

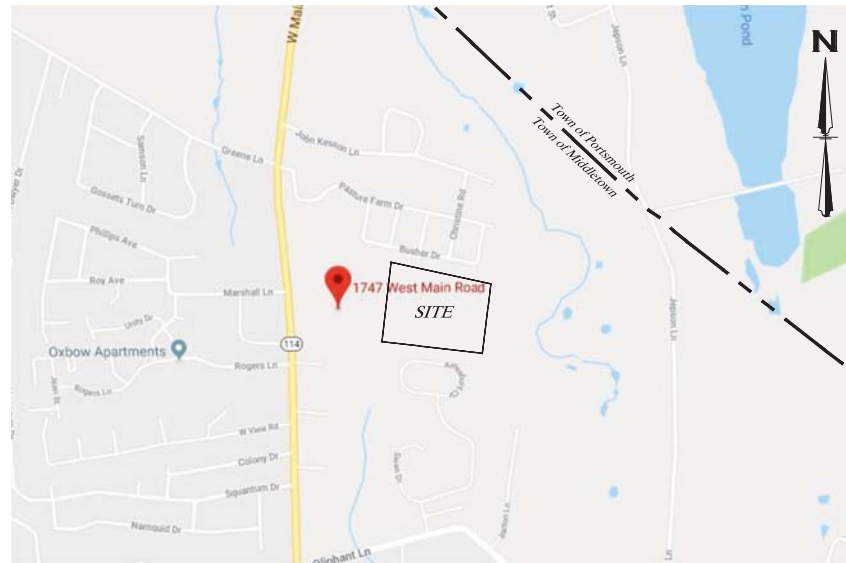
# Development Plan Review Submission

# GD Middletown West Main

Alternating Current (AC): 2.50 MW  
 1747 West Main Road  
 Middletown, Rhode Island 02842  
 Assessor's Plat 111 Lot 9A

Civil Sheet Index

Sheet Number	Sheet Title
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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
C1.8	Detail Sheet - 2
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**  
 2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON RI 02920

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

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

NO.	DATE	DESCRIPTION
1	11/27/2021	PRELIMINARY DETERMINATION SUBMISSION
2	12/27/2021	FINAL PRELIMINARY DETERMINATION SUBMISSION
3	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
4	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
5	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
6	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
7	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
8	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
9	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
10	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
11	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
12	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
13	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
14	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
15	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
16	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
17	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
18	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
19	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION
20	1/27/2022	FINAL PRELIMINARY DETERMINATION SUBMISSION

SHEET TITLE:  
**Cover Sheet**

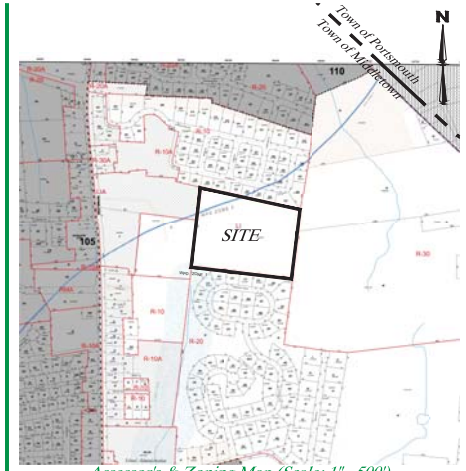
PROJECT INFORMATION:  
**GD Middletown West Main**  
 ALTERNATING CURRENT (AC) 2.50 MW  
 1747 WEST MAIN ROAD, MIDDLETOWN, RI 02842  
 ASSESSOR'S PLAT 111 LOT 9A



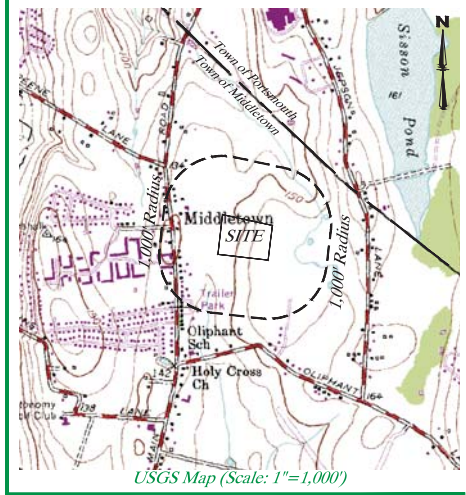
SHEET NO.:  
**C1.1 OF 8**



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 ORTHOPHOTOMETRY. THE ASSESSORS 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.



APPLICANT INFO: **GD Middletown West Main LLC**  
 2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920  
 OWNER INFO: **Centz Corp**  
 4 FOX PLACE, PROVIDENCE, RI 02903  
 PREPARED BY: **Green Development, LLC**  
 2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920

NO.	DATE	DESCRIPTION
1	10/27/2021	ISSUE FOR PERMITTING
2	12/27/2021	100% RESPONSE TO COMMENTS
3	1/27/2022	100% RESPONSE TO COMMENTS
4	1/27/2022	100% RESPONSE TO COMMENTS
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100	1/27/2022	100% RESPONSE TO COMMENTS

SHEET TITLE:  
**Aerial & Map Sheet**  
 PROJECT INFORMATION:  
**GD Middletown West Main**  
 ALTERNATING CURRENTS, LLC, 1747 WEST MAIN ROAD, MIDDLETOWN, RI 02842  
 ASSESSOR'S PLAT 111 LOT 9A



**General Site Information:**

1. APPLICANT INFORMATION:	CD MIDDLETOWN WEST MAIN L.L.C. 2000 CHAPEL VIEW BLVD, SUITE 500 CRANSTON, RHODE ISLAND 02920
2. OWNER INFORMATION:	CENZ CORP 4 FEA PLACE PROVIDENCE, RHODE ISLAND 02903
3. SITE INFORMATION:	1747 WEST MAIN ROAD MIDDLETOWN, RHODE ISLAND 02842 ASSESSOR'S PLAT 111, LOT 9A AREA: 12.671 ACRES ZONE: I1 (INDUSTRIAL DISTRICT)
4. FEMA INFORMATION:	MAP: 4202C0201J MAP REVISION DATE: SEPTEMBER 4, 2013 ZONE: UNDEVELOPED AREA WHERE THERE IS MINIMAL FLOODING
5. AREA INFORMATION:	SITE WITHIN: YES/NO NATURAL HERITAGE AREA (RDEM): NO NARRON RIVER SPECIAL AREA MANAGEMENT PLAN (SRMC): NO SALT POND SPECIAL AREA MANAGEMENT PLAN (SRMC): NO HISTORIC CEMETERY AREA (CTYTOWN): NO HISTORIC DISTRICT (CTYTOWN): NO OVERLAY DISTRICT (CTYTOWN): NO SURFACE WATER PROTECTION AREA (CTYTOWN): YES WATER PROTECTION DISTRICT 1 (CTYTOWN): YES WATER PROTECTION DISTRICT 2 (CTYTOWN): YES

