

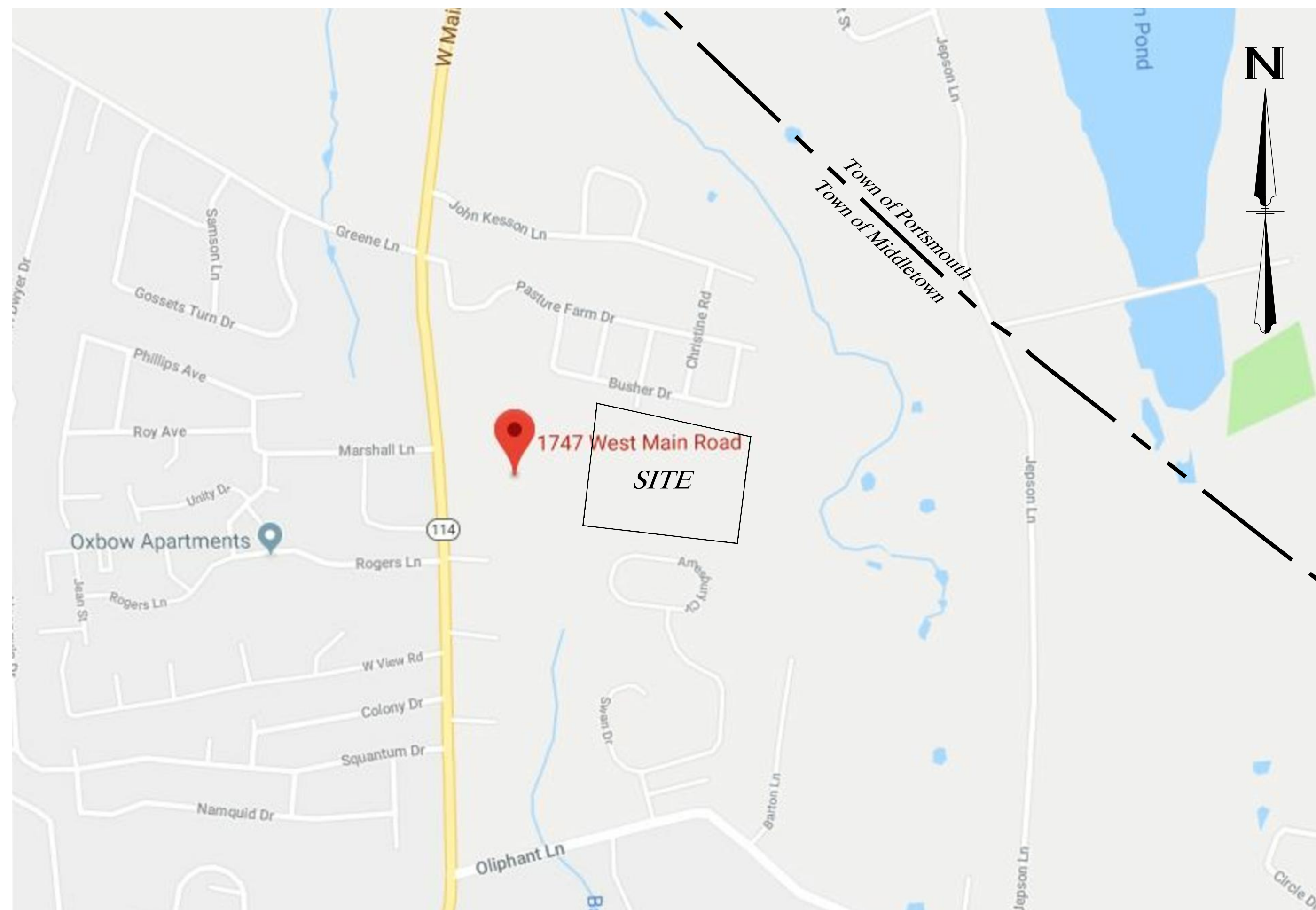
RIDEM PRELIMINARY DETERMINATION

GD Middletown West Main

Alternating Current (AC): 2.25 MW
 1747 West Main Road
 Middletown, Rhode Island 02842
 Assessor's Plat 111 Lot 9A

Civil Sheet Index

Sheet Number	Sheet Title
C1.1	Cover Sheet
C1.2	Aerial & Map Sheet
C1.3	Existing Site Analysis Plan
C1.4	Proposed Site Plan
C1.5	Enlarged Site, Grading & Utility Plan
C1.6	Soil Erosion and Sediment Control Plan
C1.7	Detail Sheet
1 of 1	Survey & Location Plan
L101 - L106	Landscape Plans



Vicinity Map (Scale: 1"=500')

SESC / O&M:

THE ACCOMPANYING DOCUMENTS ARE CONSIDERED PART OF THIS PLAN SET. THE CONTRACTOR/OWNER SHALL MAINTAIN A COPY OF THE MOST CURRENT PLAN SET AND THE MOST CURRENT ACCOMPANYING DOCUMENTS ON SITE DURING CONSTRUCTION AT ALL TIMES. ACCOMPANYING DOCUMENTS ARE AS FOLLOWS:

SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) WHICH CONTAINS BUT NOT LIMITED TO THE FOLLOWING INFORMATION:

- SEQUENCE OF CONSTRUCTION
- EROSION CONTROL MEASURES
- ESTABLISHMENT OF VEGETATIVE COVER
- SHORT TERM MAINTENANCE

OPERATIONS AND MAINTENANCE PLAN (O&M) WHICH CONTAINS BUT NOT LIMITED TO THE FOLLOWING INFORMATION:

- LONG TERM MAINTENANCE



APPLICANT INFO: **GD Middletown West Main I, LLC**
 3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

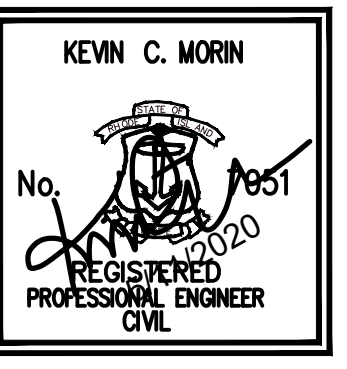
OWNER INFO:
Cenz Corp
 4 FOX PLACE, PROVIDENCE, RI 02903

PREPARED BY: **Green Development, LLC**
 3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

No.	DATE	REVISION
6	5/11/2020	TOWN RESPONSE TO COMMENTS SUBMISSION
5	11/05/2019	TOWN SUBMISSION (OPR & ZONING)
4	6/17/2019	RIDEM PRELIMINARY DETERMINATIONS RESUBMISSION
3	3/13/2019	RIDEM PRELIMINARY DETERMINATIONS RESUBMISSION
2	11/29/2018	RIDEM PRELIMINARY DETERMINATIONS RESUBMISSION
1	11/29/2018	RIDEM PRELIMINARY DETERMINATIONS

SHEET TITLE:
Cover Sheet

PROJECT INFORMATION:
GD Middletown West Main
 ALTERNATING CURRENT(AC): 2.25 MW
 1747 WEST MAIN ROAD, MIDDLETOWN, RI 02842
 ASSESSOR'S PLAT 111 LOT 9A

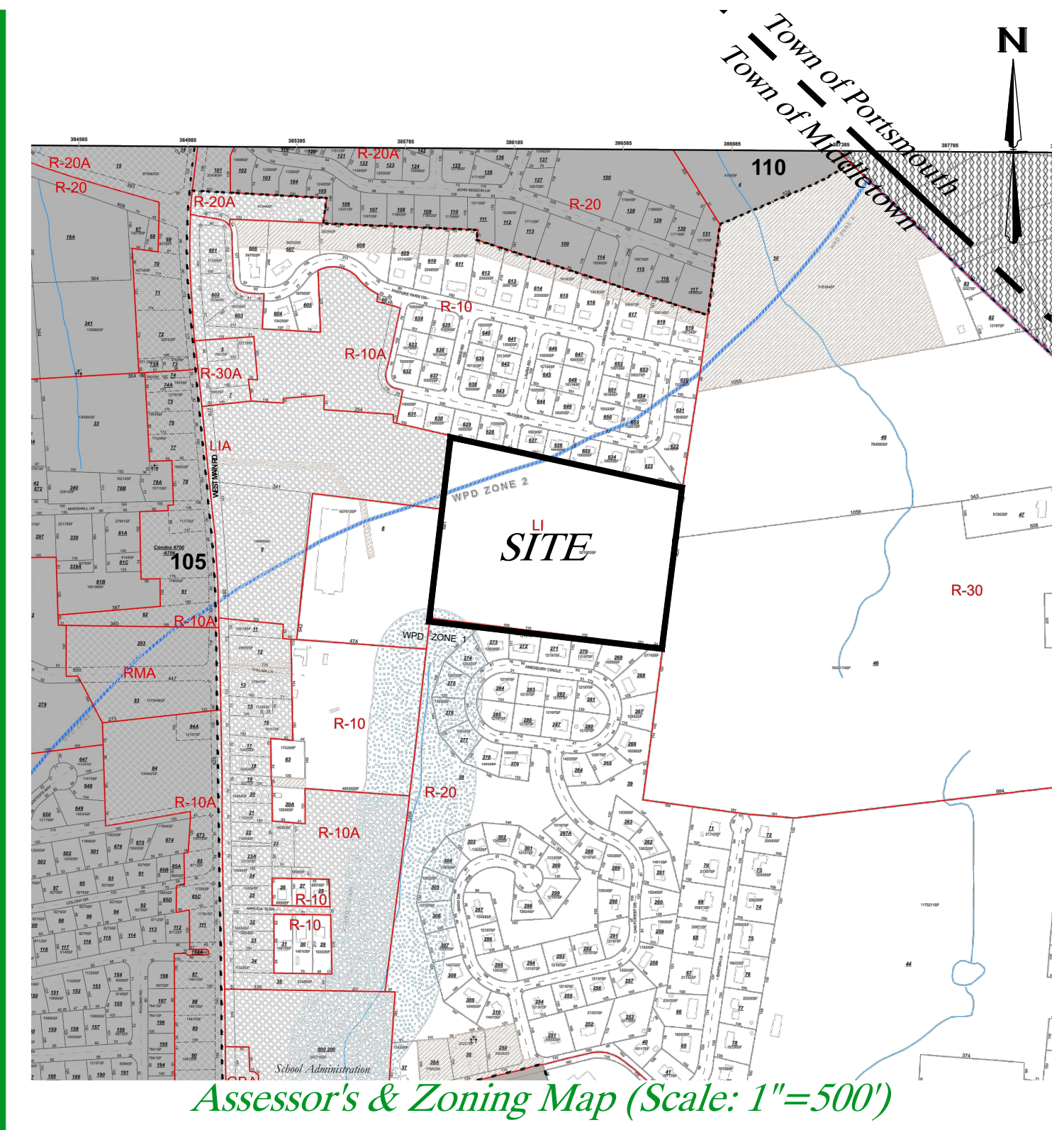


SHEET NO.:
C1.1 OF **7**

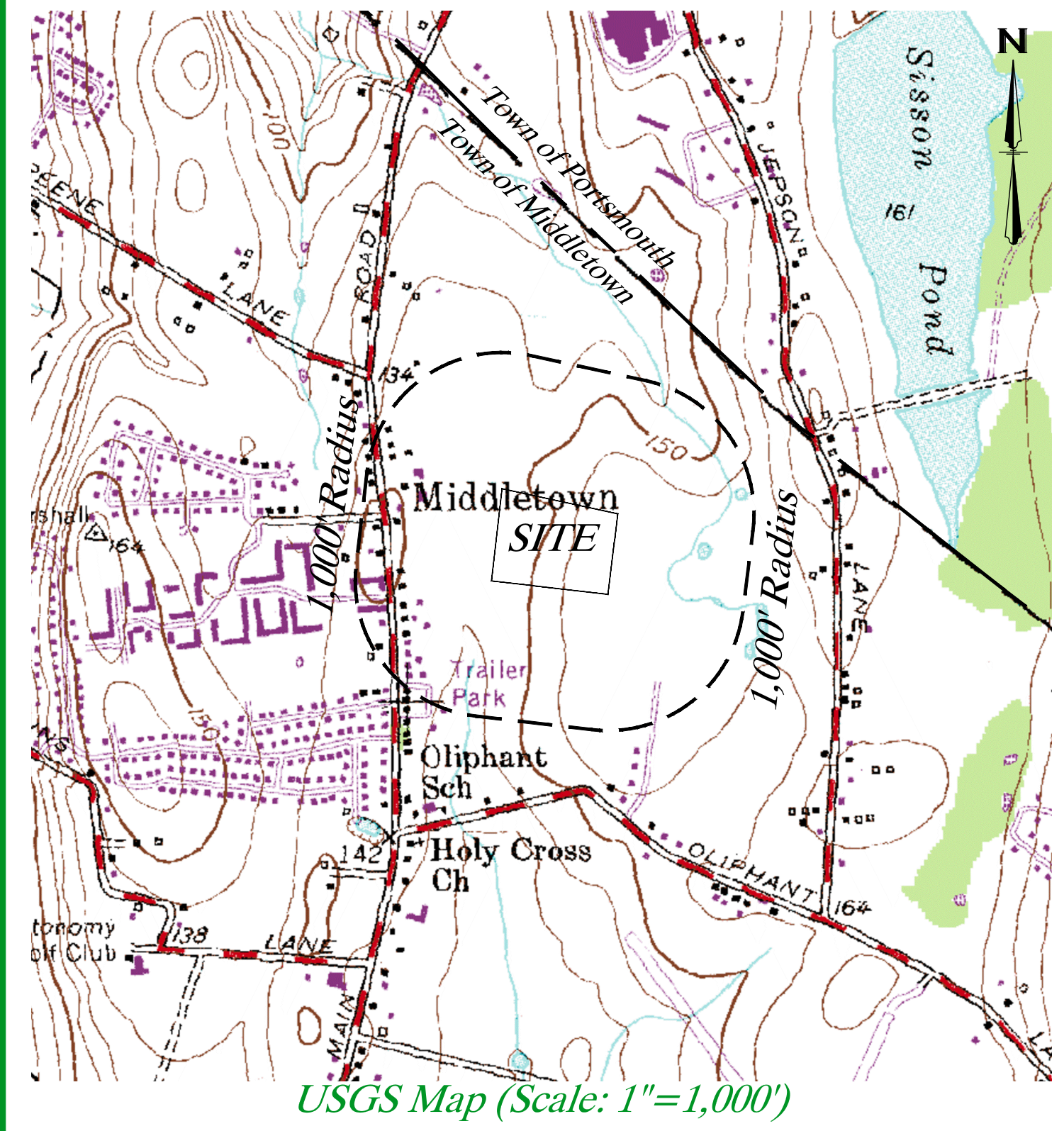
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1/2 Mile Radius Map



Assessor's & Zoning Map (Scale: 1"=500')



USGS Map (Scale: 1"=1,000')

Disclaimer:

THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE. INFORMATION AND IMAGES ON THIS PLAN ARE THOSE FOUND THROUGH ONLINE STATE AND CITY/TOWN GIS DATABASES. THE INFORMATION SHOWN IS ONLY AS ACCURATE AS THE INFORMATION FOUND THROUGH ONLINE SITE RESEARCH. AERIAL IMAGE DEPICTED IS FROM 2014 USGS DIGITAL TRUE COLOR ORTHOPHOTOGRAPHY. THE ASSESSOR'S AND ZONING MAP ABOVE IS TAKEN FROM PLAN TITLED TOWN OF MIDDLETOWN, RHODE ISLAND, PLAT 111', UPDATED FEBRUARY 1, 2018. FOR BEST CLARITY, THIS SHEET SHOULD BE REPRODUCED IN COLOR ONLY.



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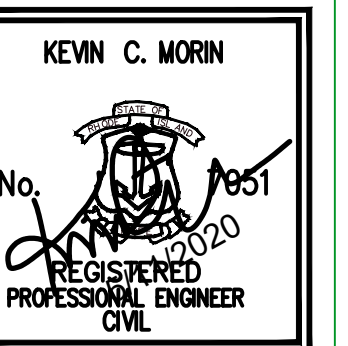
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3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

OWNER INFO: **Cenz Corp**
4 FOX PLACE, PROVIDENCE, RI 02903

PREPARED BY: **Green Development, LLC**
3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

No.	DATE	REVISION	BY
6	5/11/2020	TOWN RESPONSE TO COMMENTS SUBMISSION	RES
5	11/15/2019	TOWN SUBMISSION (DPR & ZONING)	RES
4	6/17/2019	REDA PRELIMINARY DETERMINATIONS RESUBMISSION	RES
3	3/13/2019	REDA PRELIMINARY DETERMINATIONS RESUBMISSION	RES
2	11/29/2018	REDA PRELIMINARY DETERMINATIONS RESUBMISSION	RES
1			

SHEET TITLE:
Aerial & Map Sheet
PROJECT INFORMATION:
GD Middletown West Main
ALTERNATING CURRENT(CA): 2.25 MW
1747 WEST MAIN ROAD, MIDDLETOWN, RI 02842
ASSESSOR'S PLAT 111 LOT 9A



SHEET NO.:
C1.2 OF 7

General Site Information:

- APPLICANT INFORMATION:** GD MIDDLETOWN WEST MAIN, LLC
 3760 QUAKER LANE
 NORTH KINGSTOWN, RHODE ISLAND 02852
- OWNER INFORMATION:** CENZ CORP
 4 FOX PLACE
 PROVIDENCE, RHODE ISLAND 02903
- SITE INFORMATION:** 1747 WEST MAIN ROAD
 MIDDLETOWN, RHODE ISLAND, 02842
 ASSESSOR'S PLAT 111, LOT 9A
 AREA: 12.87± ACRES
 ZONE: L1 (INDUSTRIAL DISTRICT)
- FEMA INFORMATION:** MAP: 44005C0091J MAP REVISION DATE: SEPTEMBER 4, 2013
 ZONE: X (UNSHADED) DESCRIPTION: AREAS WHERE THERE IS MINIMAL FLOODING.
- AREA INFORMATION:**

SITE WITHIN	YES/NO
GROUNDWATER PROTECTION AREA (RIDEM)	NO
NATURAL HERITAGE AREAS (RIDEM)	NO
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)	NO
SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)	NO
HISTORIC CEMETERY AREA (CITY/TOWN)	NO
HISTORIC DISTRICT (CITY/TOWN)	NO
OVERLAY DISTRICT (CITY/TOWN)	NO
SURFACE WATER PROTECTION AREA (CITY/TOWN)	YES
WATER PROTECTION DISTRICT 1 (CITY/TOWN)	YES
WATER PROTECTION DISTRICT 2 (CITY/TOWN)	YES

General Site Information (Continued):

- SOIL INFORMATION:**

SOIL NAME	HSG	DESCRIPTION
Ns*	C	NEWPORT SILT LOAM, 3 TO 8 PERCENT SLOPES
PmA*	C	PITTSFORD SILT LOAM, 0 TO 3 PERCENT SLOPES
PmB*	C	PITTSFORD SILT LOAM, 3 TO 8 PERCENT SLOPES
Se*	D	STISSING SILT LOAM

*PRIME AGRICULTURAL SOILS

THE SOIL ABBREVIATIONS REFERENCE THE SOIL SURVEY OF RHODE ISLAND PREPARED BY THE USDA SOIL CONSERVATION SERVICE INFORMATION FOUND THROUGH ONLINE RESEARCH FROM RIGIS DATA. THE ABBREVIATIONS CORRESPOND TO SOIL AREAS OUTLINED ON THE PLAN AND ARE TO BE CONSIDERED APPROXIMATE BASED ON RIGIS DATABASE
- ZONING INFORMATION:**

EXISTING ZONE (SECTION 603)	ZONE L1 (INDUSTRIAL DISTRICT)
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE:	150'
MINIMUM FRONT YARD:	10'
MINIMUM FRONT YARD (SOLAR):	25'
MINIMUM SIDE YARD (MAIN STRUCTURE):	35'
MINIMUM SIDE YARD (ACCESSORY STRUCTURE):	25'
MINIMUM SIDE YARD (SOLAR):	25'
MINIMUM REAR YARD (MAIN STRUCTURE):	40'
MINIMUM REAR YARD (ACCESSORY STRUCTURE):	10'
MINIMUM REAR YARD (SOLAR):	25'
MAXIMUM HEIGHT OF MAIN STRUCTURE:	40'
MAXIMUM HEIGHT OF ACCESSORY STRUCTURE:	20'
MAXIMUM HEIGHT OF SOLAR PANEL:	12'
MAXIMUM BUILDING COVERAGE:	35%

REFER TO THE TOWN OF MIDDLETOWN'S GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION ZONING REQUIREMENTS FOUND IN CHAPTER 152 SECTION 725 OF THE TOWN'S ZONING CODE.

