

POMHAM SOLAR PRE-APPLICATION PLANS

PROPERTY

OFF IRON MINE HILL RD
NORTH SMITHFIELD, RI 02896
AP 16 LOT 19

PREPARED FOR:

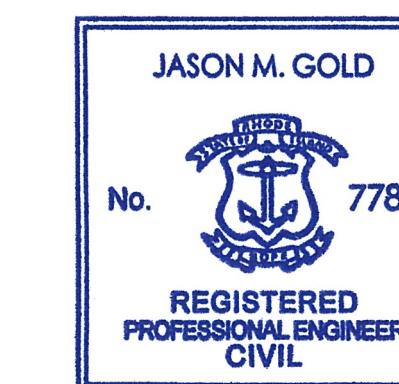
ISLANDER SOLAR, LLC
6060 CENTER DRIVE
LOS ANGELES, CA 90045

JULY 20, 2021

PREPARED BY:



404 Wyman Street, Suite 375
Waltham, Massachusetts 02451
p 781.419.7696
www.essgroup.com

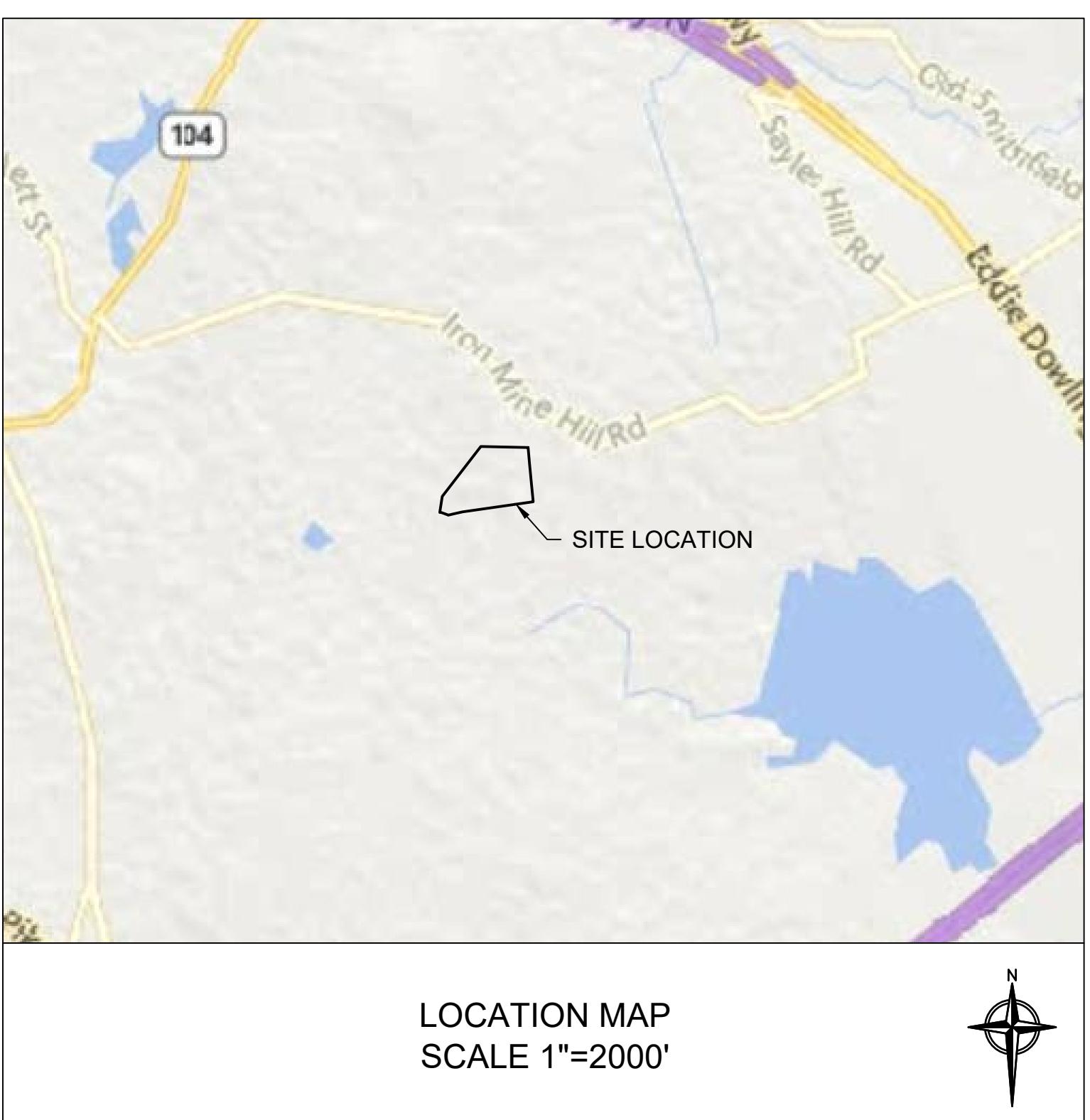


DRAWING INDEX

DRAWING NUMBER	DRAWING TITLE
--	COVER
EX-1	BASE PLAN
EX-2	EXISTING RESOURCES AND SITE ANALYSIS PLAN
EX-3	SITE CONTEXT PLAN
C-1	CONCEPT PLAN

ATTACHMENTS

"AP 16, LOTS 18 & 19, IRON MINE HILL ROAD- LIMITED CONTENT BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY", DATED DECEMBER 17, 2019, NORTHEAST ENGINEERS & CONSULTANTS, INC.



NOT FOR CONSTRUCTION

PROPERTY OWNER(S): N/F KAREEM & MELISSA MANIRJI
PROPERTY OWNER ADDRESS: 23 GROSVENOR AVE, NORTH PROVIDENCE, RI 02904

THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE. THIS PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JULY 10, 2019, AS FOLLOWS: CLASS IV COMPILATION PLAN.

N/F NICHOL
AP 16,
ONE FAMILY
45 73

N/F DADDARIO, MIGUEL
AP 16, LOT 37
ONE FAMILY RESIDENCE
41,818± SF

N/F CURRAN, WILLIAM J
AP 16, LOT 53
ONE FAMILY RESIDENCE
56,192± SF

A compass rose with the letter 'N' at the top, indicating the cardinal direction of North.

LEGEND

C & JEANNE

/F COULOMBE, MEGAN F
AP 16, LOT 120
ONE FAMILY RESIDENCE
711 701 L 25

N/F REILLY, SHAUN P &
AP 16, LOT 106
ONE FAMILY RESIDE
