

SITE REDEVELOPMENT PLANS

BANK NEWPORT

528 WEST MAIN ROAD
 Assessors Map 107SW, Parcel 142
 MIDDLETOWN, RHODE ISLAND

FEBRUARY 8, 2023



NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS
 DATE: FEBRUARY 8, 2023

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

PROJECT NO. 13153

ISSUED FOR:
 CONSTRUCTION



SITE REDEVELOPMENT PLANS
 528 WEST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SW, PARCEL 142
 PREPARED FOR
 BANK NEWPORT

DRAWING TITLE:
 COVER

SCALE: AS SHOWN

SHEET NO.

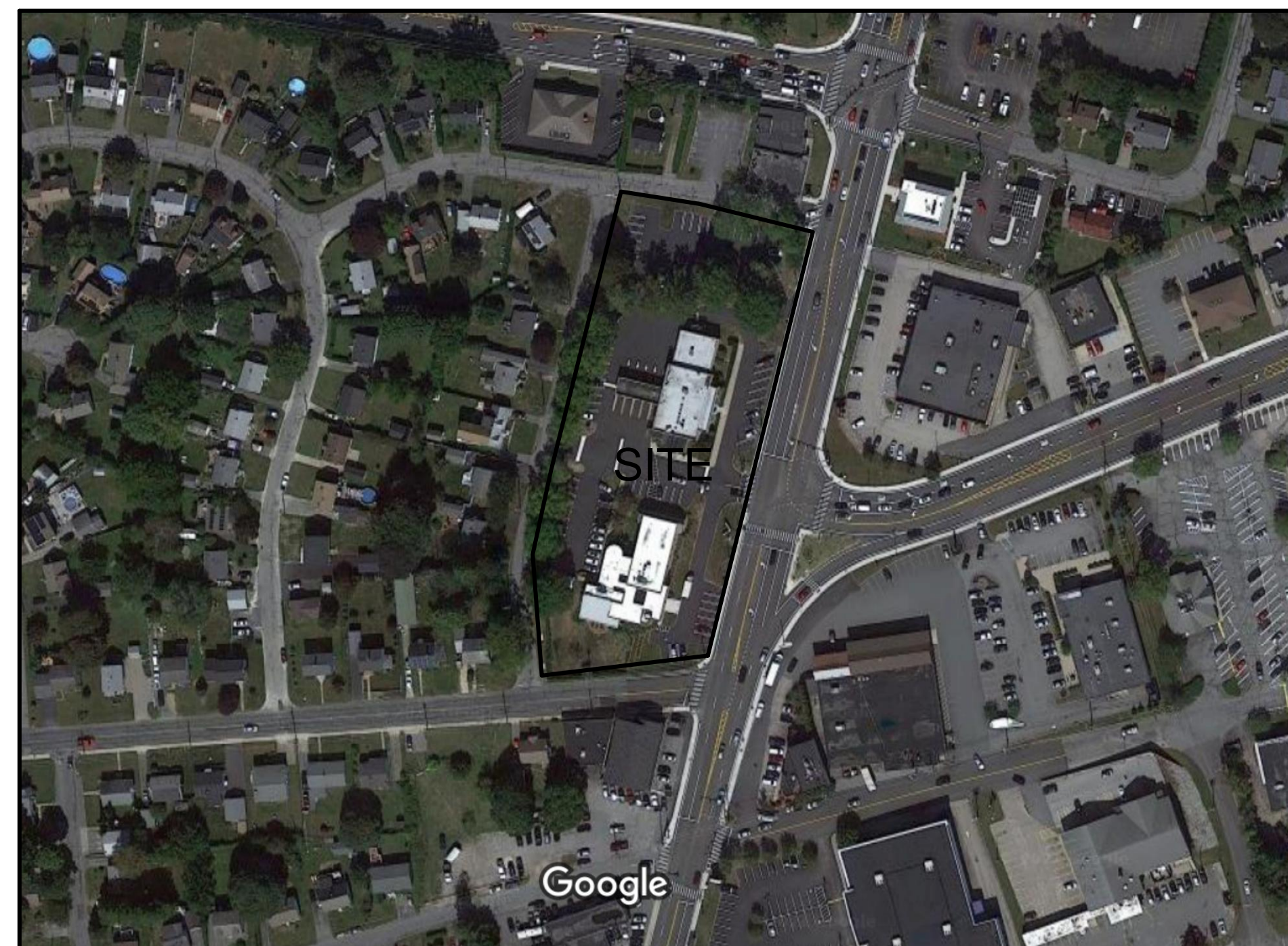
1 of 10

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

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

ARCHITECT
 CATALYST ARCHITECTURE / INTERIORS INC.
 203 WILLOW STREET, SUITE A
 YARMOUTH PORT, MA 02675
 (508)-362-8382

LANDSCAPE ARCHITECT
 VERDE DESIGN + HORTICULTURE
 89 DR. MARCUS WHEATLAND BLVD.
 NEWPORT, RI 02840
 (401) 619-0562

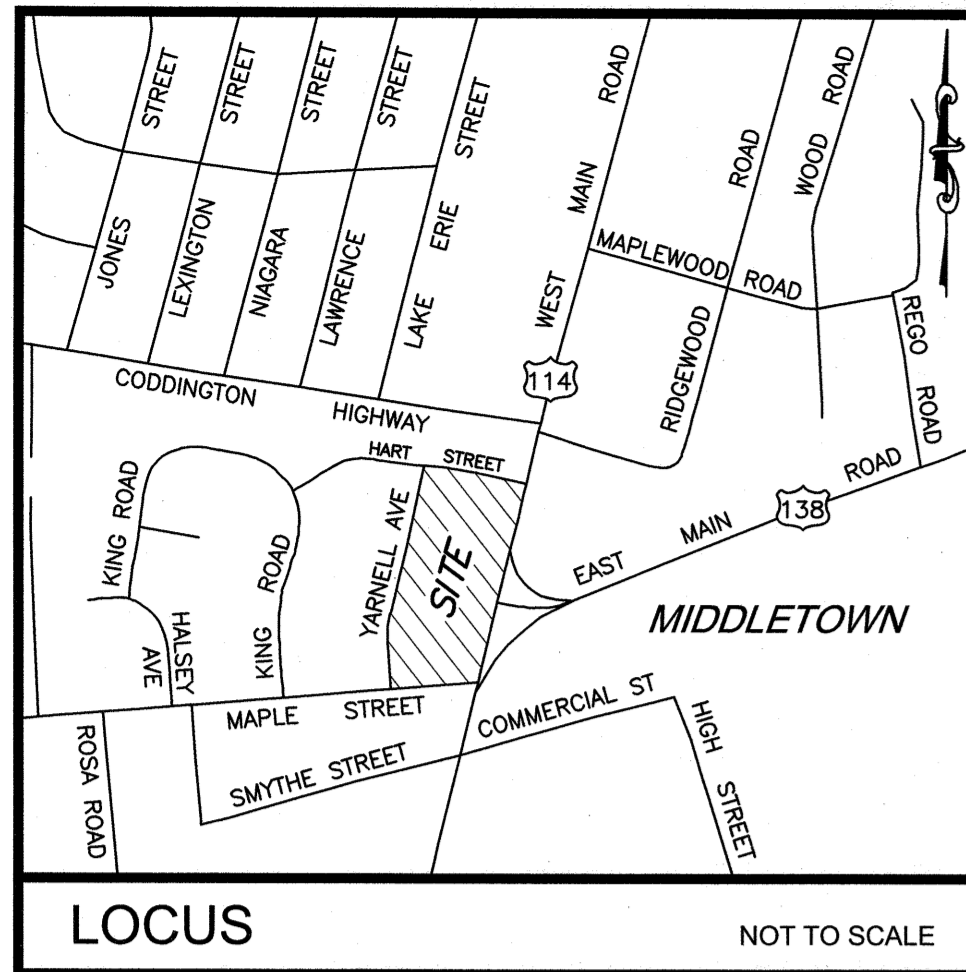


AERIAL LOCUS MAP

PLAN INDEX

TITLE	SHEET NO.
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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 ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ON MARCH 23-26, 2020 AND UPDATED ON FEBRUARY 3, 2023.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 445401 0093 J (MAP REVISED SEPTEMBER 4, 2013).
