

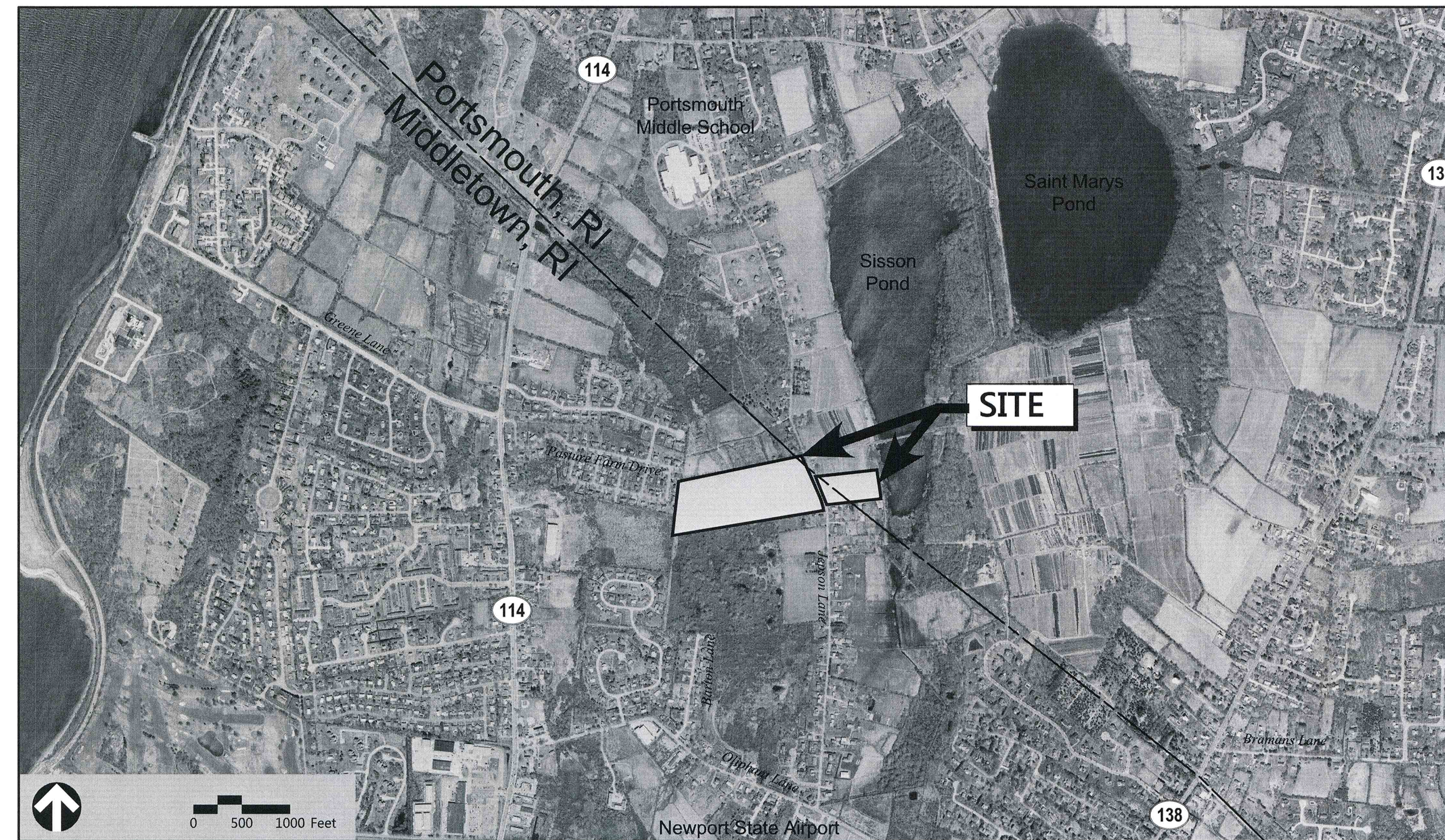
# Site Plans

Issued for	Permitting
Date Issued	October 25, 2016
Latest Issue	November 7, 2016

## Aquidneck Island Reliability Project Jepson Substation

Jepson Lane  
Middletown, Rhode Island

500 Jepson Lane  
Portsmouth, Rhode Island



1 Cedar Street  
Suite 400  
Providence, RI 02903  
401.272.8100

**Site/Civil**

VHB, Inc.  
1 Cedar Street  
Suite 400  
Providence, RI 02903  
401.272.8100

**Landscaping**

AECOM  
250 Apollo Drive  
Chelmsford, MA 01824  
978.905.2100

**Survey**

Garofalo & Associates, Inc.  
85 Corliss Street  
PO Box 6145  
Providence, RI 02940  
401.273.6000

**Middletown, Rhode Island**

**Owner:**

The Narragansett  
Electric Company  
40 Sylvan Road  
Waltham, MA 02451

**Client/Applicant:**

The Narragansett Electric  
Company d/b/a National Grid  
40 Sylvan Road  
Waltham, MA 02451

**Assessor's Map: 111**  
**Lot: 49, 52, 53**

**Portsmouth, Rhode Island**

**Owner:**

The Narragansett  
Electric Company  
40 Sylvan Road  
Waltham, MA 02451

**Client/Applicant:**

The Narragansett Electric  
Company d/b/a National Grid  
40 Sylvan Road  
Waltham, MA 02451

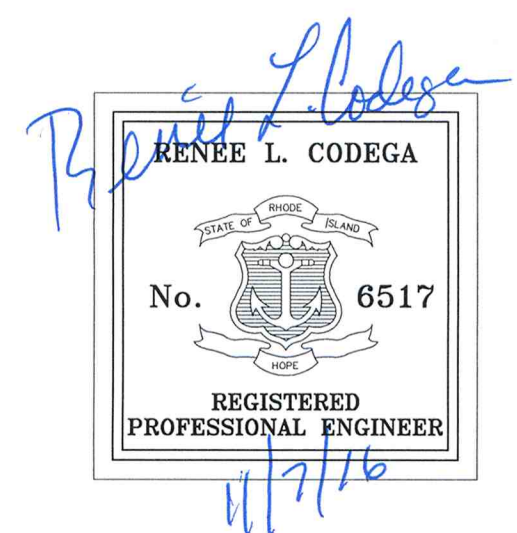
**Assessor's Map: 60**  
**Lot: 1, 22a, 23**

**Sheet Index**

No.	Drawing Title	Latest Issue
C-1	Legend And General Notes	November 7, 2016
C-2	Layout and Materials Plan	November 7, 2016
C-3	Grading and Drainage Plan	November 7, 2016
C-4	Utility Plan	November 7, 2016
C-5	Site Details - Sheet 1	November 7, 2016
C-6	Site Details - Sheet 2	November 7, 2016
C-7	Cross Sections - Sheet 1	November 7, 2016
C-8	Cross Sections - Sheet 2	November 7, 2016
SESC-1	Erosion and Sediment Control - General Notes and Details	November 7, 2016
SESC-2	Erosion and Sediment Control - Site Plan	November 7, 2016
LP-001	Landscaping Plan	October 25, 2016
LP-002	Landscaping Plan	October 25, 2016

**Reference Drawings**

No.	Drawing Title	Latest Issue
6968-ECS	Existing Conditions Survey	September 16, 2016

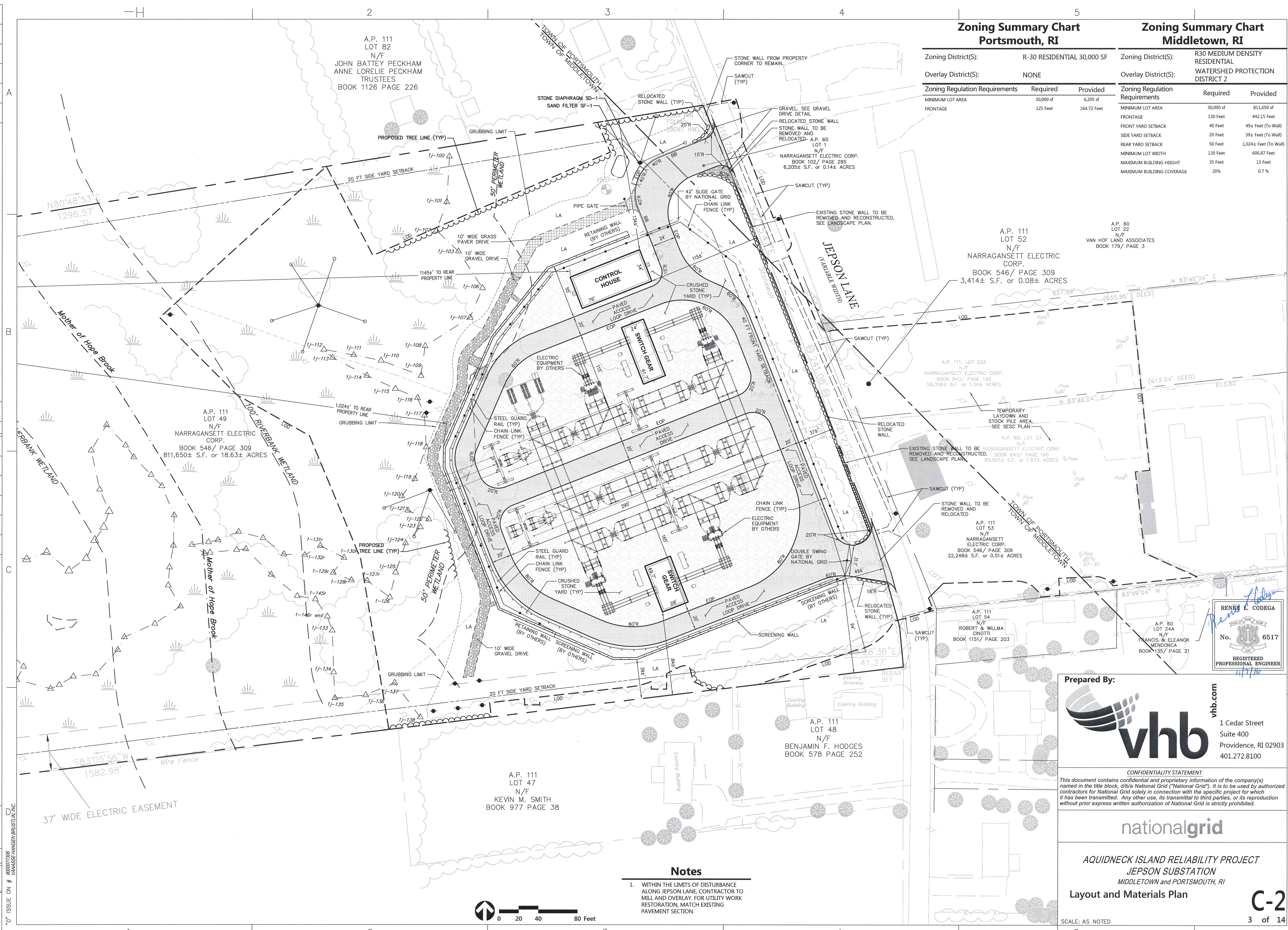








ORIGINAL DATE	10/29/2016	REV. DATE	11/02/2016	DESCRIPTION	MADE	CHKD	INSP	REVD	APVD
DRAWN	EOB	DESIGNED	EOB	Per Town Comments	RC	5	6	7	8
CHECKED	RC	INSPECTED	EOB		RC				
REVIEWED		APPROVED							
APPROVED									



