

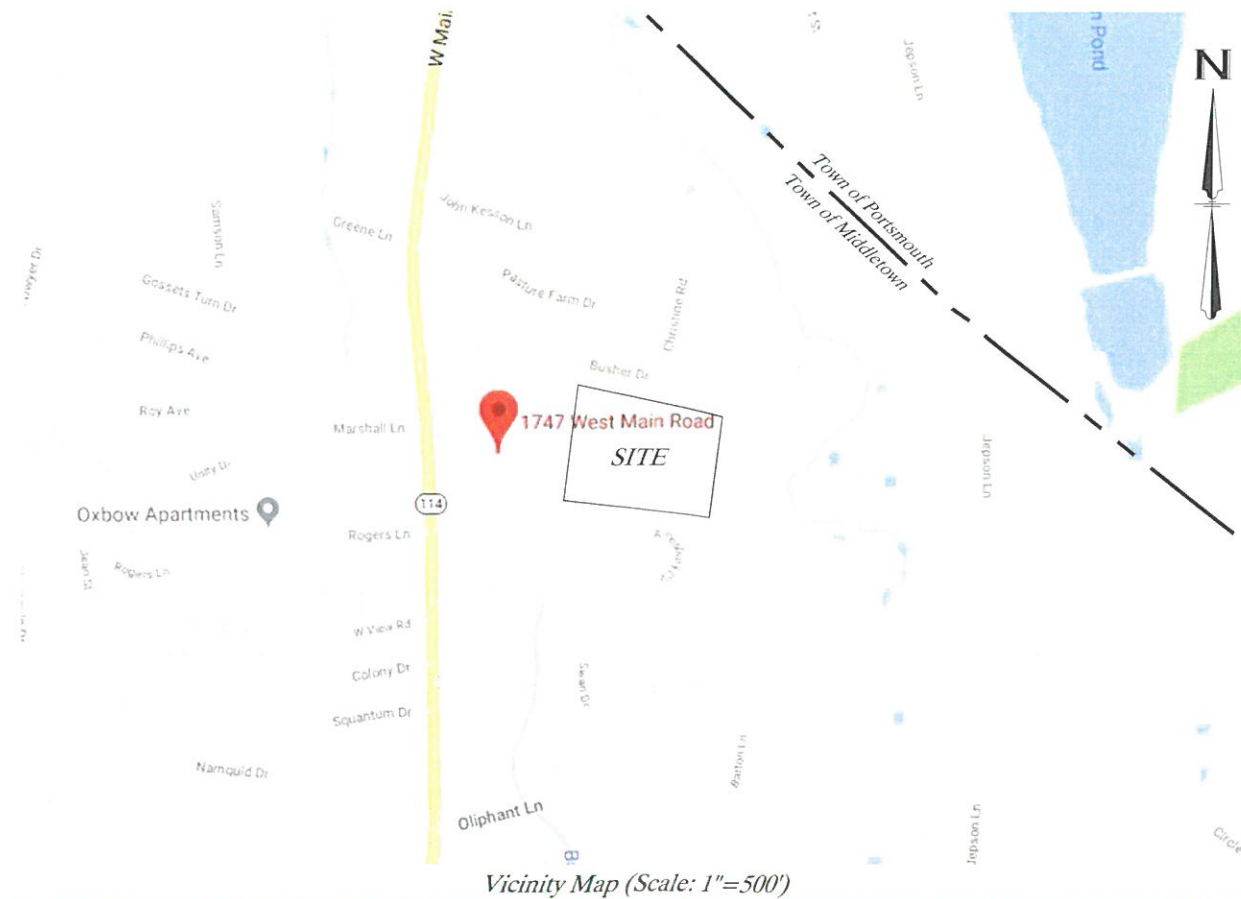
# Development Plan Review Submission

# 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



**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**  
 2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON RI 02920

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

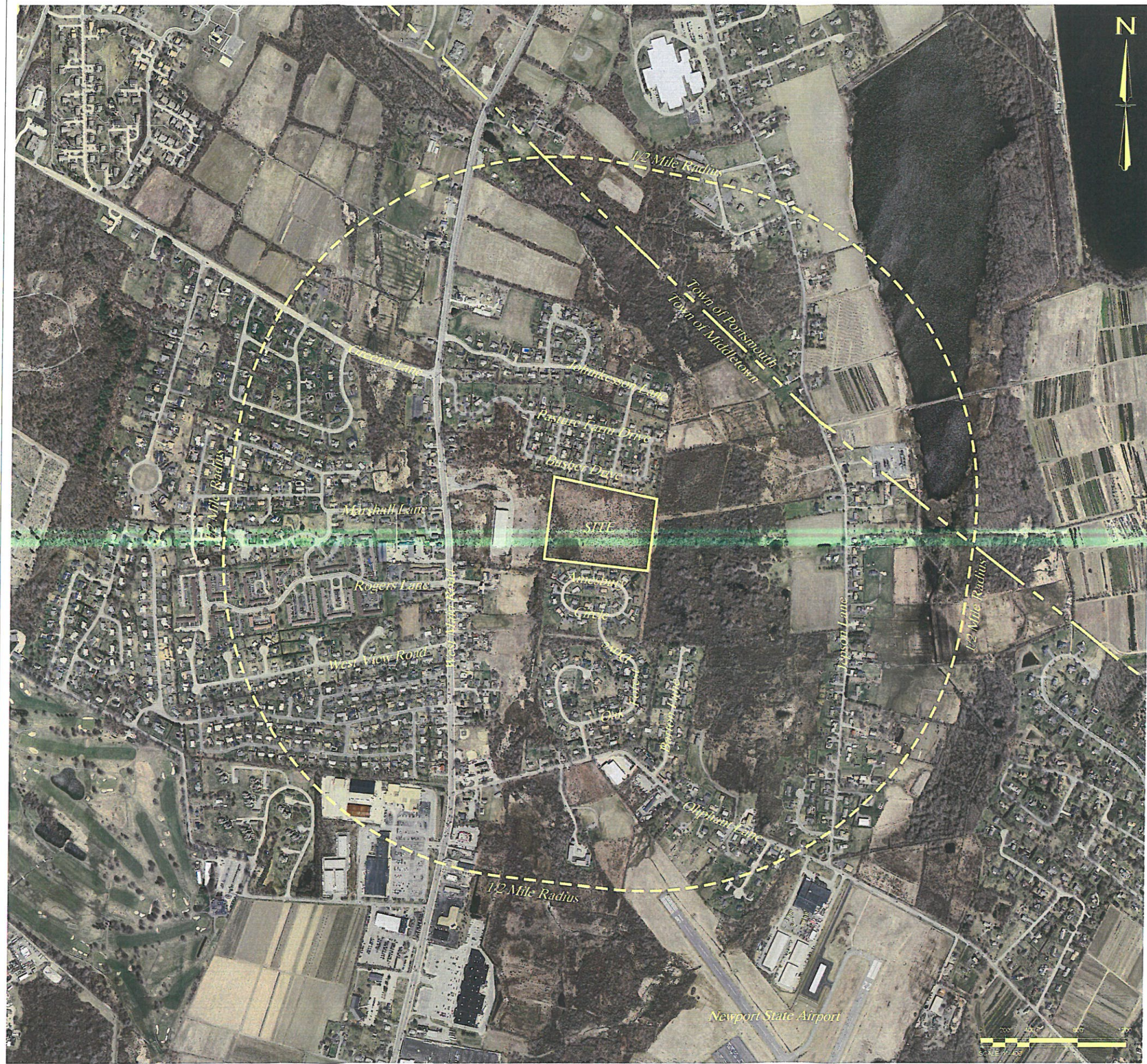
PREPARED BY: **Green Development, LLC**  
 2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON RI 02920