- 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.

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 STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN MARCH 23, 2020 AND FEBRUARY 8, 2023, AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY CLASS I
 DATA ACCUMULATION SURVEY CLASS III
 TOPOGRAPHIC SURVEY ACCURACY CLASS T-1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH THE PROPERTY LINES OF THE EXISTING PARCEL (ASSESSORS MAP 107SW, PARCEL 142) AND TO PROVIDE AN EXISTING CONDITIONS PLAN TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS.

BY *Robert L. Mason*

ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533-COA

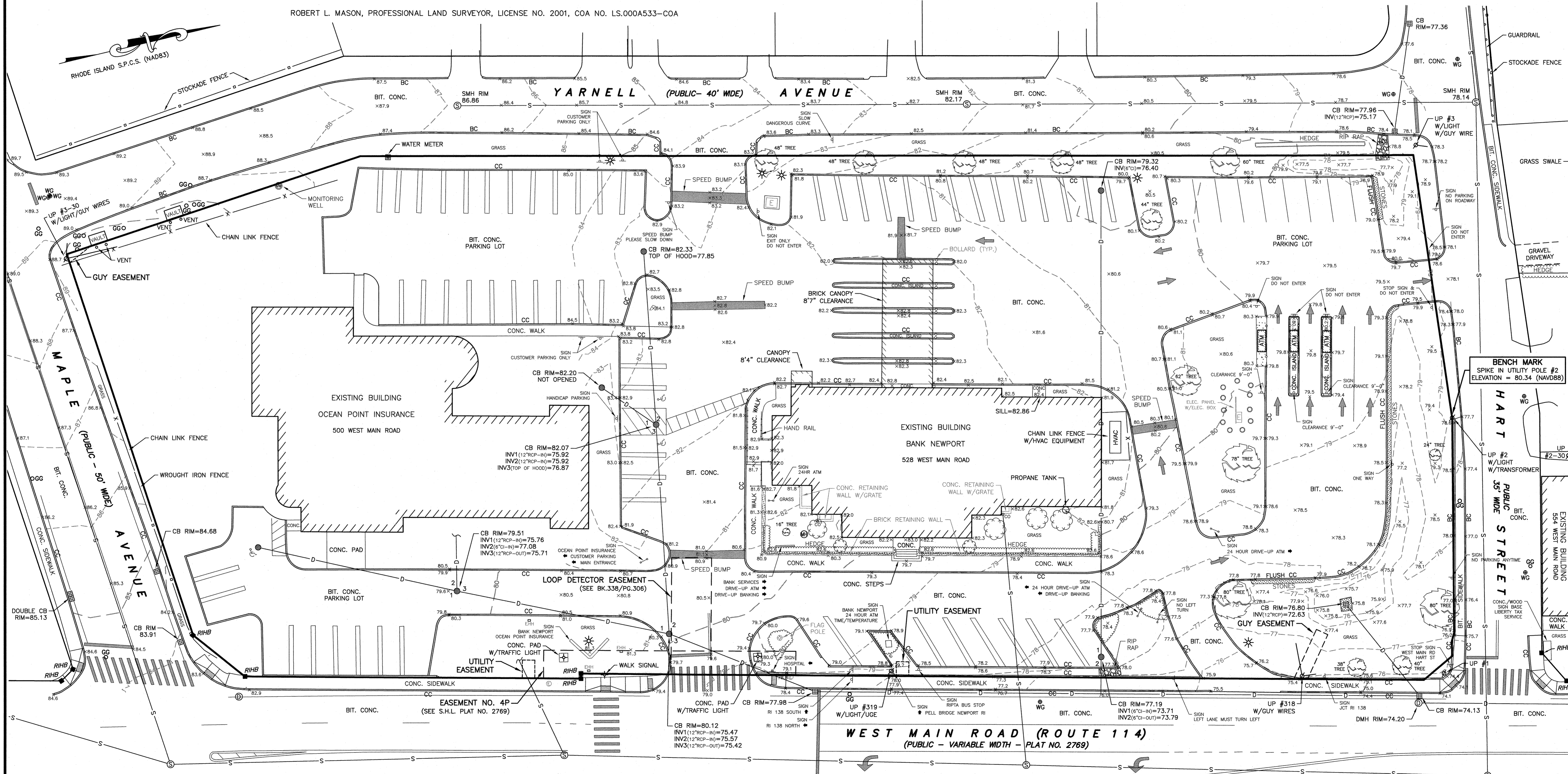
TRAFFIC SENSITIVE GENERAL BUSINESS (GBA)	
REGULATION	REQUIREMENT
MIN. LOT AREA	12,000 SQ. FT.
LOT FRONTAGE	300'
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	20'
BUILDING HEIGHT	40'
LOT COVERAGE	25%

*OTHER PERMITTED USES

CURRENT OWNERS
 BANK NEWPORT
 PO BOX 450
 NEWPORT, RI 02840
TITLE REFERENCE:
 DEED BK.62/PG.687
SITE LOCATION:
 528 WEST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
ASSESSORS REFERENCE:
 MAP 107SW PARCEL 142

