR REALTY II, LLC  
PO BOX 91012  
JOHNSTON, RI 02919

**TITLE REFERENCE:**  
DEED BK.1499/PG.126  
**SITE LOCATION:**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
**ASSESSORS REFERENCE:**  
MAP 106 PARCEL 87

**ZONING REQUIREMENTS:**

ZONING DISTRICT : GB BUSINESS DISTRICT  
GBA ( TRAFFIC SENSITIVITY )

	REQUIRED:	LOT 87 EXISTING	LOT 87 PROPOSED
LOT AREA	12,000 S.F.	153,633 S.F.	153,633 S.F.
LOT FRONTAGE	100 FT.	295.7 FT.	295.7 FT.
FRONT YARD SETBACK	10 FT.	22 FT.	58 FT.
SIDE YARD SETBACK	10 FT.	29 FT.	29 FT.
REAR YARD SETBACK	20 FT.	185 FT.	111 FT.
MAX. BUILDING HEIGHT	40 FT.	40 FT.	40 FT.
LOT MAX. BLDG. OCCUPATION %	25 %	12.8 %	20.3 %
GREEN SPACE %	25 %	6.1%	7.0 %

EXISTING PROPOSED  
BUILDING FOOTPRINT: 19,690 S.F. 31,162 S.F.

PARKING TABLE	
EXISTING	PROPOSED
228 SPACES	190 SPACES



680 Aquidneck Avenue  
Middletown, RI 02842  
T:401-354-2050 F:401-369-9775  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
1	9-5-19	REVISED PER DOT COMMENTS	MER
2	10-30-19	REVISED PER DOT COMMENTS	MER
3	12-3-19	REVISED PER DOT COMMENTS	MER
4	12-13-19	REVISED PER DOT COMMENTS	MER

PLAN REVISIONS

DATE: JULY 16, 2019

DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO. 19028

ISSUED FOR:

**PERMITTING**



**SITE LAYOUT**

1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87

PREPARED FOR MDR REALTY II, LLC.

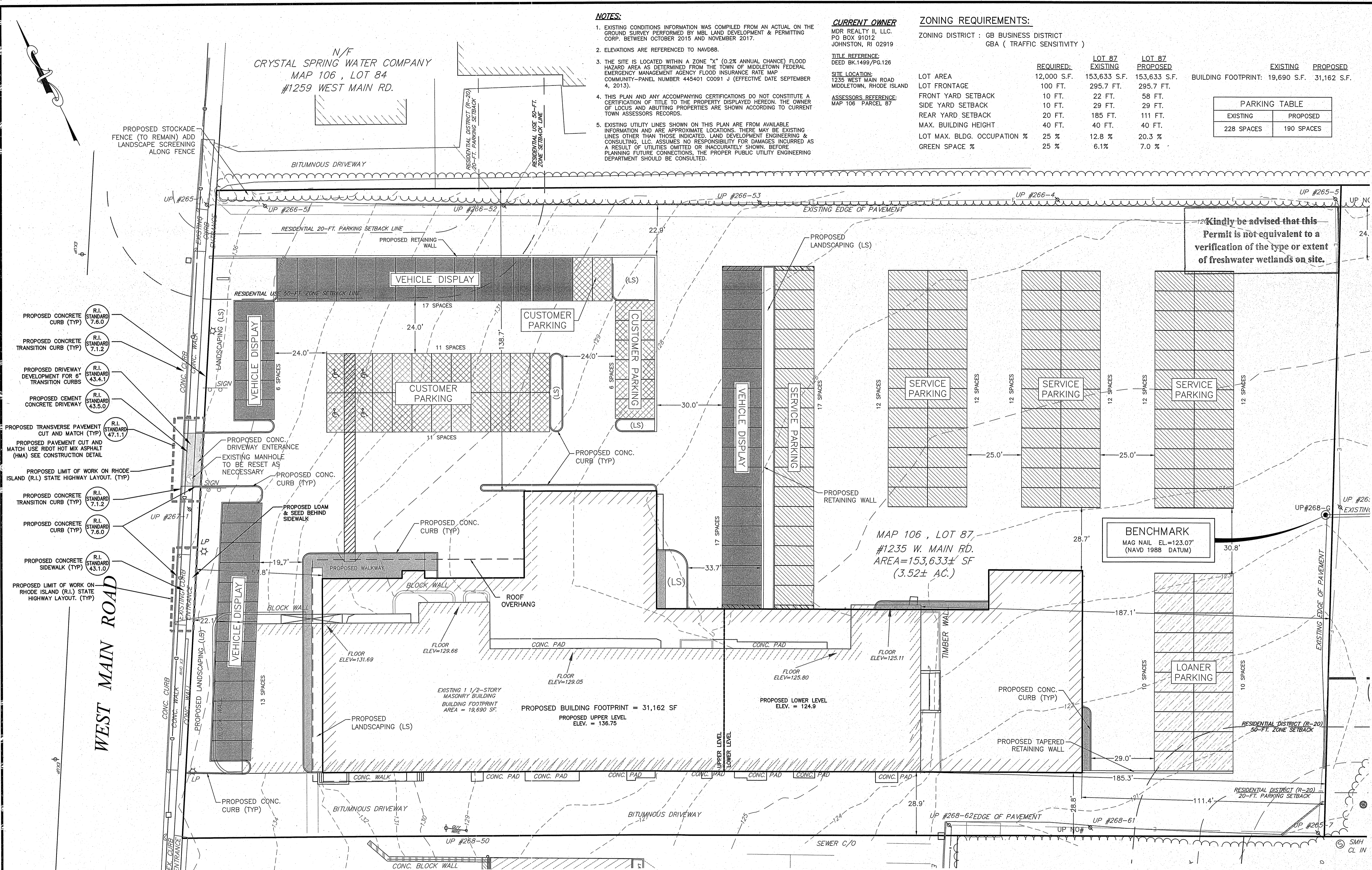
DRAWING TITLE:

**SITE LAYOUT PLAN**

SCALE: 1" = 20'

SHEET NO.

**3 OF 10**



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

MAP 106, LOT 87,  
#1235 W. MAIN RD.  
AREA=153,633± SF  
(3.52± AC.)

BENCHMARK  
MAG NAIL EL.=123.07'  
(NAVD 1988 DATUM)

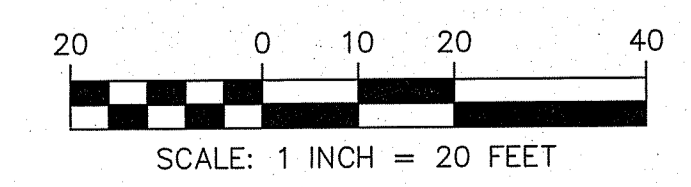
PROPOSED BUILDING FOOTPRINT = 31,162 SF  
PROPOSED UPPER LEVEL ELEV. = 136.75

EXISTING 1 1/2-STORY MASONRY BUILDING  
BUILDING FOOTPRINT AREA = 19,690 SF

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED DEC 17 2019 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**DRAINAGE WORK NOTES:**  
1. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.  
2. THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.  
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



**NOTES:**

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY MBL LAND DEVELOPMENT & PERMITTING CORP. BETWEEN OCTOBER 2015 AND NOVEMBER 2017.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS LOCATED WITHIN A ZONE "X" (0.2% ANNUAL CHANCE) FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 00091 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
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**CURRENT OWNER**

MDR REALTY II, LLC.  
PO BOX 91012  
JOHNSTON, RI 02919

**TITLE REFERENCE:**  
DEED BK.1499/PG.126

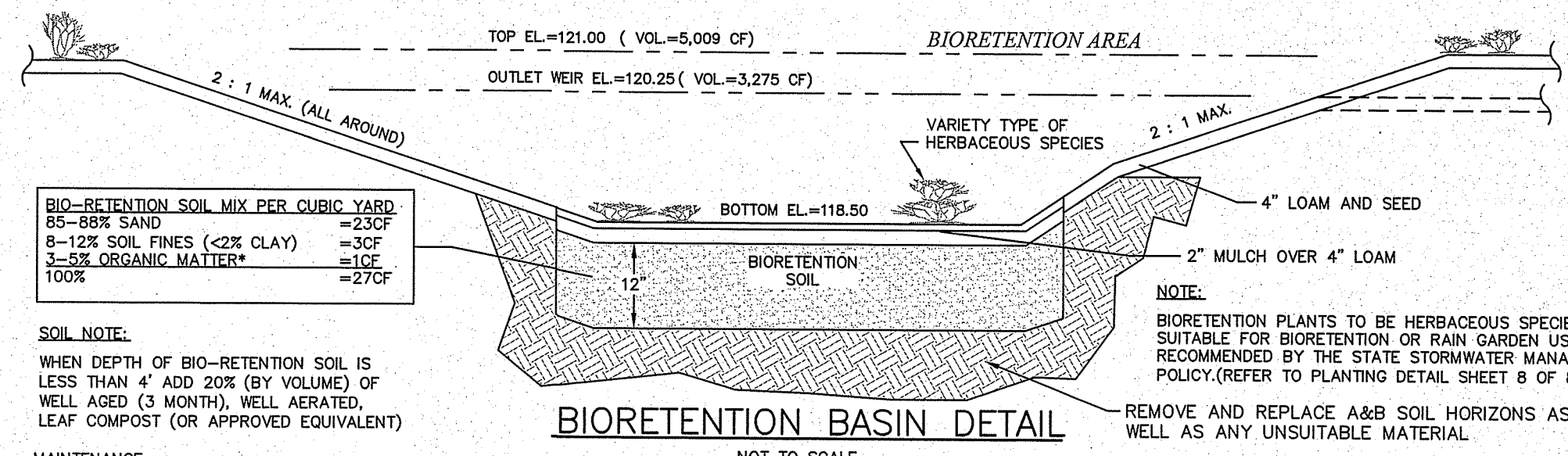
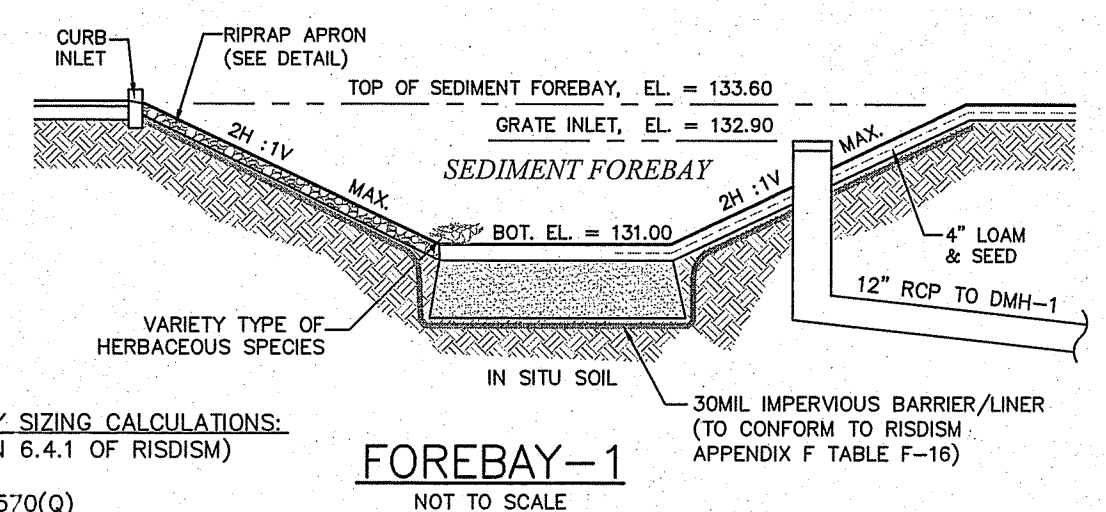
**SITE LOCATION:**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND

**ASSESSORS REFERENCE:**  
MAP 106 PARCEL 87

**FOREBAY SIZING CALCULATIONS:**  
(SECTION 6.4.1 OF RISDISM)

$A_s = 5,570(Q)$   
 $A_s = 5,570(301CF/86,400S)$   
 $A_s = 19 SF$   
PROVIDED = 51 SF > 19 SF

$A_s = \text{MIN SURFACE AREA OF FOREBAY (SF)}$   
 $WQ_v = 2,577 CF$   
 $Q = \text{DISCHARGE (CFS)} (XWQ_v/86,400S)$



**BIO-RETENTION SOIL MIX PER CUBIC YARD:**  
85-88% SAND = 23CF  
8-12% SOIL FINES (2% CLAY) = 3CF  
3-5% ORGANIC MATTER = 27CF  
100%

**SOIL NOTE:**  
WHEN DEPTH OF BIO-RETENTION SOIL IS LESS THAN 4" ADD 20% (BY VOLUME) OF WELL AGED (3 MONTH), WELL SEATED, LEAF COMPOST (OR APPROVED EQUIVALENT)

**MAINTENANCE:**  
SILT/SEDIMENT SHALL BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS 1 INCH. WHEN THE FILTERING CAPACITY OF THE FILTER DIMINISHES SUBSTANTIALLY, THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REPLACED WITH FRESH MATERIAL. THE REMOVED SEDIMENTS SHALL BE DISPOSED IN AN ACCEPTABLE MANNER AT AN APPROVED AND PERMITTED LOCATION.

**DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, FILTER PRACTICES SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, INSPECTIONS SHALL BE CONDUCTED ON AN ANNUAL BASIS AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT.**

**NOTE:**  
BIORETENTION PLANTS TO BE HERBACEOUS SPECIES SUITABLE FOR BIORETENTION OR RAIN GARDEN USE AS RECOMMENDED BY THE STATE STORMWATER MANAGEMENT POLICY (REFER TO PLANTING DETAIL SHEET 8 OF 8)

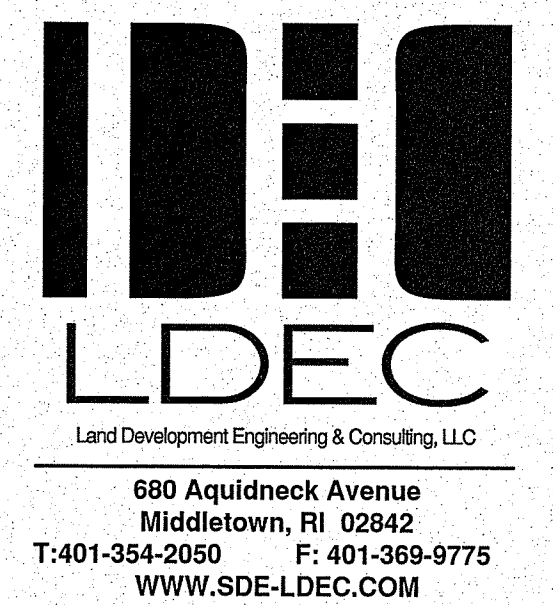
REMOVE AND REPLACE A&B SOIL HORIZONS AS WELL AS ANY UNSUITABLE MATERIAL.

**FILTER BED SIZING CALCULATIONS:**  
(SECTION 5.5.4 OF RISDISM)

$A_f = (WQ_v)(d_f) / [(k)(h+d_f)(t_f)]$   
 $A_f = (2,577)(1) / [(1)(.75+1)(2)]$   
 $A_f = 736 SF$   
PROVIDED = 1,632 SF > 736 SF

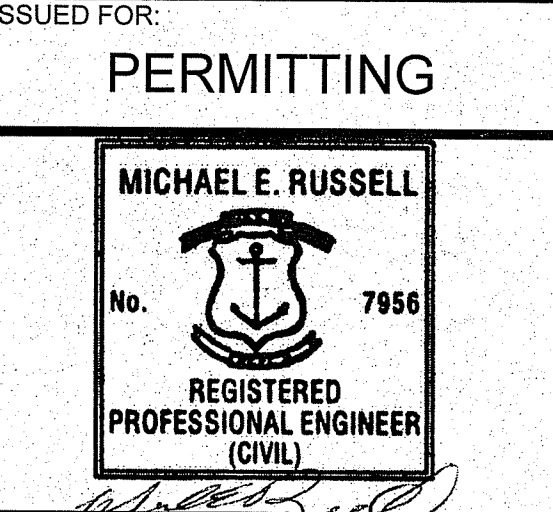
$A_f = \text{MIN SURFACE AREA OF FILTER BED (SF)}$   
 $WQ_v = 2,577 CF$   
 $d_f = 1 FT$   
 $k = 1 FT/DAY (BIO-RETENTION SOIL)$   
 $h_f = .75 FT$   
 $t_f = 2 DAYS (MAX)$

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED DEC 17 2019 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



NO.	DATE	DESCRIPTION	APPROVED
4.	12-13-19	REVISD PER DEN COMMENTS	MER
3.	12-3-19	REVISD PER DEN COMMENTS	MER
2.	11-28-19	REVISD PER DEN COMMENTS	MER
1.	10-30-19	REVISD PER DEN COMMENTS	MER

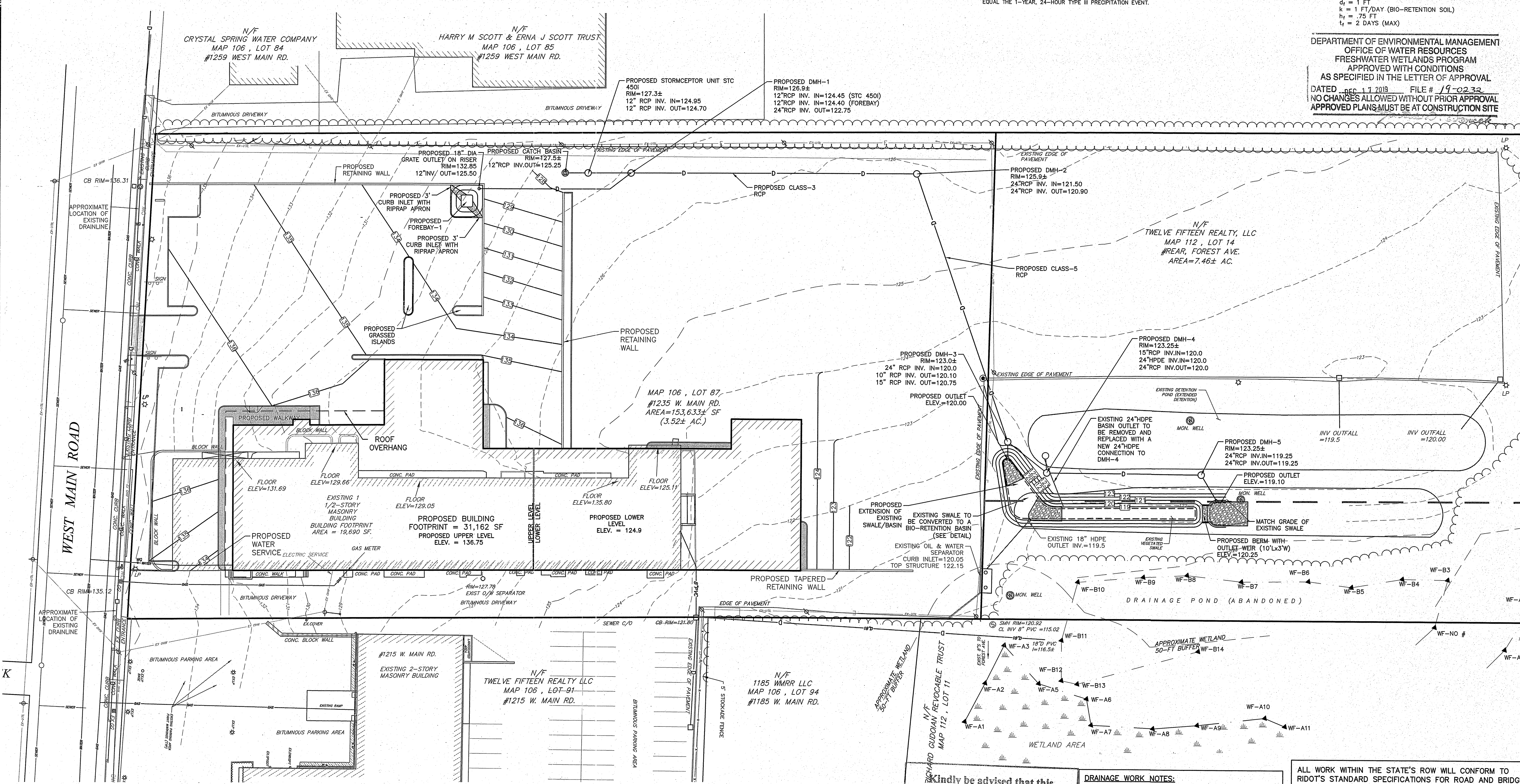
DATE: OCTOBER 24, 2019  
DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER  
PROJECT NO: 19028  
ISSUED FOR: PERMITTING



