

# 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:



environmental consulting  
& engineering services

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

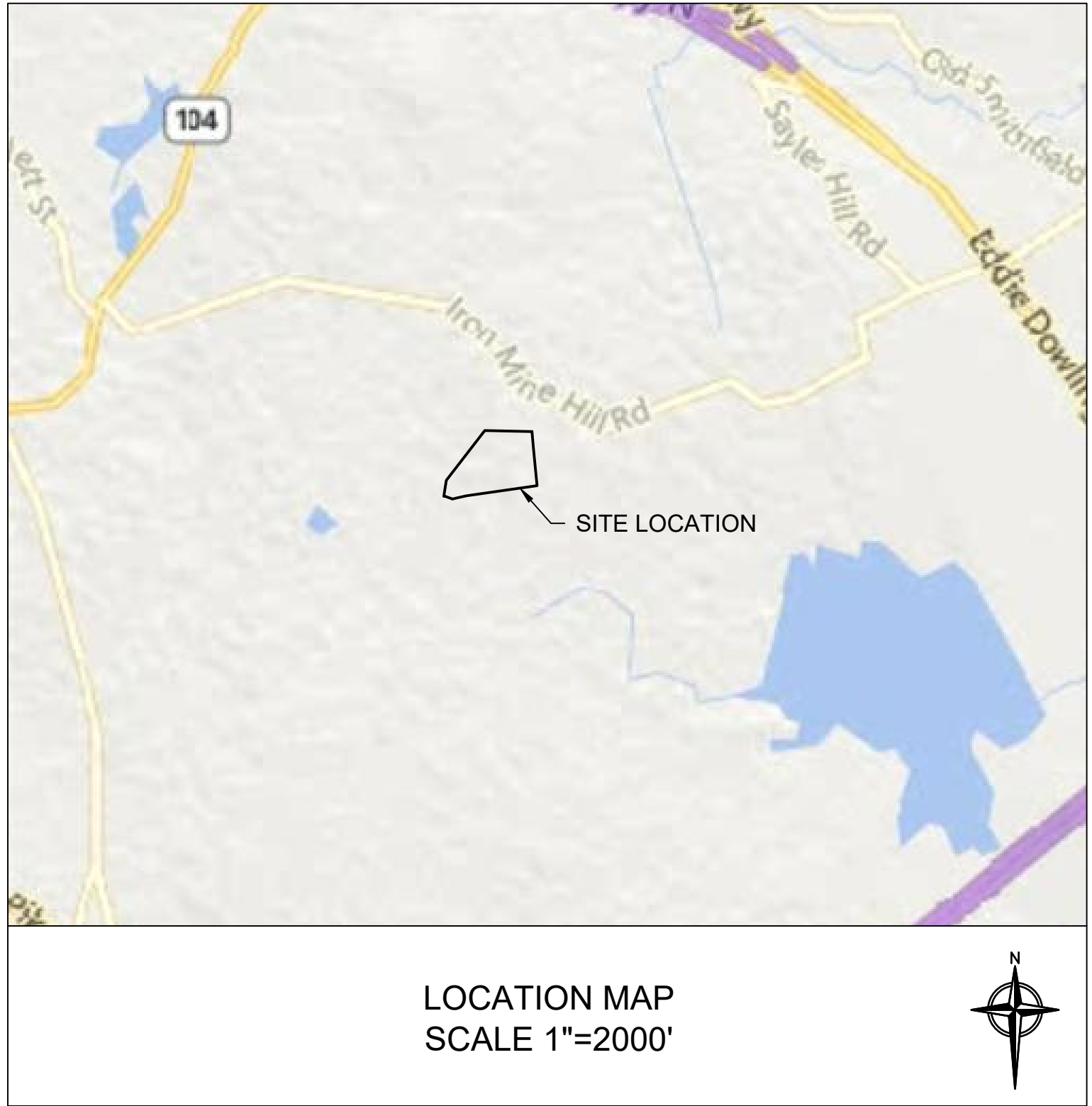


## DRAWING INDEX

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.