LEGEND

- BIT. CONC. BITUMINOUS CONCRETE
- BC BITUMINOUS CONCRETE CURB
- CONC. CONCRETE
- CC CONCRETE CURB
- CO CLEAN OUT
- CB CATCH BASIN
- DP DETECTABLE WARNING PANEL
- DM DRAIN MANHOLE
- EH ELECTRIC HANDHOLE
- EM ELECTRIC MANHOLE (SIGNAL)
- GG GAS GATE
- LANDSCAPED AREA
- LIGHT POLE
- MANHOLE (UNKNOWN TYPE)
- RH RHODE ISLAND HIGHWAY BOUND
- SMH SEWER MANHOLE
- SPOT ELEVATION
- SIGN
- TRAFFIC SIGNAL
- TREE
- UTILITY POLE
- WG WATER GATE
- UNDERGROUND DRAIN
- UNDERGROUND SEWER



LDEC
 Land Development Engineering & Consulting, LLC
 207 High Point Avenue, Unit 6
 Portsmouth, RI 02871
 T: 401-354-2050 F: 401-369-8775
 WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
1	2/8/23	AS-BUILT SITE IMPROVEMENTS (NEW DRIVE-UP ATM'S, NEW PARKING LOTS AND DRAINAGE)	RLM

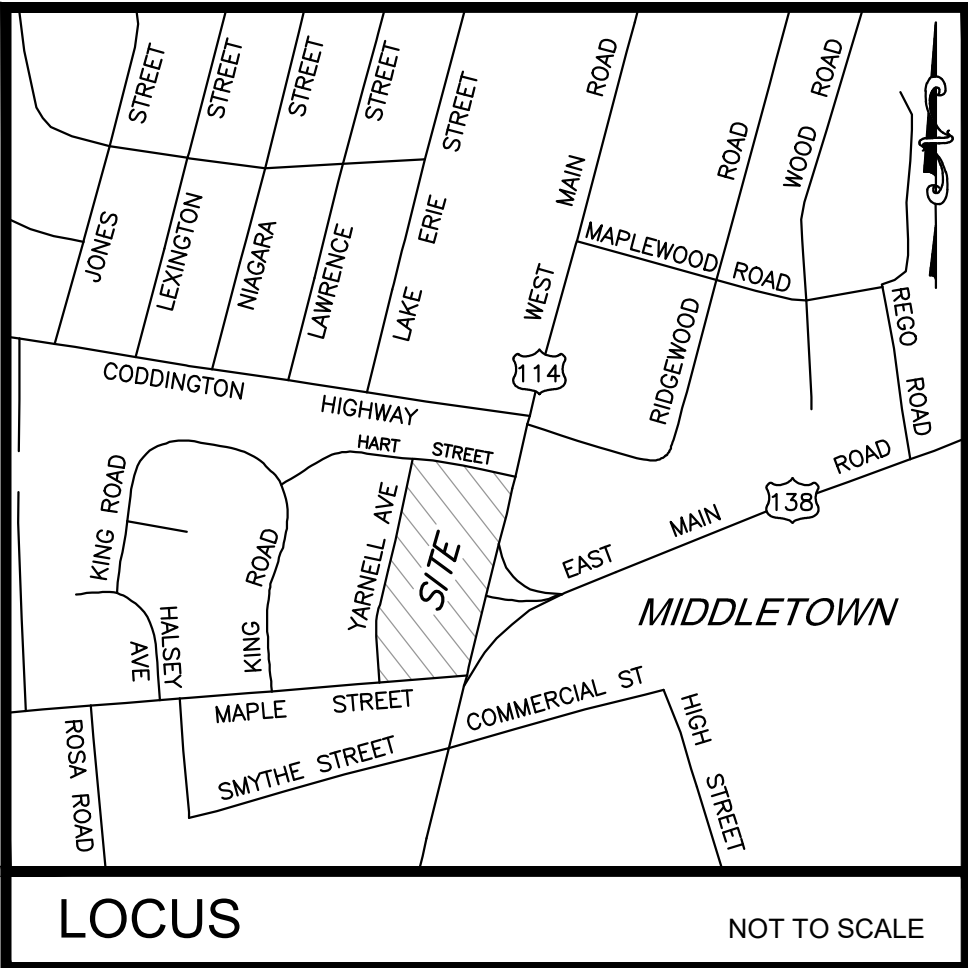
DATE: APRIL 2, 2021
 DRAWN BY: RLM
 COMPS BY: RLM
 CHECK BY: RLM/MER
 PROJECT NO. 13153
 ISSUED FOR:

ROBERT L. MASON
 No. 2001
 PROFESSIONAL LAND SURVEYOR

EXISTING CONDITIONS PLAN
 528 WEST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SW, PARCEL 142
 PREPARED FOR
 BANK NEWPORT

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1" = 20'
 SHEET NO.
2 of 10



NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ON MARCH 23-26, 2020.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 445401 0093 J (MAP REVISED SEPTEMBER 4, 2013).
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- SOIL DATA WAS TAKEN FROM AN EVALUATION PERFORMED AT 554 WEST MAIN ROAD ON JULY 1, 2015. SEE SHEET 8 OF THE SITE PLAN SET ENTITLED "COMMERCIAL SITE REDEVELOPMENT PLANS" FOR SMUDGECO, LLC. AT 5 HART STREET & 554 WEST MAIN ROAD.