General Site Information (Continued):

- WETLANDS WERE DELINEATED BY OTHERS. REFERENCE RIDEM APPLICATION NO. 14-0028.
- EXISTING CONDITIONS WITHIN THE PROPERTY WERE DETERMINED BY ONLINE INFORMATION, AERIAL MAPPING, THE RIGIS DATABASE AND A SITE WALK PERFORMED ON JULY 9, 2018.
- ON SITE SOIL EVALUATIONS WERE PERFORMED BY DIPRETE ENGINEERING, 2 STAFFORD COURT, CRANSTON, RI 02920 ON AUGUST 9, 2018.
- TOPOGRAPHY SHOWN ON THE PLAN IS LIDAR AND WAS OBTAINED BY RIGIS DATABASE. ELEVATIONS IN U.S. SURVEY FEET ARE REFERENCED TO NAVD83 DATUM.
- THERE ARE NO HISTORICAL CEMETERIES LOCATED ON SITE BASED ON THE RHODE ISLAND HISTORICAL CEMETERY COMMISSION WEBSITE AND RESOURCES.
- THE FACILITY IS NOT LOCATED IN A CONSERVATION EASEMENT, PRESERVATION EASEMENT, OR HAS ANY DEED RESTRICTIONS.

Certification Note:

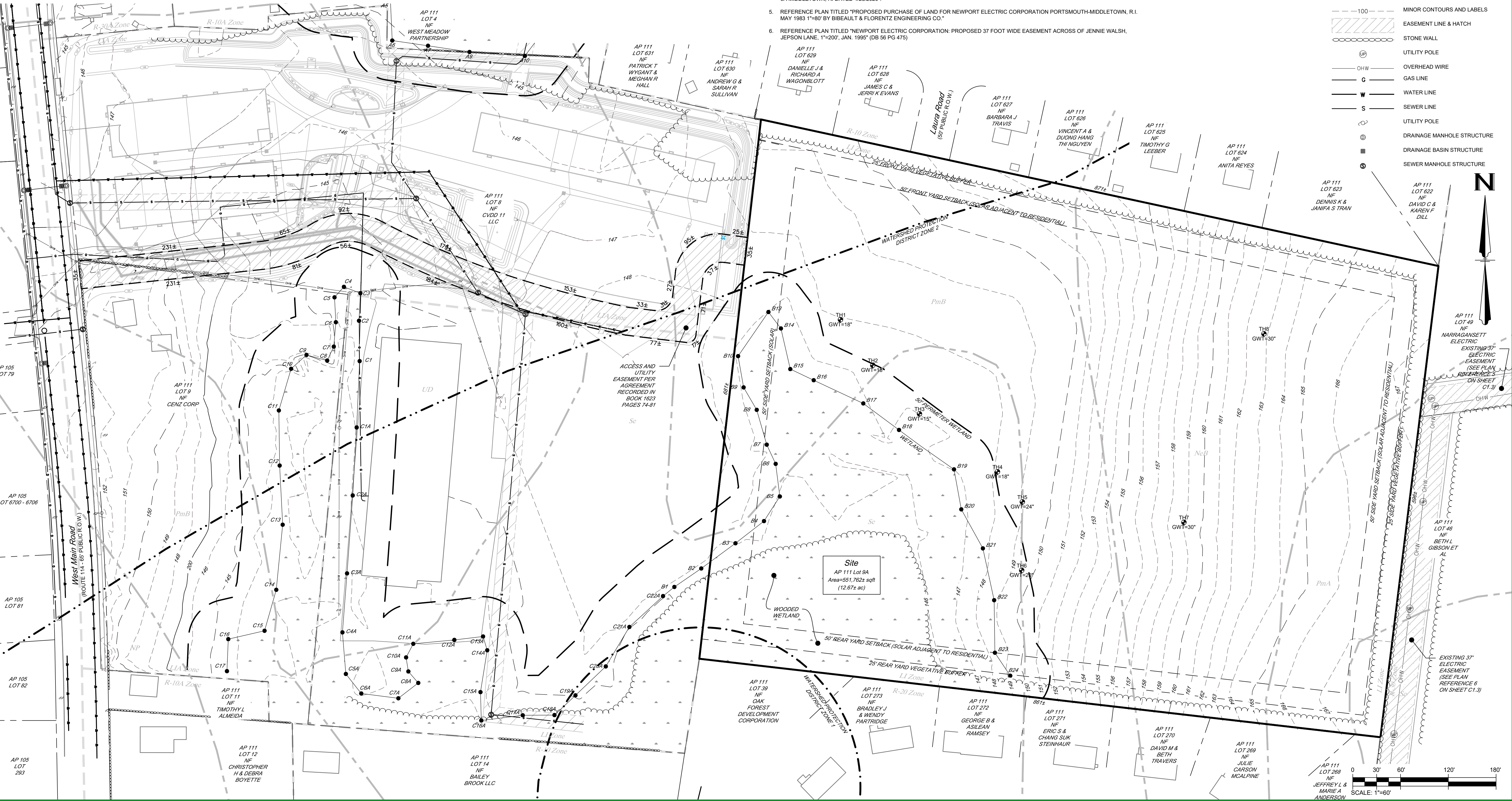
THE BOUNDARY LINE SHOWN ON THIS PLAN DEPICTS A CLASS I BOUNDARY PROVIDED BY E. GREENWICH SURVEYORS, LLC (SEE PLAN REFERENCE 4 BELOW).

Plan References:

- REFERENCE PLAN TITLED "ADMINISTRATIVE SUBDIVISION 'OMNI ESTATES' A.P. 111 LOTS 8, 9, 9A & 10, WEST MAIN ROAD, MIDDLETOWN, RI, FOR CVDDII LLC" PREPARED BY LEDDY LAND SURVEYING COMPANY, P.O. BOX 3812, ATTLEBORO, MA 02703, 508-801-2789, DATED JULY 2012.
- REFERENCE PLAN TITLED "EXISTING CONDITIONS PLAN - OMNI DRIVE, AP 111, LOTS 8, 9, 9A, 10, WEST MAIN ROAD, MIDDLETOWN, RI 02842 DRAWING NUMBER E-1, SHEET 2 OF 8" PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., 42 VALLEY ROAD, MIDDLETOWN, RI 02842, 401-849-5610, DATED MARCH 2004, RIDEM RECORDED AUGUST 3, 2005.
- RIDEM INSIGNIFICANT ALTERATION PANS PERMIT NO. 14-0028
- REFERENCE PLAN TITLED "SURVEY & LOCATION PLAN, GD MIDDLETOWN WEST MAIN I, WEST MAIN ROAD (RI ROUTE 114), A.P. 111 LOT 9A MIDDLETOWN, RI DATED 4/28/2020".
- REFERENCE PLAN TITLED "PROPOSED PURCHASE OF LAND FOR NEWPORT ELECTRIC CORPORATION PORTSMOUTH-MIDDLETOWN, RI, MAY 1983 11-80" BY BIBEAULT & FLORENTZ ENGINEERING CO."
- REFERENCE PLAN TITLED "NEWPORT ELECTRIC CORPORATION, PROPOSED 37 FOOT WIDE EASEMENT ACROSS OF JENNIE WALSH, JEPSON LANE, 11-200, JAN. 1995" (DB 56 PG 478)

Existing Conditions Legend

- PROPERTY LINE
- SETBACK LINE
- ASSESSOR LINE
- WETLAND HATCH
- WETLAND FLAG AND WETLAND LINE
- 50' PERIMETER WETLAND LINE
- WATERSHED PROTECTION DISTRICT 1
- WATERSHED PROTECTION DISTRICT 2
- EDGE OF PAVEMENT
- TEST HOLE LOCATION
- USDA SOIL TYPE
- FEMA LINE
- ZONE CLASSIFICATION
- TREE LINE
- MAJOR CONTOURS AND LABELS
- MINOR CONTOURS AND LABELS
- EASEMENT LINE & HATCH
- STONE WALL
- UTILITY POLE
- OVERHEAD WIRE
- GAS LINE
- WATER LINE
- SEWER LINE
- UTILITY POLE
- DRAINAGE MANHOLE STRUCTURE
- DRAINAGE BASIN STRUCTURE
- SEWER MANHOLE STRUCTURE



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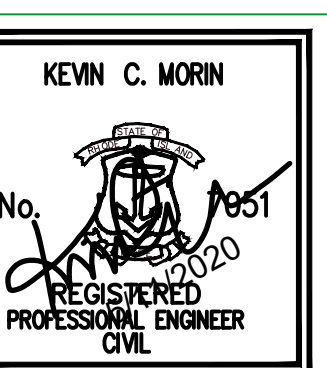
APPLICANT INFO: **GD Middletown West Main I, LLC**
 3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

OWNER INFO: **Cenz Corp**
 4 FOX PLACE, PROVIDENCE, RI 02903

PREPARED BY: **Green Development, LLC**
 3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

REV	DATE	DESCRIPTION
6	5/11/2020	TOWN RESPONSE TO COMMENTS SUBMISSION
5	11/15/2019	TOWN SUBMISSION (DPR & ZONING)
4	6/17/2019	RIDEM PRELIMINARY DETERMINATIONS RESUBMISSION
3	3/13/2018	RIDEM PRELIMINARY DETERMINATIONS RESUBMISSION
2	11/29/2018	RIDEM PRELIMINARY DETERMINATIONS RESUBMISSION
1	11/29/2018	RIDEM PRELIMINARY DETERMINATIONS RESUBMISSION

SHEET TITLE:
Existing Site Analysis Plan
GD Middletown West Main
 1747 WEST MAIN ROAD, MIDDLETOWN, RI 02842
 ASSESSOR'S PLAT 111 LOT 9A



SHEET NO.: **C1.3** OF **7**

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General Site Information:

1. APPLICANT INFORMATION: GD MIDDLETOWN WEST MAIN, LLC
3760 QUAKER LANE
NORTH KINGSTOWN, RHODE ISLAND 02852
2. OWNER INFORMATION: CENZ CORP
4 FOX PLACE
PROVIDENCE, RHODE ISLAND 02903
3. SITE INFORMATION: 1747 WEST MAIN ROAD
MIDDLETOWN, RHODE ISLAND, 02842
ASSESSOR'S PLAT 111, LOT 9A
AREA: 12.87± ACRES
ZONE: L1 (INDUSTRIAL DISTRICT)
4. REQUIRED PERMITS: SPECIAL USE PERMIT - ZONING (TOWN)
DEVELOPMENT PLAN REVIEW - PLANNING (TOWN)
FRESHWATER WETLANDS/RIPIDES - RIDEM (STATE)
5. PANEL INFORMATION: MODEL: JA SOLAR (JAM72509-385PR)
CAPACITY (PER PANEL): 385 W
DIMENSIONS (PER PANEL): 39.6 X 78.3 IN
6. ARRAY INFORMATION: PANEL COUNT: 7,128
TOTAL AREA (PANELS ONLY): 3.52± ACRES
TOTAL AREA (SOLAR ARRAY): 6.60± ACRES
TOTAL AREA (WITHIN FENCE): 7.74± ACRES
TOTAL AREA (L1): 8.46± ACRES
ALTERNATING CURRENT(AC): 2.25 MW
ARRAY TYPE: FIXED
AZIMUTH (DEG): 180°
TILT(DEG): 25°

General Site Information (Continued):

7. TRANSFORMER INFORMATION: TOTAL TRANSFORMER COUNT: 2
750KVA TRANSFORMER: 1
500KVA TRANSFORMER: 1
8. INVERTER INFORMATION: TOTAL INVERTER COUNT: 2
SOLECETRIA XTM 500 INVERTER: 1
SOLECETRIA XTM 750 INVERTER: 1
9. FEMA INFORMATION: MAP: MAP REVISION DATE
44005C0091J SEPTEMBER 4, 2013
10. FEMA INFORMATION: ZONE DESCRIPTION
X (UNSHADED) AREAS WHERE THERE IS MINIMAL FLOODING.
11. AREA INFORMATION: SITE WITHIN YES/NO
GROUNDWATER PROTECTION AREA (RIDEM) NO
NATURAL HERITAGE AREAS (RIDEM) NO
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC) NO
SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC) NO
HISTORIC DISTRICT (CITY/TOWN) NO
OVERLAY DISTRICT (CITY/TOWN) NO
SURFACE WATER PROTECTION AREA (CITY/TOWN) YES
WATER PROTECTION DISTRICT 1 (CITY/TOWN) YES
WATER PROTECTION DISTRICT 2 (CITY/TOWN) YES
12. SOIL INFORMATION: SOIL NAME HSG DESCRIPTION
N6B* C NEWPORT SILT LOAM, 3 TO 8 PERCENT SLOPES
Pm1A* C PITTSVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
Pm1B* C PITTSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
S6* D STISSING SILT LOAM

*PRIME AGRICULTURAL SOILS
THE SOIL ABBREVIATIONS REFERENCE THE SOIL SURVEY OF RHODE ISLAND, PREPARED BY THE USDA SOIL CONSERVATION SERVICE INFORMATION FOUND THROUGH ONLINE RESEARCH FROM RIGIS DATA. THE ABBREVIATIONS CORRESPOND TO SOIL AREAS OUTLINED ON THE PLAN AND ARE TO BE CONSIDERED APPROXIMATE BASED ON RIGIS DATABASE

General Site Information (Continued):

13. ZONING INFORMATION: EXISTING ZONE (SECTION 693) ZONE L1 (INDUSTRIAL DISTRICT)
MINIMUM LOT AREA: 40,000 SF
MINIMUM FRONTAGE: 150'
MINIMUM FRONT YARD: 10'
MINIMUM FRONT YARD (SOLAR): 25'
MINIMUM SIDE YARD (MAIN STRUCTURE): 35'
MINIMUM SIDE YARD (ACCESSORY STRUCTURE): 25'
MINIMUM SIDE YARD (SOLAR): 25'
MINIMUM REAR YARD (MAIN STRUCTURE): 40'
MINIMUM REAR YARD (ACCESSORY STRUCTURE): 10'
MINIMUM REAR YARD (SOLAR): 25'
MAXIMUM HEIGHT OF MAIN STRUCTURE: 40'
MAXIMUM HEIGHT OF ACCESSORY STRUCTURE: 20'
MAXIMUM HEIGHT OF SOLAR PANEL: 12'
MAXIMUM BUILDING COVERAGE: 35%
14. WETLANDS WERE DELINEATED BY OTHERS. REFERENCE RIDEM APPLICATION NO. 14-0028.
15. EXISTING CONDITIONS WITHIN THE PROPERTY WERE DETERMINED BY ONLINE INFORMATION, AERIAL MAPPING, THE RIGIS DATABASE AND A SITE WALK PERFORMED ON JULY 9, 2018.
16. ON SITE SOIL EVALUATIONS WERE PERFORMED BY DIPRETE ENGINEERING, 2 STAFFORD COURT, CRANSTON, RI 02920 ON AUGUST 9, 2018.
17. TOPOGRAPHY SHOWN ON THE PLAN IS LIDAR AND WAS OBTAINED BY RIGIS DATABASE. ELEVATIONS IN U.S. SURVEY FEET ARE REFERENCED TO NAVD8 DATUM.
18. THERE ARE NO HISTORICAL CEMETERIES LOCATED ON SITE BASED ON THE RHODE ISLAND HISTORICAL CEMETERY COMMISSION WEBSITE AND RESOURCES.
19. THE FACILITY IS NOT LOCATED IN A CONSERVATION EASEMENT, PRESERVATION EASEMENT, OR HAS ANY DEED RESTRICTIONS.
20. NO SIGNIFICANT SITE GRADING IS PROPOSED.

General Site Information (Continued):

21. THIS PLAN SET REFERENCES RHODE ISLAND DEPARTMENT OF TRANSPORTATION (RIDOT) STANDARD DETAILS WHICH CAN BE FOUND ON THE RIDOT ONLINE DATABASE. DESIGNATED DETAILS ARE LABELED WITHIN THIS PLAN SET AS RIDOT STD X.X.X. REFERENCE LINK: HTTP://WWW.DOT.RI.GOV/DOCUMENTS/DOINGBUSINESS/RI/STANDARD_DETAILS.PDF
22. NO TOPSOIL OR PRIME AGRICULTURAL SOIL SHALL BE REMOVED FROM THE SITE FOR INSTALLATION OF THE FACILITY.
23. THE SITE HAS MULTIPLE FUNCTIONS. ALL EXISTING STRUCTURES AND SUPPORTING UTILITIES ARE TO REMAIN AND PROTECTED DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
24. THIS PROJECT IS PROPOSED TO BE BUILT IN 1 PHASE.
25. NO OUTDOOR LIGHTING IS PROPOSED FOR THIS PROJECT.
26. NO SIGNAGE IS PROPOSED FOR THIS PROJECT EXCEPT REQUIRED WARNING SIGNAGE PER ELECTRIC CODE AND NATIONAL GRID REQUIREMENTS.

