

SITE REDEVELOPMENT PLANS BMW OF NEWPORT

1235 WEST MAIN ROAD & FOREST AVE. #REAR

Assessors Map 112 , Parcel 14
Assessors Map 106, Parcel 87

MIDDLETOWN , RHODE ISLAND

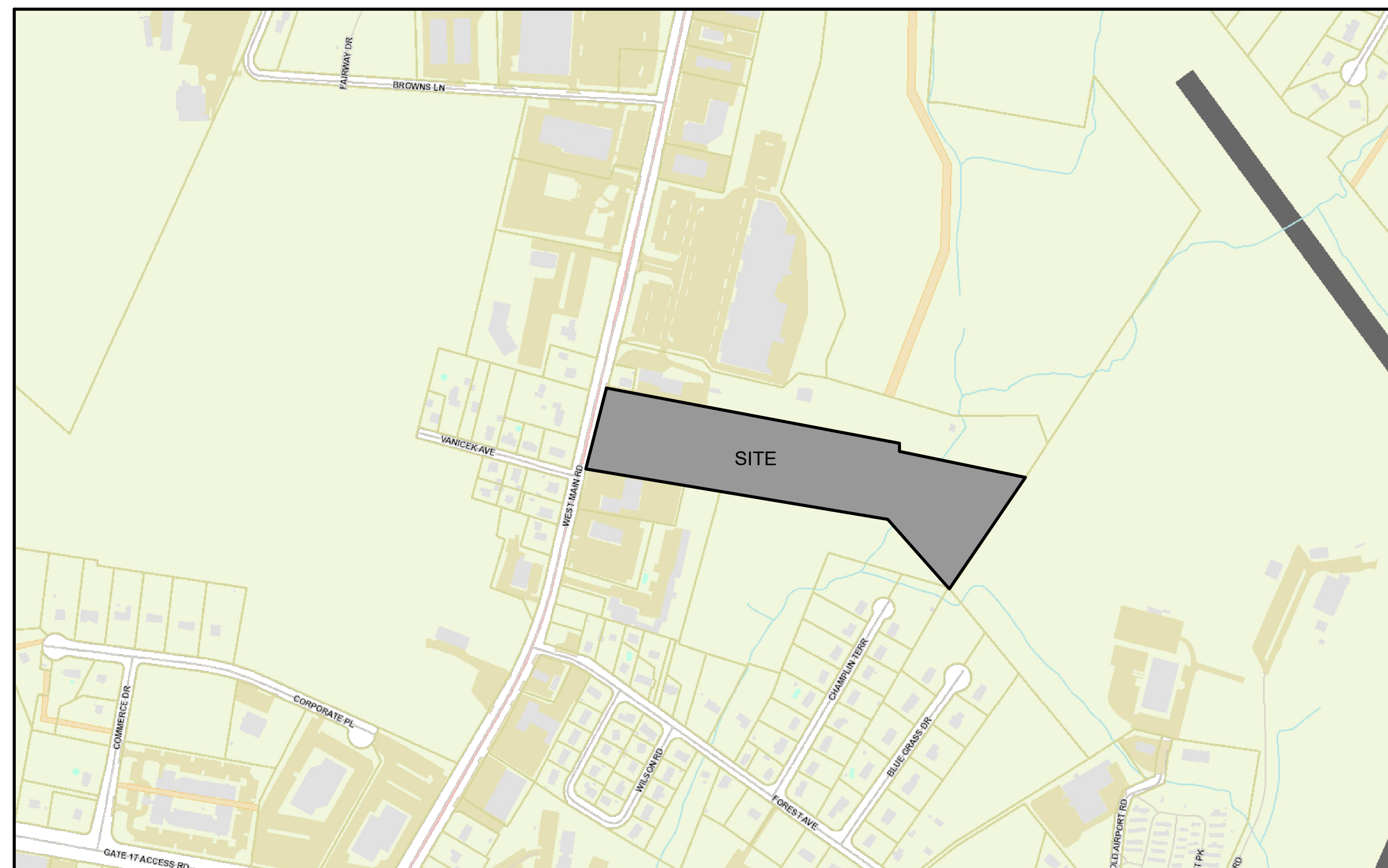
AUGUST 13, 2021

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

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

ARCHITECT
THOMAS LONARDO & ASSOCIATES
ARCHITECTS INC.
80 ATWOOD AVE.
CRANSTON, RI 02920
(401) 944-0600 EXT. 11



LOCUS MAP

PLAN INDEX

TITLE	SHEET NO.
COVER SHEET	1
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PERMIT APPROVALS:
RIDEM: APPLICATION NO. 19-0232, RIPDES FILE NO. RIR 101941 (APRIL 28, 2020)
RIDEM: APPLICATION NO. 19-0232, RIPDES FILE NO. RIR 101941 (JULY 30, 2021)
RIDOT: PHYSICAL ALTERATION PERMIT NO. 190808 (NOV. 14, 2019)
DEVELOPMENT PLAN REVIEW, MIDDLETOWN PLANNING BOARD (JUNE 11, 2020)

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.



NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: AUGUST 13, 2021

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

PROJECT NO.: 19028

ISSUED FOR: PERMITTING



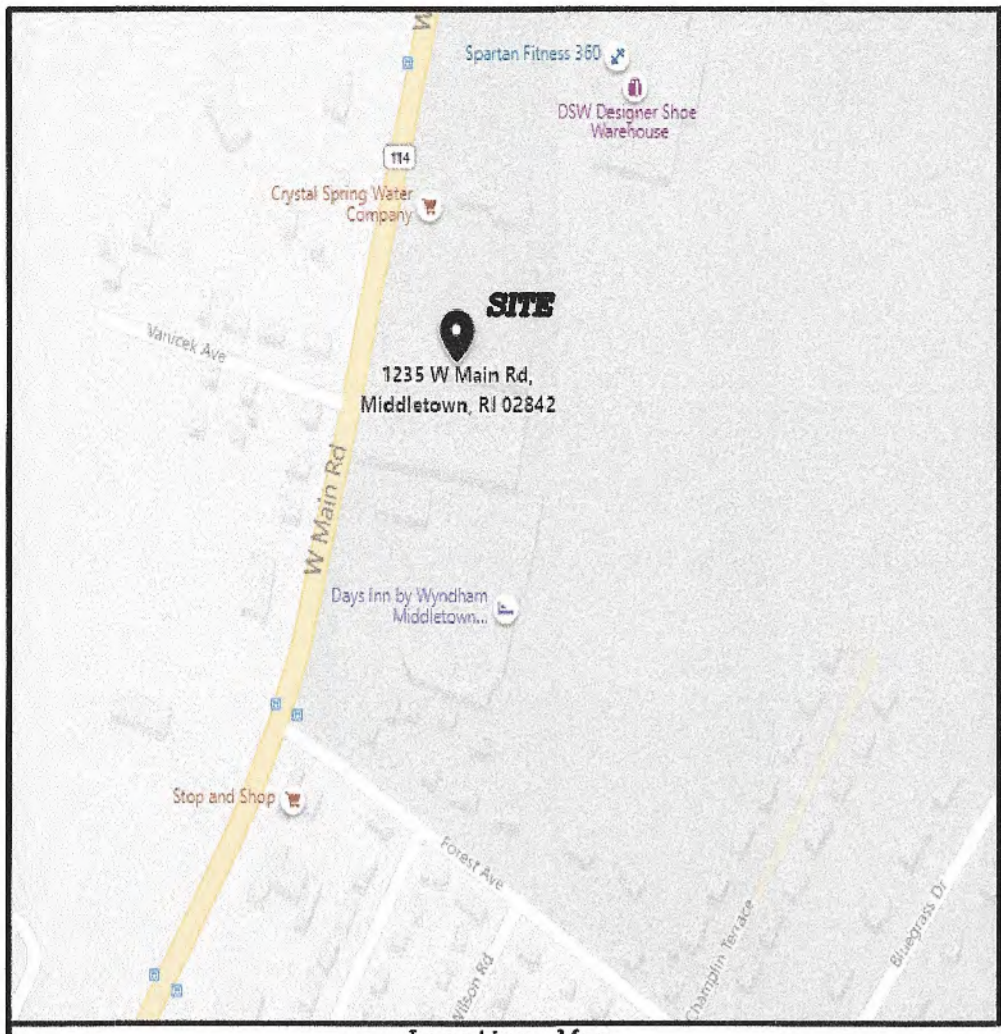
COMMERCIAL SITE REDEVELOPMENT
1235 WEST MAIN RD. & FOREST AVE #REAR
MIDDLETOWN, RHODE ISLAND
ASSESSOR'S PLAT 106, LOT 87
ASSESSOR'S PLAT 112, LOT 14
PREPARED FOR: MDR REALTY II, LLC.
MDR ENTERPRISES, LLC.

DRAWING TITLE:

COVER

SCALE: NOT TO SCALE

SHEET NO.

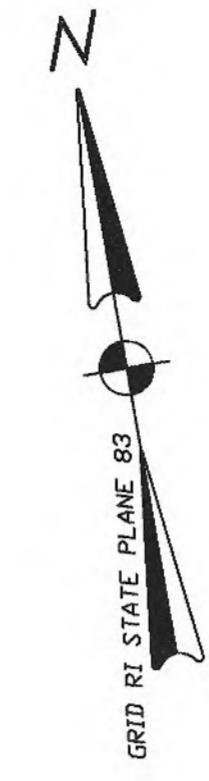


References

- STATE HIGHWAY PLAT 952
- PLAN SHOWING SUBDIVISION OF PROPERTY, MICHAEL H. & BEATRICE B. MURPHY, FOREST AVENUE & WEST MAIN ROAD APRIL 1950, SCALE 1"= 100' LOUIS E. MURPHY, P.E. #153 PLAT BOOK 5 PAGE 32 3. PLAT SHOWING PROPERTY OF CHARLES A. HAML, JR. & MARY L. HAMBLEY SCALE 1"=100' JUNE 1949 LOUIS E. MURPHY P.E. PLAT BOOK 5 PAGE 32
- PLAT OF THE SUB-DIVISION OF APART OF LAND OF HALSEY RICHARDS MIDDLETOWN R.I. MAY 25, 1935 PLAT BOOK 1 PAGE 56
- EASEMENT MICHAEL E. & PATRICA G. NEVES TO NEWPORT ELECTRIC CORP. & NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED DEC. 23, 1994
- SEWER EASEMENT IN LAND EVIDENCE BOOK 125 PAGE 365
- SURVEY OF LAND SITUATED IN: MIDDLETOWN COUNTY OF NEWPORT STATE OF RHODE ISLAND ASSESSORS PLATE 106 LOT 92 PREPARED FOR: AUTO CENTER ENTERPRISES, INC. PREPARED BY: ALPHA ASSOCIATES SCALE: 1"=20' DECEMBER 1995 NOT RECORDED
- PLAN OF LAND NOW BEING SOLD TO ANTONIO M. REZENDES, JR MARY G. REZENDES SCALE 1"30' FEB. 1945 PLAT BOOK 5 PAGE 29
- PROPERTY LINE SURVEY PLAT 106 LOTS 103 & 104 MIDDLETOWN, RHODE ISLAND FOR RAYMOND G. JR & JUDITH M. COOK AND GEORGE & MARGARET COTTRELL DATE: 9/25/97 SCALE 1"=20' BY GEISSER ENGINEERING CORP. RECORDED ENVELOP. 64
- PLAN SHOWING SUBDIVISION IN MIDDLETOWN, R.I. FOR ROBERT A. CARDOZA BOARDMAN ASSOCIATES SCALE 1"40' DATE 1999 PLAT BOOK 15 PAGE 76
- MIDDLETOWN MAIN, LLC & THE ERNA J. SCOTT TRUST - 1990 & THE HARRY M. SCOTT TRUST - 1990 MIDDLETOWN, RHODE ISLAND ADMINISTRATIVE SUBDIVISION PLAN FOR RECORDING FINAL PARCEL PLAN A.P. 106 LOTS 82, 82A, 83 & 85 A.P. 112 LOTS 6A, 501-A 502-A & 503-A
- ASSESSOR'S PLAT 106 LOT 87 1235 WEST MAIN ROAD MIDDLETOWN, RHODE ISLAND PROPERTY LINE & TOPOGRAPHY PLAN PREPARED FOR BMW OF NEWPORT EXISTING CONDITIONS PLAN SCALE 1"=40' DATE DECEMBER 7, 2010 BY DAVID D. GARDNER & ASSOCIATES, INC.