CURRENT OWNERS
BANK NEWPORT
PO BOX 450
NEWPORT, RI 02840

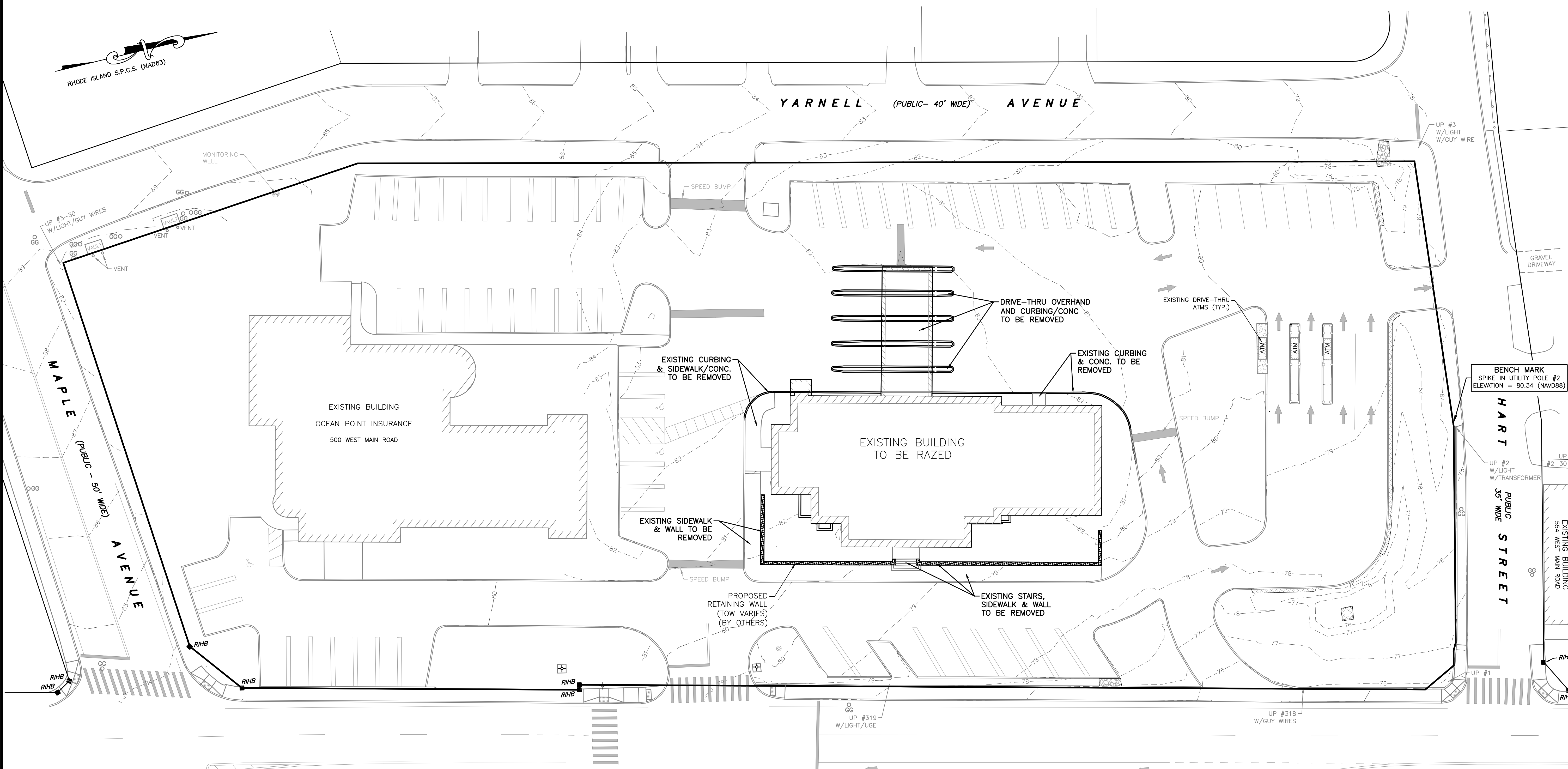
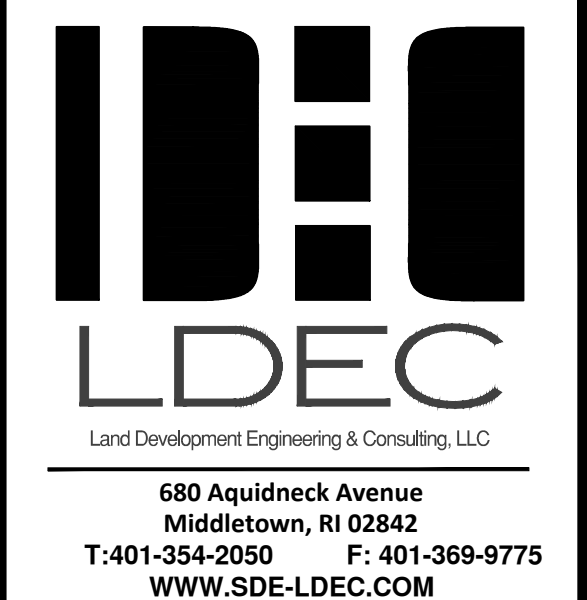
TITLE REFERENCE:
DEED BK.62/P.G.687

SITE LOCATION:
528 WEST MAIN ROAD
MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 107SW PARCEL 142

LEGEND

- | | | |
|------------|---------------------------|----------------------------|
| BIT. CONC. | BITUMINOUS CONCRETE | LANDSCAPED AREA |
| BC | BITUMINOUS CONCRETE CURB | LIGHT POLE |
| (Symbol) | BUSH/SHRUB | MANHOLE (UNKNOWN TYPE) |
| CONC. | CONCRETE | RHODE ISLAND HIGHWAY BOUND |
| CC | CONCRETE CURB | SEWER MANHOLE |
| (Symbol) | CLEAN OUT | SPOT ELEVATION |
| (Symbol) | CATCH BASIN | SIGN |
| (Symbol) | DETECTABLE WARNING PANEL | TRAFFIC SIGNAL |
| (Symbol) | DRAIN MANHOLE | TREE |
| (Symbol) | ELECTRIC HANDHOLE | UTILITY POLE |
| (Symbol) | ELECTRIC MANHOLE (SIGNAL) | WG |
| (Symbol) | GAS GATE | WATER GATE |
| | | D |
| | | UNDERGROUND DRAIN |
| | | S |
| | | UNDERGROUND SEWER |



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.

