

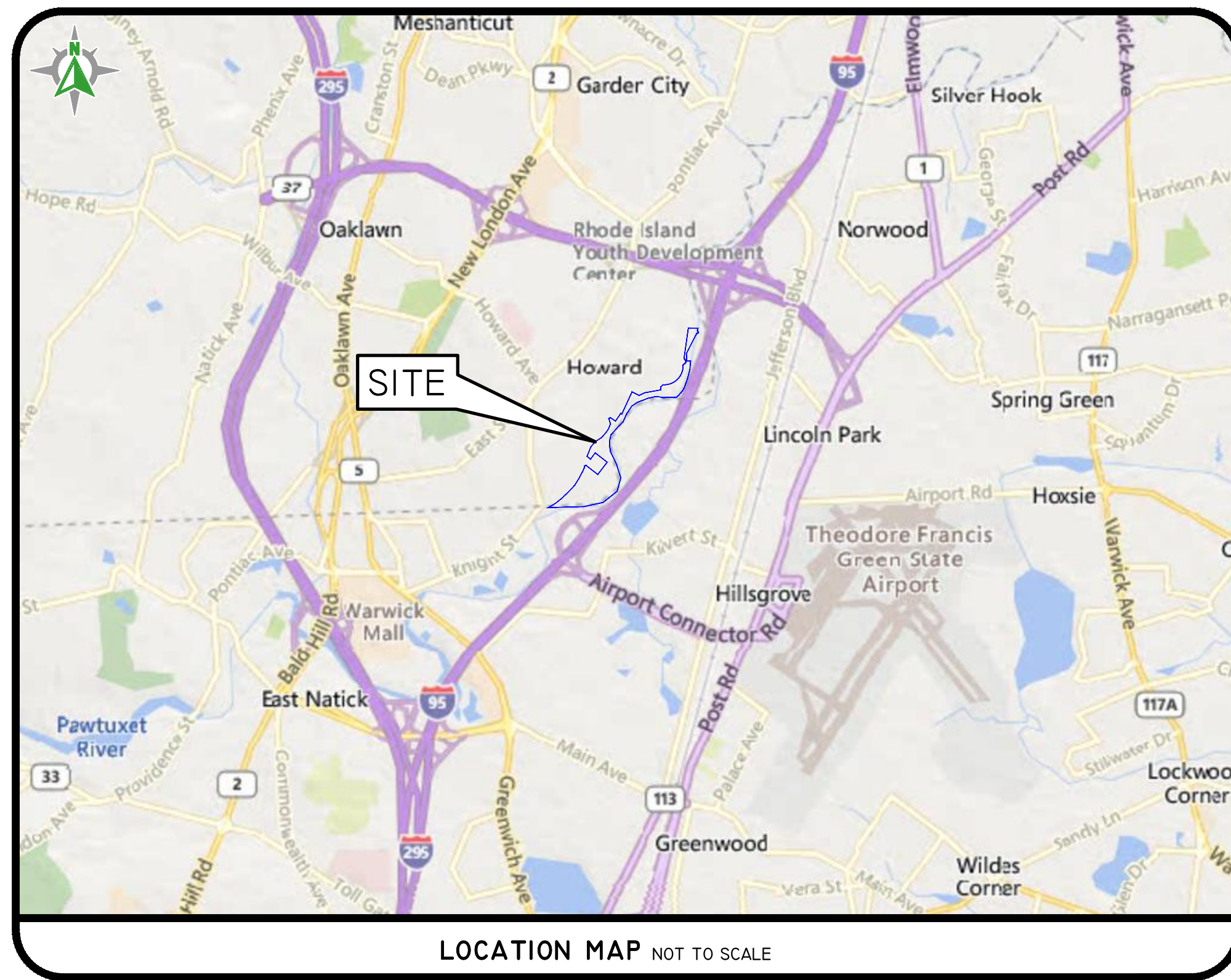
MASTER PLAN SUBMISSION

SHARPE DRIVE SOLAR

SHARPE DRIVE

CRANSTON, RHODE ISLAND

ASSESSOR'S PLAT 13 LOT 47



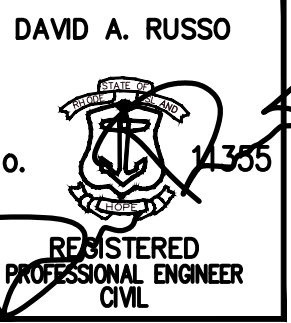
SHEET LIST TABLE

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- 3 OVERALL EXISTING ANALYSIS PLAN
- 4 EXISTING SITE ANALYSIS
- 5 SITE LAYOUT PLAN

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

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10/26/2024	MASTER PLAN SUBMISSION	K.M.R.	DESIGN BY: D.A.R.
10/26/2024	DESCRIPTION	B.T.	
			DRAWN BY: K.M.R.