**General Site Information (Continued):**

6. SOIL INFORMATION:	SOIL NAME: NPS PH: PhA C: C P: P S: S SP: D	DESCRIPTION: NEWPORT SILT LOAM, 3 TO 8 PERCENT SLOPES PITTSFORD SILT LOAM 0 TO 3 PERCENT SLOPES PITTSFORD SILT LOAM, 3 TO 8 PERCENT SLOPES SITTING SILT LOAM *PRIME AGRICULTURAL SOILS
7. ZONING INFORMATION:	EXISTING ZONE: I1 (INDUSTRIAL DISTRICT)	ZONE L1 (INDUSTRIAL DISTRICT): I1
	MINIMUM LOT AREA: 40,000 SF MINIMUM FRONTAGE: 150' MINIMUM FRONT YARD: 10' MINIMUM FRONT YARD (SOLAR): 20' MINIMUM SIDE YARD (MAIN STRUCTURE): 20' MINIMUM SIDE YARD (SOLAR): 20' MINIMUM REAR YARD (MAIN STRUCTURE): 40' MINIMUM REAR YARD (ACCESSORY STRUCTURE): 20' MINIMUM REAR YARD (SOLAR): 40' MINIMUM REAR YARD (ACCESSORY STRUCTURE): 20' MINIMUM HEIGHT OF MAIN STRUCTURE: 40' MAXIMUM HEIGHT OF ACCESSORY STRUCTURE: 20' MAXIMUM HEIGHT OF SOLAR PANEL: 42' MAXIMUM BUILDING COVERAGE: 35%	

REFER TO THE TOWN OF MIDDLETOWN'S GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION ZONING REQUIREMENTS FOUND IN CHAPTER 162 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 RIDGS DATABASE AND A SITE WALK PERFORMED ON JULY 9, 2016.
- ON SITE SOIL EVALUATIONS WERE PERFORMED BY DPRETE ENGINEERING, 2 STAFFORD COURT, CRANSTON, RI 02920 ON AUGUST 9, 2016.
- TOPOGRAPHY SHOWN ON THE PLAN IS LIDAR AND WAS OBTAINED BY RIDGS DATABASE. ELEVATIONS IN U.S. SURVEY FEET ARE REFERENCED TO NAVD83 DATUM.
- THERE ARE NO HISTORICAL CEMETERY LOCATIONS ON SITE BASED ON THE RHODE ISLAND HISTORICAL CEMETERY COMMISSION WEBSITE AND RECORDS.
- THE FACILITY IS NOT LOCATED IN A CONSERVATION EASEMENT, PRESERVATION EASEMENT, OR HAS ANY DEED RESTRICTIONS.

**Certification Note:**

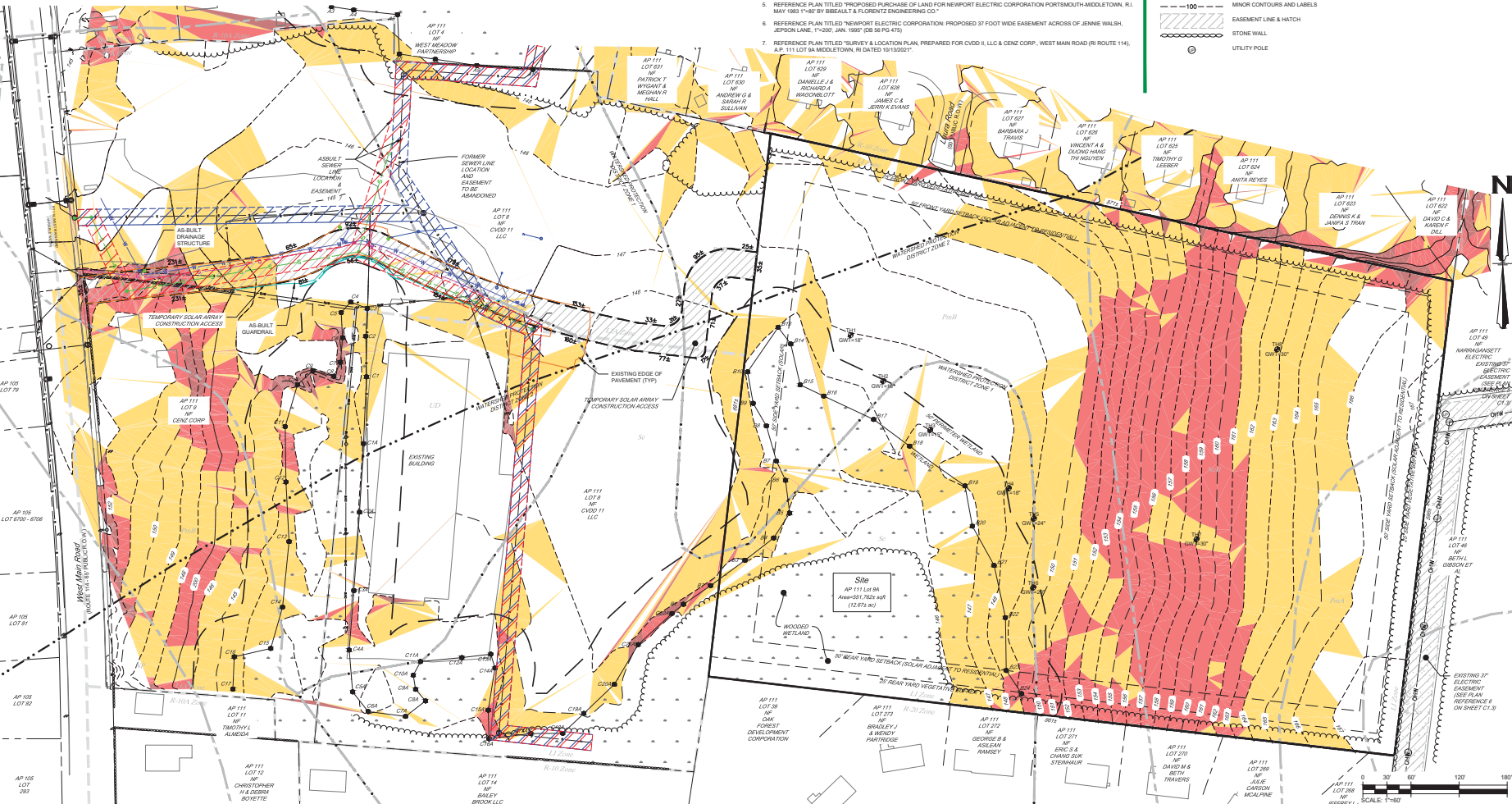
THE BOUNDARY LINE SHOWN ON THIS PLAN DEPICTS A CLASS I BOUNDARY PROVIDED BY E. GREENWICH SURVEYORS, LLC (SEE PLAN REFERENCE 4 BELOW).