NO.	DATE	DESCRIPTION	APPROVED

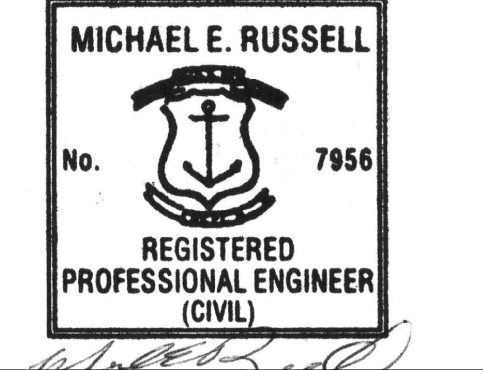
PLAN REVISIONS

DATE: FEBRUARY 8, 2023

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SITE REDEVELOPMENT PLANS

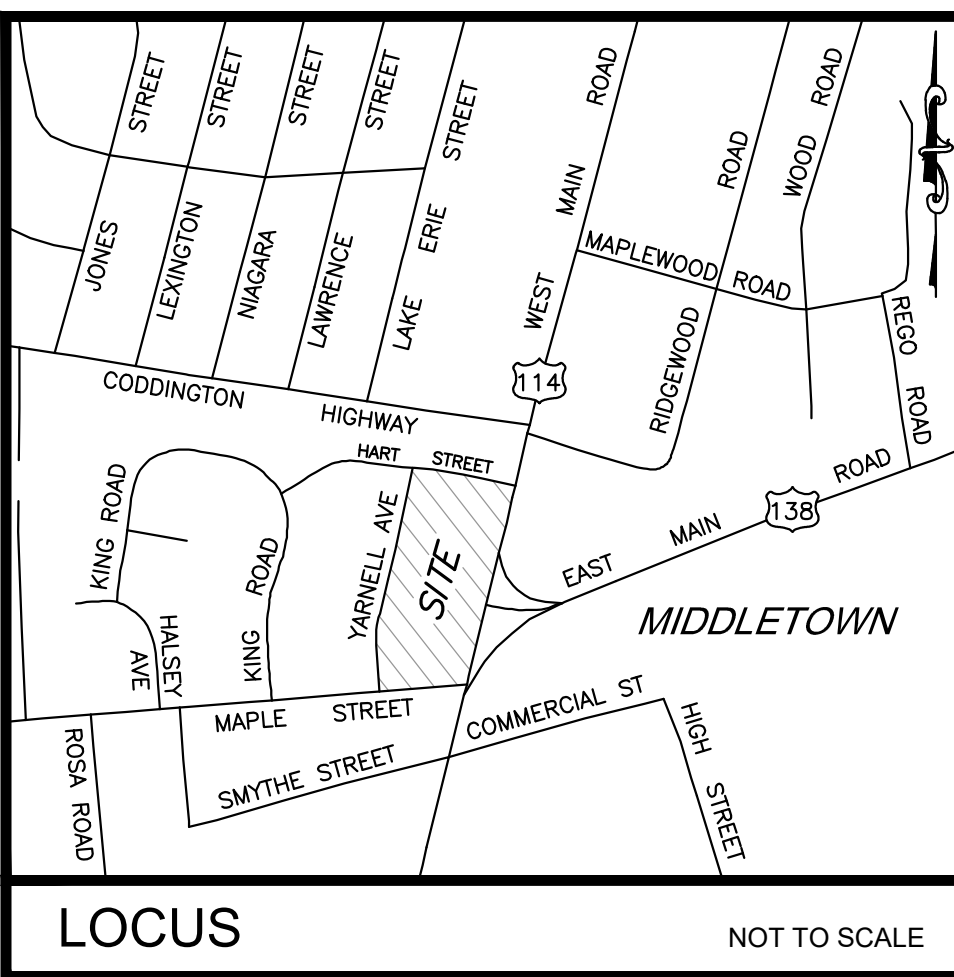
528 WEST MAIN ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 107SW, PARCEL 142

PREPARED FOR
BANK NEWPORT

DRAWING TITLE:
PROPOSED DEMOLITION PLAN

SCALE: **1" = 20'**

SHEET NO. **3 of 10**



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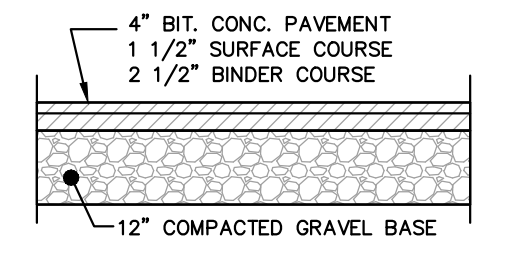
TRAFFIC SENSITIVE GENERAL BUSINESS (GBA)			
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	12,000 SQ. FT.	108,464 SQ. FT.	108,464 SQ. FT.
LOT FRONTAGE	300'	474.8'	474.8'
FRONT SETBACK	10'	*55.7'	*55.6'
SIDE SETBACK	10'	*137.9'	*191.3'
REAR SETBACK	20'	*41.7'	*96.7'
BUILDING HEIGHT	40'	-	30'±
LOT COVERAGE	25%	15.1%	11.7%
OPEN SPACE	-	33.1%	34.0%

*DIMENSIONS RELATE TO 528 WEST MAIN ROAD ONLY
 **OTHER PERMITTED USES

PARKING TABLE		
REQUIREMENT	PROPOSED	
OCEAN POINT INSURANCE	OFFICE USE 3 SPACES / 1,000 SF	UPPER LEVEL = 8,150 GSF LOWER LEVEL = 8,275 GSF TOTAL AREA = 16,425 SF = 50 SPACES
BANK NEWPORT	BANK USE 4 SPACES / 1,000 SF	TOTAL AREA = 4,028 SF = 16 SPACES
	ATMS 2 SPACES / 1 ATM	1 ATM PROPOSED = 2 SPACES
TOTAL		68 SPACES REQUIRED 88 SPACES PROVIDED

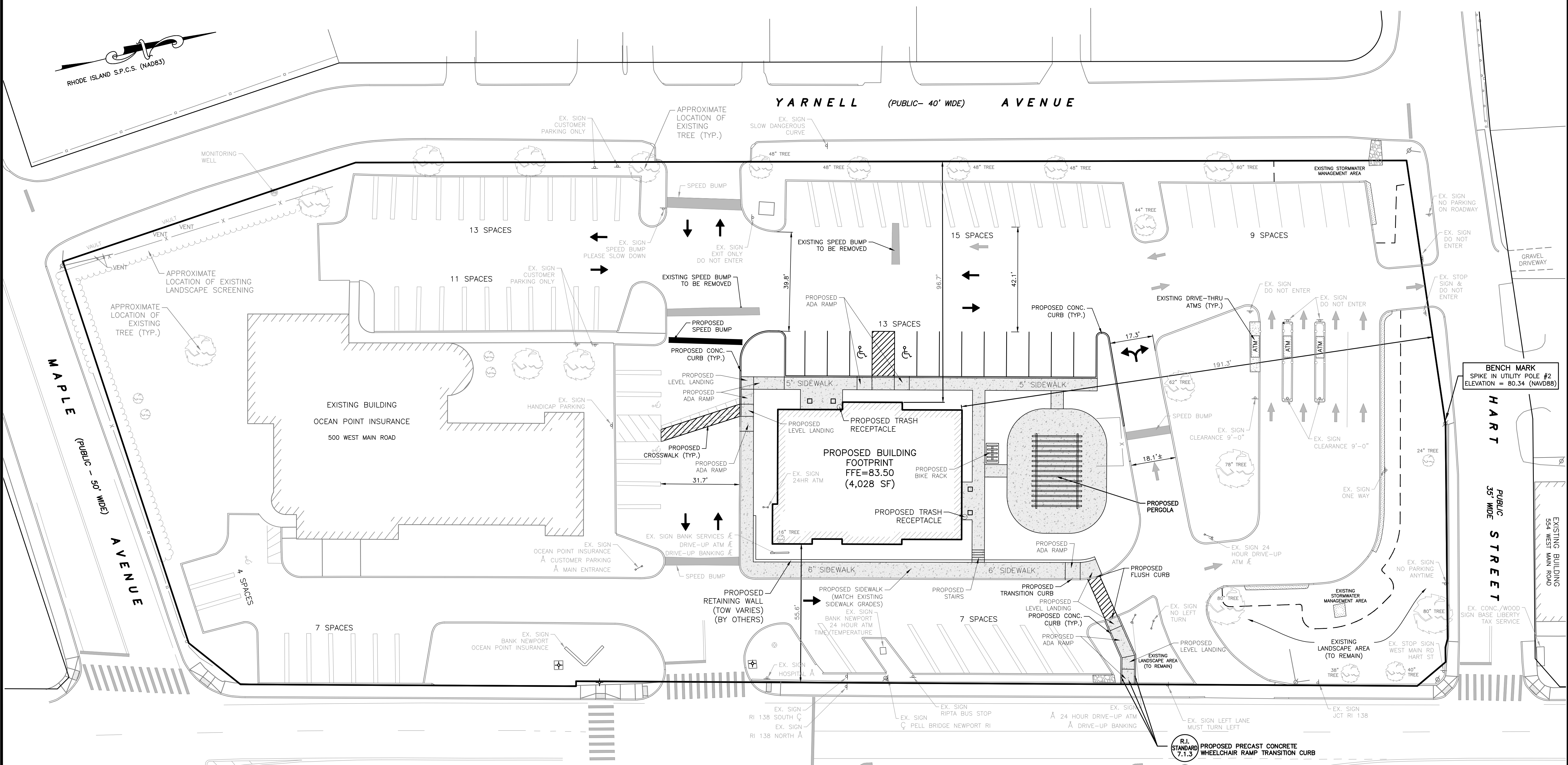
CURRENT OWNERS
 BANK NEWPORT
 PO BOX 450
 NEWPORT, RI 02840
TITLE REFERENCE:
 DEED BK.62/PG.687
SITE LOCATION:
 528 WEST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
ASSESSORS REFERENCE:
 MAP 107SW PARCEL 142