**GRADING & DRAINAGE**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
PREPARED FOR: MDR REALTY II, LLC.

DRAWING TITLE:  
**GRADING & DRAINAGE PLAN**

SCALE: 1" = 30'  
SHEET NO:  
**4 OF 10**



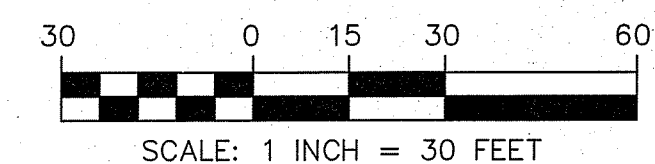
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**DRAINAGE WORK NOTES:**

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- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

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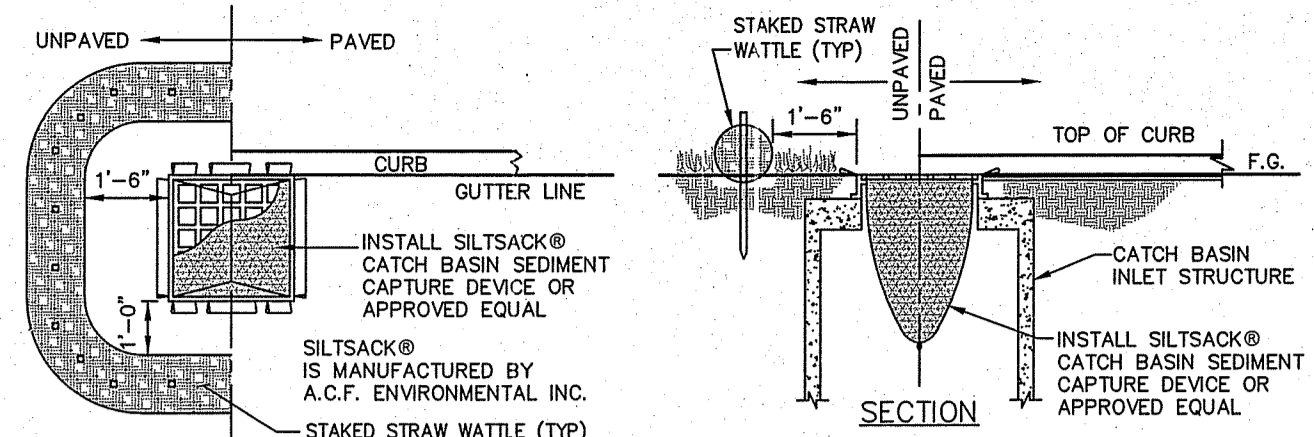
**CURRENT OWNER**  
MDR REALTY II, LLC.  
PO BOX 91012  
JOHNSTON, RI 02919

**TITLE REFERENCE:**  
DEED BK.1499/PG.126

**SITE LOCATION:**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND

**ASSESSORS REFERENCE:**  
MAP 106 PARCEL 87

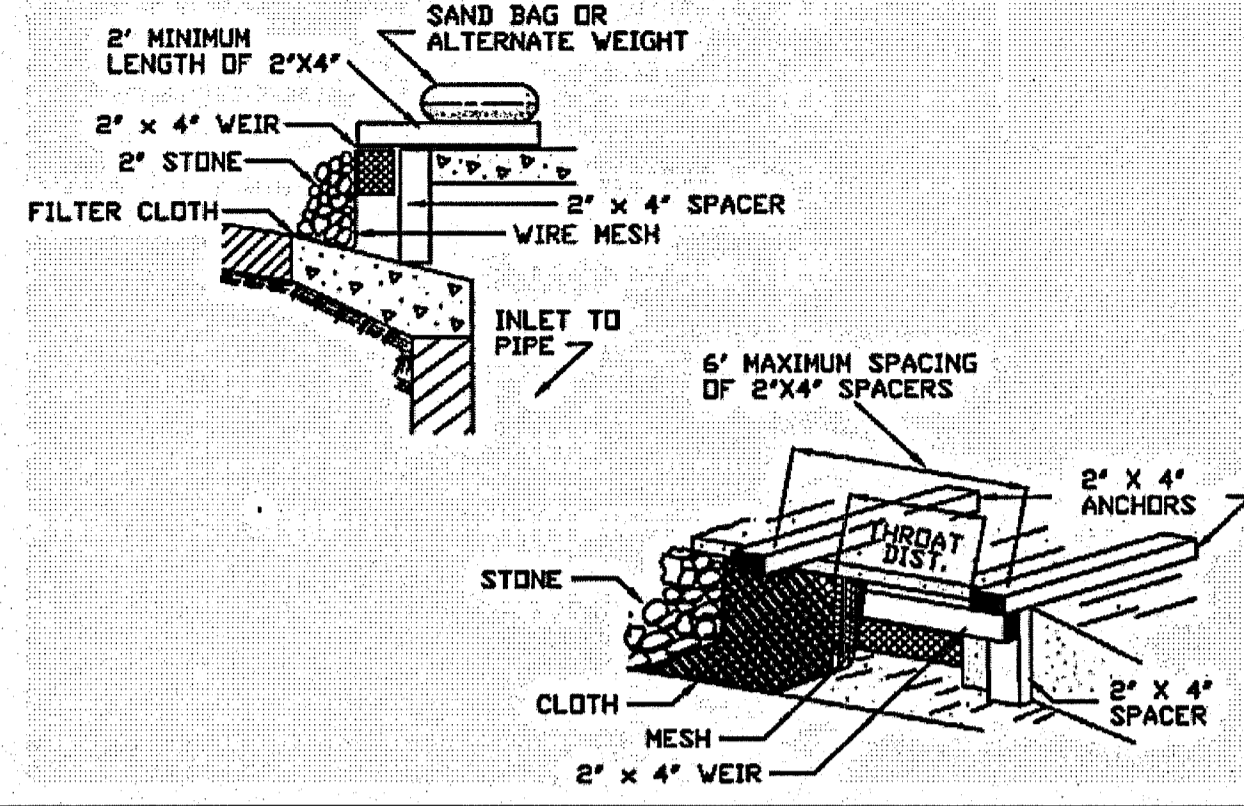
- NOTES:**
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  - ELEVATIONS ARE REFERENCED TO NAVD88.
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**INLET SEDIMENTATION CONTROL DETAIL**

NOT TO SCALE

**Figure 4. Curb Drop Inlet Protection**



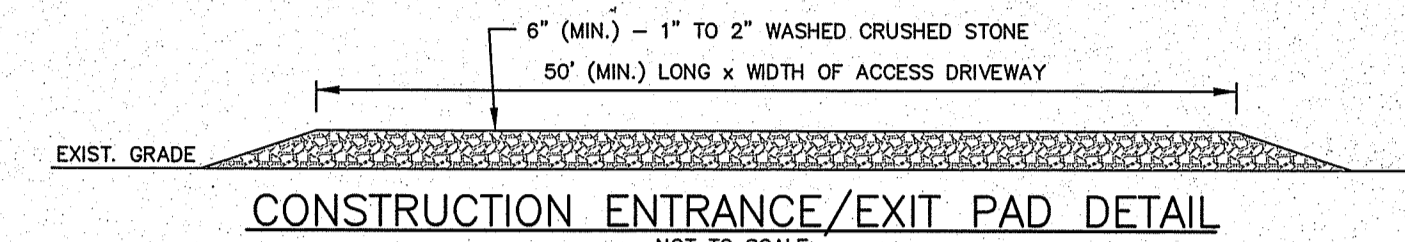
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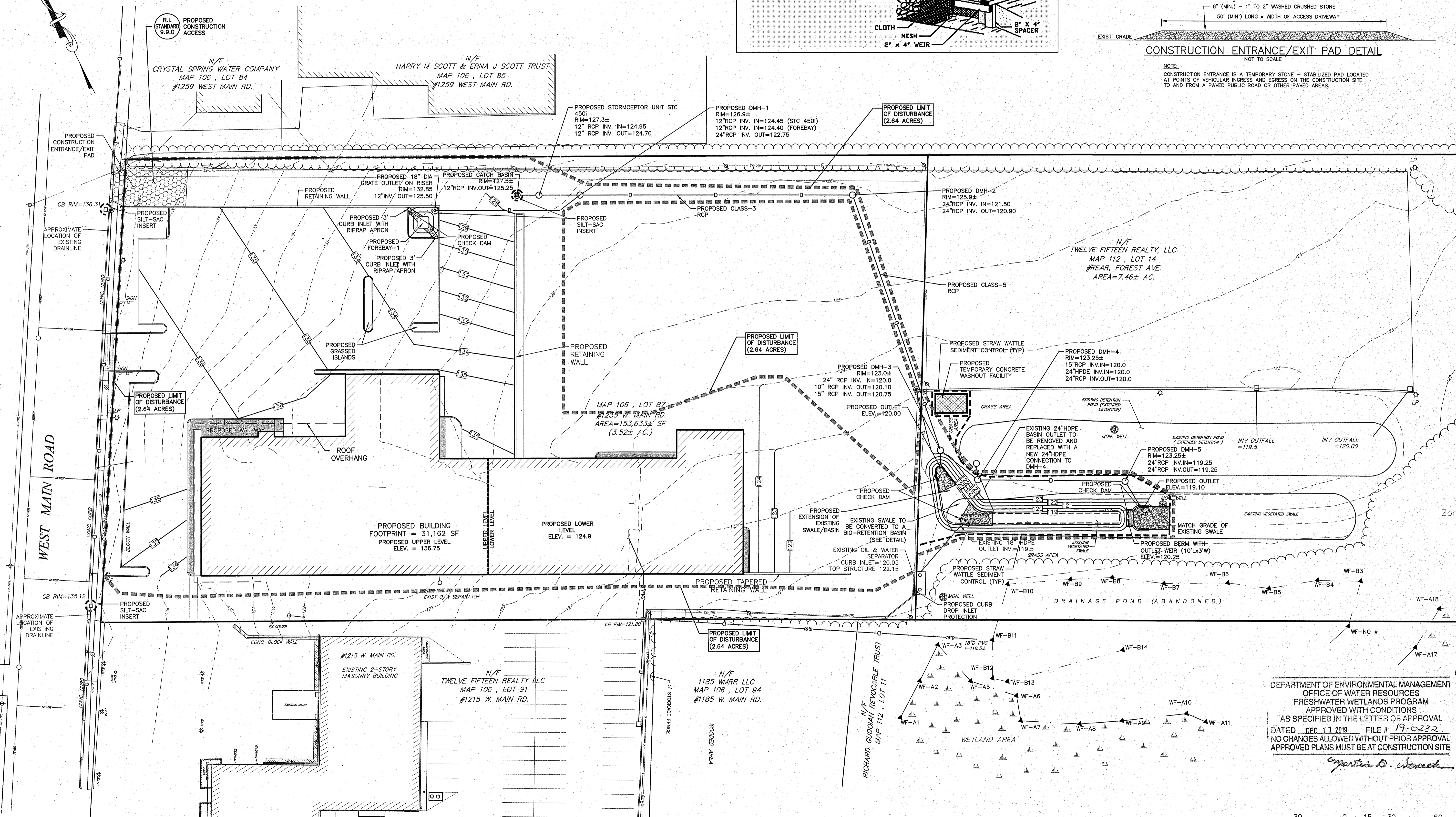
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**CONSTRUCTION ENTRANCE/EXIT PAD DETAIL**

NOTE:  
CONSTRUCTION ENTRANCE IS A TEMPORARY STONE - STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO AND FROM A PAVED PUBLIC ROAD OR OTHER PAVED AREAS.



680 Aquidneck Avenue  
Middletown, RI 02842  
T:401-354-2050 F:401-369-9775  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1	9-5-19	REVIS PER DEM COMMENTS
2	10-30-19	REVIS PER DEM COMMENTS
3	12-3-19	REVIS PER DEM COMMENTS
4	12-15-19	REVIS PER DEM COMMENTS

DATE: JULY 16, 2019

DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO. 19028

ISSUED FOR: PERMITTING



**EROSION CONTROL**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
PREPARED FOR MDR REALTY II, LLC.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED DEC 17 2019 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

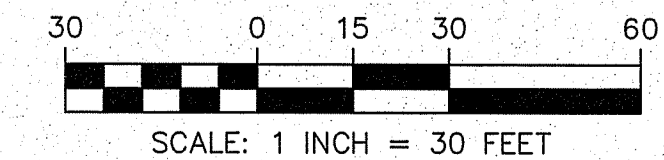
DRAWING TITLE:

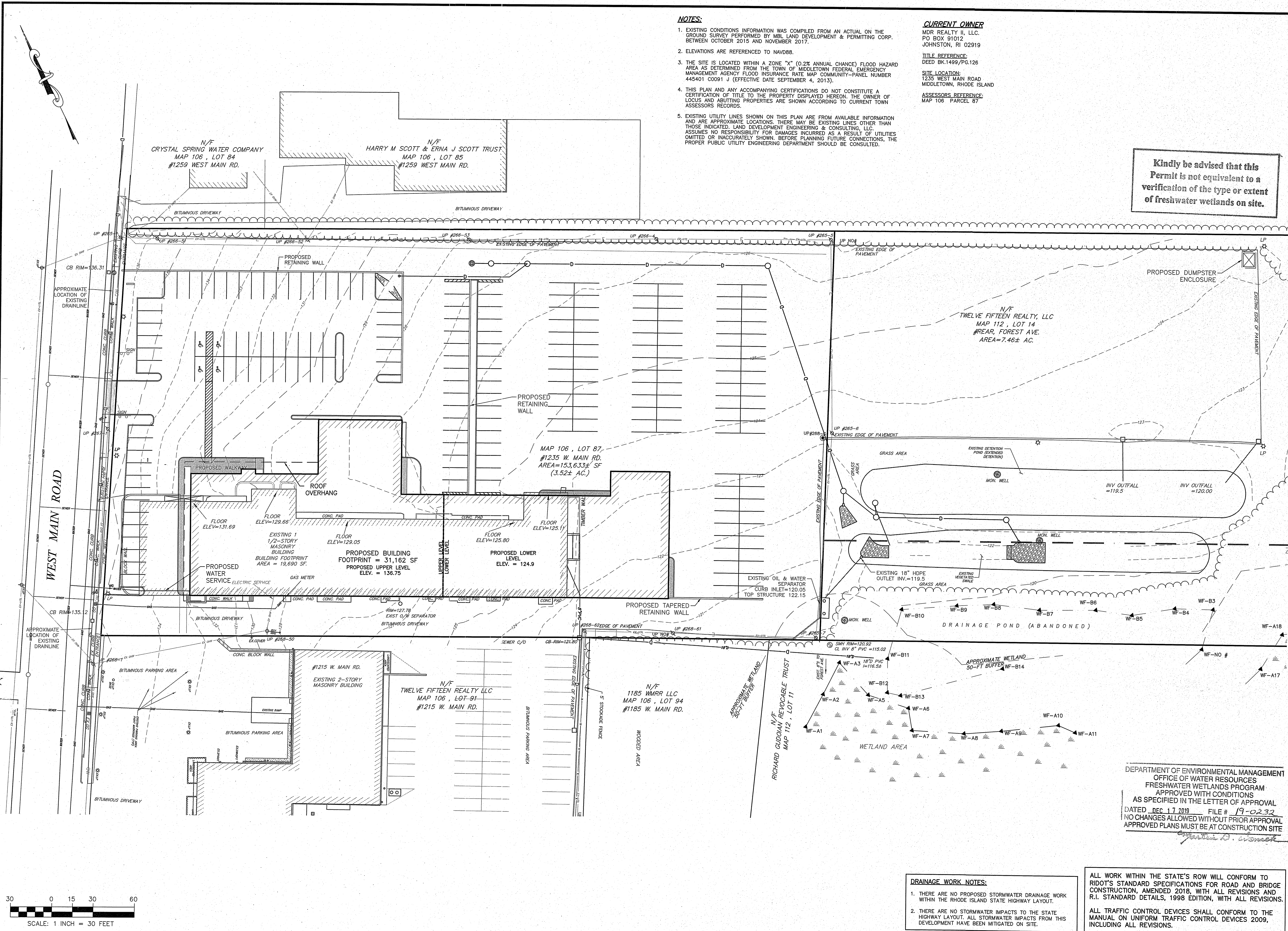
**EROSION CONTROL PLAN**

SCALE: 1" = 30'

SHEET NO.

**5 OF 10**





**NOTES:**

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY MBL LAND DEVELOPMENT & PERMITTING CORP. BETWEEN OCTOBER 2015 AND NOVEMBER 2017.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS LOCATED WITHIN A ZONE "X" (0.2% ANNUAL CHANCE) FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 C0091 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

**CURRENT OWNER**  
 MDR REALTY II, LLC.  
 PO BOX 9102  
 JOHNSTON, RI 02919

**TITLE REFERENCE:**  
 DEED BK.1499/Pg.126

**SITE LOCATION:**  
 1235 WEST MAIN ROAD  
 MIDDLETOWN, RHODE ISLAND

**ASSESSORS REFERENCE:**  
 MAP 106 PARCEL 87

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



680 Aquidneck Avenue  
 Middletown, RI 02842  
 T:401-354-2050 F:401-369-9775  
 WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
3	12-3-19	REVISED PER DEM COMMENTS
2	10-30-19	REVISED PER DEM COMMENTS
1	9-5-19	REVISED PER DOT COMMENTS

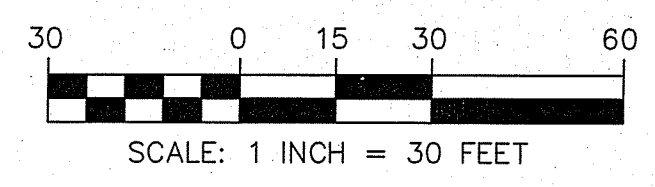
Environmental Management  
 DEC 16 2019  
 Office of Water Resources

DATE: JULY 16, 2019  
 DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER  
 PROJECT NO. 19028

ISSUED FOR:  
**PERMITTING**  
 MICHAEL E. RUSSELL  
 No. 7956  
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

UTILITY PLAN  
 1235 WEST MAIN ROAD  
 MIDDLETOWN, RHODE ISLAND  
 ASSESSOR'S PLAT 106, LOT 87  
 PREPARED FOR MDR REALTY II, LLC.

