

SITE REDEVELOPMENT PLANS CENTREVILLE BANK

160 EAST MAIN ROAD
ASSESSORS MAP 107SE, PARCEL 72

Middletown, Rhode Island

OCTOBER 10, 2023
MARCH 21, 2024

CIVIL ENGINEER

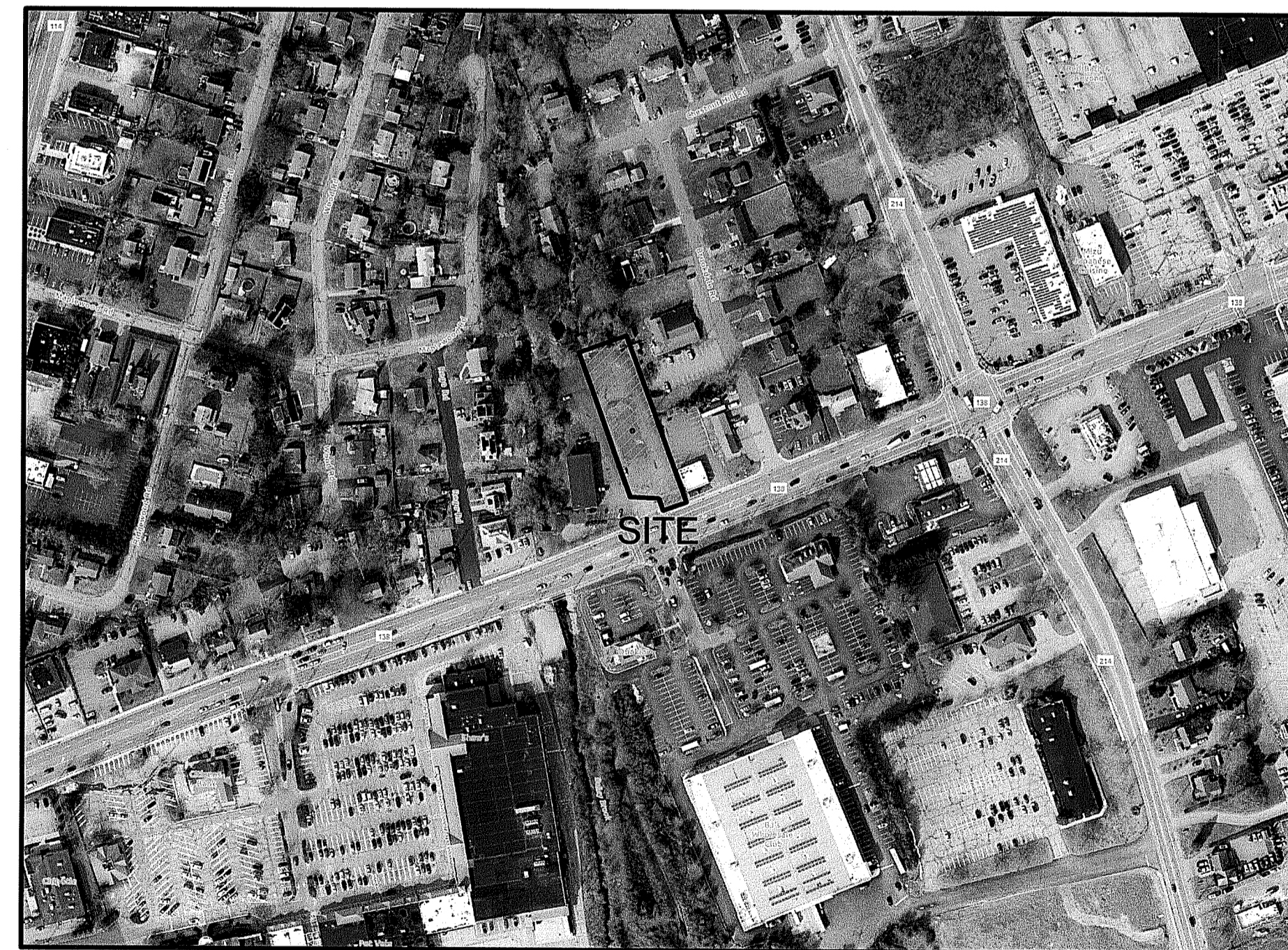
LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050

SURVEYOR OF RECORD

LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050

ARCHITECT

CORDTSEN DESIGN ARCHITECTURE
42 WEST MAIN ROAD
MIDDLETOWN, RI 02842
(401) 619-4689

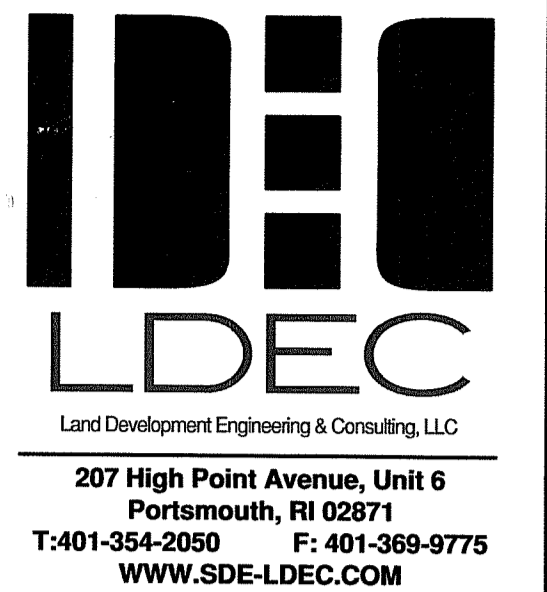


LOCUS MAP

PLAN INDEX

TITLE	SHEET NO.
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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: 8/8/2024 FILE #: 23-0255
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman



NO.	DATE	DESCRIPTION	APPROVED
2.	3/21/2024	REVISED STORMWATER MANAGEMENT PRACTICES PER RIDEM MEETING & COMMENTS	MER
1.	1/23/2024	GENERAL REVISIONS PER RIDEM COMMENTS	MER

DATE: OCTOBER 10, 2023
DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER
PROJECT NO. 22133

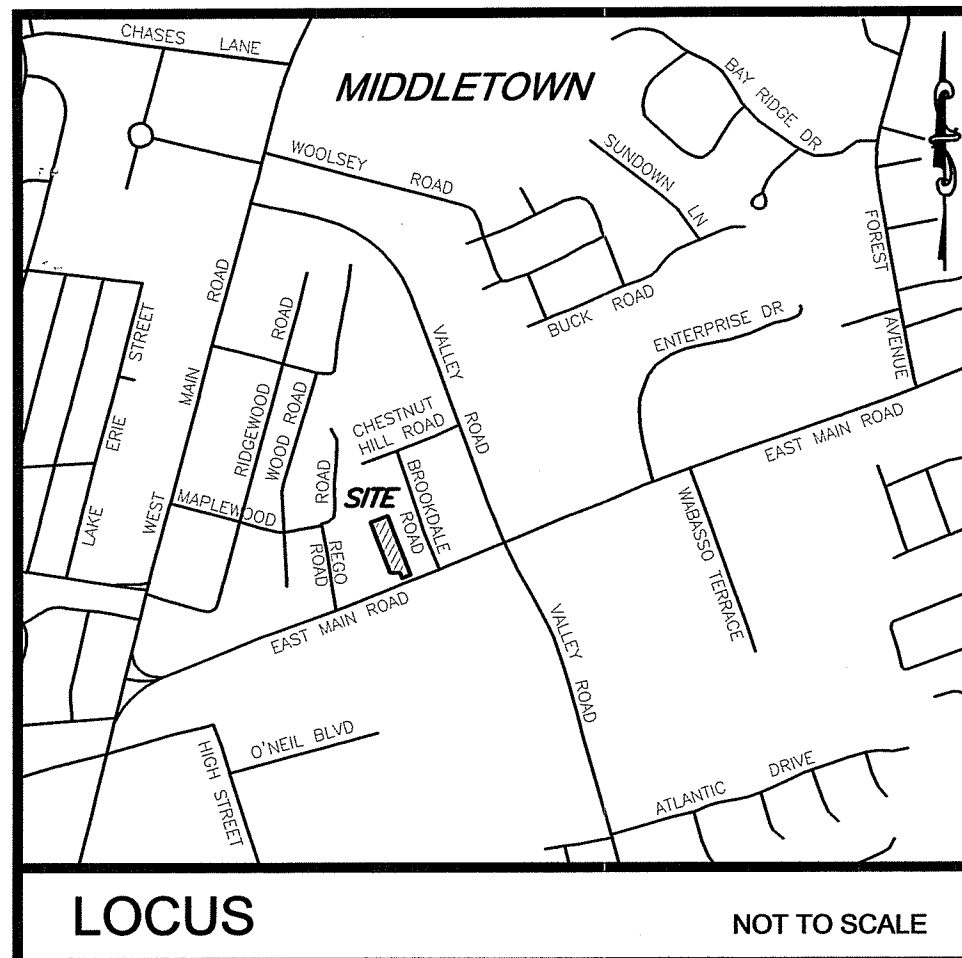
ISSUED FOR: PERMITTING

SITE REDEVELOPMENT PLANS
160 EAST MAIN ROAD
MIDDEL TOWN, RHODE ISLAND
ASSESSORS MAP 107SE, PARCEL 72
PREPARED FOR
160 EAST MAIN ROAD, LLC

