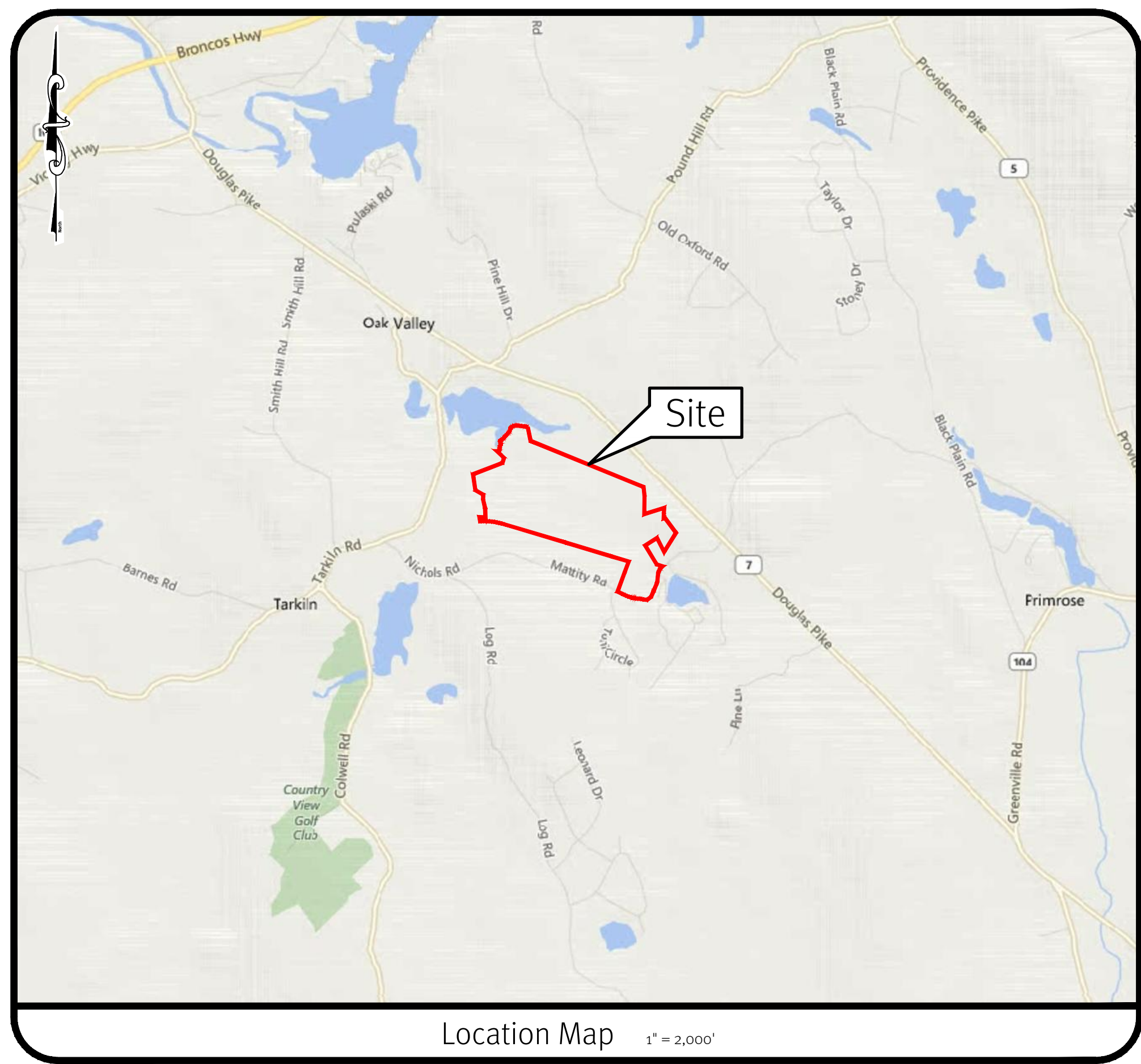


Master Plan and Special Use Submission

Douglas Pike Solar

Douglas Pike
North Smithfield, Rhode Island
Assessor's Plat 10 Lot 218



Sheet Index

- 1 Cover Sheet
- 2 Aerial Half-Mile Radius and USGS Map
- 3 Existing Analysis Plan
- 4 Site Layout Plan
- 5 Site Plan with Conserv. Areas

**DiPrete Engineering**
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

DAWD A. RUSSO
No. 14385

REGISTERED PROFESSIONAL ENGINEER CIVIL

2	12-09-2019	Master Plan and Special Use Submission	U.S.
1	11-12-2019	National Grid Exhibit Plan	N.D.K.
0	09-12-2019	Pre-Application Submission	J.A.R.
10		Description	D.R.
Drawn By: J.A.R.		Design By: D.A.R.	

Cover Sheet
Douglas Pike Solar
AP 10, Lot 218
North Smithfield, Rhode Island

Applicant
Anthony Delvicario
43 Creston Way, Warwick, Rhode Island 02886
tel 401-821-8978

DE Job No: 2482-008 Copyright 2019 by DiPrete Engineering Associates, Inc.