**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 LUDY LAND SURVEYING COMPANY, P.O. BOX 2612, ATTLEBORO, MA 02703, 308-801-2769, DATED JULY 2012.
- REFERENCE PLAN TITLED "EXISTING CONDITIONS PLAN - CHINI DRIVE, AP 111 LOTS 8, 9, 9A, 10, WEST MAIN ROAD, MIDDLETOWN, RI (2004 DRAWING NUMBER E-1 SHEET 2 OF 3) PREPARED BY NORTH EAST ENGINEERS & CONSULTANTS, INC., 42 VALLEY ROAD, MIDDLETOWN, RI 02842, 401-949-0810, DATED MARCH 2004, RIDEM RECORDED AUGUST 3, 2006.
- RIDEM INSIGNIFICANT ALTERATION PANS PERMIT NO. 14-0028.
- REFERENCE PLAN TITLED "SURVEY & LOCATION PLAN, CD MIDDLETOWN WEST MAIN I, WEST MAIN ROAD (RI ROUTE 114), A.P. 111 LOT 9A MIDDLETOWN, RI DATED 4/20/2021"
- REFERENCE PLAN TITLED "PROPOSED PURCHASE OF LAND FOR NEWPORT ELECTRIC CORPORATION PORTSMOUTH-MIDDLETOWN, RI, MAY 1983 1"-80" BY BEBEAULT & FLORENTZ ENGINEERING CO."
- REFERENCE PLAN TITLED "NEWPORT ELECTRIC CORPORATION PROPOSED 37 FOOT WIDE EASEMENT ACROSS OF JENNE WALSH, JERSON LANE, 1"=200', JAN. 1990' ON RI PG 476."
- 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		ORANGE 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 TYPE		SLOPES 8%
	FEMA LINE		
	ZONE LINE		
	ZONE CLASSIFICATION		
	TREE LINE		
	MINOR CONTOURS AND LABELS		
	EASEMENT LINE & HATCH		
	STONE WALL		
	UTILITY POLE		



APPLICANT INFO: **CD 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	DESCRIPTION	BY
1	10/13/2021	ISSUE FOR PERMIT REVIEW	JK
2	10/13/2021	ISSUE FOR PERMIT REVIEW	JK
3	10/13/2021	ISSUE FOR PERMIT REVIEW	JK
4	10/13/2021	ISSUE FOR PERMIT REVIEW	JK
5	10/13/2021	ISSUE FOR PERMIT REVIEW	JK
6	10/13/2021	ISSUE FOR PERMIT REVIEW	JK
7	10/13/2021	ISSUE FOR PERMIT REVIEW	JK
8	10/13/2021	ISSUE FOR PERMIT REVIEW	JK
9	10/13/2021	ISSUE FOR PERMIT REVIEW	JK
10	10/13/2021	ISSUE FOR PERMIT REVIEW	JK

SHEET TITLE:  
**Existing Site Analysis Plan**  
 PROJECT INFORMATION:  
**CD Middletown West Main**  
 ALTERNATE CURRENT LOTS 8, 9, 9A, 10  
 1747 WEST MAIN ROAD, MIDDLETOWN, RI 02842  
 ASSESSOR'S PLAT 111 LOT 9A



SHEET NO.:  
**C1.3 OF 8**

**General Site Information:**

1. APPLICANT INFORMATION: GO MIDDLETOWN WEST MAIN, LLC  
2000 CHAPEL VIEW BLVD, SUITE 500  
CRANSTON, RHODE ISLAND 02920
2. OWNER INFORMATION: CENZ CORP  
4 FOX PLACE  
PROVIDENCE, RHODE ISLAND 02903
3. SITE INFORMATION: 1747 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND, 02942  
ASSESSOR'S PLAT 111, LOT 94  
AREA: 12.81 ACRES  
ZONE: A1 (INDUSTRIAL DISTRICT)
4. REQUIRED PERMITS: SPECIAL USE PERMIT - ZONINGS (TOWN)  
DEVELOPMENT PLAN REVIEW - PLANNING (TOWN)  
FRESHWATER WETLANDS/RIPES - RIDEN (STATE)
5. PANEL INFORMATION: MODEL: VWRAM PREXOS  
CAPACITY (PER PANEL): 550 W  
DIMENSIONS (PER PANEL): 1134 MM x 2274 MM
6. ARRAY INFORMATION: PANEL COUNT: 5,084  
TOTAL AREA (PANELS ONLY): 2,922 ACRES  
TOTAL AREA (SOLAR ARRAY): 6,894 ACRES  
TOTAL AREA (WITHIN FENCE): 7,746 ACRES  
TOTAL AREA (LOAD): 8,486 ACRES  
DIRECT CURRENT (DC): 2.68 MW  
ALTERNATING CURRENT (AC): 2.50 MW  
ARRAY TYPE: FIXED  
AZIMUTH (DEG): 180°  
TILT (DEG): 29°  
\*PRIME AGRICULTURAL SOILS

**General Site Information (Continued):**

7. TRANSFORMER INFORMATION: TOTAL TRANSFORMER COUNT: 2  
750VA TRANSFORMER: 1  
50VA TRANSFORMER: 1
8. INVERTER INFORMATION: TOTAL INVERTER COUNT: 2  
SOLELECTRA XTM 500 INVERTER: 1  
SOLELECTRA XTM 750 INVERTER: 1
9. FEMA INFORMATION: MAP: 44050001J  
MAP REVISION DATE: SEPTEMBER 4, 2013  
ZONE: X (UNSHADED)  
DESCRIPTION: AREAS WHERE THERE IS MINIMAL FLOODING
11. AREA INFORMATION:
 

SUBJECT	YES/NO
CROSSWATER PROTECTION AREA (CRMA)	NO
NATURAL HERITAGE AREA (NHA)	NO
NARRON RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)	NO
SALT POND SPECIAL AREA MANAGEMENT PLAN (CRMC)	NO
HISTORIC CEMETERY AREA (CTVTOWN)	NO
HISTORIC DISTRICT (CTVTOWN)	NO
ORISLAW DISTRICT (CTVTOWN)	NO
SURFACE WATER PROTECTION AREA (CTVTOWN)	YES
WATER PROTECTION DISTRICT 1 (CTVTOWN)	YES
WATER PROTECTION DISTRICT 2 (CTVTOWN)	YES
12. SOIL INFORMATION:
 