DRAWING TITLE: COVER SHEET
SCALE: N.T.S.
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 August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

RI Environmental Management
MAR 28 2024
Office of Water Resources



LOCUS NOT TO SCALE

LEGEND

○ BOL	BOLLARD	⊗ 48.8	SPOT ELEVATION
⊕	CATCH BASIN	SB/DH	STONE BOUND W/DRILL HOLE
⊙	ELECTRIC MANHOLE	⊕	TRAFFIC SIGNAL POLE
⊙	DRAIN MANHOLE	⊕	TREE
- - -	FENCE (CHAIN LINK)	⊕	UTILITY POLE
- - -	FENCE (WOOD)	⊕	WATER GATE
⊕	GAS GATE	⊕	WATER SERVICE
⊕	GAS SERVICE		
⊕	MANHOLE		
⊕	MONITORING WELL		
⊕	SEWER MANHOLE		
- - -	SEWER MAIN		

NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN FEBRUARY 27, 2023 AND MARCH 16, 2023.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS PARTIALLY LOCATED WITHIN A 0.2% ANNUAL CHANGE FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0093 J (MAP REVISED SEPTEMBER 4, 2013).
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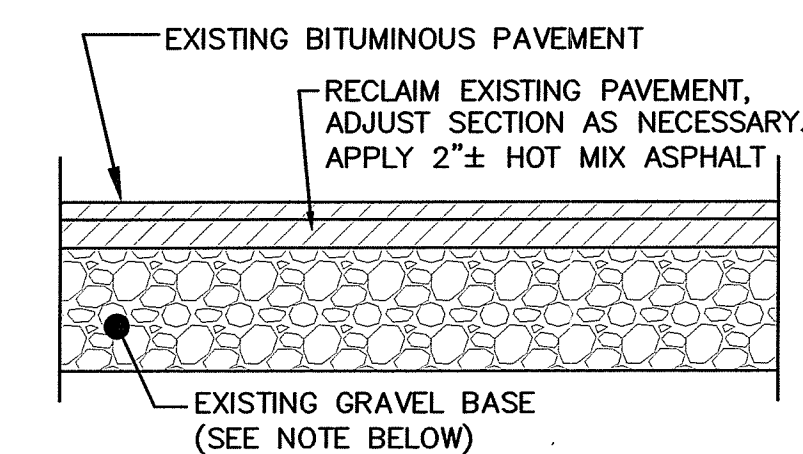
TRAFFIC SENSITIVE GENERAL BUSINESS (GBA) ZONING DISTRICT

REGULATION	REQUIREMENT	PROPOSED
MIN. LOT AREA	20,000 SQ. FT.	27,378 SQ. FT.
LOT FRONTAGE	300 FT.	90 FT.*
FRONT SETBACK	10 FT.	50.8 FT.
SIDE SETBACK	20 FT.	17.0 FT.*
REAR SETBACK	50 FT.	160.3 FT.
MAX. BUILDING HEIGHT	40 FT.	-
MAX. LOT COVERAGE	25%	7.1%
OPEN SPACE	25%	28.7%

CURRENT OWNER
 160 EAST MAIN ROAD, LLC
 909 AQUIDNECK AVENUE
 MIDDLETOWN, RI 02842
TITLE REFERENCES:
 DEED BK.1789/PG.48
 TAKING BK.981/PG.258
PLAN REFERENCES:
 PLAN BK.10/PG.5
 S.H.L. PLAT NO. 2558B
SITE LOCATION:
 160 EAST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
ASSESSORS REFERENCE:
 MAP 107SE PARCEL 72

PARKING TABLE

REQUIREMENT	PROPOSED
BANK USE 4 SPACES / 1,000 SF	TOTAL AREA = 1,734 SF = 6.9 SPACES
ATMS 2 SPACES / 1 ATM	3 ATM PROPOSED = 6 SPACES
TOTAL	13 SPACES REQUIRED 13 SPACES PROVIDED

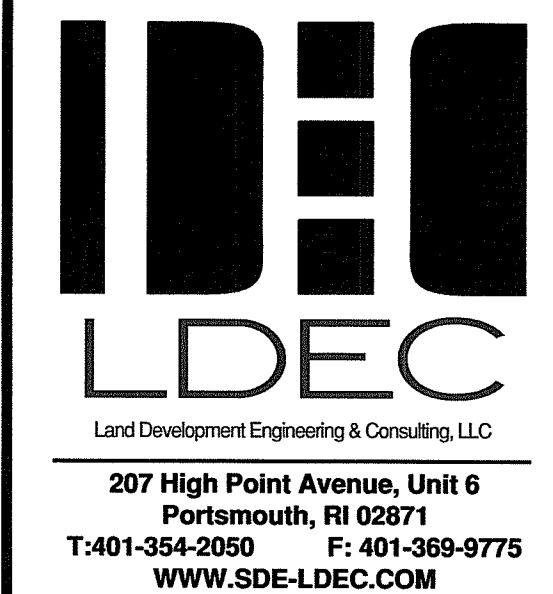
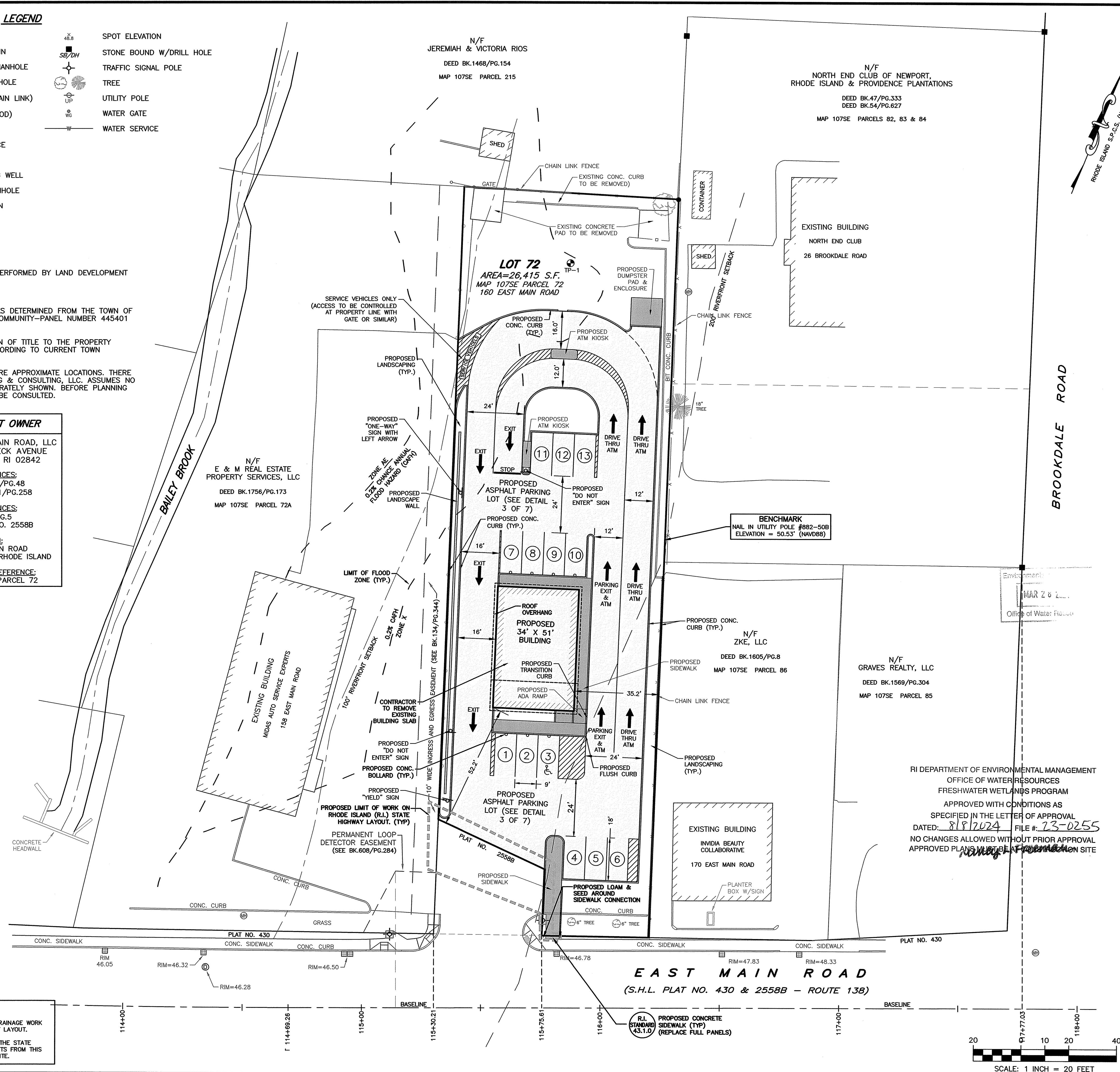