151 000 L 56

N/F JOSEPH, AUTHIER
AP 16, LOT
ONE FAMILY RES

N/F BONIN,
AP 16, LC
ONE FAMILY R
87,120±

N/F CURRAN, WILLIAM J
AP 16, LOT 53
ONE FAMILY RESIDENCE
56,192± SF

A map showing the Woonsocket Reservoir in blue, located in the lower right quadrant. The reservoir is bounded by several roads: Eddie Down Rd (purple line) to the north, Reservoir Rd (pink line) to the east, and a road labeled 'Reservoir' (pink line) to the south. To the west of the reservoir is a large, irregularly shaped area labeled 'SITE' inside a black-outlined polygon with diagonal hatching. Other roads shown include Iron Mine Hill Rd, Rocky Hill Rd, and Chamberlain Ln. A small blue lake is visible to the west of the reservoir. A compass rose in the top right indicates North. A road labeled '146' is shown at the top right. A small body of water labeled 'Pond' is located near the top center. A road labeled 'Eddie Down Rd' is also present at the top right.

**LOCUS MAP
SCALE: 1"=2,000'**

SITE
N/F MENAIRJO, MEL
AP 16, LO
RESIDENTIAL

N/F CROTEAU FAMILY TRUST
DONALD R & ZVJEZDANA TRUSTEES
AP 16, LOT 58
ONE FAMILY RESIDENCE
671 2001 E 56TH

NOTICE FOR CONSTRUCTION		DATE																								
Scale: 0 80 160 Feet																										
 <p>ess group environmental consulting & engineering services</p>																										
<p>404 Wyman Street, Suite 375 Waltham, Massachusetts 02451 p 781.419.7696 www.essgroup.com</p>																										
																										