No.	DATE	BY	REVISION
8	12/29/2021		TOWN RESPONSE TO COMMENTS SUBMISSION
7	8/20/2020		TOWN RESPONSE TO COMMENTS SUBMISSION
6	5/11/2020		TOWN RESPONSE TO COMMENTS SUBMISSION
5	11/25/2019		TOWN SUBMISSION (DPF & ZONING)
4	9/17/2019		FINAL PRELIMINARY DETERMINATION'S RESUBMISSION
3	8/12/2019		FINAL PRELIMINARY DETERMINATION'S RESUBMISSION
2	3/12/2018		FINAL PRELIMINARY DETERMINATION'S RESUBMISSION
1	11/29/2017		FINAL PRELIMINARY DETERMINATION'S RESUBMISSION

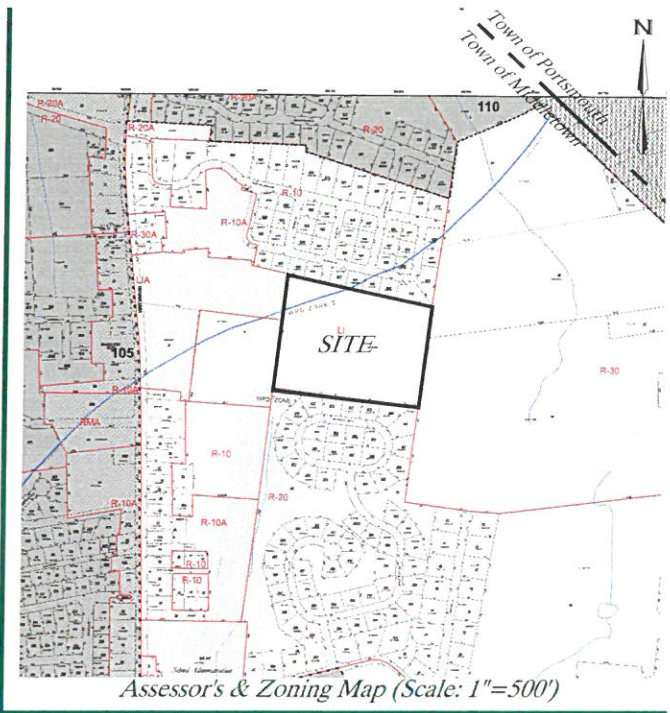
SHEET TITLE:  
**Cover Sheet**

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

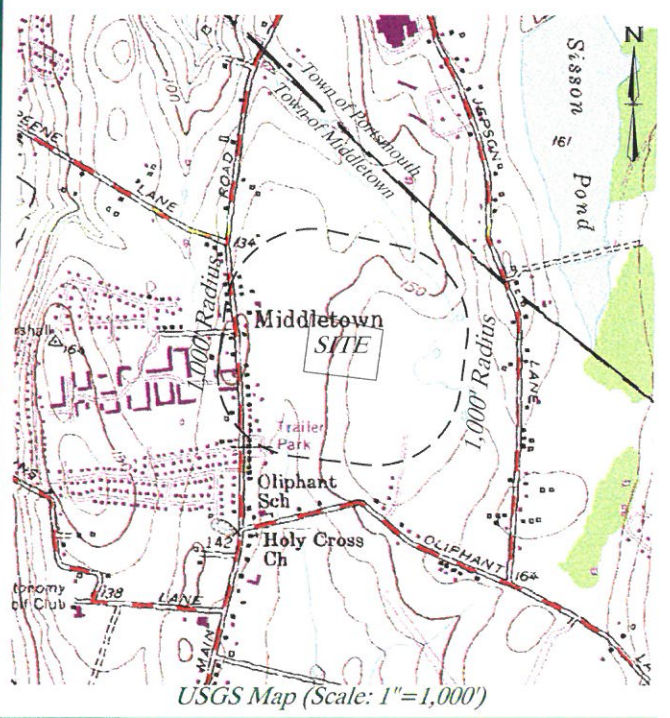
SHEET NO.:  
**C1.1** OF **7**



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 SHOWN 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, 2016. FOR BEST CLARITY, THIS SHEET SHOULD BE REPRODUCED IN COLOR ONLY.



2000 Chapel View Blvd  
Suite 500  
Cranston  
(401) 295-4998  
www.green-ri.com

APPLICANT INFO: **GD Middletown West Main I, LLC**  
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON RI 02920

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

PREPARED BY: **Green Development, LLC**  
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON RI 02920

REV	DATE	DESCRIPTION
8	12/29/2021	TOWN RESPONSE TO COMMENTS SUBMISSION
7	8/7/2020	TOWN RESPONSE TO COMMENTS SUBMISSION
6	5/17/2020	TOWN RESPONSE TO COMMENTS SUBMISSION
5	1/15/2018	TOWN SUBMISSION (DPR & ZONING)
4	9/7/2018	RDMA PRELIMINARY DETERMINATIONS RESUBMISSION
3	1/12/2018	RDMA PRELIMINARY DETERMINATIONS RESUBMISSION
2	1/12/2018	RDMA PRELIMINARY DETERMINATIONS RESUBMISSION
1	11/29/2018	RDMA PRELIMINARY DETERMINATIONS RESUBMISSION
No.	DATE	REVISION

SHEET TITLE:  
**Aerial & Map 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

**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: 12.674 ACRES ZONE: L1 (INDUSTRIAL DISTRICT)																						
4. FEMA INFORMATION	MAP: 44005C0091J MAP REVISION DATE: SEPTEMBER 4, 2013 ZONE: X (UNSHADED) DESCRIPTION: AREAS WHERE THERE IS MINIMAL FLOODING.																						
5. AREA INFORMATION	<table border="1"> <tr> <th>SITE WITHIN</th> <th>YES/NO</th> </tr> <tr> <td>GROUNDWATER PROTECTION AREA (RIDEM)</td> <td>NO</td> </tr> <tr> <td>NATURAL HERITAGE AREAS (RIDEM)</td> <td>NO</td> </tr> <tr> <td>NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)</td> <td>NO</td> </tr> <tr> <td>SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)</td> <td>NO</td> </tr> <tr> <td>HISTORIC CEMETERY AREA (CITY/TOWN)</td> <td>NO</td> </tr> <tr> <td>HISTORIC DISTRICT (CITY/TOWN)</td> <td>NO</td> </tr> <tr> <td>OVERLAY DISTRICT (CITY/TOWN)</td> <td>NO</td> </tr> <tr> <td>SURFACE WATER PROTECTION AREA (CITY/TOWN)</td> <td>YES</td> </tr> <tr> <td>WATER PROTECTION DISTRICT 1 (CITY/TOWN)</td> <td>YES</td> </tr> <tr> <td>WATER PROTECTION DISTRICT 2 (CITY/TOWN)</td> <td>YES</td> </tr> </table>	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
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**General Site Information (Continued):**