TYPICAL BITUMINOUS CONCRETE PAVEMENT NOT TO SCALE

- NOTES:**
- CONTRACTOR TO PERFORM FIELD TESTING TO DETERMINE PAVEMENT BASE DEPTH & DENSITY PRIOR TO OVERLAY. PERFORM ADDITIONAL FIELD AND LAB TESTING AS NECESSARY

- UTILITY WORK NOTES:**
- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
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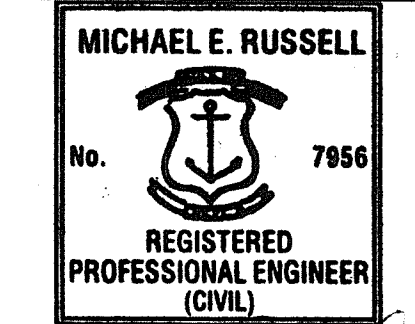
- DRAINAGE WORK NOTES:**
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PLAN REVISIONS

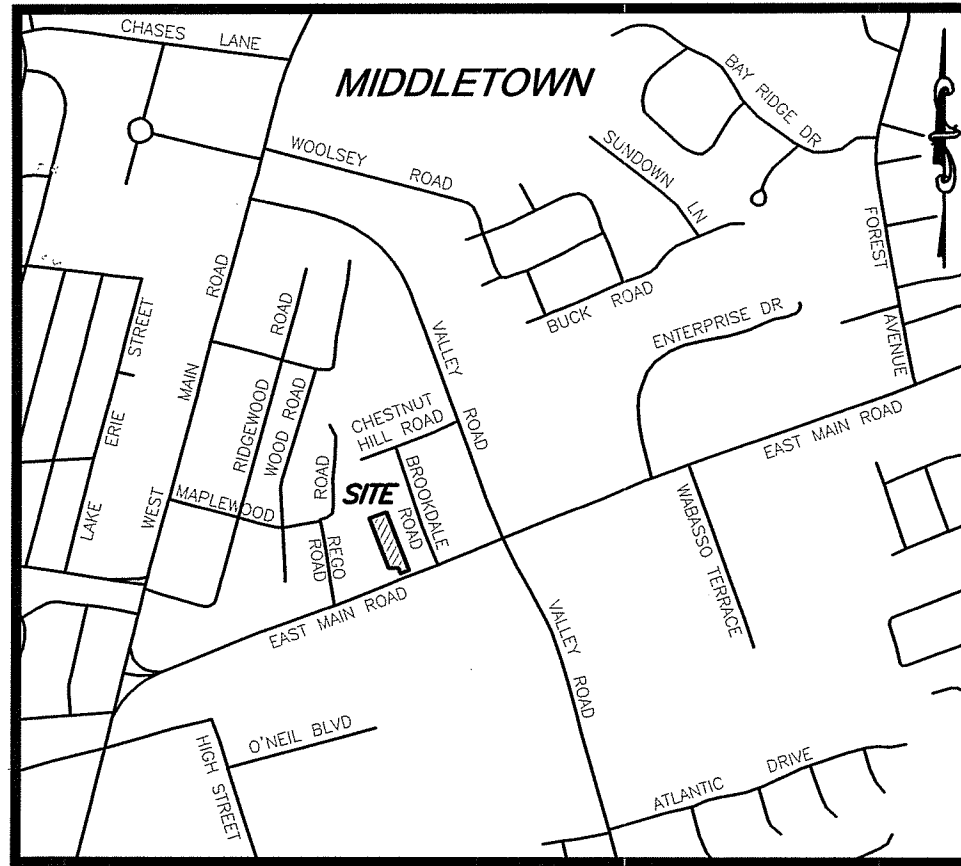
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SITE REDEVELOPMENT PLANS
 160 EAST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SE, PARCEL 72
 PREPARED FOR: 160 EAST MAIN ROAD, LLC

DRAWING TITLE: **SITE PLAN**
 SCALE: **1"=20'**
 SHEET NO. **3 OF 7**



LOCUS NOT TO SCALE

LEGEND

- BOLLARD
- CATCH BASIN
- ⊙ ELECTRIC MANHOLE
- ⊙ DRAIN MANHOLE
- X- FENCE (CHAIN LINK)
- FENCE (WOOD)
- ⊙ GAS GATE
- ⊙ GAS SERVICE
- ⊙ MANHOLE
- ⊙ MONITORING WELL
- ⊙ SEWER MANHOLE
- S- SEWER MAIN
- ⊙ SPOT ELEVATION
- STONE BOUND W/DRILL HOLE
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ TREE
- ⊙ UTILITY POLE
- ⊙ WATER GATE
- W- WATER SERVICE

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CURRENT OWNER

160 EAST MAIN ROAD, LLC
 909 AQUIDNECK AVENUE
 MIDDLETOWN, RI 02842

TITLE REFERENCES:
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 TAKING BK.981/PG.258

PLAN REFERENCES:
 PLAN BK.10/PG.5
 S.H.L. PLAT NO. 2558B

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 MIDDLETOWN, RHODE ISLAND

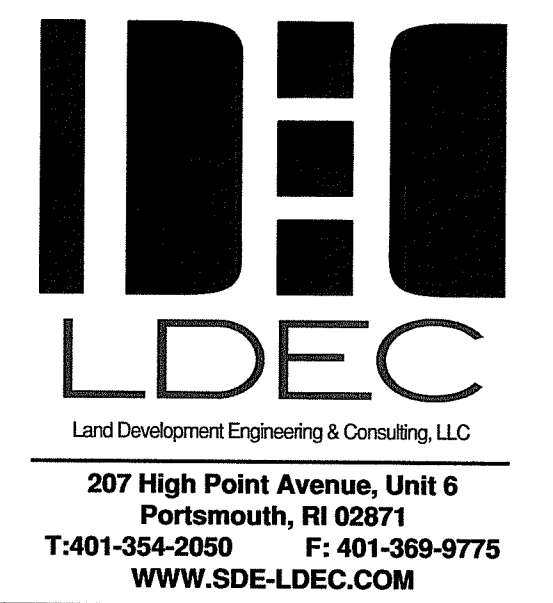
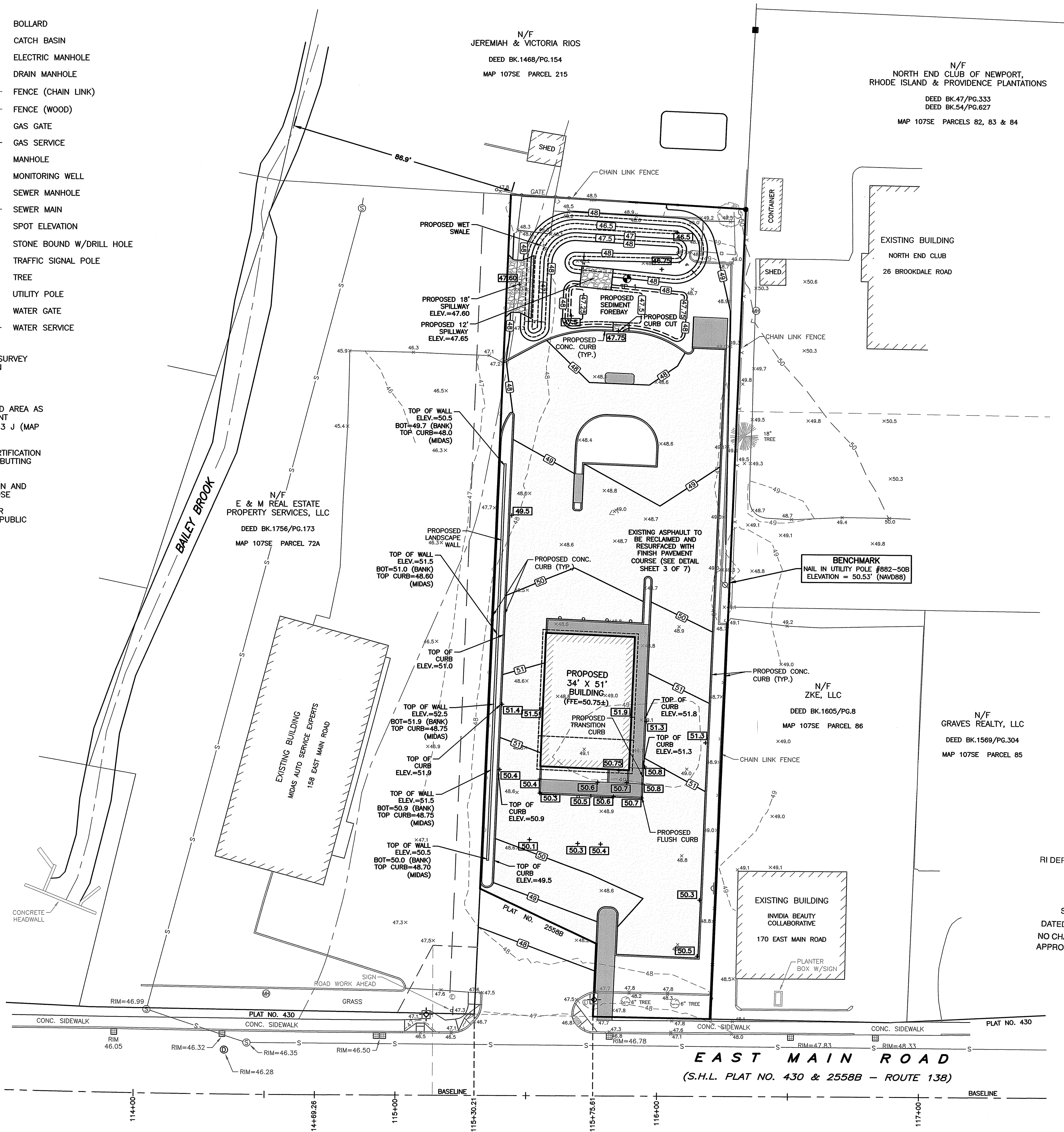
ASSESSORS REFERENCE:
 MAP 107SE PARCEL 72