- LEGEND**
- BIT. CONC. BITUMINOUS CONCRETE
 - BC BITUMINOUS CONCRETE CURB
 - BUSH/SHRUB BUSH/SHRUB
 - CONC. CONCRETE
 - CC CONCRETE CURB
 - CO CLEAN OUT
 - CB CATCH BASIN
 - DM DRAIN MANHOLE
 - EH ELECTRIC HANDHOLE
 - EM ELECTRIC MANHOLE (SIGNAL)
 - GG GAS GATE
 - LANDSCAPED AREA LANDSCAPED AREA
 - LP LIGHT POLE
 - MH MANHOLE (UNKNOWN TYPE)
 - RHS RHODE ISLAND HIGHWAY BOUND
 - SM SEWER MANHOLE
 - SE SPOT ELEVATION
 - SIGN SIGN
 - TS TRAFFIC SIGNAL
 - TREE TREE
 - UP UTILITY POLE
 - WG WATER GATE
 - UD UNDERGROUND DRAIN
 - US UNDERGROUND SEWER



TYPICAL BITUMINOUS CONCRETE PAVEMENT
 NOT TO SCALE

LOCUS 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.

WEST MAIN ROAD (ROUTE 114)
 (PUBLIC - VARIABLE WIDTH - PLAT NO. 2769)

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: FEBRUARY 8, 2023

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

PROJECT NO. 13153

ISSUED FOR: CONSTRUCTION

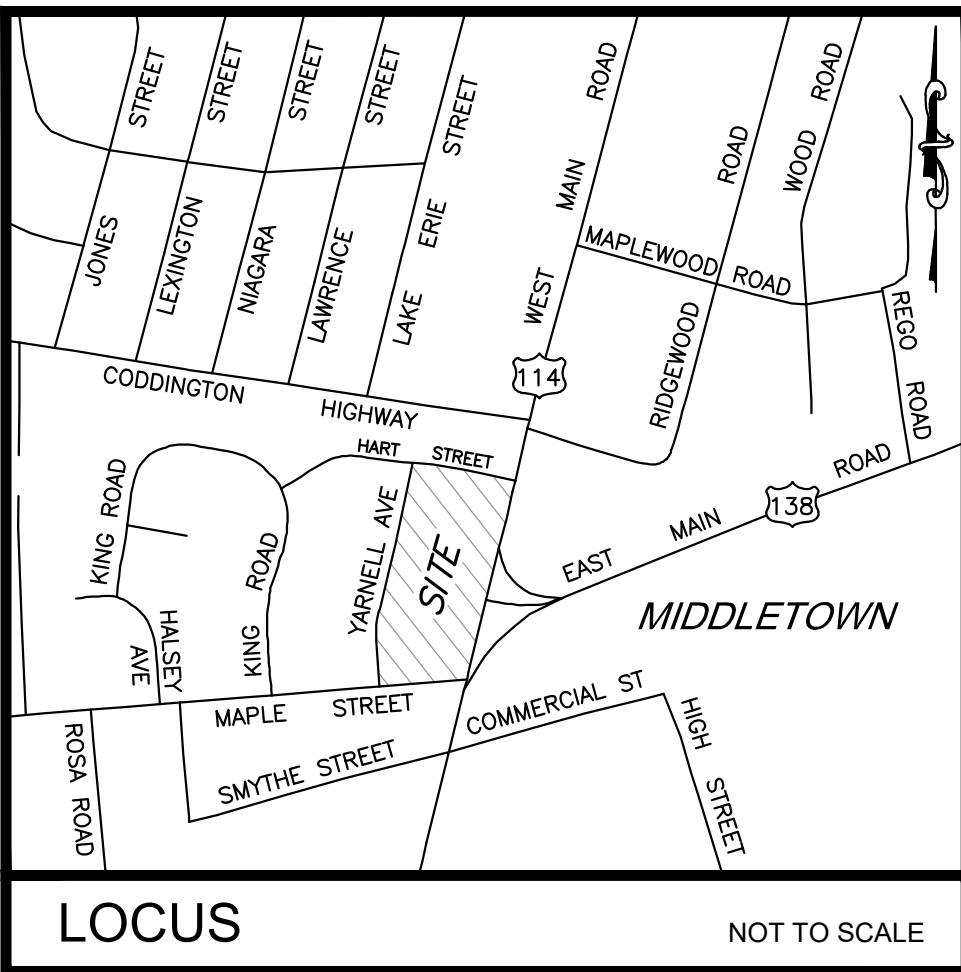
SITE REDEVELOPMENT PLANS
 528 WEST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SW, PARCEL 142
 PREPARED FOR
 BANK NEWPORT

DRAWING TITLE:

PROPOSED SITE PLAN

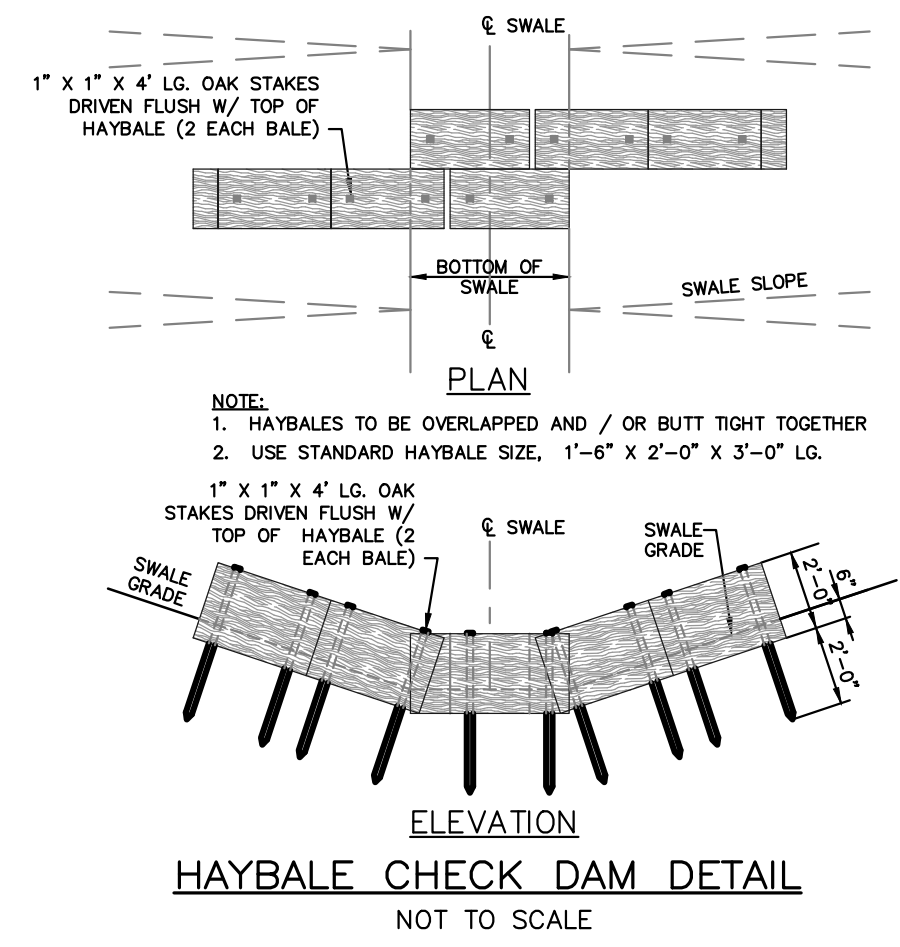
SCALE: 1" = 20'

SHEET NO. 4 OF 10



NOTES:

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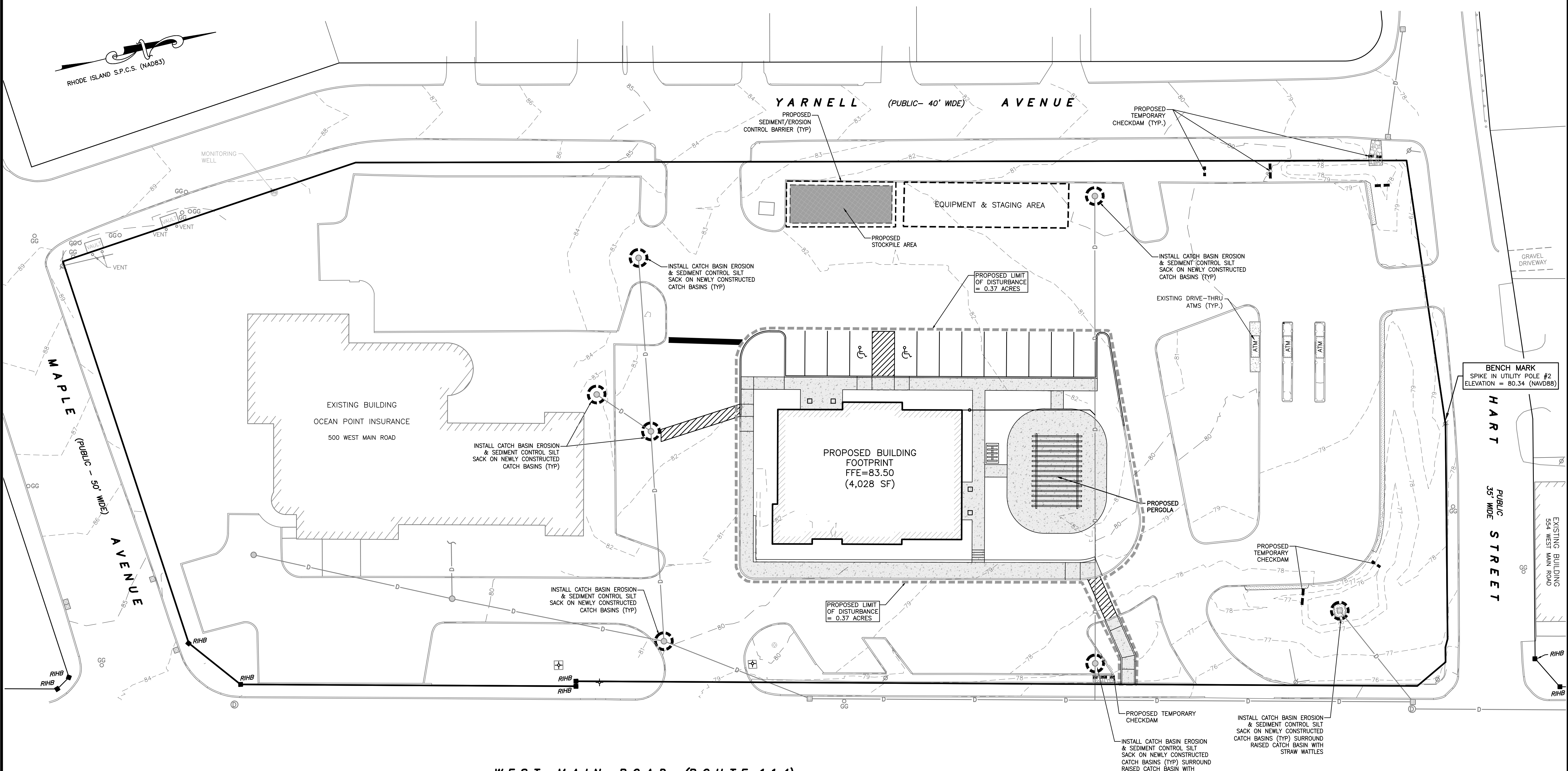


CURRENT OWNERS
 BANK NEWPORT
 PO BOX 450
 NEWPORT, RI 02840
 TITLE REFERENCE:
 DEED BK.62/P.G.687
 SITE LOCATION:
 528 WEST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS REFERENCE:
 MAP 107SW PARCEL 142