Existing Conditions Legend

- PROPERTY LINE
- SETBACK LINE
- ASSESSOR LINE
- WETLAND HATCH
- WETLAND FLAG AND WETLAND LINE
- 50' PERIMETER WETLAND LINE
- EDGE OF PAVEMENT
- TEST HOLE LOCATION
- USDA SOIL LINE
- USDA SOIL TYPE
- FEMA LINE
- ZONE LINE
- ZONE CLASSIFICATION
- TREE LINE
- UTILITY POLE
- OVERHEAD WIRE

Existing Conditions Legend

- MAJOR CONTOURS AND LABELS
- MINOR CONTOURS AND LABELS
- EASEMENT LINE & HATCH
- STONE WALL
- SOLAR PANELS
- INVERTER
- INVERTER CONCRETE PAD
- ACCESS PATH EDGE
- ACCESS PATH HATCH
- SECURITY FENCE LINE
- VEGETATIVE BUFFER
- LIMIT OF DISTURBANCE
- SOIL EROSION CONTROL/ LIMIT OF DISTURBANCE
- CONTOUR
- OVERHEAD WIRES
- UTILITY POLE

Proposed Development Legend

- PROPOSED PERMEABLE ACCESS DRIVEWAY (TYP)
- PROPOSED SOLAR ARRAY (TYP)
- PROPOSED INVERTER
- PROPOSED POINT OF INTERCONNECTION



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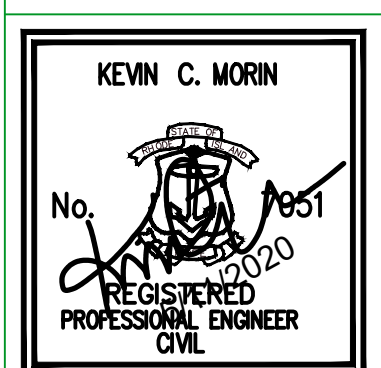
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OWNER INFO: **Cenz Corp**
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PREPARED BY: **Green Development, LLC**
3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

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1	11/25/2018	RIDEM PRELIMINARY DETERMINATIONS

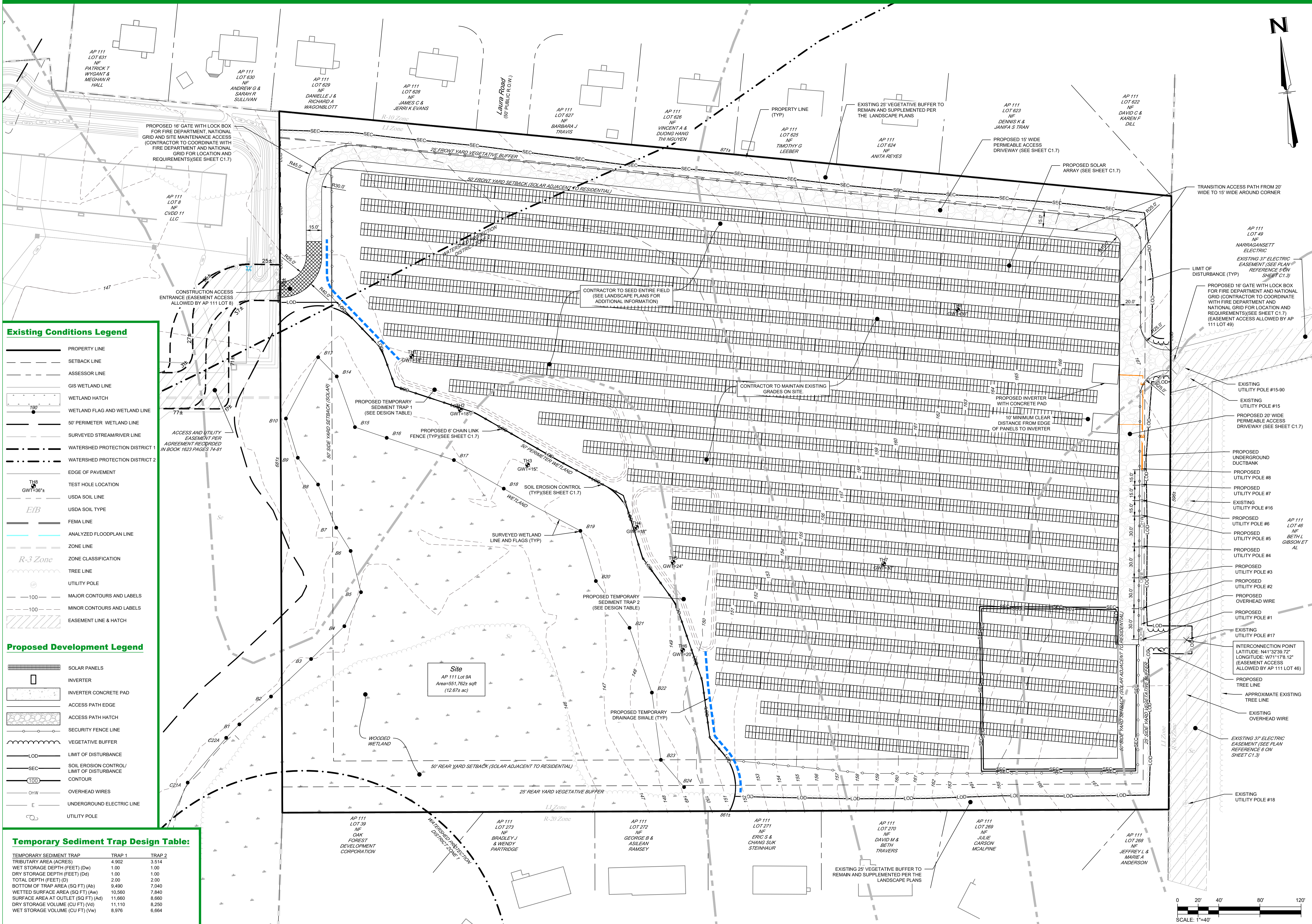
SHEET TITLE: **Proposed Site Plan**
GD Middletown West Main
ALTERNATING CURRENT(AC): 2.25 MW
1747 WEST MAIN ROAD, MIDDLETOWN, RI 02842
ASSESSOR'S PLAT 111 LOT 9A



SHEET NO.: **C1.4** OF **7**

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3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

OWNER INFO: **Cenz Corp**
4 FOX PLACE, PROVIDENCE, RI 02903

PREPARED BY: **Green Development, LLC**
3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

Existing Conditions Legend

- PROPERTY LINE
- SETBACK LINE
- ASSESSOR LINE
- GIS WETLAND LINE
- WETLAND HATCH
- WETLAND FLAG AND WETLAND LINE
- 50' PERIMETER WETLAND LINE
- SURVEYED STREAM/RIVER LINE
- WATERSHED PROTECTION DISTRICT 1
- WATERSHED PROTECTION DISTRICT 2
- EDGE OF PAVEMENT
- TEST HOLE LOCATION
- USDA SOIL LINE
- USDA SOIL TYPE
- FEMA LINE
- ANALYZED FLOODPLAN LINE
- ZONE LINE
- TREE LINE
- UTILITY POLE
- MAJOR CONTOURS AND LABELS
- MINOR CONTOURS AND LABELS
- EASEMENT LINE & HATCH

Proposed Development Legend

- SOLAR PANELS
- INVERTER
- INVERTER CONCRETE PAD
- ACCESS PATH EDGE
- ACCESS PATH HATCH
- SECURITY FENCE LINE
- VEGETATIVE BUFFER
- LIMIT OF DISTURBANCE
- SOIL EROSION CONTROL/ LIMIT OF DISTURBANCE
- CONTOUR
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- UTILITY POLE

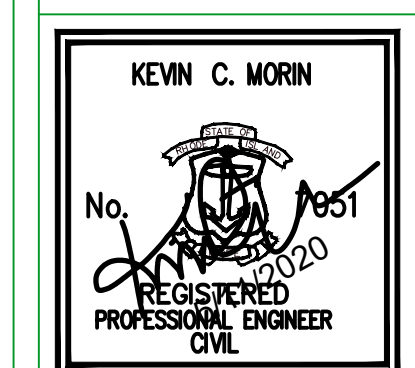
Temporary Sediment Trap Design Table:

TEMPORARY SEDIMENT TRAP	TRAP 1	TRAP 2
TRIBUTARY AREA (ACRES)	4.902	3.514
WET STORAGE DEPTH (FEET) (Dw)	1.00	1.00
DRY STORAGE DEPTH (FEET) (Dd)	1.00	1.00
TOTAL DEPTH (FEET) (D)	2.00	2.00
BOTTOM OF TRAP AREA (SQ FT) (Ab)	9,490	7,040
WETTED SURFACE AREA (SQ FT) (Aw)	10,560	7,840
SURFACE AREA AT OUTLET (SQ FT) (Ad)	11,660	8,660
DRY STORAGE VOLUME (CU FT) (Vd)	11,110	8,250
WET STORAGE VOLUME (CU FT) (Vw)	8,976	6,664

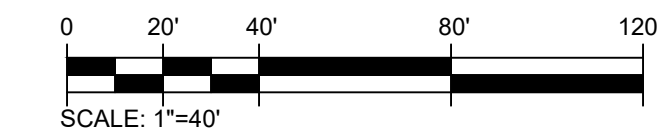
NO.	DATE	REVISION
6	5/11/2020	TOWN RESPONSE TO COMMENTS SUBMISSION
5	11/15/2019	TOWN SUBMISSION (OPR & ZONING)
4	6/17/2019	REDA PRELIMINARY DETERMINATIONS RESUBMISSION
3	3/13/2019	REDA PRELIMINARY DETERMINATIONS RESUBMISSION
2	11/29/2018	REDA PRELIMINARY DETERMINATIONS RESUBMISSION
1	11/29/2018	REDA PRELIMINARY DETERMINATIONS

SHEET TITLE: **Enlarged Site, Grading & Utility Plan**
GD Middletown West Main

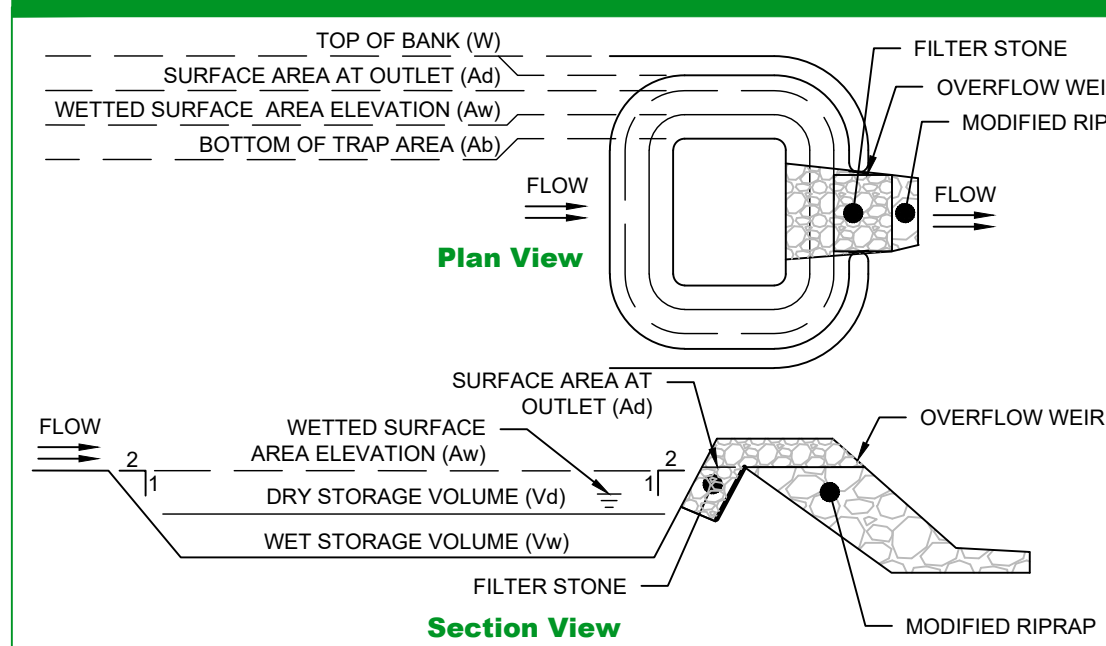
PROJECT INFORMATION:
ALTERNATING CURRENT (AC): 2.25 MW
1747 WEST MAIN ROAD, MIDDLETOWN, RI 02842
ASSESSOR'S PLAT 111 LOT 9A



SHEET NO.: **C1.5** OF **7**



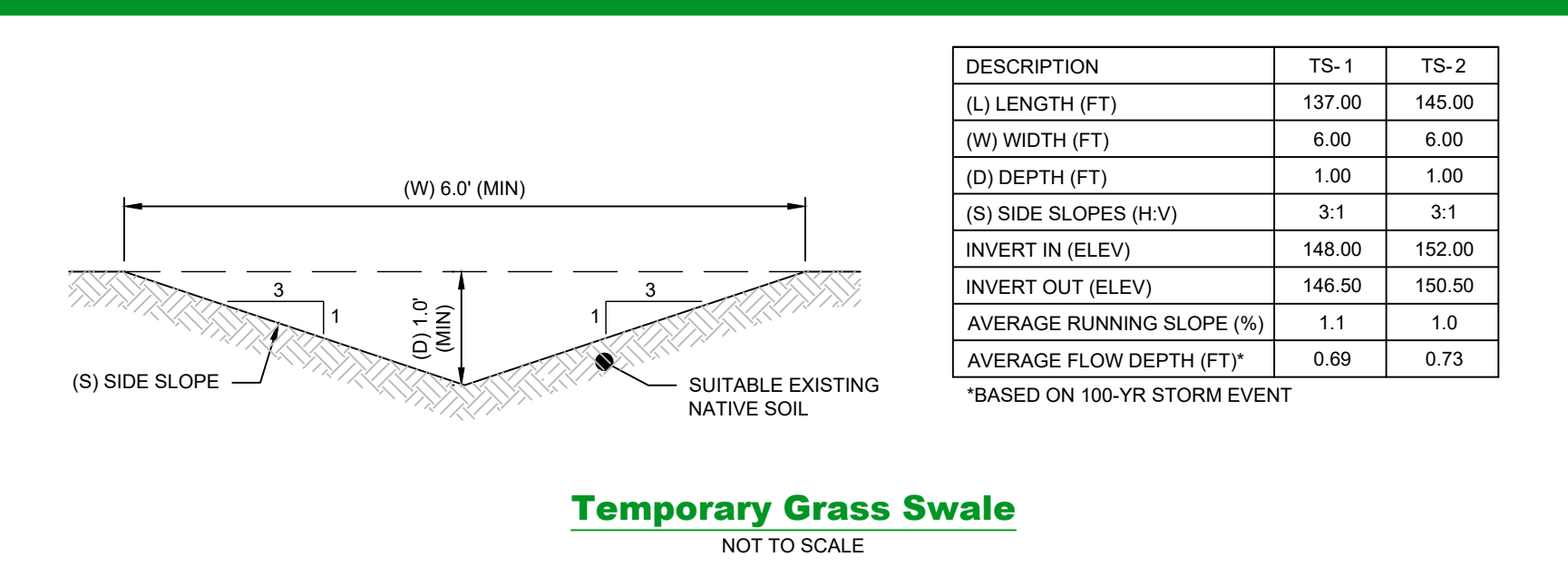
\\serverd\local\Shares\Wind\Drive Org Template\2_Sites\Middletown\GD Middletown West Main\3_Development\2_Engineering\DWG\Cenz_West_Main-Design.dwg May 11, 2020 - 10:30am



Top Width vs Height Temporary Sediment Trap Design Table:

H (ft)	W (ft)
1.5	2.0
2.0	2.0
2.5	3.0
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

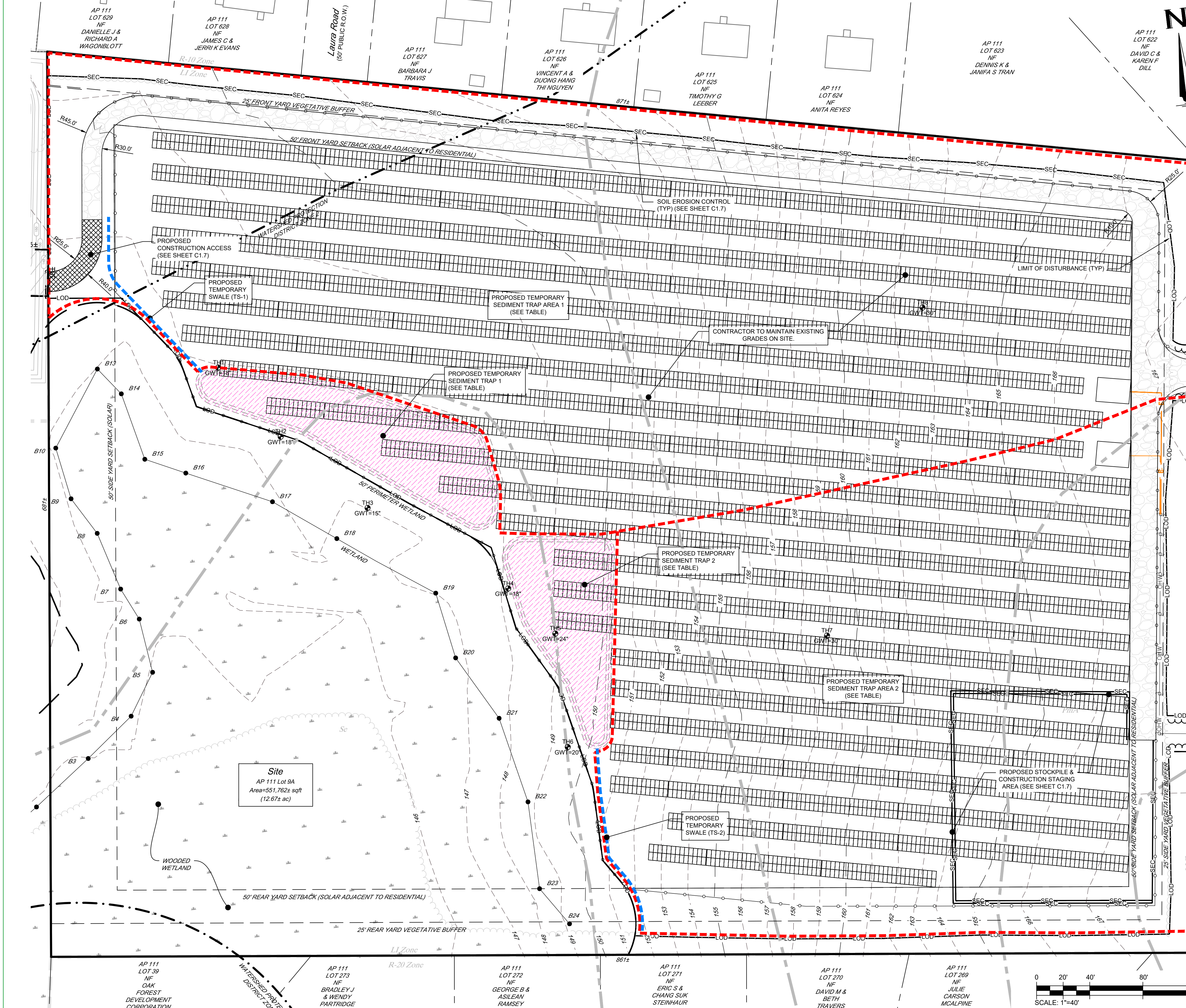
TEMPORARY SEDIMENT TRAP	TRAP 1	TRAP 2
TRIBUTARY AREA (ACRES)	4.902	3.514
WET STORAGE DEPTH (FEET) (Dw)	1.00	1.00
DRY STORAGE DEPTH (FEET) (Dd)	1.00	1.00
TOTAL DEPTH (FEET) (D)	2.00	2.00
BOTTOM OF TRAP AREA (SO FT) (Ab)	9.499	7.049
WETTED SURFACE AREA (SQ FT) (Aw)	10,560	7,840
SURFACE AREA AT OUTLET (SQ FT) (A2)	11,660	8,660
DRY STORAGE VOLUME (CU FT) (Vd)	11,110	8,250
WET STORAGE VOLUME (CU FT) (Vw)	8,976	6,664



Soil Erosion and Sediment Control Notes:

- ACCOMPANYING DOCUMENTS: SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) WHICH CONTAINS THE FOLLOWING:
 - EROSION CONTROL MEASURES
 - SHORT TERM MAINTENANCE
 - ESTABLISHMENT OF VEGETATIVE COVER
 - CONSTRUCTION POLLUTION PREVENTION
 - SEQUENCE OF CONSTRUCTION
 OPERATIONS AND MAINTENANCE PLAN (O&M) WHICH CONTAINS THE FOLLOWING:
 - LONG TERM MAINTENANCE
 - LONG TERM POLLUTION PREVENTION
 THESE DOCUMENTS ARE TO BE CONSIDERED AS PART OF THE PROJECT PLANS AND THE CONTRACTOR AND OWNER MUST MAINTAIN CURRENT COPIES OF THE ABOVE DOCUMENTS AS PART OF A FULL PLAN SET.
- CONTRACTOR TO REFER TO THE SESC FOR SEQUENCE OF CONSTRUCTION ACTIVITIES, PROJECT PHASING AND ADDITIONAL INFORMATION. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH THE APPROVAL FROM THE DESIGN ENGINEER.
- ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, RIGIS DATA, SURVEYED INFORMATION AND/OR INFORMATION PROVIDED TO GREEN DEVELOPMENT AND IS SUBJECT TO CHANGE AND ARE TO BE CONSIDERED APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE PROPER UTILITY ENGINEERING DEPARTMENTS AND COMPANIES TO LOCATE ALL EXISTING SUBSURFACE UTILITIES AND STRUCTURES IN AND AROUND THE LIMIT OF DISTURBANCE.
- CONTRACTOR TO CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-344-7233, 24 HOURS PRIOR TO ANY EXCAVATION WORK TAKES PLACE. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FOUND DURING UTILITY RESEARCH PRIOR TO EXCAVATION. ANY DAMAGE TO ANY EXISTING UTILITIES WHICH ARE SHOWN AND NOT SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR.
- CONTRACTOR IS LIABLE TO OBTAIN ALL MUNICIPAL, STATE AND FEDERAL APPROVALS AND PERMITS PRIOR TO THE START OF CONSTRUCTION.
- DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING CONSTRUCTION IS REQUIRED TO MINIMIZE SEDIMENTS ON WEST MAIN ROAD ABUTTING PROPERTY TO THE WEST (AP 111 LOT 8). THE CONTRACTOR SHALL PROVIDE STORAGE FOR WATER AS NECESSARY TO ENSURE PROPER DUST CONTROL.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING (R&D) OF ALL MATERIALS LEGALLY AS INDICATED ON THE PLANS TO AN APPROVED OFF-SITE LOCATION.
- CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF DISTURBANCE SHALL BE RESTORED TO MATCH PRIOR CONDITIONS OR PROPOSED CONDITIONS SHOWN ON THE PLANS.
- THIS PLAN SET REFERENCES RHODE ISLAND DEPARTMENT OF TRANSPORTATION (RIDOT) STANDARD DETAILS WHICH CAN BE FOUND ON THE RIDOT ONLINE DATABASE. DESIGNATED DETAILS ARE LABELED WITHIN THIS PLAN SET AS RIDOT STD X.X.X.
- NO TOPSOIL OR PRIME AGRICULTURAL SOIL SHALL BE REMOVED FROM THE SITE FOR INSTALLATION OF THE FACILITY.
- THIS PROJECT IS PROPOSED TO BE BUILT IN 1 PHASE.