DRAWING TITLE:  
**UTILITY PLAN**  
 SCALE: 1" = 30'  
 SHEET NO.  
**6 of 10**



**DRAINAGE WORK NOTES:**

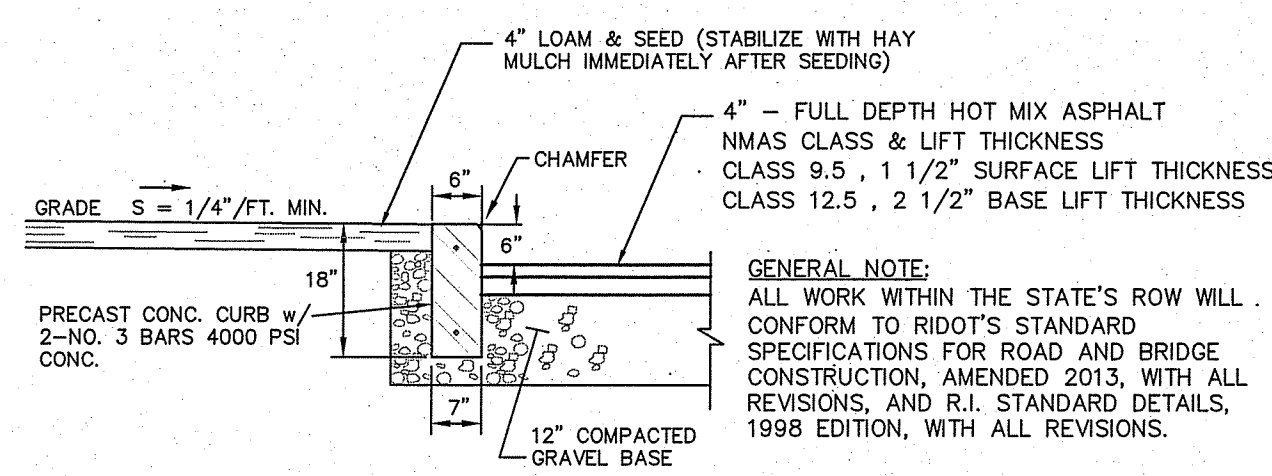
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED DEC 17 2019 FILE # 19-0232  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE





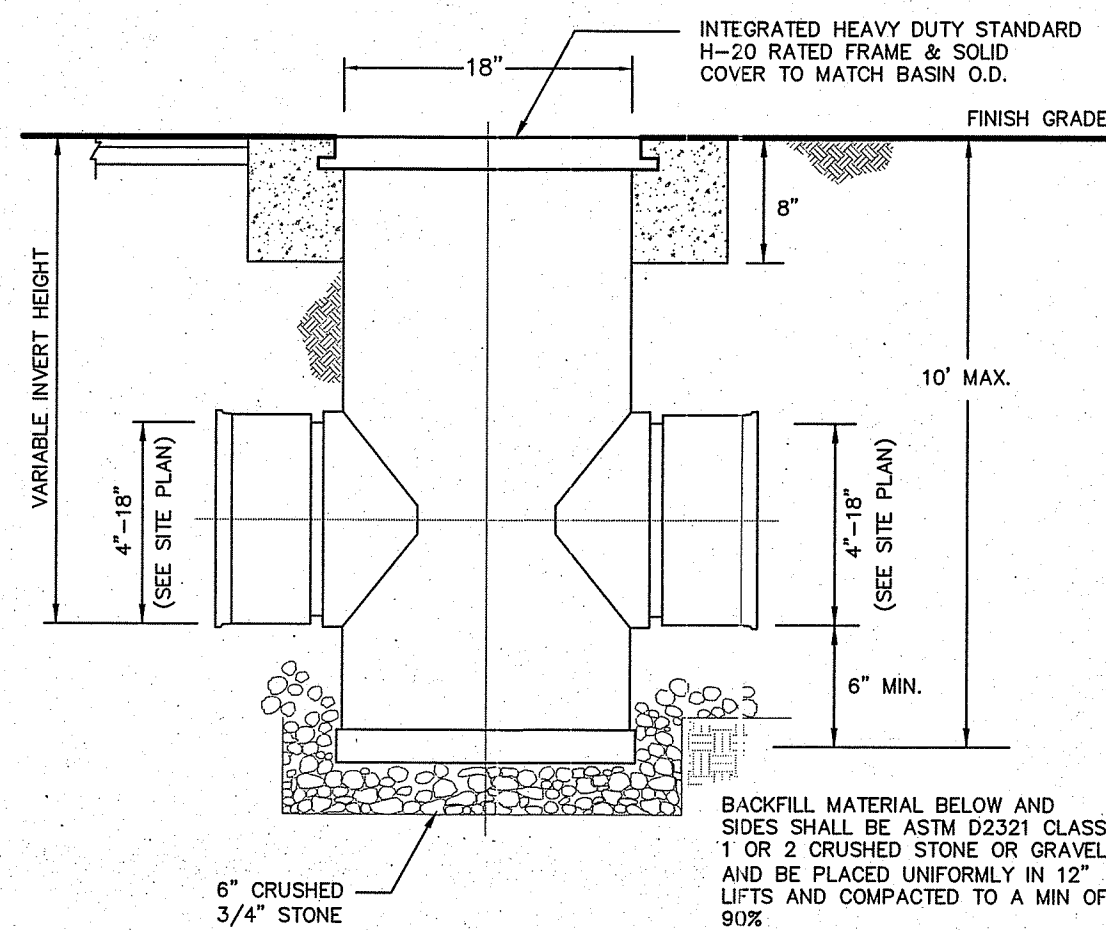
**PAVEMENT & PRECAST CONCRETE CURB DETAIL**  
NOT TO SCALE

**NOTES:**

- HOT MIX ASPHALT (HMA) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06 AND RIDOT SECT. 401.03.11 AND AS SPECIFIED IN THE RIDOT-HMA CONSTRUCTION SPECIFICATIONS.
- 6" GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11 AS LISTED BELOW:

GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

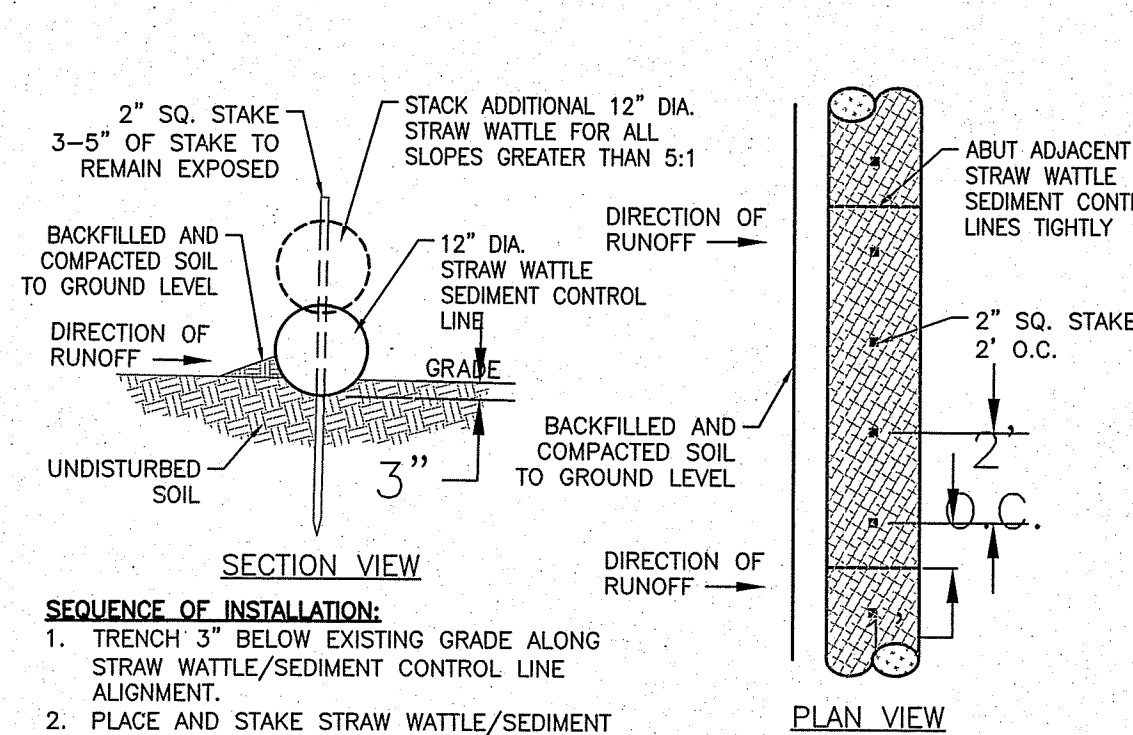
SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 50	8-28	
NO. 200	0-10	



**TYPICAL DRAIN MANHOLE DETAIL NYLOPLAST DRAIN BASIN**  
NOT TO SCALE

**NOTES:**

- ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.-NYLOPLAST, ASTM, AND AASHTO.
- FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
- CERTIFIED MANUFACTURERS REFERENCE/CONTACT : WWW.ADS-PIPE.COM



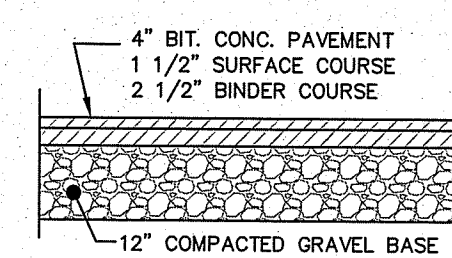
**TYPICAL EROSION/SEDIMENT CONTROL STRAW WATTLE DETAIL**  
NOT TO SCALE

**SEQUENCE OF INSTALLATION:**

- TRENCH 3" BELOW EXISTING GRADE ALONG STRAW WATTLE/SEDIMENT CONTROL LINE ALIGNMENT.
- PLACE AND STAKE STRAW WATTLE/SEDIMENT CONTROL LINES AS SHOWN.
- ABUT ADJACENT CHOIR LOGS TIGHTLY.
- BACKFILL AND COMPACT EXCAVATED MATERIAL.

**SPACING FOR SLOPE INSTALLATION:**

- 1:1 SLOPES = 10 FT. APART
- 2:1 SLOPES = 20 FT. APART
- 3:1 SLOPES = 30 FT. APART
- 4:1 SLOPES = 40 FT. APART



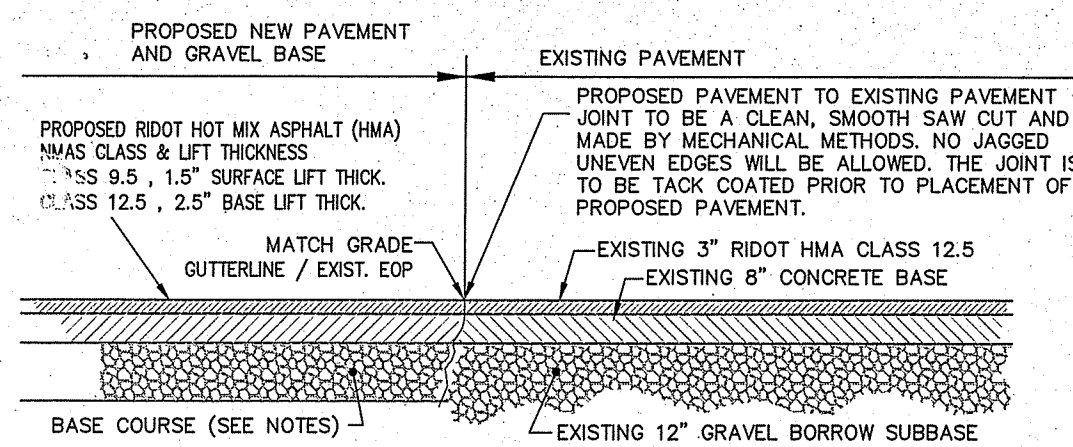
**TYPICAL BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE

**DRAINAGE WORK NOTES:**

- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



**PAVEMENT SAW CUT & MATCH ROADWAY ENTRANCE & UTILITY TRENCH**  
NOT TO SCALE

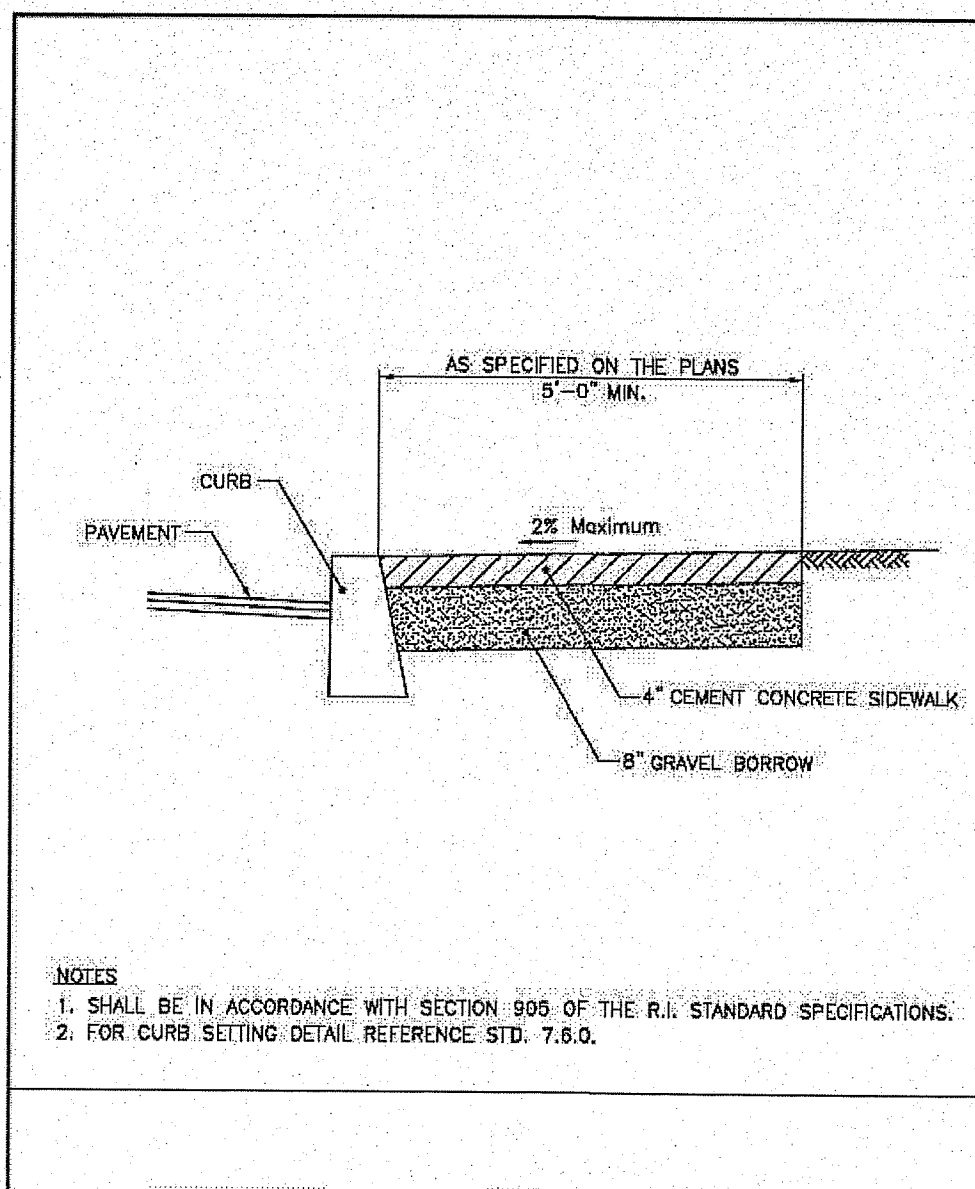
**NOTES:**

- ROADWAY PAVEMENT SAW CUTTING CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 932 AND SECTION 934.03.1 OF THE R.I. STANDARD SPECIFICATIONS.
- APPROPRIATE GRAVEL BASE AND SUBBASE COURSES MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 300 AND SECTION M.01 OF THE R.I. STANDARD SPECIFICATIONS.
- PAVEMENT MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 400 AND SECTION M.03 OF THE R.I. STANDARD SPECIFICATIONS AND HOT MIX ASPHALT (HMA) CONSTRUCTION.
- CONCRETE MATERIAL AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 600 OF THE R.I. STANDARD SPECIFICATIONS.
- DEPTH(S) OF NEW MATERIALS SHALL AT MINIMUM MATCH EXISTING PAVEMENT CONSTRUCTION DEPTHS FOR GRAVEL BORROW, SUBBASE, BASE, AND HOT MIX ASPHALT (HMA).
- PAVEMENT CONSTRUCTION SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06 AND RIDOT SECT. 401.03.11 AND HOT MIX ASPHALT (HMA) CONSTRUCTION.
- GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11.
- GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