LEGEND

MONUMENT FOUND	STOCKADE FENCE
UTILITY POLE	WATER METER PIT
DRAINAGE MANHOLE	HANDICAP PARKING
CATCH BASIN	TEL. BOX TELEPHONE COMM BOX
SANITARY SEWER MANHOLE	STONE WALL
HYDRANT	GUARD RAIL
WATER GATE	WATER MAIN
STREET LIGHT	GAS MAIN
CONCRETE SLAB	ELECTRIC
CONCRETE SLAB WITH ELECTRIC TRANSFORMER	TELEPHONE
SIGN	STORM SEWER
	SANITARY SEWER



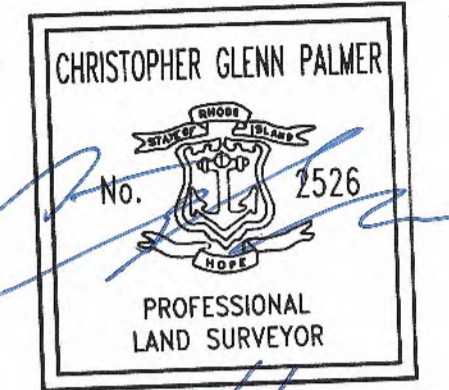
Certification

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

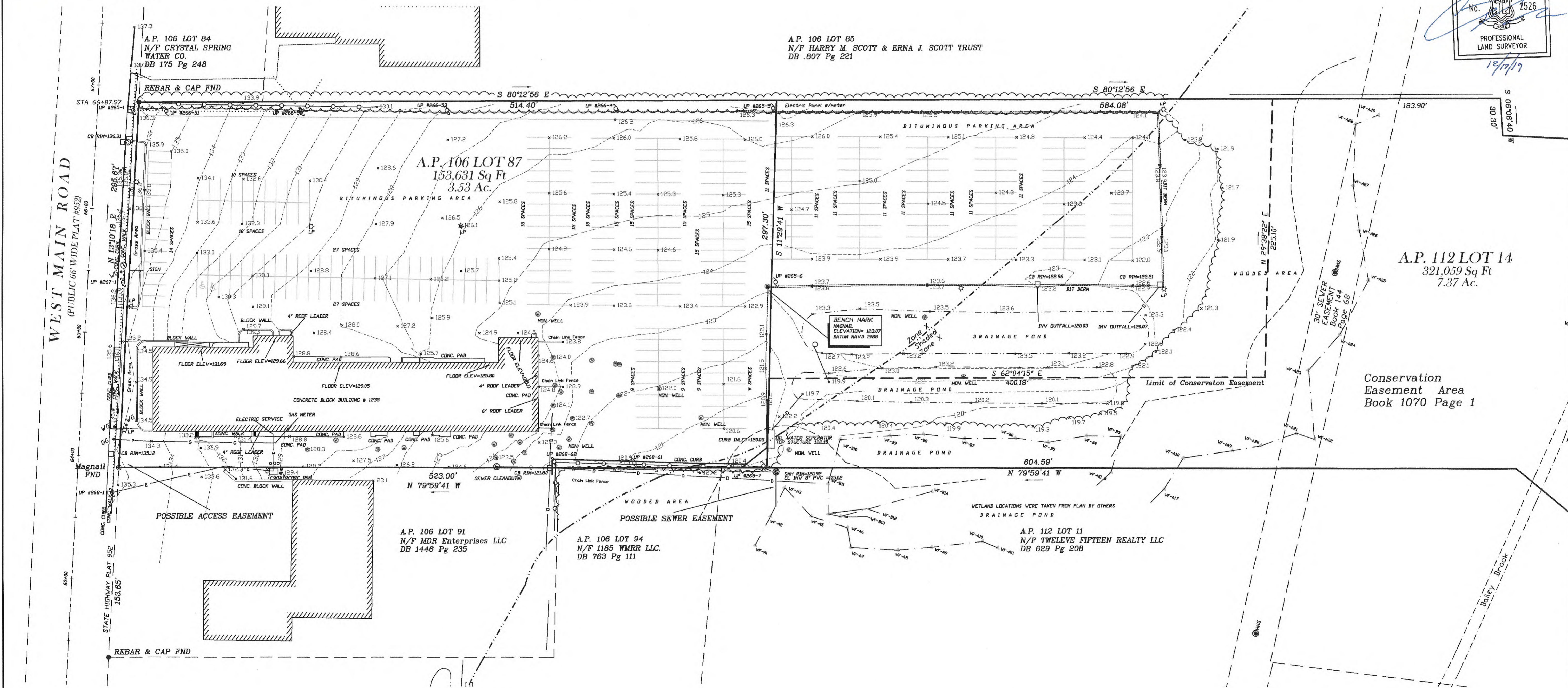
Type of Boundary Survey	Measurement Specification
Limited Content	I
Type of Survey	III
Data Accumulation Survey	T-2
Topography Survey	

The purpose for the conduct of the survey and for the preparation of this plan is as follows: To prepare an existing conditions plan for the design of a potential parking area and improvements.

By: Christopher G. Palmer, PLS #2526
COA# 745



Christopher G. Palmer, PLS
66 Falcon Ridge Drive
Exeter, Rhode Island 02822
PH: 401-474-5233
Email: palmerc@gmail.com



Conservation Easement Area
Book 1070 Page 1

Existing Conditions Plan
Limited Content Boundary Survey
1235 West Main Road
Middletown, Rhode Island
Assessor's Plat 106 Lot No. 87 & Assessors Plat 112 Lot 14

PREPARED FOR:
MDR Realty II LLC
P.O. Box 91012
Johnston, RI 02919
REVISIONS

NOTES:

- The Property shown hereon is classified as zone X and shaded zone X as identified by the Flood Insurance Rate Map for the Town of Middletown, Rhode Island County of Newport, Firm Panel 91 with a map number 44005C00911, effective date September 3, 2013
- The utilities shown hereon are the result of field locations of visible structures at the time of the field survey and record plans acquired from the utility companies. We accept no responsibility for the accuracy or completeness of the distribution lines shown hereon. Call DIG-SAFE prior to start of any construction or improvements for the exact locations of the utilities servicing this property.
- This project is based and referenced upon the Rhode Island State Plane Coordinate System (currently NAD 83 and NAVD 88) as determined by data transmitted from Smartnet reference stations using the SmartNet RTK Reference Network and by locating USGS Disk stamped B34

Owners of Record

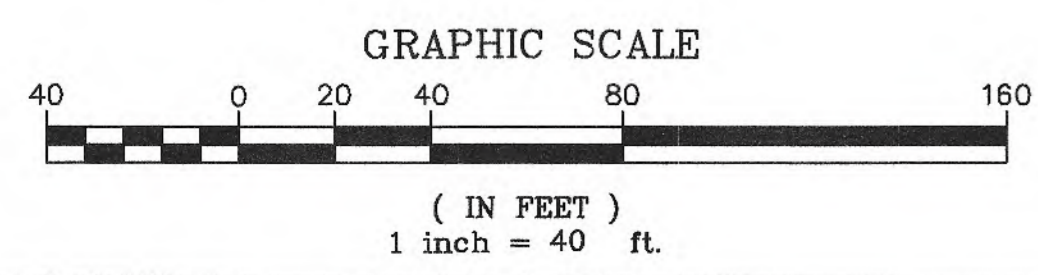
Lot 87
MDR Realty II LLC
P.O. Box 91012
Johnston, RI 02919
Deed Book 1499 Page 126