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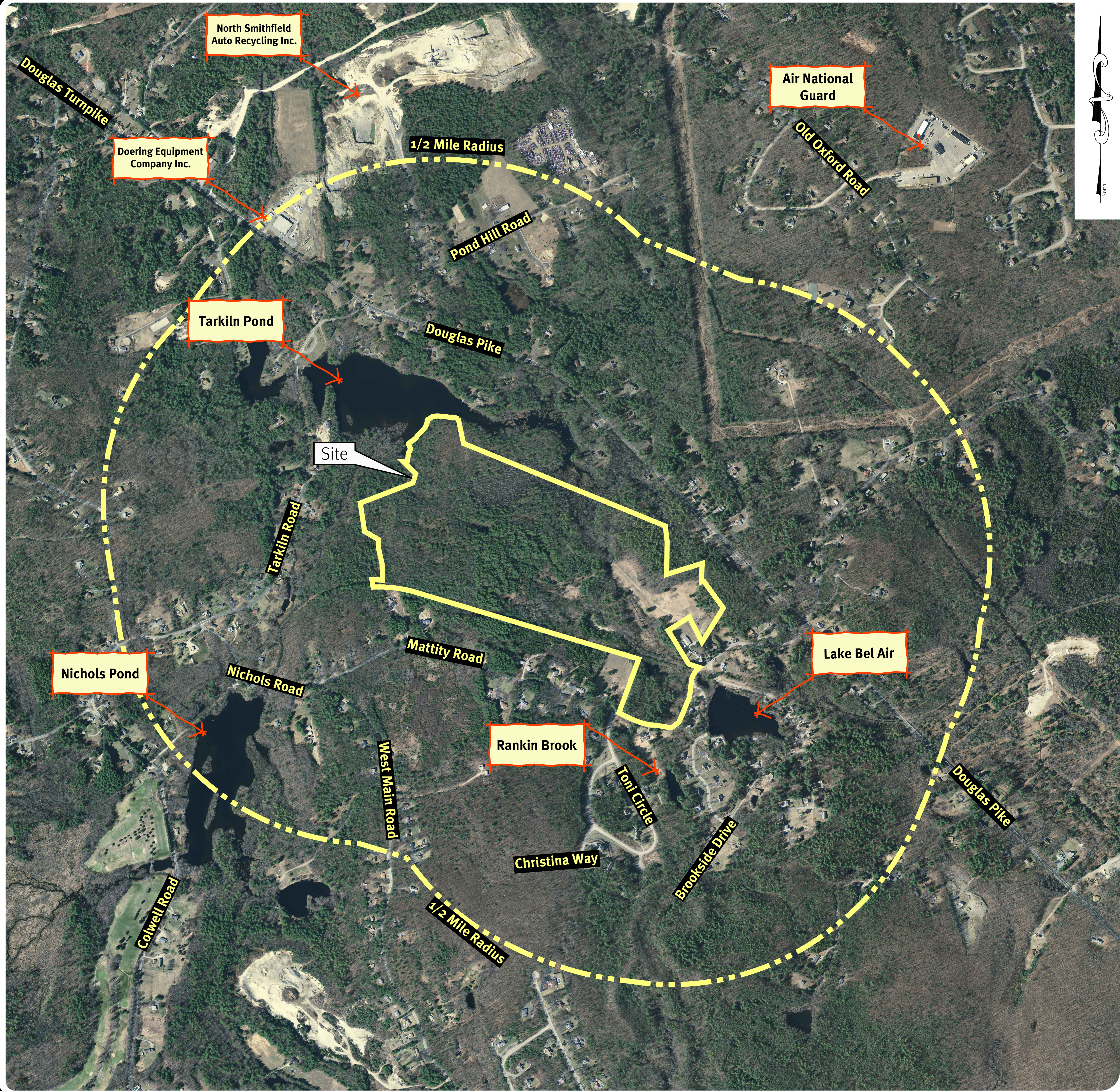
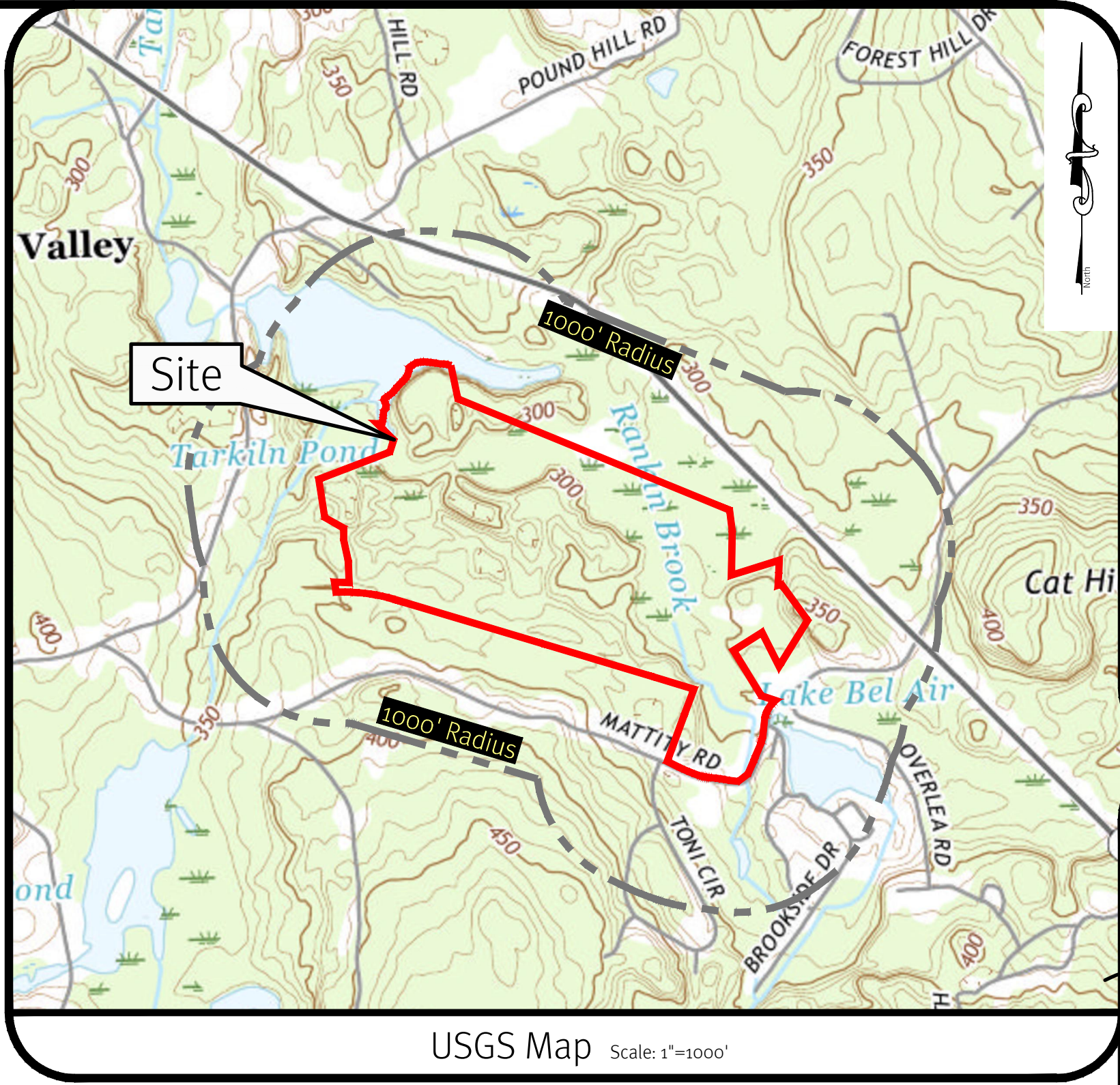
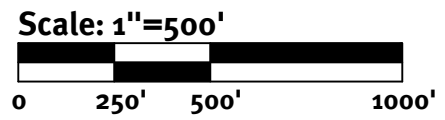