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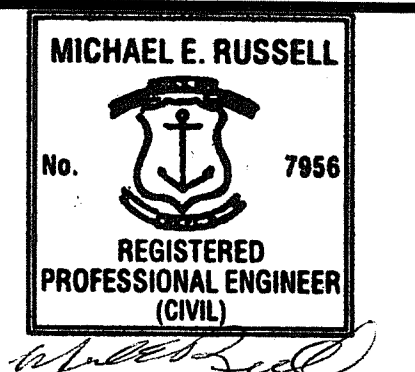
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DATE: OCTOBER 10 2023

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PROJECT NO. 22133

ISSUED FOR: PERMITTING



SITE REDEVELOPMENT PLANS

160 EAST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SE, PARCEL 72

PREPARED FOR
 160 EAST MAIN ROAD, LLC

DRAWING TITLE:
GRADING & DRAINAGE PLAN

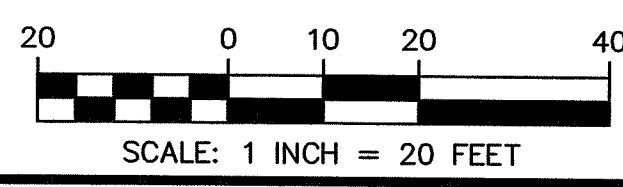
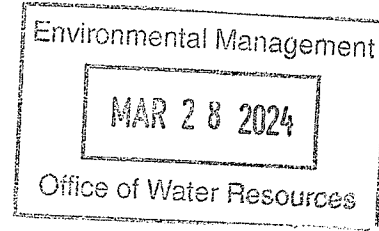
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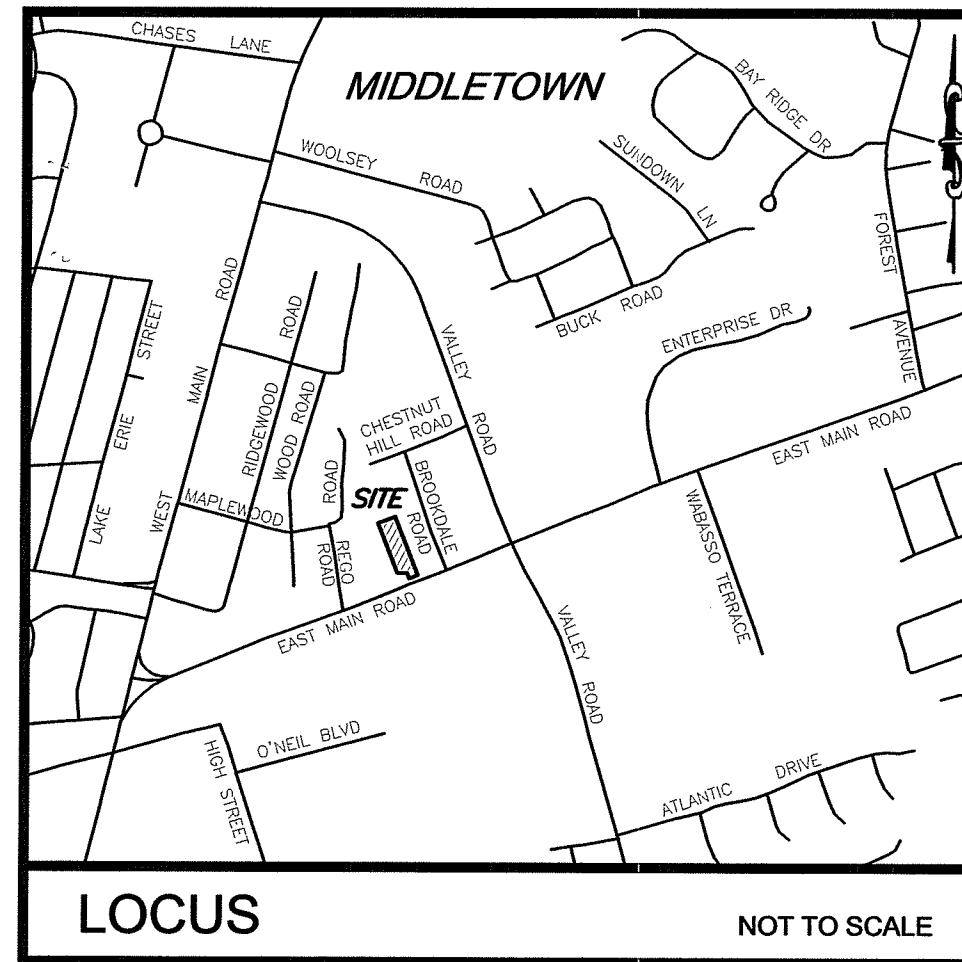
SHEET NO.
4 OF 7

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
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Nancy L. Freeman





LOCUS
NOT TO SCALE

- LEGEND**
- BOLLARD
 - ⊕ CATCH BASIN
 - ⊖ ELECTRIC MANHOLE
 - ⊙ DRAIN MANHOLE
 - x — FENCE (CHAIN LINK)
 - □ — FENCE (WOOD)
 - ⊗ GAS GATE
 - ⊖ GAS SERVICE
 - ⊖ MANHOLE
 - ⊖ MONITORING WELL
 - ⊖ SEWER MANHOLE
 - S — SEWER MAIN
 - ⊖ SPOT ELEVATION
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 - ⊖ TREE
 - ⊖ UTILITY POLE
 - ⊖ WATER GATE
 - W — WATER SERVICE

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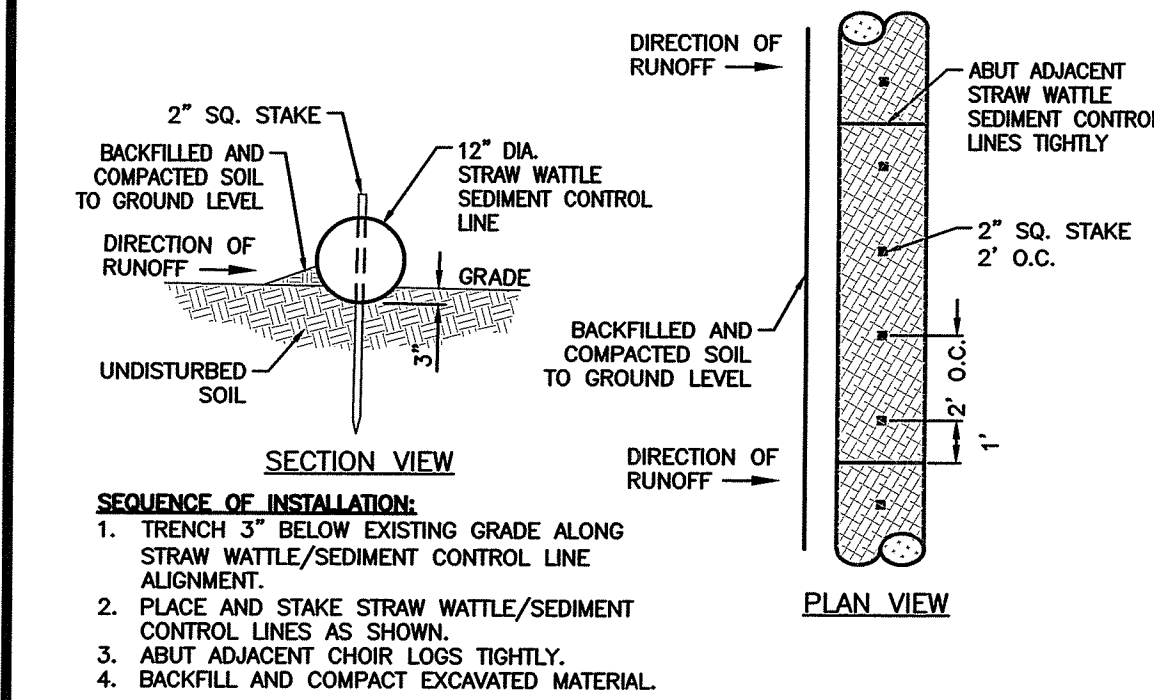
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909 AQUIDNECK AVENUE
MIDDLETOWN, RI 02842