S C & JEANNE  
LOT 39  
RESIDENCE  
± SF

N/F COULOMBE, MEGAN R  
AP 16, LOT 120  
ONE FAMILY RESIDENCE  
714,384± SF

N/F REILLY, SHAUN P & CANDY P  
AP 16, LOT 106  
ONE FAMILY RESIDENCE  
451,282± SF

N/F PASCOE CHRISTOPHER T &  
JULIE A  
AP 16, LOT 111  
ONE FAMILY RESIDENCE  
98,881± SF

N/F NICHOLS, CYNTHIA A  
AP 16, LOT 93  
ONE FAMILY RESIDENCE  
45,738± SF

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

N/F BONIN, IRENE  
AP 16, LOT 36  
ONE FAMILY RESIDENCE  
87,120± SF

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

N/F JOSEPH, AUTHIER & SANDRA M  
AP 16, LOT 18  
ONE FAMILY RESIDENCE  
298,366± SF

SITE  
N/F MENAIRIO, MELISSA & KARIM  
AP 16, LOT 19  
RESIDENTIAL VACANT  
958,320± SF

N/F CROTEAU FAMILY TRUST  
DONALD R & ZVEJZDANA TRUSTEES  
AP 16, LOT 58  
ONE FAMILY RESIDENCE  
631,620± SF

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

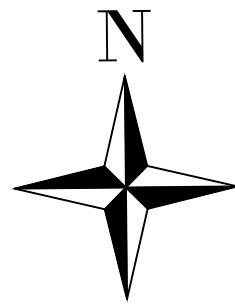
N/F GORDON F B ONDIS  
DECLARATION OF TRUST  
ALETA T ONDIS & BRUCE W  
GLADSTONE TRUSTEES  
AP 20, LOT 52  
RESIDENTIAL VACANT  
1,153,033± SF

N/F GORDON F B  
ONDIS DECLARATION  
OF TRUST  
ALETA T ONDIS &  
BRUCE W GLADSTONE

N/F CITY OF WOONSOCKET  
AP 16, LOT 22  
FARM-FOREST-OPE  
762,300± SF

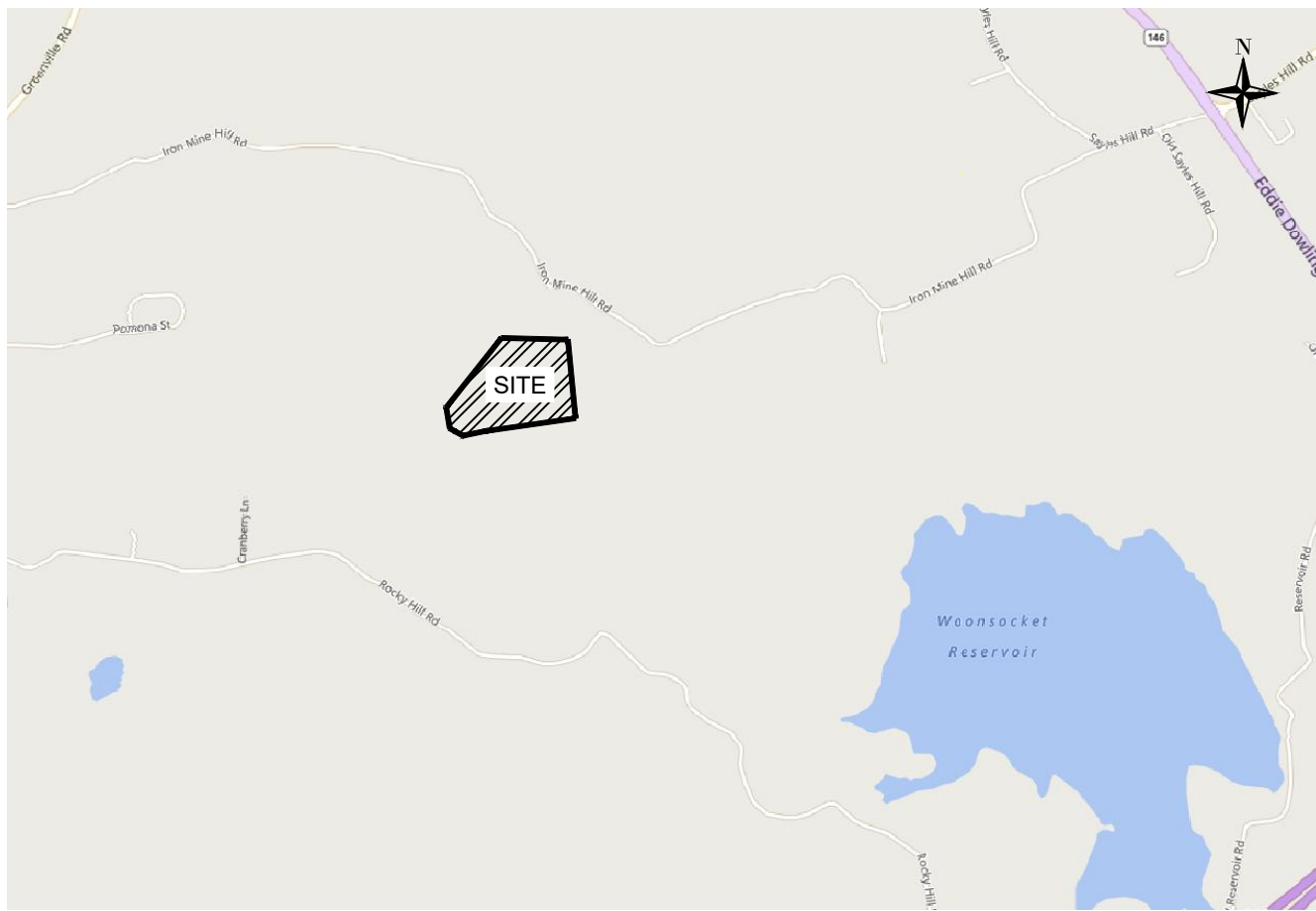
N/F TOWN OF N. SMITHFIELD  
AP 16, LOT 23  
MUNICIPAL  
217,800± SF