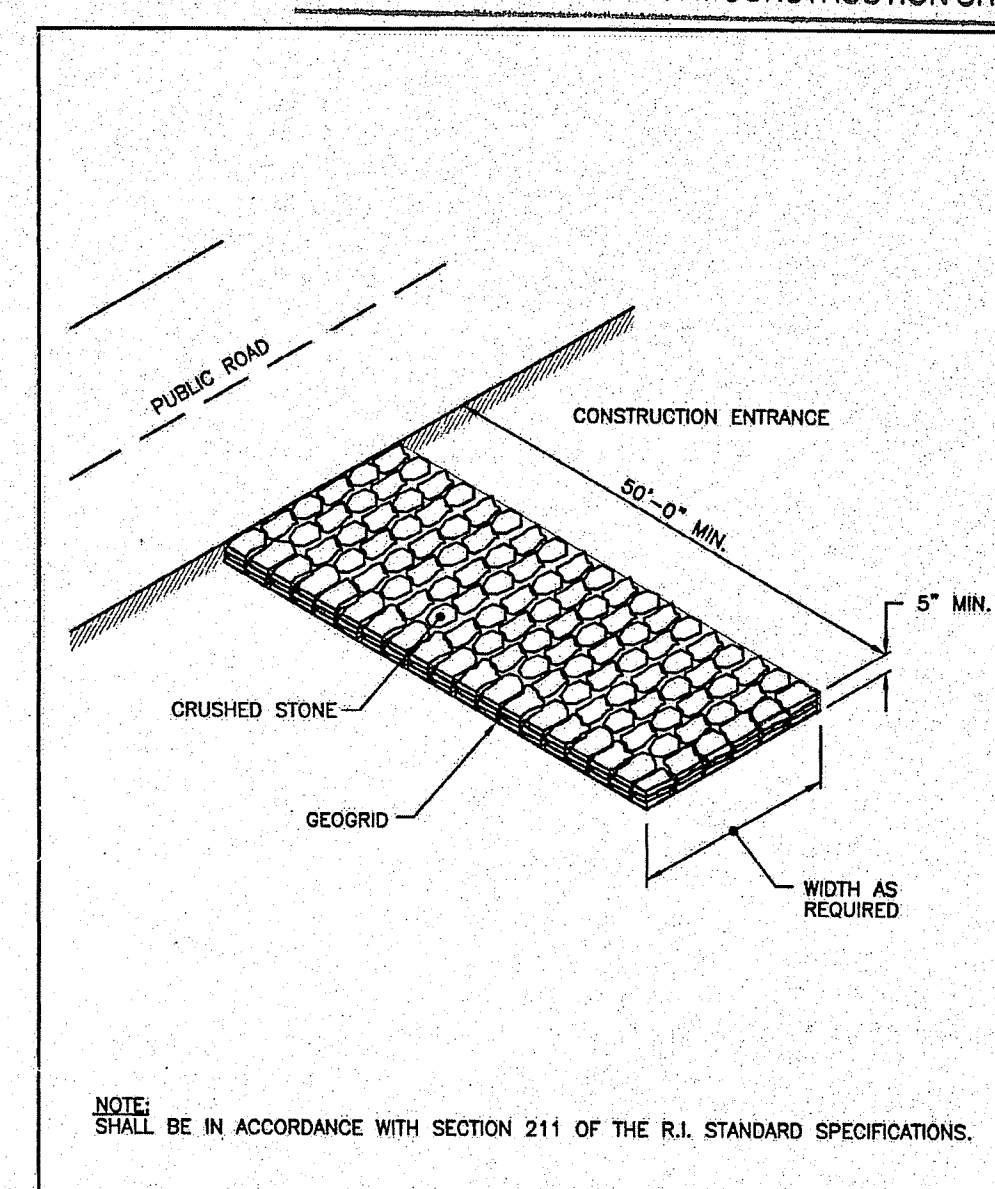
SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 50	8-25	
NO. 200	0-10	

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

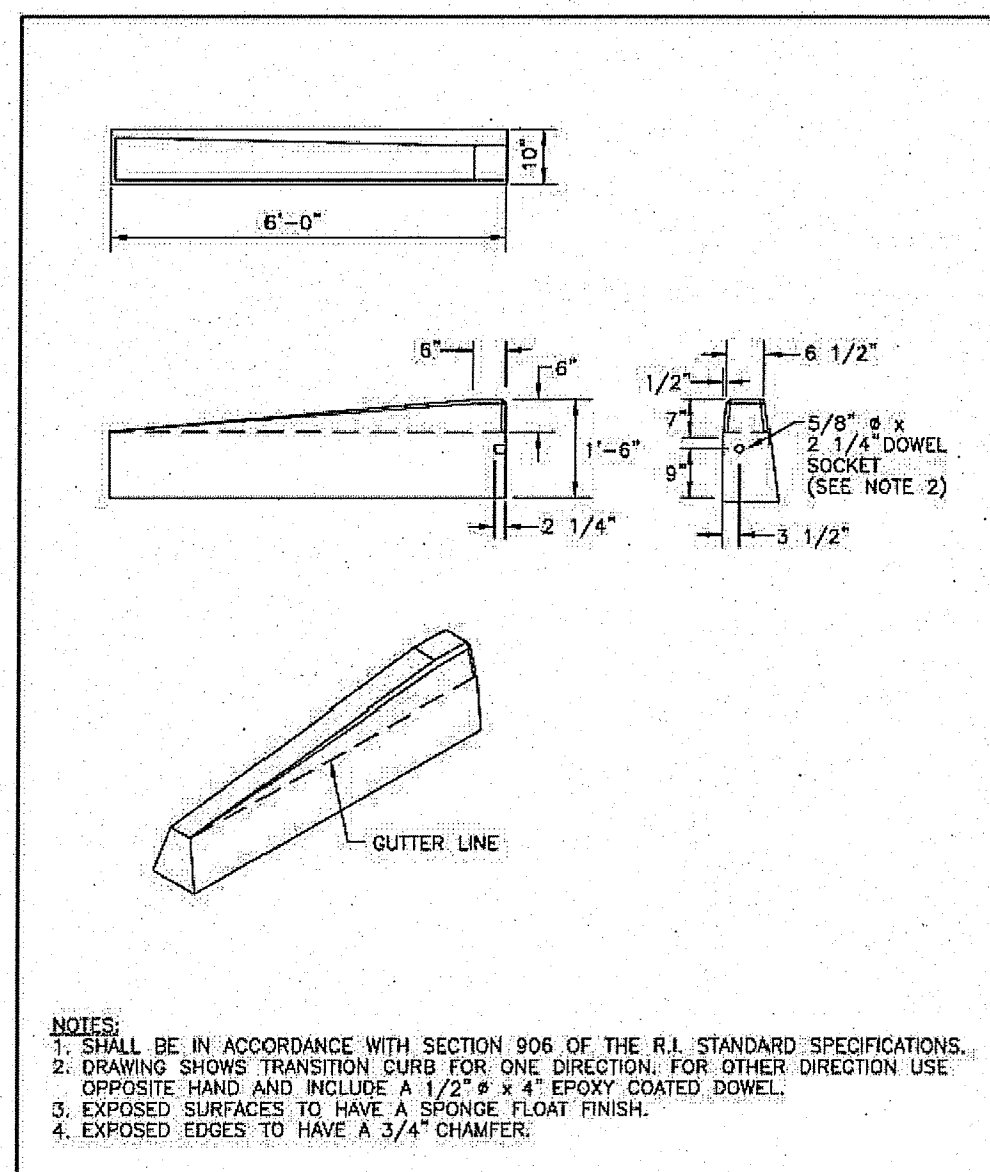
- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.
- AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
- DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOO OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
- THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH SILTSACK OR FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.
- WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:
  - WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, SPECIALLY ON STOCKPILES.
  - INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
  - WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY DRIVEWAY WIDTH WIDE BY 50' LONG BY 6" DEEP FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCE IS TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM EXISTING ACCESS DRIVEWAY.
- DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.



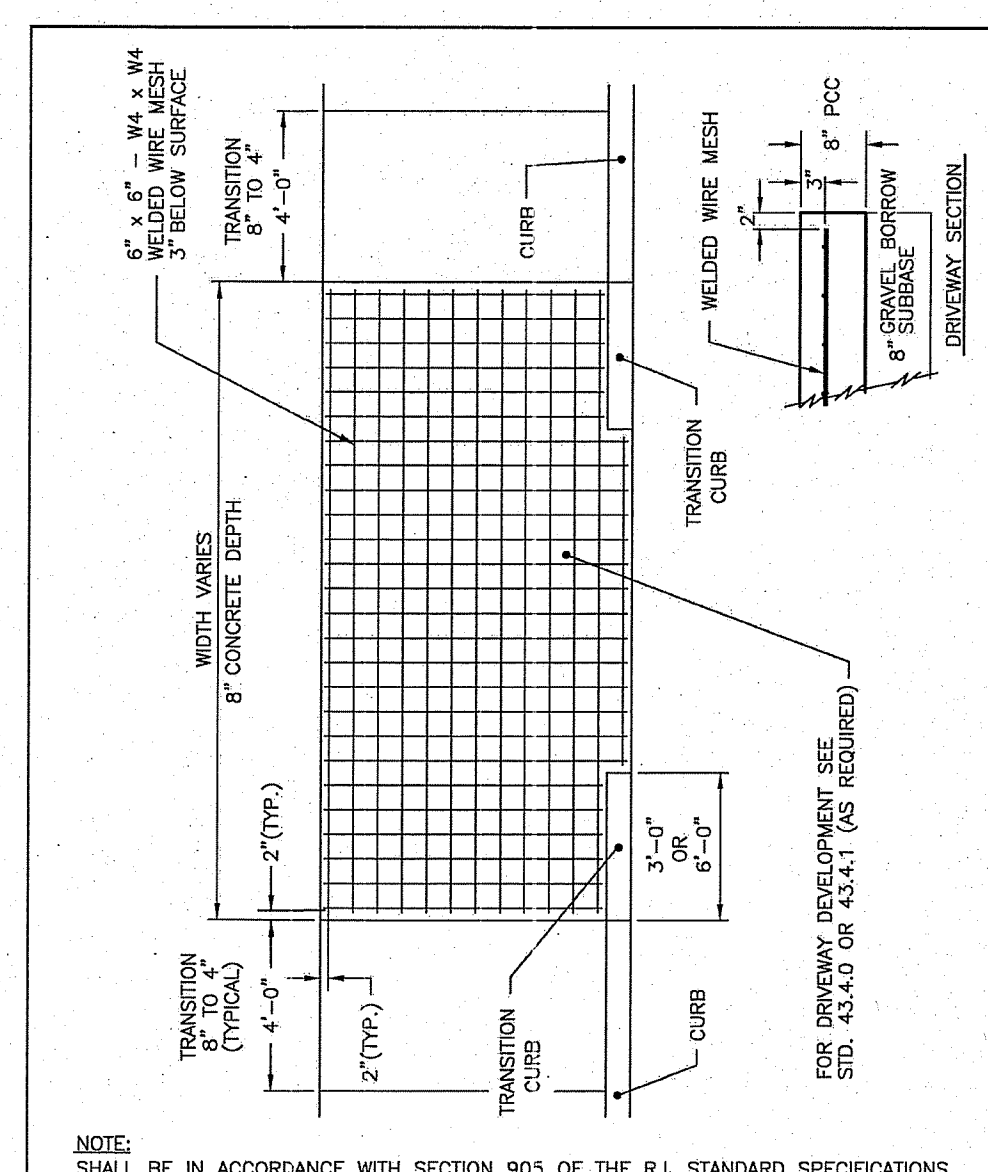
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**CEMENT CONCRETE SIDEWALK**  
R.I. STANDARD 43.1.0



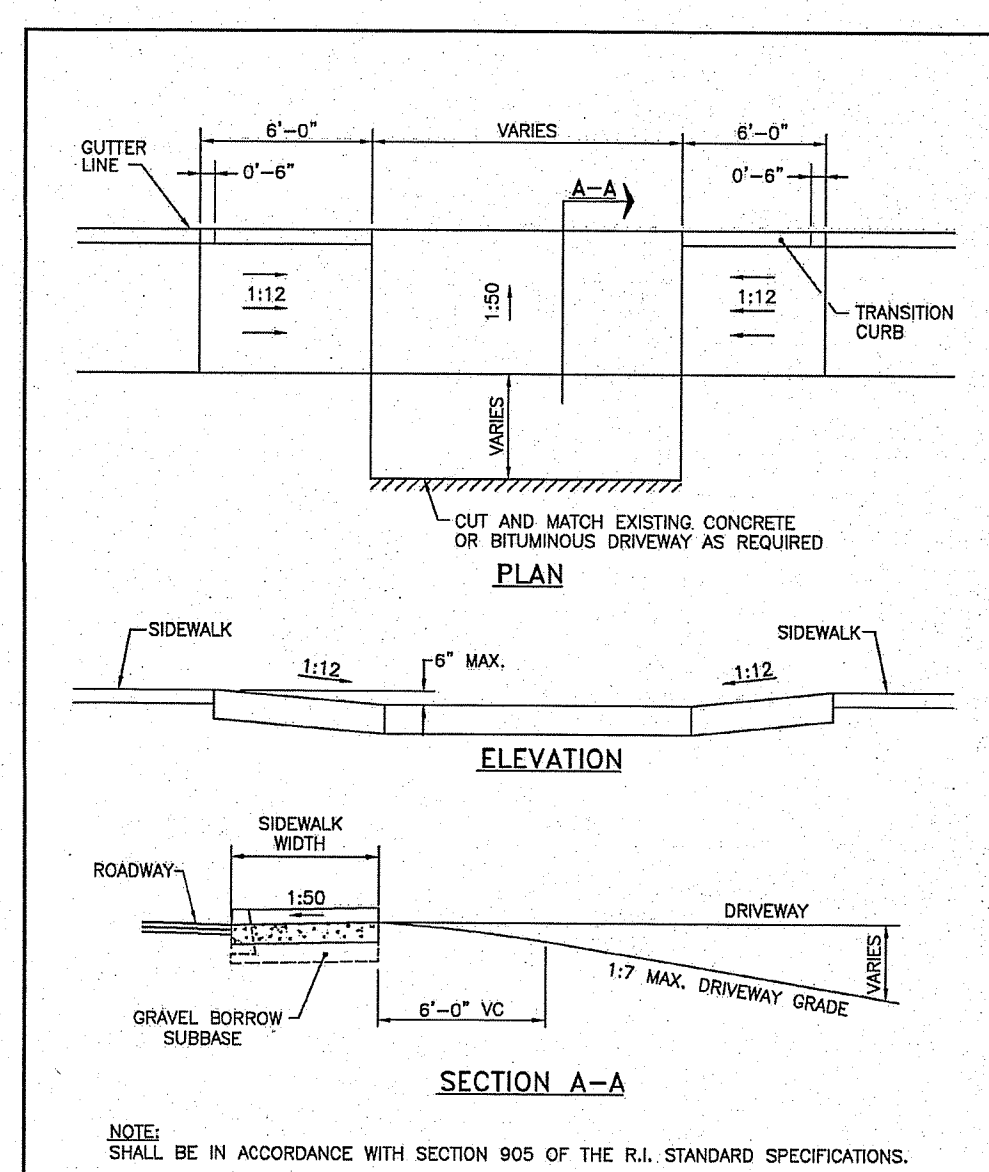
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**CONSTRUCTION ACCESS**  
R.I. STANDARD 9.9.0



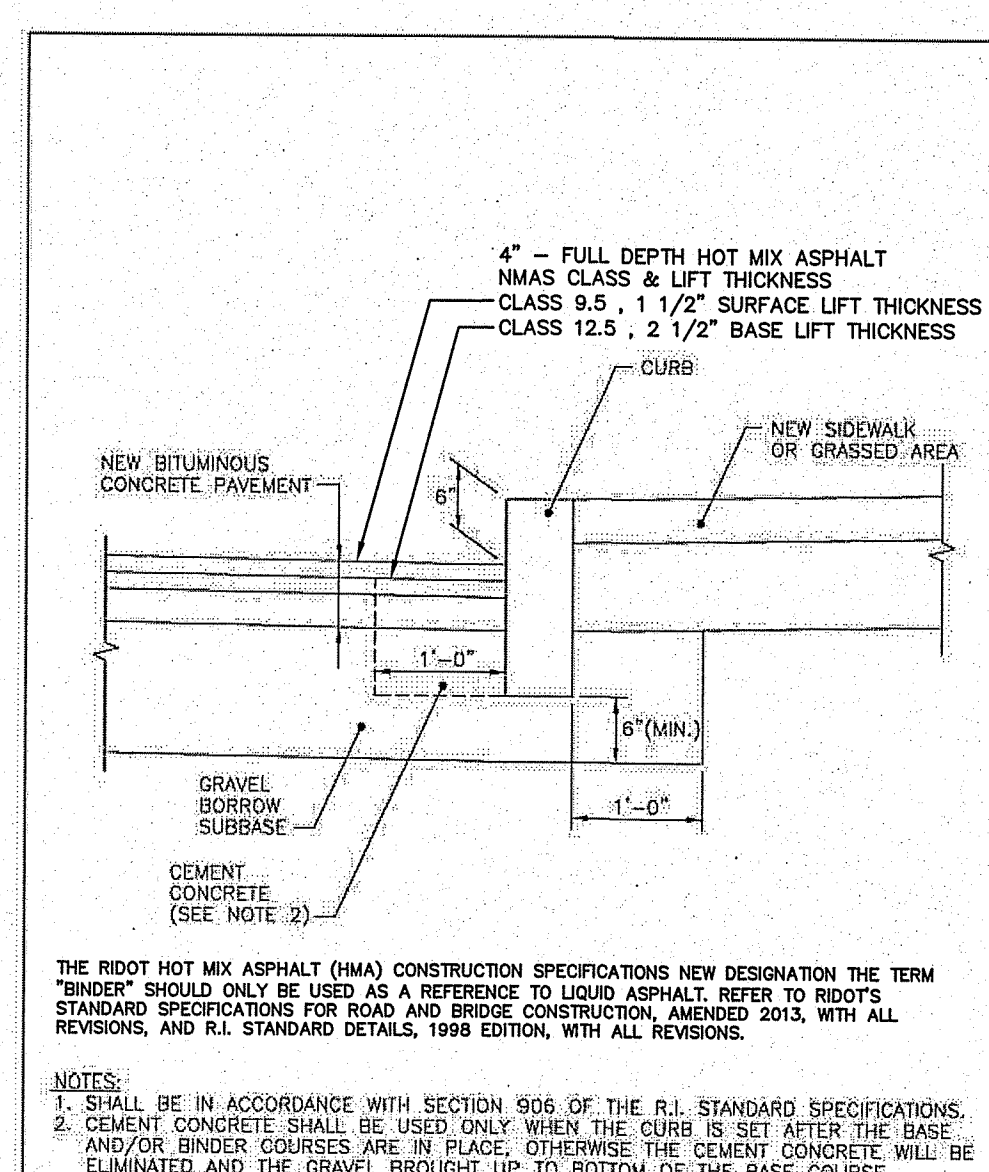
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**6'-0" PRECAST CONCRETE TRANSITION CURB**  
R.I. STANDARD 7.1.2