6. SOIL INFORMATION	<table border="1"> <tr> <th>SOIL NAME</th> <th>HSG</th> <th>DESCRIPTION</th> </tr> <tr> <td>NpB*</td> <td>C</td> <td>NEWPORT SILT LOAM, 3 TO 8 PERCENT SLOPES</td> </tr> <tr> <td>PmB*</td> <td>C</td> <td>PITTSFORD SILT LOAM, 3 TO 8 PERCENT SLOPES</td> </tr> <tr> <td>Se*</td> <td>D</td> <td>STISSING SILT LOAM</td> </tr> </table> <p>*PRIME AGRICULTURAL SOILS</p> <p>THE SOIL ABBREVIATIONS REFER TO 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</p>	SOIL NAME	HSG	DESCRIPTION	NpB*	C	NEWPORT SILT LOAM, 3 TO 8 PERCENT SLOPES	PmB*	C	PITTSFORD SILT LOAM, 3 TO 8 PERCENT SLOPES	Se*	D	STISSING SILT LOAM																		
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7. ZONING INFORMATION	<table border="1"> <tr> <th>EXISTING ZONE (SECTION 603)</th> <th>ZONE L1 (INDUSTRIAL DISTRICT)</th> </tr> <tr> <td>MINIMUM LOT AREA:</td> <td>40,000 SF</td> </tr> <tr> <td>MINIMUM FRONTAGE:</td> <td>150'</td> </tr> <tr> <td>MINIMUM FRONT YARD:</td> <td>10'</td> </tr> <tr> <td>MINIMUM FRONT YARD (SOLAR):</td> <td>25'</td> </tr> <tr> <td>MINIMUM SIDE YARD (MAIN STRUCTURE):</td> <td>35'</td> </tr> <tr> <td>MINIMUM SIDE YARD (ACCESSORY STRUCTURE):</td> <td>25'</td> </tr> <tr> <td>MINIMUM SIDE YARD (SOLAR):</td> <td>25'</td> </tr> <tr> <td>MINIMUM REAR YARD (MAIN STRUCTURE):</td> <td>40'</td> </tr> <tr> <td>MINIMUM REAR YARD (ACCESSORY STRUCTURE):</td> <td>10'</td> </tr> <tr> <td>MINIMUM REAR YARD (SOLAR):</td> <td>25'</td> </tr> <tr> <td>MAXIMUM HEIGHT OF MAIN STRUCTURE:</td> <td>40'</td> </tr> <tr> <td>MAXIMUM HEIGHT OF ACCESSORY STRUCTURE:</td> <td>20'</td> </tr> <tr> <td>MAXIMUM HEIGHT OF SOLAR PANEL:</td> <td>12'</td> </tr> <tr> <td>MAXIMUM BUILDING COVERAGE:</td> <td>35%</td> </tr> </table> <p>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.</p>	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%
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**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 NAVD88 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:**

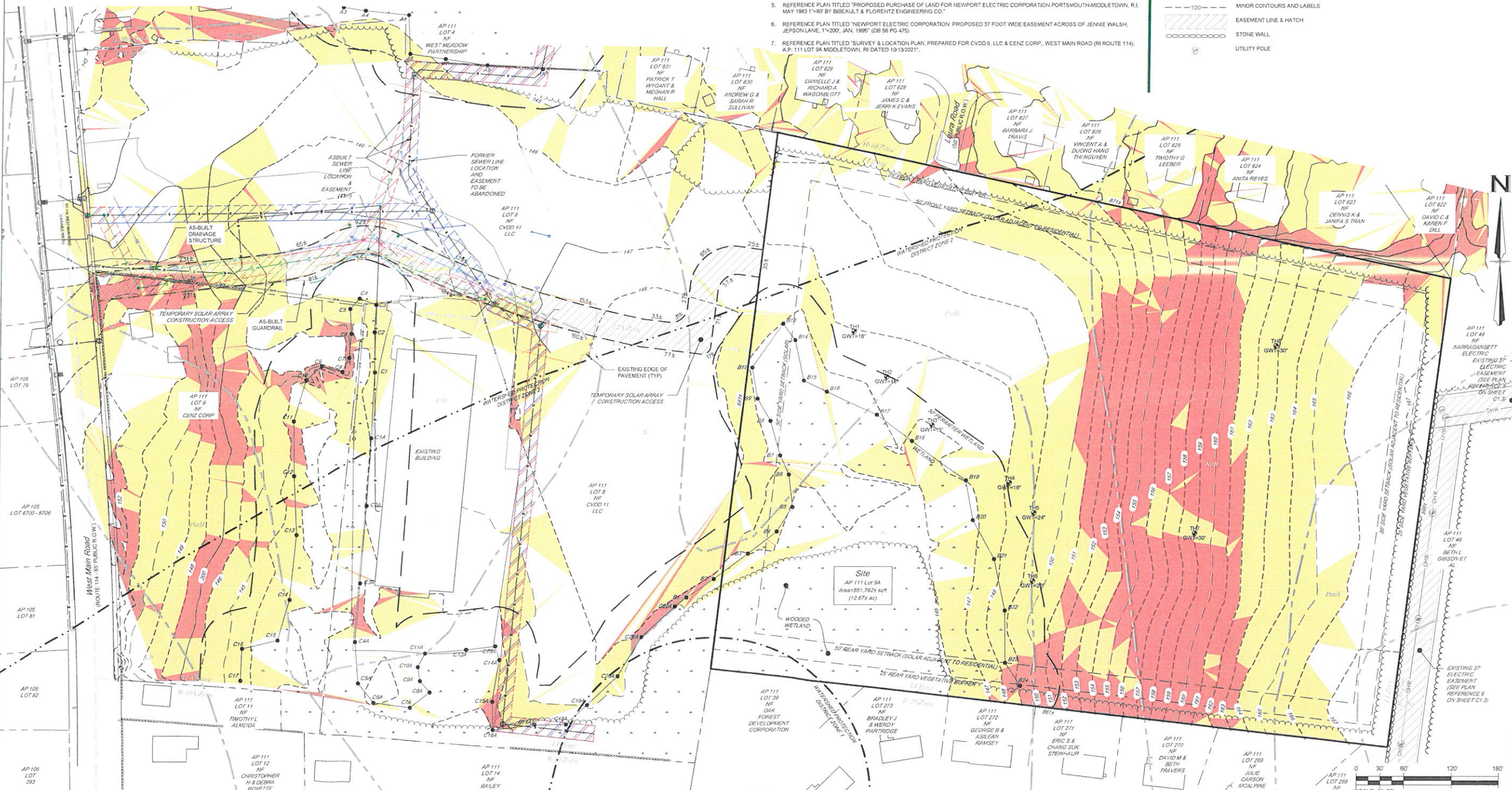
THE BOUNDARY LINE SHOWN ON THIS PLAN DEPICTS A CLASS I BOUNDARY PROVIDED BY E. GREENWICH SURVEYORS, LLC (SEE PLAN REFERENCE 4 BELOW).