Lot 14
MDR Enterprises LLC
1199 West Main Road
Middletown, RI 02842
Deed Book 1446 Page 235

Zoning GB/GBA

Min. Area	12,000sqft
Min. Frontage	100'
Dimensional Setback Requirements	
Front yard	10'
Side Yard	10'
Rear Yard	20'
Lot Max Bldg. Coverage	25%

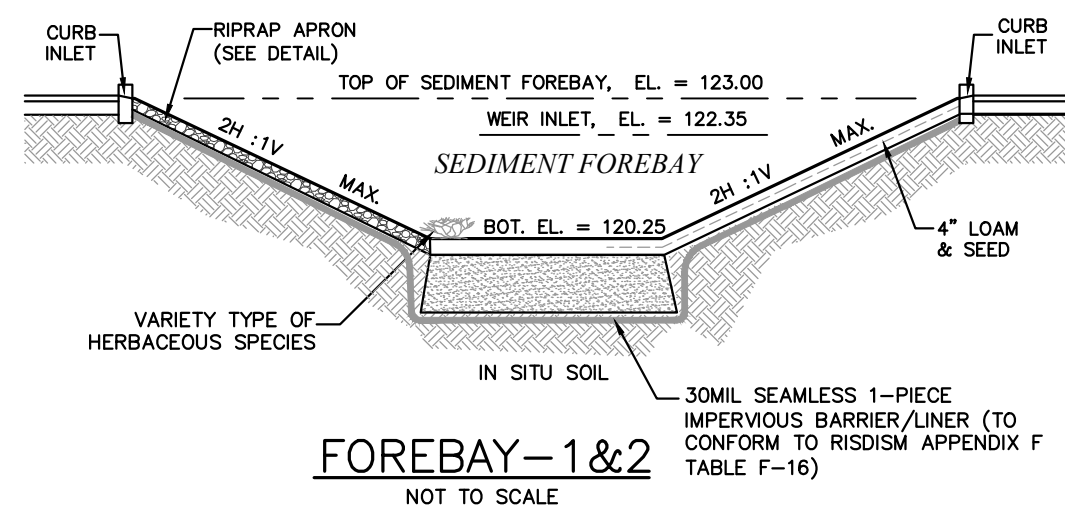
RIGL 34-13-1 INDEX
ABUTTING STREETS
West Main Road



DATE	12/17/19
SCALE	1"=40'
PROJECT NO.	19-006
DRAWN BY	C.G.P.