N/F CITY OF WOONSOCKET  
AP 16, LOT 24  
FARM-FOREST-OPE  
217,800±



#### LEGEND

--- APPROX. SITE PROPERTY LINE  
--- APPROX. ABUTTER PROPERTY LINE



LOCUS MAP  
SCALE: 1"=2,000'



0 80 160  
Feet

NOT FOR CONSTRUCTION



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



1	PRE-APP PLAN REVISION	7/16/21	
No.	REVISION	DATE	APP BY
DRAWN BY:	PKN	CHECKED BY:	
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  
DATE OF ISSUE: 07/15/19  
SHEET No.: 1 OF 4  
SCALE: 1"=80'

DRAWING No.

**EX-1**



XREF: ISLANDER SOLAR EXISTING AND PROPOSED [..\Xrefs\ISLANDER SOLAR EXISTING AND PROPOSED.dwg]  
XREF: P322-000 Islander Solar NEC Survey [..\Xrefs\P322-000 Islander Solar NEC Survey.dwg]



NOTES:

1. PROPERTY LINE RESULTED FROM TOWN OF NORTH SMITHFIELD TAX MAP 16 AND WAS NOT A RESULT OF A PROPERTY LINE SURVEY.

2. PARCEL AND SURROUNDING ABUTTERS ARE LOCATED WITHIN THE RURAL, AGRICULTURAL ZONE PER TOWN OF NORTH SMITHFIELD ZONING MAP.

3. PARCEL IS NOT LOCATED WITHIN A COMMUNITY OR NON-COMMUNITY WATER PROTECTION DISTRICT. PARCEL IS NOT LOCATED WITHIN A WATER PROTECTION DISTRICT. PARCEL IS LOCATED IN A SURFACE WATER PROTECTION AREA. INFORMATION OBTAINED FROM MAP 1 AND 2-NORTH SMITHFIELD, RI WATER SUPPLY PROTECTION ZONING MAP.

4. NO HISTORIC SITES OR HISTORIC DISTRICTS ARE LOCATED ON SITE.

5. PARCEL IS NOT WITHIN A NATIONAL, HERITAGE AREA PER RISC.

6. PARCEL IS NOT LOCATED WITHIN A GREENWICH WETLANDS PER RISC.

7. NO MUNICIPAL SERVICES/FACILITIES, BOLT LAUNCHES, LAUNCHES, BEACHES, WATER TRAILS, PLAY FIELDS, GOLF COURSES, OR HIKING/BIKING TRAILS ARE LOCATED WITHIN 1/4 MILE OF THE PARCEL.

8. LAND DESIGNATED "NATIONAL FOREST" IS LOCATED APPROXIMATELY 0.1 MILES EAST OF THE PARCEL. THE ROCKY HILL ROAD CONSERVATION AREA SURFACES APPROXIMATELY 0.4 MILES SOUTH OF THE PARCEL.

9. LIDAR: RSCG, 2015

10. ORTHOPHOTOGRAPHY: RSCG, 2014

11. WETLANDS: RSCG, 1993

12. STREAMS AND RIVERS: RSCG, 2001

13. LAKES AND POND: RSCG, 2001

14. PARCEL IS LOCATED WITHIN ZONE X, A000 OF EFFECTIVE DATE MARCH 2, 2001.

15. THE PARCEL DOES NOT CONTAIN SOILS THAT ARE CLASSIFIED AS "PRIME FARMLAND" PER THE NATURAL RESOURCES CONSERVATION SERVICE.