Photo Obtained from RIGIS 2014 database.



Aerial Half-Mile Radius and USGS Map

Douglas Pike Solar

AP No. 10-008

North Smithfield, Rhode Island

Applicant

Anthony Delvicario

43 Creston Way, Warwick, Rhode Island 02886

tel: 401-821-8978

DE Job No: 2482-008 Copyright 2019 by DiPrete Engineering Associates, Inc.

U.S.

N.D.K.

J.A.R.

D.R.

Design By: D.A.R.

2 12-09-2019 Master Plan and Special Use Submission

1 11-09-2019 National Grid Exhibit Plan

0 09-16-2019 Pre-Application Submission

10/1 DATE DESCRIPTION

Drawn By: J.A.R.

No. 1435

REGISTERED PROFESSIONAL ENGINEER CIVIL

DAWD A. RUSSO

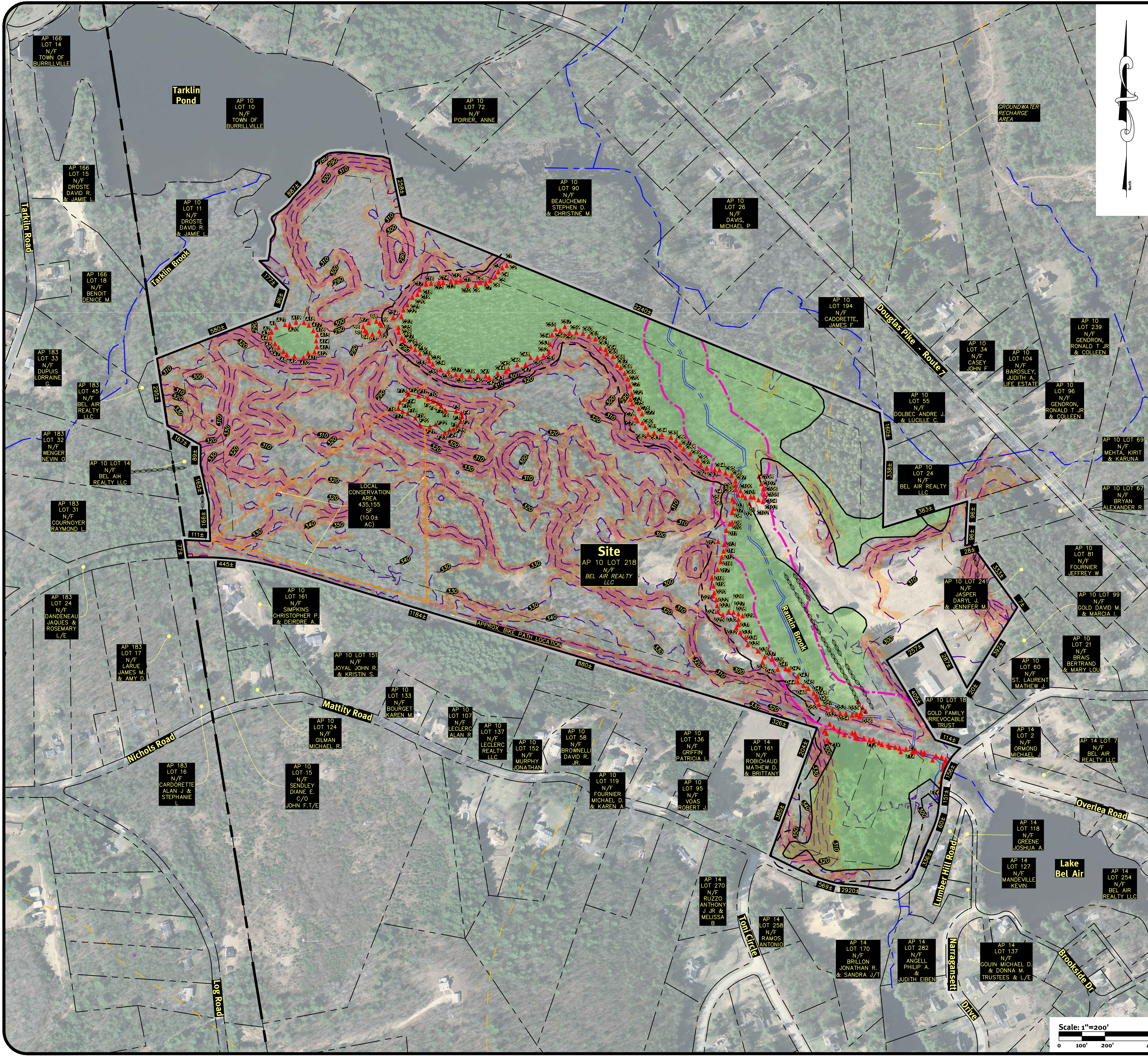
DiPrete Engineering

Two Stafford Court Cranston, RI 02920

tel: 401-943-1000 fax: 401-664-6006 www.diprete-eng.com

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General Notes:

- THE SITE IS LOCATED ON THE TOWN OF NORTH SMITHFIELD'S AP 10 LOT 218.
- THE SITE IS APPROXIMATELY 124.72± ACRES AND IS ZONED RA (RURAL AGRICULTURE).
- THE OWNER OF AP 10 LOT 218 IS:
BEL AIR REALTY LLC
PO BOX 998
PAWTUCKET, RI 02862
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X AND A. REFERENCE FEMA FLOOD INSURANCE RATE MAP 4400700155G REVISED MARCH 2, 2009.
- TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS WITHIN A:
NATURAL HERITAGE AREAS (RIDEM)
GROUNDWATER RECHARGE AREA (RIDEM)
- TO THE BEST OF OUR KNOWLEDGE, THE SITE DOES NOT CONTAIN ANY HISTORICALLY SIGNIFICANT SITES OR STRUCTURES, STATE OR LOCAL HISTORIC SITES, DISTRICTS, CEMETERIES, ARCHAEOLOGICALLY SIGNIFICANT SITES, OR STATE DESIGNATED SCENIC AREAS. THIS WAS DETERMINED THROUGH FILE REVIEW.
- THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
- WETLAND EDGES WERE DELINEATED BY DIPRETE ENGINEERING ON 06-06-2019.

Lidar Note:

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; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

Soil Information:

(REFERENCE: WEB SOIL SURVEY, USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
A/B	AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CoD	CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT
CoC	CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15
FeA	FREETOWN MUCK, 0 TO 1 PERCENT SLOPES
H/KC	HINCKLEY GRAVELLY SANDY LOAM, ROLLING - STATEWIDE IMPORTANT
H/Kd	HINCKLEY GRAVELLY SANDY LOAM, HILLY
HnC	HINCKLEY-ENFIELD COMPLEX, ROLLING
MmA	MERRIMAC SANDY LOAM, 0 TO 3 PERCENT SLOPES - PRIME FARMLAND
Nt	NINIGRET FINE SANDY LOAM
Pg	PITS, GRAVEL
SWA	SWANSEA MICK, 0 TO 1 PERCENT SLOPES
UD	UDORTHTENS-URBAN LAND COMPLEX
Wa	WALPOLE SANDY LOAM

Abbreviations:

EXISTING	EX
PROPOSED	PR
TYPICAL	TYP
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F
UTILITY POLE	U.P.

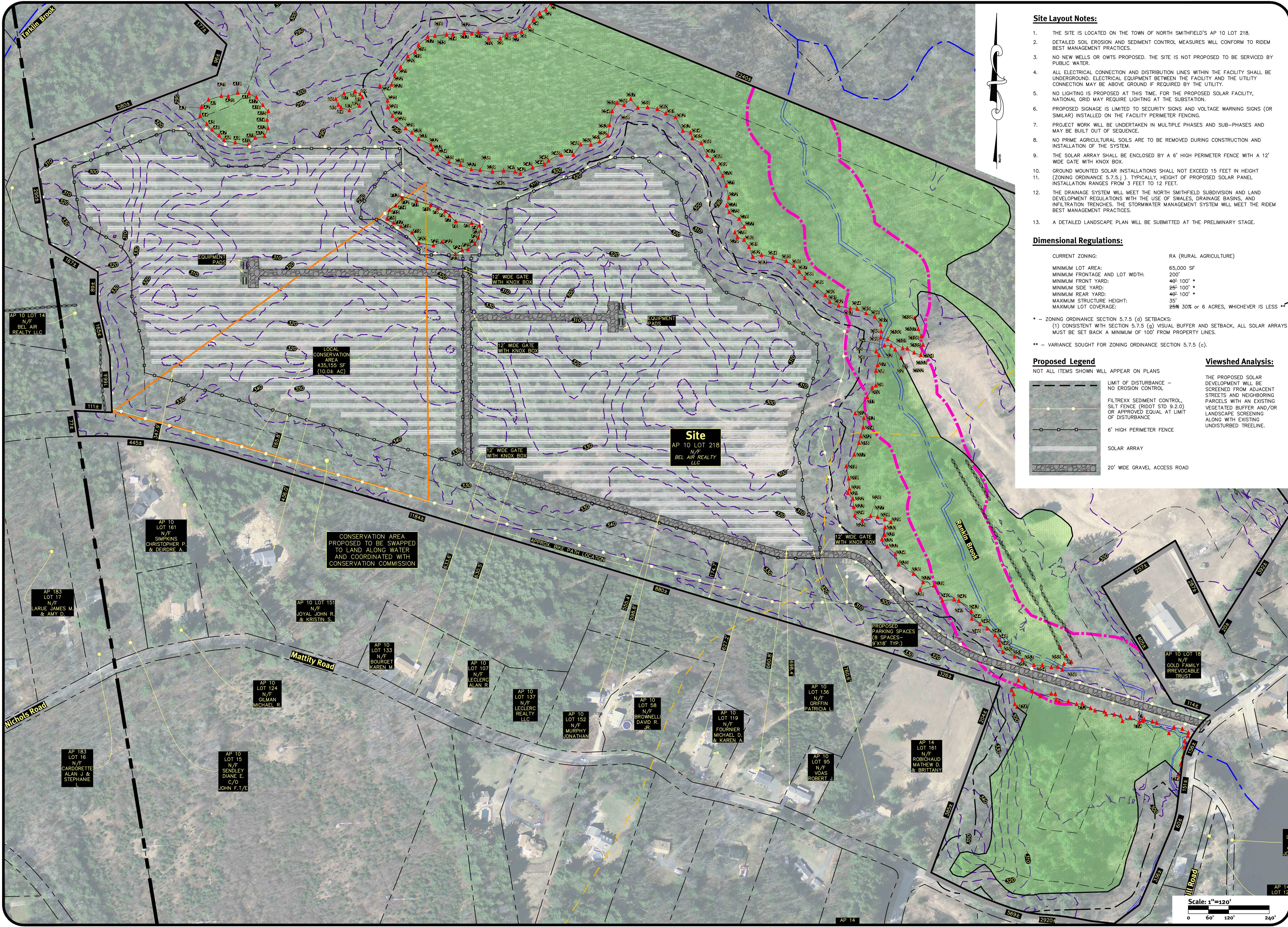
Existing Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	SETBACK LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	50' PERIMETER WETLAND
	100' RIVERBANK WETLAND
	FEMA BOUNDARY
	STREAM
	STREAM (RI-GIS)
	WETLAND LINE & FLAG
	WETLAND LINE (RI-GIS)
	WETLAND HATCH
	NATURAL HERITAGE AREA
	GROUNDWATER RECHARGE AREA
	RIDGELINE