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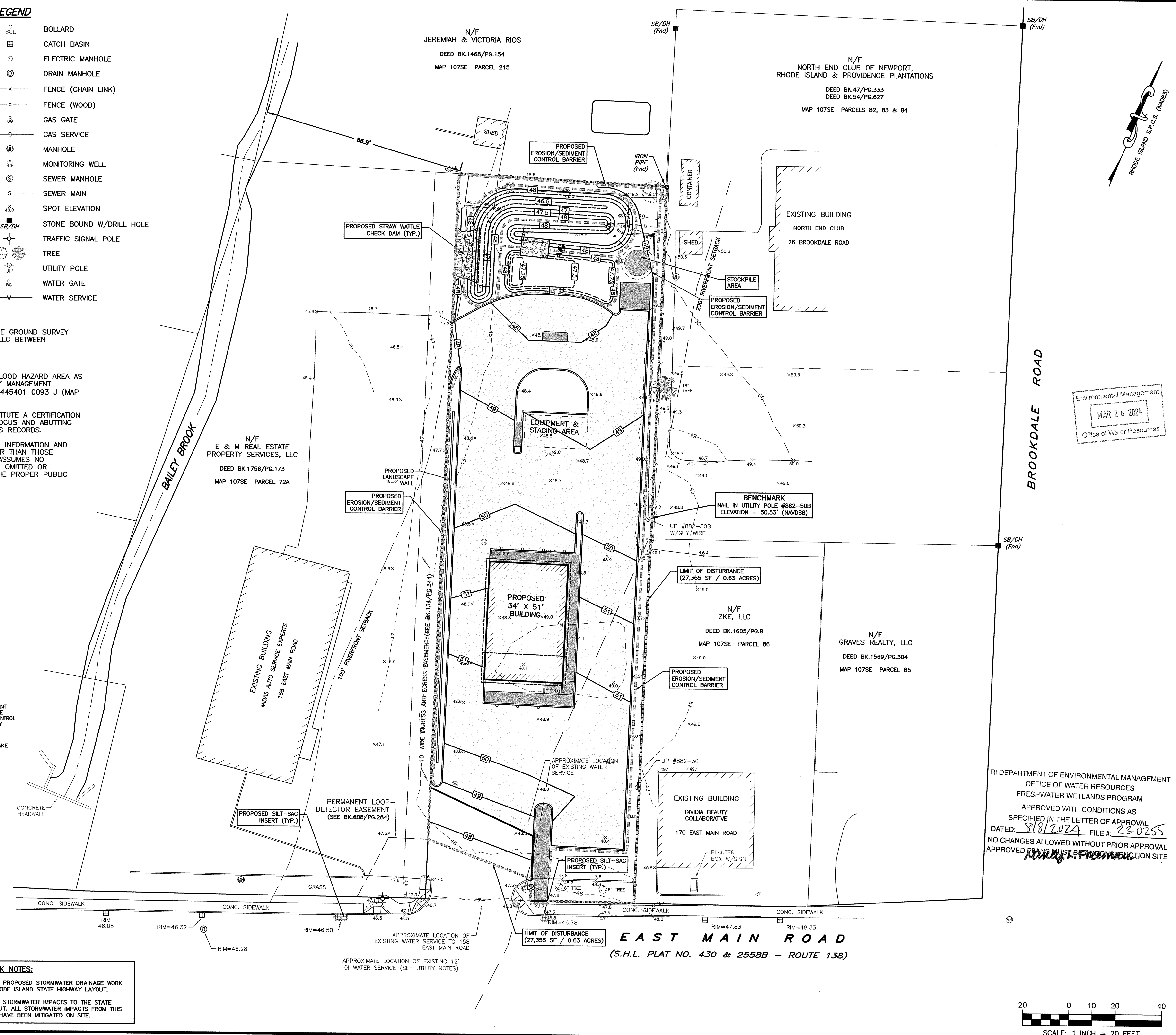
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TYPICAL EROSION/SEDIMENT CONTROL STRAW WATTLE DETAIL
NOT TO SCALE

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WWW.SDE-LDEC.COM

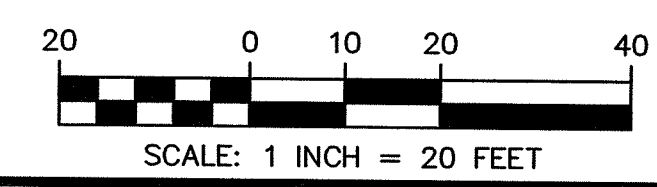
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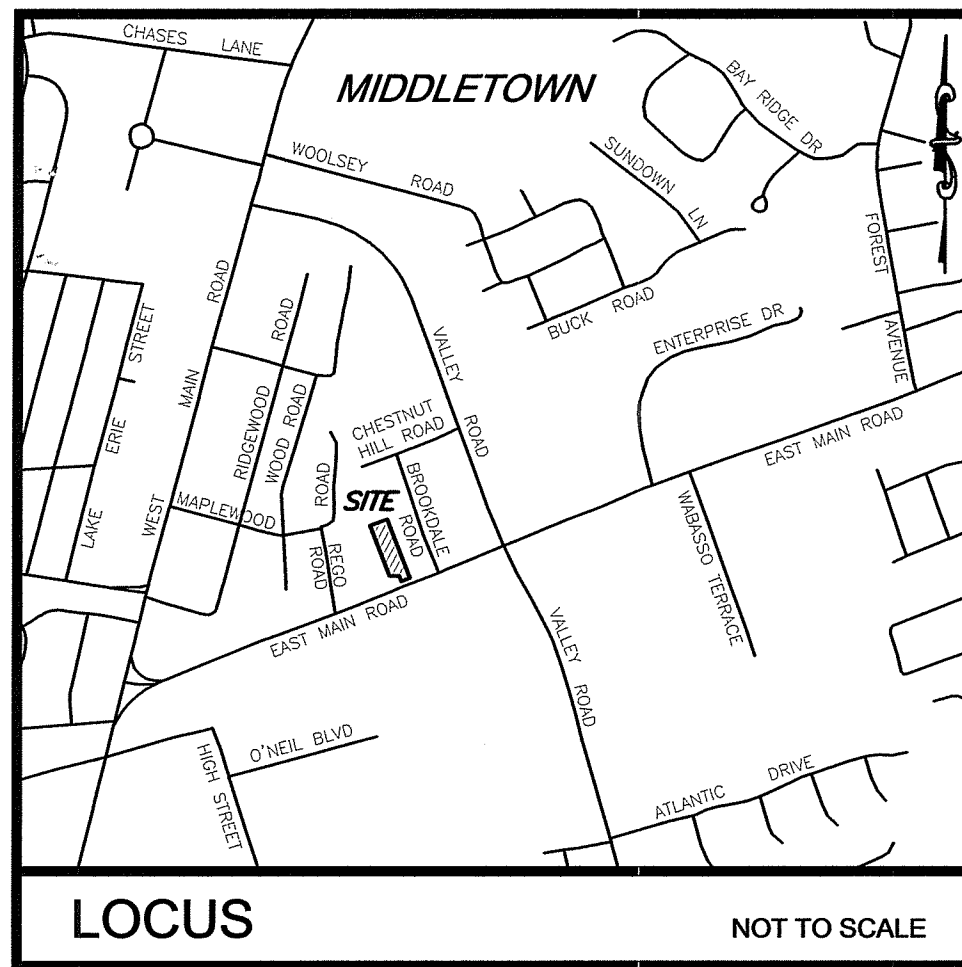
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MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SITE REDEVELOPMENT PLANS
160 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 107SE, PARCEL 72
PREPARED FOR
160 EAST MAIN ROAD, LLC