Copyright © ESS Group, Inc. 2018

APPROX. SITE PROPERTY LINE

100-FT ZONING SETBACK

APPROX. ADJUTTER PROPERTY LINE

APPROX. WETLAND

APPROX. 50-FT PERIMETER WETLAND

APPROX. RIVER

APPROX. 100-FT RIVERBANK WETLAND

NATURAL HERITAGE AREA

GREENWAY CORRIDOR

FLOOD HAZARD ZONE

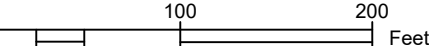
APPROX. POND

LIDAR MINOR CONTOUR

LIDAR MAJOR CONTOUR

SLOPES BETWEEN 15-25%

SLOPES GREATER THAN 25%



1	PRE-APP PLAN REVISION	7/16/21	
No.	REVISION	DATE	APP BY
DRAWN BY: PKN		CHECKED BY:	
DESIGNED BY: JMG		APPROVED BY:	

## PRE-APPLICATION EXISTING RESOURCES & SITE ANALYSIS PLAN

PROJECT No.: P322-001	DRAWING No.  <b>EX-2</b>
DATE OF ISSUE: 07/15/19	
SHEET No.: 2 OF 4	
SCALE: 1" = 100'	



AKRE: ISLANDER SOLAR EXISTING AND PROPOSED [..\Xrefs\ISLANDER SOLAR EXISTING AND PROPOSED.dwg]  
XREF: P322-000 Islander Solar NEC Survey [..\Xrefs\P322-000 Islander Solar NEC Survey.dwg]

DATE: Jul 20, 2021 - 2:55PM  
 FILENAME: \\DC1\Jobn\p322-000 Islander (Pomham) Solar - Design and Permitting\04 GRAPHICS\CAD\Drawings\PRE-APP\ISLANDER SOLAR SITE CONTEXT MAP.dwg



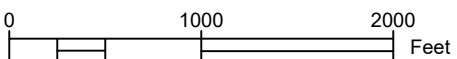
APPROX. SITE PROPERTY LINE

APPROX. 500-FT RADIUS

NATURAL HERITAGE AREA

GREENWAY CORRIDOR

FLOOD HAZARD ZONE



**NOT FOR CONSTRUCTION**



1	PRE-APP PLAN REVISION	7/16/21	
No.	REVISION	DATE	APP BY
DRAWN BY: PKN		CHECKED BY:	
DESIGNED BY: JMG		APPROVED BY:	

# PRE-APPLICATION SITE CONTEXT PLAN

PROJECT No.: P322-001	DRAWING No.
DATE OF ISSUE: 07/15/19	<b>EX-3</b>
SHEET No.: 3 OF 4	
SCALE: 1"=1,000'	

# EX-3



DATE: JUL 20, 2021 - 2:56PM  
DRAWING: \\001\\Data\\P322-000\\Border\\(Pomham) Solar - Design and Permitting\\04 Graphics\\CAD\\Drawings\\PRE-APP\\CLASER\\SOLAR\\CONCEPT PLAN.dwg  
PROJECT: P322-000 Border Solar NEC Survey DTM (\\001\\Data\\P322-000\\Border\\(Pomham) Solar - Design and Permitting\\04 Graphics\\CAD\\Drawings\\PRE-APP\\CLASER\\SOLAR\\CONCEPT PLAN.dwg)  
SHEET: P322-000 Border Solar NEC Survey DTM (\\001\\Data\\P322-000\\Border\\(Pomham) Solar - Design and Permitting\\04 Graphics\\CAD\\Drawings\\PRE-APP\\CLASER\\SOLAR\\CONCEPT PLAN.dwg)

NOTES:

1. BASEPLAN: "LIMITED CONTENT BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY", DATED DECEMBER 17, 2019, NORTHEAST ENGINEERS & CONSULTANTS, INC. THE SURVEYOR CERTIFIES THAT THE LIMITED CONTENT BOUNDARY SURVEY CONFORMS TO A CLASS I MEASUREMENT SPECIFICATION AND THE TOPOGRAPHIC SURVEY CONFORMS TO A CLASS T-3 MEASUREMENT SPECIFICATION.
2. PARCEL AND SURROUNDING ABUTTERS ARE LOCATED WITHIN THE RURAL AGRICULTURAL ZONE PER TOWN OF NORTH SMITHFIELD ZONING MAP NUMBER 16.
3. PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA OR GROUNDWATER OVERLAY PROTECTION DISTRICT. PARCEL IS LOCATED IN A SURFACE WATER PROTECTION AREA. INFORMATION OBTAINED FROM MAP 1 AND 2- NORTH SMITHFIELD, RI WATER SUPPLY PROTECTION OVERLAY DISTRICT.
4. NO HISTORIC SITES OR HISTORIC DISTRICTS ARE LOCATED ON SITE. PARCEL IS NOT WITHIN A NATURAL HERITAGE AREA PER RIGIS.
5. THE PARCEL IS NOT LOCATED WITHIN A GREENWAY CORRIDOR PER RIGIS.
6. NO MUNICIPAL SERVICE/FACILITIES, BOAT LAUNCHES, LAKES, BEACHES, WATER TRAILS, PLAY FIELDS/GROUNDS ARE LOCATED ADJACENT TO OR WITHIN THE PROXIMITY OF THE PARCEL.
7. LAND DESIGNATED "NATIONAL FOREST" IS LOCATED APPROXIMATELY 0.1 MILES EAST OF THE PARCEL. THE ROCKY HILL ROAD CONSERVATION AREA IS LOCATED APPROXIMATELY 0.4 MILES SOUTH OF THE PARCEL.
8. THE PARCEL IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD). SOURCE: FEMA FIRM NO. 44007C0160G EFFECTIVE DATE MARCH 2, 2009.
9. THE PARCEL DOES NOT CONTAIN SOILS THAT ARE CLASSIFIED AS "PRIME FARMLAND" PER THE NATURAL RESOURCES CONSERVATION SERVICE.