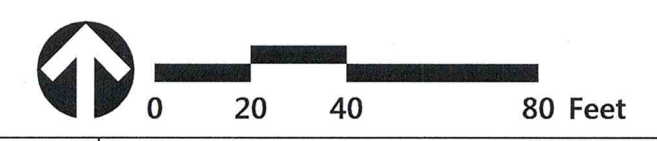
Zoning Summary Chart Portsmouth, RI			Zoning Summary Chart Middletown, RI		
Zoning District(S):	R-30 RESIDENTIAL 30,000 SF		Zoning District(S):	R30 MEDIUM DENSITY RESIDENTIAL	
Overlay District(S):	NONE		Overlay District(S):	WATERSHED PROTECTION DISTRICT 2	
Zoning Regulation Requirements	Required	Provided	Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	30,000 sf	6,205 sf	MINIMUM LOT AREA	30,000 sf	811,650 sf
FRONTAGE	125 Feet	164.72 Feet	FRONTAGE	130 Feet	442.15 Feet
			FRONT YARD SETBACK	40 Feet	49± Feet (To Wall)
			SIDE YARD SETBACK	20 Feet	39± Feet (To Wall)
			REAR YARD SETBACK	50 Feet	1,024± Feet (To Wall)
			MINIMUM LOT WIDTH	130 Feet	606.87 Feet
			MAXIMUM BUILDING HEIGHT	35 Feet	15 Feet
			MAXIMUM BUILDING COVERAGE	20%	0.7%

RENEE L. CODEGA  
  
 No. 6517  
 REGISTERED PROFESSIONAL ENGINEER

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 vhb.com  
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 Suite 400  
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 401.272.8100

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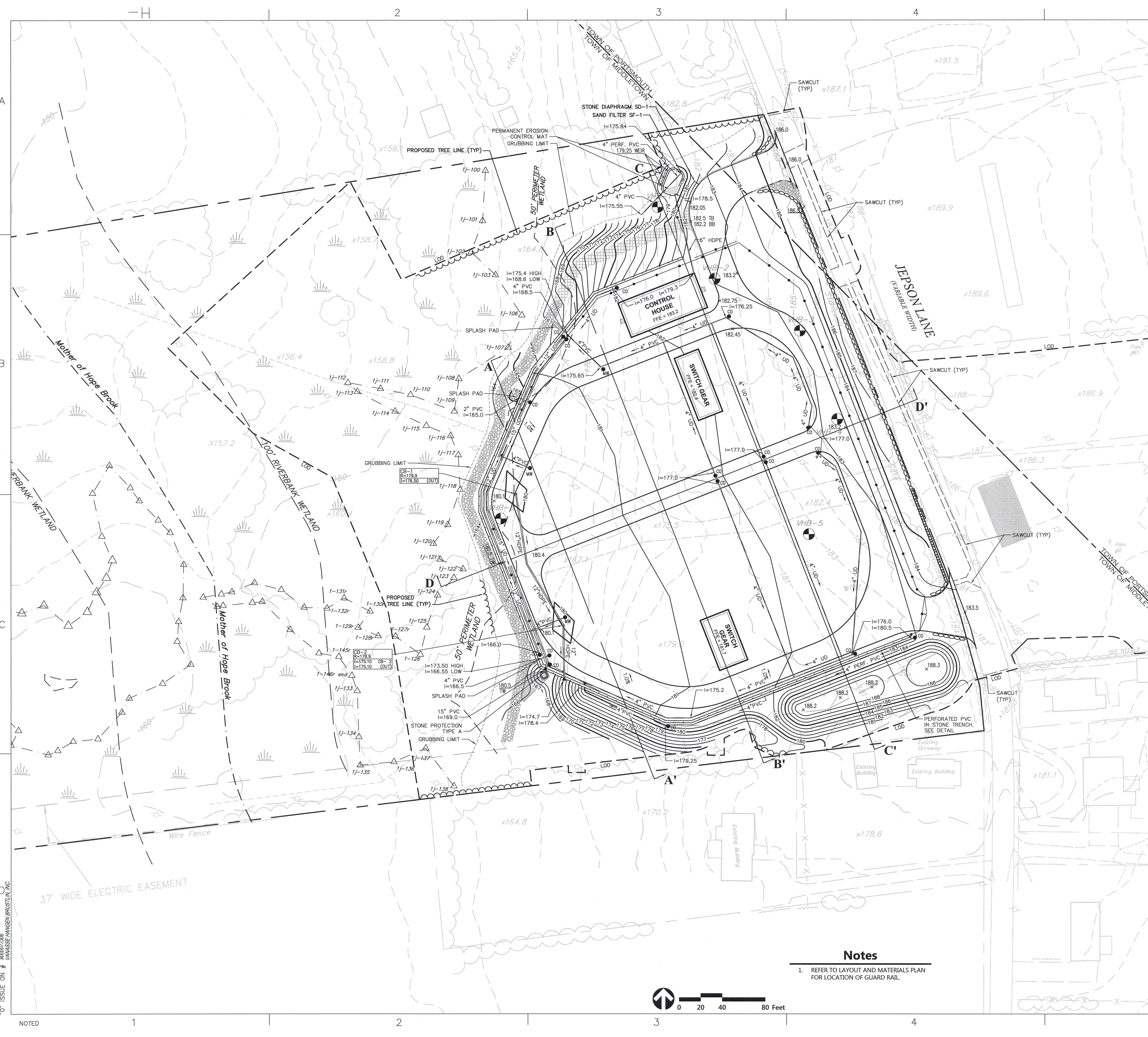
**nationalgrid**  
 AQUIDNECK RELIABILITY PROJECT  
 JEPSON SUBSTATION  
 MIDDLETOWN and PORTSMOUTH, RI  
 Layout and Materials Plan  
 SCALE: AS NOTED  
**C-2**  
 3 of 14



"0" ISSUE ON # 600007256 VANASSE/HANGER/BRUSTLIN, INC.



ORIGINAL DATE	REV. DATE	DESCRIPTION	MADE	CHKD	INSP	REVD	APVD	REV. DATE	DESCRIPTION
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	2		EGB	RLC				6	
	3		RLC					7	
	4							8	



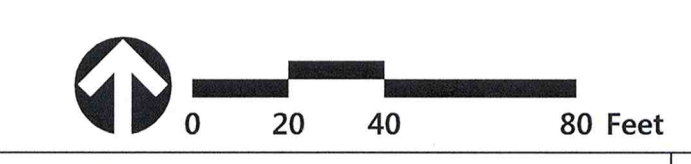
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 No. 6517  
 REGISTERED PROFESSIONAL ENGINEER

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**nationalgrid**  
**AQUIDNECK ISLAND RELIABILITY PROJECT**  
**JEPSON SUBSTATION**  
 MIDDLETOWN and PORTSMOUTH, RI  
**Grading and Drainage Plan**  
 SCALE: AS NOTED

- Notes**
- REFER TO LAYOUT AND MATERIALS PLAN FOR LOCATION OF GUARD RAIL.

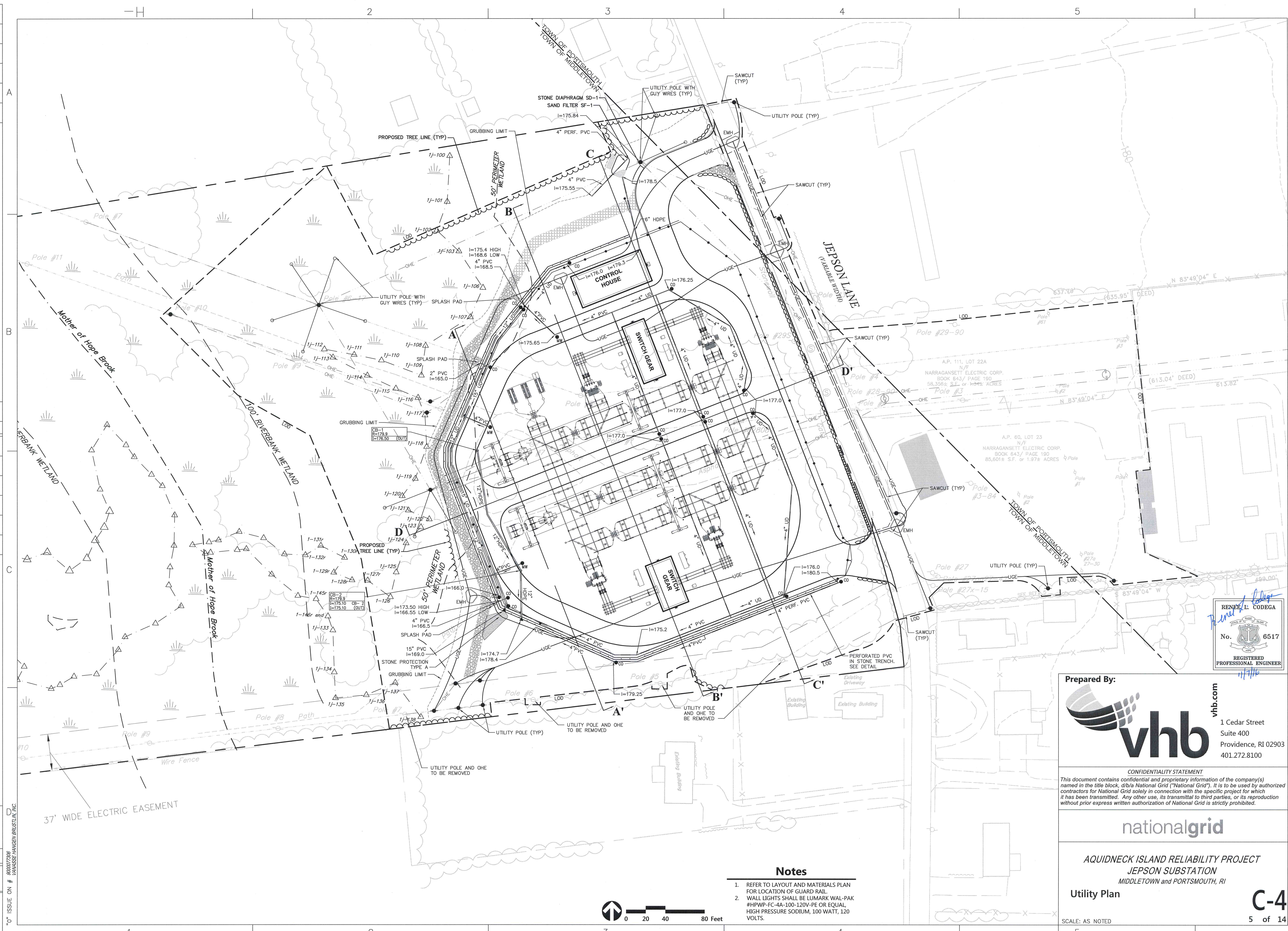


**C-3**  
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	2	CHECKED	RC					6	RC
	3	INSPECTED						7	
	4	REVIEWED						8	
		APPROVED							



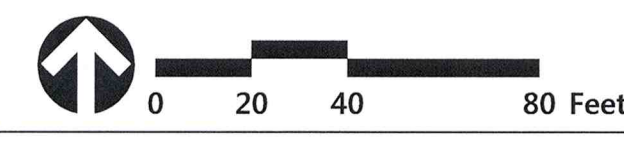
RENE L. CODEGA  
 No. 6517  
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**AQUIDNECK ISLAND RELIABILITY PROJECT**  
**JEPSON SUBSTATION**  
 MIDDLETOWN and PORTSMOUTH, RI  
**Utility Plan**  
 SCALE: AS NOTED  
**C-4**  
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- Notes**
- REFER TO LAYOUT AND MATERIALS PLAN FOR LOCATION OF GUARD RAIL.
  - WALL LIGHTS SHALL BE LUMARK WAL-PAK #HPWP-FC-4A-100-120V-PE OR EQUAL, HIGH PRESSURE SODIUM, 100 WATT, 120 VOLTS.