REFERENCE LINK: [HTTP://WWW.DOT.RI.GOV/DOCUMENTS/DOINGBUSINESS/RIDOT_STD_DETAILS.PDF](http://www.dot.ri.gov/documents/doingbusiness/ridot_std_details.pdf)



Design Rules and Regulations:

THE TEMPORARY SEDIMENT TRAPS SHALL BE INSTALLED AND CONFORM TO ALL RULES AND REGULATIONS SET FORTH BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND DESCRIBED WITHIN THE THOSE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST REVISION, UNDER SECTION SIX FOR TEMPORARY SEDIMENT TRAPS.

APPLICABILITY: BELOW DISTURBED AREAS WHERE THE CONTRIBUTING DRAINAGE AREA IS 5 ACRES OR LESS - FOR DRAINAGE AREAS GREATER THAN 5 ACRES USE A TEMPORARY SEDIMENT BASIN.

TEMPORARY SEDIMENT TRAPS SHALL ALSO BE USED WHERE THE INTENDED USE IS 6 MONTHS OR LESS. FOR USES EXTENDING BEYOND 6 MONTHS USE A TEMPORARY SEDIMENT BASIN.

REQUIREMENTS: THE TEMPORARY SEDIMENT TRAP HAS TWO STORAGE REQUIREMENTS AS FOLLOWS:
 WET STORAGE - CREATED BY EXCAVATION WITHIN A DRAINAGE WAY
 DRY STORAGE - CREATED BY THE CONSTRUCTION OF A PERVIOUS STONE DIKE ACROSS THE DRAINAGE WAY

SEDIMENT IS REQUIRED TO BE REMOVED FROM THE TRAP WHEN THE SEDIMENT ACCUMULATION EXCEEDS HALF OF THE WET STORAGE VOLUME OF THE TRAP.

ACCESS IS TO BE PROVIDED TO THE TRAP FOR SEDIMENT REMOVAL. EXCAVATED SEDIMENT WILL BE REMOVED AND DISPOSED OF AT AN APPROVED OFF-SITE LOCATION OR ON THE EXISTING SITE.

THE TRAPS ARE TO BE INSTALLED PRIOR TO CONDUCTING ANY GRADING ACTIVITIES IN THE CONTRIBUTING WATERSHED AREAS AS SHOWN ON THE PLAN.

LOCATIONS: NOT TO BE LOCATED IN CLOSE PROXIMITY TO EXISTING OR PROPOSED BUILDING FOUNDATIONS.

LOCATE TRAPS TO OBTAIN MAXIMUM STORAGE BENEFIT FROM THE TERRAIN, FOR EASE OF CLEAN OUT AND DISPOSAL OF THE TRAPPED SEDIMENT.

TRAP CAPACITY: THE TRAP SHALL HAVE AN INITIAL STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA, HALF OF WHICH SHALL BE IN THE FORM OF WET STORAGE TO PROVIDE A STABLE SETTLING MEDIUM. THE REMAINING STORAGE VOLUME SHALL BE IN THE FORM OF A DRAINDOWN (DRY STORAGE) WHICH WILL PROVIDE EXTENDED SETTLING TIME DURING LESS FREQUENT, LARGER STORM EVENTS.
 WET STORAGE - VOLUME SHALL BE MEASURED FROM THE LOW POINT OF THE EXCAVATED AREA TO THE BASE OF THE STONE OUTLET STRUCTURE.
 DRY STORAGE - VOLUME SHALL BE MEASURED FROM THE BASE OF THE STONE OUTLET TO THE TOP OF THE STONE OUTLET (OVERFLOW MECHANISM).

THE TRAP SHALL BE SIZED TO STORE 1 INCH OF RUNOFF FROM THE CONTRIBUTING AREA OR PER THE SEDIMENT VOLUME METHOD (SEE EQUATION TABLE) IN ACCORDANCE WITH STANDARD 10 OF THE 2010 RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL.

SLOPES: ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES SHALL NOT EXCEED 1.5:1. THE MAXIMUM DEPTH OF EXCAVATION WITHIN THE WET STORAGE AREA SHOULD NOT EXCEED THREE (3) FEET TO FACILITATE CLEAN-OUT AND FOR SITE SAFETY CONSIDERATIONS.

INLETS/OUTLETS: THE OUTLET SHALL BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
 THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE AND MUST OUTLET ONTO STABILIZED GROUND.

EMBANKMENT: THE MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET AS MEASURED VERTICALLY FROM THE CREST OF THE EMBANKMENT TO THE DOWN SLOPE BASE OF THE EMBANKMENT OR TOW OF THE STONE DIKE, WHICHEVER IS LOWER.
 SIDE SLOPES OF THE EMBANKMENT SHALL BE 2:1 OR FLATTER.

MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF THE RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.

FILTER STONE: SHALL MEET THE REQUIREMENTS OF THE RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.9 TABLE I, COLUMN V FILTER STONE.

Installation Requirements:

CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.

EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.

STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: SEEDING FOR TEMPORARY VEGETATIVE COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.

CARRY OUT CONSTRUCTION OPERATIONS IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.

Inspection, Maintenance, and Removal Requirements:

INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE HEIGHT OF THE STONE OUTLET OR WEIR CREST SHOULD BE MAINTAINED AT LEAST 1 FOOT BELOW THE CREST OF THE EMBANKMENT. ALSO CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.

WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS.

THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. IF IT IS TO BE REMOVED, THEN THE PLANS SHOULD SHOW HOW THE SITE OF THE TEMPORARY SEDIMENT TRAP IS TO BE GRADED AND STABILIZED AFTER REMOVAL.

Soil Erosion and Sediment Control Legend

— LOD —	LIMIT OF DISTURBANCE	---	TRIBUTARY AREA FOR TEMPORARY SEDIMENT TRAP
— SEC —	SOIL EROSION CONTROL/LIMIT OF DISTURBANCE	■	TEMPORARY SEDIMENT TRAP
---	TEMPORARY DRAINAGE SWALE	■	CONSTRUCTION ACCESS

SCALE: 1"=40'

3760 Quaker Lane
North Kingstown, RI 02852
(401) 295-4998
www.green-ri.com

3760 Quaker Lane, North Kingstown, RI 02852

APPLICANT INFO: **GD Middletown West Main I, LLC**

OWNER INFO: **Cenz Corp**

PREPARED BY: **Green Development, LLC**

REV	DATE	BY	REVISION
6	5/11/2020	TOWN RESPONSE TO COMMENTS SUBMISSION	
5	1/17/2020	TOWN SUBMISSION (DPR & ZONING)	
4	6/17/2019	RIBA PRELIMINARY DETERMINATIONS RESUBMISSION	
3	1/13/2019	RIBA PRELIMINARY DETERMINATIONS RESUBMISSION	
2	1/13/2019	RIBA PRELIMINARY DETERMINATIONS RESUBMISSION	
1	11/20/2018	RIBA PRELIMINARY DETERMINATIONS	

