

General Proposed Site Information:

- ZONING INFORMATION:** EXISTING ZONE: QUONSET GENERAL INDUSTRIAL DISTRICT (QGID)

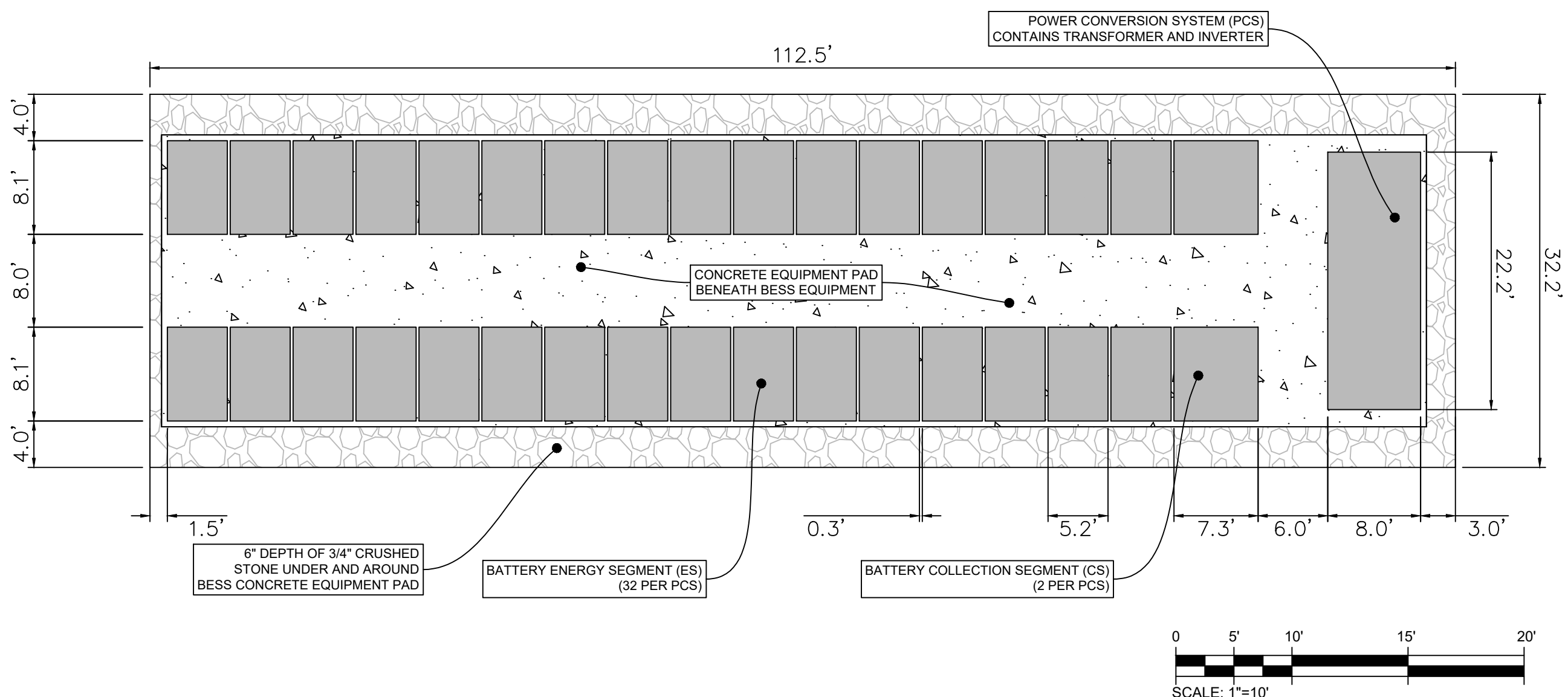
(TABLE 4. DIMENSIONAL REGULATIONS TABLE)	REGULATIONS	AP 183 LOT 13	AP 183 LOT 65
MINIMUM LOT AREA:	80,000 SF	5.22± ACRES	4.76± ACRES
MINIMUM FRONTAGE:	175'	631'	509'
MINIMUM BLDG FRONT YARD:	35'	10'	10'
MINIMUM BLDG SIDE YARD:	30'	10'	10'
MINIMUM BLDG REAR YARD:	30'	100'	100'
MINIMUM BLDG FROM RESIDENTIAL STRUCTURE:	50'	1,920'	1,630'
MAXIMUM HEIGHT OF MAIN STRUCTURE:	-	12**	40**

*BUILDING HEIGHT SHALL NOT EXCEED DISTANCE FROM THE LOT LINE, OR APPLICABLE REQUIREMENTS IN 14 C.F.R. PART 77.
 **BUILDING HEIGHTS WITHIN THE SUBSTATION AREA ARE PROPOSED TO BE A MAXIMUM OF 40'. BATTERY STORAGE ENCLOSURES ARE PROPOSED TO BE A MAXIMUM HEIGHT OF 12'.
- PARKING CALCULATIONS:**

STANDARD REQUIRED PARKING (QGID): 1 SPACE (1 PER 500SF GROSS FLOOR AREA) - A VARIANCE MAY BE REQUESTED BASED ON PROJECTED EMPLOYMENT.

PROVIDED PARKING: 4 SPACES (INCLUDING ADA)
 - ADDITIONAL SPACES COULD BE PROVIDED BUT IT IS NOT REQUIRED FOR THE PROPOSED USE. THIS IS AN UNMANNED FACILITY WITH PERIODIC OPERATIONS AND MAINTENANCE TECHNICIAN VISITS ONLY.