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1	PRE-APP PLAN REVISION	7/16/21																								
No.	REVISION	DATE																								

DESIGNED BY: JMG APPROVED BY:

POMHAM SOLAR
AP 16 LOT 19
OFF IRON MINE HILL RD
NORTH SMITHFIELD, RI

PRE-APPLICATION BASE PLAN

PROJECT No.: P322-001	DRAWING No.
DATE OF ISSUE: 07/15/19	
SHEET No.: 1 OF 4	
SCALE: 1"	EX-1

EX-1

I/F BURKE, JAMES T
AP 16, LOT 31
RESIDENTIAL VACANT
87,120± SF

N/F GORDON F B ONDIS
DECLARATION OF TRUST
ALETA T ONDIS & BRUCE W
GLADSTONE TRUSTEES
AP 20, LOT 52
RESIDENTIAL VACANT

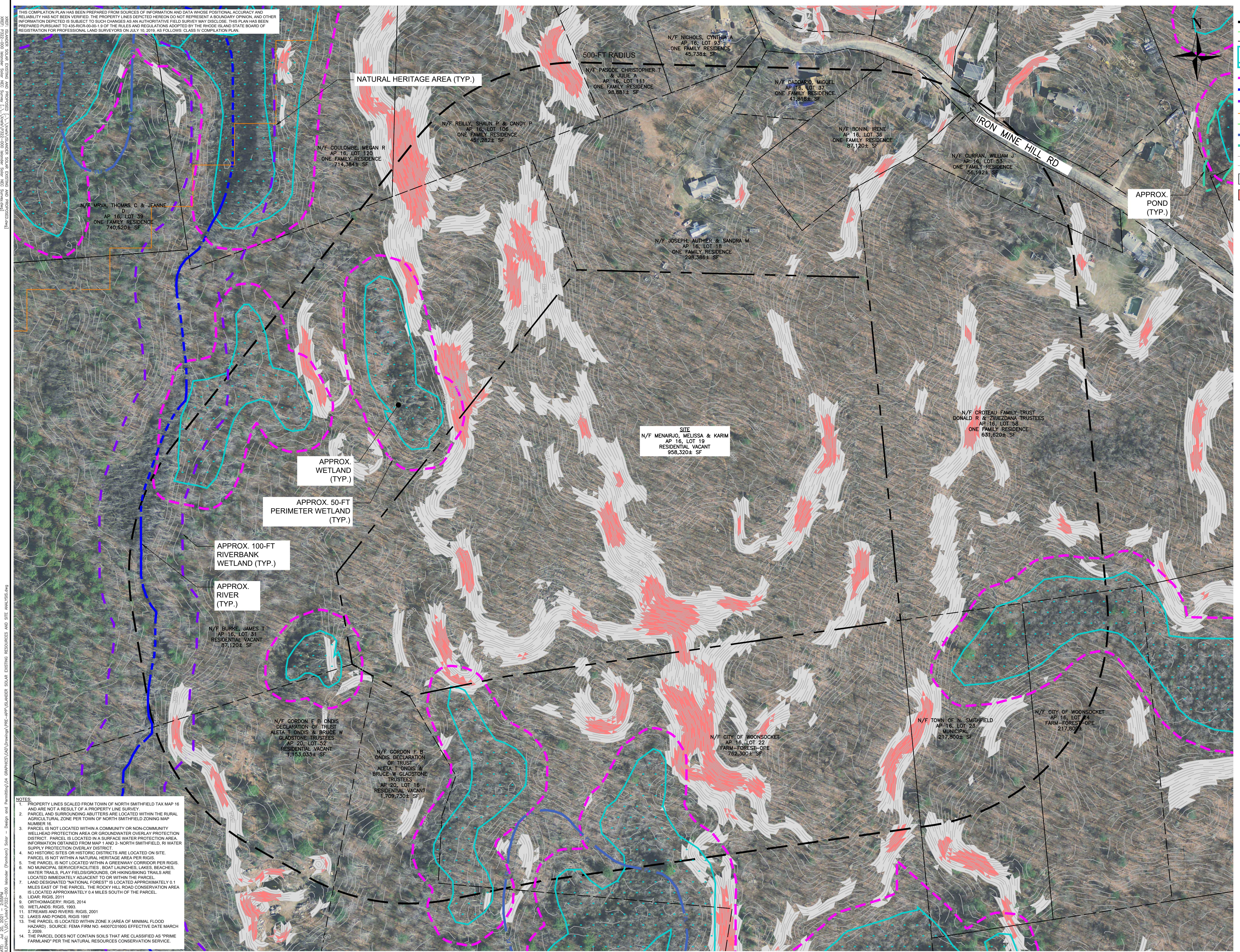
N/F GORDON
ONDIS DECLARA
OF TRUST
ALETA T ONDIS
BRUCE W GLADS

N/F CITY OF W
AP 16, L
FARM-FOR

OWN OF N. SMITHFIELD
AP 16, LOT 23
MUNICIPAL
217,800± SF
N/F CITY OF WOONSOCKET
AP 16, LOT 24
FARM-FOREST-OPE
217,800±

NOTES: 1. PROPERTY LINES SCALED FROM TOWN OF NORTH SMITHFIELD TAX MAP 16 AND ARE NOT A RESULT OF A PROPERTY

FILED
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The logo for ESS Group features a stylized graphic of a leaf or water droplet on the left, composed of a grid of dots. To the right of the graphic, the word "ess" is written in a large, bold, sans-serif font, and "group" is written in a smaller, lowercase, sans-serif font below it. Below the logo, the text "environmental consulting & engineering services" is written in a smaller, lowercase, sans-serif font. At the bottom of the page, there is contact information: "404 Wyman Street, Suite 375" on one line, "Waltham, Massachusetts 02451" on the next, "p 781.419.7696" on the third, and the website "www.essgroup.com" on the fourth. Below this text are three circular icons: the first contains three interlocking gears, the second contains a stylized globe with latitude and longitude lines, and the third contains a stylized water droplet.