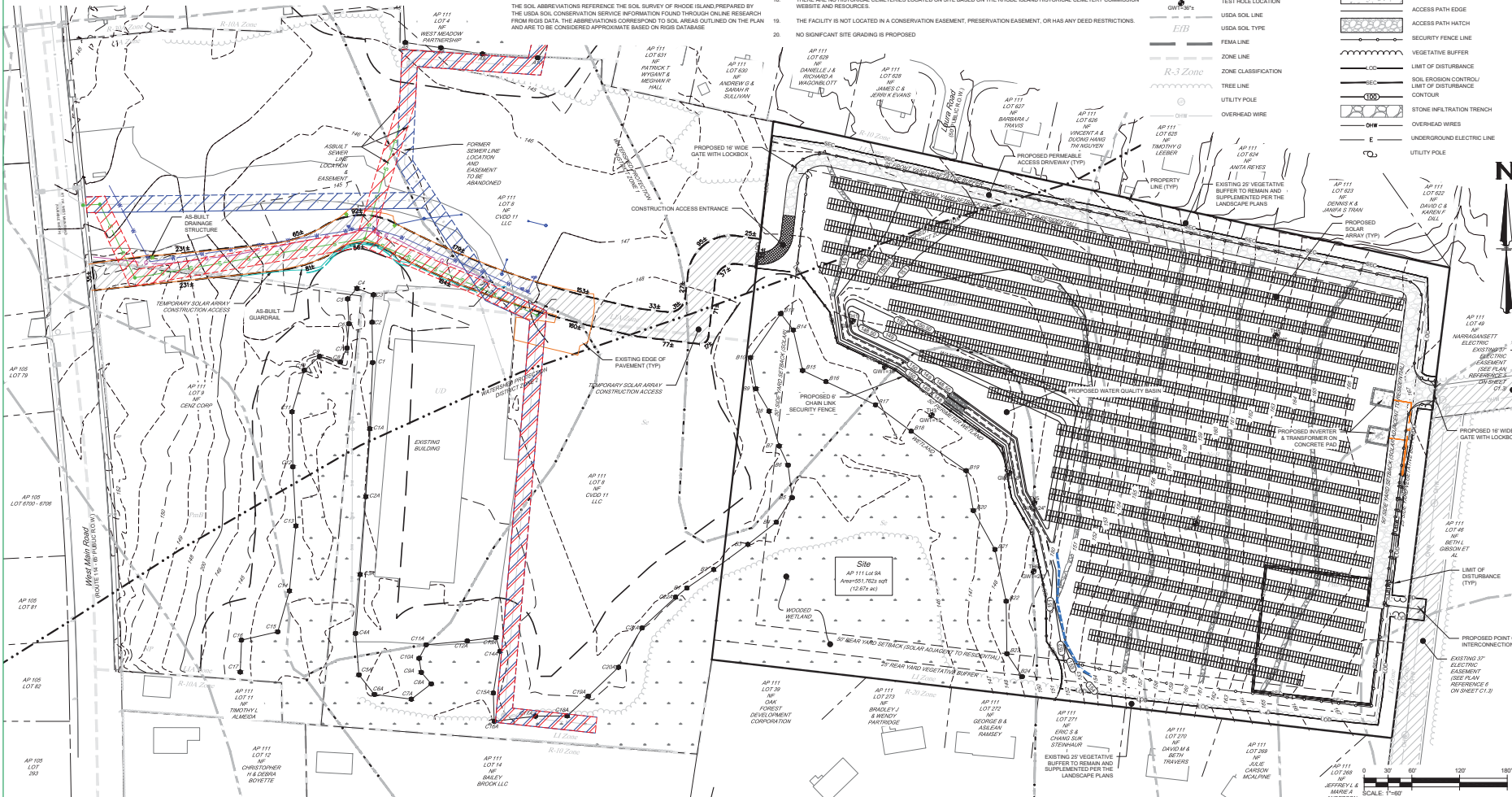
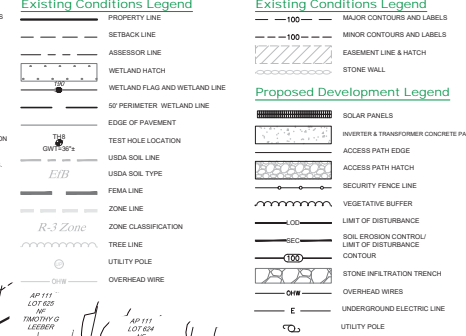
SOIL NAME	HSG	DESCRIPTION
NH*	C	NEWPORT SILT LOAM, 3 TO 8 PERCENT SLOPES
PH*	C	PITTSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
PH*	D	PITTSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
PH*	D	STRESSING SILT LOAM

**General Site Information (Continued):**

13. ZONING INFORMATION: EXISTING ZONE: ZONE L1  
(SECTION 60B) (INDUSTRIAL DISTRICT)
14. WETLANDS WERE DELINEATED BY OTHERS. REFERENCE RIDEN APPLICATION NO. 14-028.
15. EXISTING CONDITIONS WITHIN THE PROPERTY WERE DETERMINED BY ONLINE INFORMATION, AERIAL MAPPING, THE RIDEN 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 02903 ON AUGUST 9, 2018.
17. TOPOGRAPHY SHOWN ON THE PLAN IS LIDAR AND WAS OBTAINED BY RIDEN 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):**

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.RIDOT.RI.GOV/DOCUMENTS/BOOKS/BUSINESS/ROOT STD DETAILS.PDF
22. NO TOPSOIL OR PRIME AGRICULTURAL SOIL SHALL BE REMOVED FROM THE SITE FOR INSTALLATION OF THE FACILITY. CARE WILL BE TAKEN TO PROTECT THE A-HORIZON TOPSOIL FROM COMPACTION DURING CONSTRUCTION. A MINIMUM OF 6" OF LOAM OVER THE SURFACE AREA WILL BE ENSURED TO REMAIN.
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.