GRASS INSIDE FENCE  
  
SELECTIVELY CUT SHADE TREES  
BETWEEN FENCE AND ALL SEASON  
BUFFER / 50-FT PERIMETER WETLAND.  
STUMPS AND UNDERGROWTH TO REMAIN.

50-FT EXISTING  
WOODED BUFFER

NATIONAL GRID UTILITY POLE

TWENTY (20) FOOT WIDE CRUSHED STONE DRIVEWAY.  
8% MAX GRADE.

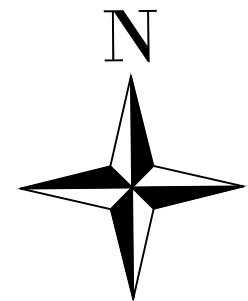
24-FT WIDE VEHICLE GATE

CUSTOMER POLE

EQUIPMENT PAD

7-FT TALL CHAIN LINK FENCE  
(11.5± ACRES)

STORMWATER  
MANAGEMENT AREAS (TYP.)



CONCEPT PLAN LEGEND:

- OHW — OVERHEAD WIRE
- UGE — UNDERGROUND WIRE
- 7-FOOT CHAIN LINK FENCE
- NATIONAL GRID OWNED UTILITY POLE
- CUSTOMER OWNED UTILITY POLE
- CRUSHED STONE DRIVEWAY
- STORMWATER BMP AREA
- 50-FT EXISTING WOODED BUFFER
- SLOPES BETWEEN 15-25%
- SLOPES GREATER THAN 25%



0 80 160 Feet



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



NOT FOR CONSTRUCTION

1	CONCEPT PLAN UPDATE	7/20/21	JMG
No.	REVISION	DATE	APP. BY
DRAWN BY: GJR		CHECKED BY:	
DESIGNED BY: JMG		APPROVED BY:	

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

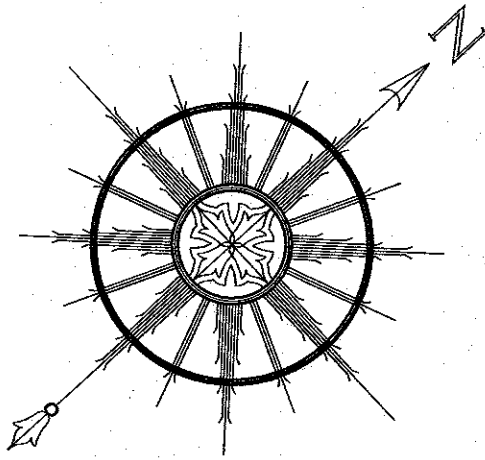
PRE-APPLICATION  
CONCEPT PLAN

PROJECT No.: P322-001  
DATE OF ISSUE: 07/15/19  
SHEET No.: 4 OF 4  
SCALE: 1"=80'

DRAWING No.