**Plan References:**

- REFERENCE PLAN TITLED "ADMINISTRATIVE SUBDIVISION 'OMNI ESTATES' A.P. 111 LOTS 8, 9, 9A & 10, WEST MAIN ROAD, MIDDLETOWN, RI, FOR CVD01 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 - DMN 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, 401-449-0810, 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 L1 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, R.I. MAY 1983 1"-60" BY BIBEAULT & FLORENTZ ENGINEERING CO."
- REFERENCE PLAN TITLED "NEWPORT ELECTRIC CORPORATION PROPOSED 37 FOOT WIDE EASEMENT ACROSS OF JENNIE WALSH, JEPSON LANE, 1"-200, JAN. 1995" (DB 56 PG 475)
- REFERENCE PLAN TITLED "SURVEY & LOCATION PLAN, PREPARED FOR CVD01 LLC & CENZ CORP., WEST MAIN ROAD (RI ROUTE 114), A.P. 111 LOT 9A MIDDLETOWN, RI DATED 10/13/2021"

**Existing Conditions Legend**

PROPERTY LINE	—	OVERHEAD WIRE	—
SETBACK LINE	---	GAS LINE	—
ASSESSOR LINE	---	WATER LINE	—
WETLAND HATCH	—	SEWER LINE	—
WETLAND FLAG AND WETLAND LINE	—	UTILITY POLE	—
50 PERIMETER WETLAND LINE	—	DRAINAGE MANHOLE STRUCTURE	—
WATERSHED PROTECTION DISTRICT 1	—	DRAINAGE BASIN STRUCTURE	—
WATERSHED PROTECTION DISTRICT 2	—	SEWER MANHOLE STRUCTURE	—
EDGE OF PAVEMENT	—	SLOPES 2% - 5%	—
TEST HOLE LOCATION	—	SLOPES 5% - 8%	—
USDA SOIL LINE	—	SLOPES >8%	—
USDA SOIL TYPE	—		
FEMA LINE	—		
ZONE LINE	—		
ZONE CLASSIFICATION	—		
TREE LINE	—		
MAJOR CONTOURS AND LABELS	—		
MINOR CONTOURS AND LABELS	—		
EASEMENT LINE & HATCH	—		
STONE WALL	—		
UTILITY POLE	—		



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www.green-development-llc.com

**GREEN** development, LLC

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2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON RI 02920

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

PREPARED BY: **Green Development, LLC**  
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON RI 02920

DATE	BY	REVISION
8/12/2021	JL	TOWN RESPONSE TO COMMENTS SUBMISSION
8/17/2021	JL	TOWN RESPONSE TO COMMENTS SUBMISSION
9/1/2021	JL	TOWN RESPONSE TO COMMENTS SUBMISSION
9/17/2021	JL	FORM PRELIMINARY DETERMINATIONS RESUBMISSION
9/17/2021	JL	FORM PRELIMINARY DETERMINATIONS RESUBMISSION
3/11/2021	JL	FORM PRELIMINARY DETERMINATIONS RESUBMISSION
11/19/2018	JL	FORM PRELIMINARY DETERMINATIONS RESUBMISSION

SHEET TITLE: **Existing Site Analysis Plan**

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.: **C1.3 OF 7**

SCALE: 1"=60'

W:\Wind Drive Org Template\2\_Sites\Middletown\GD Middletown West Main\3\_Development\2\_Engineering\DWG\Cenz\_West\_Main-Design.dwg Dec 29, 2021 - 9:31am

**General Site Information:**

1. APPLICANT INFORMATION:	GD MIDDLE TOWN 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: 12.674 ACRES ZONE: L1 (INDUSTRIAL DISTRICT)
4. REQUIRED PERMITS:	SPECIAL USE PERMIT - ZONING (TOWN) DEVELOPMENT PLAN REVIEW - PLANNING (TOWN) FRESHWATER WETLANDS/RIPDES - RIDEM (STATE)
5. PANEL INFORMATION:	MODEL: JA SOLAR (JAM72509-365/PR) CAPACITY (PER PANEL): 395 W DIMENSIONS (PER PANEL): 39.8 X 78.3 IN
6. ARRAY INFORMATION:	PANEL COUNT: 7,046 TOTAL AREA (PANELS ONLY): 3.524 ACRES TOTAL AREA (SOLAR ARRAY): 7.744 ACRES TOTAL AREA (WITHIN FENCE): 8.484 ACRES TOTAL AREA (LOT): 12.674 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 750VA TRANSFORMER: 1 500VA TRANSFORMER: 1
8. INVERTER INFORMATION:	TOTAL INVERTER COUNT: 2 SOLETRIA XTM 500 INVERTER: 1 SOLETRIA XTM 750 INVERTER: 1
9. FEMA INFORMATION:	MAP: 44005C0091J MAP REVISION DATE: SEPTEMBER 4, 2013
10. AREA INFORMATION:	ZONE: X (UNSHADED) DESCRIPTION: AREAS WHERE THERE IS MINIMAL FLOODING.
11. SOIL INFORMATION:	SOIL NAME: HSG DESCRIPTION PmB* C NEWPORT SILT LOAM, 3 TO 8 PERCENT SLOPES PmA* C PITTS TOWN SILT LOAM, 0 TO 3 PERCENT SLOPES PmB* C PITTS TOWN SILT LOAM, 3 TO 8 PERCENT SLOPES Ss* D STISSING SILT LOAM

**General Site Information (Continued):**

13. 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: 25%
14.	WETLANDS WERE DELINEATED BY OTHERS. REFERENCE RIDEM APPLICATION NO. 14-00268.
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 PLANS LIDAR AND WAS OBTAINED BY RIGIS DATABASE. ELEVATIONS IN U.S. SURVEY FEET ARE REFERENCED TO NAVD83 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):**

- 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.XX. REFERENCE LINK: [HTTP://WWW.DOT.RI.GOV/DOCUMENTS/DOTGW/BUSINESS/RIDOT\\_STD\\_DETAILS.PDF](http://www.dot.ri.gov/documents/dotgw/business/ridot_std_details.pdf)
- NO TOPSOIL OR PRIME AGRICULTURAL SOIL SHALL BE REMOVED FROM THE SITE FOR INSTALLATION OF THE FACILITY.
- THE SITE HAS MULTIPLE FUNCTIONS. ALL EXISTING STRUCTURES AND SUPPORTING UTILITIES ARE TO REMAIN AND PROTECTED DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
- THIS PROJECT IS PROPOSED TO BE BUILT IN 1 PHASE.
- NO OUTDOOR LIGHTING IS PROPOSED FOR THIS PROJECT.
- NO SIGNAGE IS PROPOSED FOR THIS PROJECT EXCEPT REQUIRED WARNING SIGNAGE PER ELECTRIC CODE AND NATIONAL GRID REQUIREMENTS.