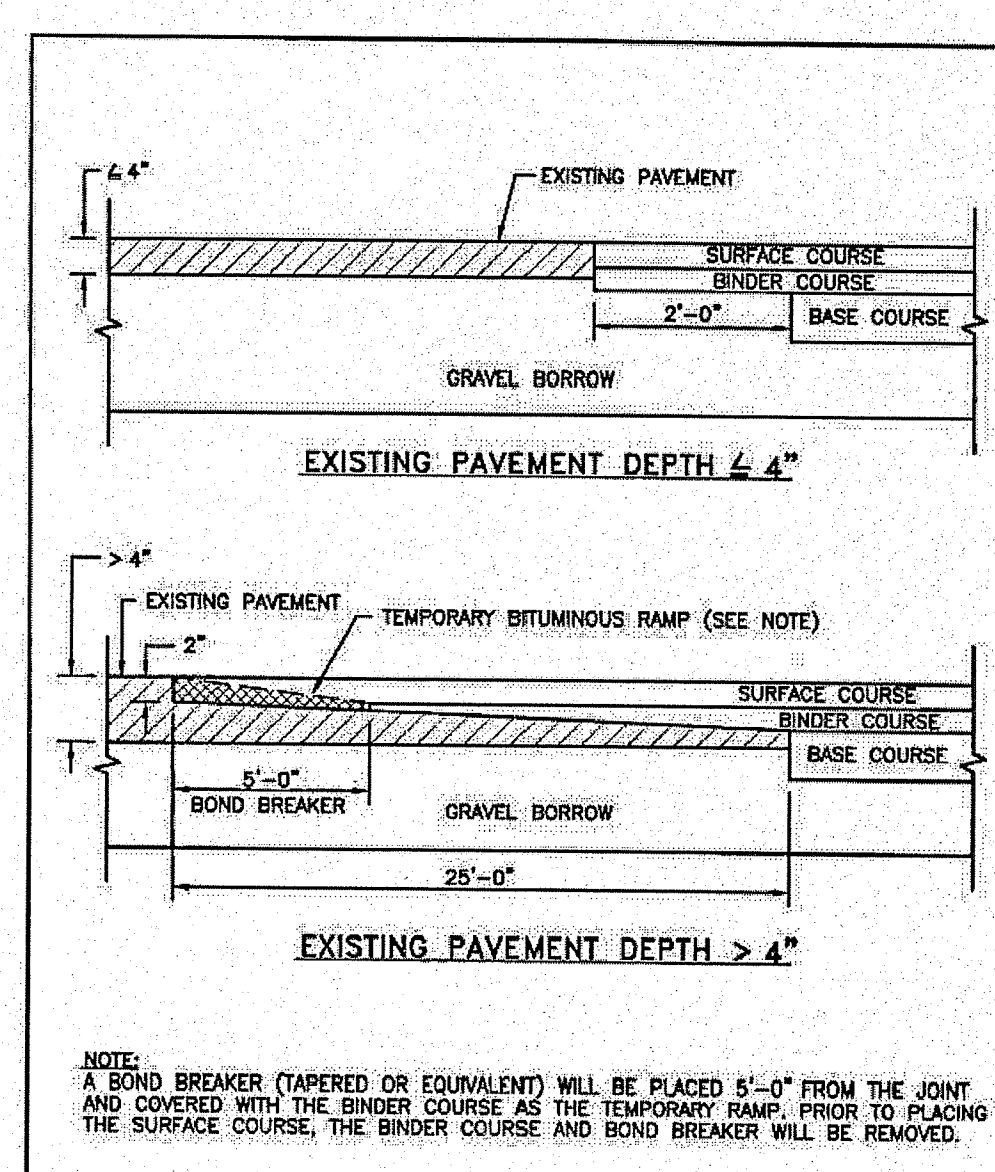
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**CEMENT CONCRETE DRIVEWAYS**  
R.I. STANDARD 43.5.0



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB**  
R.I. STANDARD 43.4.1



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**CURB SETTING DETAIL**  
R.I. STANDARD 7.6.0



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**TRANSVERSE PAVEMENT CUT AND MATCH**  
R.I. STANDARD 47.1.1

**LDEC**  
Land Development Engineering & Consulting, LLC  
680 Aquidneck Avenue  
Middletown, RI 02842  
T: 401-354-2050 F: 401-369-9775  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
1.	12-3-19	REVISED PER DEM COMMENTS	MER
2.	9-5-19	REVISED PER DOT COMMENTS	MER

DATE: JULY 16, 2019  
DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER  
PROJECT NO. 19028  
ISSUED FOR: PERMITTING

**MICHAEL E. RUSSELL**  
No. 7956  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

**BUILDING SITE PLAN**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
PREPARED FOR: MDR REALTY II, LLC.

DRAWING TITLE: **CONSTRUCTION DETAILS**  
SCALE: **NOT TO SCALE**  
SHEET NO. **9 OF 10**

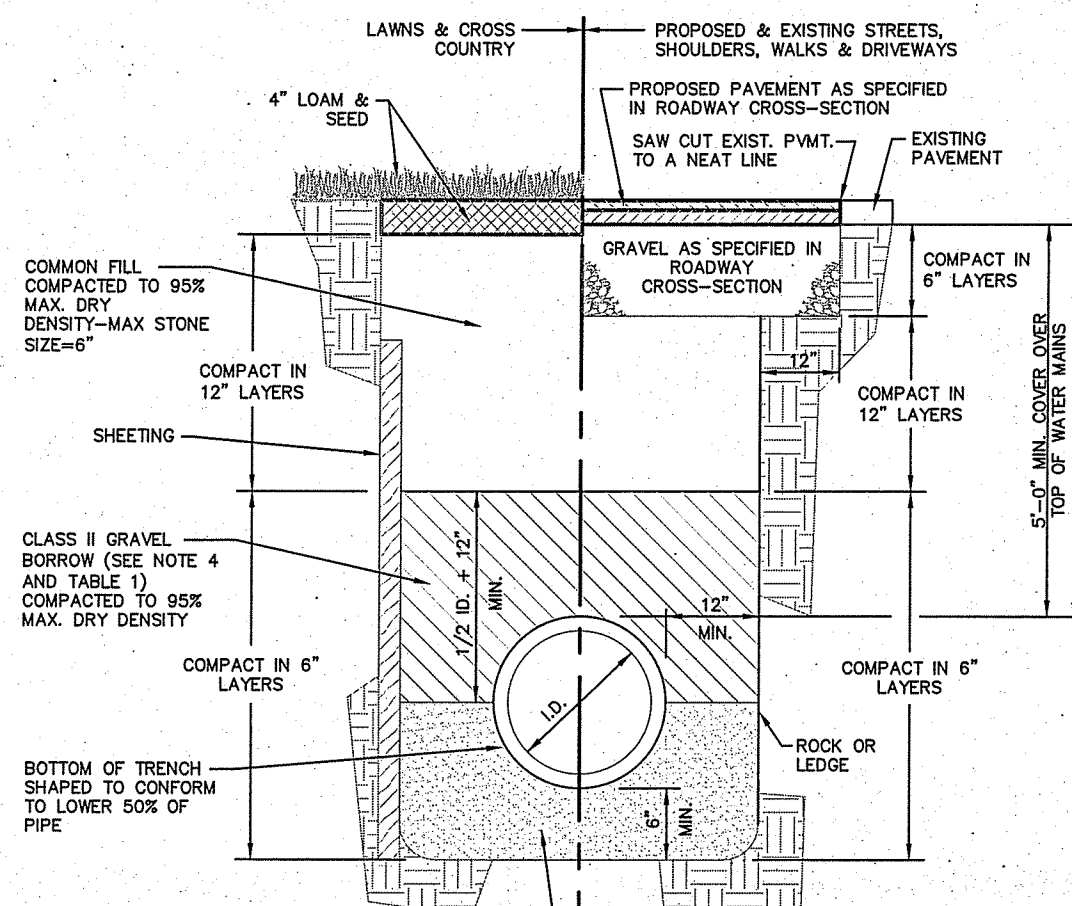
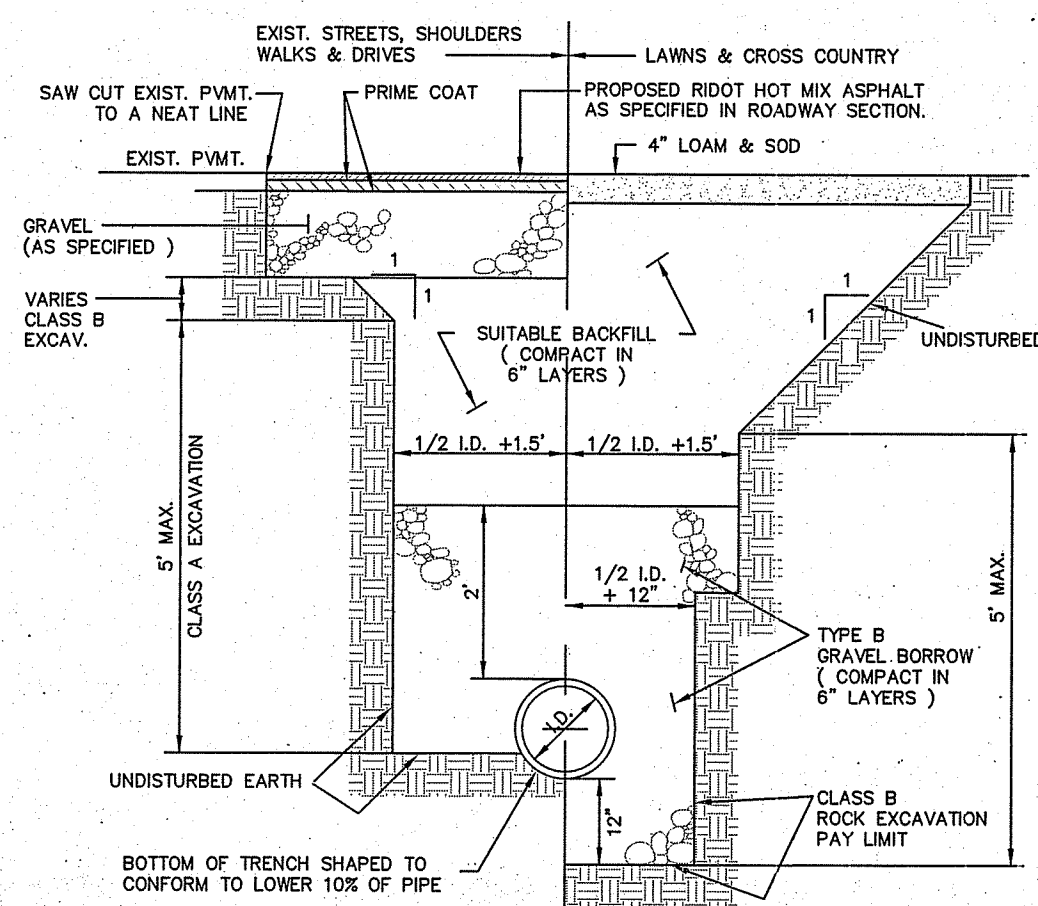


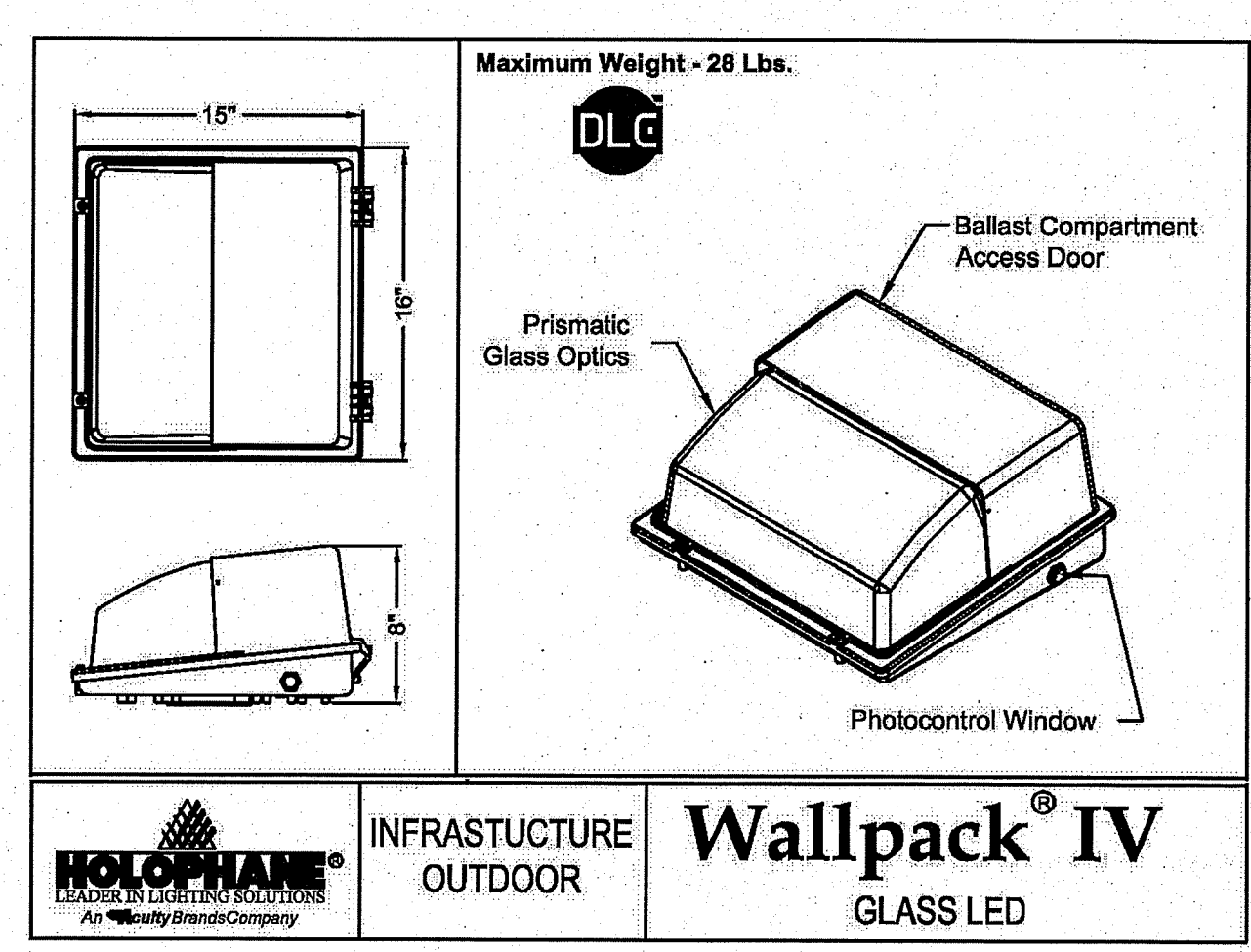
TABLE 1

NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 18	1
18 AND LARGER	1-1/2

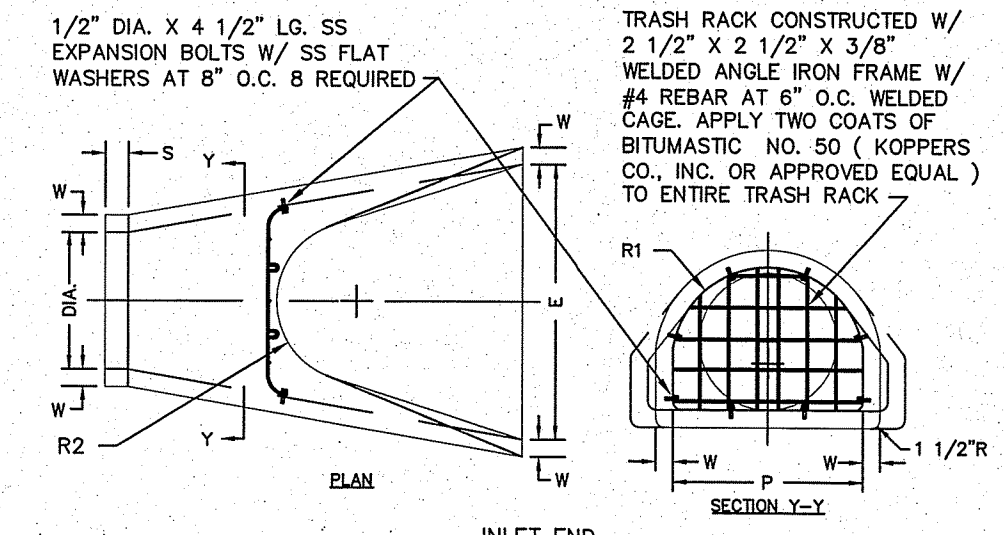
- NOTES:
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
  - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
  - SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
  - CLASS B GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE, THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
  - WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



- NOTES:
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
  - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
  - SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
  - CLASS B GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE, THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
  - WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.

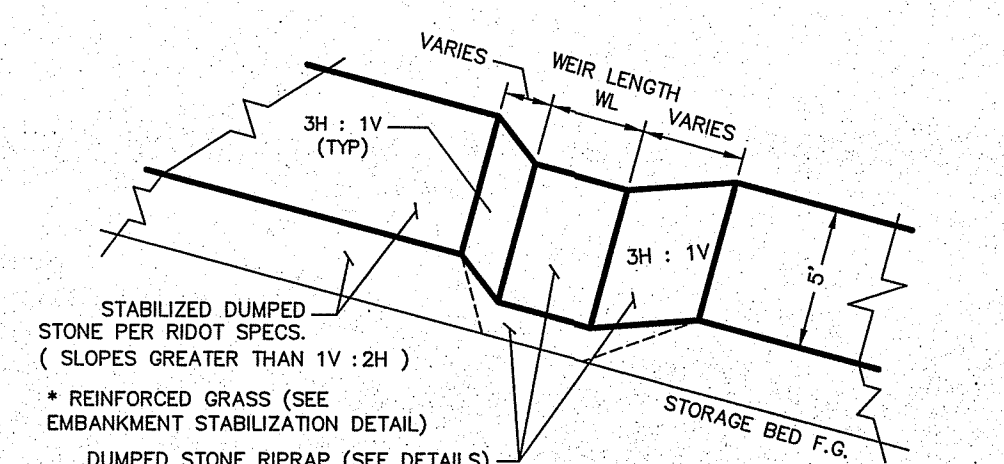


- NOTE:
- LAMP DESIGN SHALL BE IN COMPLIANT WITH THE TOWN ZONING BYLAW REGARDING SITE'S ZONING USE RECOMMENDED LIGHTING.
  - REFER TO LIGHTING PLAN FOR SPECIFIC LIGHTING TYPE, CLASS, MATERIAL AND CONSTRUCTION.
  - FINAL LAMP SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, ARCHITECT AND PROJECT OWNER.



1/2" DIA. X 4 1/2" LG. SS EXPANSION BOLTS W/ SS FLAT WASHERS AT 8" O.C. 8 REQUIRED

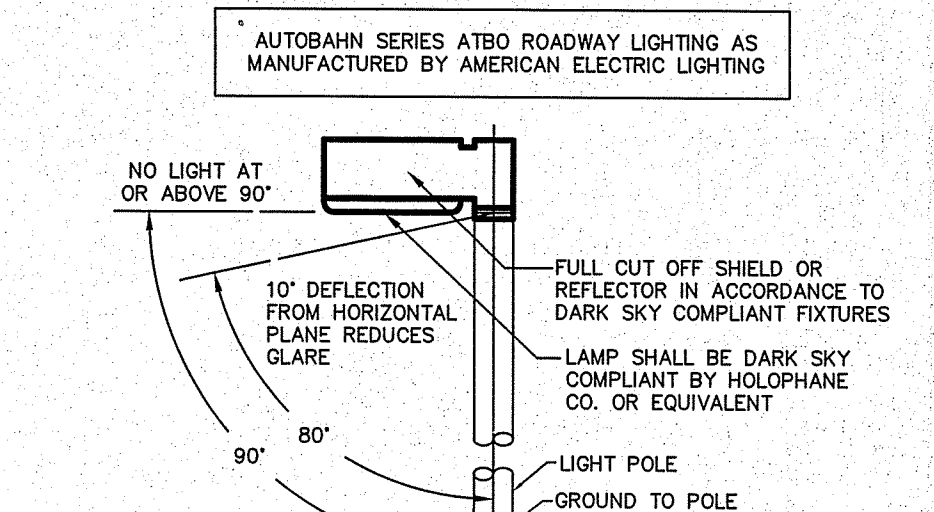
TRASH RACK CONSTRUCTED W/ 2 1/2" X 2 1/2" X 3/8" WELDED ANGLE IRON FRAME W/ #4 REBAR AT 6" O.C. WELDED CAGE. APPLY TWO COATS OF BITUMASTIC NO. 50 (KOPPERS CO., INC. OR APPROVED EQUAL) TO ENTIRE TRASH RACK.