SHEET TITLE: **Soil Erosion and Sediment Control Plan**

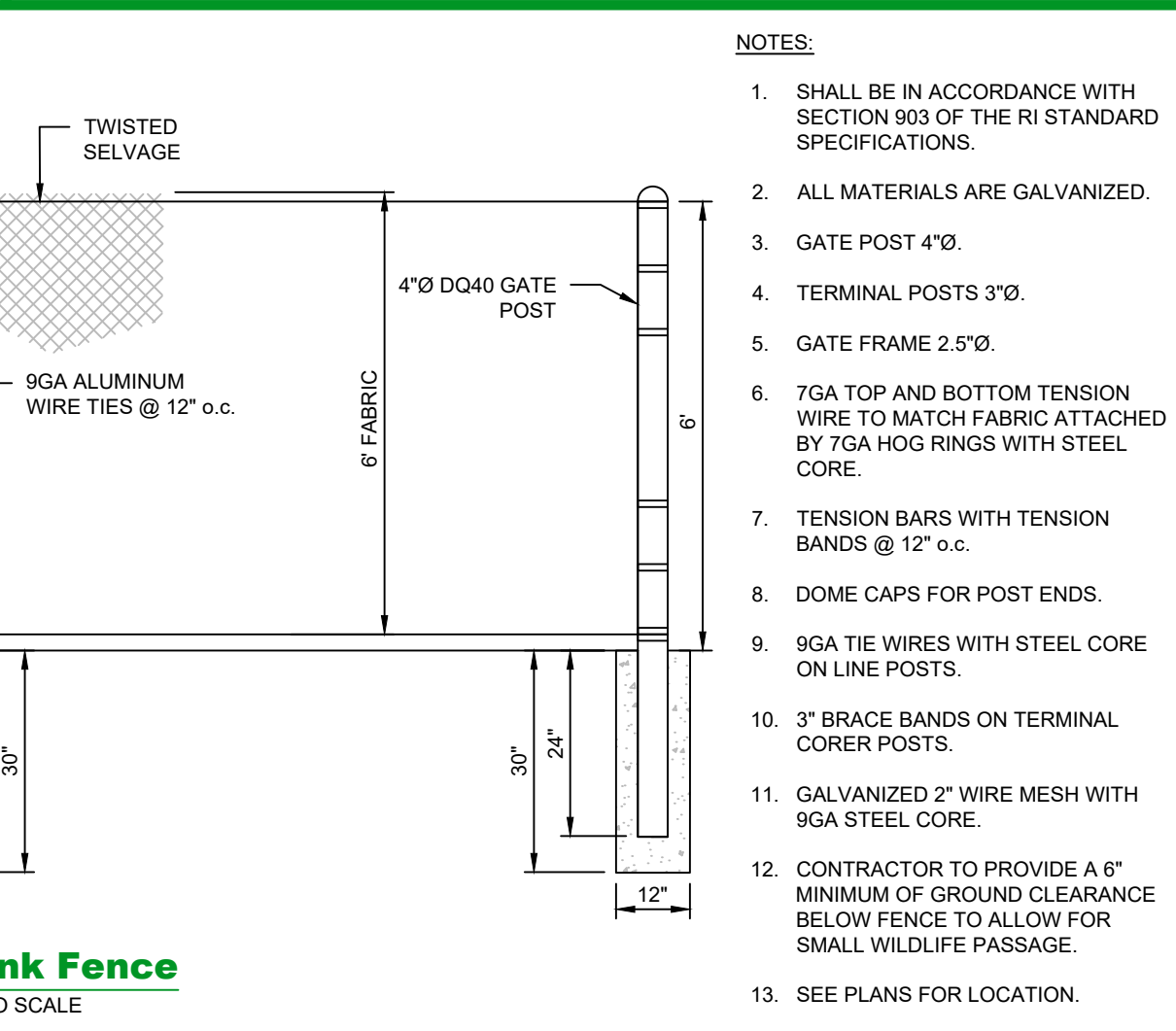
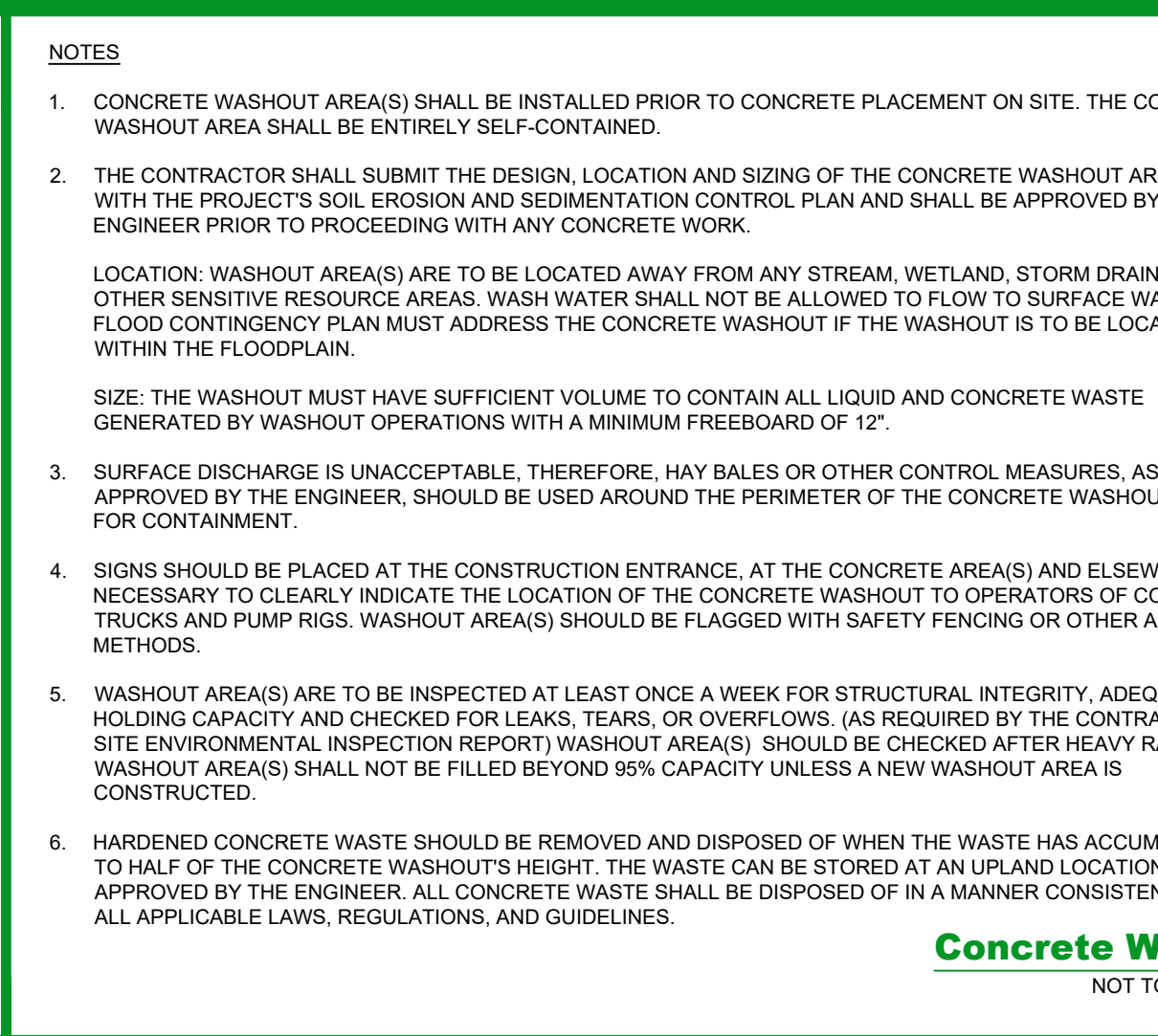
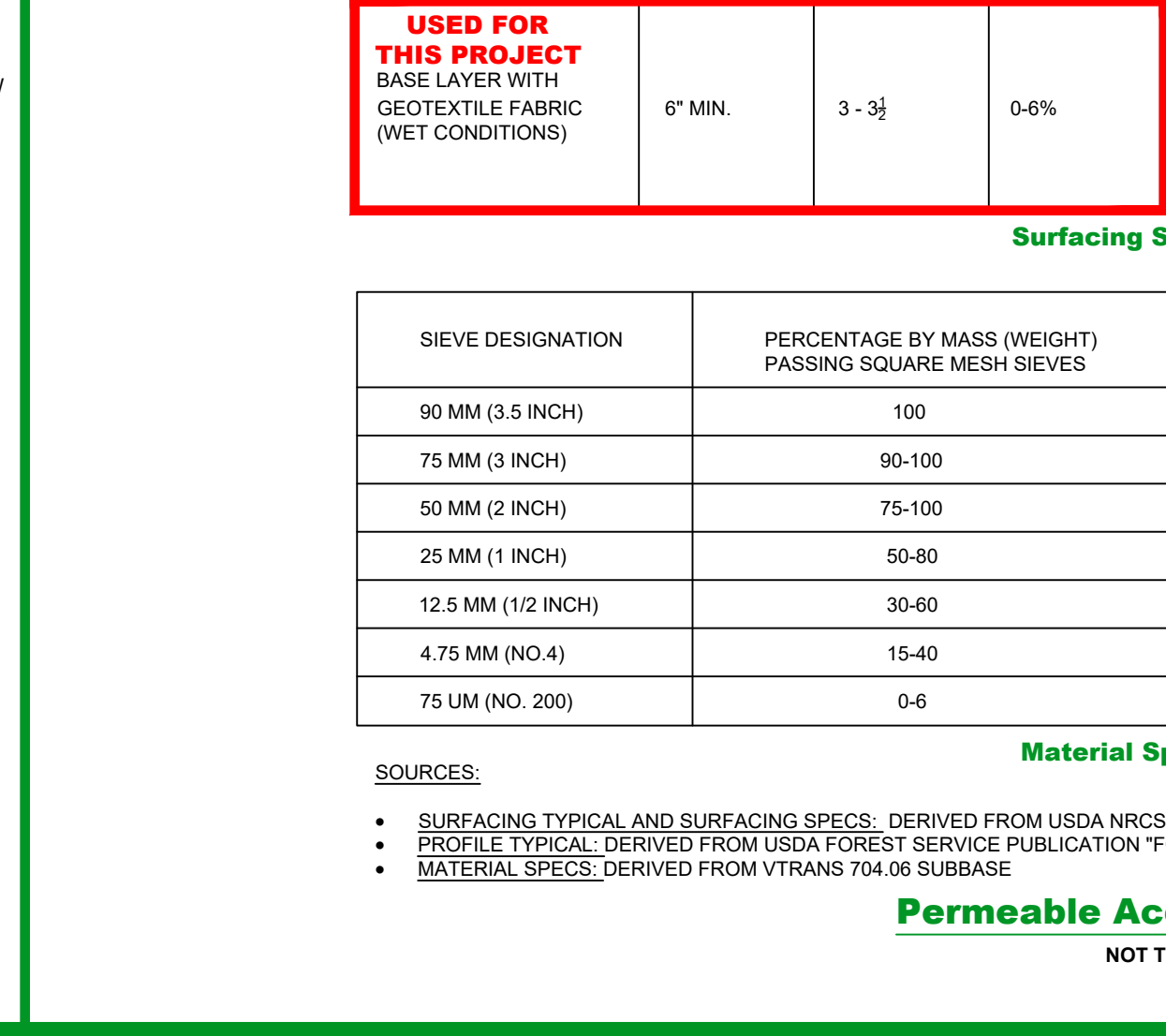
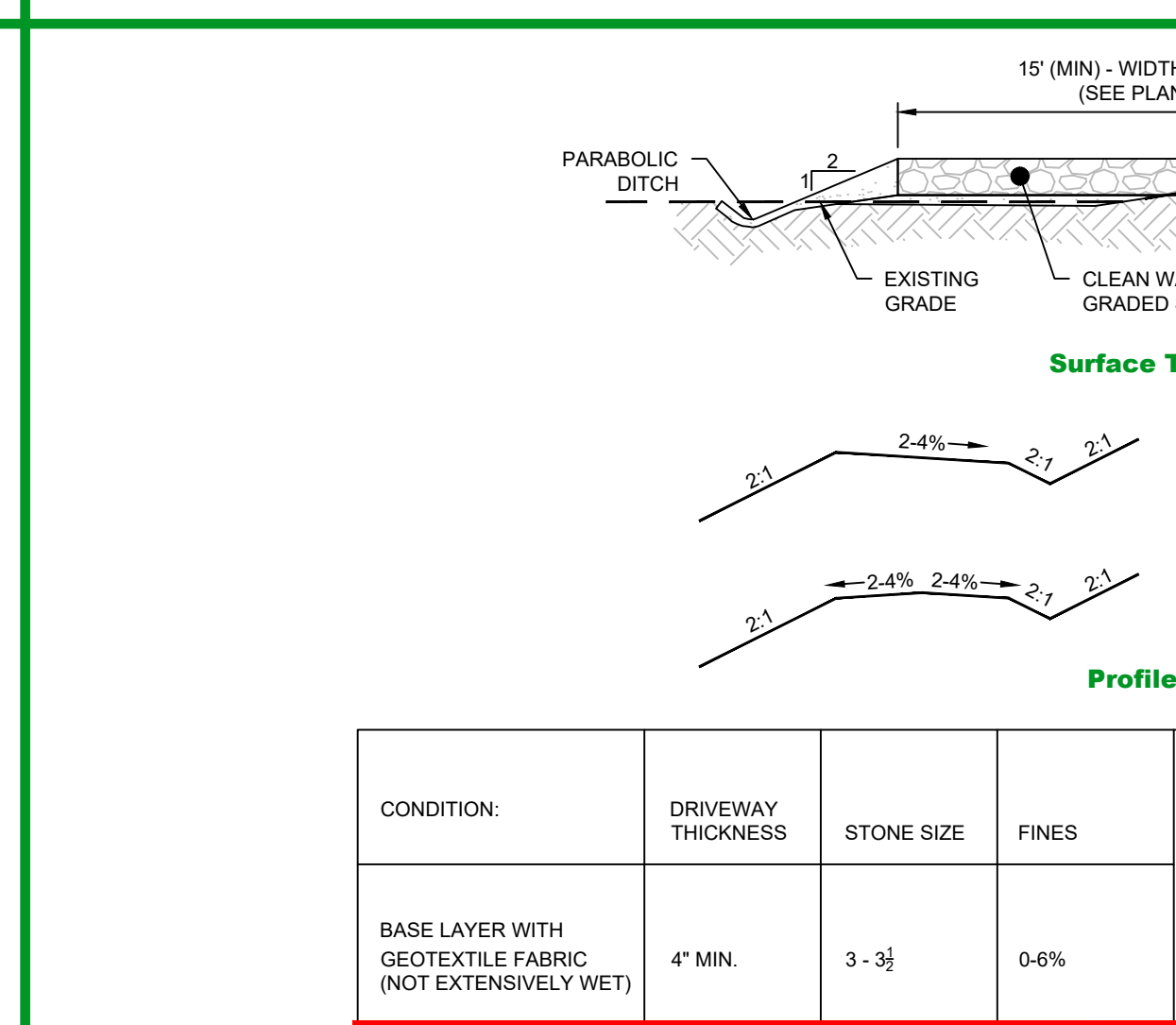
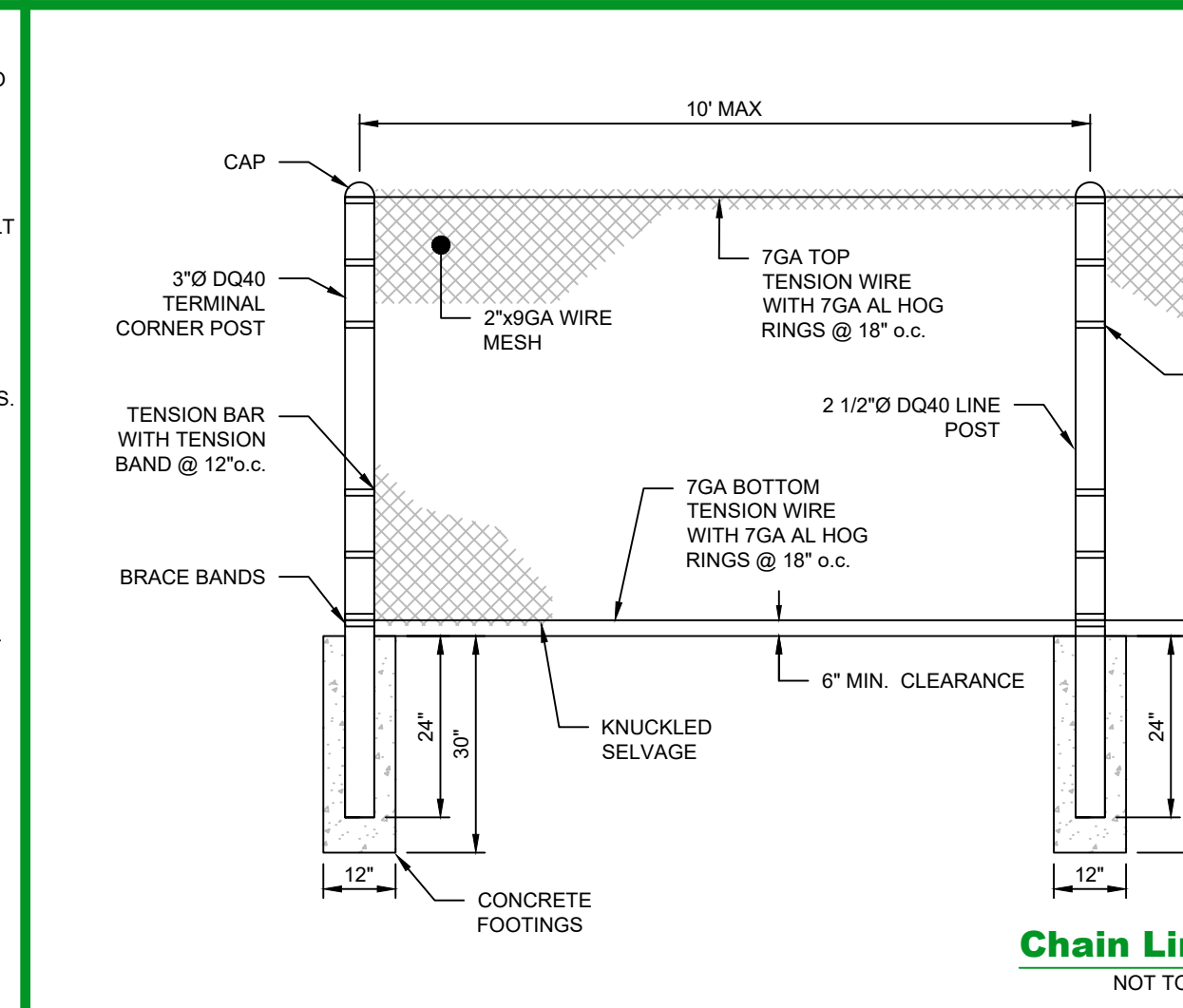