COVER SHEET

SHARPE DRIVE SOLAR

ASSESSOR'S PLAT 13 LOT 47
CRANSTON, RHODE ISLAND

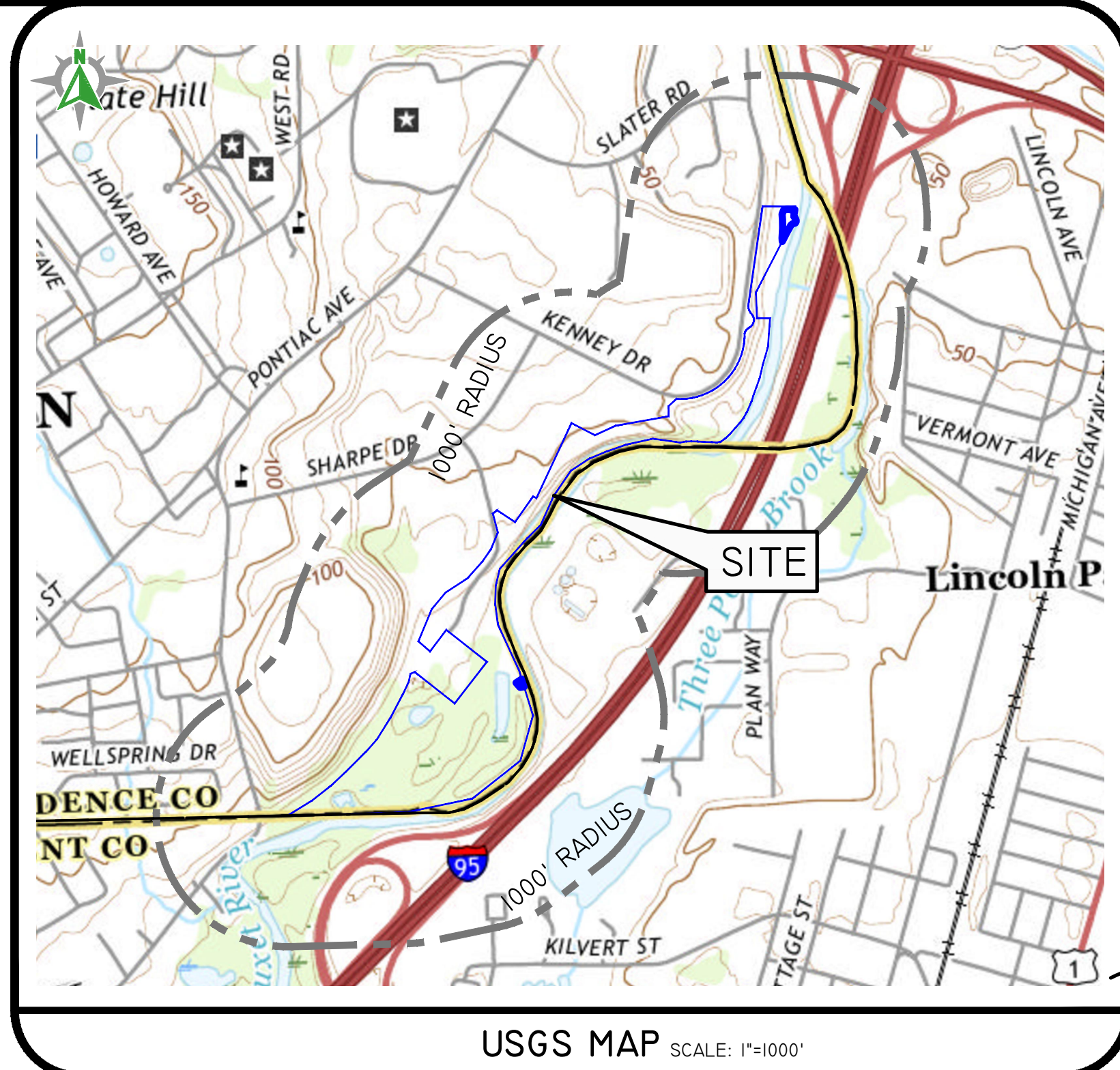
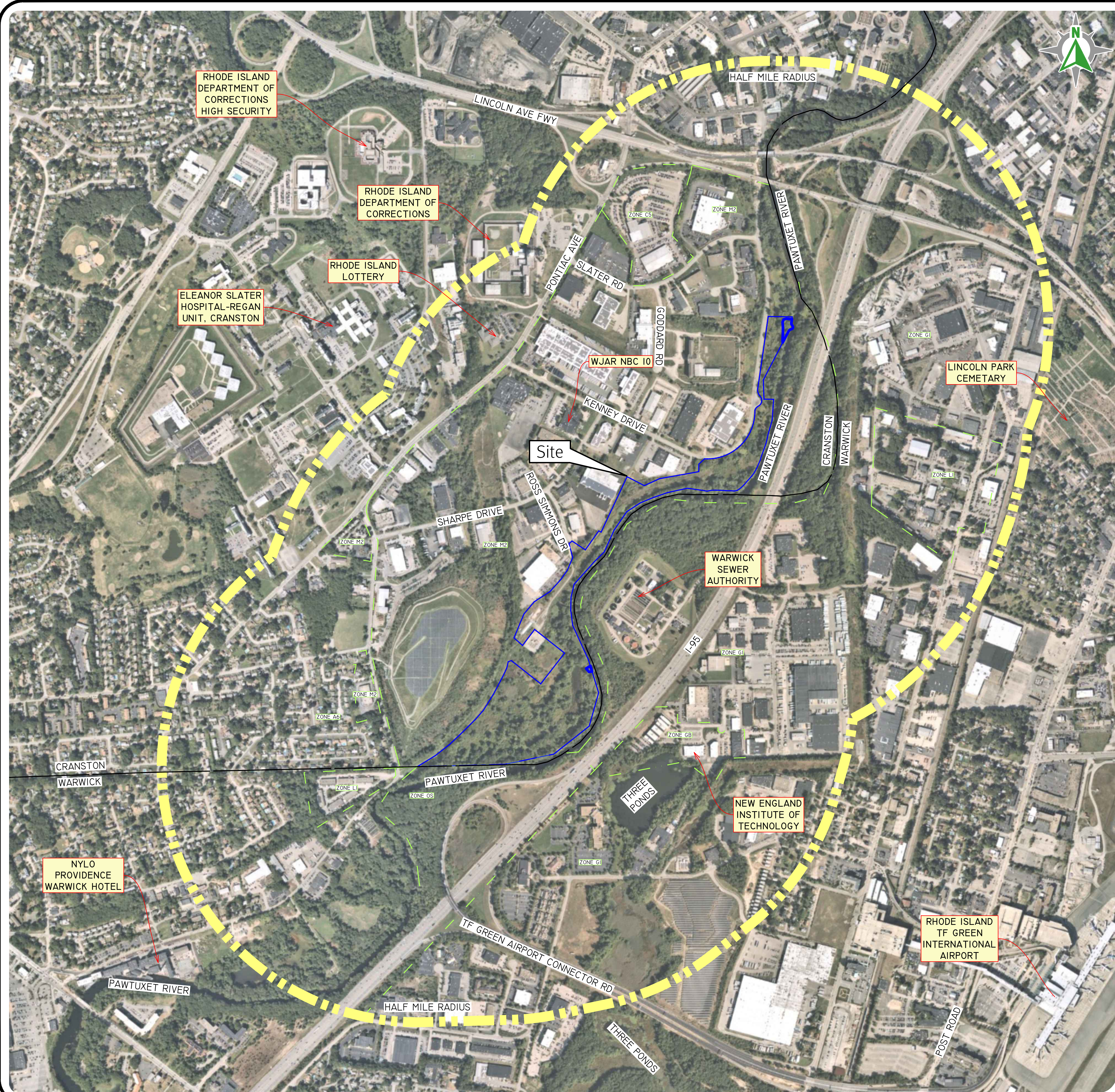
PREPARED FOR:
REVITY ENERGY LLC