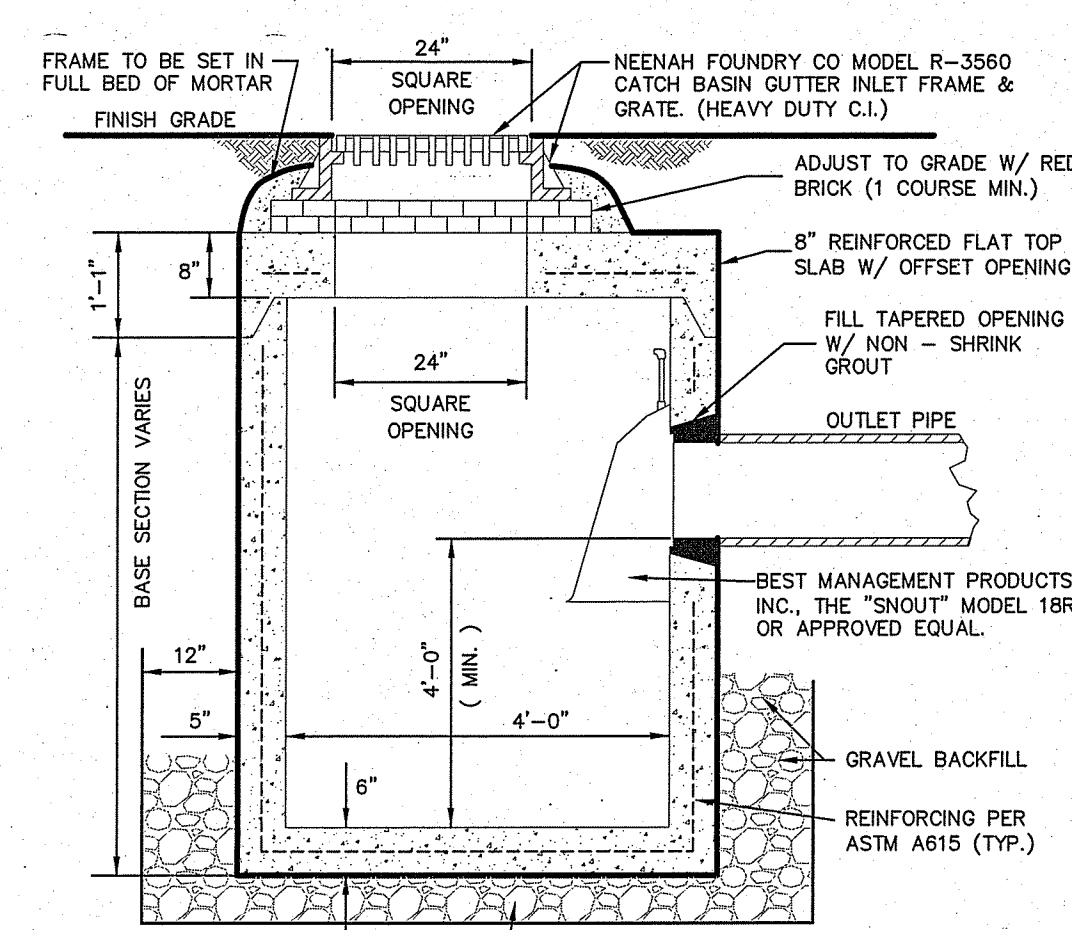
STABILIZED DUMPED STONE PER RIDOT SPECS. (SLOPES GREATER THAN 1V:2H)

\* REINFORCED GRASS (SEE EMBANKMENT STABILIZATION DETAIL)

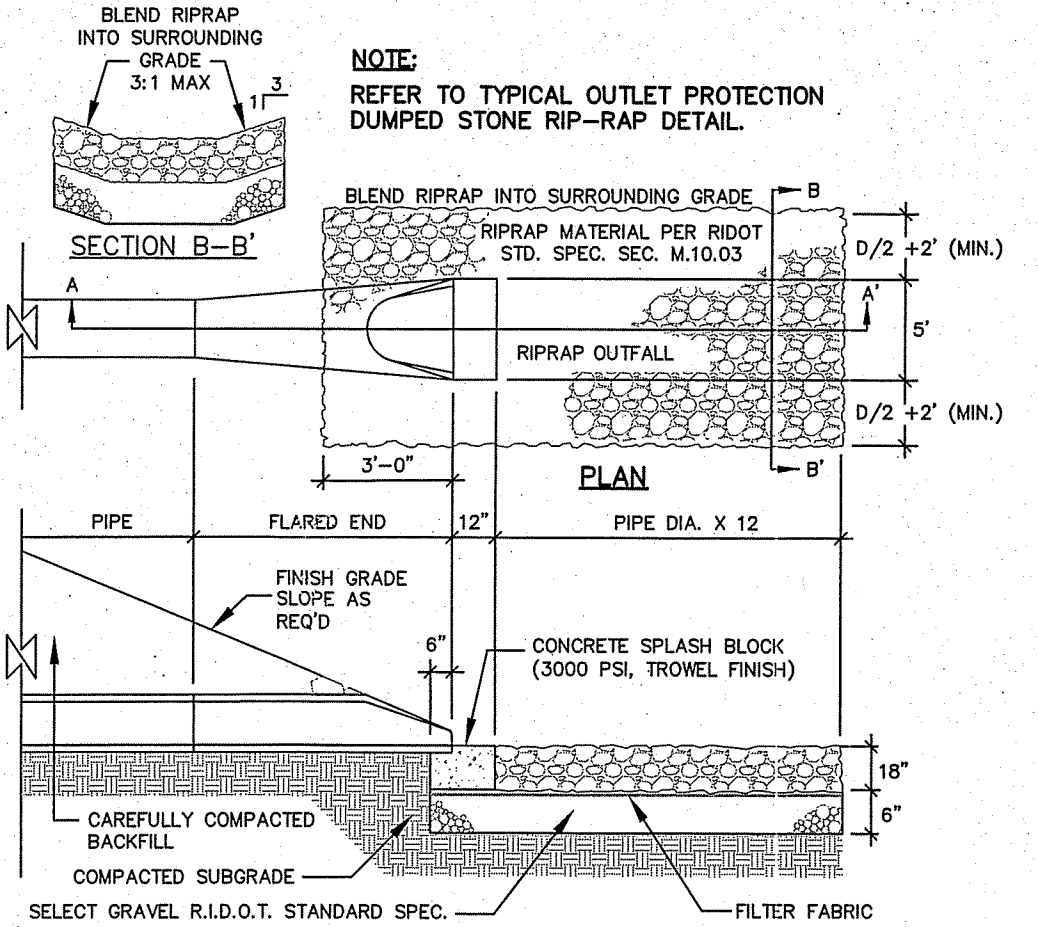
DUMPED STONE RIPRAP (SEE DETAILS)



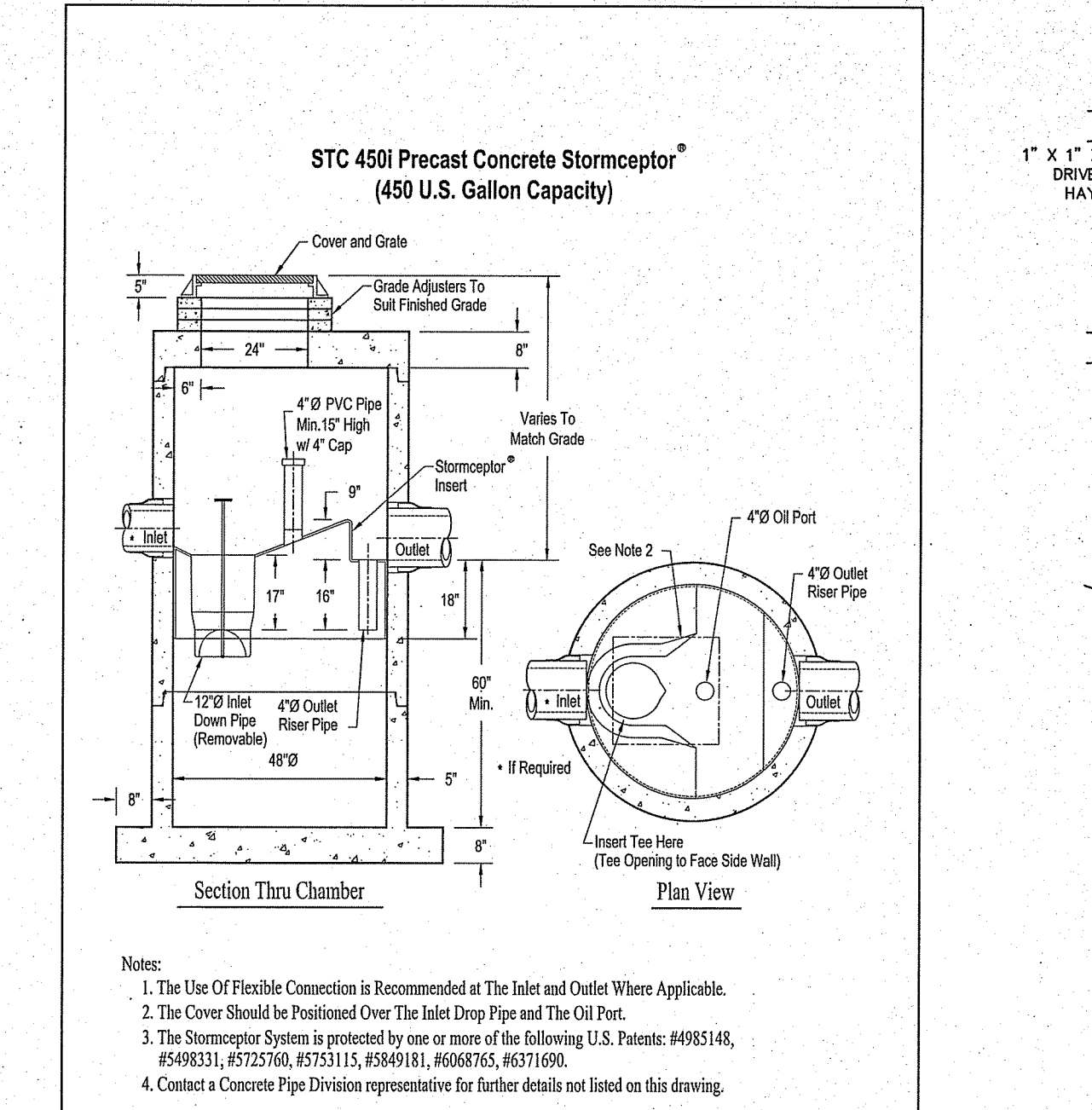
- NOTE:
- LAMP DESIGN SHALL BE IN COMPLIANT WITH THE TOWN STANDARD STREET LIGHT AND DARK SKY PLAN.
  - FINAL LAMP SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, ARCHITECT AND PROJECT OWNER.



- NOTES:
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
  - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
  - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.

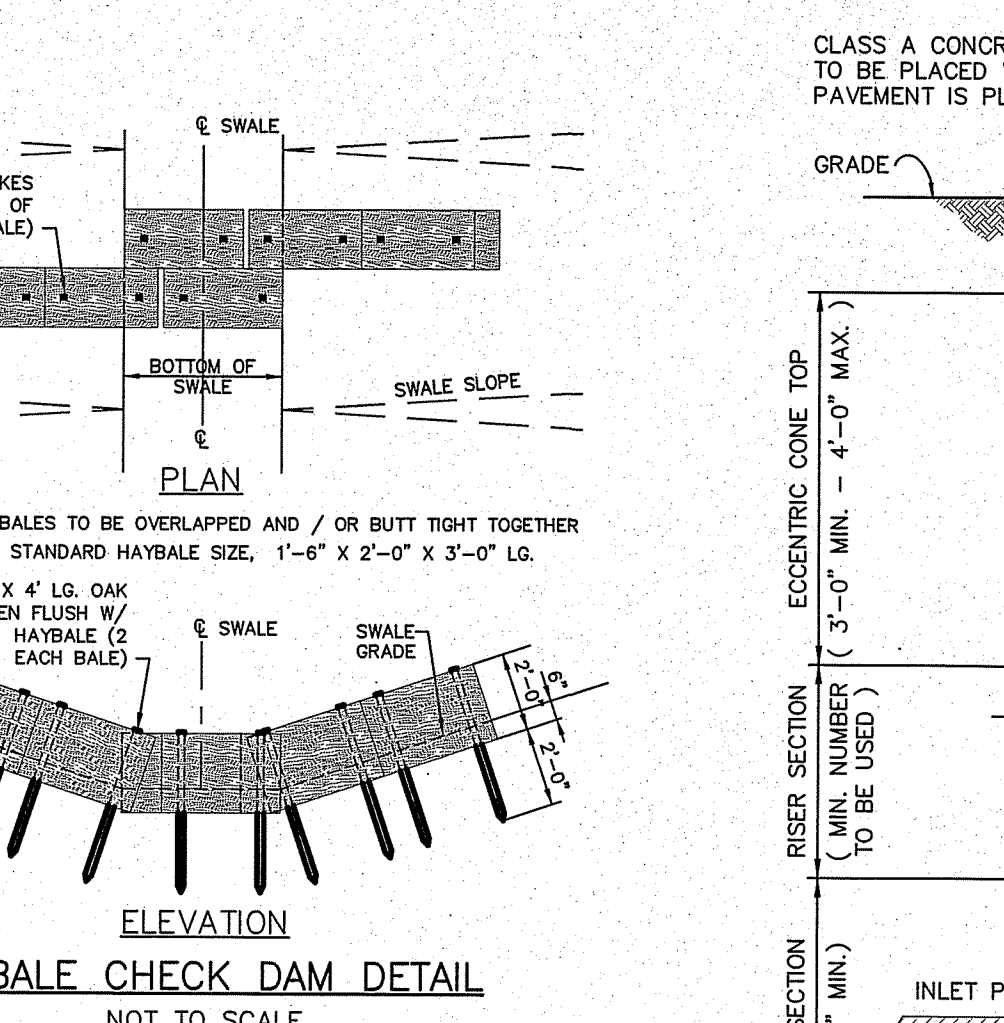


- NOTES:
- RIP RAP SHALL CONFORM TO RHODE ISLAND D.O.T. STANDARD SPECIFICATIONS.