2000 Chapel View Blvd  
Cranston, RI 02920  
www.greenllc.com

**GREEN**  
development LLC

APPLICANT: INFO: GD Middletown West Main 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

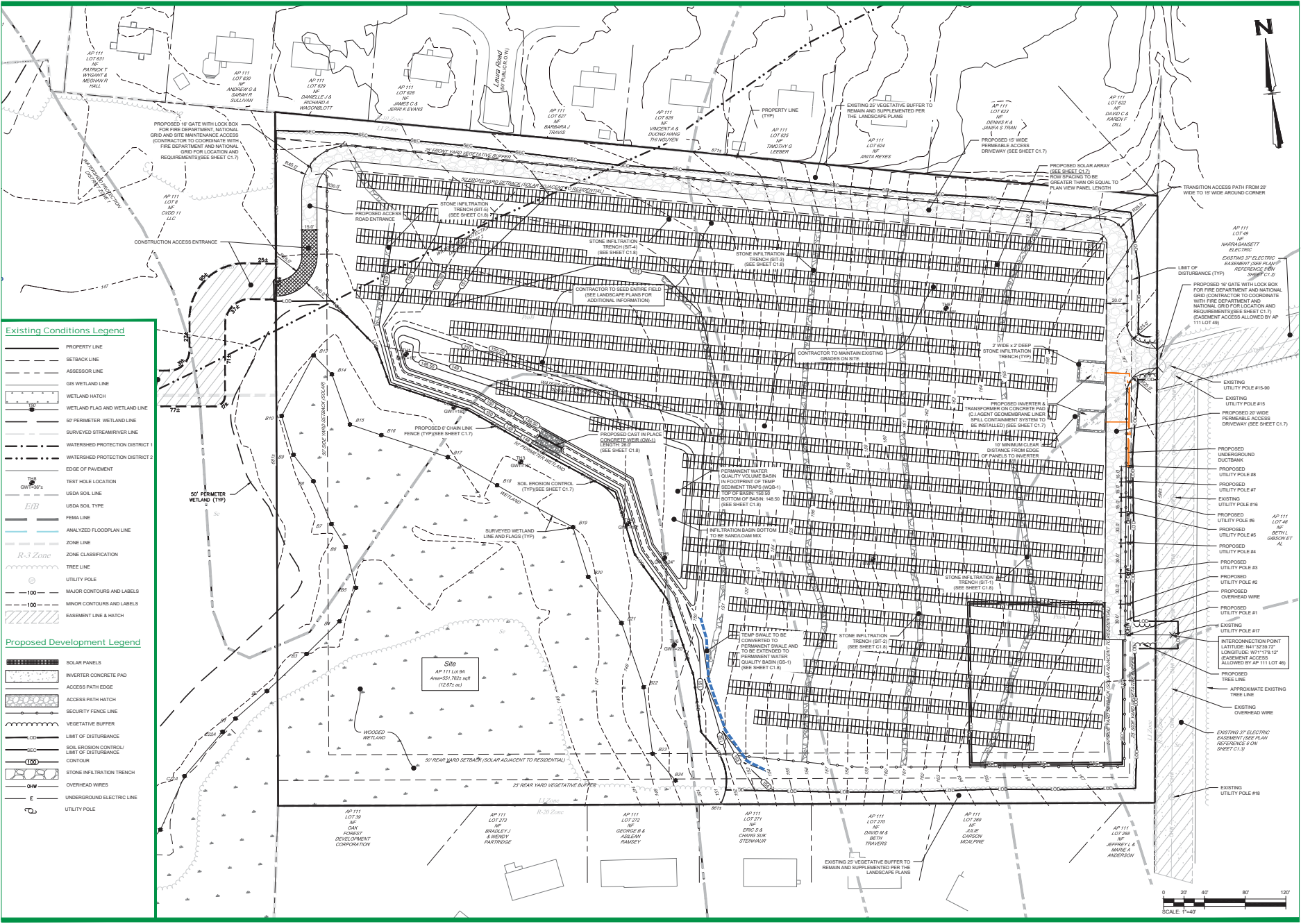
NO.	DATE	DESCRIPTION	BY
1	11/15/2023	PRELIMINARY DETERMINATION RELINQUISHMENT	ME
2	12/27/2023	FINAL PRELIMINARY DETERMINATION RELINQUISHMENT	ME
3	1/27/2024	FINAL PRELIMINARY DETERMINATION RELINQUISHMENT	ME
4	1/27/2024	FINAL PRELIMINARY DETERMINATION RELINQUISHMENT	ME
5	1/27/2024	FINAL PRELIMINARY DETERMINATION RELINQUISHMENT	ME
6	1/27/2024	FINAL PRELIMINARY DETERMINATION RELINQUISHMENT	ME
7	1/27/2024	FINAL PRELIMINARY DETERMINATION RELINQUISHMENT	ME
8	1/27/2024	FINAL PRELIMINARY DETERMINATION RELINQUISHMENT	ME
9	1/27/2024	FINAL PRELIMINARY DETERMINATION RELINQUISHMENT	ME
10	1/27/2024	FINAL PRELIMINARY DETERMINATION RELINQUISHMENT	ME

SHEET TITLE: Project Information  
GD Middletown West Main  
ALTERNATE CURRENT PLAN  
1747 WEST MAIN ROAD, MIDDLETOWN, RI 02942  
ASSESSOR'S PLAT 111, LOT 94

KEVIN C. MORN  
Professional Engineer  
No. 001000001

SHEET NO.: C1.4 OF 8

W:\Wind Drive Crg Template\2\_Site Validation\GD Middletown West Main\3\_Development\2\_Engineering\DWG\Cenz\_West\_Main-Design.dwg Mar 04, 2022 - 5:14pm



**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 FLOODPLAIN 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 CONCRETE PAD
- ACCESS PATH EDGE
- ACCESS PATH HATCH
- SECURITY FENCE LINE
- VEGETATIVE BUFFER
- LIMIT OF DISTURBANCE
- SOIL EROSION CONTROL/LIMIT OF DISTURBANCE CONTOUR
- STONE INFILTRATION TRENCH
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- UTILITY POLE

N

0 20 40 80 120'  
SCALE: 1"=40'

**GREEN development, LLC**  
2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920  
www.greenllc.com

**APPLICANT INFO: GD Middletown West Main 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	DESCRIPTION	BY
1	11/17/2021	ISSUE FOR PERMIT	WJ
2	11/17/2021	ISSUE FOR PERMIT	WJ
3	11/17/2021	ISSUE FOR PERMIT	WJ
4	11/17/2021	ISSUE FOR PERMIT	WJ
5	11/17/2021	ISSUE FOR PERMIT	WJ
6	11/17/2021	ISSUE FOR PERMIT	WJ
7	11/17/2021	ISSUE FOR PERMIT	WJ
8	11/17/2021	ISSUE FOR PERMIT	WJ
9	11/17/2021	ISSUE FOR PERMIT	WJ
10	11/17/2021	ISSUE FOR PERMIT	WJ

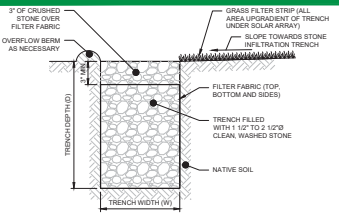
**PROJECT TITLE: Enlarged Site, Grading & Utility Plan**  
**PROJECT INFORMATION: GD Middletown West Main**  
ALTERNATE CORNER PLATS 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**KEVIN C. MORN**  
No. 1081  
PROFESSIONAL ENGINEER  
STATE OF RHODE ISLAND