Slopes Table		
MIN SLOPE	MAX SLOPE	COLOR
1 15.00%	25.00%	
2 25.00%	Vertical	

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Site Layout Notes:

- THE SITE IS LOCATED ON THE TOWN OF NORTH SMITHFIELD'S AP 10 LOT 218.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
- NO NEW WELLS OR OWTS PROPOSED. THE SITE IS NOT PROPOSED TO BE SERVICED BY PUBLIC WATER.
- 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.
- NO LIGHTING IS PROPOSED AT THIS TIME. FOR THE PROPOSED SOLAR FACILITY, NATIONAL GRID MAY REQUIRE LIGHTING AT THE SUBSTATION.
- PROPOSED SIGNAGE IS LIMITED TO SECURITY SIGNS AND VOLTAGE WARNING SIGNS (OR SIMILAR) INSTALLED ON THE FACILITY PERIMETER FENCING.
- PROJECT WORK WILL BE UNDERTAKEN IN MULTIPLE PHASES AND SUB-PHASES AND MAY BE BUILT OUT OF SEQUENCE.
- NO PRIME AGRICULTURAL SOILS ARE TO BE REMOVED DURING CONSTRUCTION AND INSTALLATION OF THE SYSTEM.
- THE SOLAR ARRAY SHALL BE ENCLOSED BY A 6" HIGH PERIMETER FENCE WITH A 12' WIDE GATE WITH KNOX BOX.
- GROUND MOUNTED SOLAR INSTALLATIONS SHALL NOT EXCEED 15 FEET IN HEIGHT (ZONING ORDINANCE 5.7.5.J). TYPICALLY, HEIGHT OF PROPOSED SOLAR PANEL INSTALLATION RANGES FROM 3 FEET TO 12 FEET.
- THE DRAINAGE SYSTEM WILL MEET THE NORTH SMITHFIELD SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF SWALES, DRAINAGE BASINS, AND INFILTRATION TRENCHES. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
- 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: 45'- 100' *
MINIMUM SIDE YARD: 25'- 100' *
MINIMUM REAR YARD: 45'- 100' *
MINIMUM STRUCTURE HEIGHT: 35'
MAXIMUM LOT COVERAGE: 25% 30% or 6 ACRES, WHICHEVER IS LESS **

* - 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

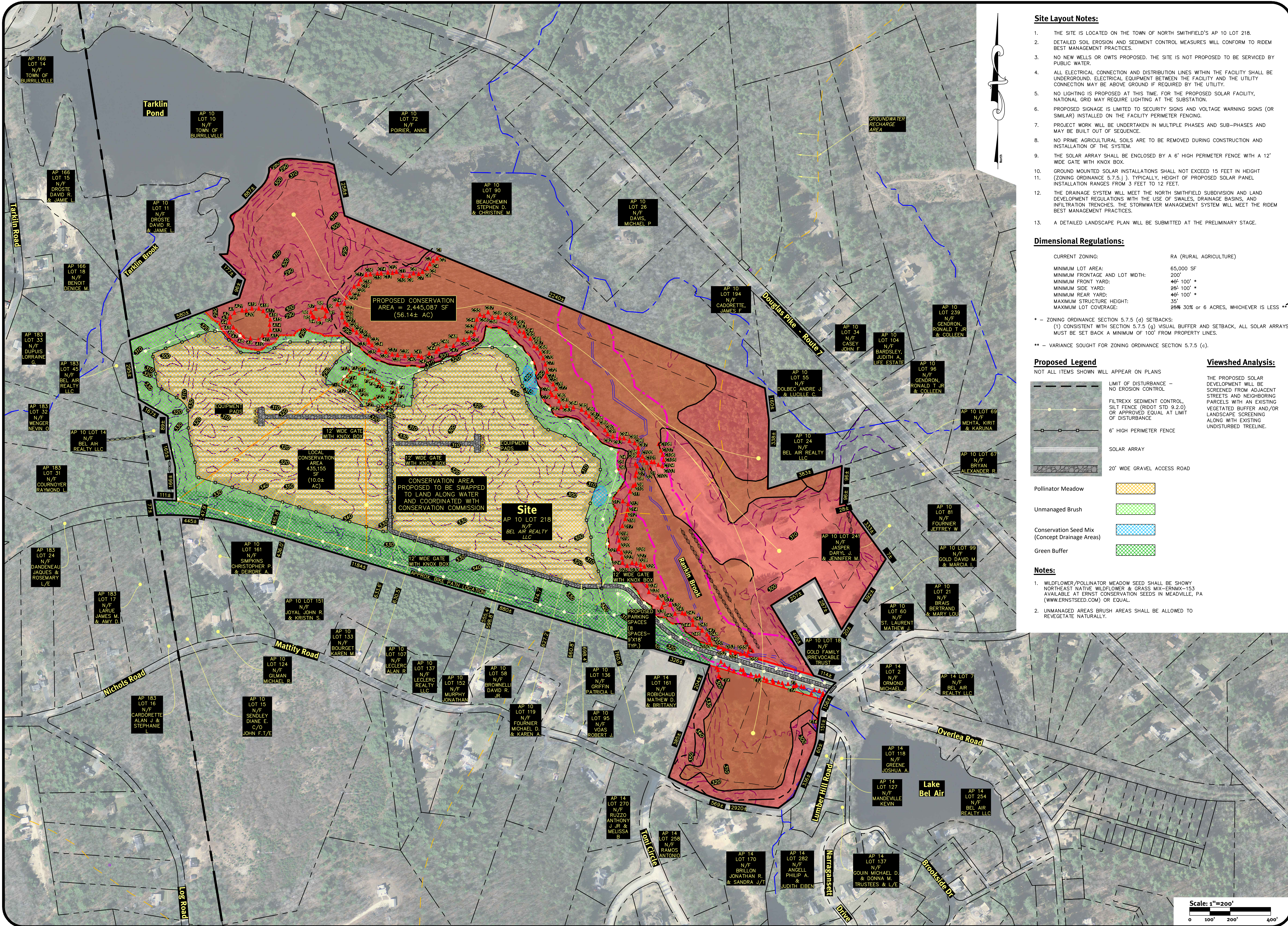
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	LIMIT OF DISTURBANCE - NO EROSION CONTROL
	FILTEREX 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