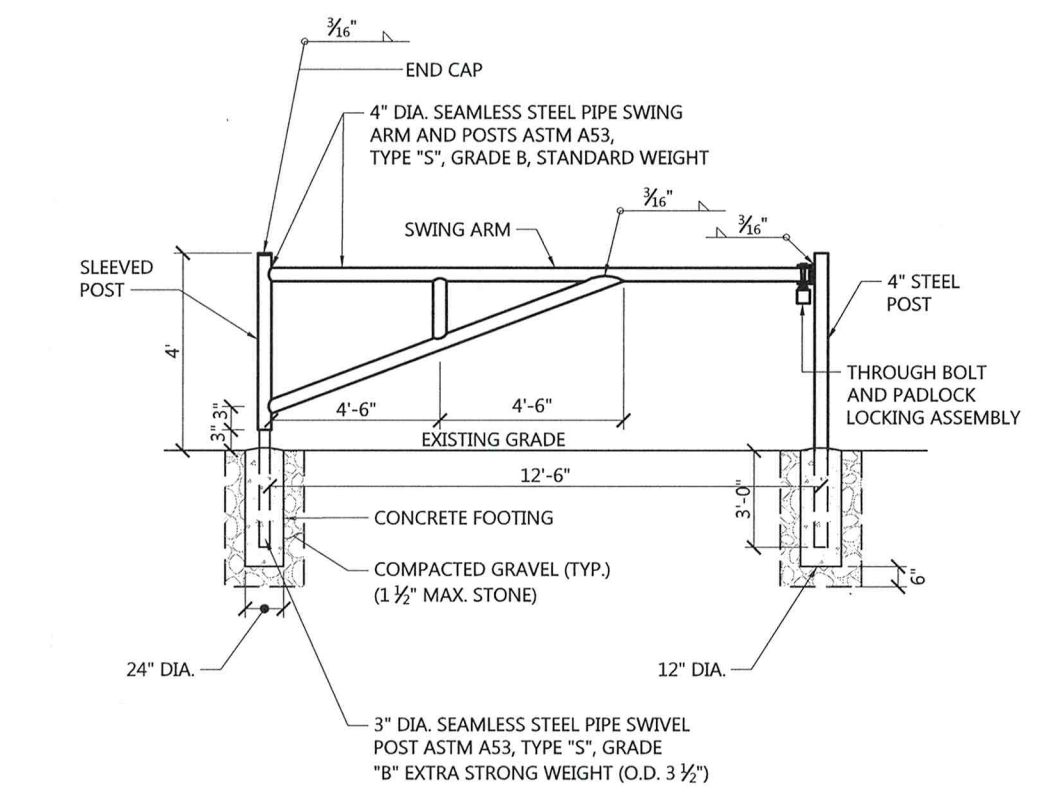
37' WIDE ELECTRIC EASEMENT

NOTED

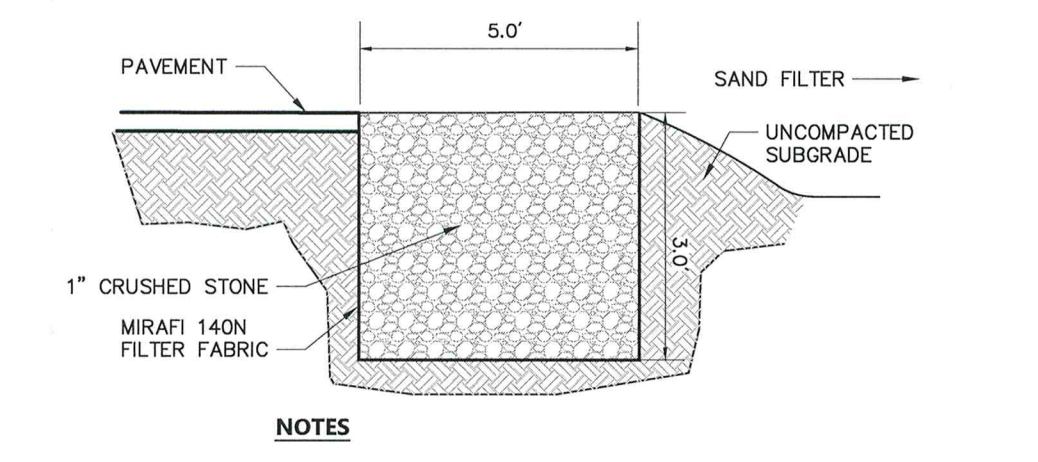
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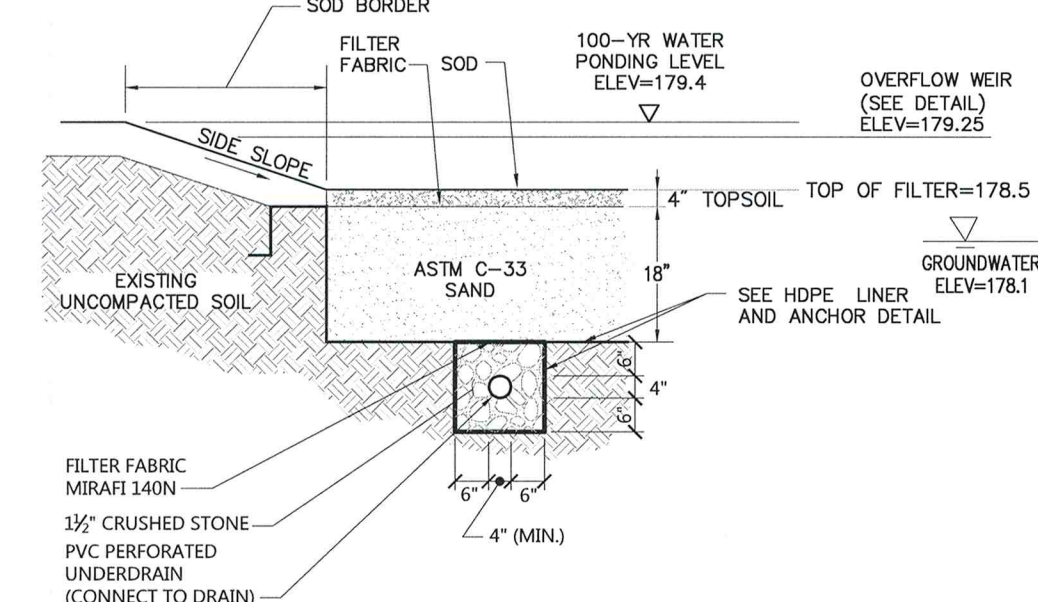
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10/25/2016	1/11/2016	1/11/2016	EDB	EDB	EDB	EDB	EDB	5	REVISED PER TOWN COMMENTS
	2		EDB	EDB	EDB	EDB	EDB	6	
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	4		EDB	EDB	EDB	EDB	EDB	8	



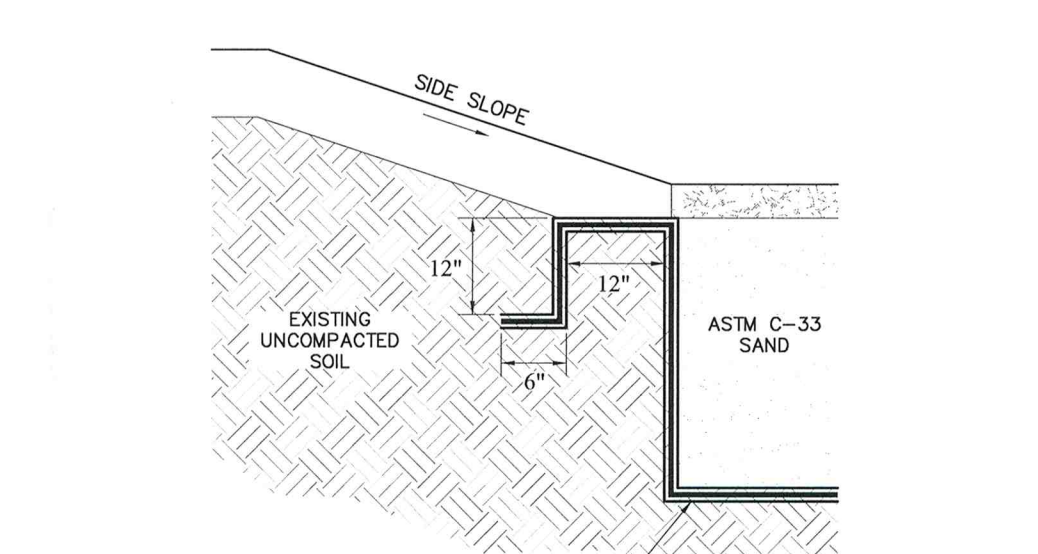
**Pipe Gate** 1/16  
 N.T.S. Source: VHB LD\_485



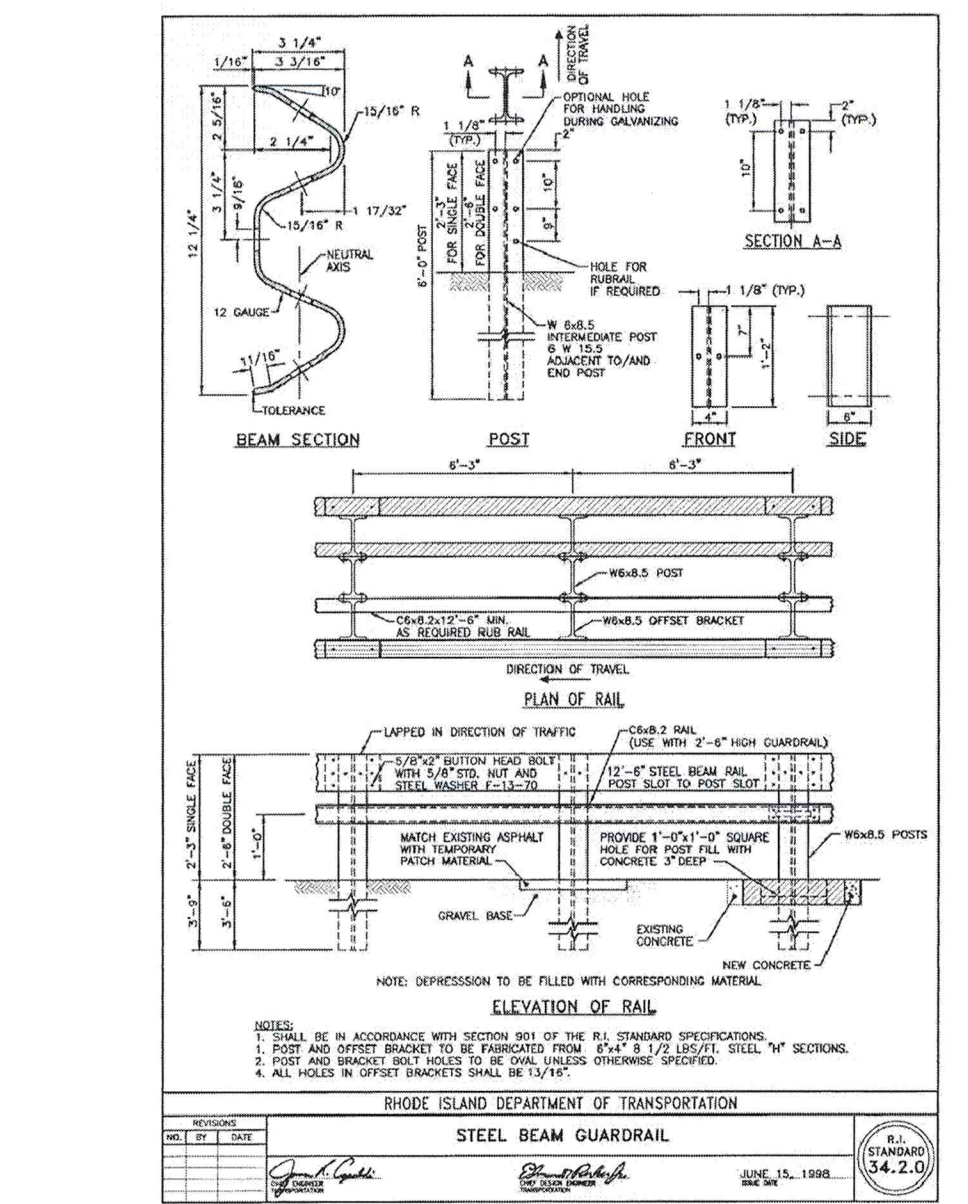
**Stone Diaphragm (SD-1)**  
 N.T.S. Source: VHB