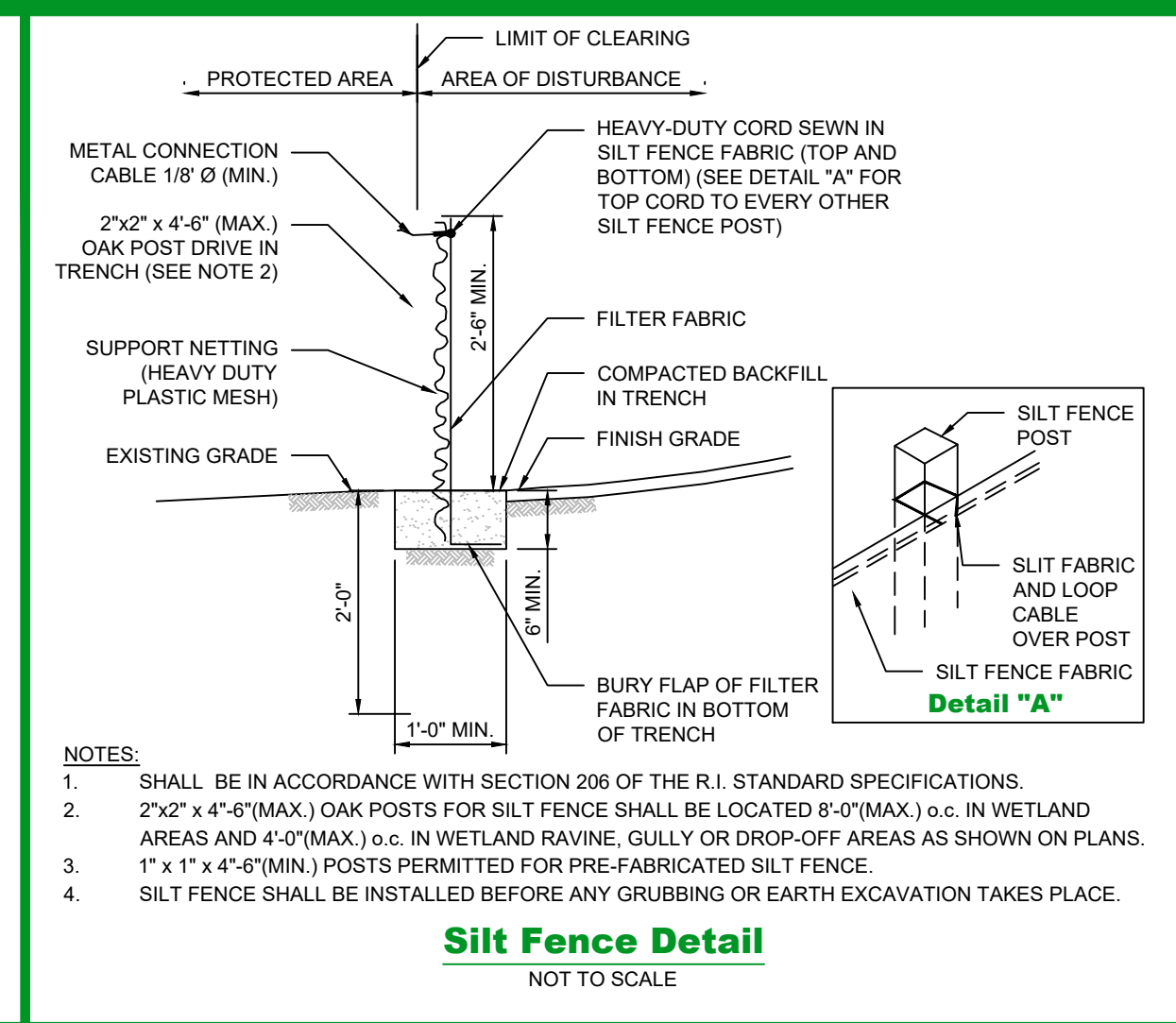
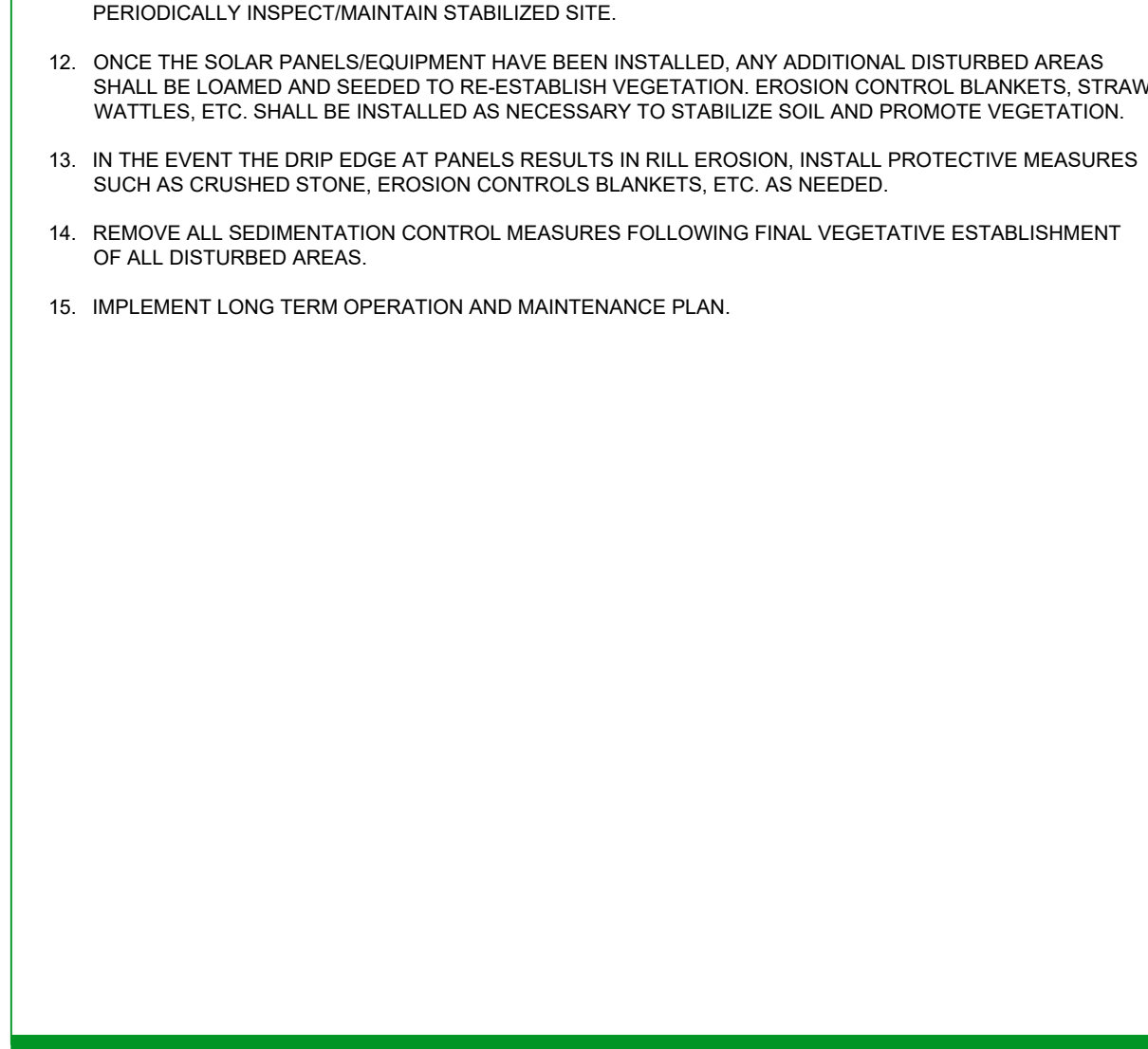
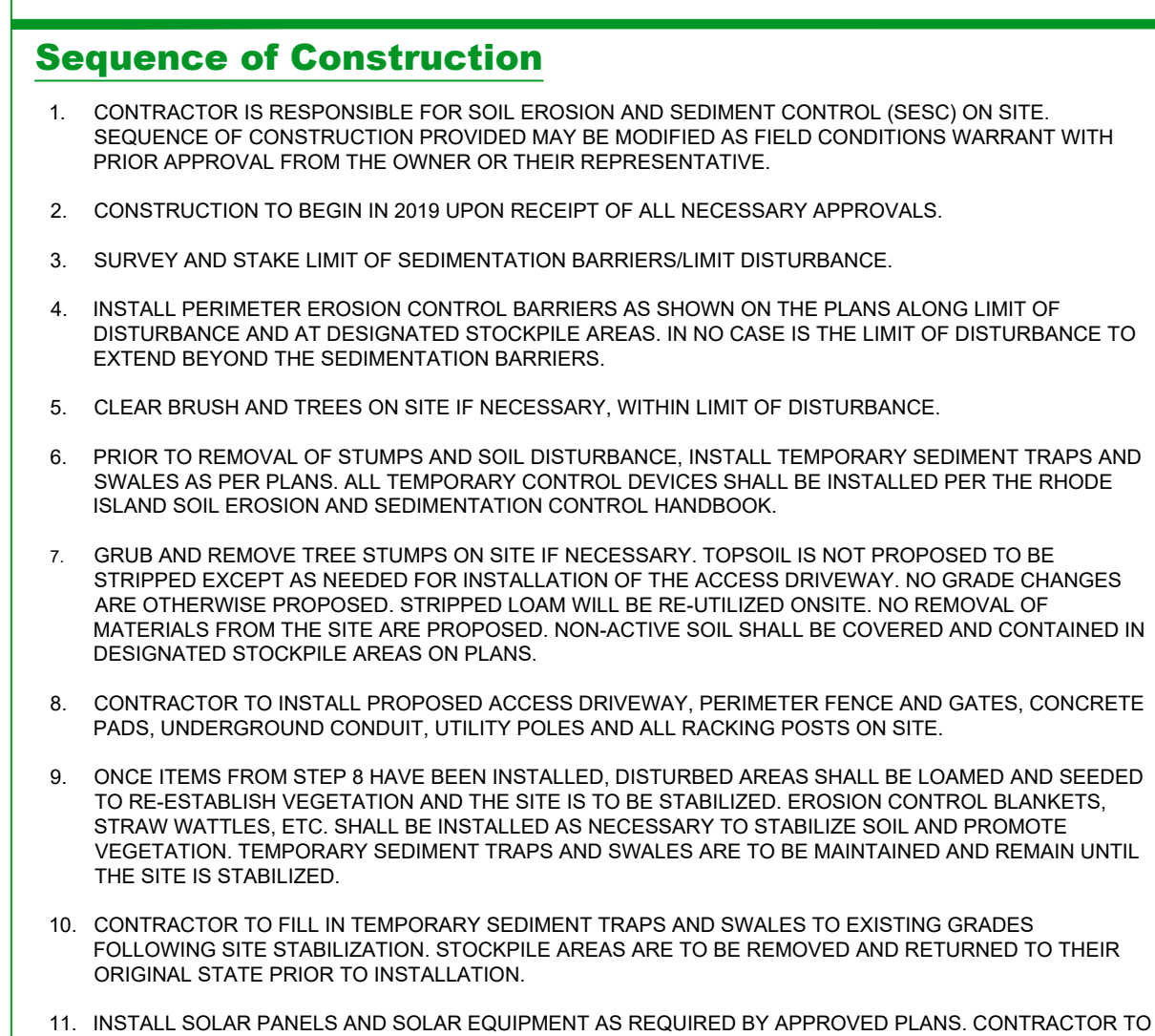
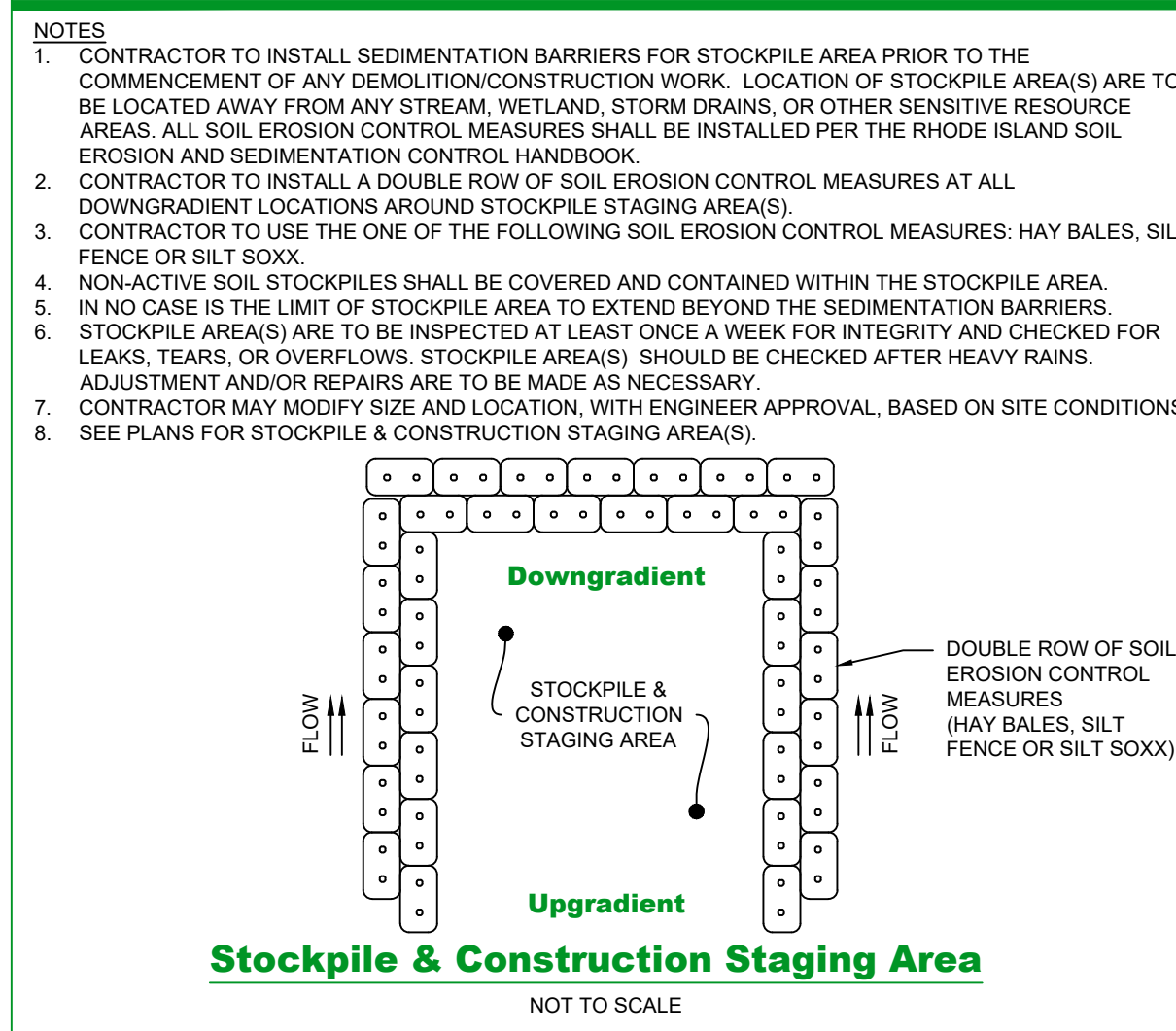
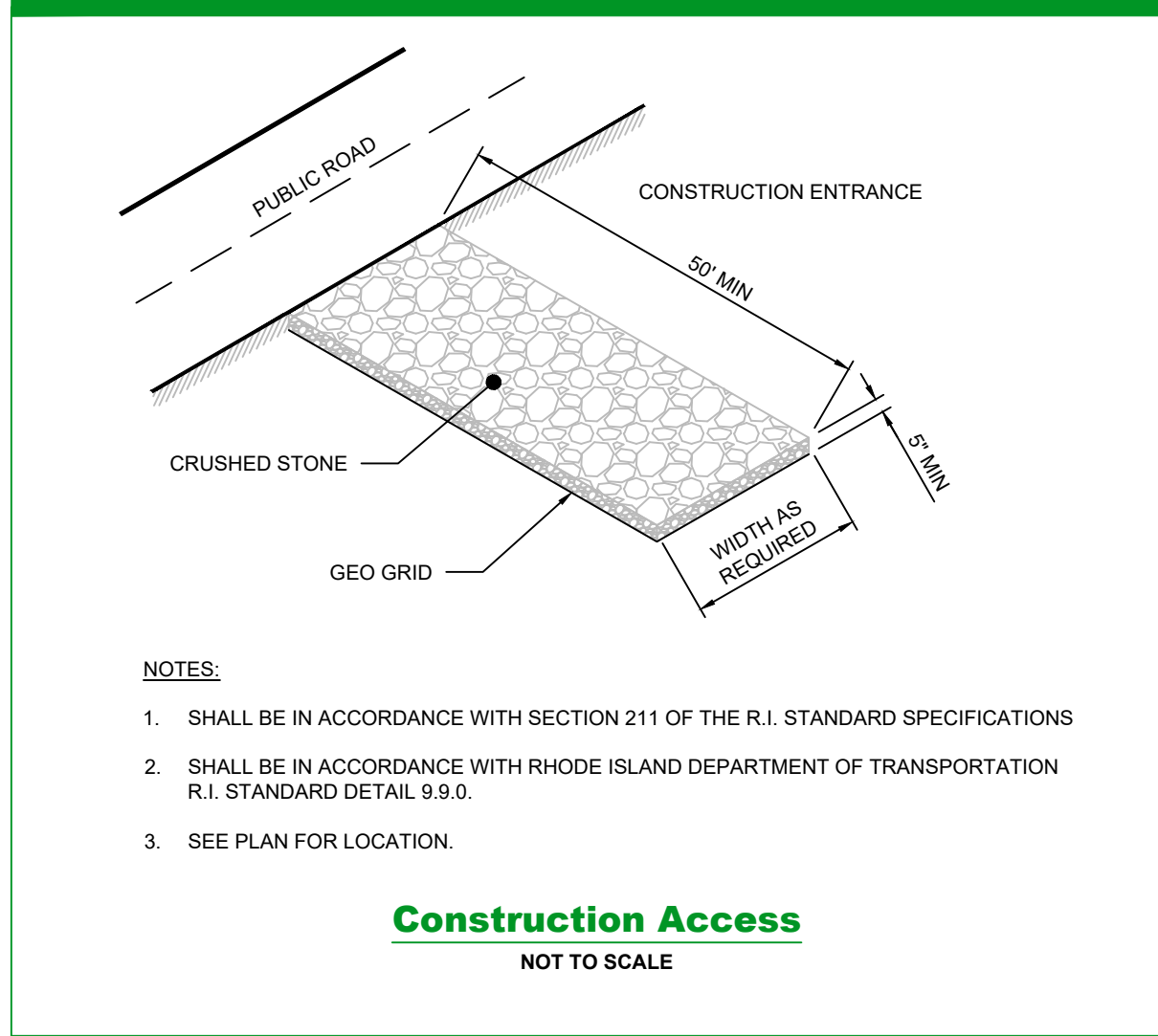
PROJECT INFORMATION:
GD Middletown West Main