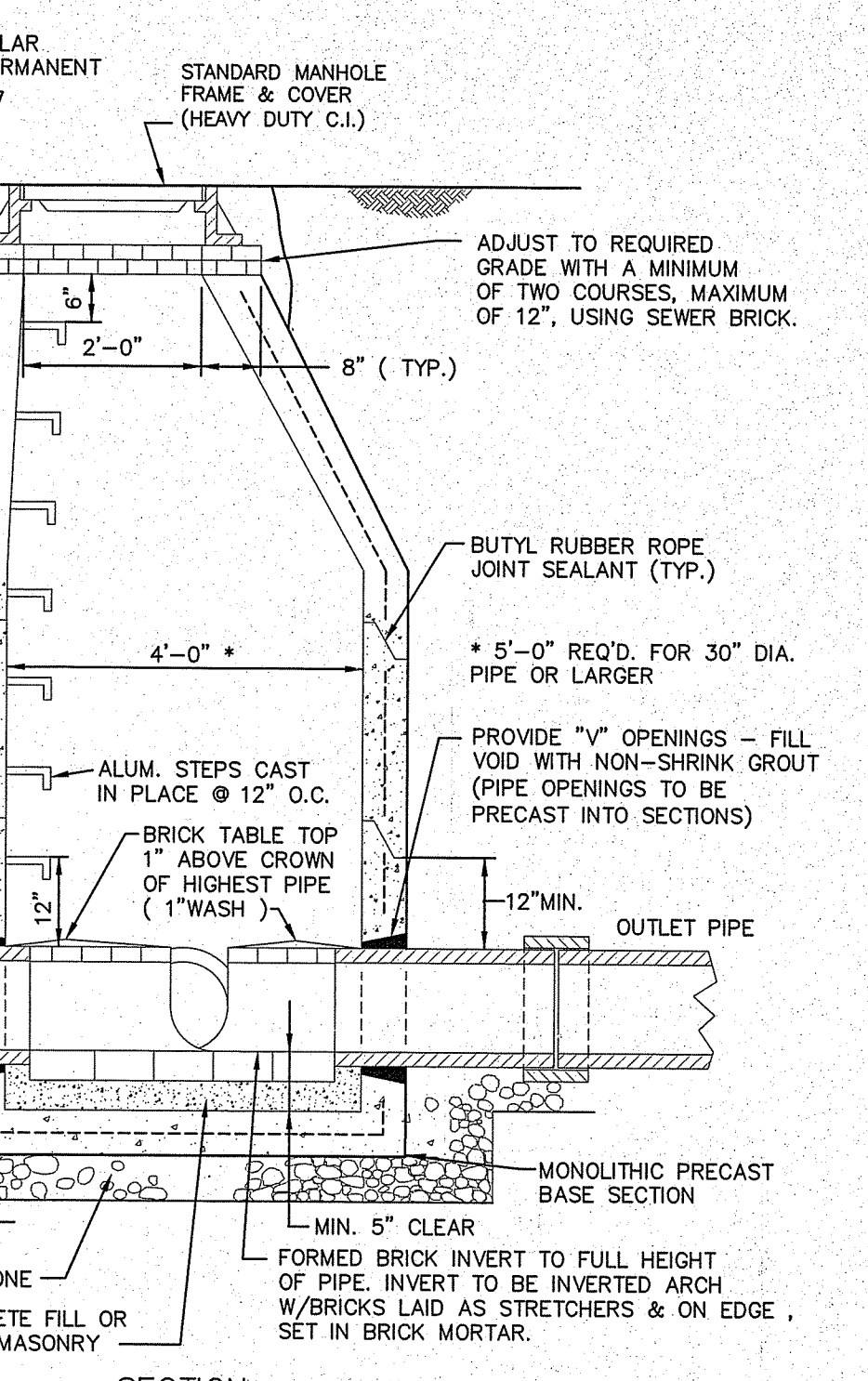


ROCK GRADATION

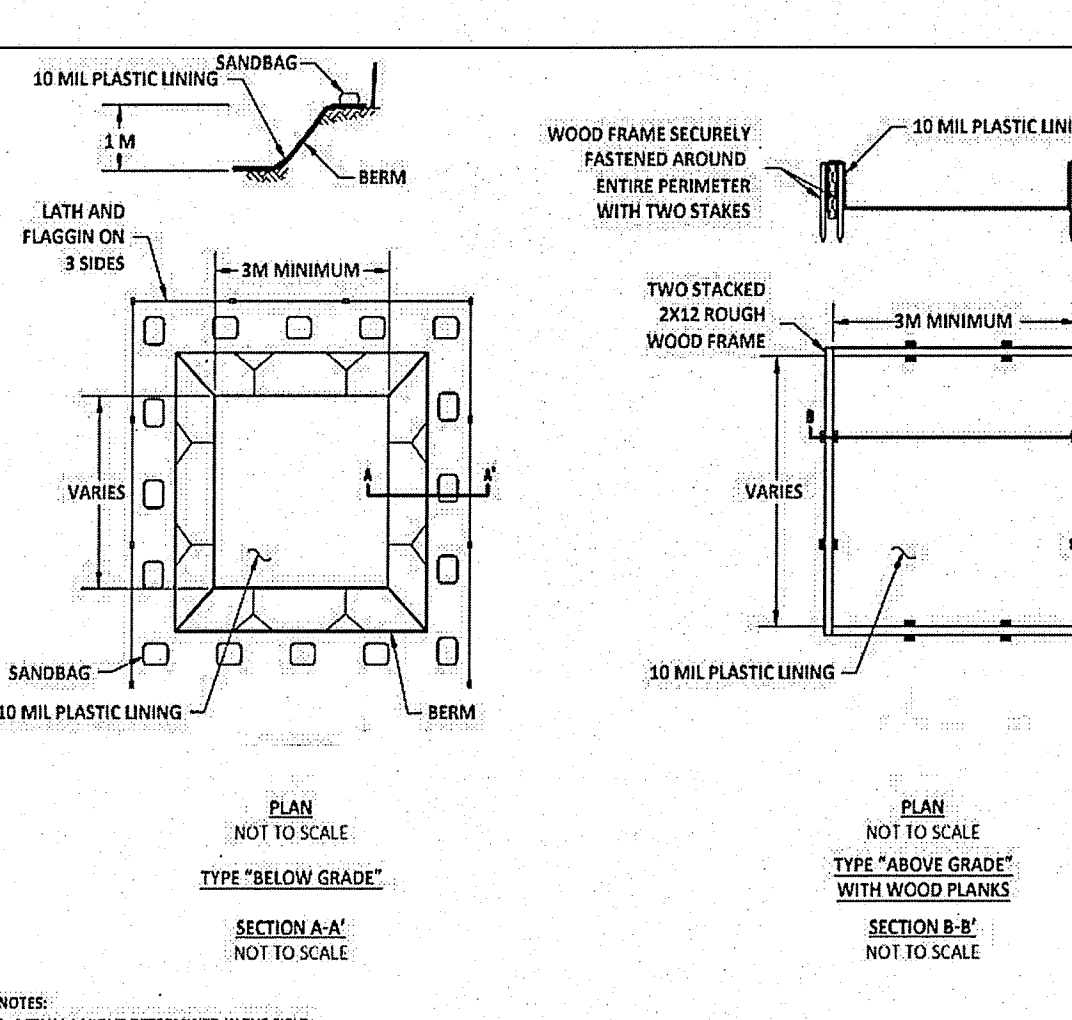
SIZE OF STONE (INCHES)	PERCENT (%) OF TOTAL WEIGHT SMALLER THAN THE GIVEN SIZE
6 TO 8	100
5 TO 7	85
4 TO 6	50
1 TO 2	15



- NOTE:
- HAYBALES TO BE OVERLAPPED AND / OR BUTT TIGHT TOGETHER
  - USE STANDARD HAYBALE SIZE, 1'-6" X 2'-0" X 3'-0" LG.

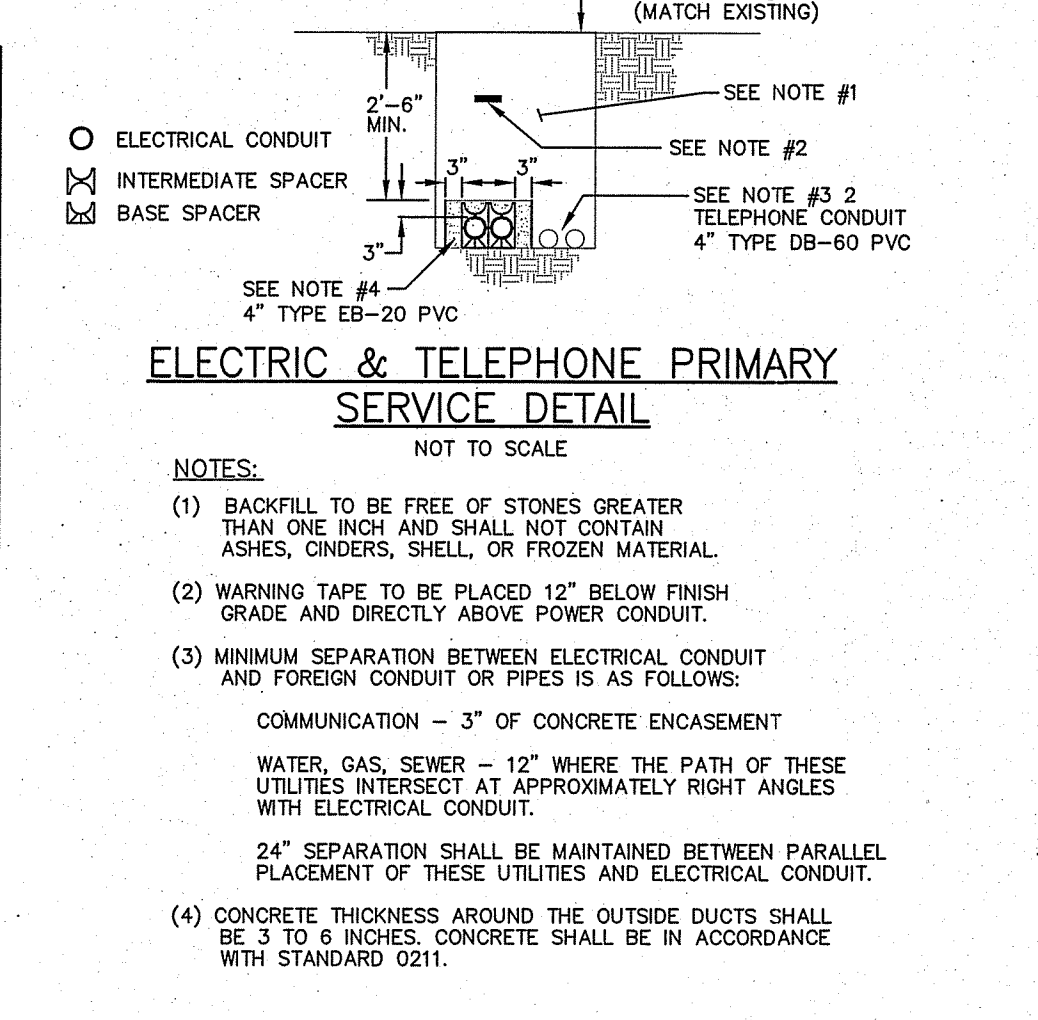


- NOTES:
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
  - USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0".
  - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
  - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.

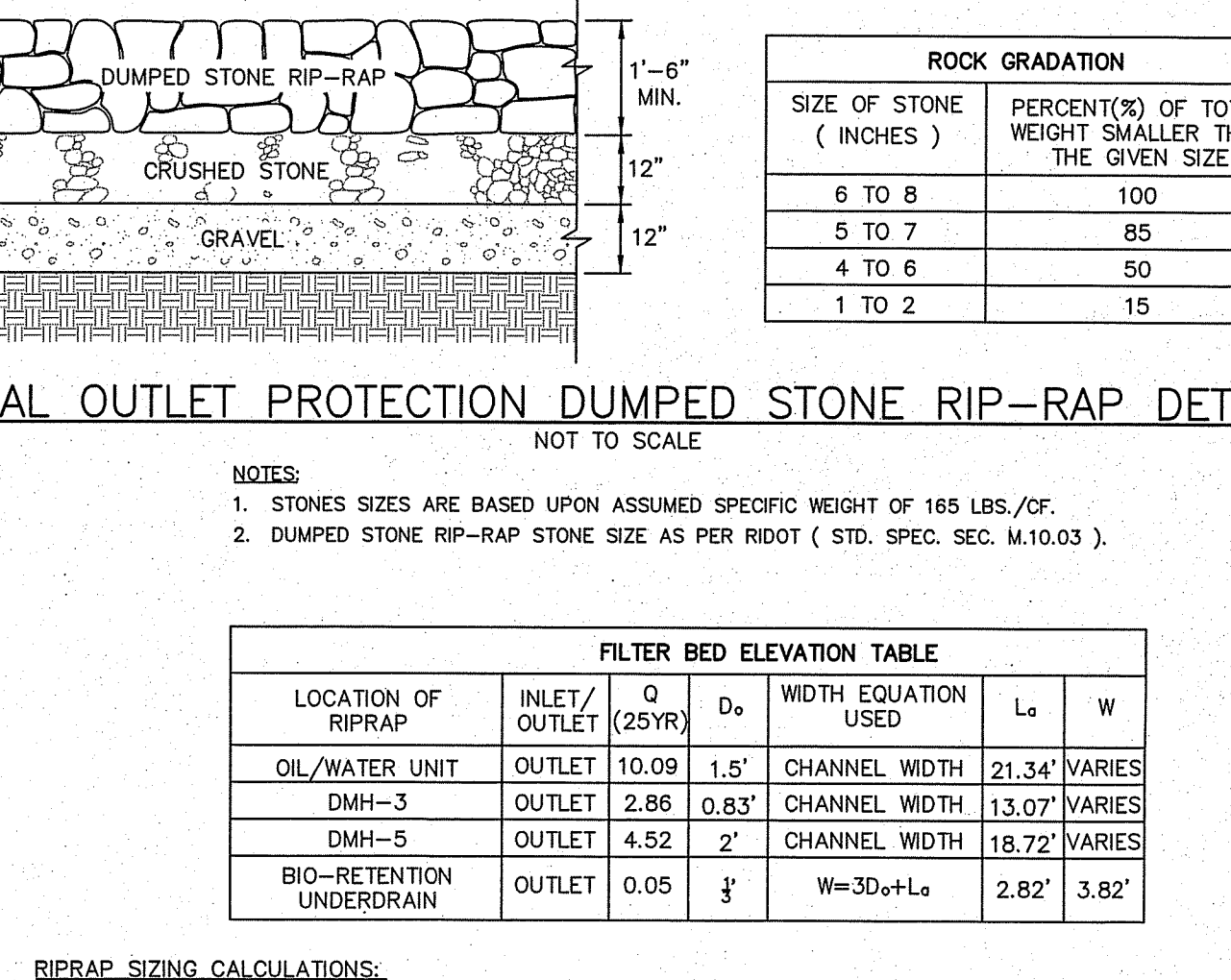


NOTES:

- ACTUAL LAYOUT DETERMINED IN THE FIELD.
- FOR REFERENCE PURPOSES ONLY, NOT FOR CONSTRUCTION PURPOSES.



- NOTES:
- BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASHES, CINDERS, SHELL, OR FROZEN MATERIAL.
  - WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.
  - MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:  
COMMUNICATION - 3" OF CONCRETE ENCASEMENT  
WATER, GAS, SEWER - 12" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.
  - SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL PLACEMENT OF THESE UTILITIES AND ELECTRICAL CONDUIT.
  - CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 6 INCHES, CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD 0211.



- NOTES:
- STONES SIZES ARE BASED UPON ASSUMED SPECIFIC WEIGHT OF 165 LBS./CF.
  - DUMPED STONE RIP-RAP STONE SIZE AS PER RIDOT (STD. SPEC. SEC. M.10.03).

FILTER BED ELEVATION TABLE

LOCATION OF RIPRAP	INLET/OUTLET	Q (25YR)	D <sub>o</sub>	WIDTH EQUATION USED	L <sub>a</sub>	W
OIL-WATER UNIT	OUTLET	10.09	1.5'	CHANNEL WIDTH	21.34'	VARIES
DMH-3	OUTLET	2.86	0.83'	CHANNEL WIDTH	13.07'	VARIES
DMH-5	OUTLET	4.52	2'	CHANNEL WIDTH	18.72'	VARIES
BIO-RETENTION UNDERDRAIN	OUTLET	0.05	3/4"	W=3D <sub>o</sub> +L <sub>a</sub>	2.82'	3.82'

RIPRAP SIZING CALCULATIONS:  
(SECTION 5 "OUTLET PROTECTION" OF RISECS)

FOR TAILWATER > CENTER ELEV. OF DISCHARGE PIPE:  
L<sub>a</sub> = (1.70)/(D<sub>o</sub><sup>3/2</sup>) + 8D<sub>o</sub>  
L<sub>a</sub> = MIN LENGTH OF THE APRON  
D<sub>o</sub> = MAX INSIDE CULVERT WIDTH (FT)  
Q = DISCHARGE FOR THE 25YR STORM (CFS)

FOR TAILWATER < CENTER ELEV. OF DISCHARGE PIPE:  
W = 3D<sub>o</sub> + 0.4L<sub>a</sub>  
W = MIN WIDTH OF APRON  
FOR TAILWATER < CENTER ELEV. OF DISCHARGE PIPE:  
W = 3D<sub>o</sub> + L<sub>a</sub>  
W = MIN WIDTH OF APRON

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
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DATED DEC 17 2019 FILE # 19-0232  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

- DRAINAGE WORK NOTES:
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
  - THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.

**LDEC**  
Land Development Engineering & Consulting, LLC  
680 Aquidneck Avenue  
Middletown, RI 02842  
T: 401-354-2050 F: 401-369-9775  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1	9-5-19	REVISION PER DOW COMMENTS
2	10-30-19	REVISION PER DOW COMMENTS
3	12-3-19	REVISION PER DOW COMMENTS

DATE: JULY 16, 2019  
DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER  
PROJECT NO. 19028

PERMITTING

MICHAEL E. RUSSELL  
No. 7956  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87

PREPARED FOR: MDR REALTY II, LLC.

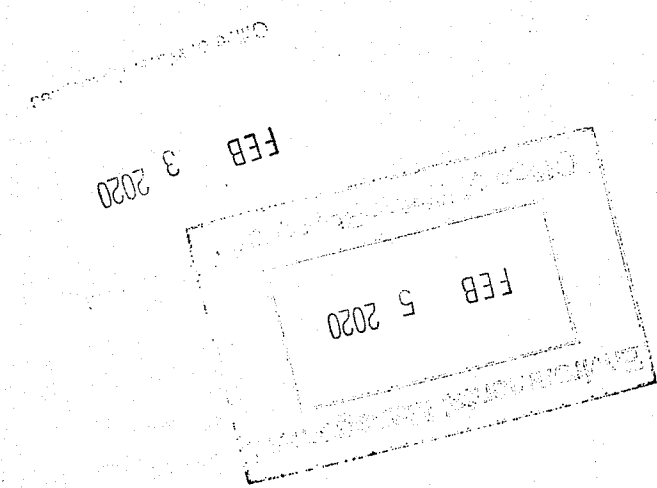
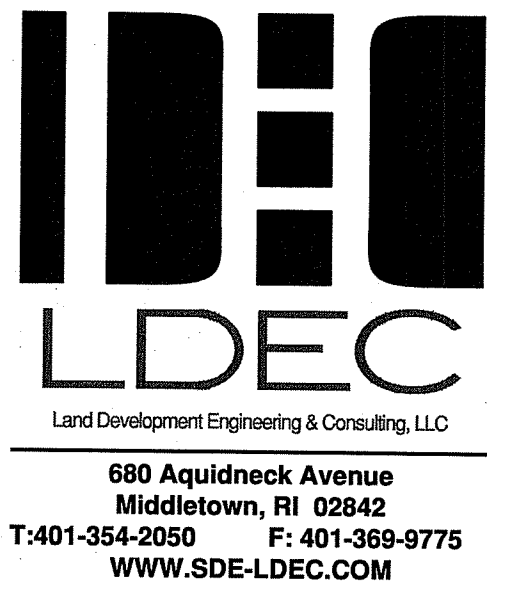
DRAWING TITLE: CONSTRUCTION DETAILS  
SCALE: NOT TO SCALE  
SHEET NO. 10 OF 10

# PRELIMINARY DETERMINATION APPLICATION-MODIFICATION SITE REDEVELOPMENT PLANS

## 1235 WEST MAIN ROAD Assessors Map 106 , Parcel 87 MIDDLETOWN , RHODE ISLAND

JULY 16, 2019

REVISED: JANUARY 29, 2019

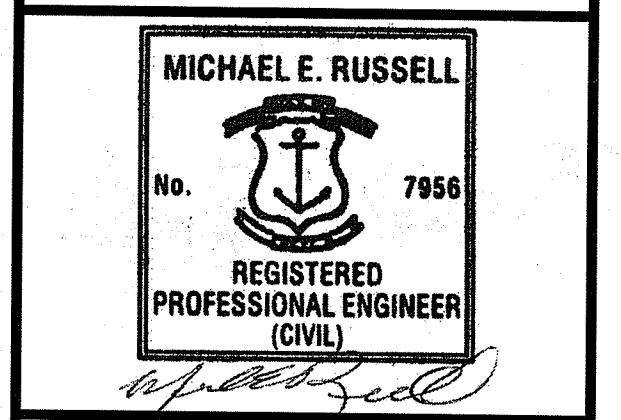


NO.	DATE	DESCRIPTION	APPROVED
6.	1-29-20	BUILDING EXPANSION PER CLIENT REQUEST	MER
5.	1-15-20	GENERAL REVISIONS PER MIDDLETOWN TRC	MER
4.	12-13-19	REVISED PER DEM COMMENTS	MER
3.	12-3-19	REVISED PER DEM COMMENTS	MER
2.	10-30-19	REVISED PER DEM COMMENTS	MER
1.	9-5-19	REVISED PER DOT COMMENTS	MER

DATE: JULY 16, 2019  
DRAWN BY: SJE    COMPS BY: SJE    CHECK BY: MER

PROJECT NO. 19028

ISSUED FOR: PERMITTING



**COMMERCIAL SITE REDEVELOPMENT**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
PREPARED FOR: MDR REALTY II, LLC.

DRAWING TITLE: COVER

SCALE: NOT TO SCALE  
SHEET NO.