117 METRO CENTER BLVD, WARWICK, RHODE ISLAND 02886
TEL 401-9225951

Z:\DESKTOP\PROJECTS\1437-033 SHARPE DRIVE SOLAR\AUTOCAD DRAWINGS\1437-033-HSTR\1437-033-HSTR.dwg PLOTTED: 4/26/2023

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USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 09/14/2022.
SCALE: 1"=1000'
0 500' 1000' 2000'

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DAVID A. RUSSO
No. 14325
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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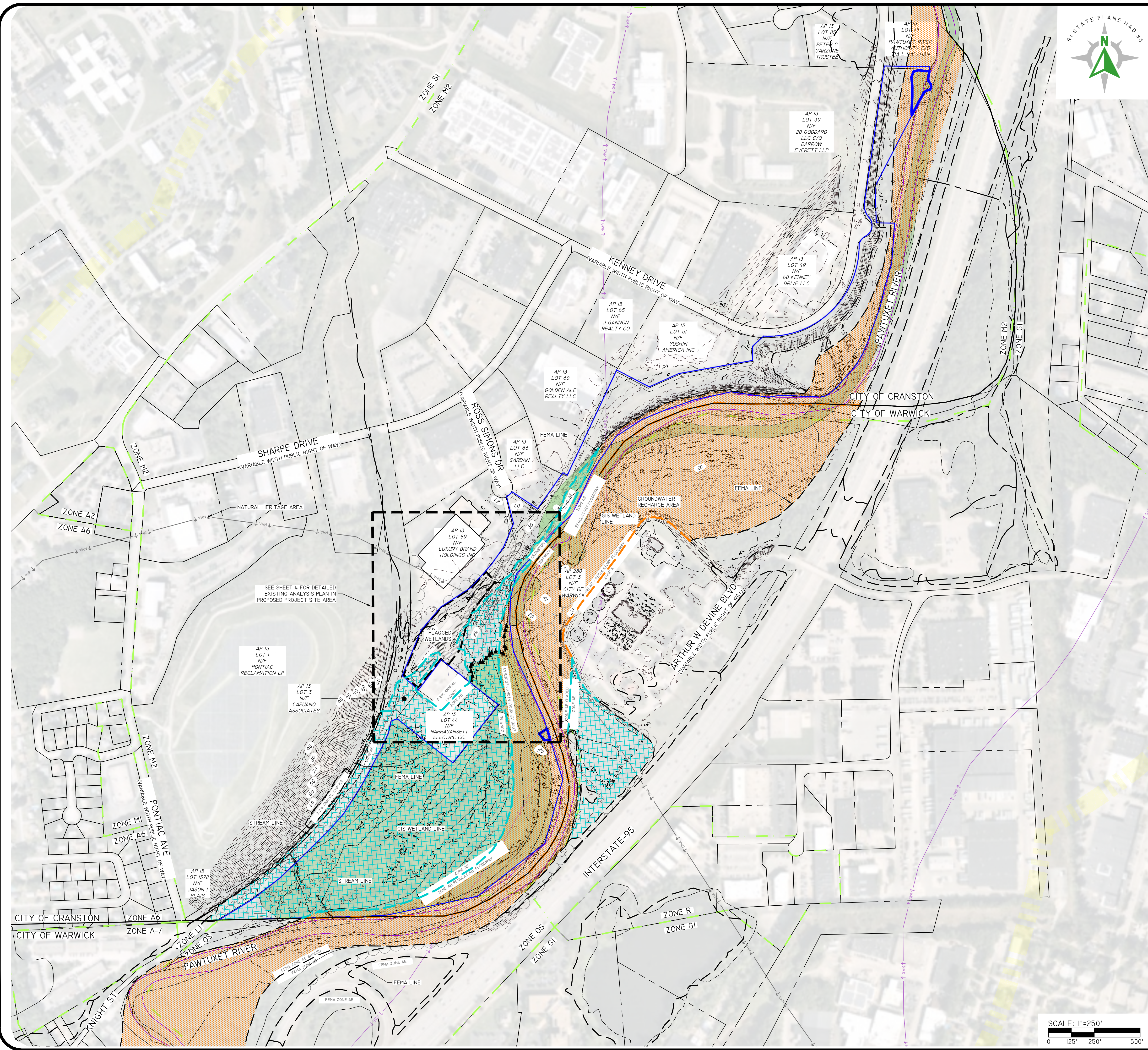
10/27/2024	REGISTER PLAN SUBMISSION	K.M.R.
10/27/2024	DESCRIPTION	B.T.
	DRAWN BY: K.M.R.	DESIGN BY: D.A.R.