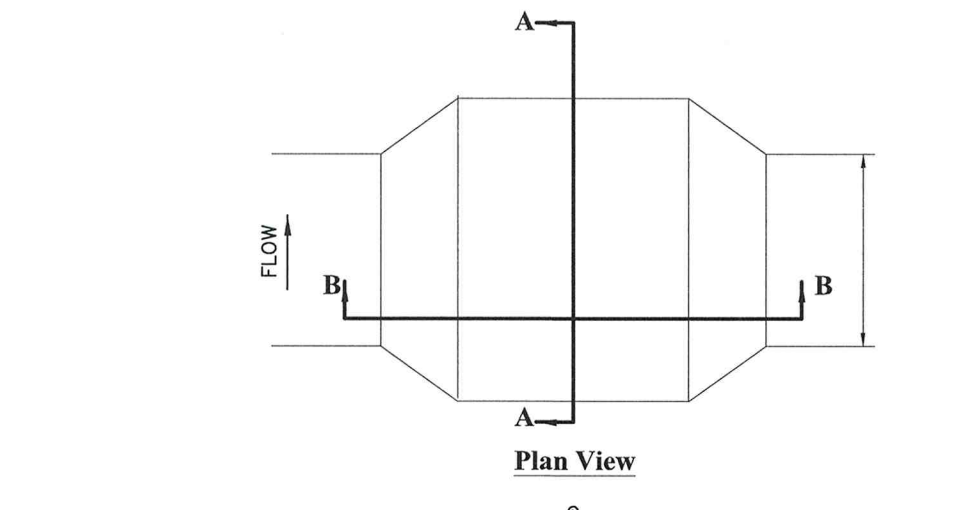
**Sand Filter (SF-1)** 6/08  
 N.T.S. Source: VHB Rev. LD\_352



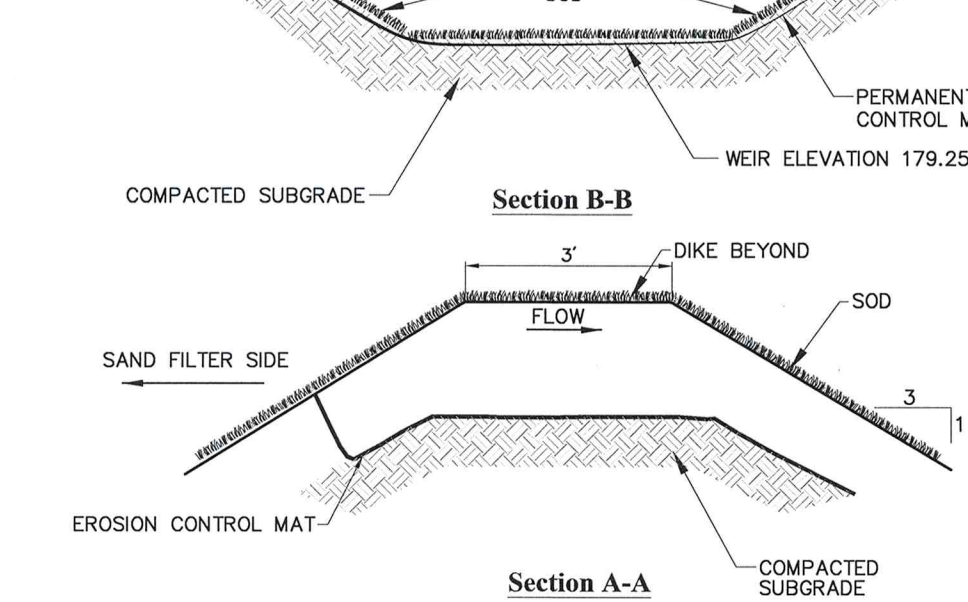
**HDPE Liner and Anchor Detail**  
 N.T.S. Source: VHB



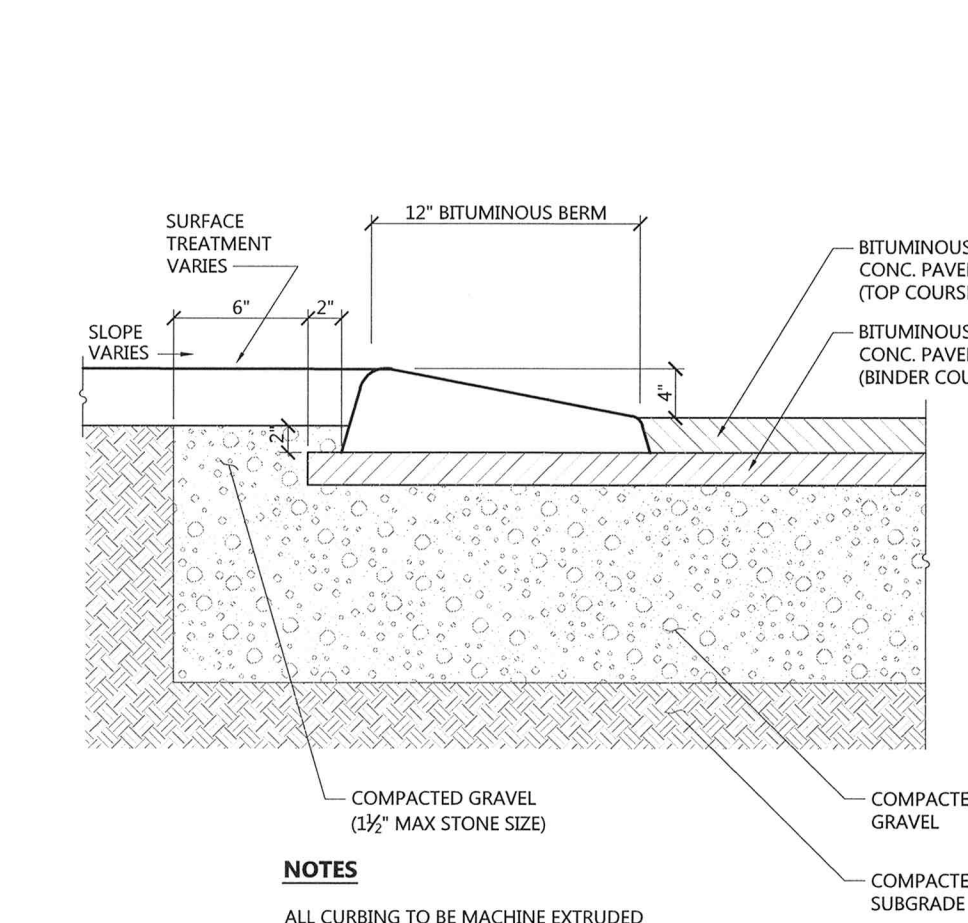
**Steel Beam Guardrail**  
 N.T.S. Source: VHB



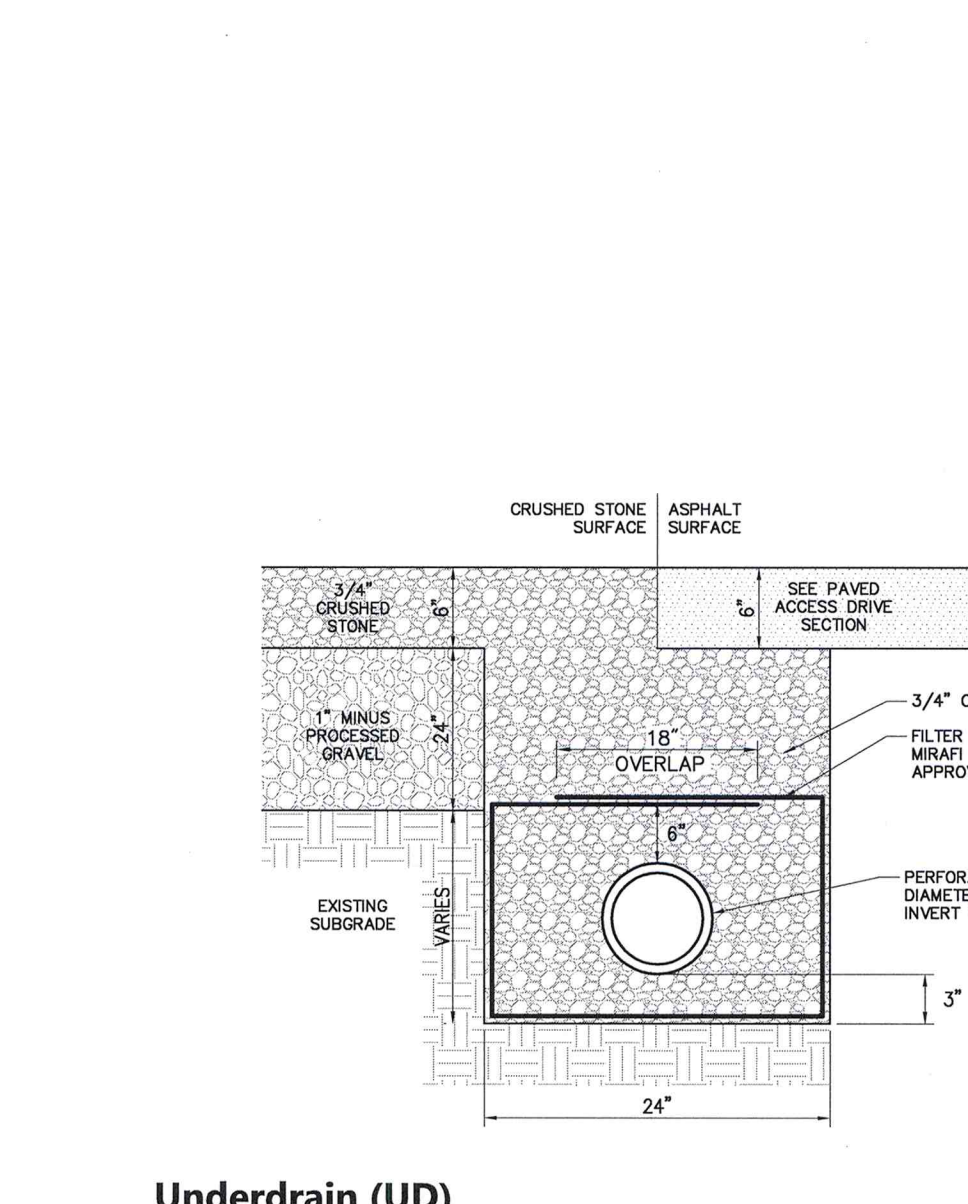
**Stone Protection** 1/16  
 N.T.S. Source: VHB LD\_134