**SHEET NO.: C1.5 OF 8**

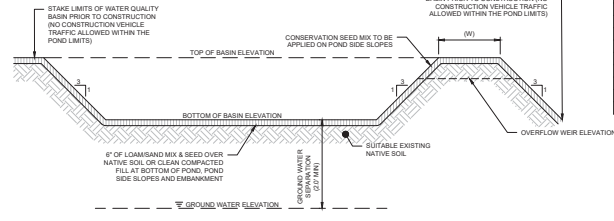






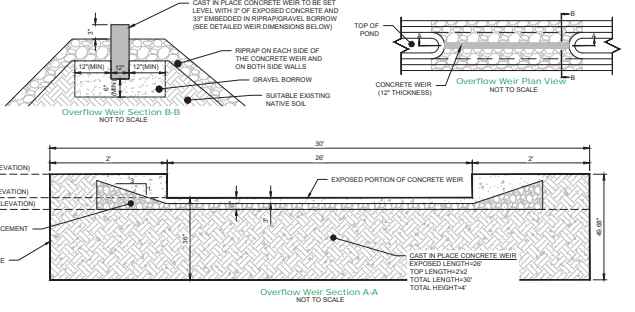
DESCRIPTION	SIT 1	SIT 2	SIT 3	SIT 4	SIT 5
TOP OF TRENCH ELEVATION	165.00	161.00	156.00	151.00	146.00
BOTTOM OF TRENCH ELEVATION	163.00	159.00	154.00	149.00	147.00
(D) TRENCH DEPTH (FT)	2.00	2.00	2.00	2.00	2.00
(W) TRENCH WIDTH (FT)	5.00	5.00	5.00	5.00	5.00
(L) TRENCH LENGTH (FT)	550	550	555	400	190

**Stone Infiltration Trench**  
NOT TO SCALE

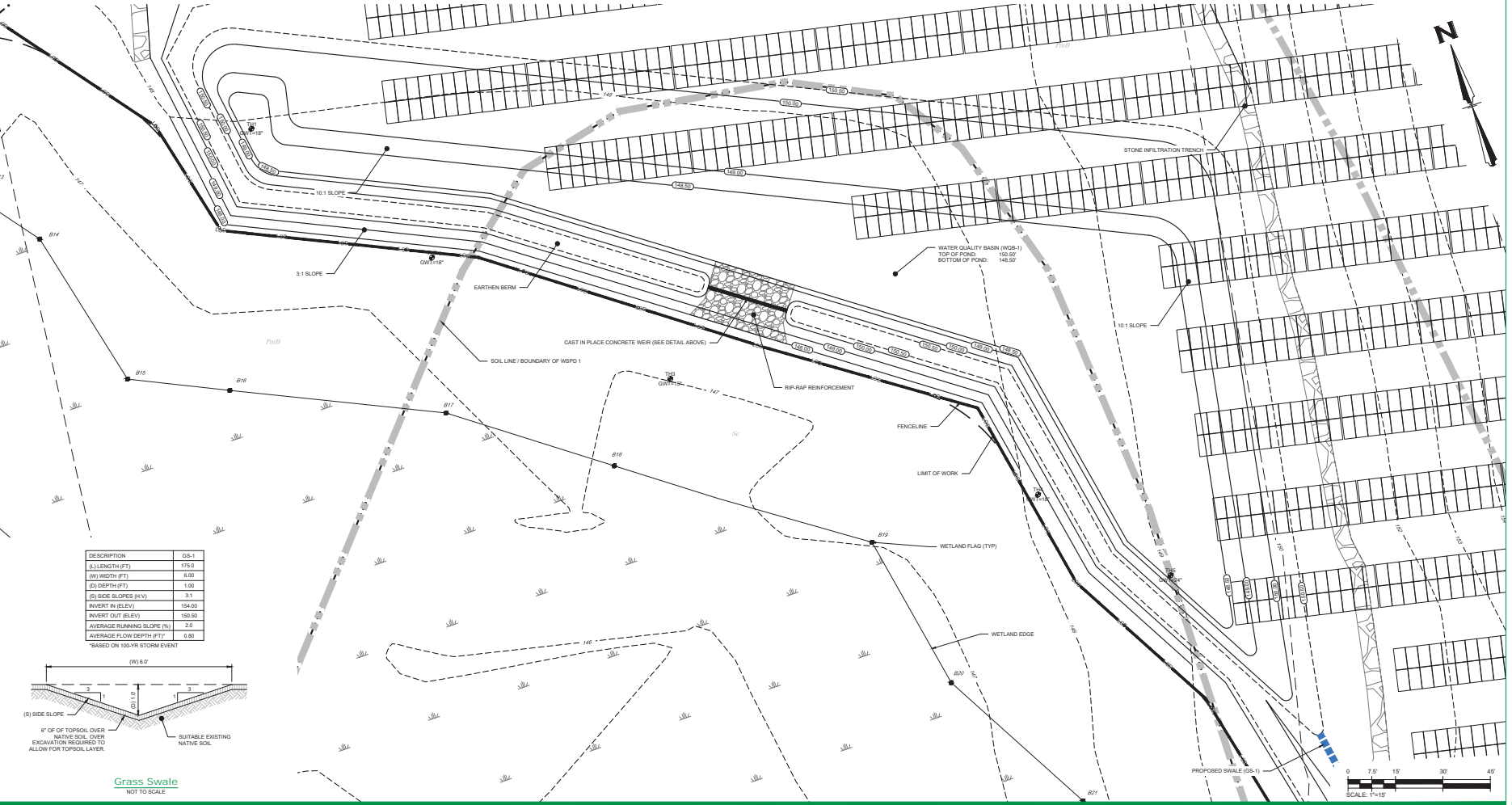


DESCRIPTION	WQBS-1
TOP OF POND ELEVATION	150.50
BOTTOM OF POND ELEVATION	148.50
OVERFLOW WEIR ELEVATION	149.50
OVERFLOW WEIR WIDTH	26'
100-YEAR STORM EVENT	150.00
25-YEAR STORM EVENT	149.80
10-YEAR STORM EVENT	149.65
3-YEAR STORM EVENT	149.42
1-YEAR STORM EVENT	149.30
OVERFLOW WEIR RIP-RAP CLASS	R-3
POND SIDE SLOPES (H:V)	3:1

**Water Quality Basin**  
NOT TO SCALE

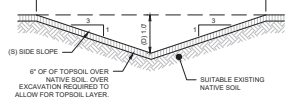


**Overflow Weir Section A-A**  
NOT TO SCALE



DESCRIPTION	GS-1
(L) LENGTH (FT)	175.0
(W) WIDTH (FT)	6.00
(D) DEPTH (FT)	1.00
(S) SIDE SLOPES (H:V)	3:1
INVERT IN (ELEV)	154.00
INVERT OUT (ELEV)	150.50
AVERAGE RUNNING SLOPE (%)	2.4
AVERAGE FLOW DEPTH (FT)	0.80