AERIAL AND HALF MILE RADIUS
SHARPE DRIVE SOLAR
ASSESSOR'S PLAT 13 LOT 47
CRANSTON, RHODE ISLAND

PREPARED FOR:
REVITY ENERGY LLC
117 METRO CENTER BLVD, WARWICK, RHODE ISLAND 02886
TEL 401-9222951

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GENERAL NOTES:

- 1. THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 13 LOT 47.
2. THE SITE IS APPROXIMATELY 50± ACRES AND IS ZONED M2.
3. THE OWNER OF AP 13 LOT 47 IS: PAWTUXET RIVER AUTHORITY
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X SHADED AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0427H, MAP REVISED OCTOBER 2, 2015.
5. THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSIDERED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
7. THE SITE IS WITHIN A: GROUNDWATER RESERVOIR AREA (RIDEM) NATURAL HERITAGE AREAS (RIDEM)
8. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER URBAN REGION PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-ISO-15-3-Z4).
9. WETLAND EDGE DELINEATED BY NATURAL RESOURCE SERVICES, INC. (NRS) ON AUGUST 17, 2022 IN AREAS PERTAINING TO PROPOSED DEVELOPMENT. ALL OTHER WETLANDS EDGES SHOWN ARE AS SHOWN ON RIGIS.
10. A RECORDED ELUR FROM RIDEM IS LOCATED ON THE ENTIRETY OF LOT 47 (RECORDED WITH THE CITY OF CRANSTON ON 07/01/2010, BOOK: 1RA226 PAGE:78)
THE PROPOSED SOLAR DEVELOPMENT IS NOT PROHIBITED BY THE TERMS OF THE ELUR

SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

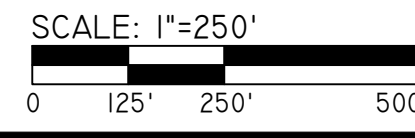
Table with 2 columns: SOIL NAME DESCRIPTION and SOIL CODE. Includes entries like Pp* PODUNK FINE SANDY LOAM, QU QUONSET GRAVELLY SANDY LOAM, 0 TO 3 PERCENT SLOPES, RQ RUNNEY FINE SANDY LOAM, and UD URBAN LAND COMPLEX.

NOTE: *PRIME FARMLAND **FARMLAND OF STATEWIDE IMPORTANCE

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

Legend table listing symbols for various features: PROPERTY LINE, TOWN/CITY LINE, ASSESSORS LINE, BUILDING, BRUSHLINE, TREE LINE, GUARDRAIL, FENCE, RETAINING WALL, STONE WALL, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, SOILS LINES, 25' BUFFER, 50' BUFFER, 75' BUFFER, 100' BUFFER, 150' BUFFER, 200' BUFFER, FEMA BOUNDARY, FEMA ZONE AE HATCH, FEMA ZONE AE REGULATORY FLOODWAY HATCH, ZONING LINE, STREAM, PAWTUXET RIVER, WETLAND LINE & FLAG, WETLAND LINE FROM GIS, WETLAND HATCH, GROUNDWATER OVERLAY, GROUNDWATER RECHARGE AREA, GROUNDWATER RESERVOIR, NATURAL HERITAGE, COMMUNITY WELLHEAD PROTECTION, NON-COMMUNITY WELLHEAD PROTECTION, UTILITY POLE.