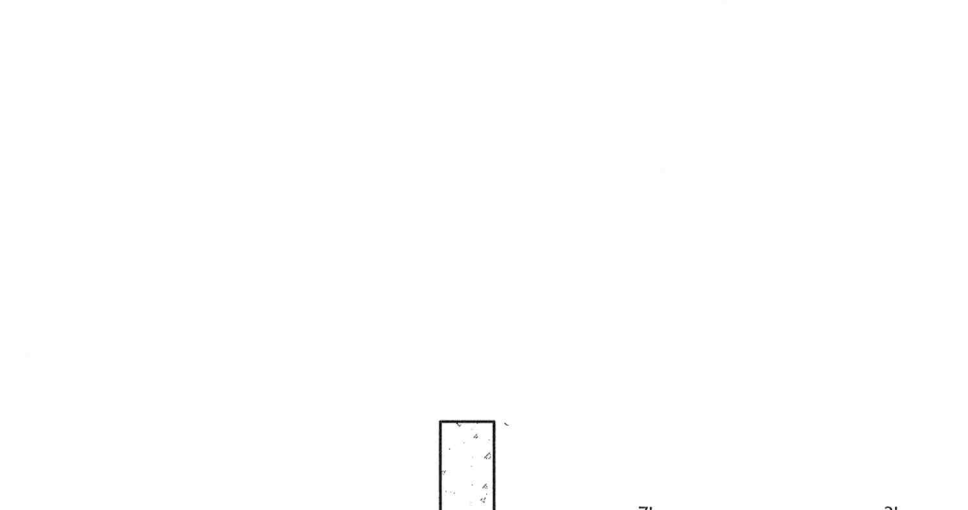
**Overflow Weir** 06/08  
 N.T.S. Source: VHB Rev. LD\_161



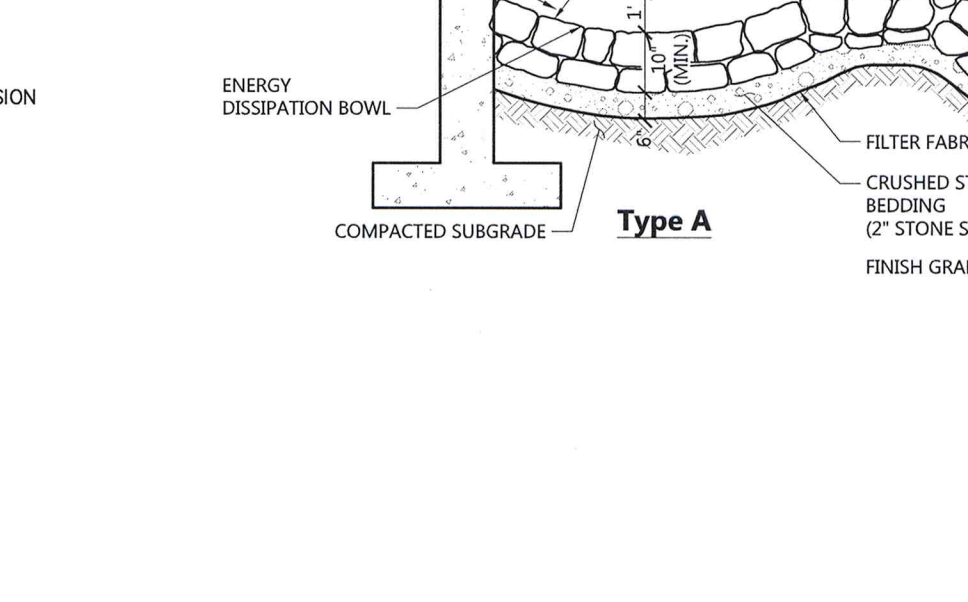
**Bituminous Berm (BB)** 1/16  
 N.T.S. Source: VHB Rev. LD\_407



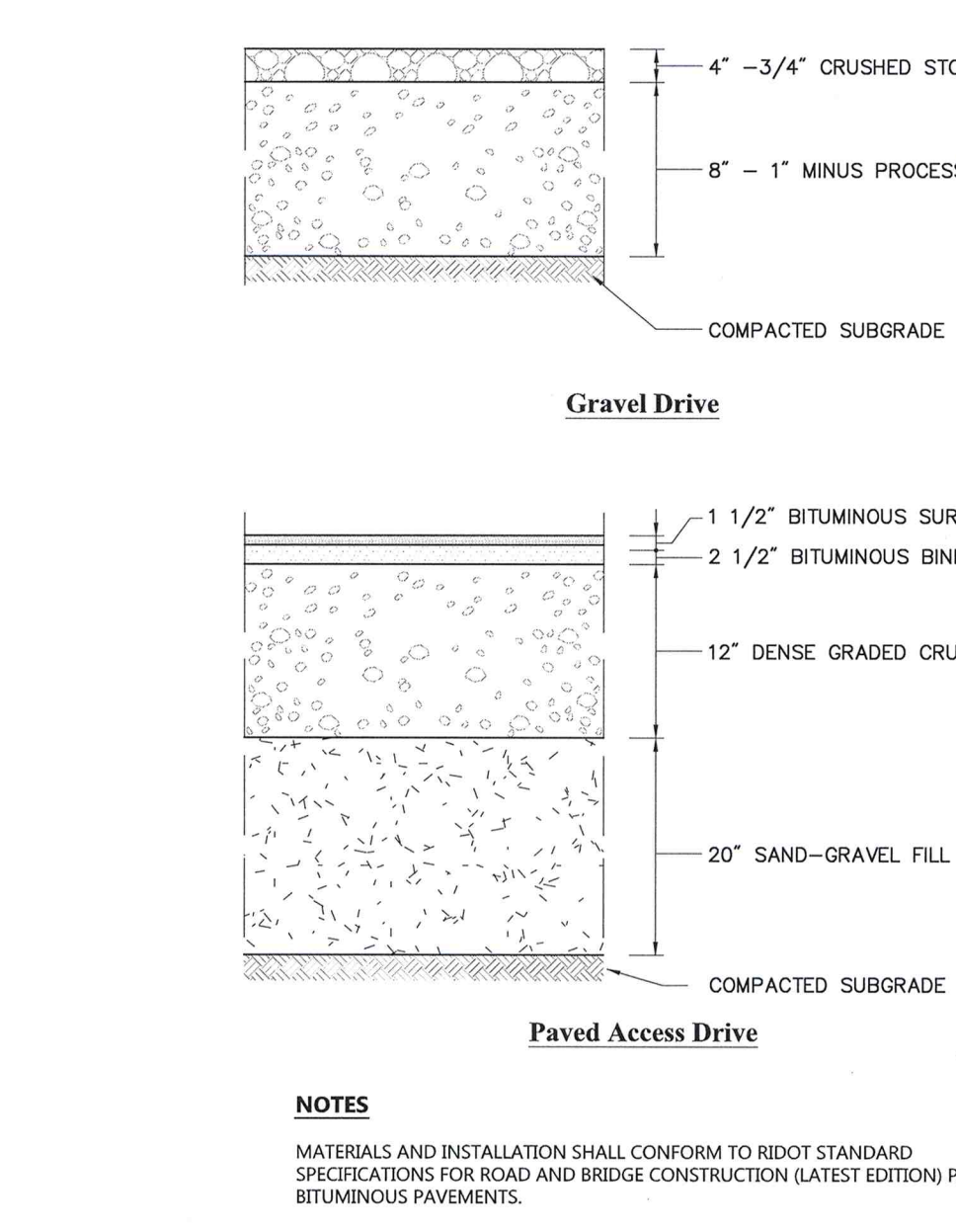
**Underdrain (UD)**  
 N.T.S. Source: VHB