DRAWING TITLE:
SEDIMENT & EROSION CONTROL PLAN
SCALE: 1"=20'
SHEET NO.
5 of 7





LOCUS NOT TO SCALE

LEGEND

- BOLLARD
- CATCH BASIN
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UTILITY NOTES:

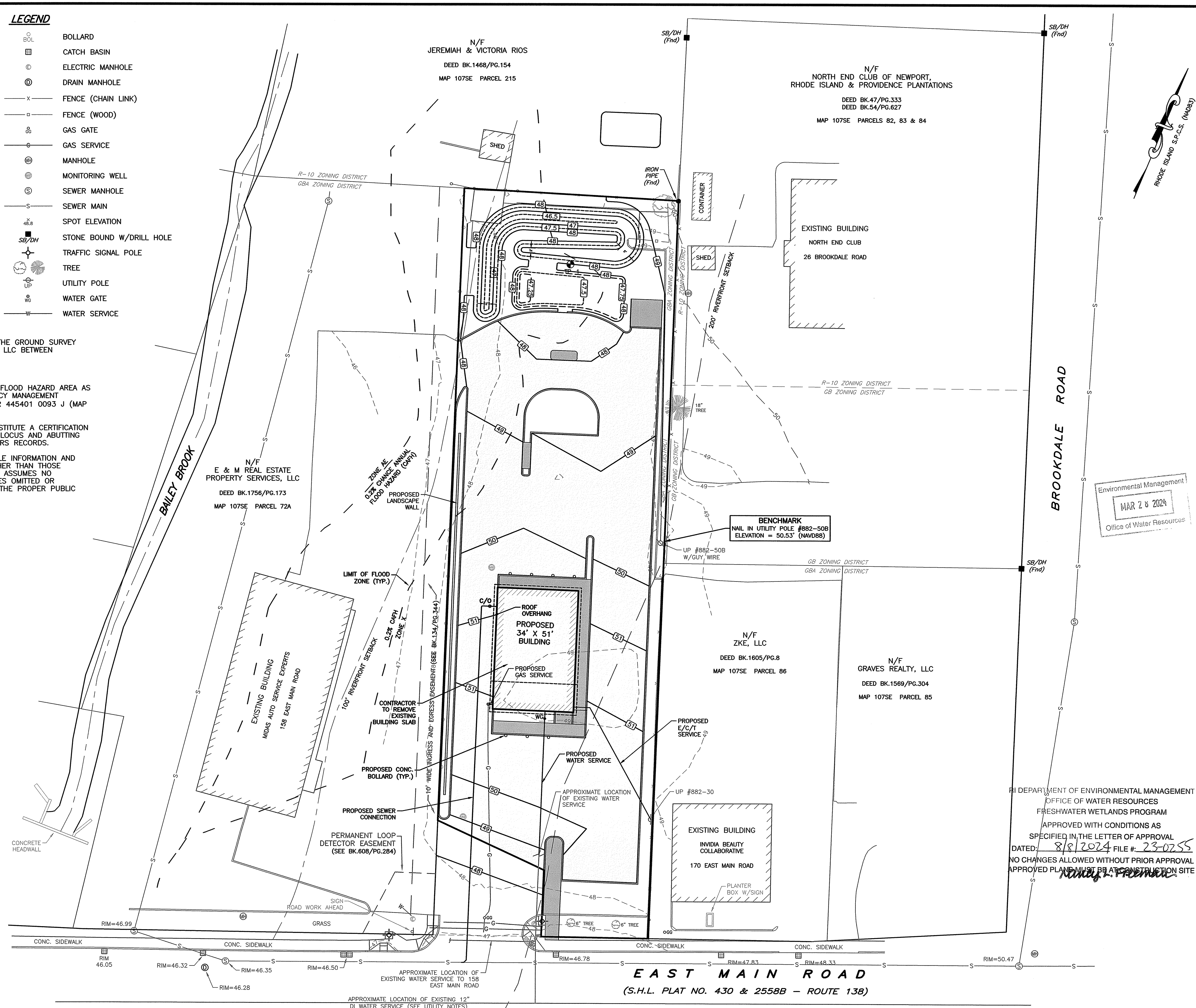
- TO BE CONFIRMED WITH NEWPORT UTILITIES UPON APPLYING FOR NEW SERVICE CONNECTION)

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No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

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160 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 107SE, PARCEL 72
PREPARED FOR
160 EAST MAIN ROAD, LLC

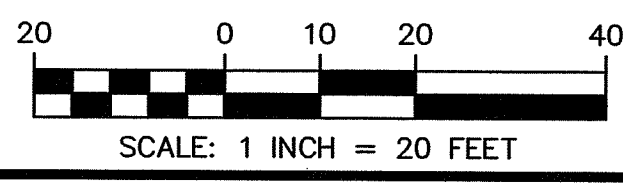
DRAWING TITLE:

UTILITY PLAN

SCALE: 1"=20'

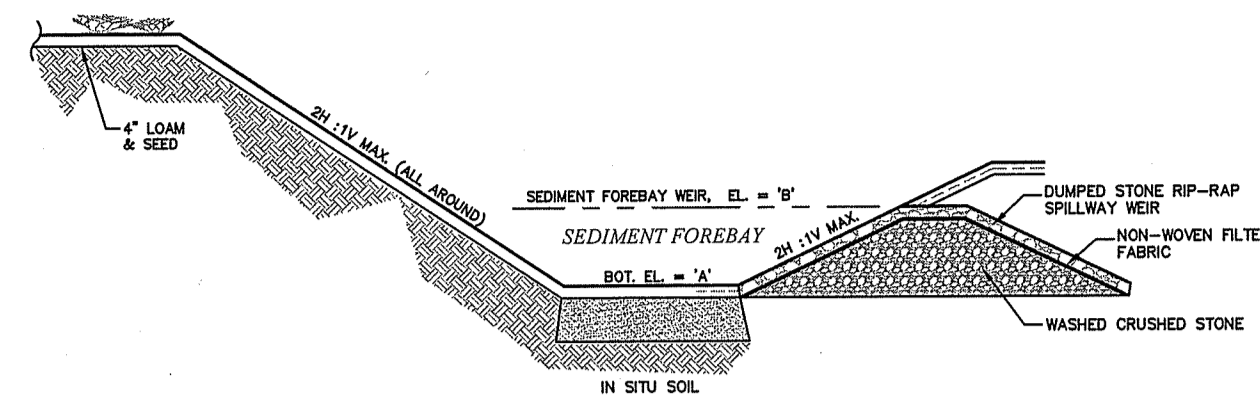
SHEET NO. 6 OF 7

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: 8/8/2024 FILE # 23-0755
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANNING BY AT CONSTRUCTION SITE



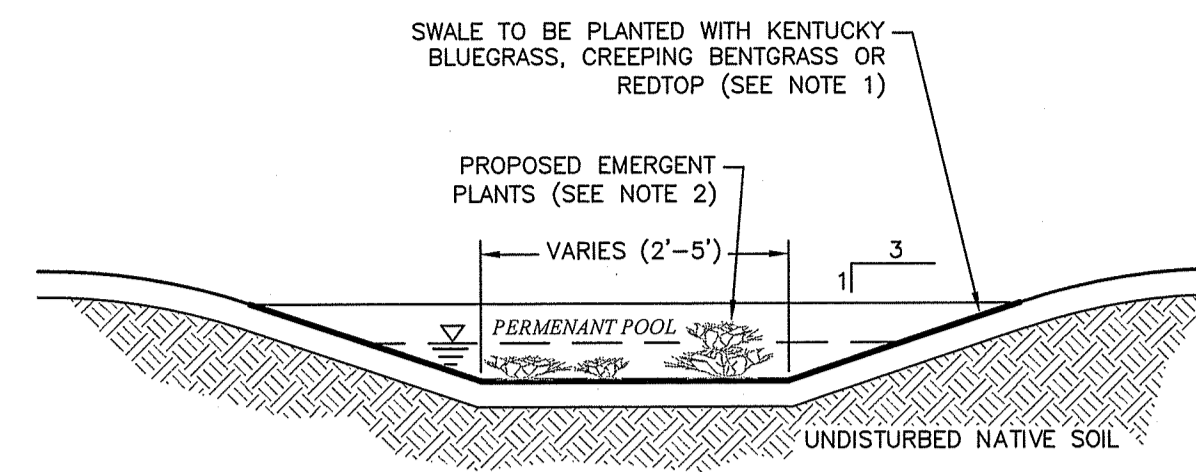
SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 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 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.
- 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.
- 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.