1	PRE-APP PLAN REVISION	7/16/21	
Do.	REVISION	DATE	APP

**POMHAM SOLAR
AP 16 LOT 19
OFF IRON MINE HILL RD
NORTH SMITHFIELD, RI**

PRE-APPLICATION EXISTING RESOURCES & SITE ANALYSIS PLAN

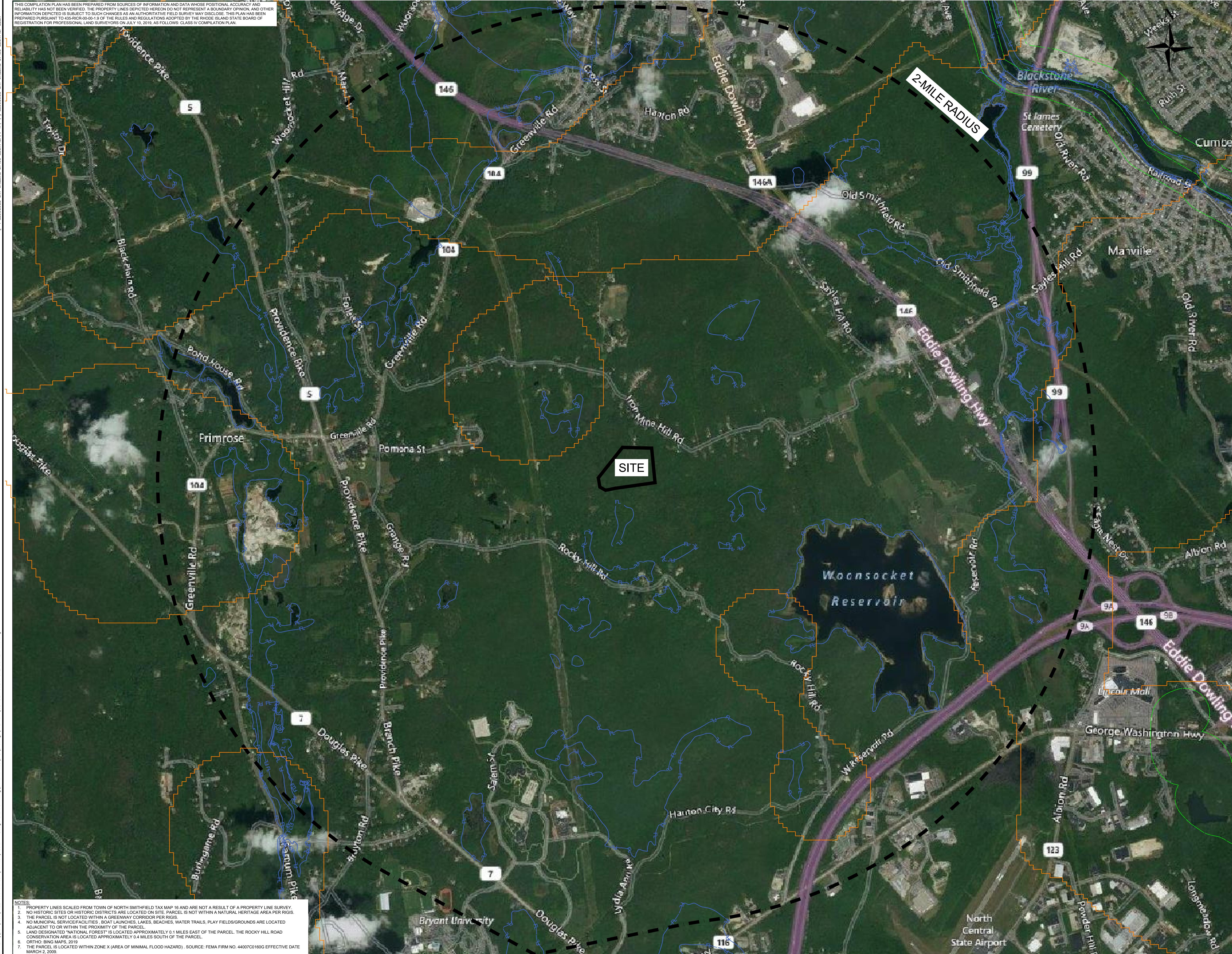
PROJECT No.: P322-001	DRAWING No.
DATE OF ISSUE: 07/15/19	
HEET No.: 2 OF 4	
CALE: 1" = 100'	
	EX-2

EX-2

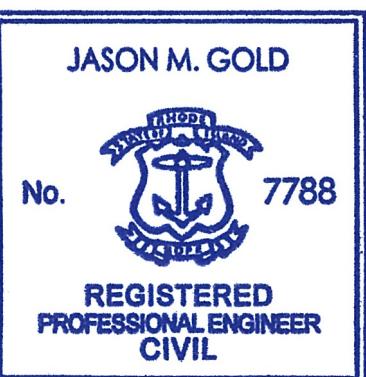
THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE. THIS PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00.1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JULY 10, 2019, AS FOLLOWS: CLASS IV COMPILATION PLAN.

XREF: P322-000 Islander Solar NEC Survey [..\Xrefs\P322-000 Islander Solar NEC Survey.dwg]

DATE: Jul 20, 2021 - 2:55PM
FILENAME: \DC1\Jobs\P322-000\Islander (Pomham) Solar - Design and Permitting\04 GRAPHICS\CAD\drawings\PRE-APP\ISLANDER SOLAR SITE CONTEXT MAP.dwg