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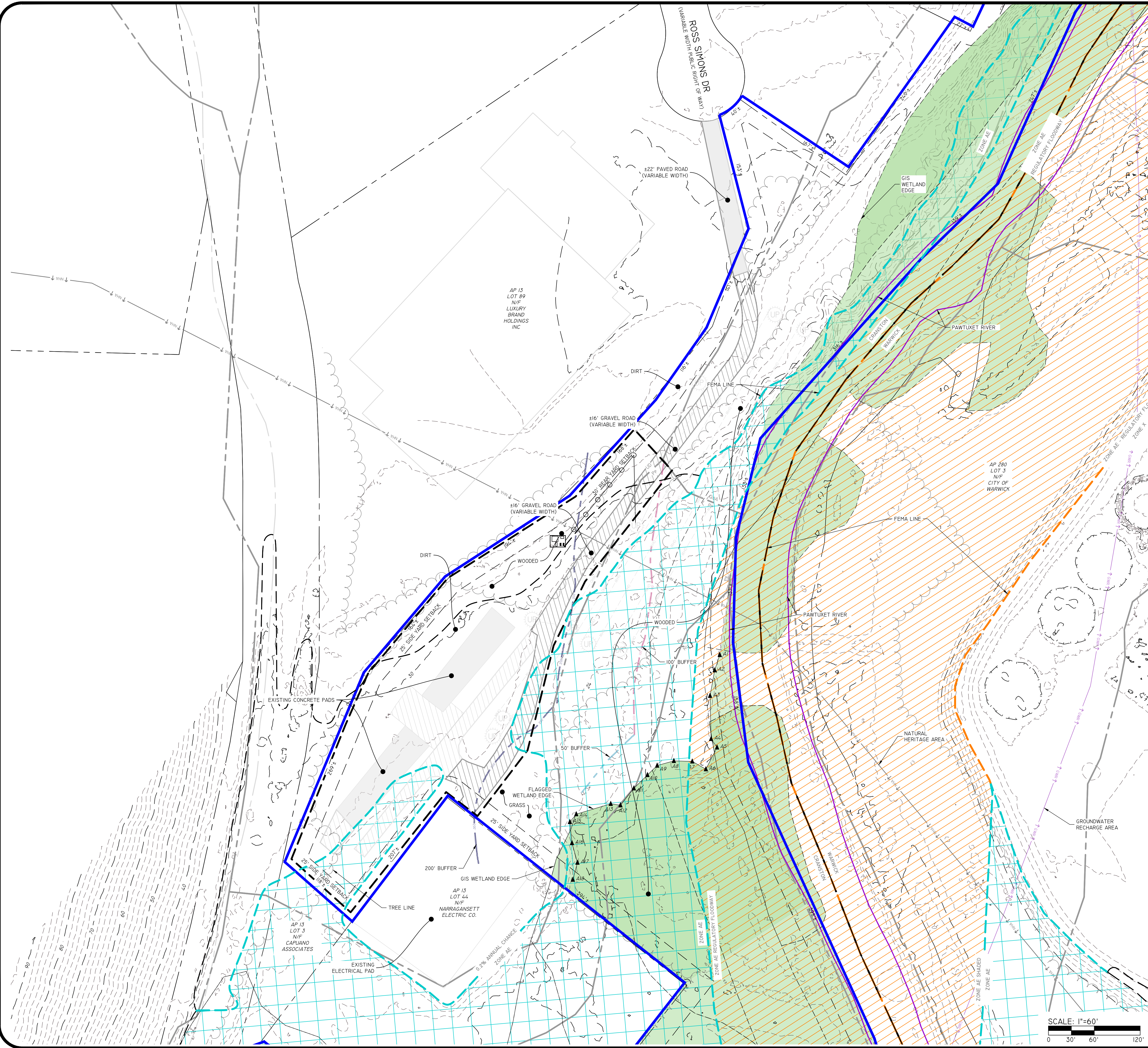
Professional Engineer seal for DAVID A. RUSSO, No. 14385, REGISTERED PROFESSIONAL ENGINEER CIVIL.

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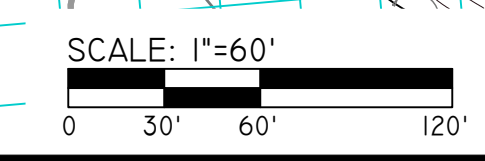
Revision table with columns: NO., DATE, DESCRIPTION, K.M.R., B.T., DESIGN BY: D.A.R.

OVERALL EXISTING ANALYSIS PLAN, SHARPE DRIVE SOLAR, ASSESSOR'S PLAT 13 LOT 47, CRANSTON, RHODE ISLAND, REVITY ENERGY LLC, 117 METRO CENTER BLVD, WARWICK, RHODE ISLAND 02886, TEL 401-942-9591, SHEET 3 OF 5

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- EXISTING LEGEND**
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - TOWN/CITY LINE
 - ASSESSORS LINE
 - BUILDING
 - TREELINE
 - MINOR CONTOUR LINE
 - MAJOR CONTOUR LINE
 - SOILS LINES
 - 25' BUFFER
 - 50' BUFFER
 - 75' BUFFER
 - 100' BUFFER
 - 150' BUFFER
 - 200' BUFFER
 - FEMA BOUNDARY
 - FEMA ZONE AE HATCH
 - FEMA ZONE A REGULATORY FLOODWAY HATCH
 - ZONING LINE
 - STREAM
 - PAWTUCKET RIVER
 - WETLAND LINE & FLAG
 - WETLAND LINE FROM GIS
 - WETLAND HATCH
 - GROUNDWATER RECHARGE AREA
 - GROUNDWATER RESERVOIR
 - NATURAL HERITAGE
 - UTILITY POLE



