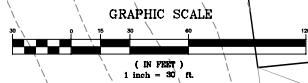


- SOLAR FARM PROPOSED FEATURE NOTES:**
1. SELECTED PROPOSED ELEMENTS OF THE SOLAR FARM PROJECT ON A.P. 6 LOT 21-10 HAVE BEEN DEPICTED HEREON. THE SOLAR FARM PROJECT HAS RECEIVED TOWN AND RIDEM APPROVAL (RIDEM PERMIT #18-0299) AS OF THE DATE OF THESE PLANS.
 2. THESE SOLAR FARM ELEMENTS HAVE NOT BEEN INSTALLED/COMPLETED (AND DO NOT REPRESENT THE EXISTING CONDITIONS) AT THE TIME OF THE PREPARATION OF THIS PLAN, BUT IT IS ANTICIPATED THAT THEY SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE PROPOSED CONTRACTOR GARAGES PROJECT.
 3. THE PROPOSED GRADING FOR THE CONTRACTOR GARAGES PROJECT ALONG THE INTERFACE WITH LOT 21-10 (THE SOLAR FARM PARCEL) SHALL BE DEVELOPED TO MATCH TO THE PROPOSED SOLAR FARM PROJECT CONTOURS, WHICH SHALL BE THE EXISTING CONTOURS AT THE TIME OF THE CONSTRUCTION OF THE CONTRACTOR GARAGES.
 4. THE PROPOSED SOLAR FARM ACCESS DRIVEWAY, WHICH SHALL BE EXISTING AT THE TIME OF THE CONSTRUCTION OF THE CONTRACTOR GARAGES, SHALL BE ADJUSTED TO MATCH TO THE PROPOSED PAVED ACCESS DRIVEWAY FOR THE CONTRACTOR GARAGES; THESE ADJUSTMENTS SHALL BE COORDINATED WITH THE OWNER OF THE SOLAR FARM LOT.
 5. ACCESS TO THE SOLAR FARM LOT SHALL GENERALLY BE MAINTAINED DURING THE CONSTRUCTION OF THE CONTRACTOR GARAGES; SHORT-TERM CLOSURES OF THE SOLAR FARM ACCESS DRIVEWAY FOR THE CONSTRUCTION OF THE CONTRACTOR GARAGES DRIVEWAY SHALL BE COORDINATED WITH THE OWNER OF THE SOLAR FARM LOT.

OWNER/APPLICANT:
8-12 STEARNS SQUARE, LLC
 C/O MICHAEL KENT
 39 NOOSENECK HILL ROAD
 WEST GREENWICH, RI 02817

PLAN VIEW



PARCEL/ZONING DATA
 ASSESSORS' REFERENCE:
 A.P. 6 LOT 21-6 0.386 ACRES
 A.P. 6 LOT 21-11 5.427 ACRES
 ZONING REFERENCE:
 ZONE INDUSTRIAL A (IA)
 2 ACRES
 MINIMUM LOT AREA: 200'
 MINIMUM STANDARD FRONTAGE:
 MINIMUM SETBACKS:
 FRONT YARD - 50'
 SIDE YARD - 30'
 REAR YARD - 40'
 MAXIMUM BUILDING HEIGHT: 40'
 MAXIMUM LOT COVERAGE: 25% STRUCTURES/45% TOTAL IMPERVIOUS

PARKING REQUIREMENTS/TABULATION:
 PER SECTION 400-92 "OFF-STREET PARKING FACILITIES," THE REQUIRED NUMBER OF PARKING SPACES IS AS FOLLOWS:
MANUFACTURING, INDUSTRIAL STORAGE OR WHOLESALE USE:
 2 FOR EVERY 3 EMPLOYEES AND 1 FOR EACH TRUCK OPERATED BY THE CONCERN
 PROPOSED PARCEL USE: INDUSTRIAL CONTRACTORS' GARAGES (28)
 ESTIMATED EMPLOYEES/UNIT: 2 (FULL-TIME OCCUPANCY)
 ESTIMATED TRUCKS/UNIT: 0 (NO OUTSIDE TRUCK PARKING)
 REQUIRED SPACES:
 EMPLOYEES: 28 UNITS X 2 EMPLOYEES/UNIT = 56 EMPLOYEES X (2 SPACES/3 EMPLOYEES) = 38 SPACES
 TRUCKS: 28 UNITS X 0 TRUCKS/UNIT = 0 TRUCKS X 1 SPACE/TRUCK = 0 SPACES
 TOTAL REQUIRED = 38 (EMPLOYEES) + 0 (TRUCKS) = 38 SPACES
 TOTAL PROVIDED = 45 SPACES > 38 SPACES REQ'D

STRUCTURE/IMPERVIOUS SURFACE COVERAGE TABULATION:
 BUILDING COVERAGE:
 BUILDING NORTHWEST: 8,400 SF
 BUILDING SOUTHWEST: 8,400 SF
 BUILDING MID-NORTH: 2,400 SF
 BUILDING MID-SOUTH: 2,400 SF
 BUILDING NORTHEAST: 6,000 SF
 BUILDING SOUTHEAST: 6,000 SF
 TOTAL BUILDING COVERAGE: 33,600 SF
 TOTAL BUILDING COVERAGE %: 13.27% < 25% MAX. ALLOWABLE
 IMPERVIOUS SURFACE COVERAGE: 46,975 SF
 TOTAL BUILDING & IMPERVIOUS SURFACE COVERAGE: 80,575 SF
 TOTAL PROPOSED IMPERVIOUS COVERAGE %: 31.82% < 45% MAX. ALLOWABLE



| REVISIONS | | | |
|-----------|---------|-----|-------|
| No. | DATE | BY | CHKD. |
| 1 | 3/7/22 | MCZ | TJB |
| 2 | 4/9/22 | MCZ | TJB |
| 3 | 4/29/22 | MCZ | TJB |
| 4 | 6/15/22 | MCZ | TJB |

PERMITTING PLANS
 FOR
SETH WAY
 CONTRACTOR GARAGES 2
 A.P. 6, LOTS 21-6 & 21-11
 WEST GREENWICH, RHODE ISLAND
LAYOUT & GRADING PLAN

SCALE: 1"=30' SHEET NO: 7 OF 13
 DRAWN BY: MCZ DESIGN BY: MCZ CHECKED BY: TJB
 DATE: NOVEMBER 2021 PROJECT NO: 20057.00