\*BASED ON 100-YR STORM EVENT



**Grass Swale**  
NOT TO SCALE



NO.	DATE	DESCRIPTION	BY
1	10/20/2021	ISSUE FOR PERMIT	MM
2	12/27/2021	100% RESPONSE TO COMMENTS	MM
3	1/27/2022	ISSUE FOR PERMIT	MM
4	1/27/2022	100% RESPONSE TO COMMENTS	MM
5	1/27/2022	ISSUE FOR PERMIT	MM
6	1/27/2022	100% RESPONSE TO COMMENTS	MM
7	3/27/2024	ISSUE FOR PERMIT	MM
8	3/27/2024	100% RESPONSE TO COMMENTS	MM



**GENERAL NOTES:**

1. 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.
  2. THE CURRENT OWNER OF A.P. 8A / LOT 111 IS CENZ CORP BY VIRTUE OF THE DEED RECORDED IN BOOK 1409 AT PAGE 10 IN THE TOWN OF MIDDLETOWN, RHODE ISLAND.
  3. THE PARCEL FALLS IN R1 ZONE (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA MAP NUMBER 44005C0091J EFFECTIVE DATE 09/04/2013.
  4. 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 (ACCESSORY):         | 20 FEET      |
| MAXIMUM HEIGHT (SOLAR):             | 12 FEET      |
| MAXIMUM BUILDING COVERAGE:          | 35%          |
5. A.P. 111 / LOT 9A CONTAINS 12.67 ACRES (551,766 SQ. FT.).
  6. TOPOGRAPHY SHOWN ON THIS PLAN IS LQAR AND WAS OBTAINED BY RIGIS DATABASE. ELEVATIONS ARE REFERENCED TO NAVD83 DATUM.
  7. THE APPROXIMATE WETLAND AREAS SHOWN WERE DELINEATED BY OTHERS, REFERENCE RDEM APPLICATIONS NO. 14-0028 & NO. 18-0326.
  8. THERE ARE NO HISTORICAL CEMETRIES LOCATED ON SITE BASED ON THE RHODE ISLAND HISTORICAL CEMETERY COMMISSION WEBSITE AND RESOURCES.
  9. THIS PARCEL IS NOT LOCATED IN A CONSERVATION OR PRESERVATION EASEMENT AND DOES NOT HAVE ANY DEED RESTRICTIONS.

**REFERENCES:**

1. "ADMINISTRATIVE SUBDIVISION - 'OMNI ESTATES' A.P. 111, LOTS 8, 9, 9A & 10, WEST MAIN ROAD, MIDDLETOWN, RI, PREPARED FOR CVD0 II LLC, PREPARED BY LEDDY LAND SURVEYING COMPANY, 1"-80", JULY, 2012"
2. "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"
3. "PROPOSED PURCHASE OF LAND FOR NEWPORT ELECTRIC CORPORATION PORTSMOUTH-MIDDLETOWN, R.I. MAY 1963 1"-80" BY BBEAULT & FLORENTZ ENGINEERING CO."
4. "NEWPORT ELECTRIC CORPORATION, PROPOSED 37 FOOT WIDE EASEMENT ACROSS OF JENNE WALSH NEVILLE, JEPSON LANE, 1"-200", JAN. 1955" (DB 56 PG 475).
5. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 952.
6. TOWN OF MIDDLETOWN RI DEED BOOK 1409 PAGE 10.
7. TOWN OF MIDDLETOWN GIS WEBSITE.
8. 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. 1854  
 COA No.: 000A555