FOREBAY-1&2
NOT TO SCALE

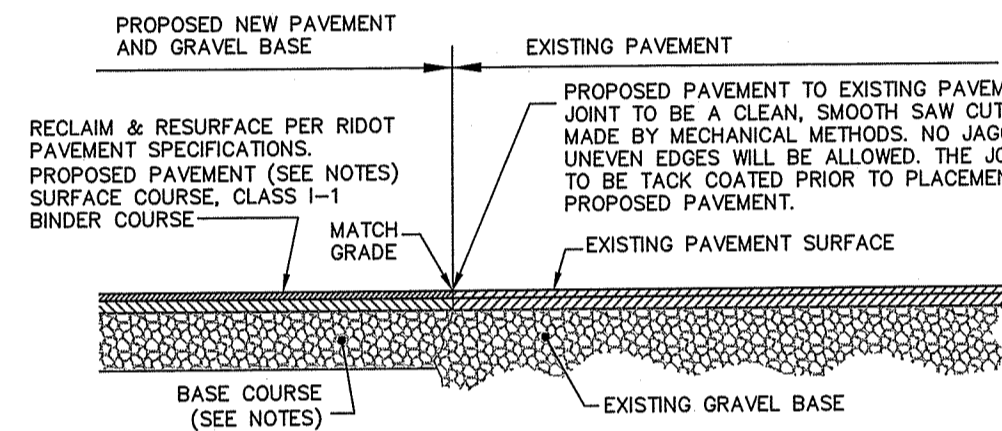
GROUND WATER ELEVATION				
FOREBAY	TH-#	EXISTING ELEV.	SHOW ELEV.	OUTLET WEIR ELEV.-B'
1	TH-1	48.25	12"	47.25



WET VEGETATED SWALE CROSS SECTION DETAIL
NOT TO SCALE

NOTES:

- TO SEE LIST OF APPROVED GRASSES FOR USE IN OPEN CHANNELS AND WET SWALES SEE THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, APPENDIX B: VEGETATION GUIDELINES AND PLANTING LIST, SECTION B.6 OPEN CHANNELS, TABLE B-2.
- FOR EMERGENT PLANT SPECIES SEE THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, APPENDIX B: VEGETATION GUIDELINES AND PLANTING LIST, TABLE B-6 PLANT LIST FOR STORMWATER BASINS AND WYTS. (ZONE 2 & ZONE 3)

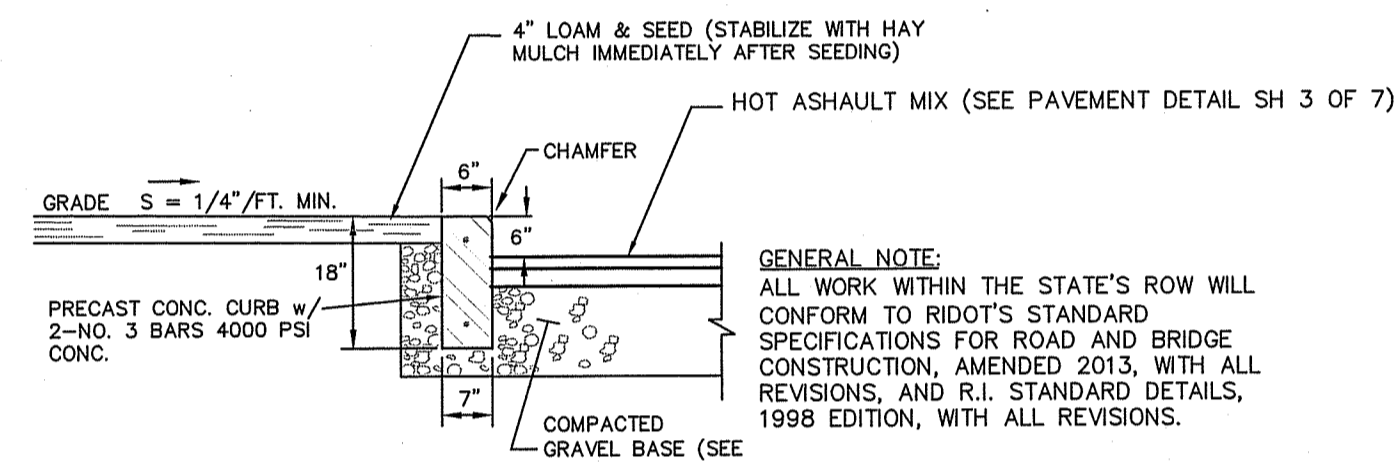


**PAVEMENT SAW CUT & SEAL
ROADWAY ENTRANCE & UTILITY TRENCH**
R.I.-DET. 147.1.1
NOT TO SCALE

NOTES:

- THE TWO SECTION (PROPOSED & EXISTING) SHALL BE SIMILAR STRUCTURAL CAPACITIES AND FIELD TESTING SHALL BE PERFORMED.
- ROADWAY PAVEMENT SAW CUTTING CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 932 AND SECTION 934.03.1 OF THE R.I. STANDARD SPECIFICATIONS.
- AGGREGATES, 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.
- BITUMINOUS CONCRETE PAVEMENT MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 400 AND SECTION M.03 OF THE R.I. STANDARD SPECIFICATIONS.
- CONCRETE MATERIAL AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 600 OF THE R.I. STANDARD SPECIFICATIONS.
- DEPTH(S) OF NEW MATERIALS SHALL MATCH EXISTING PAVEMENT CONSTRUCTION DEPTHS FOR GRAVEL BORROW, SUBBASE, BASE, BINDER COURSE, AND SURFACE COURSE.
- BITUMINOUS CONCRETE SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06, AND RIDOT SECT. 401.03.11
- 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 ASHTO-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	