CHECKED BY:	C.G.P.
2	
SHEET NO. 2 of 10	

PERMIT APPROVALS:

RIDEM: APPLICATION NO. 19-0232. RIDPDES FILE NO. RIR 101941 (APRIL 28, 2020)
 RIDEM: APPLICATION NO. 19-0232. RIDPDES FILE NO. RIR 101941 (JULY 30, 2021)
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 DEVELOPMENT PLAN REVIEW, MIDDLETOWN PLANNING BOARD (JUNE 11, 2020)

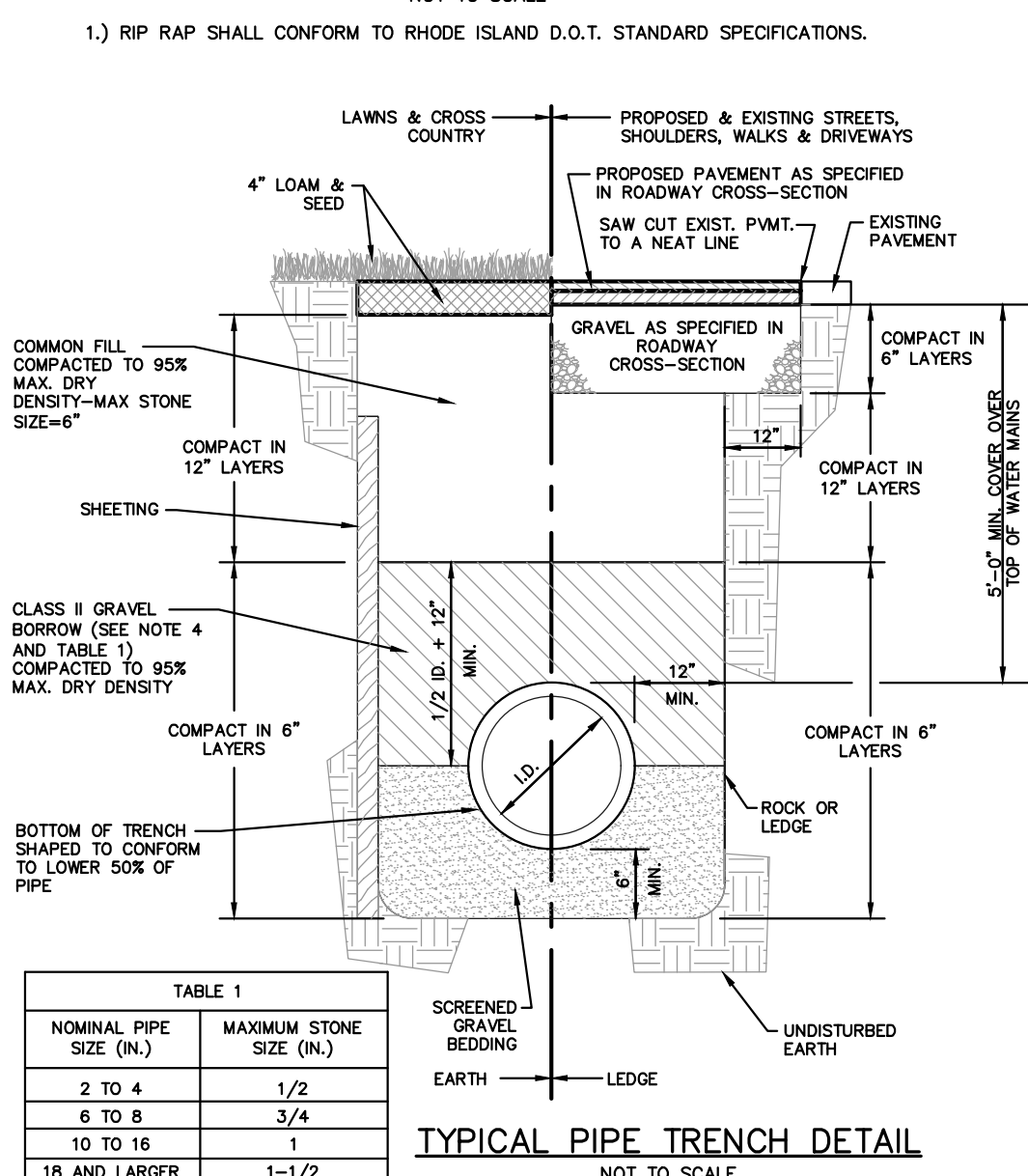
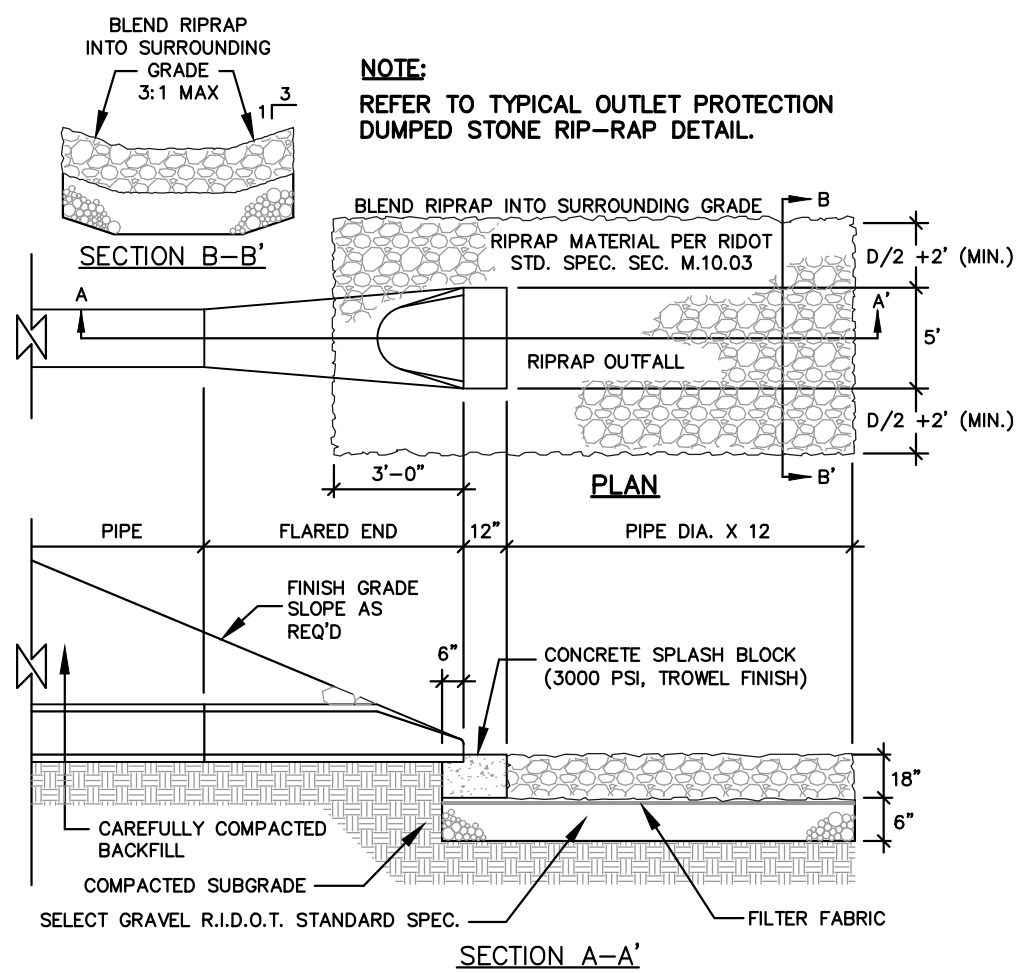


