

Map Extension

Scale: 1"=250'
0 125' 250' 500'

Site Layout Notes:

1. THE SITE IS LOCATED ON THE TOWN OF NORTH SMITHFIELD'S AP 10 LOT 218.
2. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
3. NO NEW WELLS OR WTS PROPOSED, THE SITE IS NOT PROPOSED TO BE SERVICED BY PUBLIC WATER.
4. ALL ELECTRICAL CONNECTION AND DISTRIBUTION LINES WITHIN THE FACILITY SHALL BE UNDERGROUND. ELECTRICAL EQUIPMENT BETWEEN THE FACILITY AND THE UTILITY CONNECTION MAY BE ABOVE GROUND IF REQUIRED BY THE UTILITY.
5. NO LIGHTING IS PROPOSED AT THIS TIME, FOR THE PROPOSED SOLAR FACILITY, NATIONAL GRID MAY REQUIRE LIGHTING AT THE SUBSTATION.
6. PROPOSED SIGNAGE IS LIMITED TO SECURITY SIGNS AND VOLTAGE WARNING SIGNS (OR SIMILAR) INSTALLED ON THE FACILITY PERIMETER FENCING.
7. PROJECT WORK WILL BE UNDERTAKEN IN MULTIPLE PHASES AND SUB-PHASES AND MAY BE BUILT OUT OF SEQUENCE.
8. NO PRIME AGRICULTURAL SOILS ARE TO BE REMOVED DURING CONSTRUCTION AND INSTALLATION OF THE SYSTEM.
9. THE SOLAR ARRAY SHALL BE ENCLOSED BY A 6' HIGH PERIMETER FENCE WITH A 12' WIDE GATE WITH KNOX BOX.
10. GROUND MOUNTED SOLAR INSTALLATIONS SHALL NOT EXCEED 15 FEET IN HEIGHT
11. (ZONING ORDINANCE 5.7.5.J.), TYPICALLY, HEIGHT OF PROPOSED SOLAR PANEL INSTALLATION RANGES FROM 3 FEET TO 12 FEET.
12. THE DRAINAGE SYSTEM WILL MEET THE NORTH SMITHFIELD SUBDIVISION AND LAND DEVELOPMENT STANDARDS WITH THE USE OF SWALES, DRAINAGE BASINS, AND INFILTRATION TRENCHES. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
13. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED AT THE PRELIMINARY STAGE.

Dimensional Regulations:

CURRENT ZONING:	RA (RURAL AGRICULTURE)
MINIMUM LOT AREA:	65,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'
MINIMUM FRONT YARD:	40'-100' *
MINIMUM SIDE YARD:	25'-100' *
MINIMUM REAR YARD:	40'-100' *
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT COVERAGE:	25% 30% or 6 ACRES, WHICHEVER IS LESS **
TOTAL CONSERVATION LAND TO BE DONATED:	76.4 AC

- * - ZONING ORDINANCE SECTION 5.7.5 (d) SETBACKS:
(1) CONSISTENT WITH SECTION 5.7.5 (g) VISUAL BUFFER AND SETBACK, ALL SOLAR ARRAYS MUST BE SET BACK A MINIMUM OF 100' FROM PROPERTY LINES.

- ** - VARIANCE SOUGHT FOR ZONING ORDINANCE SECTION 5.7.5 (c).

Proposed Legend:

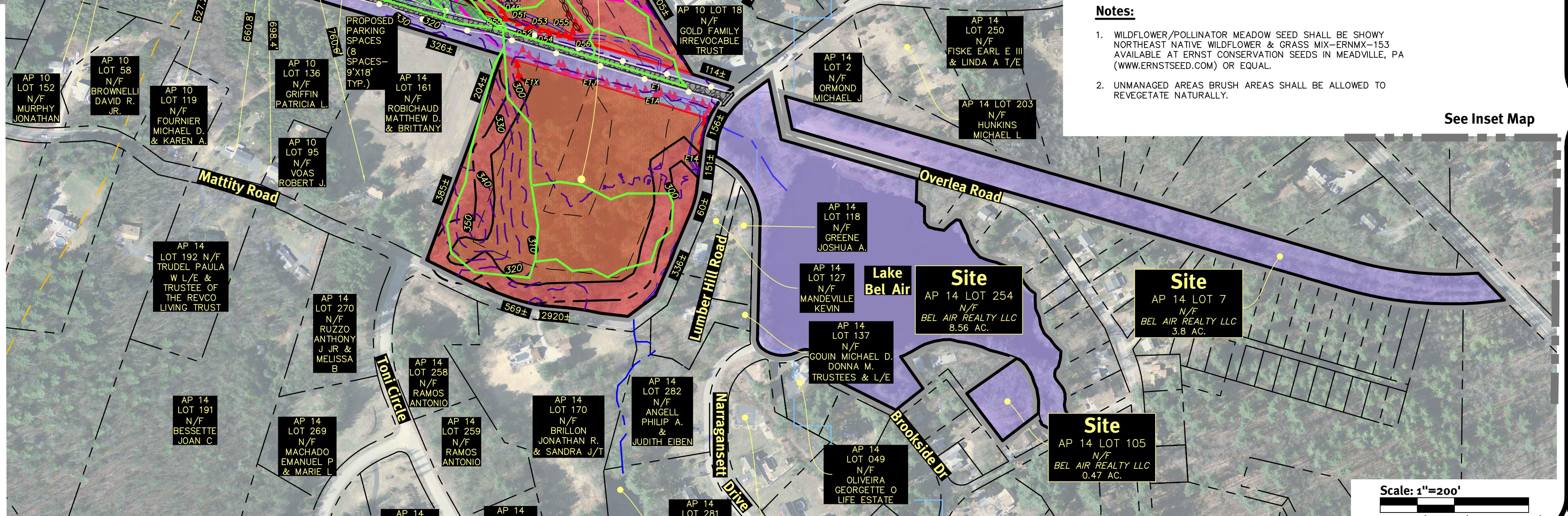
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

LIMIT OF DISTURBANCE – NO EROSION CONTROL	
FILTRATION, SEDIMENT CONTROL, SILT FENCE (RIDOT STD 9-2.0) OR APPROVED EQUAL AT LIMIT OF DISTURBANCE	
6' HIGH PERIMETER FENCE	
SOLAR ARRAY	
20' WIDE GRAVEL ACCESS ROAD	
EXISTING PATHS, VARYING WIDTHS	3.77MI TOTAL
PROPOSED PATHS, VARYING WIDTHS	0.56MI TOTAL
PATHS TO BE REMOVED, VARYING WIDTHS	2.54MI TOTAL
Meadow	
Proposed Landscape Areas	
Conservation Seed Mix (Concept Drainage Areas)	
Green Buffer	

Notes:

1. WILDFLOWER/POLLINATOR MEADOW SEED SHALL BE SHOWY NORTHEAST NATIVE WILDFLOWER & GRASS MIX-ERNST-153 AVAILABLE AT ERNST CONSERVATION SEEDS IN MEADVILLE, PA (WWW.ERNSTSEED.COM) OR EQUAL.
2. UNMANAGED AREAS/BRUSH AREAS SHALL BE ALLOWED TO REVEGETATE NATURALLY.

See Inset Map



Scale: 1"=200'
0 100' 200' 400'

Conceptual Pathway Plan Douglas Pike Solar

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Conceptual Pathway Plan
Douglas Pike Solar

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