ADA REQUIRED ADA PARKING: 1 SPACE (REQUIRED FOR LOTS WITH 1-25 TOTAL PARKING SPACES)
PROVIDED VAN ACCESSIBLE ADA PARKING: 1 SPACE
- THE SURROUNDING AREA IS SERVICED BY QDC WATER AND QDC SEWER. THE PROPOSED USE OF THIS SITE DOES NOT REQUIRE WATER, SEWER OR GAS SERVICE. EXISTING ONSITE HYDRANTS ON CALLAHAN ROAD WILL PROVIDE WATER FOR FIRE FIGHTING IF REQUIRED.
- THE STORMWATER DRAINAGE SYSTEM IS DESIGNED TO MEET THE QUONSET DEVELOPMENT CORPORATION (QDC) DEVELOPMENT PACKAGE AND THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL DATED MARCH 2015. THE STORMWATER SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
- THIS PLAN SET REFERENCES RHODE ISLAND DEPARTMENT OF TRANSPORTATION (RIDOT) STANDARD DETAILS WHICH CAN BE FOUND ON THE RIDOT ONLINE DATABASE. DESIGNATED DETAILS ARE LABELED WITHIN THIS PLAN SET AS RIDOT STD X.X.X. REFERENCE LINK: [HTTP://WWW.DOT.RI.GOV/DOCUMENTS/DOINGBUSINESS/RIDOT_STD_DETAILS.PDF](http://www.dot.ri.gov/documents/doingbusiness/ridot_std_details.pdf)
- THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
- THE SITE IS NOT CLASSIFIED AS A REDEVELOPMENT SITE AS DEFINED BY THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL.
- NO SIGNAGE IS PROPOSED EXCEPT FOR THE REQUIRED WARNING AND INFORMATIONAL SIGNAGE TO BE MOUNTED ON SECURITY FENCE. A SIGNAGE PACKAGE WILL BE DELIVERED FOR QDC'S REVIEW AND PERMIT.
- SITE LIGHTING IS NOT PROPOSED AT THIS TIME. IF SECURITY LIGHTING IS DETERMINED TO BE NEEDED, A SEPARATE LIGHTING SUBMISSION WITH DARK SKY COMPLIANT FIXTURES AND PHOTOMETRIC PLAN WILL BE PROVIDED TO THE QUONSET DEVELOPMENT CORPORATION.
- PUBLIC TREES REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EQUIVALENT.



Battery Energy Storage Detail and Notes

- THE PROPOSED BATTERY ENERGY STORAGE SYSTEM SHOWN REPRESENTS THE POWIN STACK750. THE PROPOSED POWER CONVERSION SYSTEM SHOWN REPRESENTS SMA 3950 UP-US. THE DETAIL SHOWN REPRESENTS CURRENT DESIGN ESTIMATES. ACTUAL PRODUCT AND CONFIGURATION ARE SUBJECT TO CHANGE BASED ON TECHNOLOGY ADVANCEMENTS AND AVAILABILITY OF PRODUCTS AT THE TIME OF CONSTRUCTION. THE CURRENT PROPOSED SYSTEM AND OVERALL SITE DESIGN DEPICTED ARE EXPECTED TO REMAIN SUBSTANTIALLY REPRESENTATIVE OF THE FINAL ENERGY STORAGE SYSTEM.
- PROPOSED ENERGY STORAGE EQUIPMENT WILL BE BOLTED TO A REINFORCED CONCRETE EQUIPMENT PAD CONSTRUCTED ON SUITABLE BEARING MATERIALS. THE DETAIL SHOWN REPRESENTS CURRENT DESIGN ESTIMATES. ACTUAL EQUIPMENT PAD FOUNDATION DESIGN WILL BE COMPLETED BASED ON FINAL EQUIPMENT SELECTION AND MANUFACTURER RECOMMENDATIONS.
- THE PROPOSED POWER CONVERSION SYSTEM WILL BE CONNECTED TO THE ONSITE SUBSTATION VIA AN UNDERGROUND UTILITY TRENCH WHICH WILL BE DESIGNED AND DETAILED AT A LATER DATE.
- THE PROPOSED DETAIL IS PROJECTED TO RELEASE 4 MW PER PCS OVER A 6 HOUR DURATION.

Proposed Site Development Legend

- 6' DEPTH OF 3/4" CRUSHED STONE BASE AROUND ENERGY STORAGE SYSTEM
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT ACCESS ROAD (SEE SHEET C7)
- PROPOSED GRAVEL SUBSTATION AREA (SEE SHEET C7)
- PROPOSED RIP RAP AREA
- PROPOSED BUILDING
- PROPOSED GRASS SWALE
- OUTLINE OF PROPOSED STORMWATER BMP
- PROPOSED UNDERGROUND ELECTRIC LINE
- FUTURE PROPOSED DUCT BANK
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- 8' BLACK SLATTED CHAIN LINK FENCE
- 12' NOISE BARRIER
- LIMIT OF DISTURBANCE
- OPTIONAL POSTS & NETTING TO BE INCORPORATED AS NEEDED TO PROTECT SUBSTATION EQUIPMENT

Proposed Site Plan