**Existing Conditions Legend**

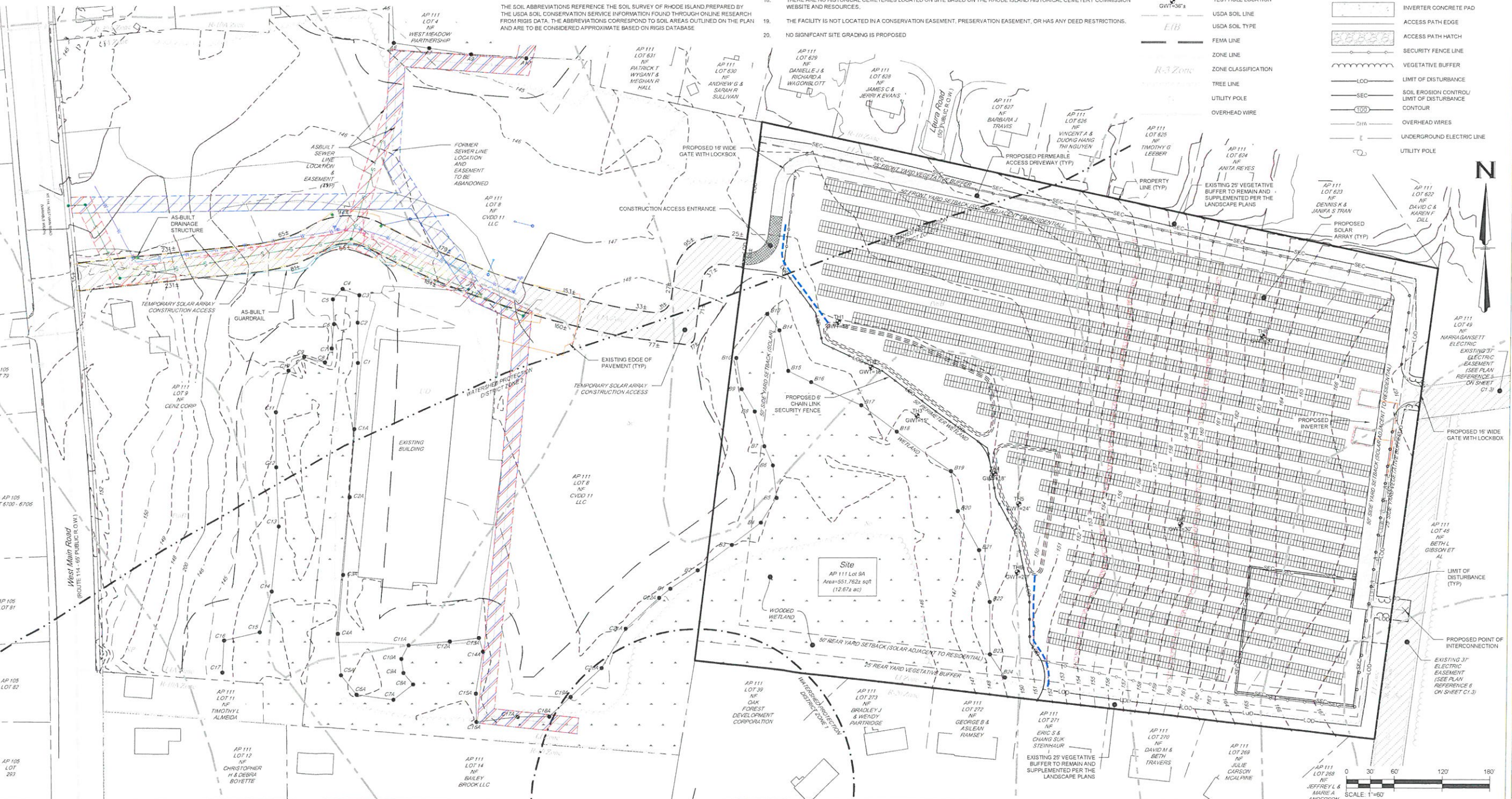
---	PROPERTY LINE
---	SETBACK LINE
---	ASSESSOR LINE
---	WETLAND HATCH
---	WETLAND FLAG AND WETLAND LINE
---	50' PERIMETER WETLAND LINE
---	EDGE OF PAVEMENT
---	TEST HOLE LOCATION
---	USDA SOIL LINE
---	FEMA LINE
---	ZONE LINE
---	TREE LINE
---	UTILITY POLE
---	OVERHEAD WIRE

**Existing Conditions Legend**

---	MAJOR CONTOURS AND LABELS
---	MINOR CONTOURS AND LABELS
---	EASEMENT LINE & HATCH
---	STONE WALL

**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



2000 Chapel View Blvd  
Suite 500  
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(401) 295-4998  
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APPLICANT INFO: **GD Middletown West Main I, LLC**  
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON RI 02920

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

PREPARED BY: **Green Development, LLC**  
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON RI 02920

REV	DATE	DESCRIPTION
1	11/20/2018	PRELIMINARY DETERMINATIONS RESUBMISSION
2	3/12/2019	PRELIMINARY DETERMINATIONS RESUBMISSION
3	5/17/2019	PRELIMINARY DETERMINATIONS RESUBMISSION
4	8/17/2019	PRELIMINARY DETERMINATIONS RESUBMISSION
5	1/17/2020	TOWN SUBMISSION (DPP & ZONING)
6	7/17/2020	TOWN RESPONSE TO COMMENTS SUBMISSION
7	8/12/2020	TOWN RESPONSE TO COMMENTS SUBMISSION
8	12/29/2021	TOWN RESPONSE TO COMMENTS SUBMISSION

**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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2000 Chapel View Blvd  
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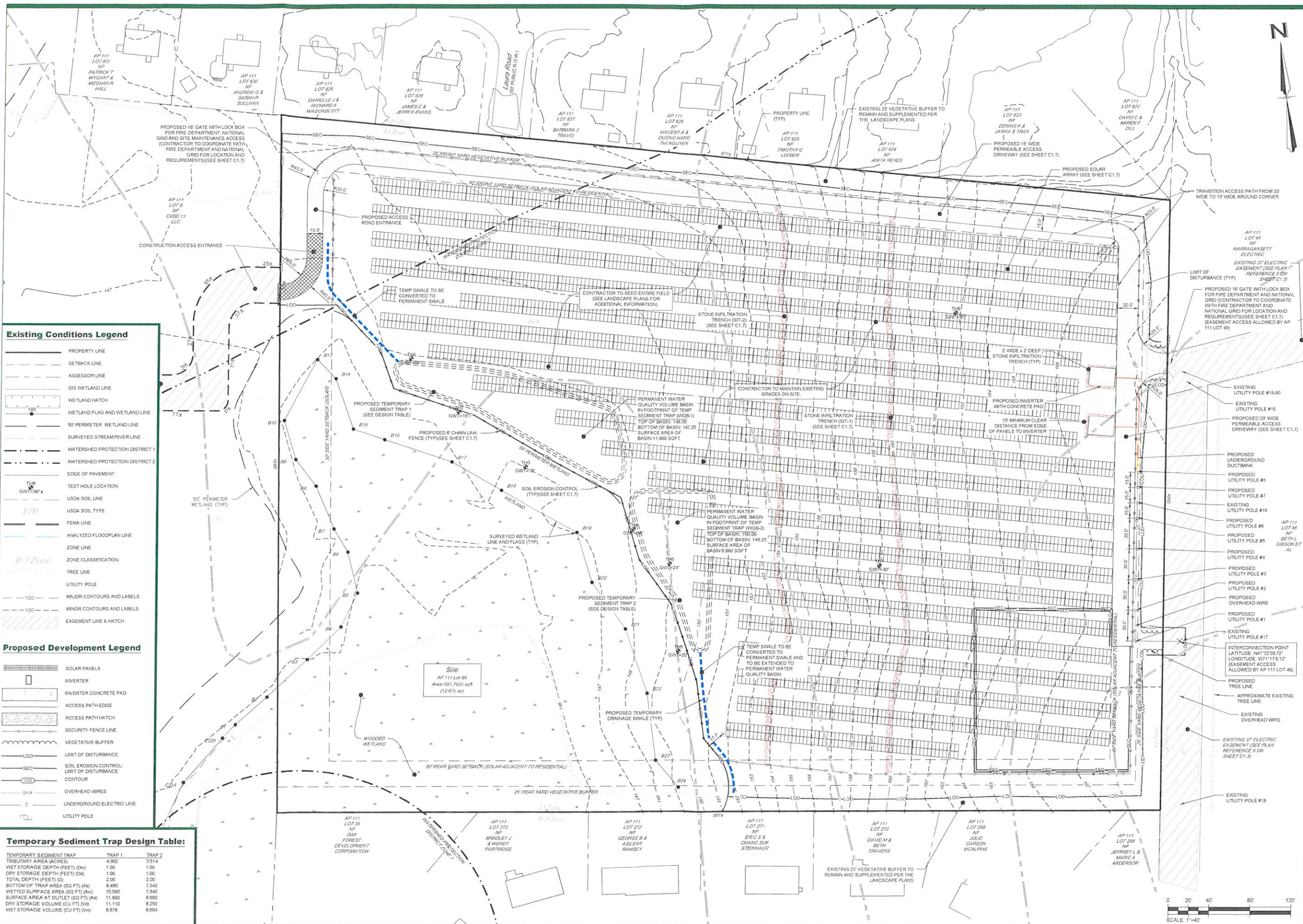
PREPARED BY: **Green Development, LLC**  
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON, RI 02920