Viewshed Analysis:

THE PROPOSED SOLAR DEVELOPMENT WILL BE SCREENED FROM ADJACENT STREETS AND NEIGHBORING PARCELS WITH AN EXISTING VEGETATED BUFFER AND/OR LANDSCAPE SCREENING ALONG WITH EXISTING UNDISTURBED TREELINE.

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- ** - 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
	FILTREX 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

	Pollinator Meadow
	Unmanaged Brush
	Conservation Seed Mix (Concept Drainage Areas)
	Green Buffer

Notes:

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

Viewshed Analysis:

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Site Plan With Conserv. Areas
Douglas Pike Solar

AP 10 Lot 218
North Smithfield, Rhode Island

Applicant
Anthony Delvicario

43 Creston Way, Warwick, Rhode Island 02886
Tel: 401-821-8978

DiPrete Engineering

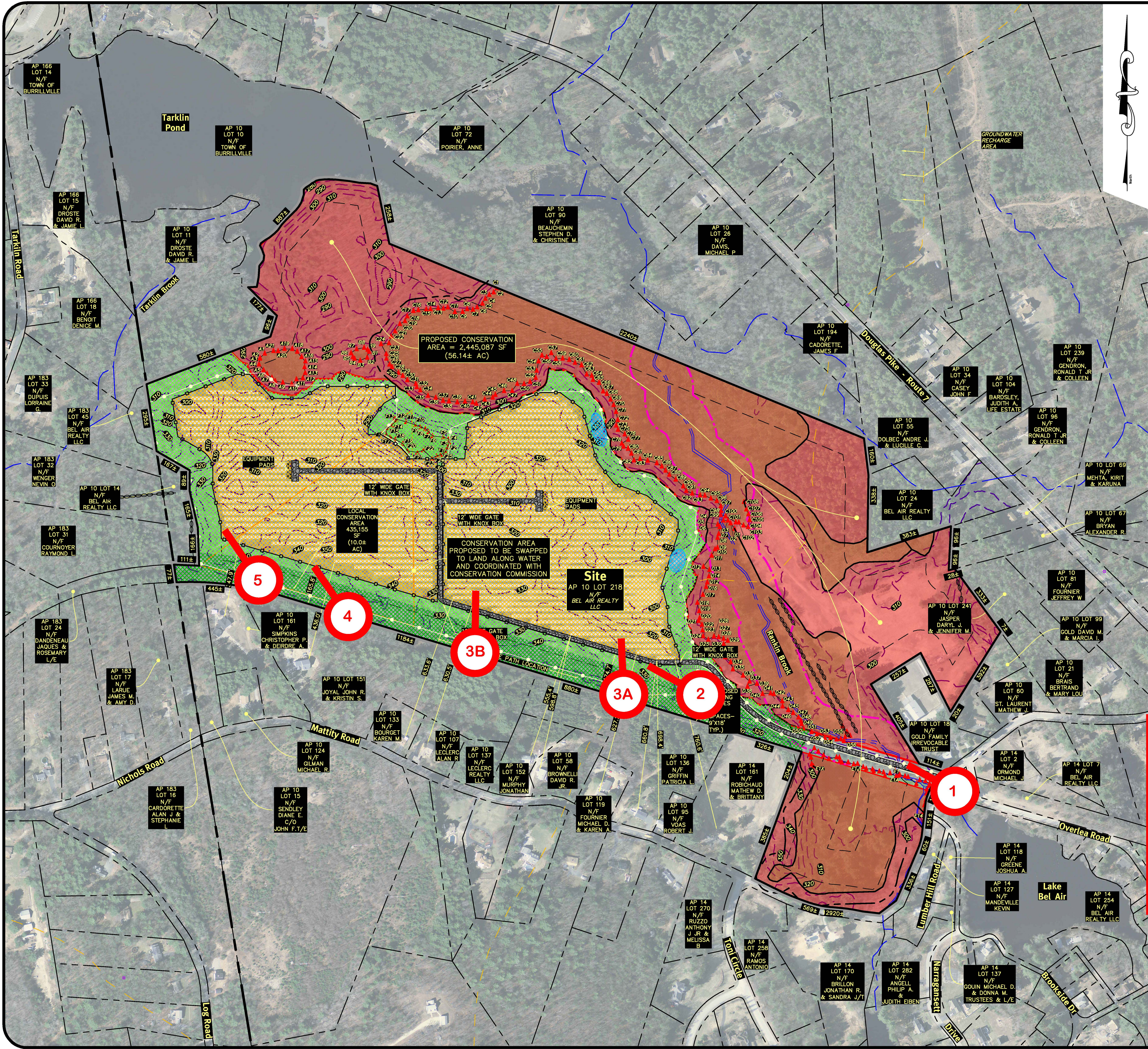
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-664-6006 www.diprete-eng.com