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DAVID A. RUSSO
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DATE	DESCRIPTION	BY
02/26/2023	REGISTERED PLAN SUBMISSION	K.M.R.
02/26/2023	DESIGN	B.T.
		DESIGN BY: D.A.R.
		DRAWN BY: K.M.R.

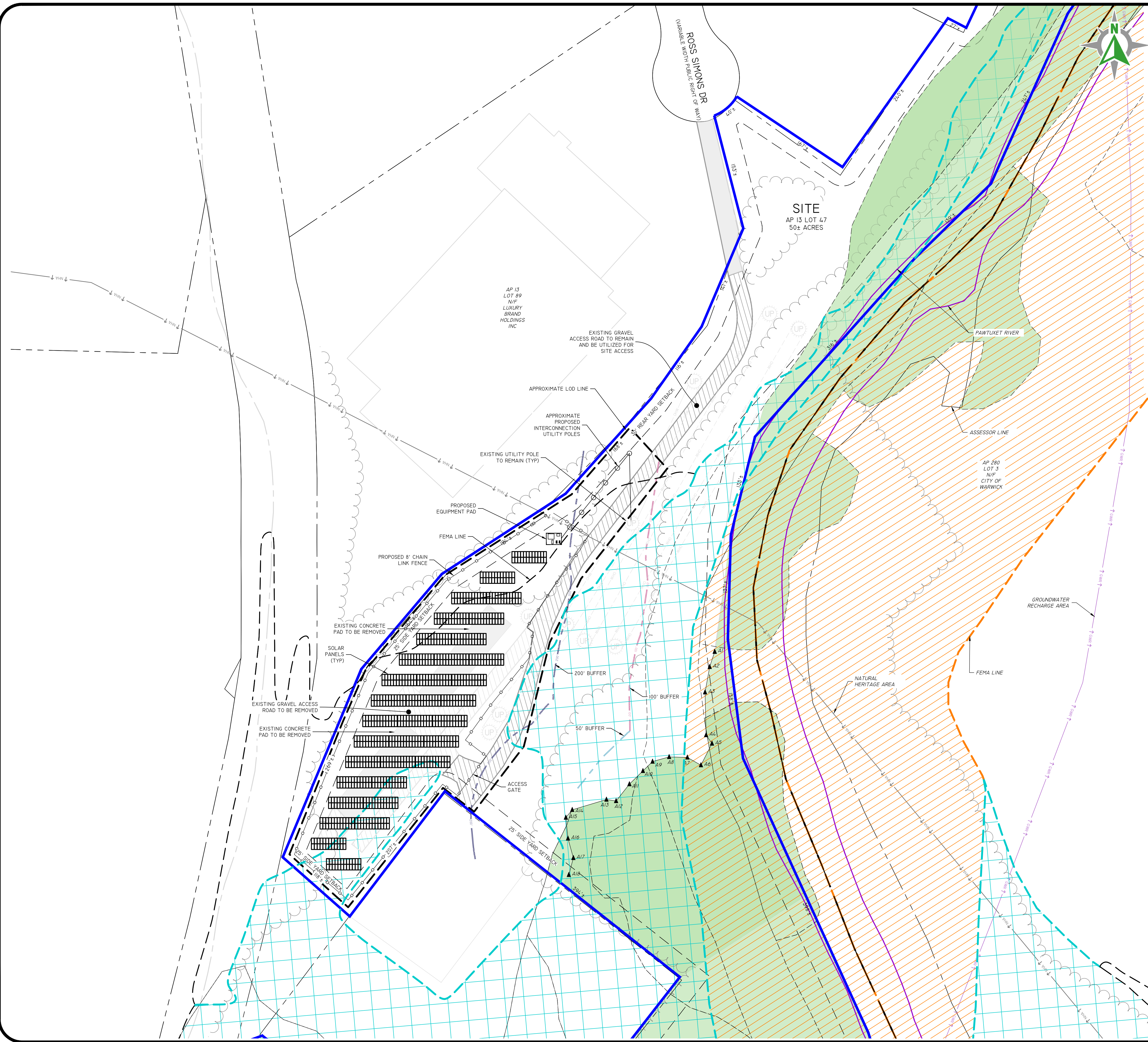
EXISTING SITE ANALYSIS
SHARPE DRIVE SOLAR
ASSESSOR'S PLAT 13 LOT 47
CRANSTON, RHODE ISLAND