C-1





SEE GENERAL NOTES #4

LEGEND	
	PROPERTY LINE
	ABUTTER'S PROPERTY LINE
	TOPOGRAPHIC CONTOUR
	STONE WALL
	TREE LINE
	SHRUB LINE
	WETLANDS LINE
	WETLAND FLAG
	UTILITY POLE
	GUY
	ROCK
	DECIDUOUS TREE
	CONIFER
	BOUND
	DRILL HOLE
	IRON ROD/SPIKE
	SURVEY NAIL

- 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 PHOTOGRAMMETRIC METHODS IN DECEMBER 2019.
  - VERTICAL DATUM IS NAVD83.
  - 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 BIBEALUT AND FLORENTZ ENGINEERING CO., INC., SCALE 1 INCH = 80 FEET, DATED JANUARY, 1990.
  - PLAN ENTITLED "REDIVISION OF LAND FOR LOUIS A. & FLORENCE R. COULOMBE NORTH SMITHFIELD, R.I.", PREPARED BY BIBEALUT AND FLORENTZ ENGINEERING CO., INC., SCALE 1 INCH = 80 FEET, DATED FEBRUARY, 1990.
  - PLAN ENTITLED "MINOR SUBDIVISION FOR LOUIS COULOMBE NORTH SMITHFIELD, R.I.", PREPARED BY BIBEALUT 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 N. 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 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 APRIL 28, 2018, AS FOLLOWS:

<b>TYPE OF BOUNDARY SURVEY:</b>	<b>MEASUREMENT SPECIFICATION:</b>
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-3

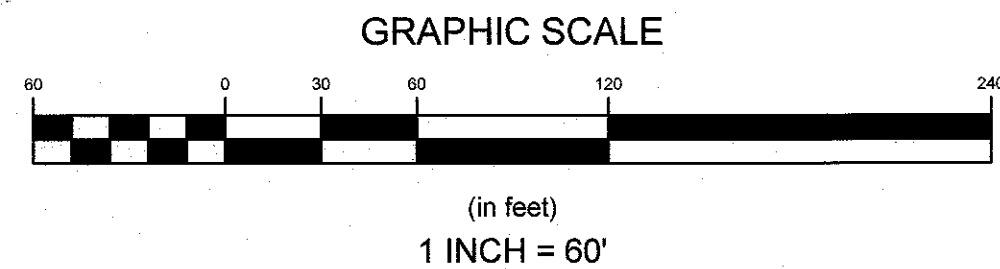
**STATEMENT OF PURPOSE:**

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

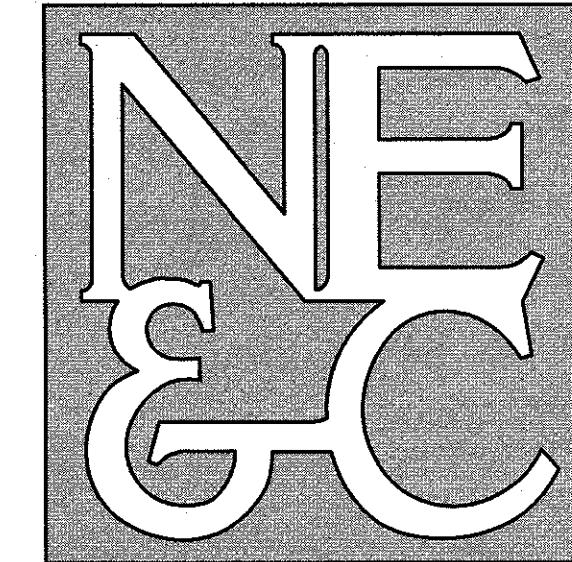
TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 16, LOTS 18 & 19 AND TO SHOW EXISTING CONDITIONS AT THE SITE.

BY:

MARC S. THAYER  
COA NO. A356 12-17-2019 NO. 1889

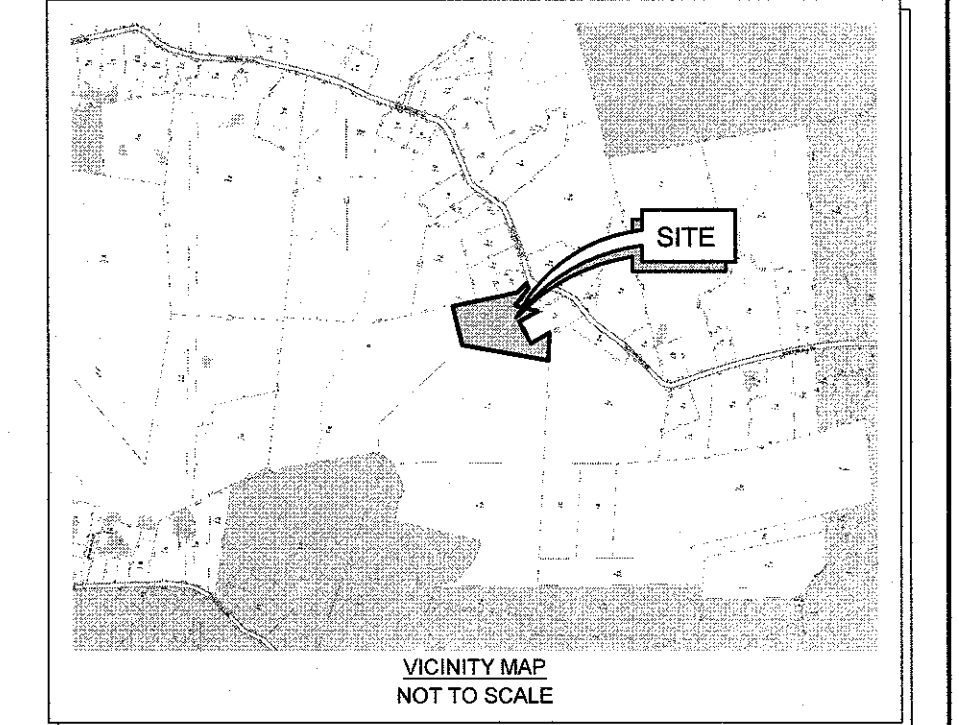


NORTHEAST ENGINEERS  
& CONSULTANTS, INC.



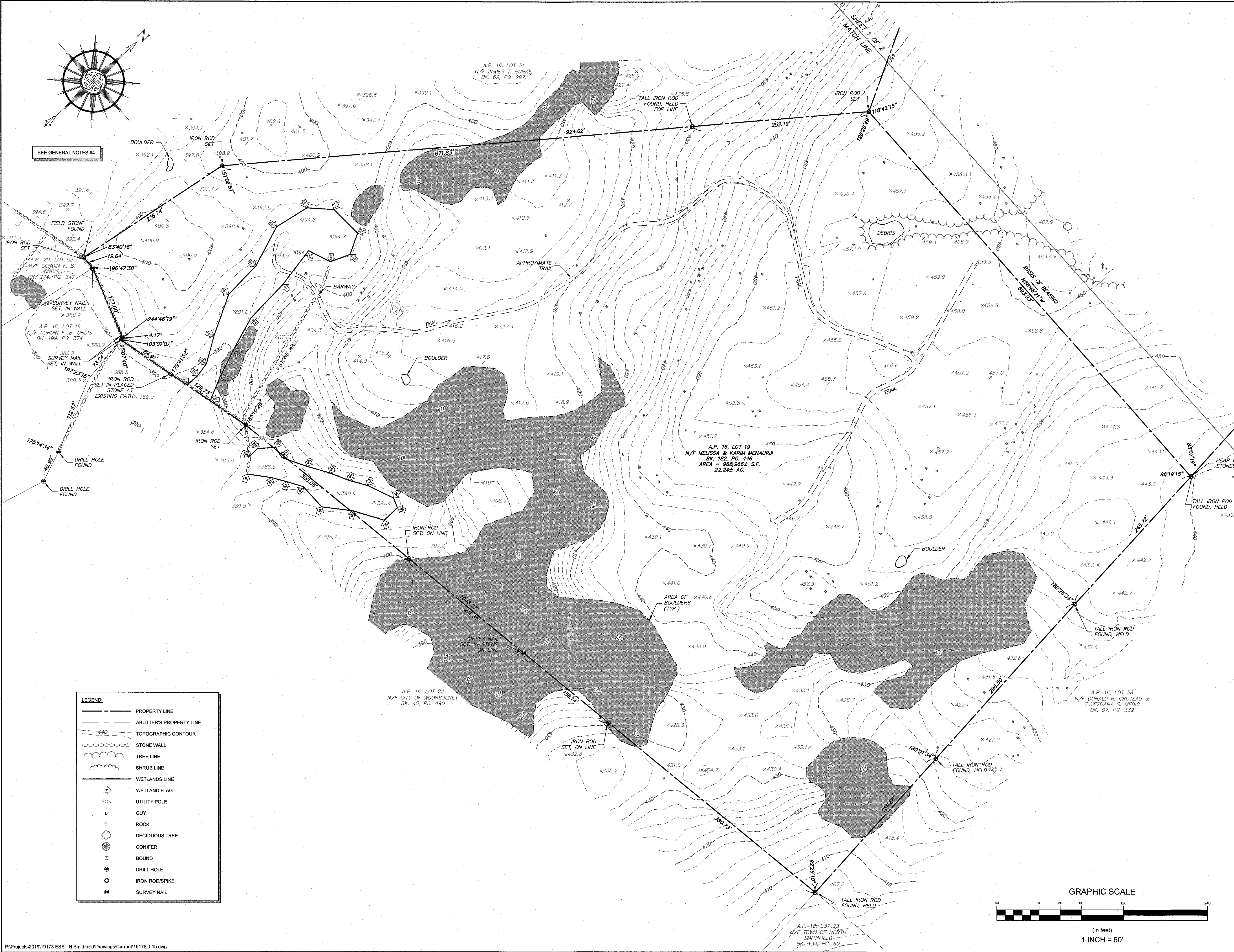
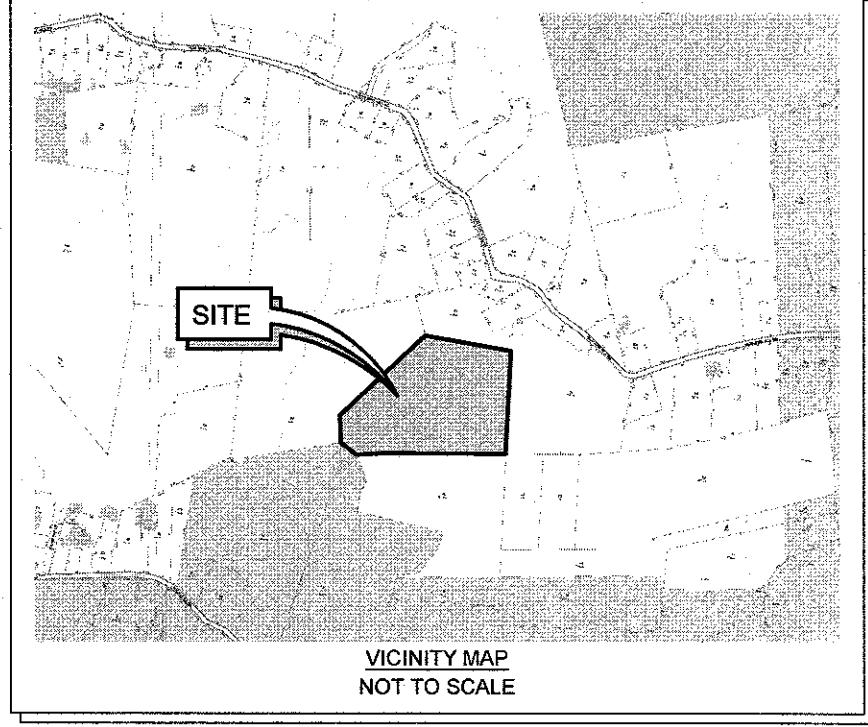
A KNOWLEDGE CORPORATION®