FOREBAY-1 SIZING CALCULATIONS:
 (SECTION 6.4.1 OF RIDISM)
 $A_s = 5,750(Q)$
 $A_s = 5,750(415CF/86,400S)$
 $A_s = 28 SF$
 PROVIDED = 53 SF > 28 SF

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

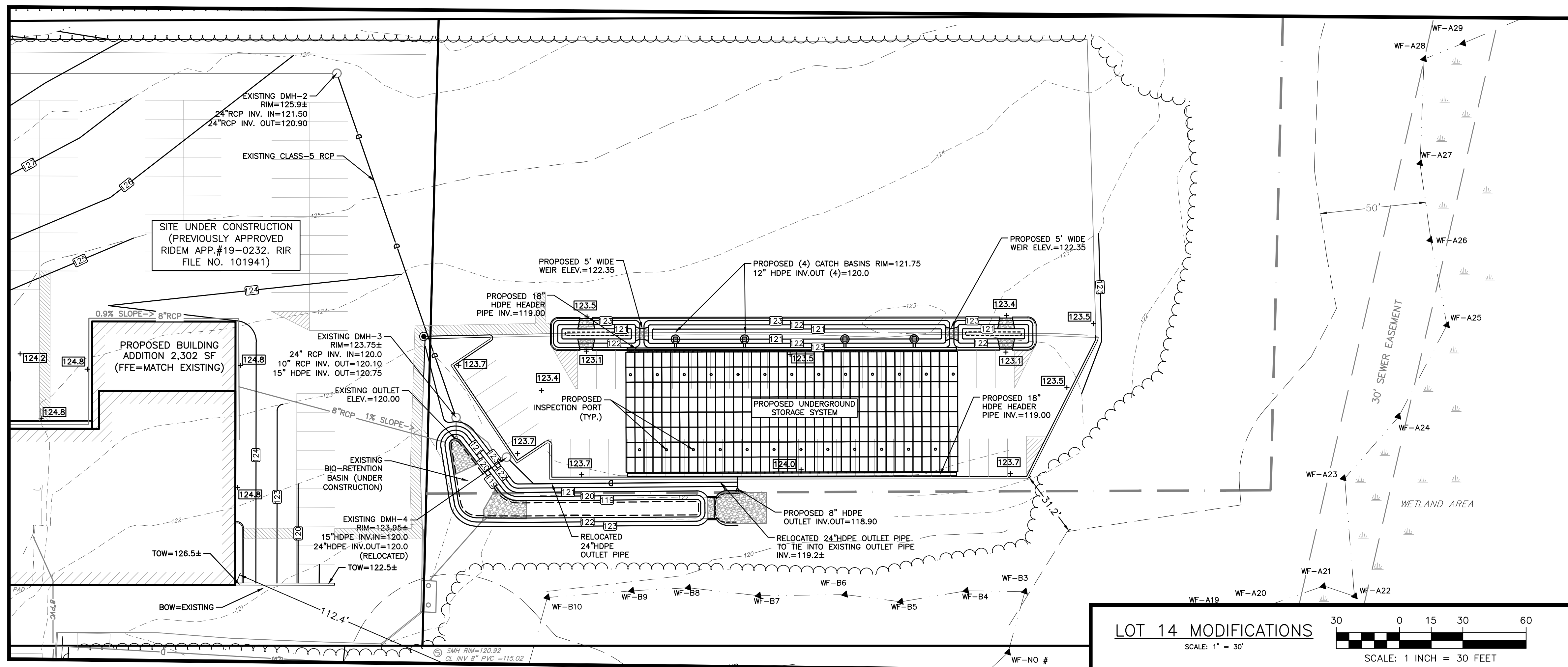
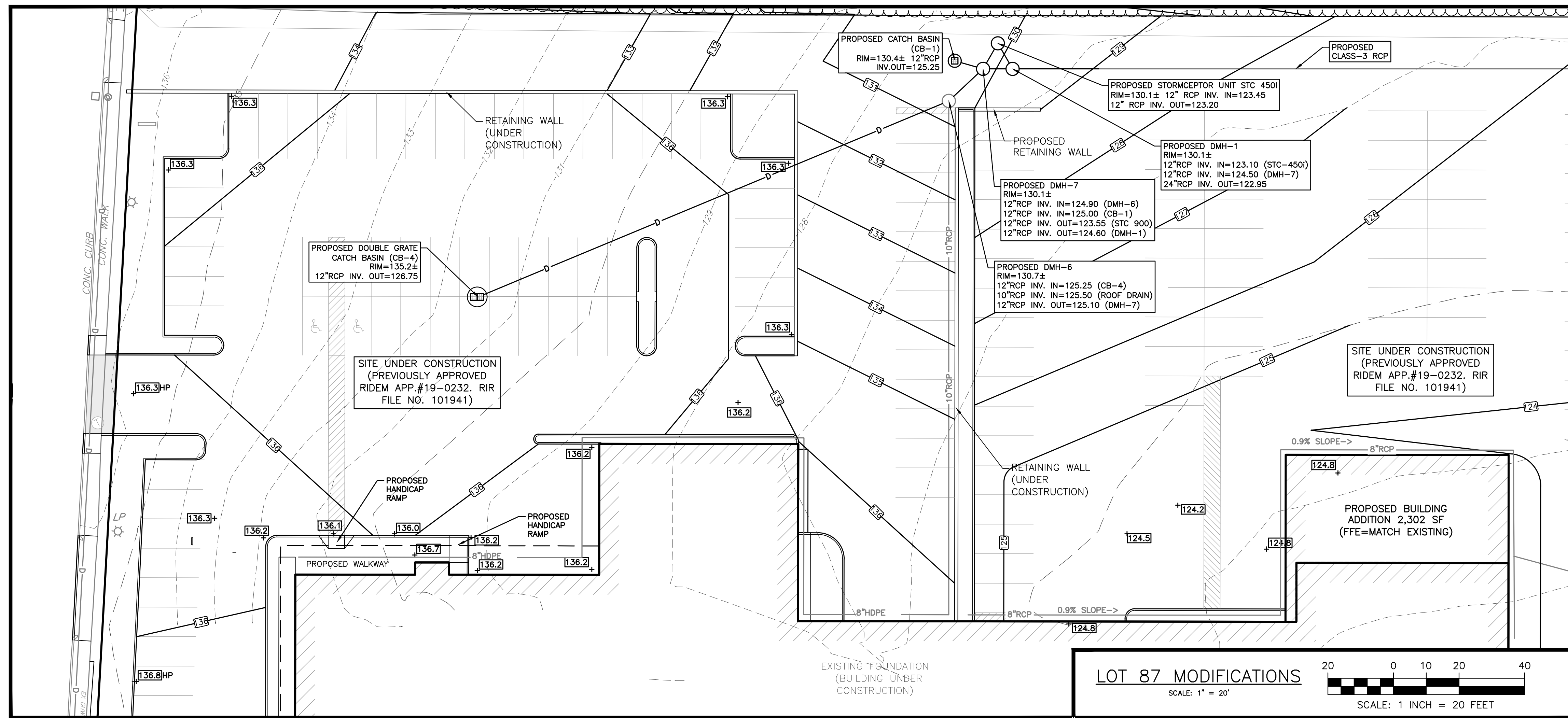
$A_s = \text{MIN SURFACE AREA OF FOREBAY (SF)}$
 $WQ_v = 1,659 CF$
 $\%WQ_v = 25\% \times WQ_v = 415 CF$
 $Q = \text{DISCHARGE (CFS)} (\%WQ_v/86,400S)$

$A_s = \text{MIN SURFACE AREA OF FOREBAY (SF)}$
 $WQ_v = 1,428 CF$
 $\%WQ_v = 25\% \times WQ_v = 357 CF$
 $Q = \text{DISCHARGE (CFS)} (\%WQ_v/86,400S)$



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 DELICIOUS 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 II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE, THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #20 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
- WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL EXIST, ROCK EXCAVATION TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

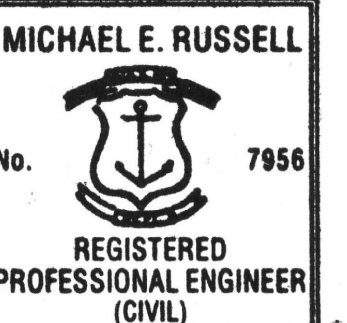
DATE: AUGUST 13, 2021

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

PROJECT NO: 19028

ISSUED FOR:

PERMITTING



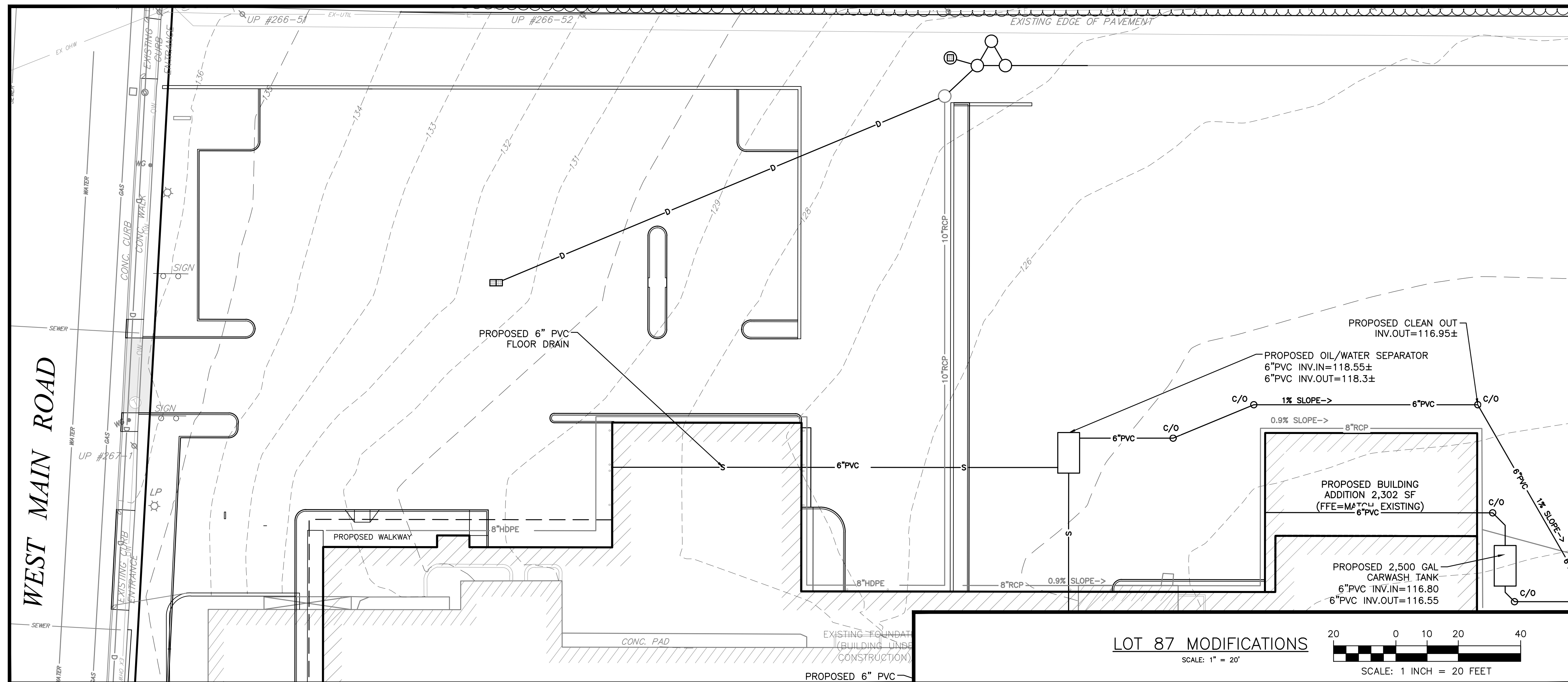
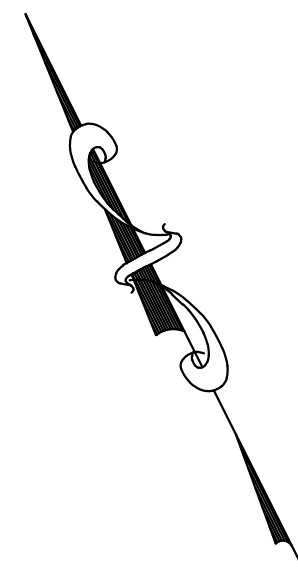
GRADING & DRAINAGE MODIFICATION PLAN (LOT 14 & 87)

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:
GRADING & DRAINAGE PLAN

SCALE: **AS SHOWN**

SHEET NO. **4 OF 9**



NOTES:

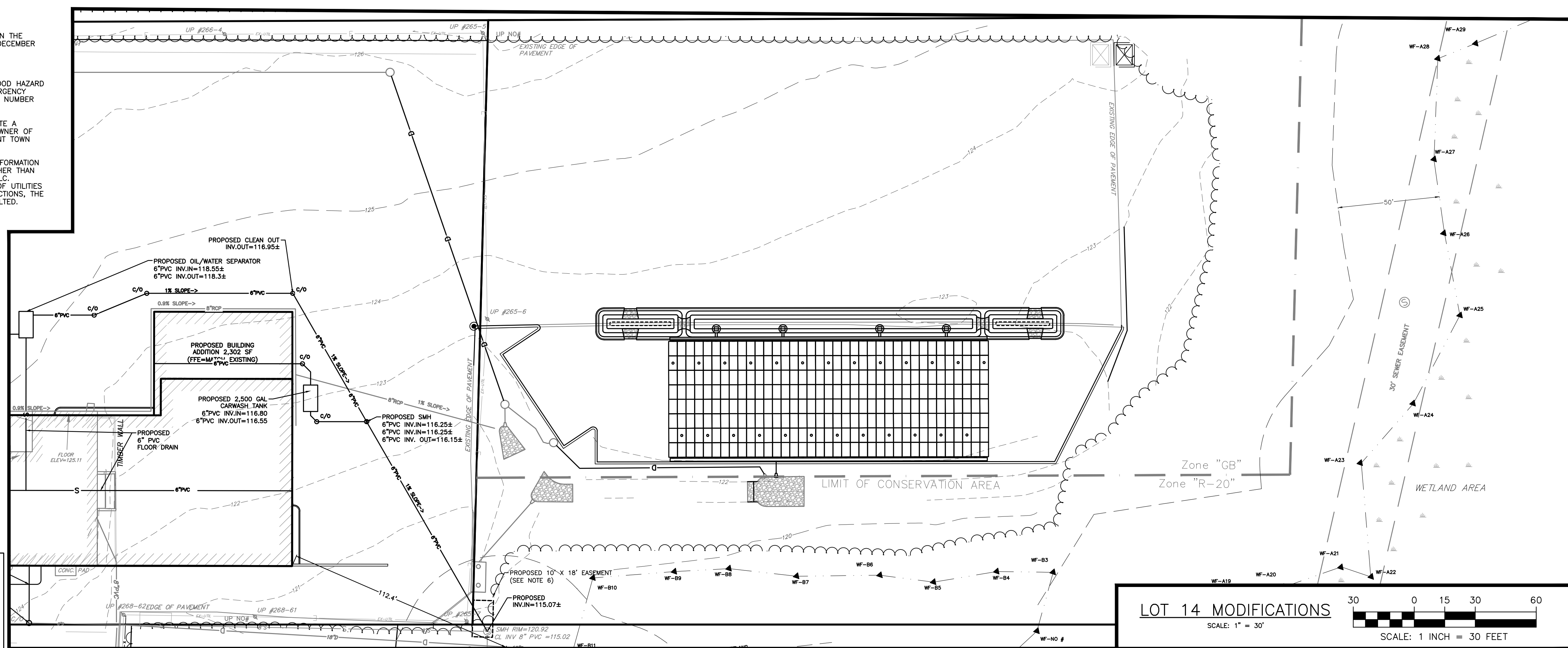
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CHRISTOPHER G. PALMER, PLS. ON DECEMBER 17, 2019.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS LOCATED WITHIN A ZONE "X" (0.2% ANNUAL CHANCE) FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF MIDDLETOWN 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 INACCRATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

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.