NOT FOR CONSTRUCTION



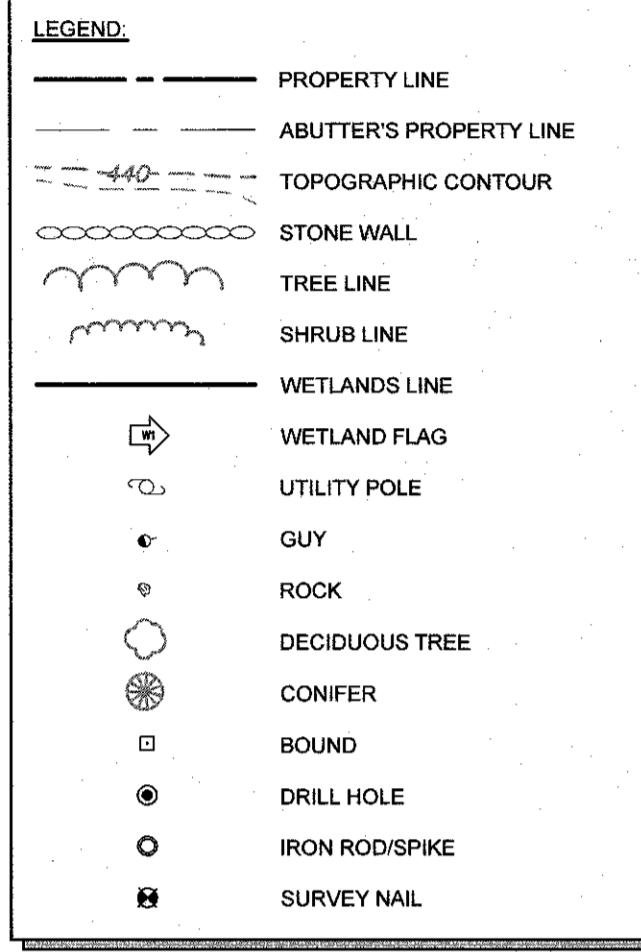
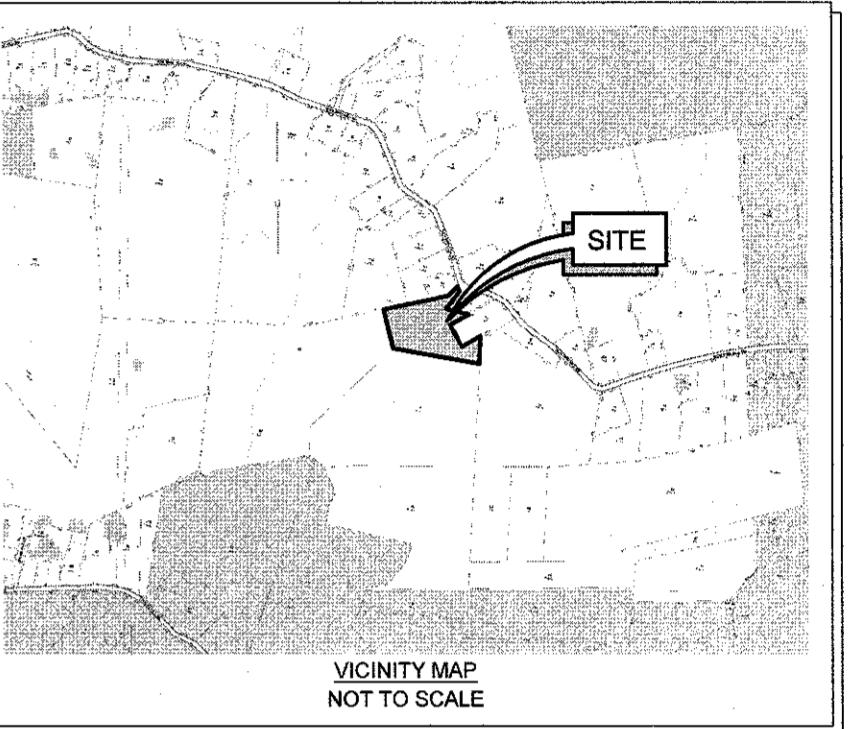
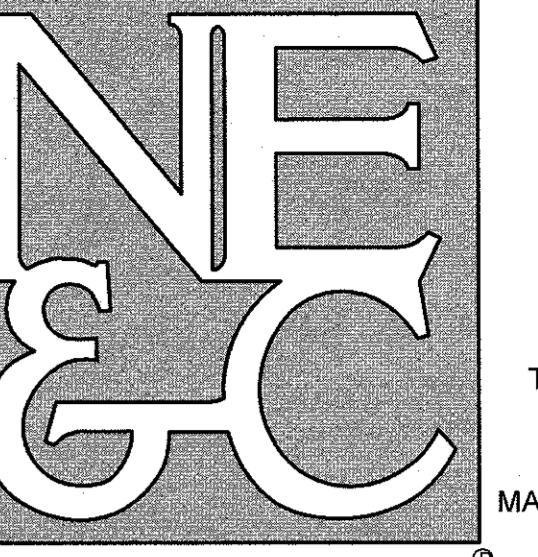
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**POMHAM SOLAR
AP 16 LOT 19
OFF IRON MINE HILL RD
NORTH SMITHFIELD, RI**