LEGEND	
DHF/PP	DRILL HOLE FOUND/PROPOSED
RIMB	EXISTING RI HWY BOUND
-----	EXISTING STONE WALL
~~~~~	APPROXIMATE TREE LINE
-----	EXISTING WETLAND AREA
◇ UP ##	EXISTING UTILITY POLE
-----	EXISTING WATER LINE
-----	EXISTING SEWER LINE
-----	EXISTING OVERHEAD WIRES
-----	EXISTING HYDRANT
-----	EXISTING WATER GATE
-----	EXISTING SEWER MANHOLE
-----	EXISTING GAS GATE
-----	EXISTING CATCH BASIN

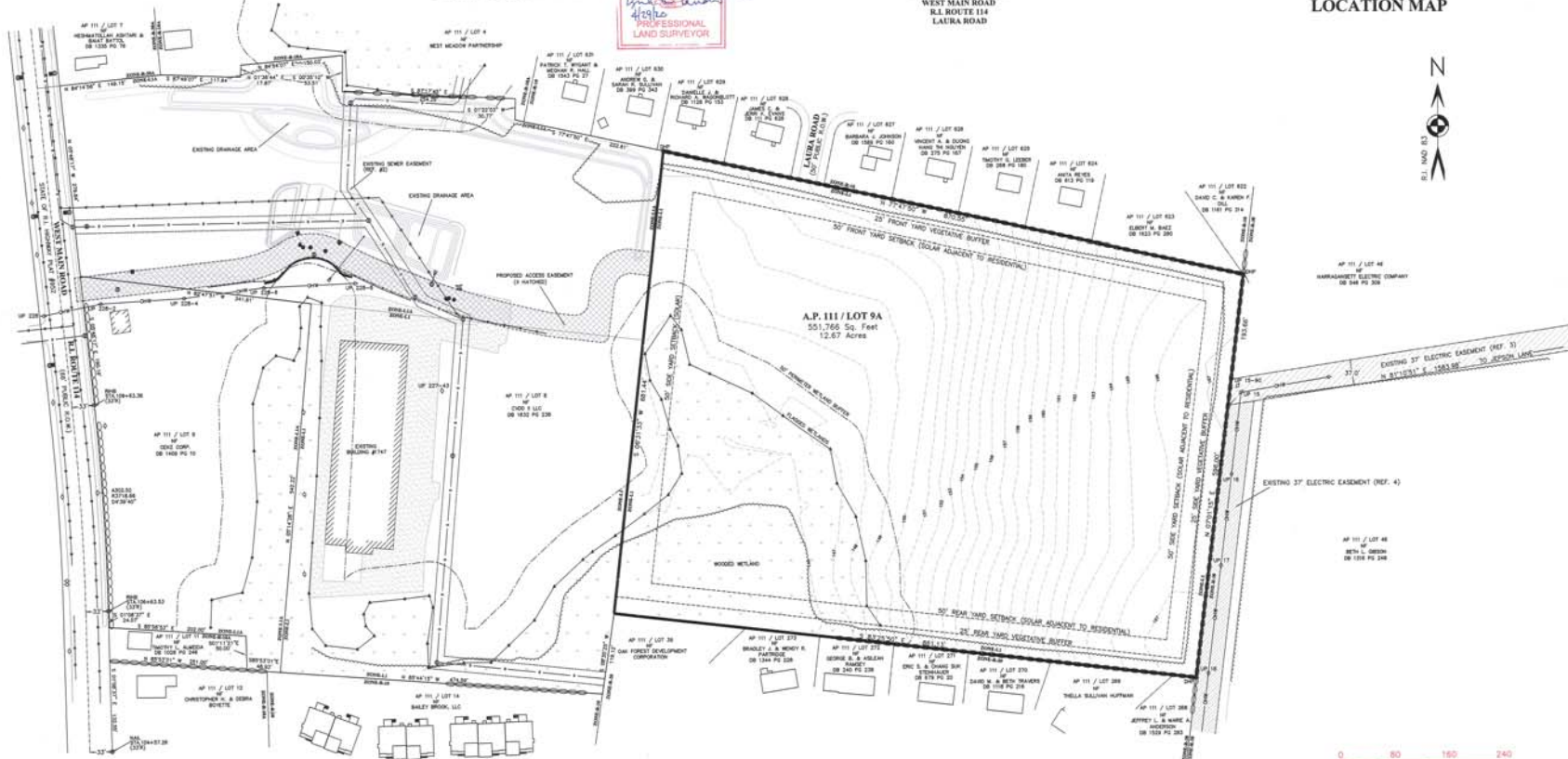
**STREET INDEX**  
 WEST MAIN ROAD  
 R.I. ROUTE 114  
 LAURA ROAD



LOCATION MAP



R.I. AND 83



**SURVEY & LOCATION PLAN**  
 PREPARED FOR  
**GD MIDDLETOWN WEST MAIN I, LLC**  
 111 WEST MAIN ROAD, SUITE 311  
 WEST MAIN ROAD (R.I. ROUTE 114)  
 A.P. 111 / LOT 9A  
 MIDDLETOWN, RI

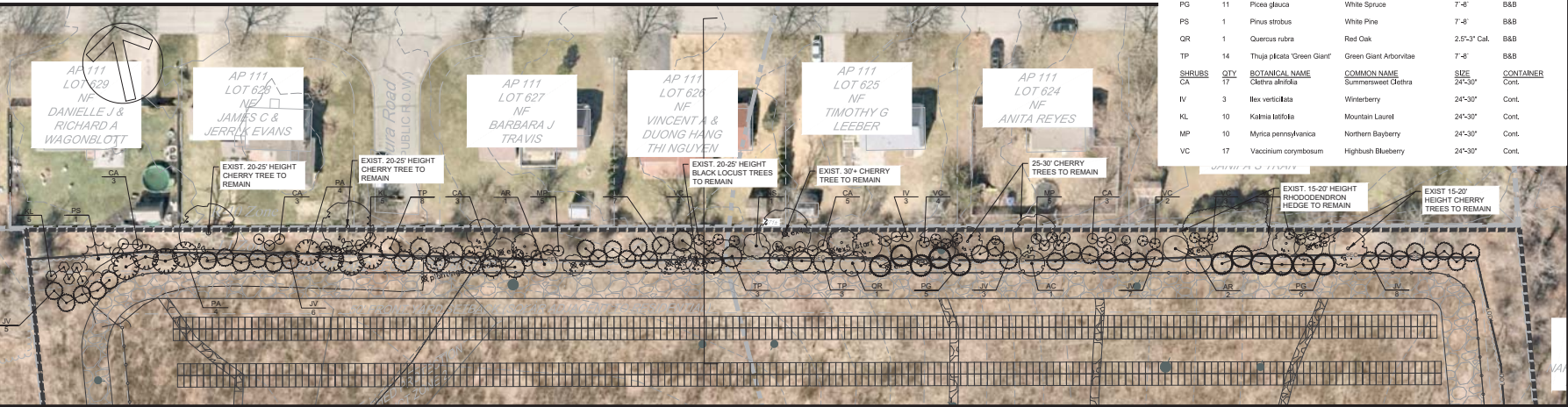
Checked By:	K.D.A.	Drawn By:	E.J.J.
Scale:	1" = 80'	Date:	4-28-2020
NO. REVISIONS		NO. SHEETS	
1		1	

**E. GREENWICH SURVEYORS, LLC**  
 LAND SURVEYING AND SITE PLANNING  
 1000 MAIN STREET, SUITE 311  
 GREENWICH, RI 02841  
 PHONE: (401) 339-2281 / (401) 368-8574  
 FAX: (401) 884-0017 E-MAIL: MANDREW@EGBL.COM

Sheet **1**  
 of **1** sheets



**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	Amebaehier canadensis	Shadblow Serviceberry Multitrunk	2.5'-3' Cal.	B&B
AR	3	Acer rubrum 'October Glory'	Red Maple	2.5'-3' Cal.	B&B
JV	36	Juniperus virginiana	Eastern Red Cedar	7'-8'	B&B
NS	1	Nyssa sylvatica	Sour Gum	2.5'-3' Cal.	B&B
PA	8	Picea abies	Norway Spruce	7'-8'	B&B
PG	11	Picea glauca	White Spruce	7'-8'	B&B
PS	1	Pinus strobus	White Pine	7'-8'	B&B
QR	1	Quercus rubra	Red Oak	2.5'-3' Cal.	B&B
TP	14	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7'-8'	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CA	17	Celastrus altifolia	Summersweet Celastrus	24"-30"	Cont.
IV	3	Ilex verticillata	Winterberry	24"-30"	Cont.
KL	10	Kalmia latifolia	Mountain Laurel	24"-30"	Cont.
MP	10	Myrica pennsylvanica	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	Amebaehier canadensis	Shadblow Serviceberry Multitrunk	2.5'-3' Cal.	B&B
AR	1	Acer rubrum 'October Glory'	Red Maple	2.5'-3' Cal.	B&B
JV	15	Juniperus virginiana	Eastern Red Cedar	7'-8'	B&B
NS	1	Nyssa sylvatica	Sour Gum	2.5'-3' Cal.	B&B
PG	6	Picea glauca	White Spruce	7'-8'	B&B
TP	8	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7'-8'	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CA	6	Celastrus altifolia	Summersweet Celastrus	24"-30"	Cont.
KL	5	Kalmia latifolia	Mountain Laurel	24"-30"	Cont.
MP	10	Myrica pennsylvanica	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

**PLANTING  
PLAN  
ENLARGEMENTS**

NO. REVISIONS DATE

DRAWN BY: AP / CC

DESIGNED BY: AP

CHECKED BY: RC

ISSUE DATE: 3/29/2022

BETA JOB NO.: 6411 - 023

SCALE



UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

**For Permitting**

SHEET NO.

L-102