REV	DATE	DESCRIPTION
8	12/29/2021	TOWN RESPONSE TO COMMENTS SUBMISSION
7	8/27/2021	TOWN RESPONSE TO COMMENTS SUBMISSION
6	8/17/2021	TOWN RESPONSE TO COMMENTS SUBMISSION
5	1/15/2018	TOWN SUBMISSION (DPR & ZONING)
4	5/17/2018	PRELIMINARY DETERMINATIONS RESUBMISSION
3	5/17/2018	PRELIMINARY DETERMINATIONS RESUBMISSION
2	3/15/2018	PRELIMINARY DETERMINATIONS RESUBMISSION
1	1/17/2018	PRELIMINARY DETERMINATIONS RESUBMISSION
		REVISION
		DATE

SHEET TITLE: **Enlarged Site, Grading & Utility Plan**

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.: **C1.5** OF **7**



**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
- ZONE CLASSIFICATION
- TREE LINE
- UTILITY POLE
- MAJOR CONTOURS AND LABELS
- MINOR CONTOURS AND LABELS
- EASEMENT LINE & HATCH

**Proposed Development Legend**

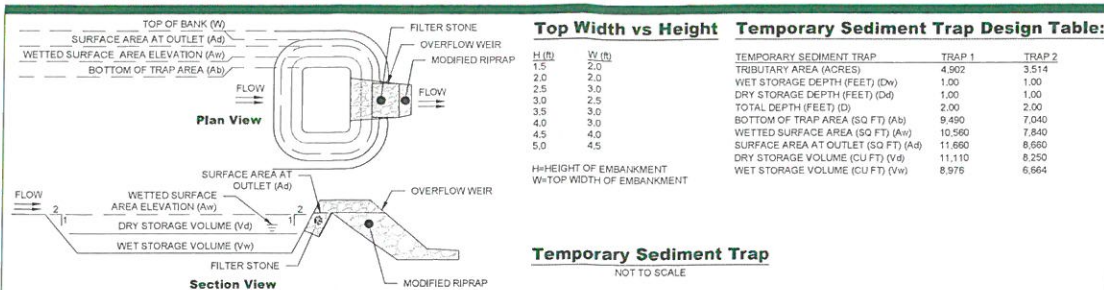
- SOLAR PANELS
- INVERTER
- INVERTER CONCRETE PAD
- ACCESS PATH EDGE
- ACCESS PATH HATCH
- SECURITY FENCE LINE
- VEGETATIVE BUFFER
- LOD - LIMIT OF DISTURBANCE
- SEC - SOIL EROSION CONTROL/ LIMIT OF DISTURBANCE
- CONTOUR
- OH - OVERHEAD WIRES
- UG - UNDERGROUND ELECTRIC LINE
- UTILITY POLE

**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) (Ao)	11,660	8,660
DRY STORAGE VOLUME (CU FT) (Vd)	11,110	8,250
WET STORAGE VOLUME (CU FT) (Vw)	8,976	8,664



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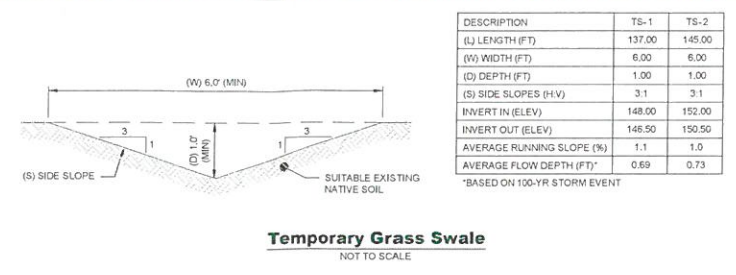
**Top Width vs Height**

H (ft)	W (ft)
1.5	2.0
2.0	3.0
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 Design Table:**

	TRAP 1	TRAP 2
TEMPORARY SEDIMENT TRAP		
TRIBUTARY AREA (ACRES)	4.902	3.514
WET STORAGE DEPTH (FEET) (D<sub>W</sub>)	1.00	1.00
DRY STORAGE DEPTH (FEET) (D<sub>D</sub>)	1.00	1.00
TOTAL DEPTH (FEET) (D)	2.00	2.00
BOTTOM OF TRAP AREA (SO FT) (A<sub>B</sub>)	9.490	7.040
WETTED SURFACE AREA (SQ FT) (A<sub>W</sub>)	10,560	7,840
SURFACE AREA AT OUTLET (SQ FT) (A<sub>O</sub>)	11,660	8,660
DRY STORAGE VOLUME (CU FT) (V<sub>D</sub>)	11,110	8,250
WET STORAGE VOLUME (CU FT) (V<sub>W</sub>)	8,976	6,664

H=HEIGHT OF EMBANKMENT  
W=TOP WIDTH OF EMBANKMENT



DESCRIPTION	TS-1	TS-2
(L) LENGTH (FT)	137.00	145.00
(W) WIDTH (FT)	6.00	6.00
(D) DEPTH (FT)	1.00	1.00
(S) SIDE SLOPES (H:V)	3:1	3:1
INVERT IN (ELEV)	148.00	152.00
INVERT OUT (ELEV)	146.50	150.50
AVERAGE RUNNING SLOPE (%)	1.1	1.0
AVERAGE FLOW DEPTH (FT)	0.69	0.73

\*BASED ON 100-YR STORM EVENT

- 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, 72 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 (RAD) 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.
  - REFERENCE LINK: [HTTP://WWW.DOT.RI.GOV/DOCUMENTS/DOINGBUSINESS/RIDOT\\_STD\\_DETAILS.PDF](http://www.dot.ri.gov/documents/doingbusiness/ridot_std_details.pdf)
  - 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.