ALTERNATING CURRENT (AC): 2.25 MW
1747 WEST MAIN ROAD, MIDDLETOWN, RI 02852
ASSESSOR'S PLAT 111 LOT 9A

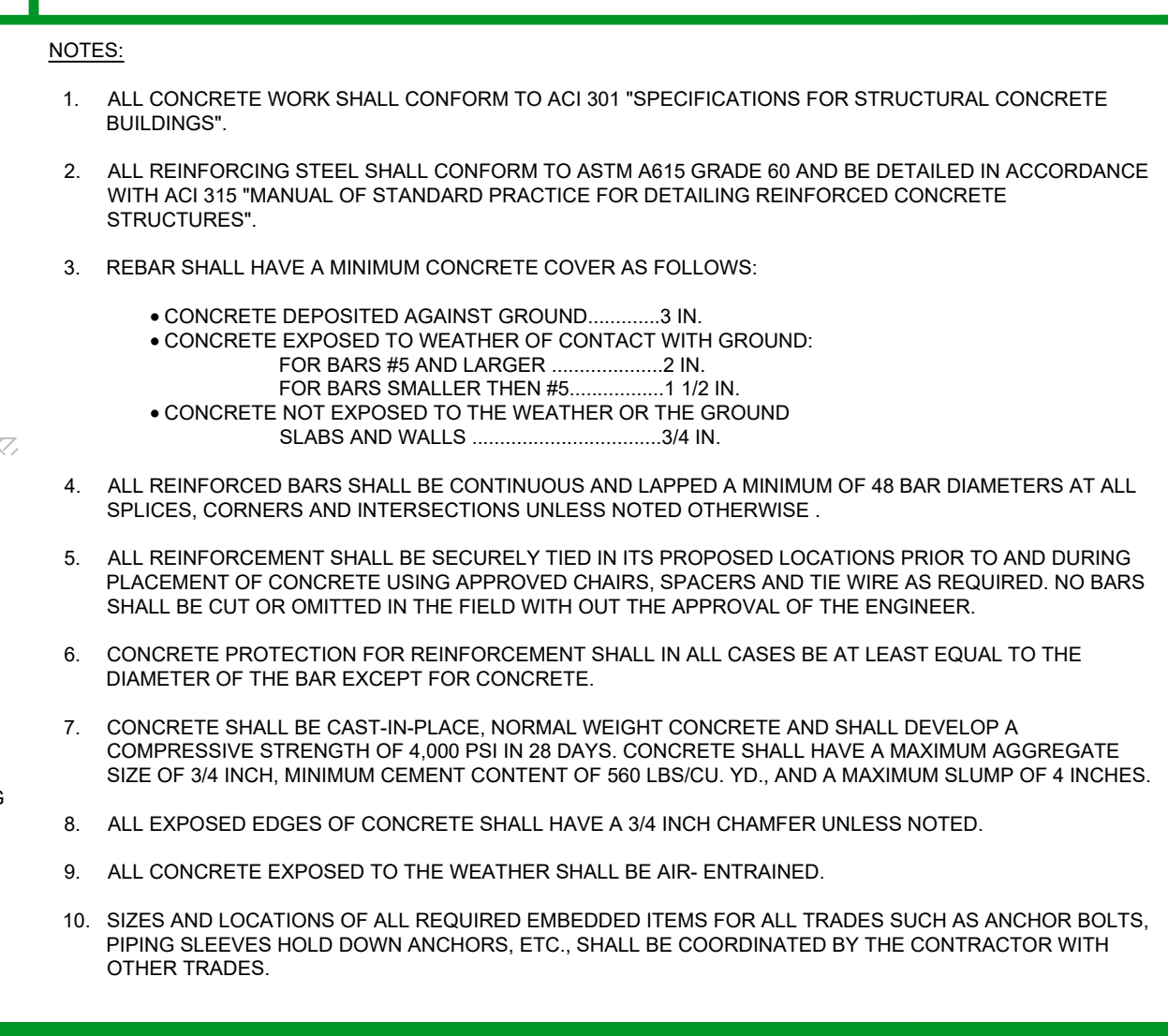
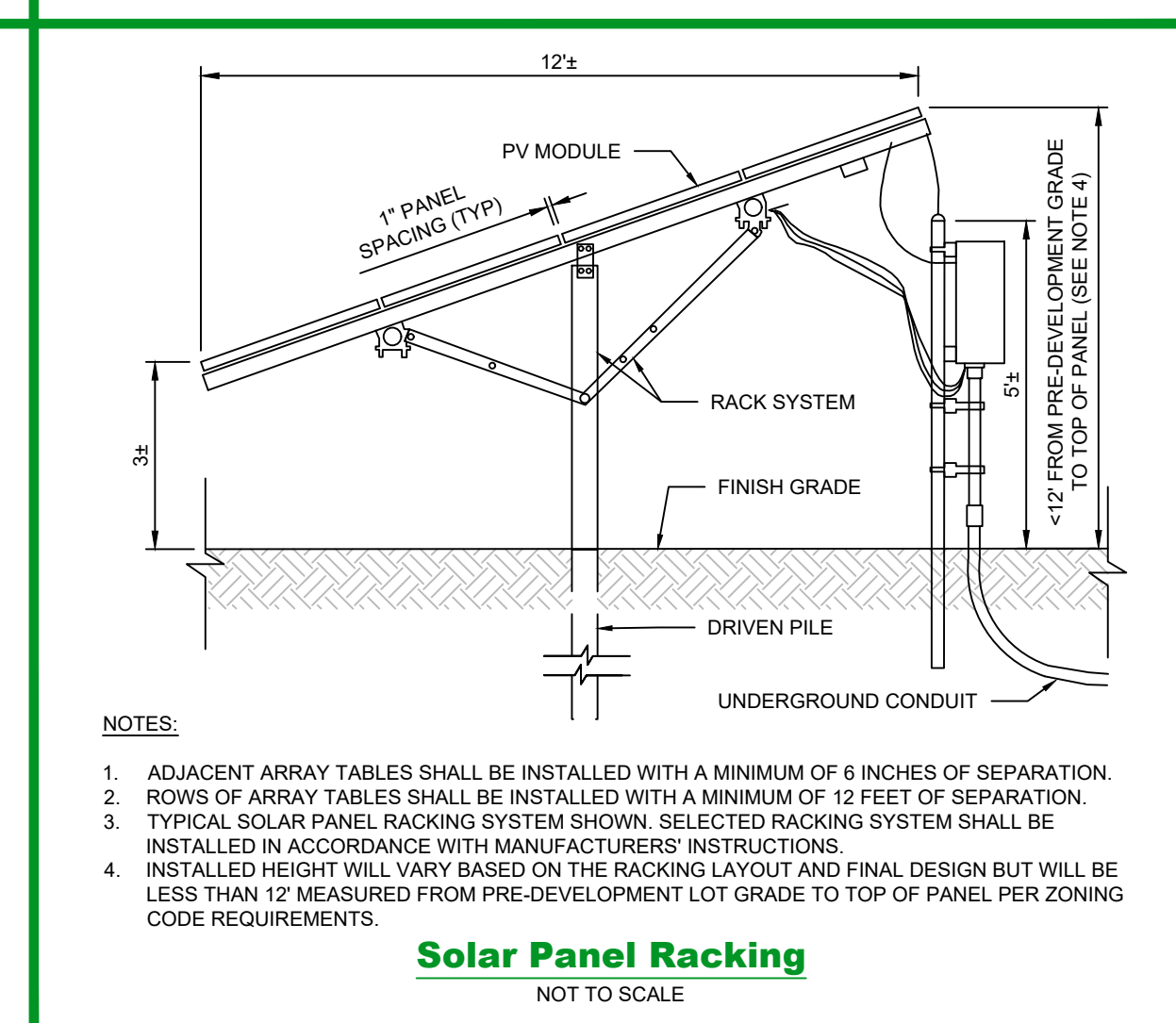
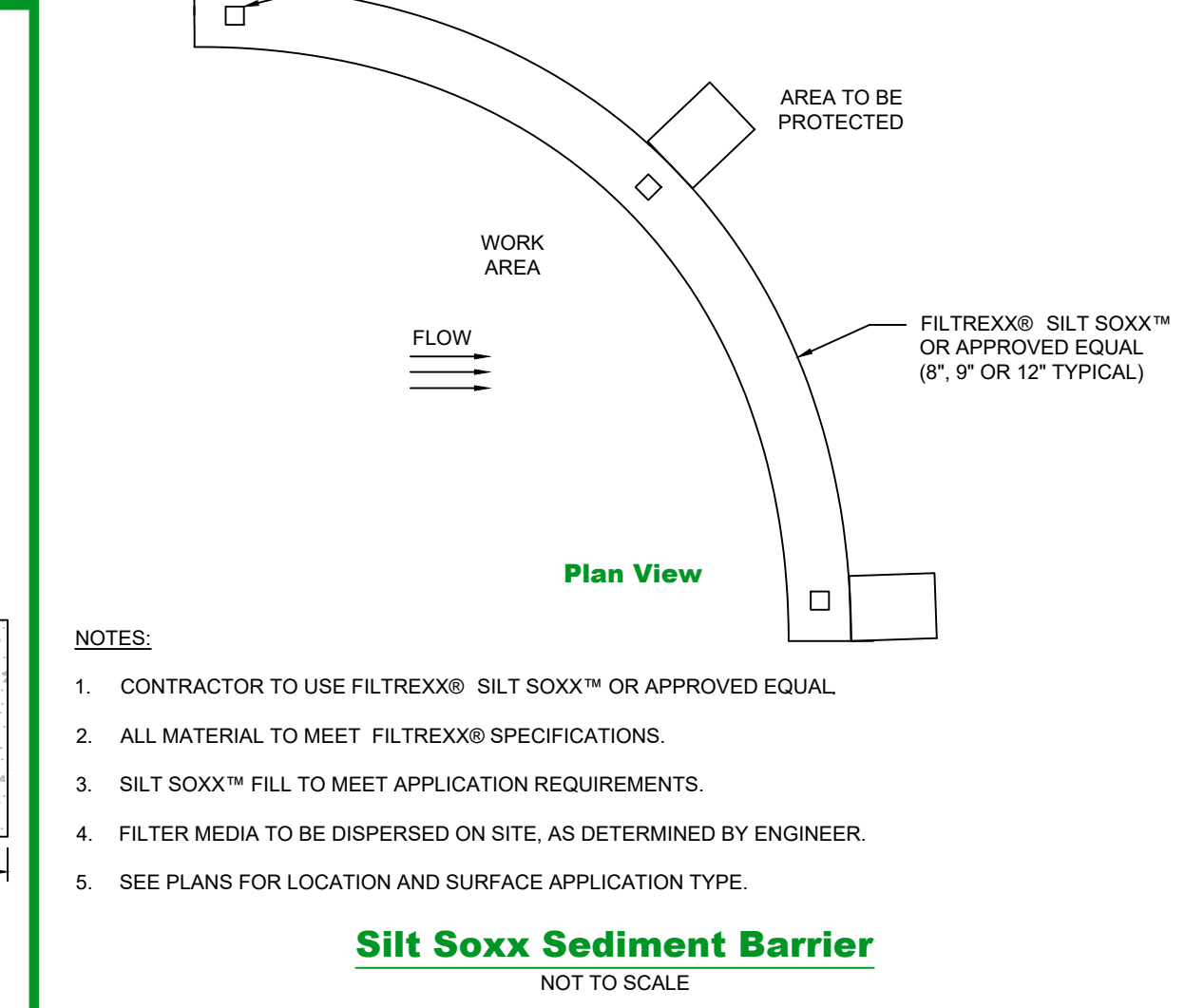
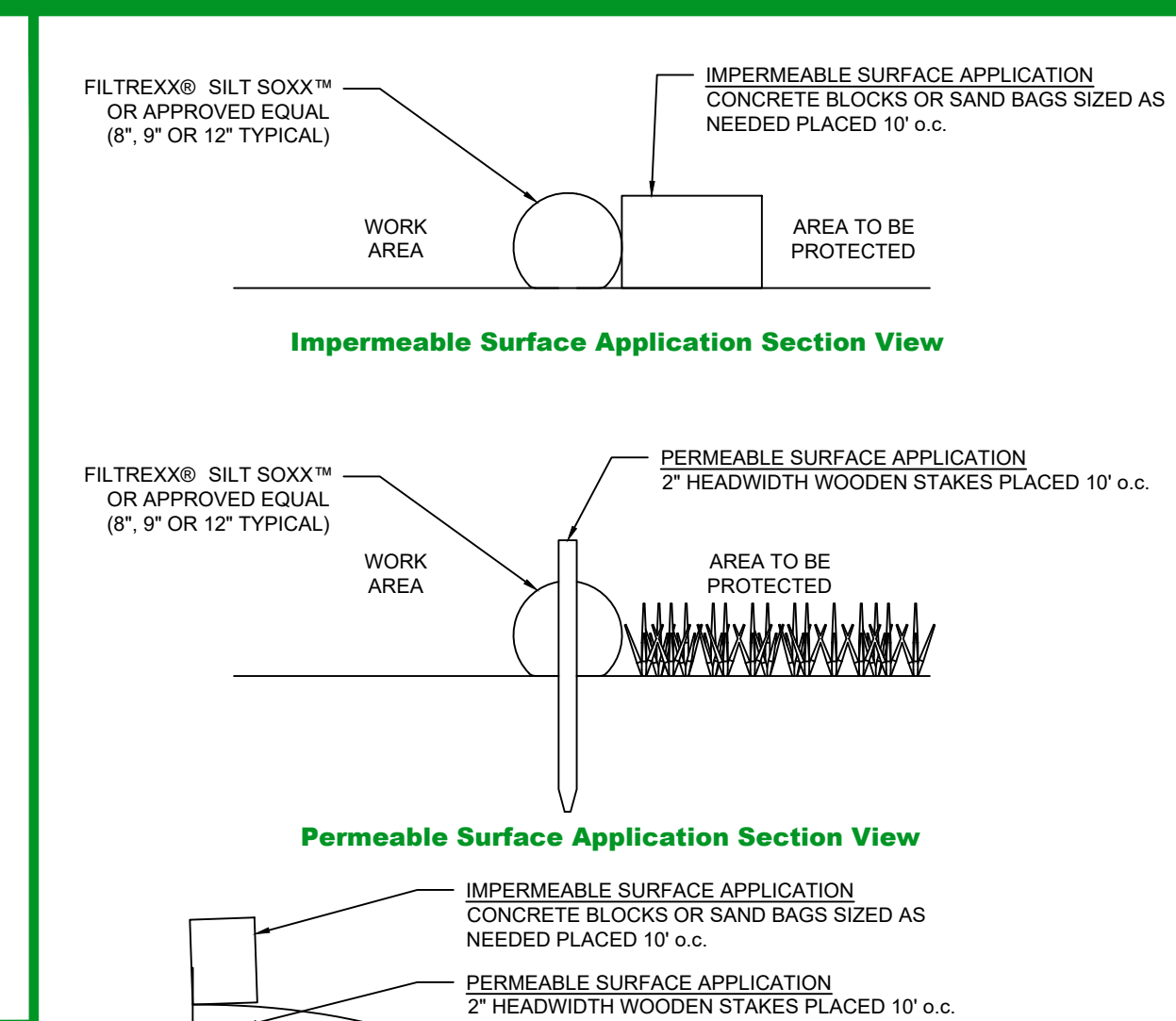
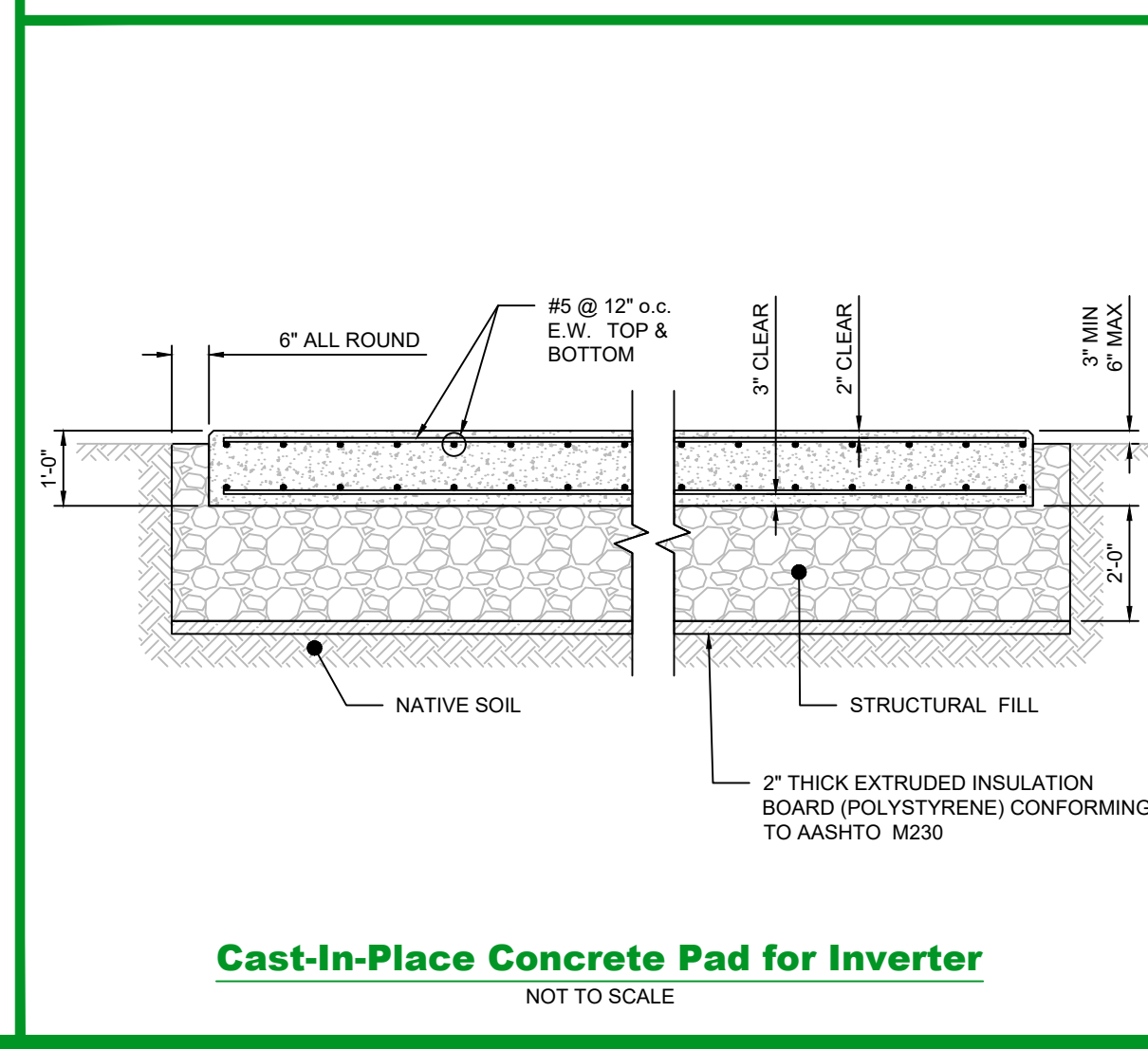
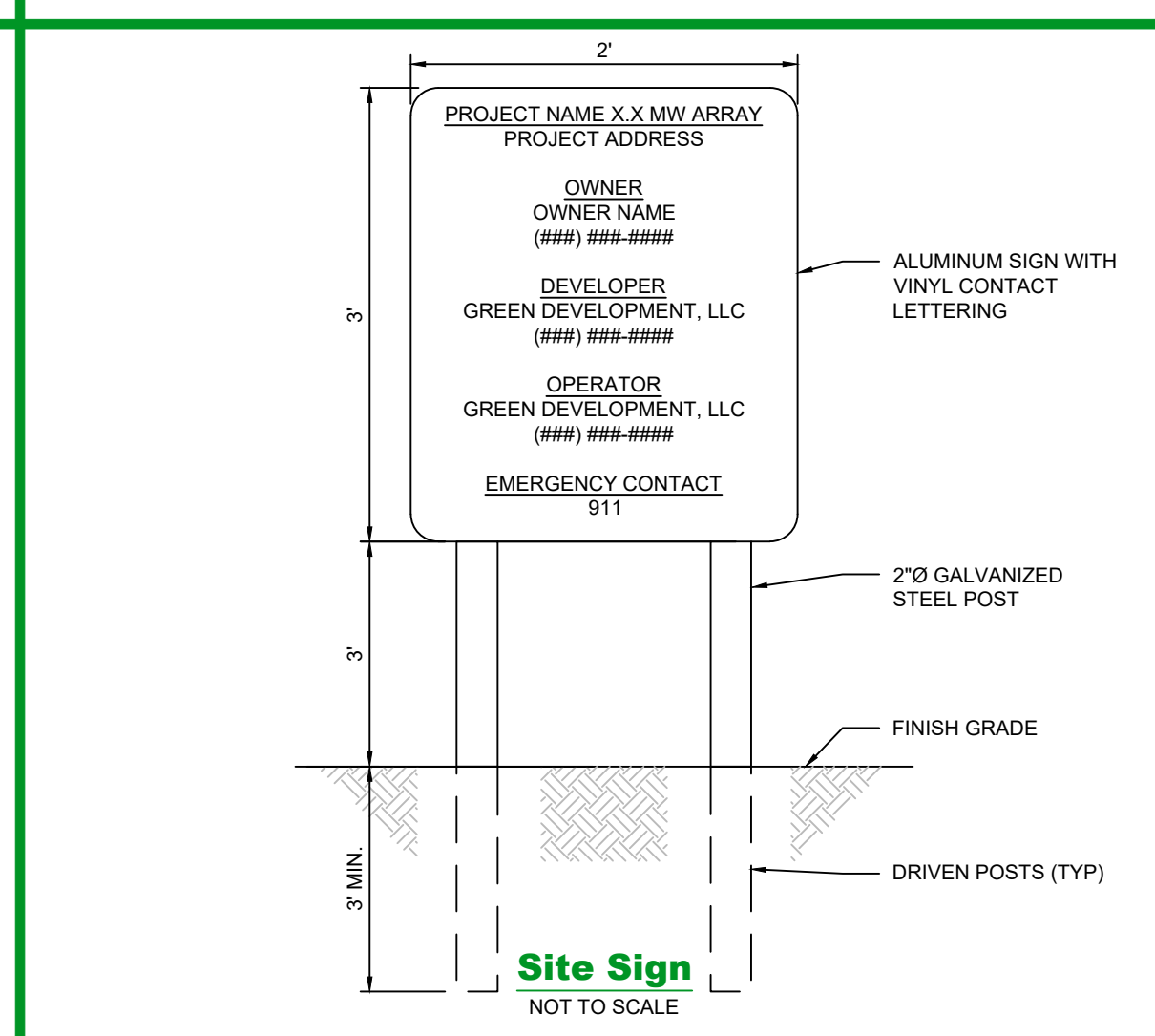
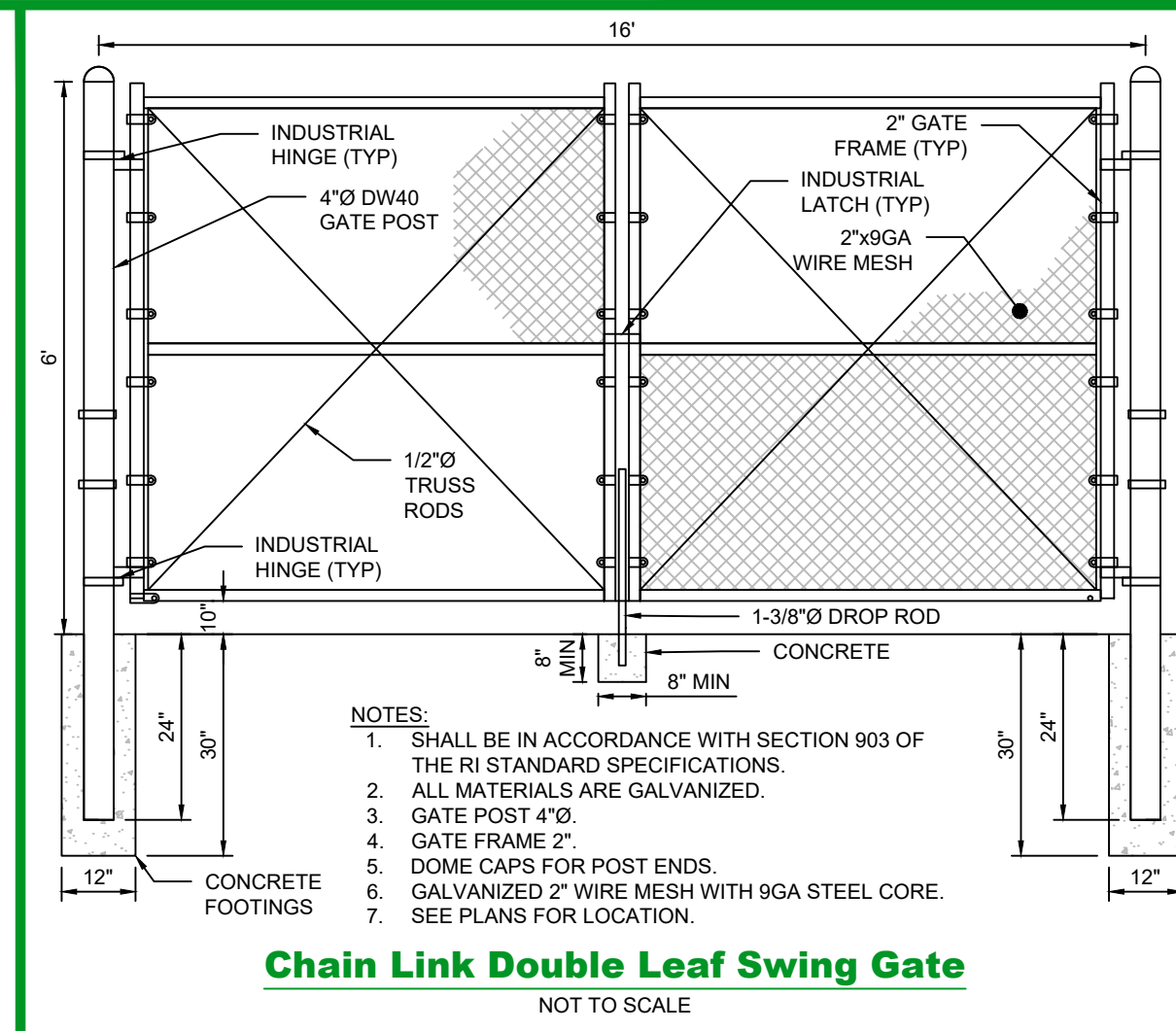
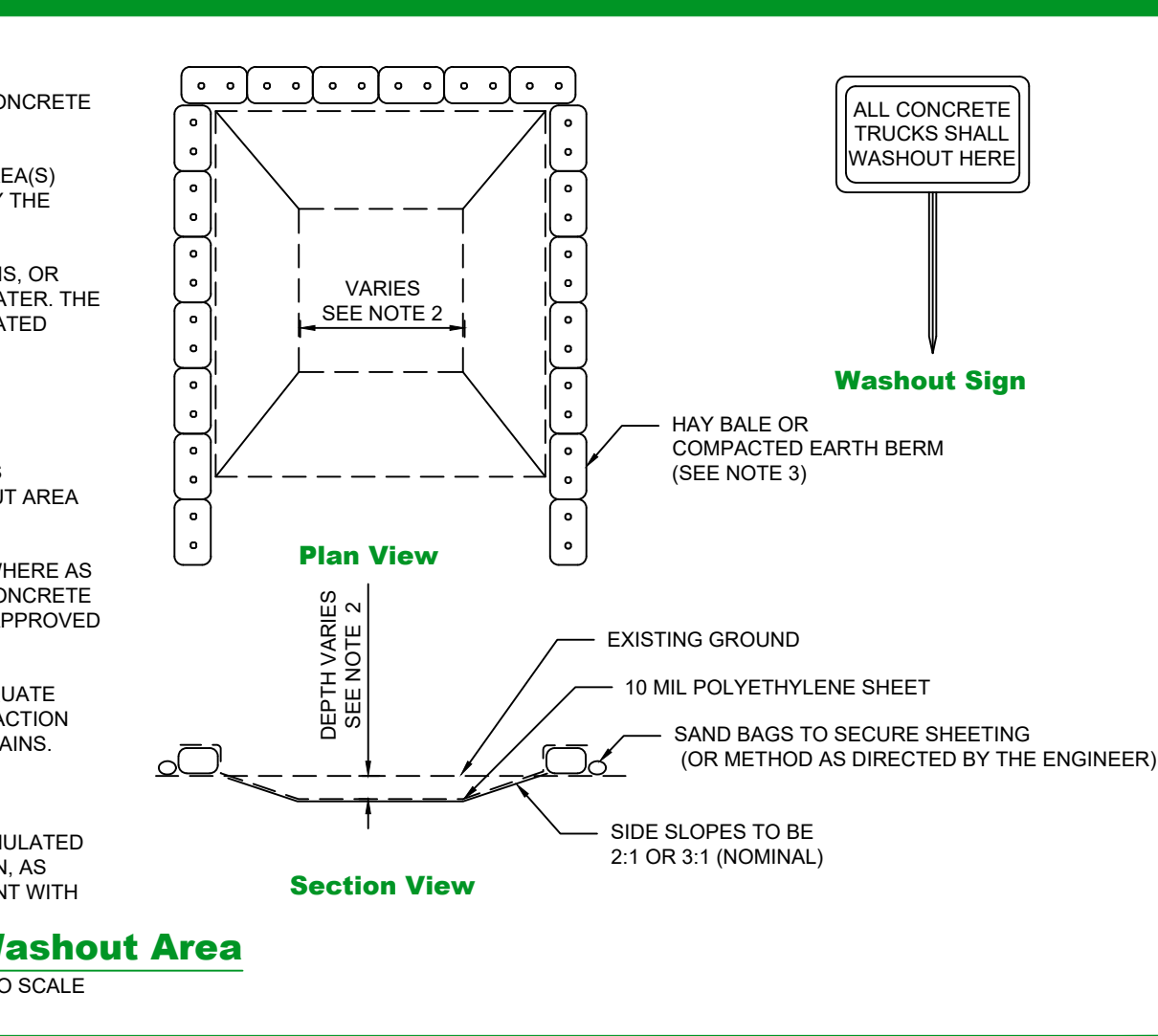
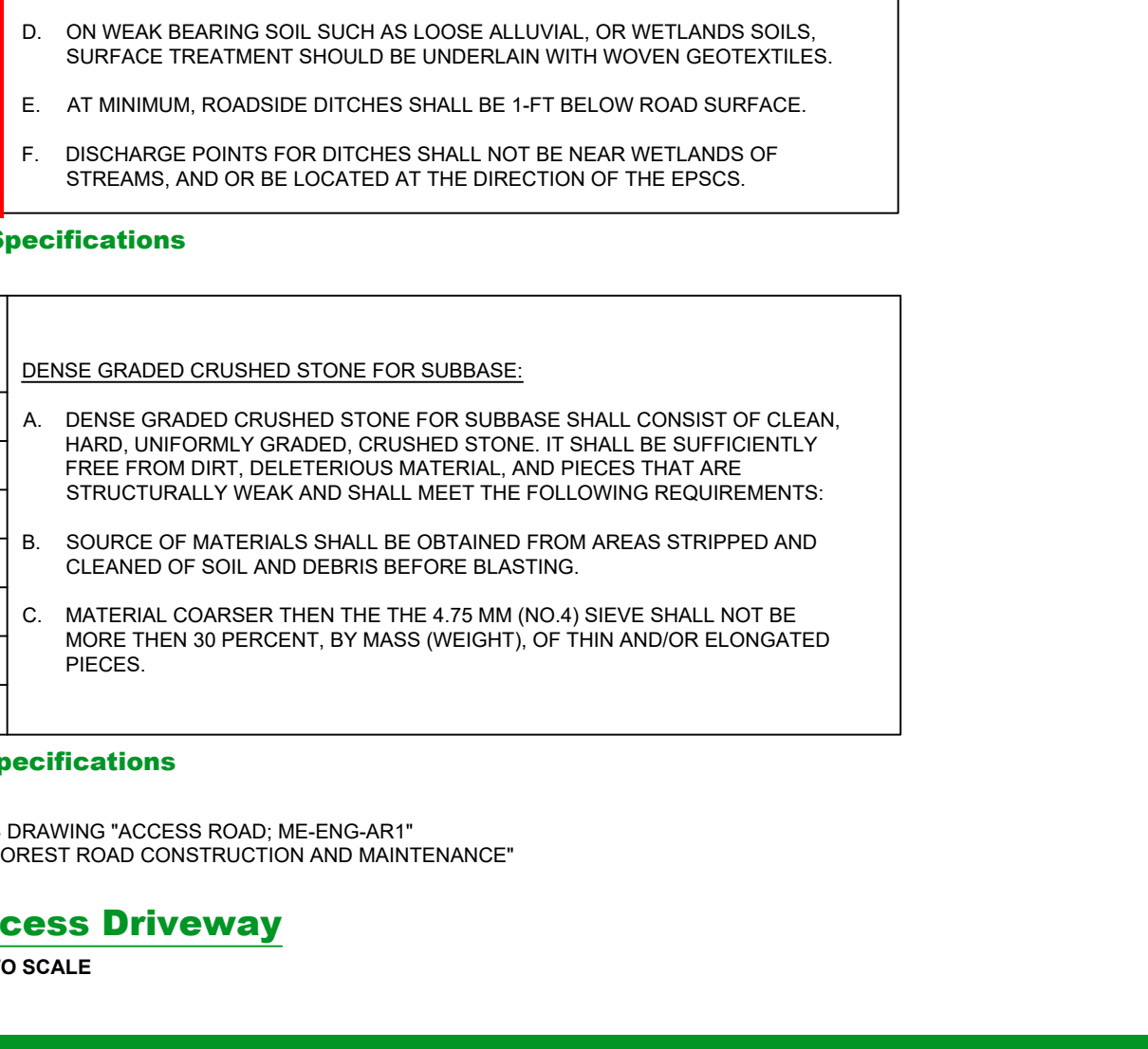
NO. REGISTERED PROFESSIONAL ENGINEER CIVIL