LEGEND

- | | | |
|---------------------------|---------------------------|----------------------------|
| BIT. CONC. | BITUMINOUS CONCRETE | LANDSCAPED AREA |
| BC | BITUMINOUS CONCRETE CURB | LIGHT POLE |
| BUSH/SHRUB | BUSH/SHRUB | MANHOLE (UNKNOWN TYPE) |
| CONC. | CONCRETE | RHODE ISLAND HIGHWAY BOUND |
| CC | CONCRETE CURB | SEWER MANHOLE |
| CLEAN OUT | CLEAN OUT | SPOT ELEVATION |
| CATCH BASIN | CATCH BASIN | SIGN |
| DETECTABLE WARNING PANEL | DETECTABLE WARNING PANEL | TRAFFIC SIGNAL |
| DRAIN MANHOLE | DRAIN MANHOLE | TREE |
| ELECTRIC HANDHOLE | ELECTRIC HANDHOLE | UTILITY POLE |
| ELECTRIC MANHOLE (SIGNAL) | ELECTRIC MANHOLE (SIGNAL) | WATER GATE |
| GAS GATE | GAS GATE | UNDERGROUND DRAIN |
| | | UNDERGROUND SEWER |

LOCUS NOT TO SCALE



DRAINAGE WORK NOTES:

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WEST MAIN ROAD (ROUTE 114)
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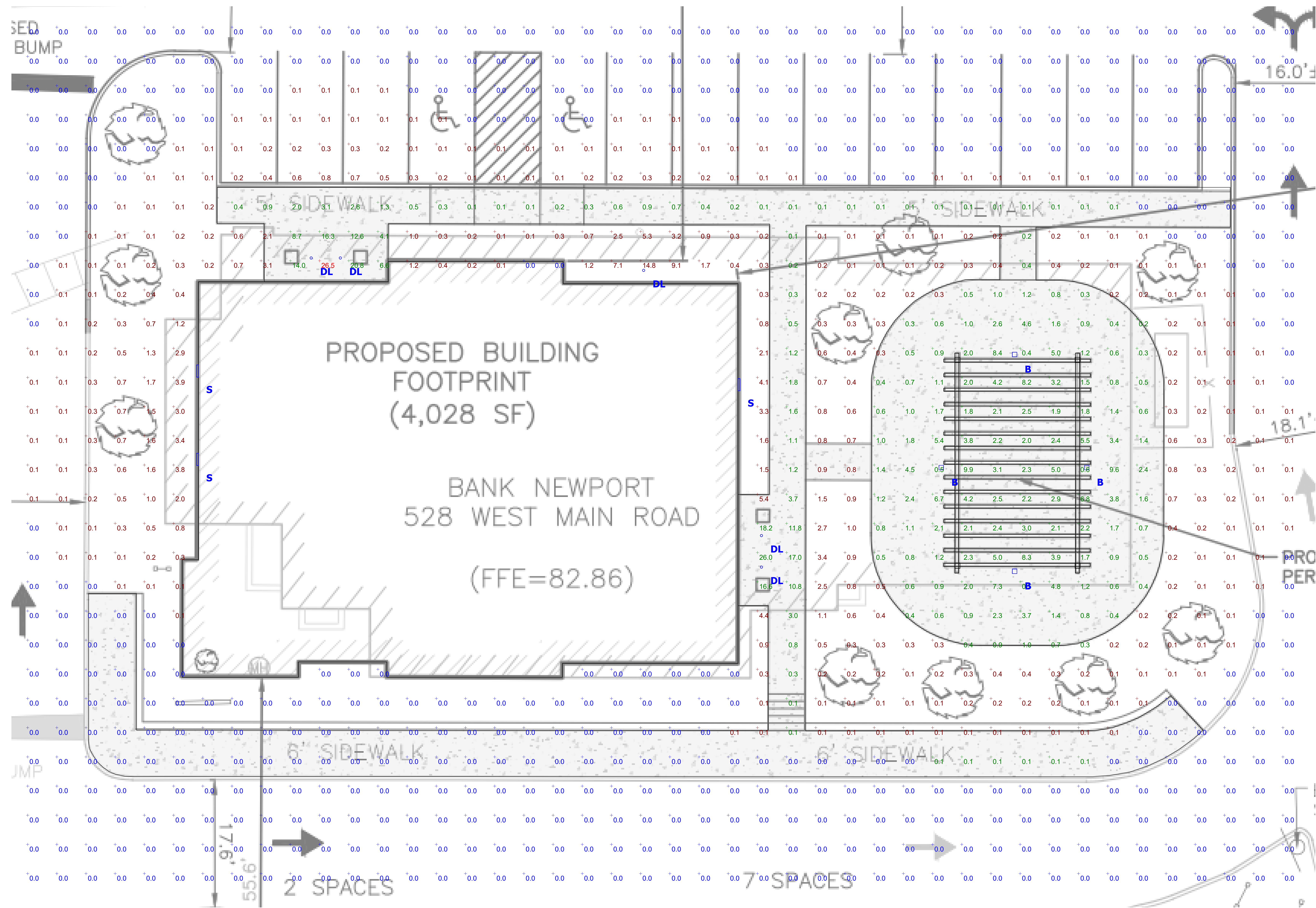
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 528 WEST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SW, PARCEL 142
 PREPARED FOR:
 BANK NEWPORT

DRAWING TITLE:
EROSION & SEDIMENT CONTROL PLAN

SCALE: **1" = 20'**
 SHEET NO. **6 of 10**



Plan View
Scale - 1" = 5ft

- NOTES:
- REFLECTANCES ASSUMED:
WALL: 50
GROUND: 20
 - MOUNTING HEIGHTS:
DL: 9'-0" AFF
S: 8'-6" AFF
 - TASK HEIGHT: AFG
 - CALCULATION POINT SPACING: 4'X4' OC

DISCLAIMER:
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	DL	5	Spectrum Lighting	SGEF4LEDOS-20L-30K-DRIVER/VOLTAGE-XX-FC42230S-FINISH-TRIM	4" Diam., FLUSH LENS	0.9	20.24
	S	3	VISA LIGHTING	0W3942-L30(H)-90CRI-MVOLT-MOUNTING-FINISH	SANIBELOUTDOOR SCONCE, 14" HIGH OUTPUT	0.9	20.7
	B	4	Sistmalux	S5334W-W-UNV-FINISH-DIMMING	CUBIKS	0.9	41.3

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Calc Zone #1	+	0.6 fc	26.5 fc	0.0 fc	N/A	N/A
Walkway	+	2.2 fc	26.5 fc	0.0 fc	N/A	N/A

Bank Newport
02-02-2023