PREPARED FOR:
REVITY ENERGY LLC
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SHEET **4** OF 5

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DIMENSIONAL REGULATIONS:

CURRENT ZONING:	M2 REQUIRED	PROVIDED
MINIMUM LOT AREA:	60,000 SF	2,178,231 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	40'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	40'
MINIMUM SIDE YARD:	25'	25'
MINIMUM REAR YARD:	30'	30'
MAXIMUM BUILDING HEIGHT:	35'	<12' (PANEL HEIGHT)
MAXIMUM LOT COVERAGE:	60%	
SOLAR LOT COVERAGE		
PRINCIPAL:	85%	2%

DEVELOPMENT DATA:

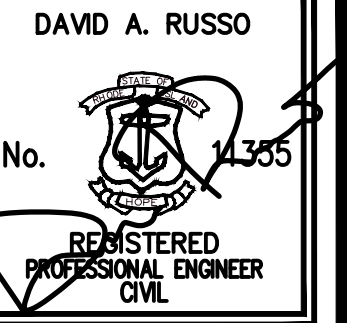
TOTAL SITE AREA:	50± ACRES
TOTAL UPLAND AREA:	30± ACRES

GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE.
2. NO LIGHTING, WATER OR SEWER IS PROPOSED.
3. ALL UTILITY CABLE ON THE PROJECT SITE ARE PROPOSED TO BE UNDERGROUND. FINAL ELECTRICAL DESIGN TO BE PROVIDED BY RHODE ISLAND ENERGY PRIOR TO FINAL PERMITTING.
4. THE DRAINAGE SYSTEM IS DESIGNED TO MEET/WILL MEET THE CITY OF CRANSTON - SUBDIVISION REGULATIONS AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF STORMWATER BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES. DUE TO THE EXISTING CLEARED/IMPERVIOUS COVER ON SITE THE MAJORITY OF THE STORMWATER MANAGEMENT WILL BE FULFILLED BY WATER QUALITY TREATMENT BMP'S.
5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.
6. THE SOLAR FACILITY WILL BE ENCLOSED BY AN 8' HIGH CHAINLINK FENCE.
7. AN ACCESS BOX (KNOX BOX OR SIMILAR) AND ACCESS SHALL BE COORDINATED WITH THE LOCAL FIRE DEPARTMENT PRIOR TO PRELIMINARY SUBMISSION.
8. ACCESS TO THE SITE WILL BE PROVIDED BY UTILIZING THE EXISTING GRAVEL/PAVED ACCESS ROAD ON SITE. A PROPOSED TURNAROUND WITHIN THE SOLAR FENCELINE WILL TIE INTO THE EXISTING ROADWAY FOR ACCESS TO THE SOLAR PROJECT AREA. PROPOSED ACCESS TO THE SOLAR ARRAY AREA WILL ALSO UTILIZE THE EXISTING GRAVEL ROADWAY.
9. NO ZONING RELIEF IS REQUIRED AS PART OF THIS PROJECT.

PROPOSED LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING SETBACKS
 - LIMIT OF WORK
 - FENCE LINE
 - EDGE OF PAVEMENT
 - SOLAR PANELS

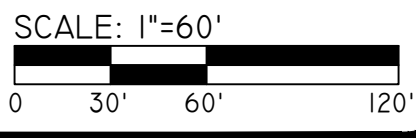


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NO.	DATE	DESCRIPTION	BY	DESIGN BY
1	02/26/2023	PRELIMINARY SUBMISSION	K.M.R.	D.A.R.
2	04/26/2023	FINAL SUBMISSION	K.M.R.	D.A.R.

SITE LAYOUT PLAN
SHARPE DRIVE SOLAR
 ASSESSOR'S PLAT 13 LOT 47
 CRANSTON, RHODE ISLAND
 PREPARED FOR:
REVITY ENERGY LLC
 117 METRO CENTER BLVD, WARWICK, RHODE ISLAND 02886
 TEL 401-922-9591



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