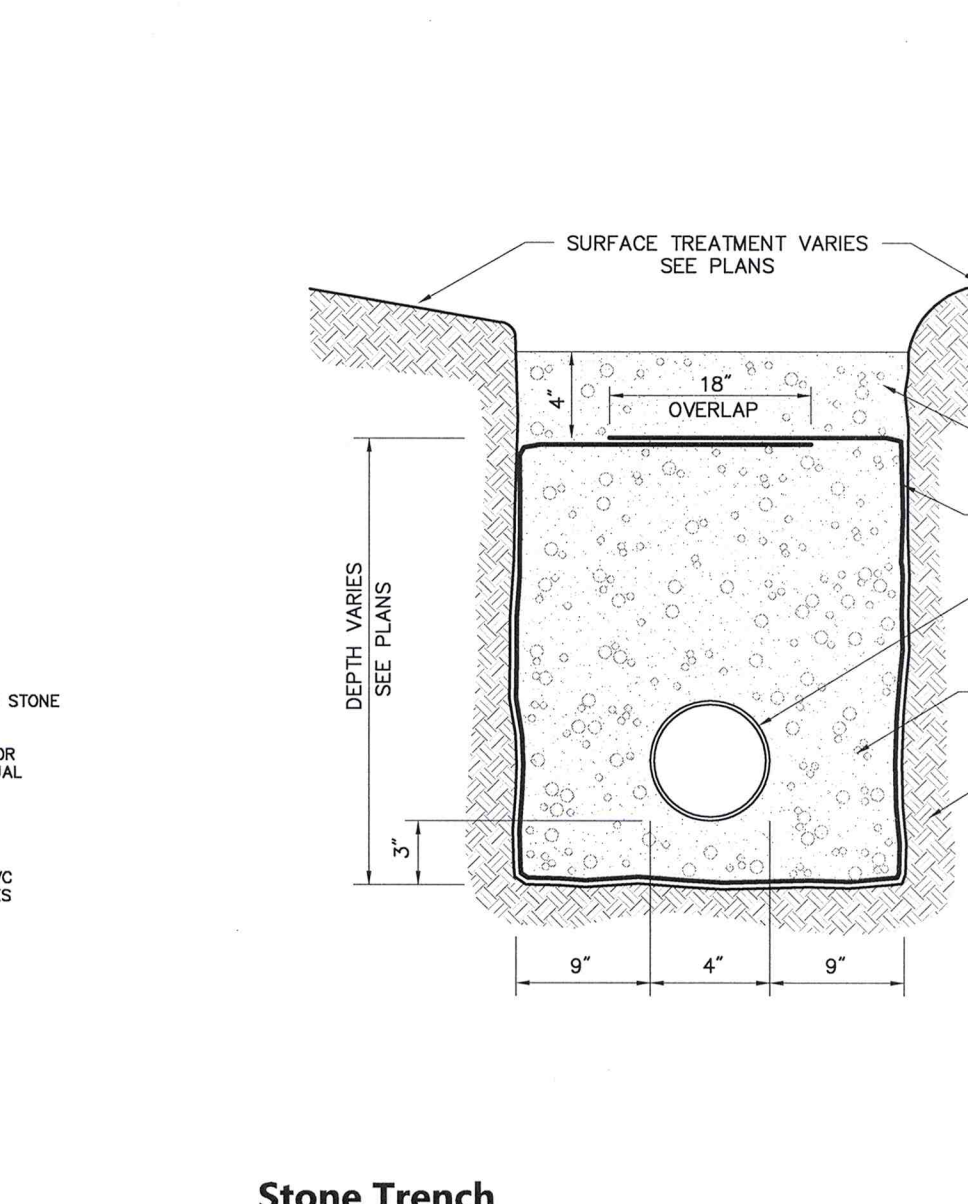
**Gravel Drive**



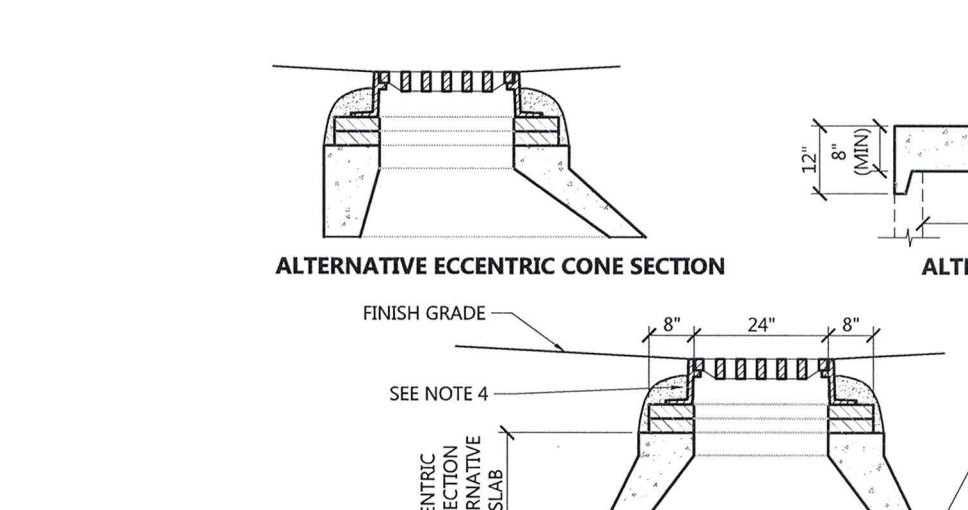
**Site Drive Sections** 12/11  
 N.T.S. Source: VHB Rev. LD\_430



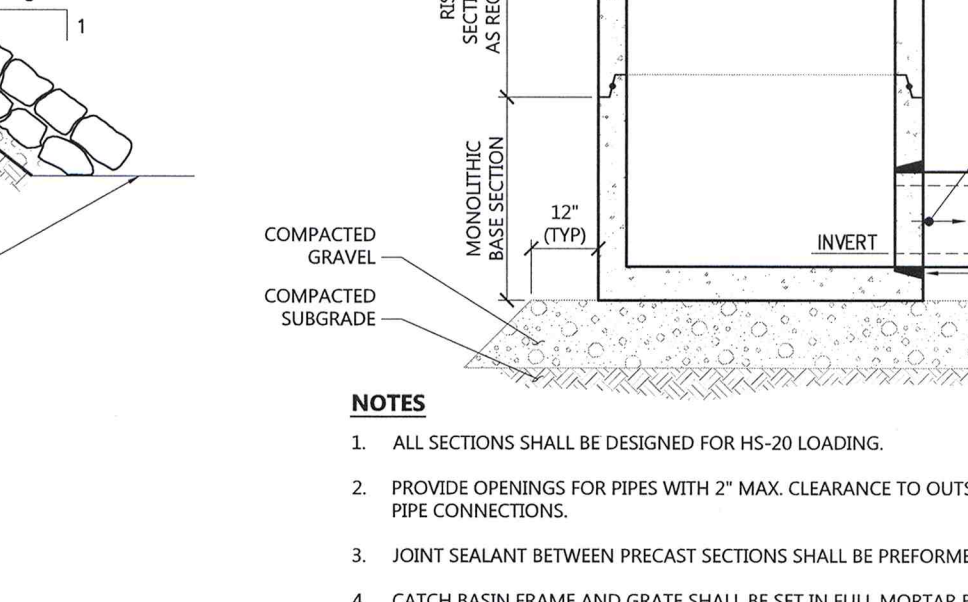
**Paved Access Drive**



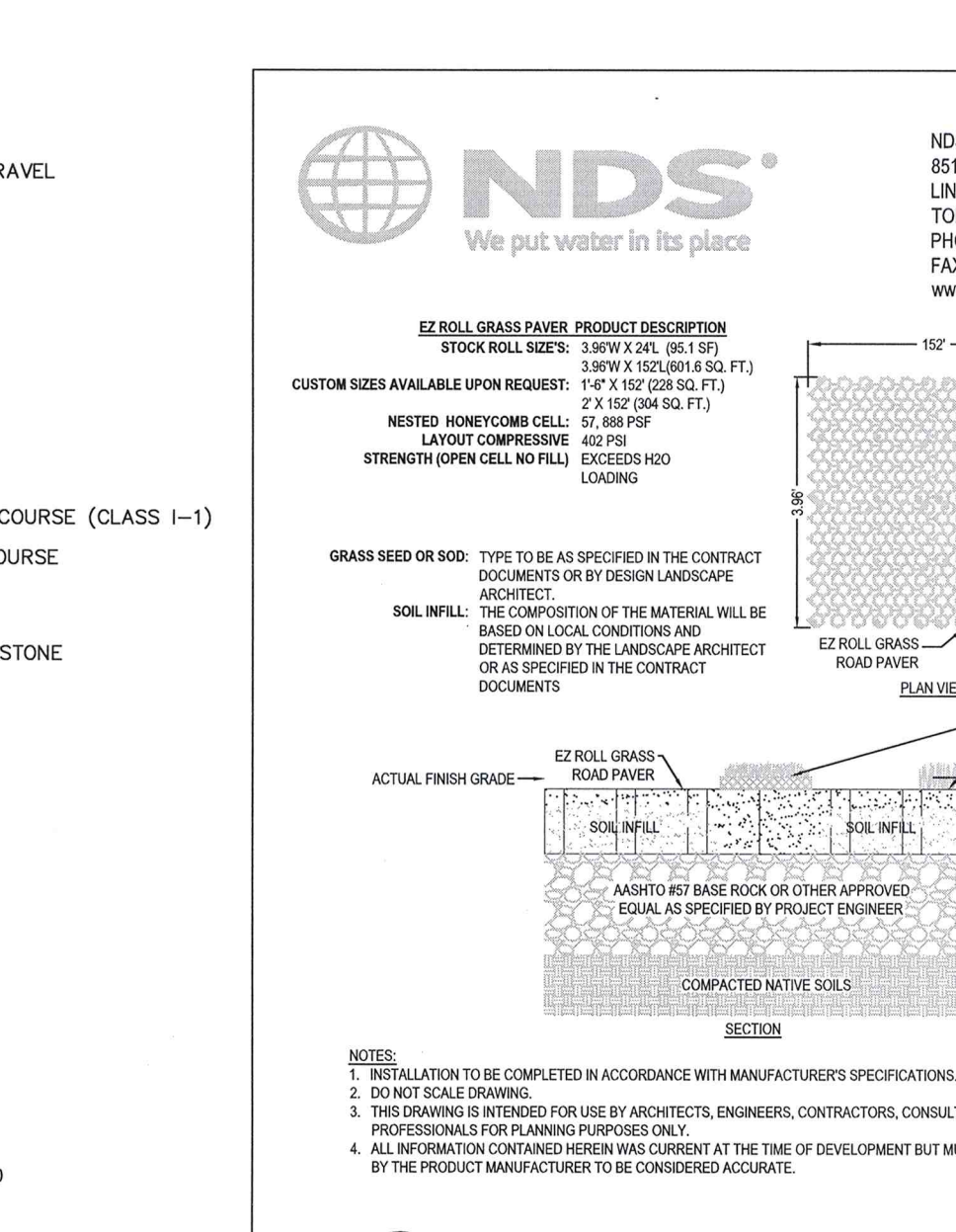
**Stone Trench** 1/16  
 N.T.S. Source: VHB Rev. LD\_184