55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
WWW.NORTHEASTENGINEERS.COM



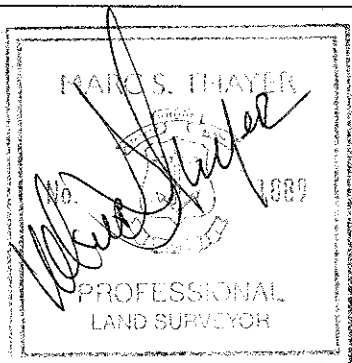
No.	Revision	Date	App.
Designed By:	Drawn by: VAL	Checked by: MST	
Scale:	1"=60'	Date:	17DEC2019
Project Title:			
<b>A.P. 16, LOTS 18 &amp; 19</b> <b>IRON MINE HILL ROAD</b> <b>NORTH SMITHFIELD, RHODE ISLAND</b>			
Client/Owner:			
ESS GROUP, INC., C/O BARBARA CABRAL 10 HEMINGWAY DR., 2ND FLOOR EAST PROVIDENCE, RI 02915			
Issued for:			
Drawing Title:			
<b>LIMITED CONTENT</b> <b>BOUNDARY SURVEY</b> WITH EXISTING CONDITIONS AND TOPOGRAPHY			
Drawing Number:		L-1	
Sheet		1 of 2	
Project Number:		19178.0	
Survey Index:		25 - 16 - 18 & 19	
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			





LEGEND

---	PROPERTY LINE
---	ABUTTER'S PROPERTY LINE
---	TOPOGRAPHIC CONTOUR
---	STONE WALL
---	TREE LINE
---	SHRUB LINE
---	WETLANDS LINE
---	WETLAND FLAG
---	UTILITY POLE
---	GUY
---	ROCK
---	DECIDUOUS TREE
---	CONIFER
---	BOUND
---	DRILL HOLE
---	IRON ROD/SPIKE
---	SURVEY NAIL

No.	Revision		Date	App.
Designed By:	Drawn by:	VAL	Checked by:	MST
Scale:	1"=60'	Date:	17DEC2019	
Project Title:				
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 02915				
Issued for:				
Drawing Title:				
LIMITED CONTENT BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY				
 12-17-2019		Drawing Number:		
		L-1		
		Sheet 2 of 2		
		Project Number:		
		19178.0		
		Survey Index:		
		25 - 16 - 18 & 19		
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.				