PRE-APPLICATION SITE CONTEXT PLAN

PROJECT No.: P322-001	DRAWING No.
DATE OF ISSUE: 07/15/19	
HEET No.: 3 OF 4	
CALE: 1"=1,000'	EX-3

EX-3



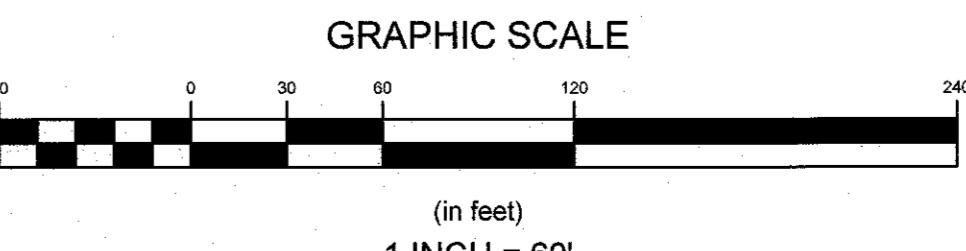
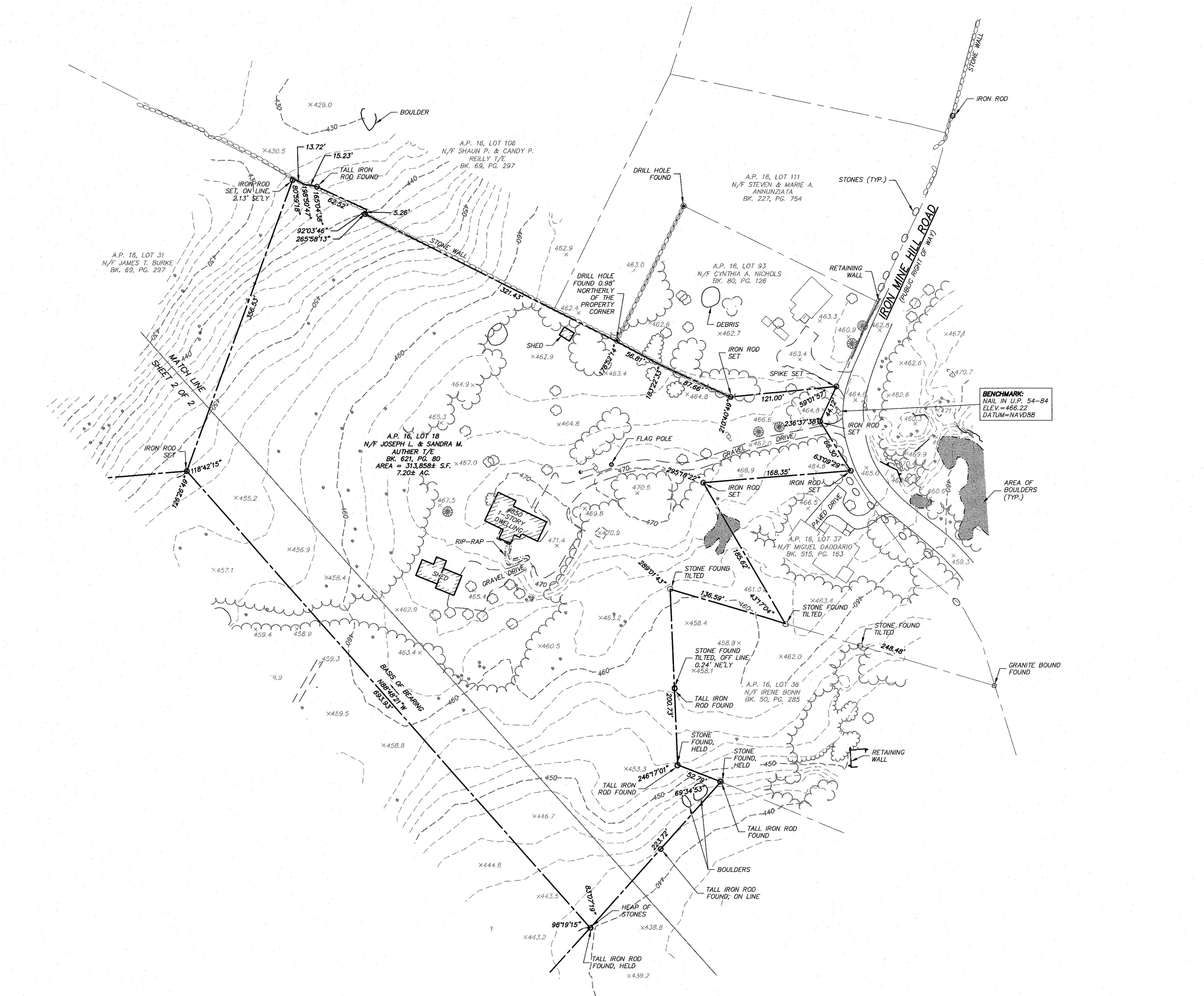
GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN OCTOBER AND DECEMBER 2019.
- TOPOGRAPHY PROVIDED BY BLUESKY GEOSPATIAL LTD. VIA AERIAL PHOTOGRAPHMETRIC METHODS IN DECEMBER 2019.
- VERTICAL DATUM IS NAVD88.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.