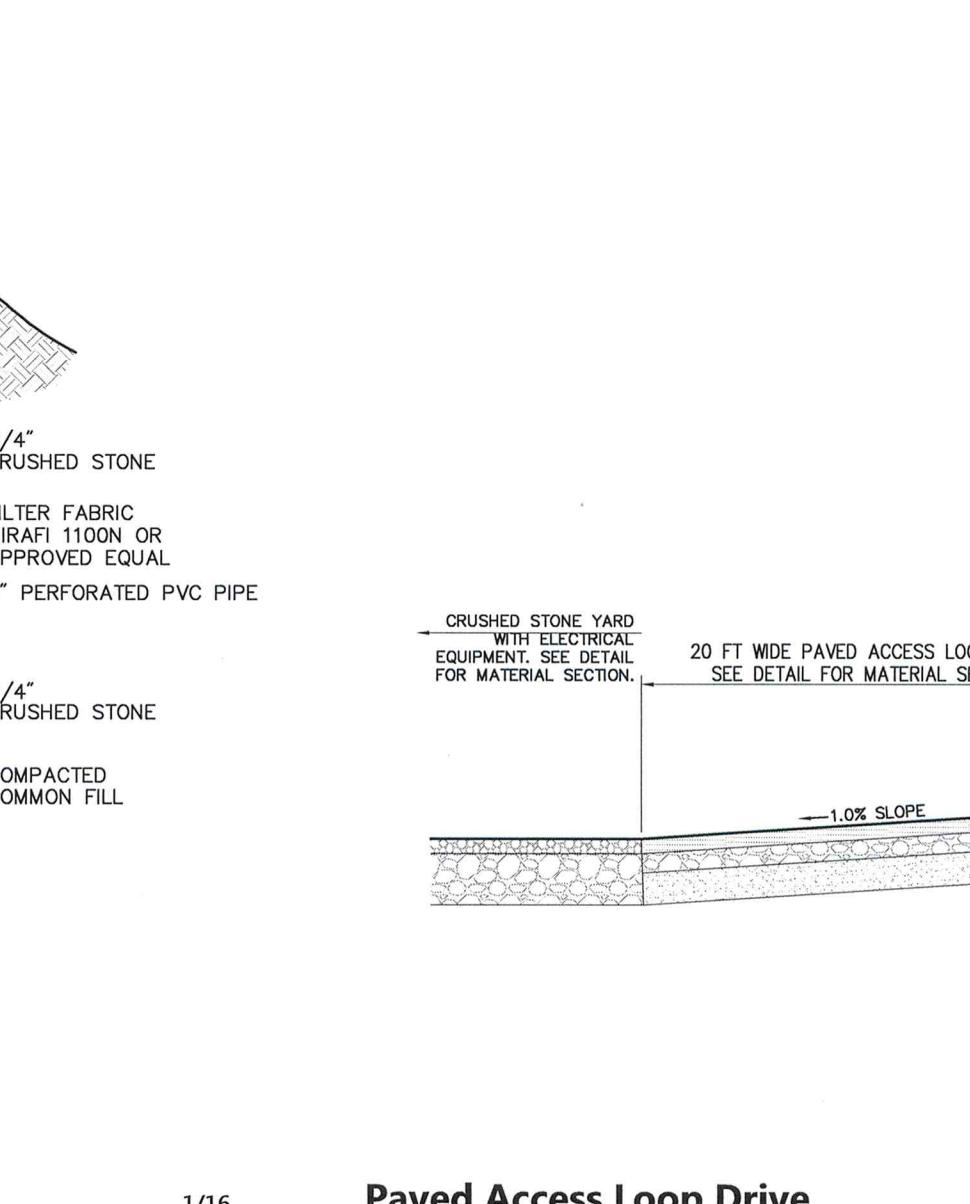
**Alternative Ecentric Cone Section**



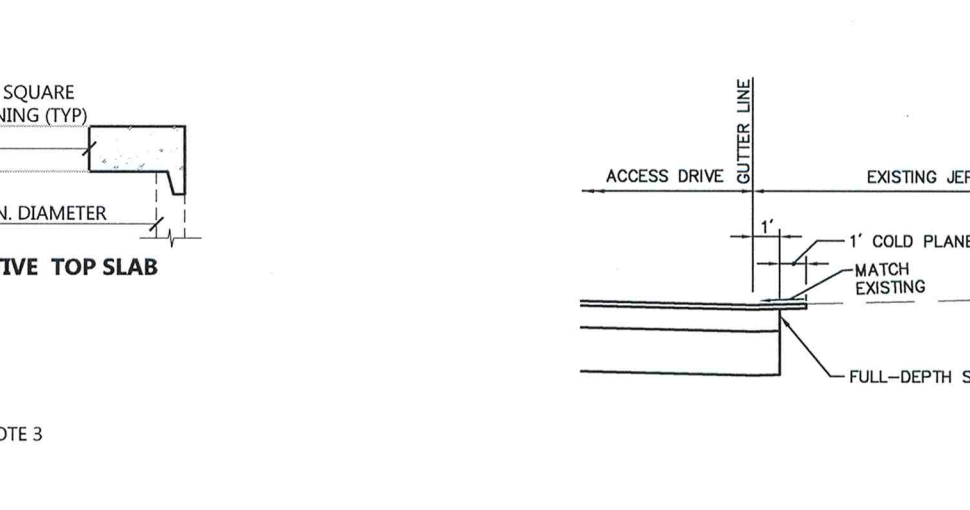
**Catch Basin (CB)** 1/16  
 N.T.S. Source: VHB Rev. LD\_100



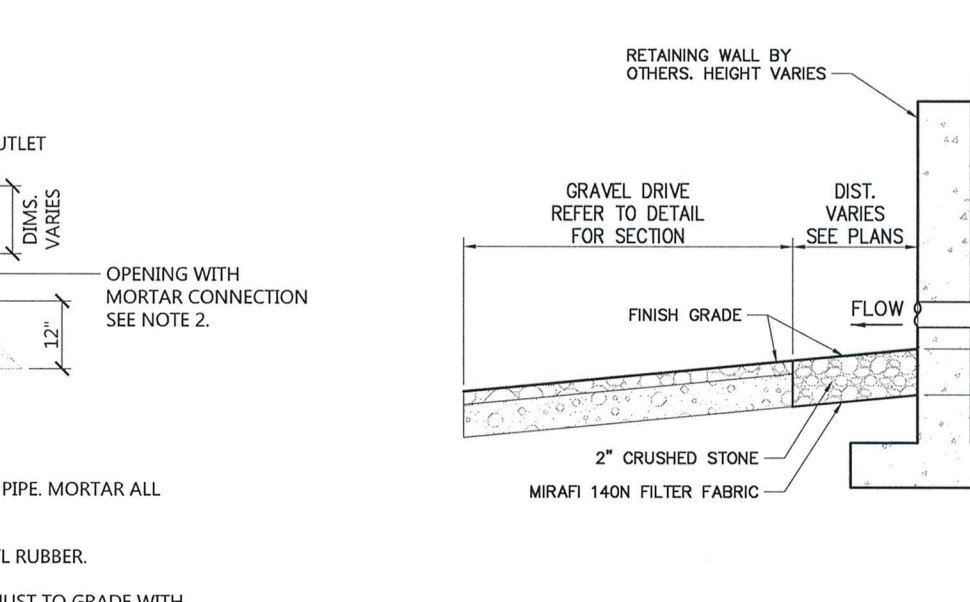
**EZ Roll Grass Paver** 12/11  
 N.T.S. Source: VHB Rev. LD\_430



**Paved Access Loop Drive** 10/16  
 N.T.S. Source: VHB



**Street Cut and Match Detail** 1/16  
 N.T.S. Source: VHB LD\_134



**Splash Pad**  
 N.T.S. Source: VHB

**NDS**  
 We put water in its place

NDS, INC.  
 851 NORTH HARVARD AVE.  
 LINDSAY, CA 93247  
 TOLL FREE: 1-800-726-1994  
 PHONE: (559) 562-8888  
 FAX: (559) 562-4888  
 www.ndspro.com

**EZ ROLL GRASS PAVER PRODUCT DESCRIPTION**  
 STOCK ROLL SIZES: 3.00' X 24' (66.1 sq ft)  
 3.00' X 18' (54.0 sq ft)  
 CUSTOM SIZES AVAILABLE UPON REQUEST: 1'4" X 12' (23.8 sq ft)  
 2' X 12' (24.0 sq ft)  
 NESTED HONEYCOMB CELL: 57, 88 PPF  
 LAYOUT COMPRESSIVE STRENGTH (OPEN CELL NO FILL): EXCEEDS 100 LBS/SQ YD

GRASS SEED OR SOD: TYPE TO BE AS SPECIFIED IN THE CONTRACT DOCUMENTS OR BY DESIGN LANDSCAPE ARCHITECT.  
 SOIL INFILL: THE COMPOSITION OF THE MATERIAL WILL BE BASED ON LOCAL CONDITIONS AND DETERMINED BY THE LANDSCAPE ARCHITECT OR AS SPECIFIED IN THE CONTRACT DOCUMENTS.

100% PLANTING LEVELS  
 100% PLANTING LEVELS  
 ACCORDING FRESH GRADE

**NOTES:**  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
 2. DO NOT SCALE DRAWING.  
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.  
 4. ALL INFORMATION CONTAINED HEREIN IS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

**EZ ROLL GRASS PAVERS**  
 MEDIUM LOAD  
 OR APPROVED EQUAL

REVISION DATE 8-24-2015

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**RENEE L. CODEGA**  
 No. 6517  
 REGISTERED PROFESSIONAL ENGINEER  
 4/7/16

**nationalgrid**

**AQUIDNECK ISLAND RELIABILITY PROJECT**  
**JEPSON SUBSTATION**  
 MIDDLETOWN and PORTSMOUTH, RI

**Site Details - Sheet 1**

SCALE: AS NOTED

**C-5**  
 6 of 14

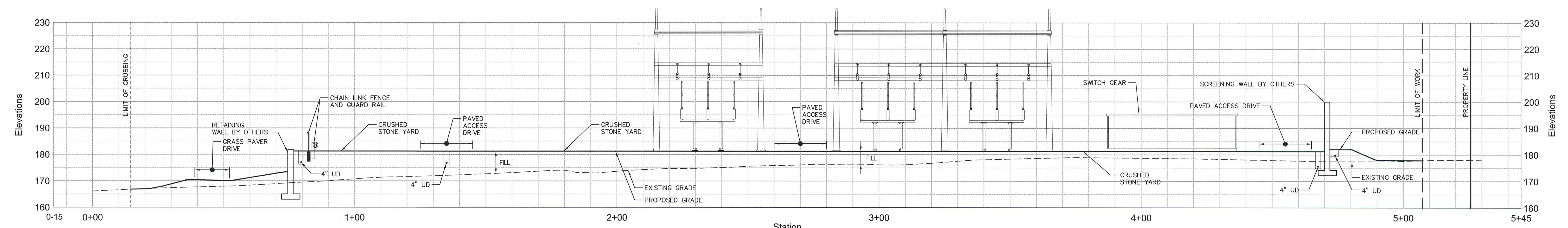
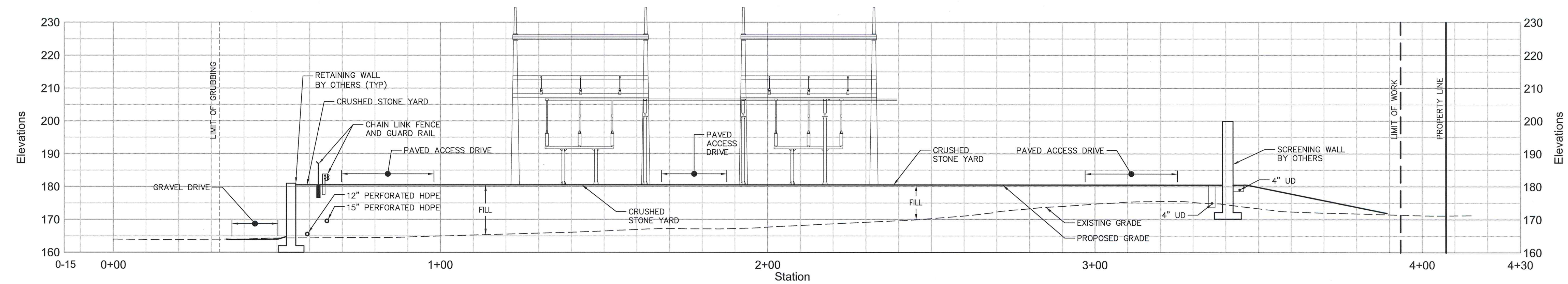




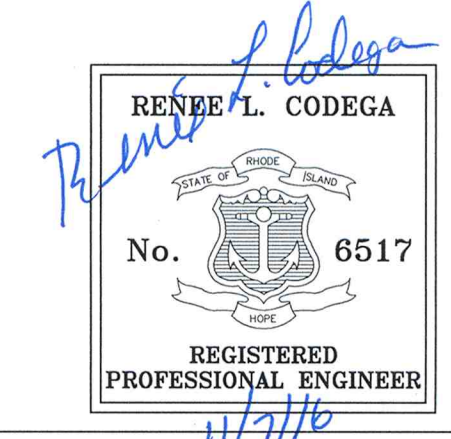


ORIGINAL DATE	REV. DATE	REV. DESCRIPTION	MADE BY	CHKD BY	INSP BY	REV. DATE	REV. DESCRIPTION	MADE BY	CHKD BY	INSP BY	REV. DATE	REV. DESCRIPTION
10/25/2016	11/17/2016	Per Town Comments	EOB	EOB	RLC	5		RLC	5			
						6						
						7						
						8						

10" I" ISSUE ON # 900007286  
VANASSE HANGEN BRUSTLIN, INC.