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DAWD A. RUSSO
No. 1435
REGISTERED PROFESSIONAL ENGINEER
CIVIL

U.S.	N.D.K.	J.A.R.	D.P.
2	12/02/2019	Master Plan and Special Use Submission	Design By D.A.R.
1	11/14/2019	National Code Exhibit Plan	
0	09/16/2019	Pre-Application Submission	
1/2	Date	Description	

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Site Layout Notes:

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

Proposed Legend

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	FILTREX 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
Pollinator Meadow	
Unmanaged Brush	
Conservation Seed Mix (Concept Drainage Areas)	
Green Buffer	

Notes:

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- UNMANAGED AREAS BRUSH AREAS SHALL BE ALLOWED TO REVEGETATE NATURALLY.

Observed 2/4/20 Site Line
Key Plan Mark-Up
Reference:
Exhibit Plans 1-3 of 3;
Dated February 6, 2020;
As Prepared by:
Kevin M. Alverson
Landscape Architecture

Site Plan With Conserv. Areas

Douglas Pike Solar

AP 10, Lot 218
North Smithfield, Rhode Island

APPLICANT
Anthony Delvicario

43 Creston Way, Warwick, Rhode Island 02886
Tel: 401-821-8978

DE Job No: 2482-008 Copyright 2019 by DiPrete Engineering Associates, Inc.

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-641-6006 www.diprete-eng.com

Boston • Providence • Newport



1

EXISTING SITE LINE 1:
LOOKING WEST FROM MATTITY ROAD
AS VIEWED FROM PROPOSED PROJECT ENTRANCE, IMAGERY DATE: 2-4-20

NOT TO SCALE



2

EXISTING SITE LINE 2:
LOOKING NORTHWEST FROM ABUTTING PROPERTIES AT SOUTHERN PROPERTY LINE
AS VIEWED FROM EASTERN EDGE OF A.P. 10, LOT 136, IMAGERY DATE: 2-4-20

NOT TO SCALE

Note:
These illustrations are intended to provide a realistic approximation of the existing vegetative buffering of the project site in an effort to assist in graphically representing the current condition of the buffer. Final vegetative buffering of the project site shall be designed once proposed site layout has been engineered and adjusted as necessary based on as-built and encountered site conditions following and during site clearing procedures.

REVISIONS	

REFERENCES:
1. Plan Entitled: 'Douglas Pike Solar', Sheet 5 of 5; Prepared for: Anthony Delvicario; Prepared by: DiPrete Engineering, Dated: 12/09/19.
2. Site Observations made by Kevin M. Alverson, LA on 7/5/19 and 2/4/20

Douglas Pike Solar

A.P. 10, Lot 218
North Smithfield, RI

Prepared For:
Anthony Delvicario
43 Creston Way, Warwick, RI 02886



Kevin M. Alverson
LANDSCAPE ARCHITECTURE
360 Annaquatucket Road 401.338.0044
Wickford, RI 02852 KevinMAlversonLA.com

Existing Site Lines:
1 and 2

Project #: 2.266.279	Sheet 1 of 3
Scale: As Shown	EXHIBIT 1
Drawn By: KMA	
Checked By: KMA	
Date: February 6, 2020	



1

EXISTING SITE LINE 3A:
LOOKING NORTH FROM ABUTTING PROPERTIES AT SOUTHERN PROPERTY LINE
AS VIEWED FROM A.P. 10, LOT 136, NORTH OF A.P. 10, LOT 58, IMAGERY DATE: 2-4-20

NOT TO SCALE



2

EXISTING SITE LINE 3B:
LOOKING NORTH FROM ABUTTING PROPERTIES AT SOUTHERN PROPERTY LINE
AS VIEWED FROM A.P. 10, LOT 151, NORTH OF A.P. 10, LOT 107, IMAGERY DATE: 2-4-20

NOT TO SCALE

Note:
These illustrations are intended to provide a realistic approximation of the existing vegetative buffering of the project site in an effort to assist in graphically representing the current condition of the buffer. Final vegetative buffering of the project site shall be designed once proposed site layout has been engineered and adjusted as necessary based on as-built and encountered site conditions following and during site clearing procedures.