**Design Rules and Regulations:**

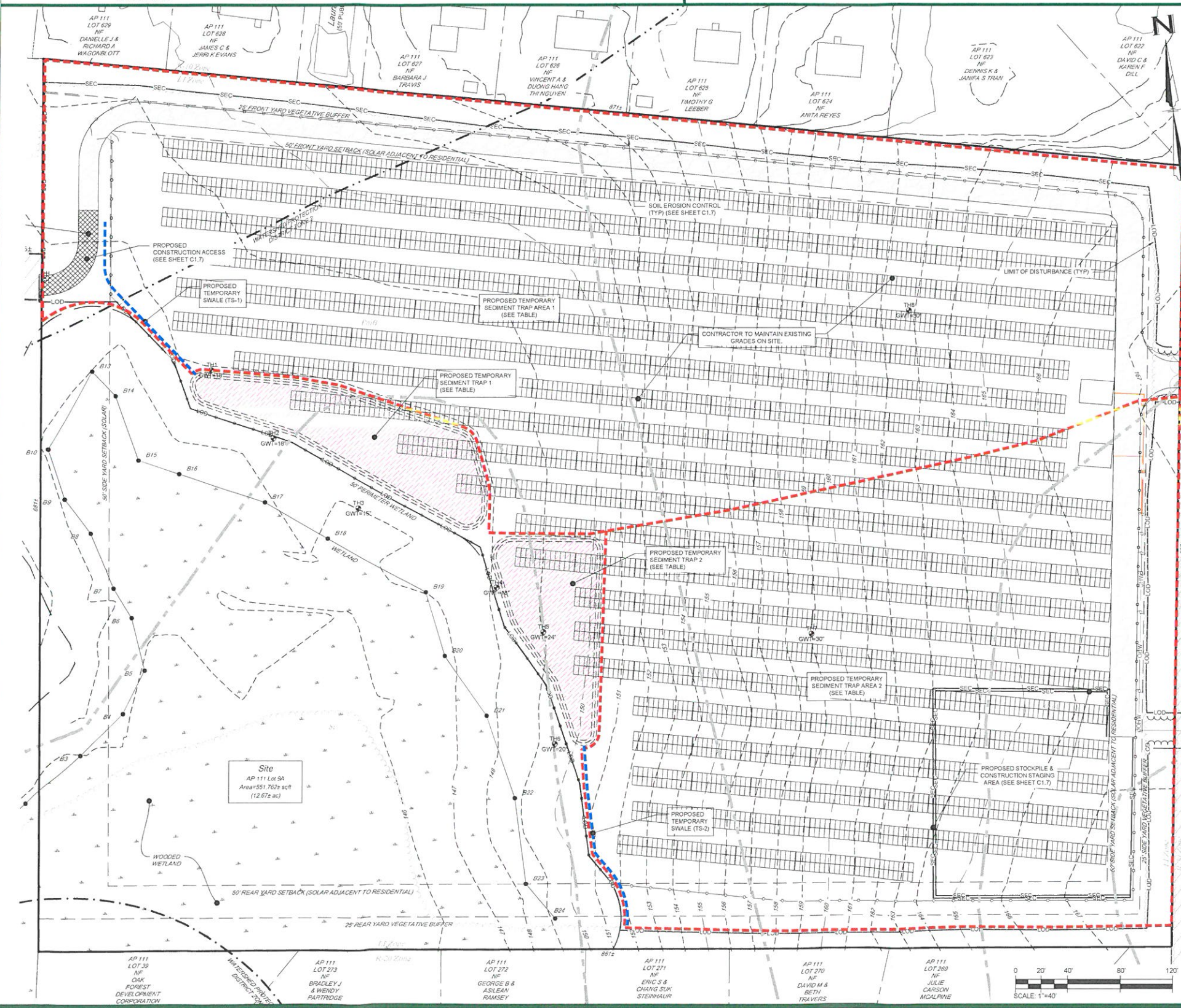
- THE TEMPORARY SEDIMENT TRAPS SHALL BE INSTALLED AND CONFORM TO ALL RULES AND REGULATIONS SET FORTH BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND DESCRIBED WITHIN THE THOSE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST REVISION, UNDER SECTION SIX FOR TEMPORARY SEDIMENT TRAPS.
- 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 DRY STORAGE (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 4-INCH LAYERS BY TRAVELING 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 & Sediment Control Legend**

LOC	LIMIT OF DISTURBANCE	TRIBUTARY AREA FOR TEMPORARY SEDIMENT TRAP
SEC	SOIL EROSION CONTROL/LIMIT OF DISTURBANCE	TEMPORARY SEDIMENT TRAP
	TEMPORARY DRAINAGE SWALE	CONSTRUCTION ACCESS



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

PREPARED BY: **Green Development, LLC**  
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON RI 02920

DATE	DESCRIPTION	BY
12/29/2021	TOWN RESPONSE TO COMMENTS SUBMISSION	RES
8/26/2020	TOWN RESPONSE TO COMMENTS SUBMISSION	RES
6/17/2020	TOWN RESPONSE TO COMMENTS SUBMISSION	RES
11/15/2019	TOWN SUBMISSION (DPF & ZONING)	RES
8/17/2019	RIDOT PRELIMINARY DETERMINATION RESUBMISSION	NLC
3/17/2019	RIDOT PRELIMINARY DETERMINATION RESUBMISSION	RES
11/26/2018	RIDOT PRELIMINARY DETERMINATION RESUBMISSION	RES

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 02842  
ASSESSOR'S PLAT 111 LOT 9A

SHEET NO.: **C1.6** 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 CENZ 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 NAVD83 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 CVD 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 BIBEALUT & FLORENTZ ENGINEERING CO."
- "NEWPORT ELECTRIC CORPORATION: PROPOSED 37 FOOT WIDE EASEMENT ACROSS 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

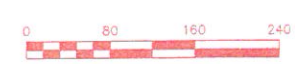
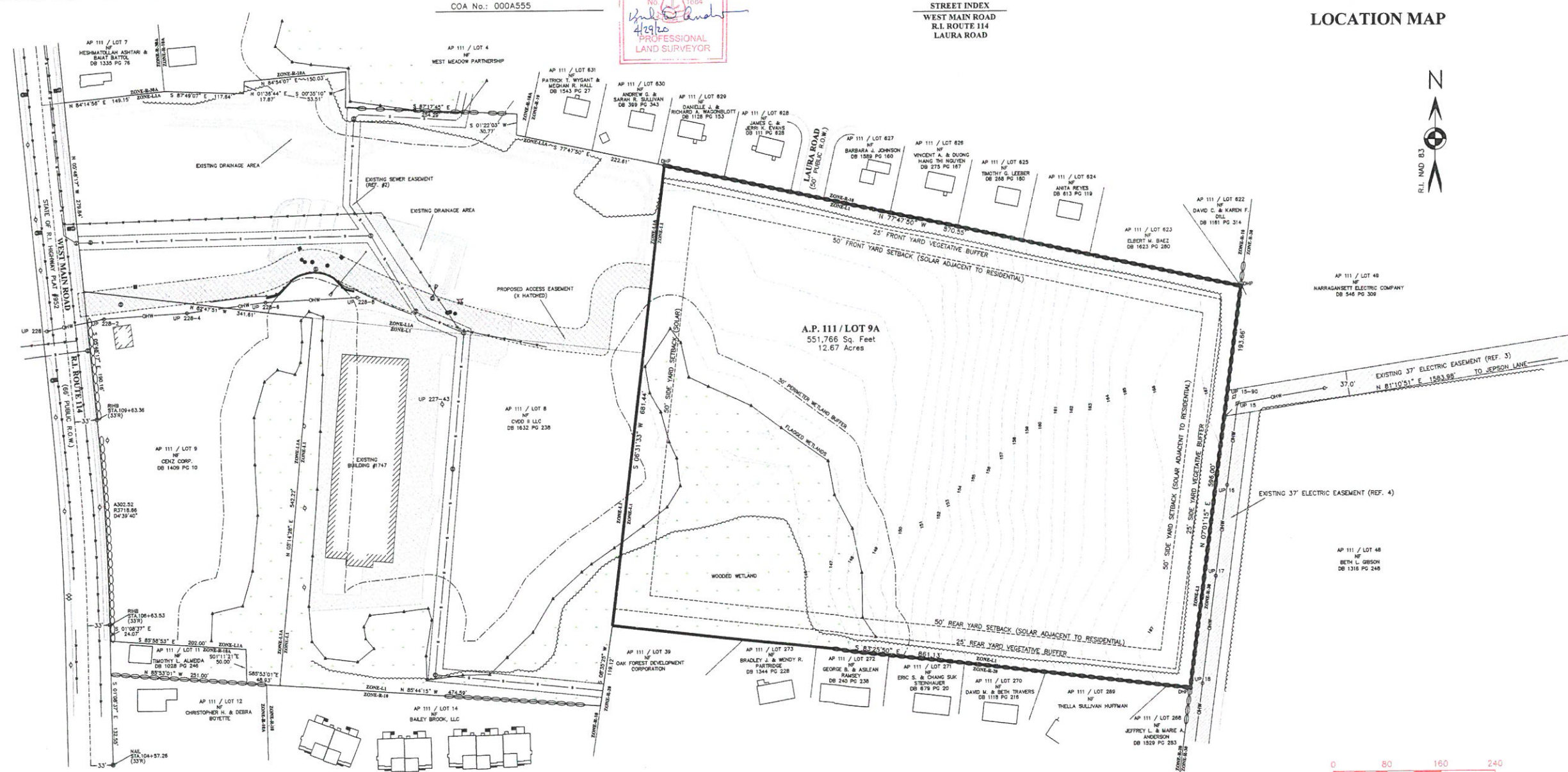
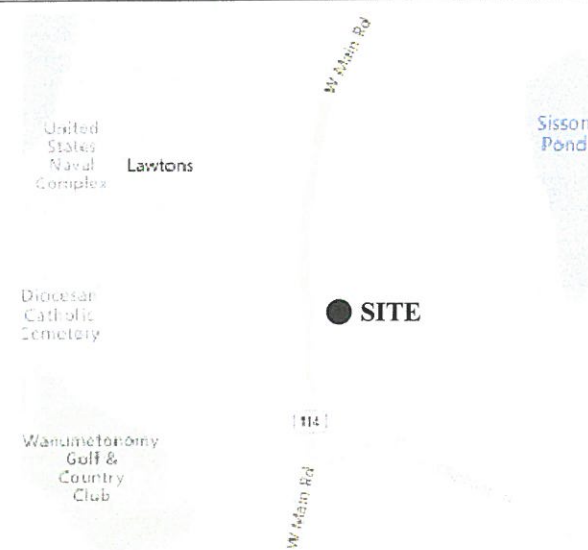