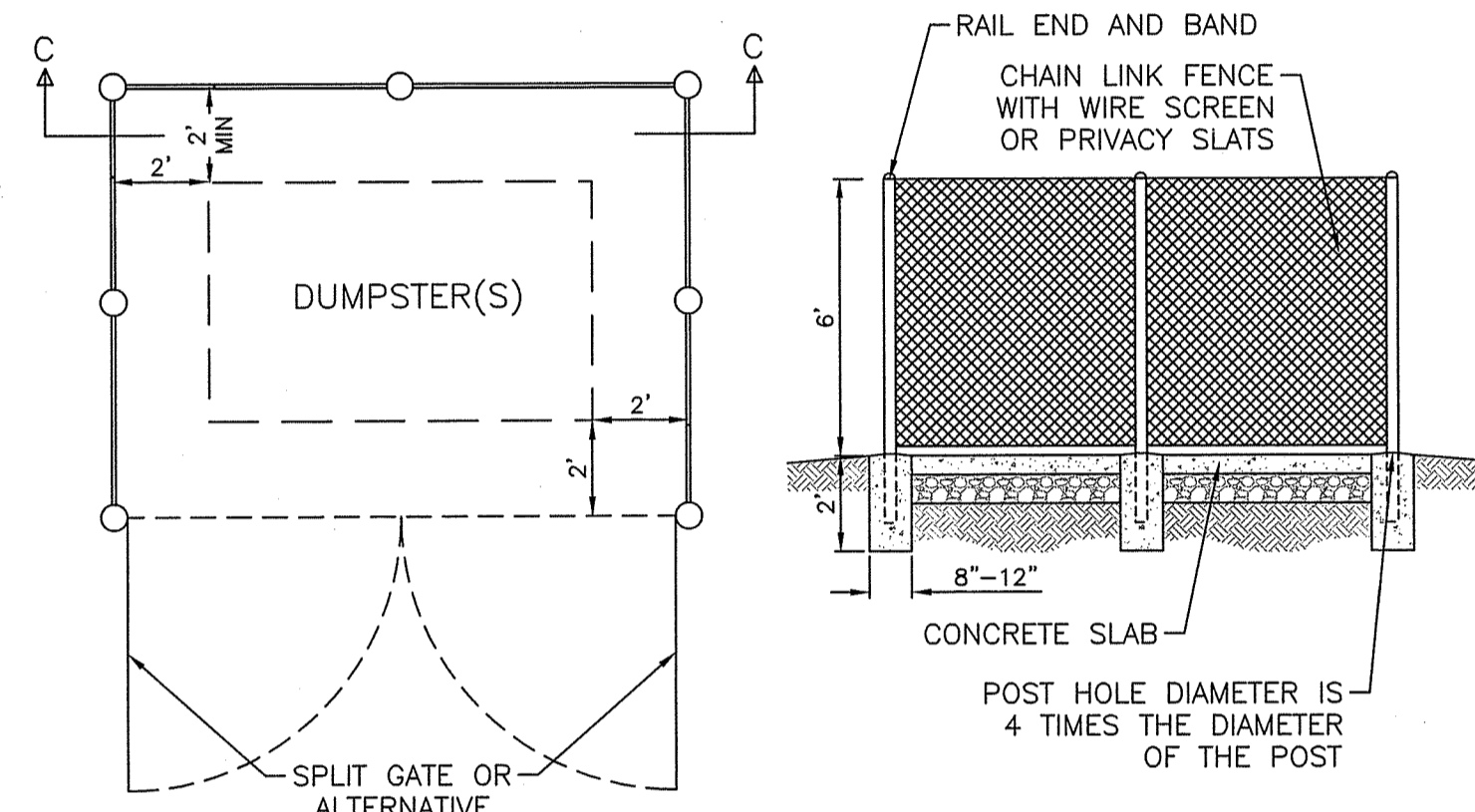


PAVEMENT & PRECAST CONCRETE CURB DETAIL
NOT TO SCALE

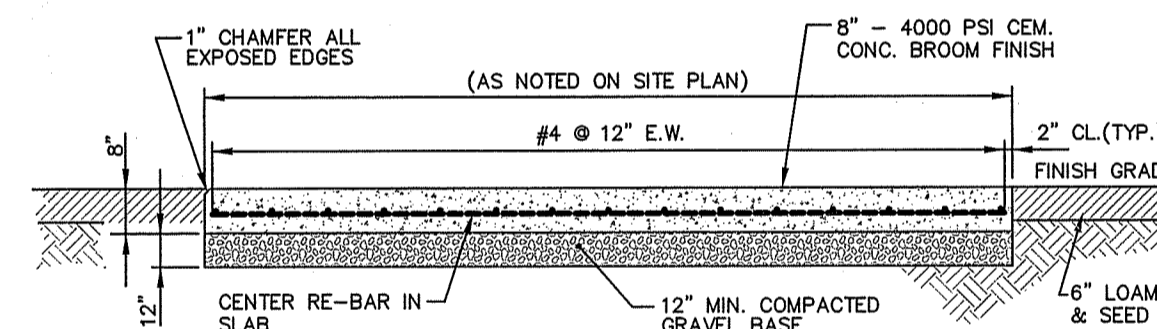
NOTES:

- 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 ASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

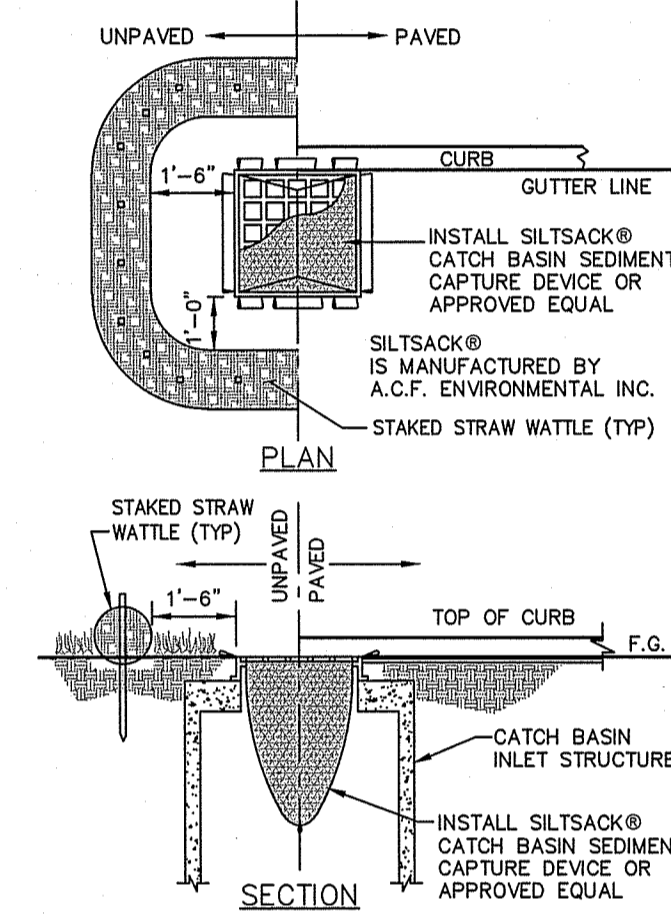
SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 50	8-28	
NO. 200	0-10	



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



DUMPSTER PAD SECTION DETAIL
NOT TO SCALE



INLET SEDIMENTATION CONTROL DETAIL
NOT TO SCALE

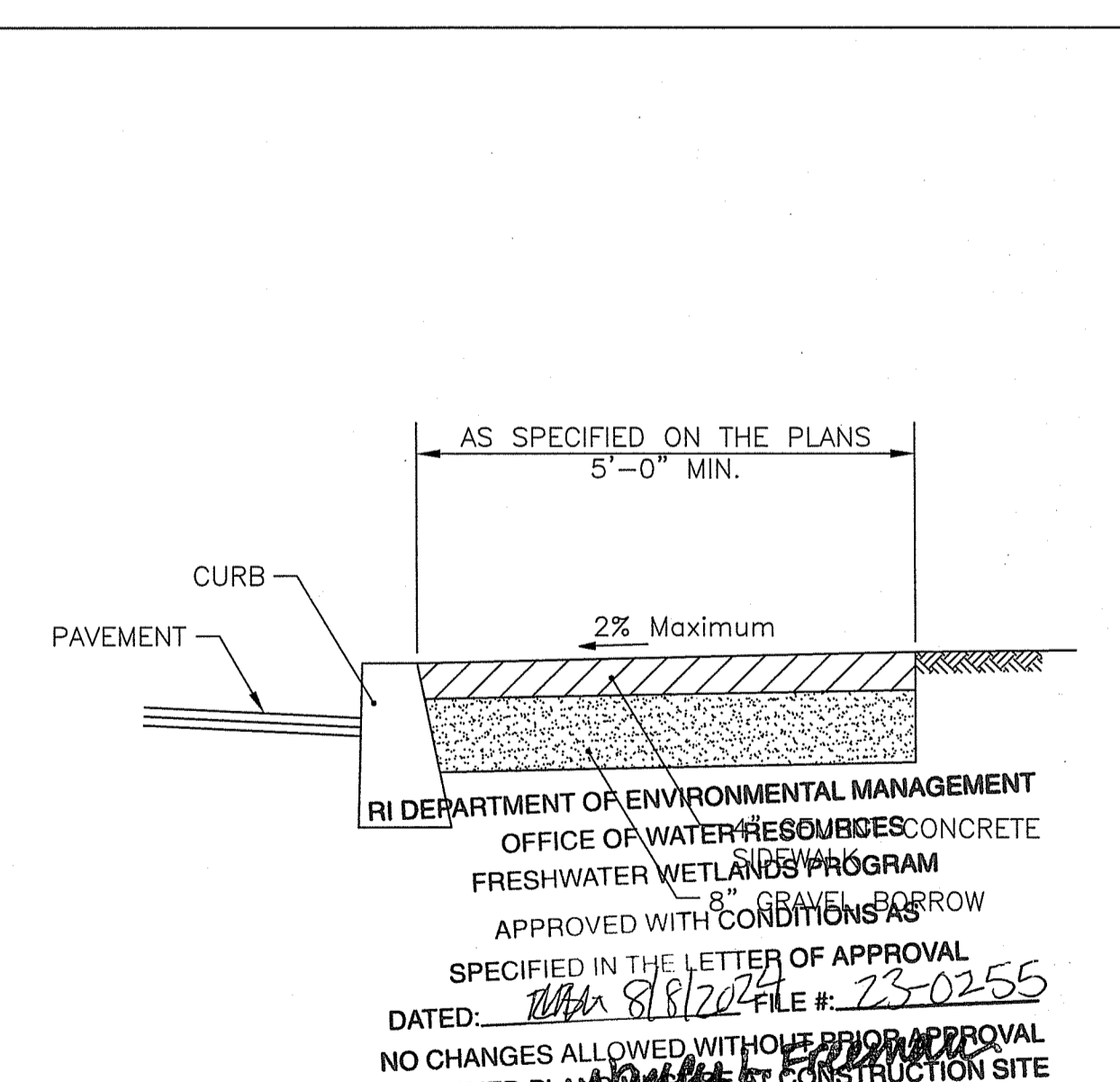
Environmental Management
MAR 28 2024
Office of Water Resources

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.

UTILITY WORK NOTES:

- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2013, WITH ALL REVISIONS AND R.I. DEVICES 2009, INCLUDING ALL REVISIONS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CEMENT CONCRETE SIDEWALK (MODIFIED)
R.I. STANDARD 43.1.0

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0

W&H LDEC
Land Development Engineering & Consulting, LLC
207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1.	1/23/2024	GENERAL REVISIONS PER RIDEM COMMENTS
2.	3/21/2024	REVISED STORMWATER MANAGEMENT PRACTICES PER RIDEM MEETING & COMMENTS
3.	4/26/2024	GENERAL REVISIONS PER RIDEM COMMENTS

DATE: OCTOBER 10, 2023

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

PROJECT NO. 22133

ISSUED FOR: PERMITTING

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

SITE REDEVELOPMENT PLANS
160 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 107SE, PARCEL 72
PREPARED FOR
160 EAST MAIN ROAD, LLC

DRAWING TITLE:

CONSTRUCTION DETAILS

SCALE: **N.T.S.**

SHEET NO.

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