REVISIONS	

REFERENCES:
1. Plan Entitled: 'Douglas Pike Solar', Sheet 5 of 5; Prepared for: Anthony Delvicario; Prepared by: DiPrete Engineering, Dated: 12/09/19.
2. Site Observations made by Kevin M. Alverson, LA on 7/5/19 and 2/4/20

Douglas Pike Solar

A.P. 10, Lot 218
North Smithfield, RI

Prepared For:
Anthony Delvicario
43 Creston Way, Warwick, RI 02886



Kevin M. Alverson
LANDSCAPE ARCHITECTURE
360 Annaquatucket Road 401.338.0044
Wickford, RI 02852 KevinMAlversonLA.com

Existing Site Lines:
3A and 3B

Project #: 2.266.279	Sheet 2 of 3
Scale: As Shown	EXHIBIT 2
Drawn By: KMA	
Checked By: KMA	
Date: February 6, 2020	



1 EXISTING SITE LINE 4:
LOOKING NORTHWEST FROM ABUTTING PROPERTIES AT SOUTHERN PROPERTY LINE
AS VIEWED FROM WESTERN END OF A.P. 10, LOT 151, IMAGERY DATE: 2-4-20

NOT TO SCALE



2 EXISTING SITE LINE 5:
LOOKING NORTHWEST FROM ABUTTING PROPERTIES AT SOUTHERN PROPERTY LINE
AS VIEWED FROM A.P. 10, LOT 161, IMAGERY DATE: 2-4-20

NOT TO SCALE

Note:
These illustrations are intended to provide a realistic approximation of the existing vegetative buffering of the project site in an effort to assist in graphically representing the current condition of the buffer. Final vegetative buffering of the project site shall be designed once proposed site layout has been engineered and adjusted as necessary based on as-built and encountered site conditions following and during site clearing procedures.

REVISIONS	

REFERENCES:
1. Plan Entitled: 'Douglas Pike Solar', Sheet 5 of 5; Prepared for: Anthony Delvicario; Prepared by: DiPrete Engineering, Dated: 12/09/19.
2. Site Observations made by Kevin M. Alverson, LA on 7/5/19 and 2/4/20

Douglas Pike Solar

A.P. 10, Lot 218
North Smithfield, RI

Prepared For:
Anthony Delvicario
43 Creston Way, Warwick, RI 02886



Kevin M. Alverson
LANDSCAPE ARCHITECTURE
360 Annaquatucket Road 401.338.0044
Wickford, RI 02852 KevinMAlversonLA.com

Existing Site Lines:
4 and 5

Project #: 2.266.279	Sheet 3 of 3
Scale: As Shown	EXHIBIT 3
Drawn By: KMA	
Checked By: KMA	
Date: February 6, 2020	



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

RIHPHC Proj. #14303
200226.01thi

26 February 2020

Via email: amulhern@sage-enviro.com

Amy Mulhern, Project Assistant
Sage Environmental
172 Armistice Blvd.
Pawtucket, Rhode Island 02860

Re: Douglas Pike Solar
203 Douglas Pike and Mattity Road - Plat 10 Lots 24 and 218
North Smithfield, Rhode Island

Dear Ms. Mulhern:

This letter provides the Rhode Island Historical Preservation & Heritage Commission's latest comments on the above-referenced project. This letter supersedes our previous comment letter of January 17, 2020 (RIHPHC#200117.04), in which we established that the property had been previously subject to a Phase I archaeological survey, which had identified two potentially significant archaeological sites, the Gold Farm #1 Site (RI-2141) and the Gold Farm #2 Site (RI-2142), within the planned solar farm's impact area. We had recommended either redesigning the project to avoid impacting those sites or subjecting them to a Phase II archaeological survey as a further planning element. In an email that you sent to Jeffrey Emidy dated January 20, you submitted a revised map of the project area for our review and explained that the project had been redesigned to avoid those sites. Taking this information into account, we offer the following comments.

So long as the project continues to exclude the area of the Gold Farm #1 Site (RI-2141) and the Gold Farm #2 Site (RI-2142) from development, Phase II archaeological survey efforts will not be warranted as a project planning element. We have no objections to this project proceeding as currently planned.

These comments are provided in accordance with the Rhode Island Historic Preservation Act and Rhode Island General Laws. If you have any questions, please contact RIHPHC Deputy Director Jeffrey Emidy at 401-222-4134 or jeffrey.emidy@preservation.ri.gov.

Sincerely,

J. Paul Loether
Executive Director
State Historic Preservation Officer

Native American
archaeological site locations
added by RIHPHC 1-13-2020

RI-2141

RI-2142

Joseph Inman Lot Cemetery

Cemetery North Smithfield #41

Elijah Smith Cemetery

Augustus Fields Swinery/
Field's Railroad Station

Sterry Young Lot Cemetery



Site Location

Legend

- Approximate Property Boundary
- 500' Buffer from Solar Panels
- Solar Panel Locations
- Historical Cemeteries
- Historic Sites



0 87.5 175 350 Feet

Data Provided by RIGIS
Orthomagey provided by [nearmap](#)

Cultural/Historic Resources (2019)

Douglas Pike Solar
AP 10, Lot 218
North Smithfield, Rhode Island

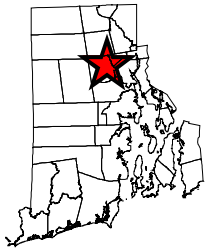
Date: 09/20/2019

Job#:

Created By: ALM

Figure





Site Location

Legend

- Approximate Property Boundary
- Historic Stonewall Locations
- Solar Panel Locations



0 75 150 300 Feet

Data Provided by RIGIS
Orthoimagery provided by nearmap.com

Stonewall Locations

Douglas Pike Solar
AP 10, Lot 218
North Smithfield, Rhode Island

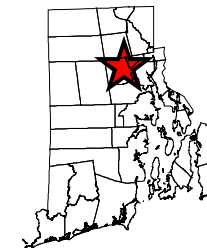
Date: 05/15/2020

Job#: M909

Created By: ALM

Figure





8 ★ Site Location

Legend

- Approximate Property Boundary
- .-.- Approximate Forest Stands



0 75 150 300 Feet

Data Provided by RIGIS
Orthoimagery provided by nearmap.com

Forest Stands

Douglas Pike Solar
AP 10, Lot 218
North Smithfield, Rhode Island

Date: 05/15/2020

Job#: M909

Created By: ALM

Figure