**LEGEND**

DHF/P	DRILL HOLE FOUND/PROPOSED
RIHB	EXISTING RI HWY BOUND
---	EXISTING STONE WALL
~	APPROXIMATE TREE LINE
W	EXISTING WETLAND AREA
U P ##	EXISTING UTILITY POLE
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
OHW	EXISTING OVERHEAD WIRES
H	EXISTING HYDRANT
W	EXISTING WATER GATE
S	EXISTING SEWER MANHOLE
D	EXISTING DRAIN MANHOLE
■	EXISTING CATCH BASIN

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

**LOCATION MAP**



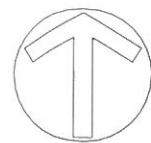
**SURVEY & LOCATION PLAN**  
PREPARED FOR  
**GD MIDDLETOWN WEST MAIN I, LLC**  
LOCATION  
**WEST MAIN ROAD (R.I. ROUTE 114)**  
**A.P. 111 / LOT 9A**  
**MIDDLETOWN, RI**

NO.	REVISION	DATE

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

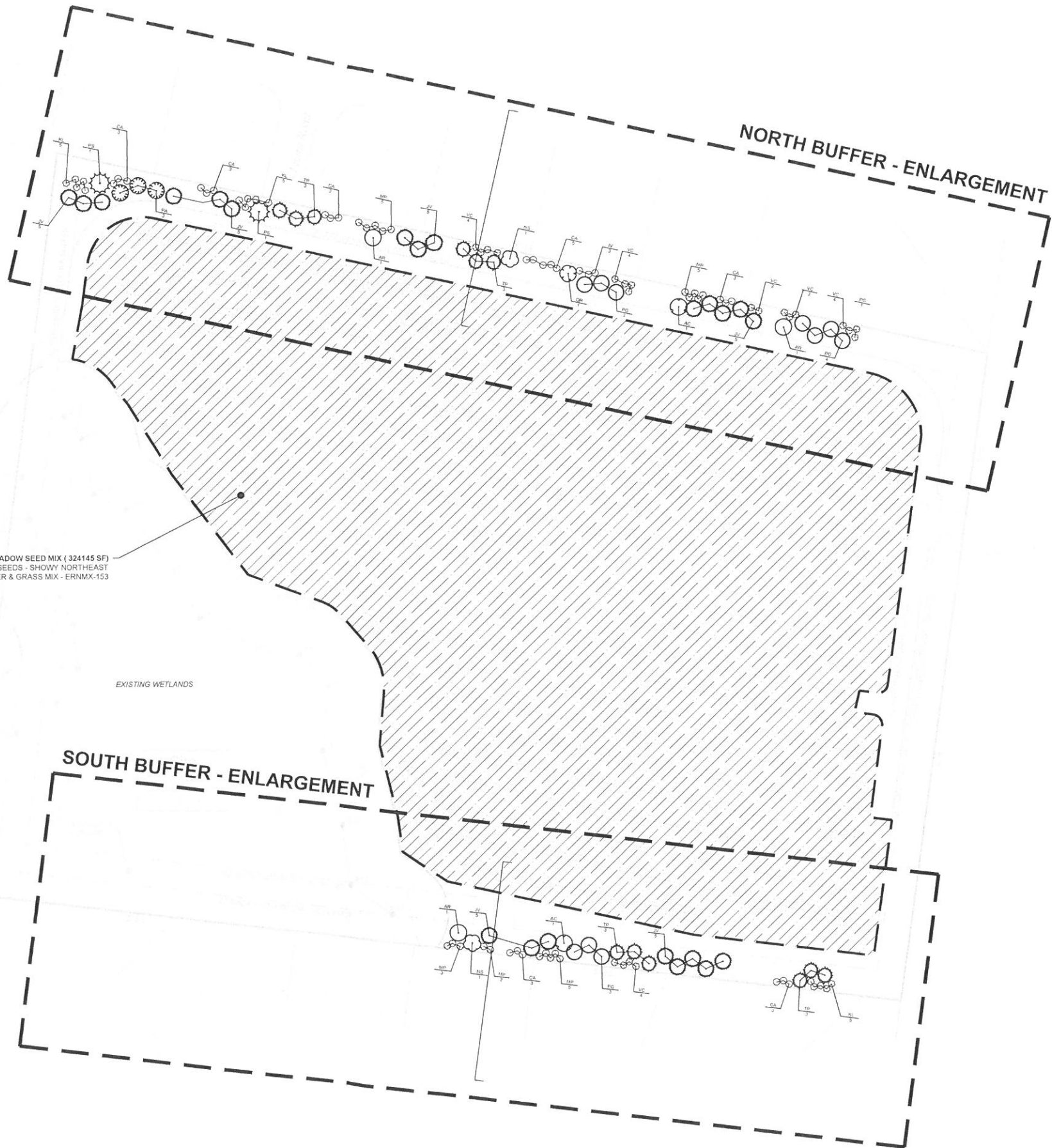
**E. GREENWICH SURVEYORS, LLC**  
LAND SURVEYING AND SITE PLANNING  
1050 MAIN STREET SUITE 31  
EAST GREENWICH, RHODE ISLAND 02818  
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MEADOW SEED MIX (324145 SF)  
ERNST CONSERVATION SEEDS - SHOWY NORTHEAST  
WILDFLOWER & GRASS MIX - ERNMIX-153

EXISTING WETLANDS



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: 6/14/2019

BETA JOB NO.: 6411 - 023

SCALE



UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

For Permitting

SHEET NO.

L-101