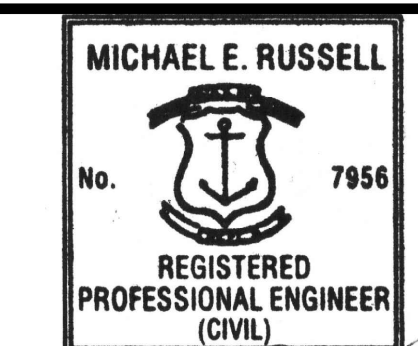
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NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS
DATE: JANUARY 13, 2021
DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER
PROJECT NO: 19028
ISSUED FOR:

PERMITTING



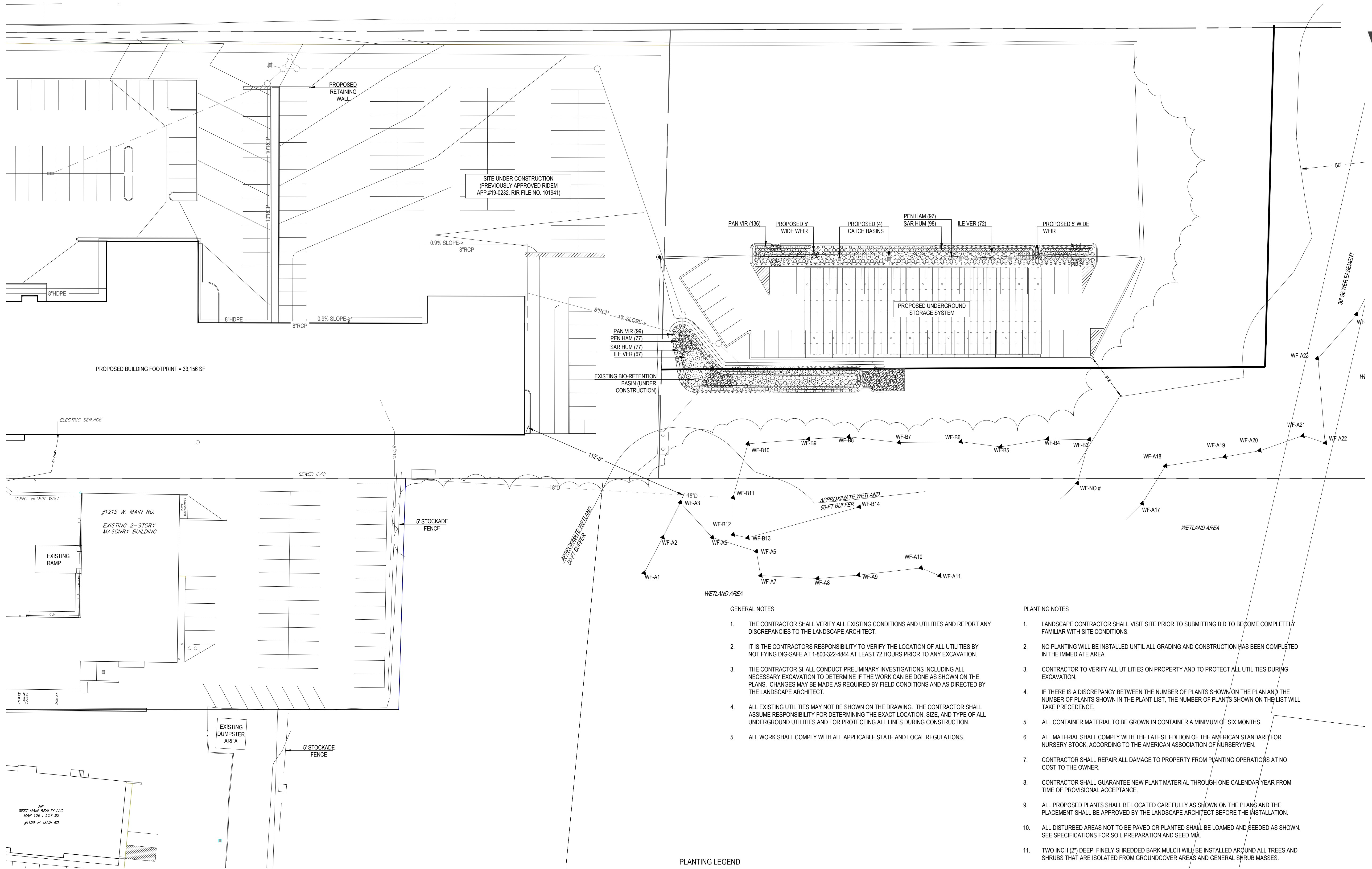
UTILITY PLAN

FOREST AVE #REAR
MIDDLETOWN, RHODE ISLAND
ASSESSOR'S PLAT 112, LOT 14

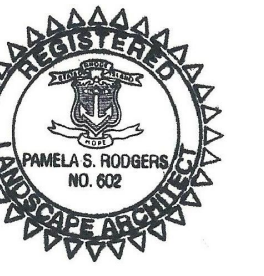
PREPARED FOR MDR ENTERPRISES, LLC.

DRAWING TITLE:
UTILITY PLAN

SCALE: **AS SHOWN**
SHEET NO.



BMW OF NEWPORT
 1235 WEST MAIN RD
 MIDDLETOWN, RI



PROJECT NUMBER: 21 035
 DRAWN BY: KD
 CHECKED BY: PSR
 SCALE: 1"=30'-0"
 DATE: 08.17.2021

REVISIONS:

▲	08.10.2021	LANDSCAPE PLAN

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING DIG-SAFE AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 3. THE CONTRACTOR SHALL CONDUCT PRELIMINARY INVESTIGATIONS INCLUDING ALL NECESSARY EXCAVATION TO DETERMINE IF THE WORK CAN BE DONE AS SHOWN ON THE PLANS. CHANGES MAY BE MADE AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 4. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES AND FOR PROTECTING ALL LINES DURING CONSTRUCTION.
 5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

- PLANTING NOTES**
1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
 2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 3. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
 4. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
 5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
 6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
 7. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
 8. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
 9. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
 10. ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
 11. TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
 12. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
 13. LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
 14. SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
 15. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.

PLANTING LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
○	PROPOSED SHRUBS			
○	ILE VER ILEX VERTICILLATA 'BERRY POPPINS'	DWARF WINTERBERRY	139	5 GAL. CONT.
○	PROPOSED GRASSES AND GROUND COVER			
○	PAN VIR PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	235	1 GAL. CONT.
○	PEN HAM PENNISETUM 'HAMELN'	HAMELN FOUNTAIN GRASS	174	2 GAL. CONT.
○	SAR HUM SARCOCOCCA HOOKERIANA VAR. HUMILISHMALAYAN	SWEET BOX	173	1 GAL. CONT.

LANDSCAPE PLAN