PLAN REFERENCES:

- PLAN ENTITLED "DIVISION OF LAND FOR LOUIS A. & FLORENCE R. COULOMBE NORTH SMITHFIELD, R.I." PREPARED BY BIBEAULT AND FLORENTZ ENGINEERING CO., INC. SCALE 1 INCH = 80 FEET, DATED JANUARY, 1999.
- PLAN ENTITLED "REDIVISION OF LAND FOR LOUIS A. & FLORENCE R. COULOMBE NORTH SMITHFIELD, R.I." PREPARED BY BIBEAULT AND FLORENTZ ENGINEERING CO., INC. SCALE 1 INCH = 80 FEET, DATED FEBRUARY, 1999.
- PLAN ENTITLED "MINOR SUBDIVISION FOR LOUIS COULOMBE NORTH SMITHFIELD, R.I." PREPARED BY BIBEAULT AND FLORENTZ ENGINEERING CO., INC. SCALE 1 INCH = 80 FEET, DATED FEBRUARY, 1999.
- PLAN ENTITLED "OXFORD CREEK FINAL PLAN ADMINISTRATIVE SUBDIVISION & MINOR SUBDIVISION OF PLAT 16 LOTS 20, 21, 28 & PLAT 20, LOTS 16 & 35" PREPARED BY MARC S. NYBERG ASSOCIATES, INC. SCALE 1"=100', DATED JULY 17, 2000.

SURVEYOR'S CERTIFICATION:	
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 43-RICR-00-01-1 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:	
TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY TOPOGRAPHIC SURVEY ACCURACY	CLASS I CLASS T-3
STATEMENT OF PURPOSE:	
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:	
TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P.16, LOTS 18 & 19 AND TO SHOW EXISTING CONDITIONS AT THE SITE.	
BY:	
MARC S. THAYER No. 1889 COA NO. A356 12-17-2019 PROFESSIONAL LAND SURVEYOR	



No.	Revision	Date	App.
Designed By:	Drawn by:	VAL	Checked by: MST
Scale:	1"=60'	Date:	17DEC2019

**A.P. 16, LOTS 18 & 19
IRON MINE HILL ROAD
NORTH SMITHFIELD, RHODE ISLAND**

Client/Owner:
ESS GROUP, INC., C/O BARBARA CABRAL
10 HEMINGWAY DR., 2ND FLOOR
EAST PROVIDENCE, RI 02815

Issued for:

Drawing Title:
**LIMITED CONTENT
BOUNDARY SURVEY
WITH EXISTING CONDITIONS
AND TOPOGRAPHY**

Drawing Number:	L-1
Sheet	1 of 2
Project Number:	19178.0
Survey Index:	25 - 16 - 18 & 19
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