1 OF 4

### PLAN INDEX

TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE LAYOUT PLAN	3
GRADING & DRAINAGE PLAN	4
EROSION CONTROL PLAN	5
UTILITY PLAN	6
SITE LIGHTING PLAN	7
LANDSCAPING PLAN	8
CONSTRUCTION DETAILS	9 - 10



LOCUS MAP

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 29 2020 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

**NOTES:**

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CHRISTOPHER G. PALMER, PLS. ON NOVEMBER 25, 2015.
- ELEVATIONS ARE REFERENCED TO NAVD83.
- THE SITE IS LOCATED WITHIN A ZONE "X" (0.2% ANNUAL CHANCE) FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 C0091 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

**CURRENT OWNER**

MDR REALTY II, LLC.  
PO BOX 91012  
MIDDLETOWN, RHODE ISLAND  
JOHNSTON, RI 02919

**TITLE REFERENCE:**  
DEED BK.1499/PG.126  
**SITE LOCATION:**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
**ASSESSORS REFERENCE:**  
MAP 106 PARCEL 87

**ZONING REQUIREMENTS:**

ZONING DISTRICT : GB BUSINESS DISTRICT  
GBA ( TRAFFIC SENSITIVITY )

	REQUIRED:	LOT 87 EXISTING	LOT 87 PROPOSED
LOT AREA	12,000 S.F.	153,633 S.F.	153,633 S.F.
LOT FRONTAGE	100 FT.	295.7 FT.	295.7 FT.
FRONT YARD SETBACK	10 FT.	22 FT.	58 FT.
SIDE YARD SETBACK	10 FT.	29 FT.	29 FT.
REAR YARD SETBACK	20 FT.	185 FT.	111 FT.
MAX. BUILDING HEIGHT	40 FT.	40 FT.	29± FT.
LOT MAX. BLDG. OCCUPATION %	25 %	12.8 %	21.6 %
GREEN SPACE %	25 %	6.1%	7.0 %

\*AVERAGE EXISTING GRADE = 128.8±, MAX BLDG. ELEV.=157.8±

EXISTING PROPOSED  
BUILDING FOOTPRINT: 19,690 S.F. 31,162 S.F.

PARKING TABLE	
EXISTING	PROPOSED
228 SPACES	180 SPACES



680 Aquidneck Avenue  
Middletown, RI 02842  
T:401-364-2050 F:401-369-9775  
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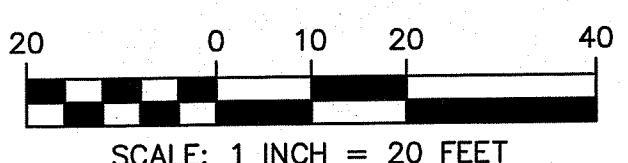
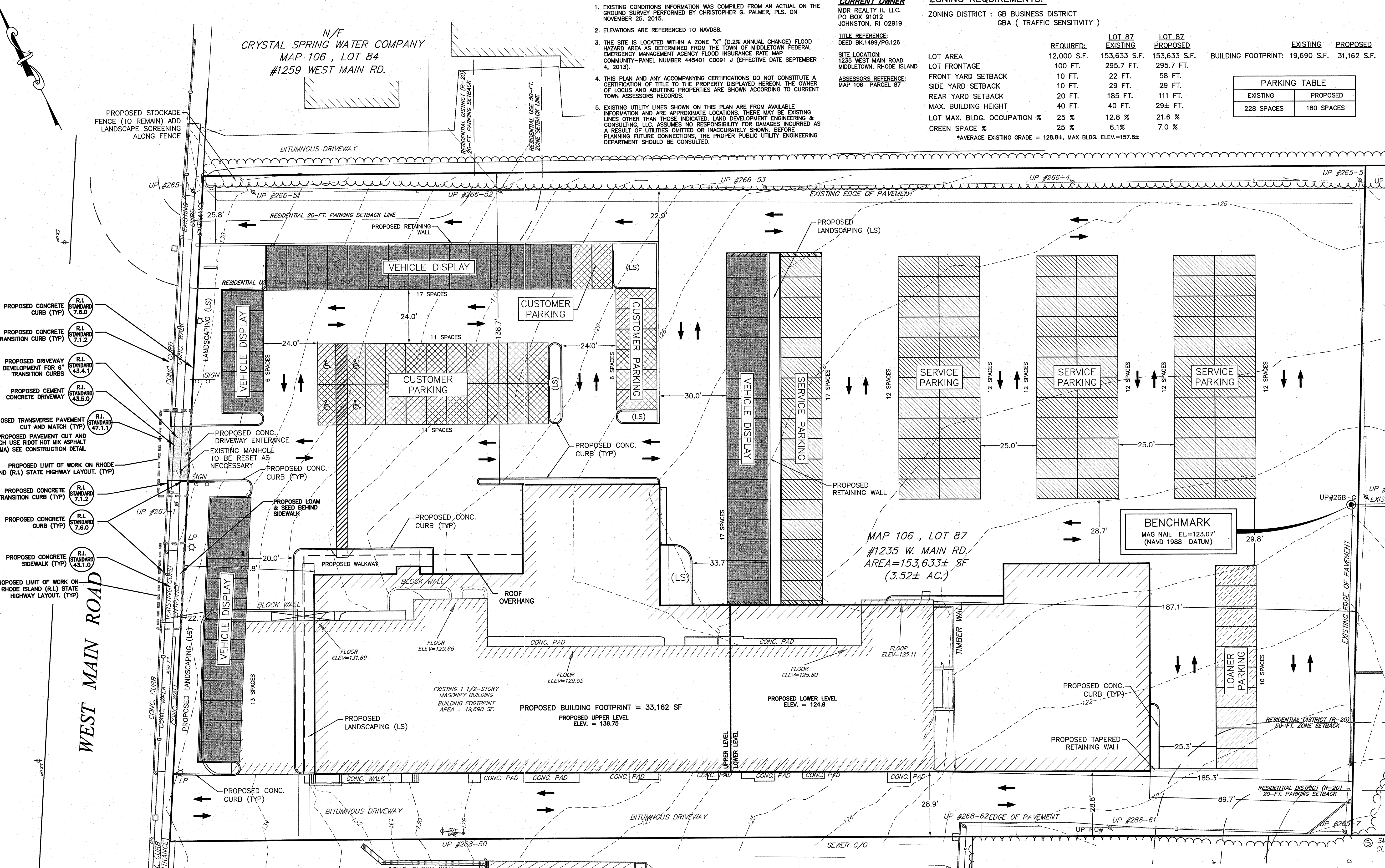
NO.	DATE	DESCRIPTION
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2.	10-30-19	REVISED PER DOT COMMENTS
3.	12-3-19	REVISED PER DOT COMMENTS
4.	12-18-19	REVISED PER DOT COMMENTS
5.	1-4-20	GENERAL REVISIONS PER MIDDLETOWN TRC
6.	1-29-20	BUILDING EXPANSION PER CLIENT REQUEST

DATE: JULY 16, 2019  
DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER  
PROJECT NO. 19028

ISSUED FOR:  
**PERMITTING**  
MICHAEL E. RUSSELL  
No. 7856  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

**SITE LAYOUT**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87  
PREPARED FOR MDR REALTY II, LLC.

DRAWING TITLE:  
**SITE LAYOUT PLAN**  
SCALE: 1" = 20'  
SHEET NO. **2 OF 4**



Kindly be advised that this Permit is not equivalent to a verification of the absence of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 28 2020 FILE # 19-0232  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**DRAINAGE WORK NOTES:**  
1. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.  
2. THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.  
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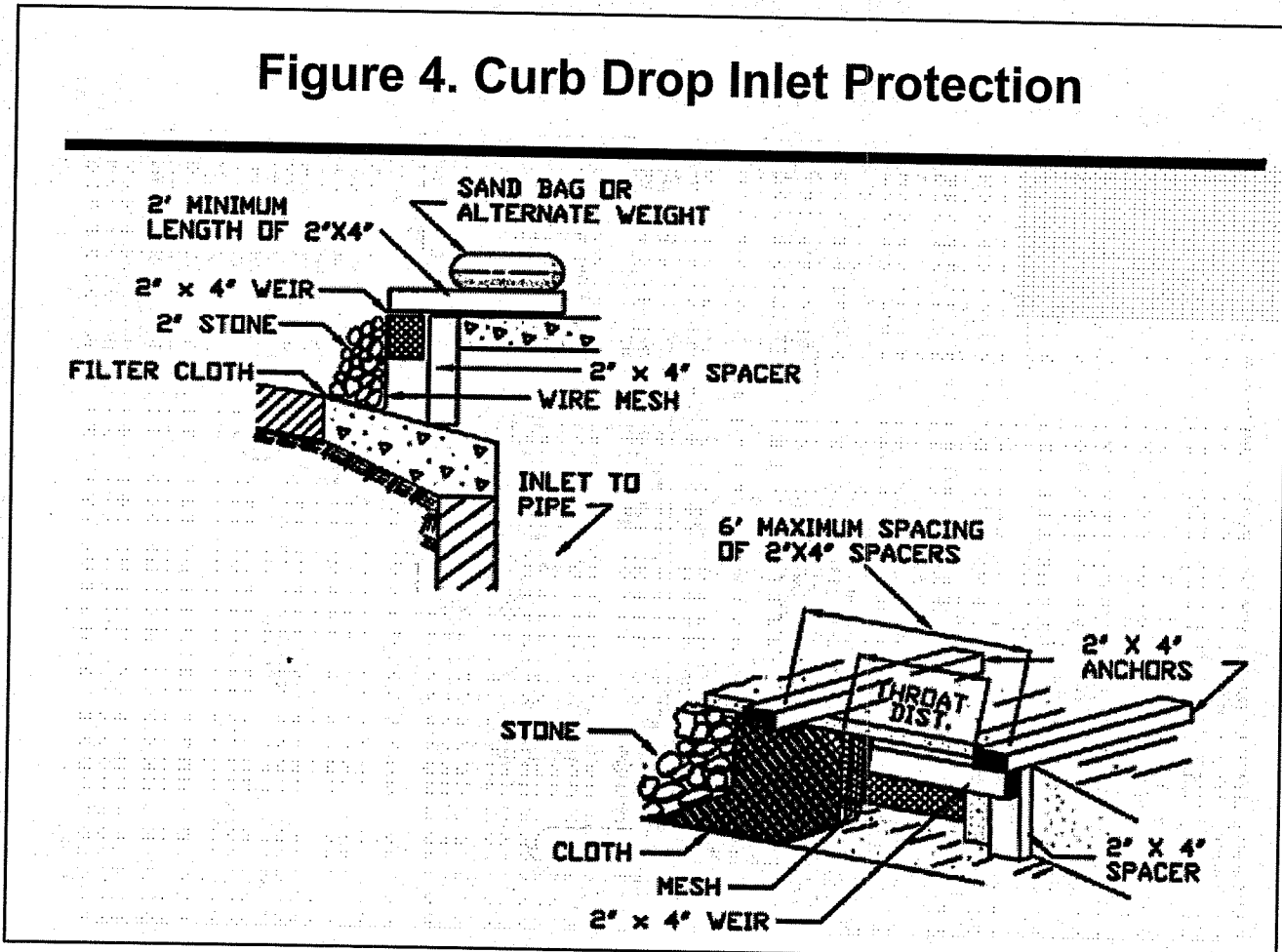
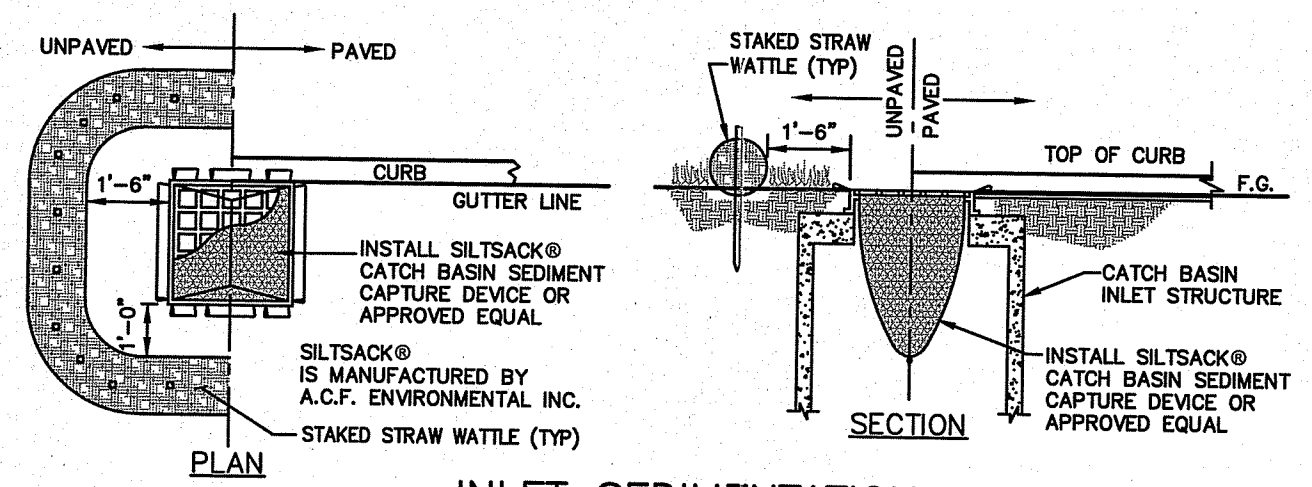
**CURRENT OWNER**  
MDR REALTY II, LLC.  
PO BOX 91012  
JOHNSTON, RI 02919

**TITLE REFERENCE:**  
DEED BK:1499/PG:126

**SITE LOCATION:**  
1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND

**ASSESSORS REFERENCE:**  
MAP 106 PARCEL 87

- NOTES:**
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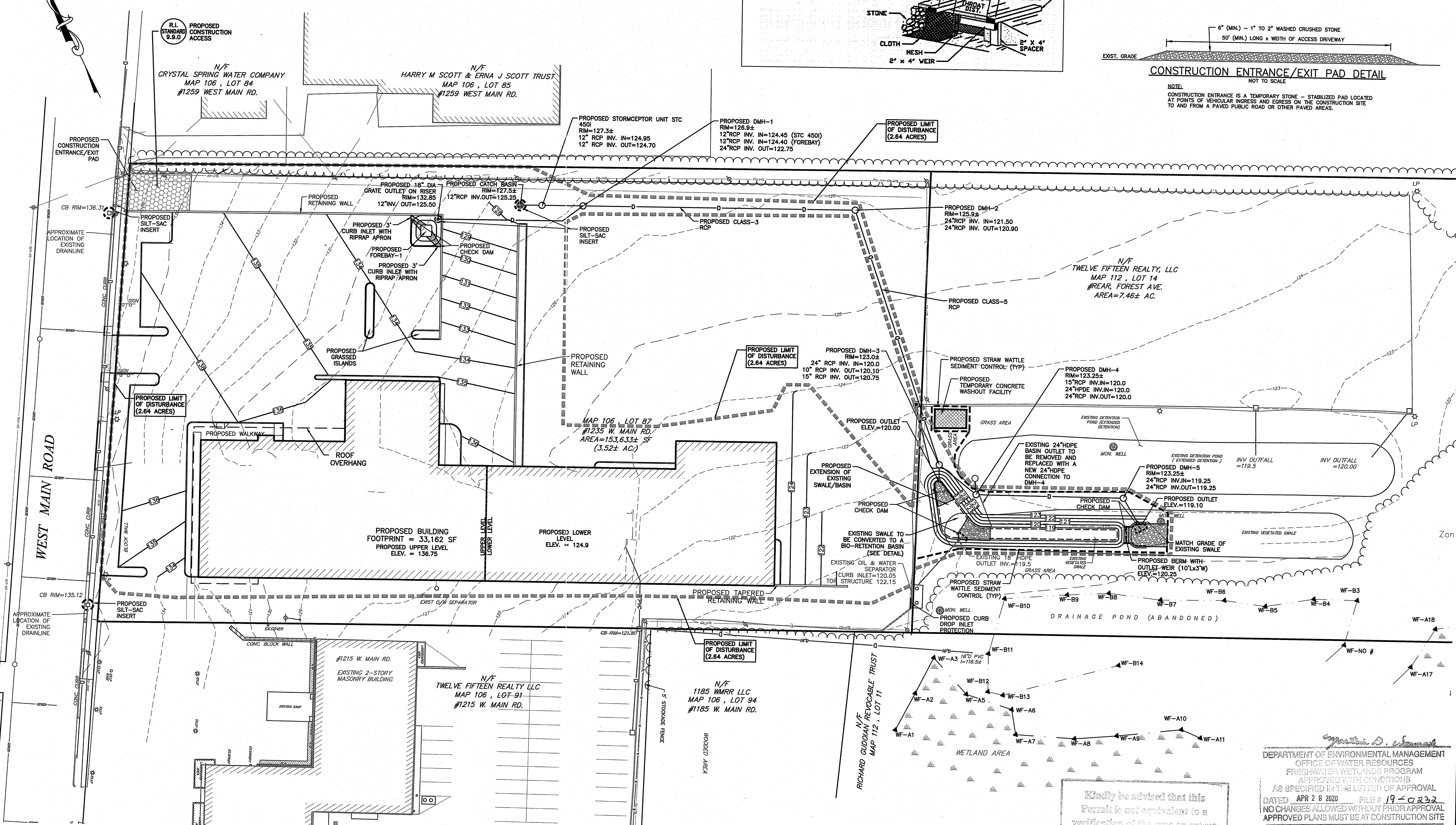
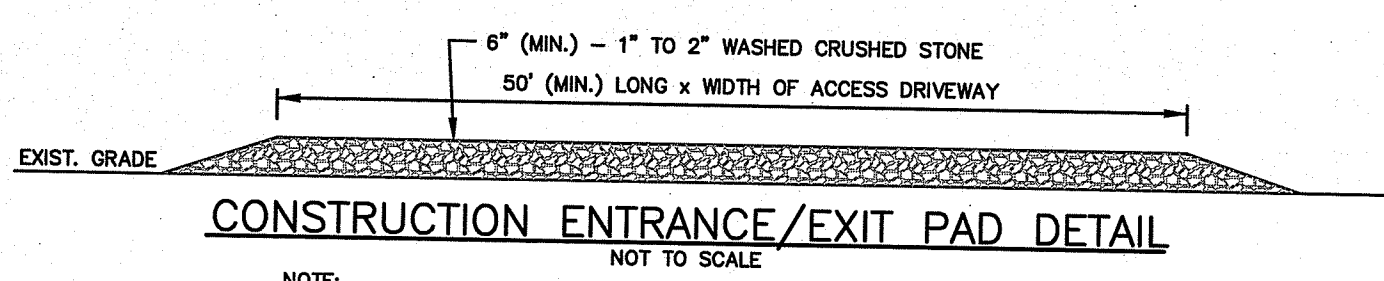


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- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.



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4.	12-13-19	REVISED PER DOT COMMENTS	MER
5.	1-8-20	GENERAL REVISIONS PER MIDDLETOWN TRC	MER
6.	1-29-20	BUILDING EXPANSION PER CLIENT REQUEST	MER

PLAN REVISIONS

DATE: JULY 16, 2019

DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO. 19028

ISSUED FOR: PERMITTING

**MICHAEL E. RUSSELL**  
No. 7956  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

**EROSION CONTROL**

1235 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND  
ASSESSOR'S PLAT 106, LOT 87

PREPARED FOR MDR REALTY II, LLC.

DRAWING TITLE:  
**EROSION CONTROL PLAN**

SCALE: 1" = 30'

SHEET NO. 4 OF 4

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
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