SHEET NO.: **C1.6** OF **7**

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CONDITION:	DRIVEWAY THICKNESS	STONE SIZE	FINES
BASE LAYER WITH GEOTEXTILE FABRIC (NOT EXTENSIVELY WET)	4" MIN.	3 - 3/4"	0-6%
USED FOR THIS PROJECT BASE LAYER WITH GEOTEXTILE FABRIC (WET CONDITIONS)	6" MIN.	3 - 3/4"	0-6%



3760 Quaker Lane
North Kingstown, RI 02852
(401) 295-4998
www.green-ri.com

GREEN development, LLC

APPLICANT INFO: **GD Middletown West Main I, LLC**
3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

OWNER INFO: **Cenz Corp**
4 FOX PLACE, PROVIDENCE, RI 02903

PREPARED BY: **Green Development, LLC**
3760 QUAKER LANE, NORTH KINGSTOWN, RI 02852

REV	DATE	REVISION
6	5/11/2020	TOWN RESPONSE TO COMMENTS SUBMISSION
5	11/15/2019	TOWN SUBMISSION (DPR & ZONING)
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3	3/13/2019	REBAR PRELIMINARY DETERMINATIONS RESUBMISSION
2	1/15/2019	REBAR PRELIMINARY DETERMINATIONS RESUBMISSION
1	11/29/2018	REBAR PRELIMINARY DETERMINATIONS

SHEET TITLE: **Detail Sheet**

PROJECT INFORMATION:
GD Middletown West Main
ALTERNATING CURRENT (AC): 2.25 MW
1747 WEST MAIN ROAD, MIDDLETOWN, RI 02842
ASSESSOR'S PLAT 111 LOT 9A



SHEET NO.: **C1.7** OF 7

GENERAL NOTES:

- THE PARCEL OF LAND DESIGNATED AS LOT 9A ON TAX ASSESSOR'S MAP 111 IS LOCATED IN THE TOWN OF MIDDLETOWN, COUNTY OF NEWPORT & STATE OF RHODE ISLAND.
- THE CURRENT OWNER OF A.P. 9A / LOT 111 IS GENZ CORP BY VIRTUE OF THE DEED RECORDED IN BOOK 1409 AT PAGE 10 IN THE TOWN OF MIDDLETOWN, RHODE ISLAND.
- THE PARCEL FALLS IN AN X ZONE (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA MAP NUMBER 44005C0091J EFFECTIVE DATE 09/04/2013.
- THE CURRENT ZONING FOR THIS PARCEL IS L1
DIMENSIONAL REGULATIONS:
MINIMUM LOT AREA: 40,000 SQ FT
MINIMUM FRONTAGE: 150 FEET
MINIMUM FRONT YARD: 10 FEET
MINIMUM REAR YARD (SOLAR): 25 FEET
MINIMUM SIDE YARD (MAIN STRUCTURE): 35 FEET
MINIMUM SIDE YARD (ACCESSORY): 25 FEET
MINIMUM SIDE YARD (SOLAR): 25 FEET
MINIMUM REAR YARD (MAIN STRUCTURE): 40 FEET
MINIMUM REAR YARD (ACCESSORY): 10 FEET
MINIMUM REAR YARD (SOLAR): 25 FEET
MAXIMUM HEIGHT (MAIN STRUCTURE): 40 FEET
MAXIMUM HEIGHT (ACCESSORY): 20 FEET
MAXIMUM HEIGHT (SOLAR): 12 FEET
MAXIMUM BUILDING COVERAGE: 35%
- A.P. 111 / LOT 9A CONTAINS 12.67 ACRES (551,766 SQ. FT.).
- TOPOGRAPHY SHOWN ON THIS PLAN IS LIDAR AND WAS OBTAINED BY RIGIS DATABASE. ELEVATIONS ARE REFERENCED TO NAVD88 DATUM.
- THE APPROXIMATE WETLAND AREAS SHOWN WERE DELINEATED BY OTHERS, REFERENCE RIDEM APPLICATIONS NO. 14-0028 & NO. 18-0326.
- THERE ARE NO HISTORICAL CEMETERIES LOCATED ON SITE BASED ON THE RHODE ISLAND HISTORICAL CEMETERY COMMISSION WEBSITE AND RESOURCES.
- THIS PARCEL IS NOT LOCATED IN A CONSERVATION OR PRESERVATION EASEMENT AND DOES NOT HAVE ANY DEED RESTRICTIONS.

REFERENCES:

- "ADMINISTRATIVE SUBDIVISION - 'OMNI ESTATES' A.P. 111, LOTS 8, 9, 9A & 10, WEST MAIN ROAD, MIDDLETOWN, RI, PREPARED FOR CVDD II LLC, PREPARED BY LEDDY LAND SURVEYING COMPANY, 1"=80', JULY, 2012"
- "EXISTING CONDITIONS PLAN-OMNI DRIVE, A.P. 111, LOTS 8, 9, 9A & 10, WEST MAIN ROAD, MIDDLETOWN, RI, APPLICANT: OMNI LAND COMPANY, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., 1"=80', MARCH 2004"
- "PROPOSED PURCHASE OF LAND FOR NEWPORT ELECTRIC CORPORATION PORTSMOUTH-MIDDLETOWN, R.I. MAY 1983 1"=80" BY BIBECAULT & FLORENTZ ENGINEERING CO."
- "NEWPORT ELECTRIC CORPORATION: PROPOSED 37 FOOT WIDE EASEMENT ACCROSS OF JENNIE WALSH NEVILLE, JEPSON LANE, 1"=200", JAN. 1955" (DB 56 PG 475).
- STATE OF RHODE ISLAND HIGHWAY PLAT NO. 952.
- TOWN OF MIDDLETOWN RI DEED BOOK 1409 PAGE 10.
- TOWN OF MIDDLETOWN GIS WEBSITE.
- WWW.BING.COM

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY FOR AN EXISTING CONDITIONS PLAN.

BY: *Kirk D. Andrews*
KIRK D. ANDREWS PLS NO. 1684
COA No.: 000A555



LEGEND

DHF/P	DRILL HOLE FOUND/PROPOSED
RHB	EXISTING RI HWY BOUND
-----	EXISTING STONE WALL
~~~~~	APPROXIMATE TREE LINE
W	EXISTING WETLAND AREA
φ UP ##	EXISTING UTILITY POLE
—W—	EXISTING WATER LINE
—S—	EXISTING SEWER LINE
—OHW—	EXISTING OVERHEAD WIRES
⊗	EXISTING HYDRANT
⊙	EXISTING WATER GATE
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING GAS GATE
⊙	EXISTING DRAIN MANHOLE
⊙	EXISTING CATCH BASIN

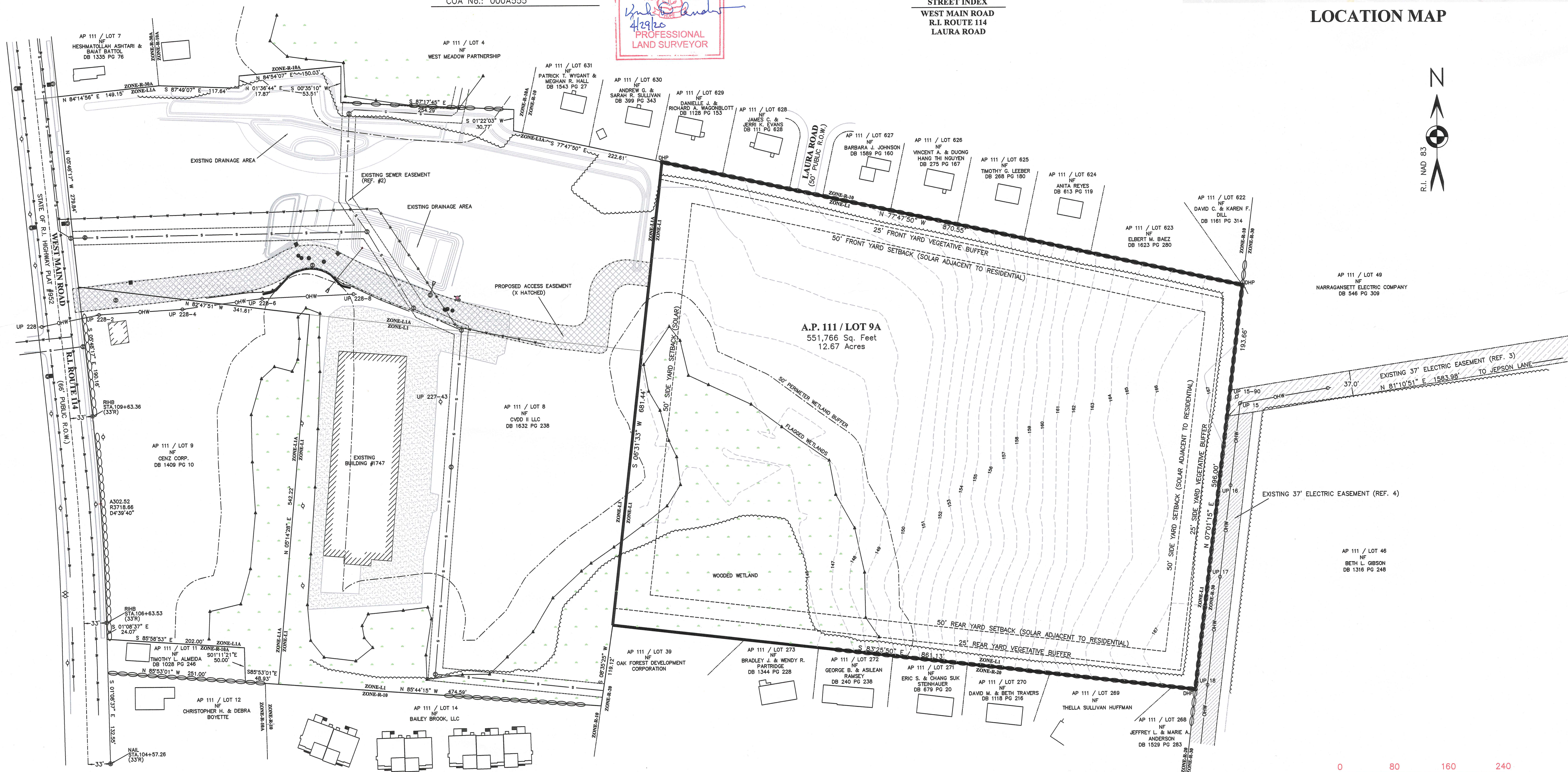


LOCATION MAP

STREET INDEX  
WEST MAIN ROAD  
R.I. ROUTE 114  
LAURA ROAD



R.I. M.D. 83



**SURVEY & LOCATION PLAN**  
PREPARED FOR  
**GD MIDDLETOWN WEST MAIN I, LLC**  
LOCATION  
**WEST MAIN ROAD (R.I. ROUTE 114)**  
**A.P. 111 / LOT 9A**  
**MIDDLETOWN, RI**

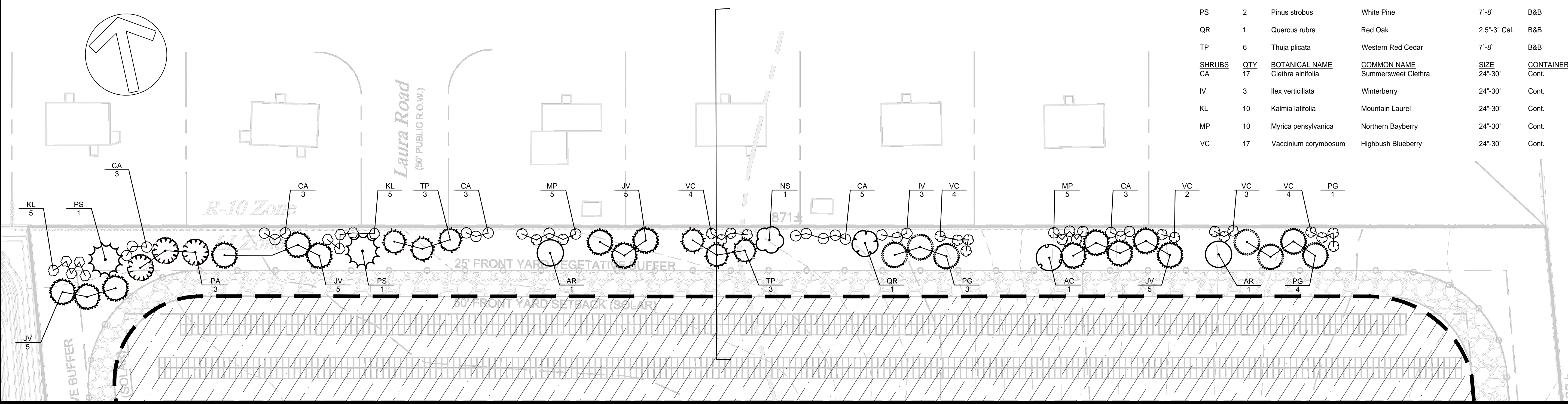
NO.	REVISION	BY	DATE

Checked By: K.D.A. Drawn By: E.J.I.  
Scale: 1"=80' Date: 4-28-2020

**E. GREENWICH**  
**SURVEYORS, LLC**  
LAND SURVEYING AND SITE PLANNING  
1050 MAIN STREET SUITE 31  
EAST GREENWICH, RHODE ISLAND 02818  
PHONE (401) 339-2681 (401) 368-8574  
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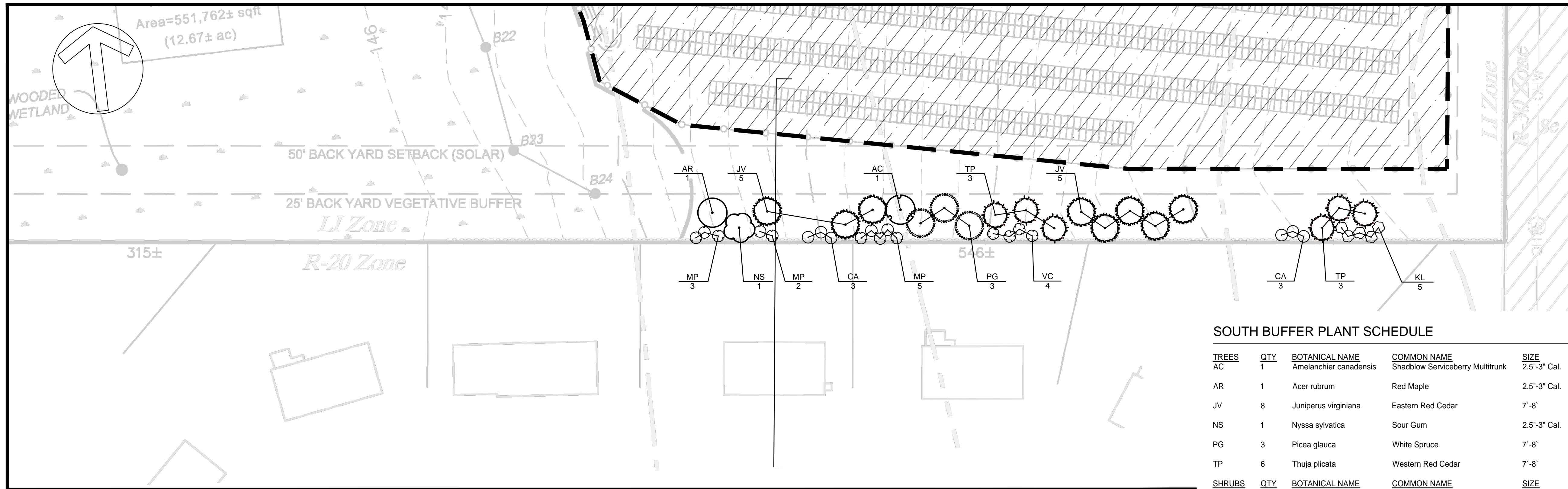


# NORTH BUFFER - ENLARGEMENT



**NOTE:** EXACT PLANT LOCATIONS ARE SHOWN AS SCHEMATIC, PLANTS ARE TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT TO SUPPLEMENT EXISTING VEGETATION. SEE SHEET L-103 FOR EXISTING CONDITIONS IMAGES.

# SOUTH BUFFER - ENLARGEMENT



**NOTE:** EXACT PLANT LOCATIONS ARE SHOWN AS SCHEMATIC, PLANTS ARE TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT TO SUPPLEMENT EXISTING VEGETATION. SEE SHEET L-103 FOR EXISTING CONDITIONS IMAGES.

## NORTH BUFFER PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AC	1	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	2.5'-3" Cal.	B&B
AR	2	Acer rubrum	Red Maple	2.5'-3" Cal.	B&B
JV	14	Juniperus virginiana	Eastern Red Cedar	7'-8'	B&B
NS	1	Nyssa sylvatica	Sour Gum	2.5'-3" Cal.	B&B
PA	3	Picea abies	Norway Spruce	7'-8'	B&B
PG	7	Picea glauca	White Spruce	7'-8'	B&B
PS	2	Pinus strobus	White Pine	7'-8'	B&B
QR	1	Quercus rubra	Red Oak	2.5'-3" Cal.	B&B
TP	6	Thuja plicata	Western Red Cedar	7'-8'	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CA	17	Clethra alnifolia	Summersweet Clethra	24"-30"	Cont.
IV	3	Ilex verticillata	Winterberry	24"-30"	Cont.
KL	10	Kalmia latifolia	Mountain Laurel	24"-30"	Cont.
MP	10	Myrica pensylvanica	Northern Bayberry	24"-30"	Cont.
VC	17	Vaccinium corymbosum	Highbush Blueberry	24"-30"	Cont.

## SOUTH BUFFER PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AC	1	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	2.5'-3" Cal.	B&B
AR	1	Acer rubrum	Red Maple	2.5'-3" Cal.	B&B
JV	8	Juniperus virginiana	Eastern Red Cedar	7'-8'	B&B
NS	1	Nyssa sylvatica	Sour Gum	2.5'-3" Cal.	B&B
PG	3	Picea glauca	White Spruce	7'-8'	B&B
TP	6	Thuja plicata	Western Red Cedar	7'-8'	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CA	6	Clethra alnifolia	Summersweet Clethra	24"-30"	Cont.
KL	5	Kalmia latifolia	Mountain Laurel	24"-30"	Cont.
MP	10	Myrica pensylvanica	Northern Bayberry	24"-30"	Cont.
VC	4	Vaccinium corymbosum	Highbush Blueberry	24"-30"	Cont.

PREPARED BY



REGISTERED PROFESSIONAL



SUBCONSULTANT

PROJECT

**GD Middletown  
West Main II**

1747 West Main Road  
Middletown, Rhode Island

TITLE

NO. REVISIONS DATE

DRAWN BY: AP

DESIGNED BY: DL / AP

CHECKED BY: DL

ISSUE DATE: 6/14/19

BETA JOB NO.: 6411 - 023

SCALE



UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

**For Permitting**

SHEET NO.

L-102