- NOTES**
- SEE DETAIL SHEETS FOR MATERIAL MAKEUP OF:
    - A. PAVED ACCESS DRIVE
    - B. GRAVEL DRIVE
    - C. CRUSHED STONE YARD



**Prepared By:**

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**AQUIDNECK ISLAND RELIABILITY PROJECT  
JEPSON SUBSTATION  
MIDDLETOWN and PORTSMOUTH, RI**

**Cross Sections - Sheet 1**

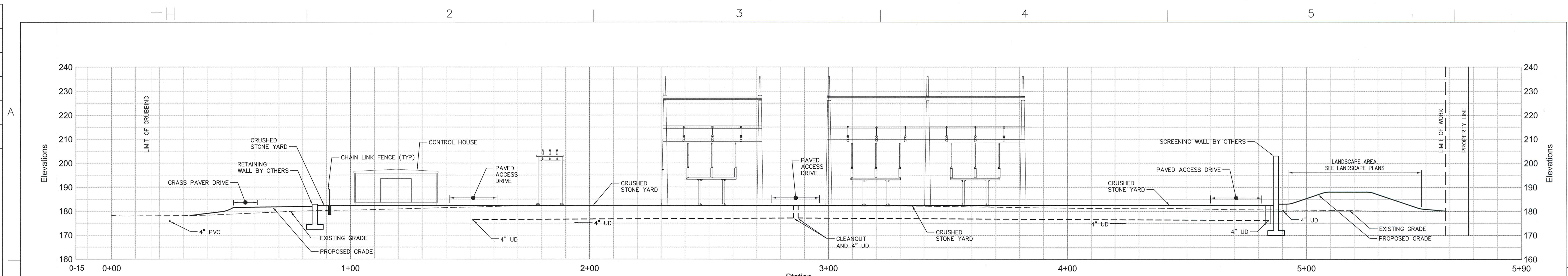
SCALE: AS NOTED

**C-7**  
8 of 14

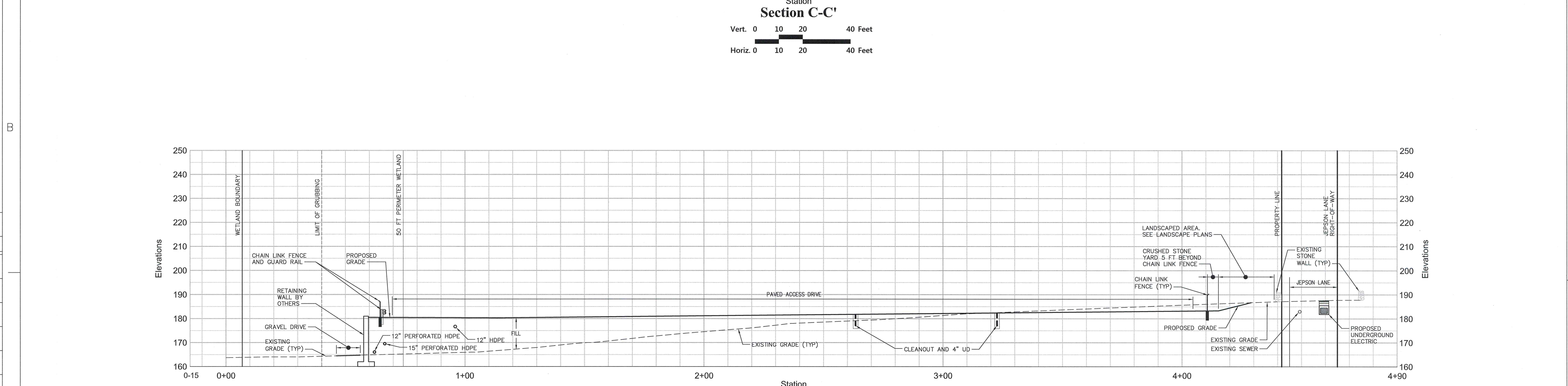
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ORIGINAL DATE	REV. DATE	DESCRIPTION	MADE	CHKD	INSP	REV'D	APVD	REV. DATE	DESCRIPTION
10/25/2016	11/7/2016	Per Tower Comments	ECB	RLC				5	
			ECB	RLC				6	
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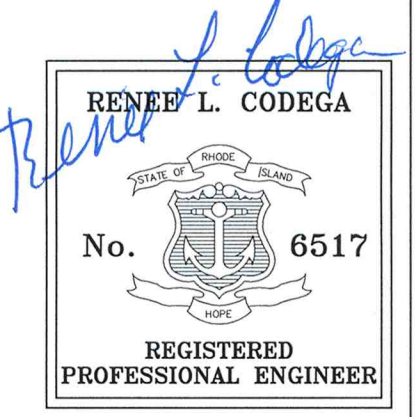


Station  
**Section C-C'**  
Vert. 0 10 20 40 Feet  
Horiz. 0 10 20 40 Feet



Station  
**Section D-D'**  
Vert. 0 10 20 40 Feet  
Horiz. 0 10 20 40 Feet

- NOTES**
- SEE DETAIL SHEETS FOR MATERIAL MAKEUP OF:
    - A. PAVED ACCESS DRIVE
    - B. GRAVEL DRIVE
    - C. CRUSHED STONE YARD



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**AQUIDNECK ISLAND RELIABILITY PROJECT  
JEPSON SUBSTATION  
MIDDLETOWN and PORTSMOUTH, RI**

**Cross Sections - Sheet 2**

\*10" ISSUE ON # 500077286  
HANSSE/FRANZEN/BRUSTLIN/INC.

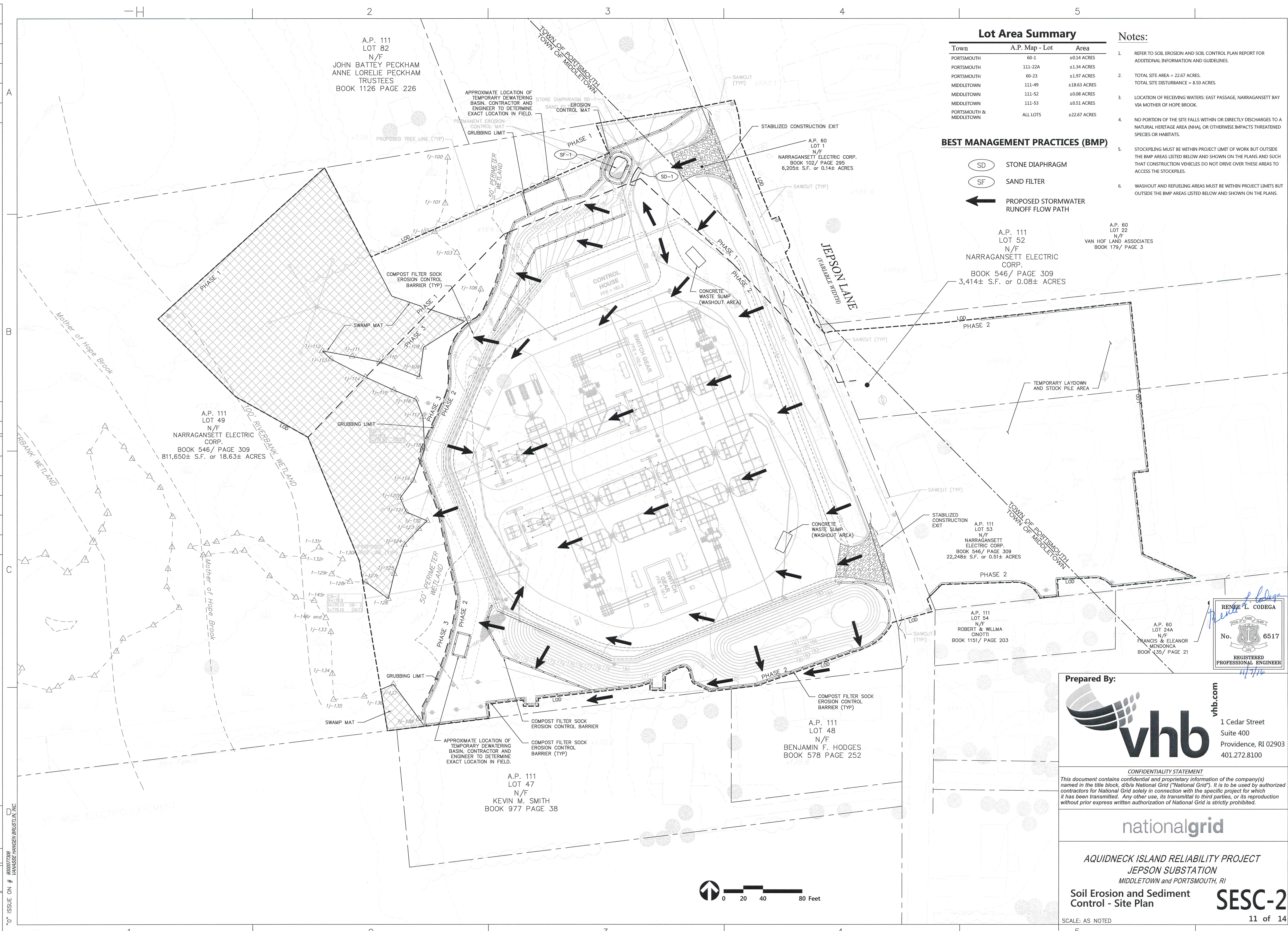
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ORIGINAL DATE	REV. DATE	REV. DESCRIPTION	MADE	CHKD	INSP	REVD	APVD	REV. DATE	REV. DESCRIPTION	MADE	CHKD	INSP	REVD	APVD
10/25/2016	11/7/2016	Per Town Comments	ECB	RC				5						
			ECB	RC				6						
			RC					7						
								8						



### Lot Area Summary

Town	A.P. Map - Lot	Area
PORTSMOUTH	60-1	±0.14 ACRES
PORTSMOUTH	111-22A	±1.34 ACRES
PORTSMOUTH	60-23	±1.97 ACRES
MIDDLETOWN	111-49	±18.63 ACRES
MIDDLETOWN	111-52	±0.08 ACRES
MIDDLETOWN	111-53	±0.51 ACRES
PORTSMOUTH & MIDDLETOWN	ALL LOTS	±22.67 ACRES

- ### Notes:
- REFER TO SOIL EROSION AND SOIL CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION AND GUIDELINES.
  - TOTAL SITE AREA = 22.67 ACRES.  
TOTAL SITE DISTURBANCE = 8.50 ACRES.
  - LOCATION OF RECEIVING WATERS: EAST PASSAGE, NARRAGANSETT BAY VIA MOTHER OF HOPE BROOK.
  - NO PORTION OF THE SITE FALLS WITHIN OR DIRECTLY DISCHARGES TO A NATURAL HERITAGE AREA (NHA), OR OTHERWISE IMPACTS THREATENED SPECIES OR HABITATS.
  - STOCKPILING MUST BE WITHIN PROJECT LIMIT OF WORK BUT OUTSIDE THE BMP AREAS LISTED BELOW AND SHOWN ON THE PLANS AND SUCH THAT CONSTRUCTION VEHICLES DO NOT DRIVE OVER THESE AREAS TO ACCESS THE STOCKPILES.
  - WASHOUT AND REFUELING AREAS MUST BE WITHIN PROJECT LIMITS BUT OUTSIDE THE BMP AREAS LISTED BELOW AND SHOWN ON THE PLANS.

### BEST MANAGEMENT PRACTICES (BMP)

- STONE DIAPHRAGM
- SAND FILTER
- PROPOSED STORMWATER RUNOFF FLOW PATH

A.P. 111 LOT 52 N/F NARRAGANSETT ELECTRIC CORP. BOOK 546/ PAGE 309 3,414± S.F. or 0.08± ACRES

A.P. 60 LOT 22 N/F VAN HOF LAND ASSOCIATES BOOK 179/ PAGE 3

A.P. 111 LOT 53 N/F NARRAGANSETT ELECTRIC CORP. BOOK 546/ PAGE 309 22,248± S.F. or 0.51± ACRES

A.P. 111 LOT 54 N/F ROBERT & WILLMA GINOTTI BOOK 1151/ PAGE 203

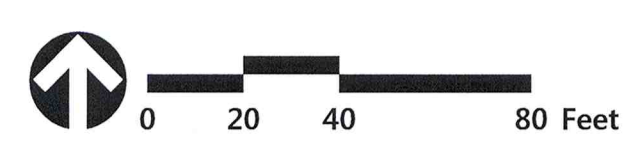
A.P. 60 LOT 24A N/F FRANCIS & ELEANOR MENDONCA BOOK 135/ PAGE 21

Prepared By: **RENEE L. CODEGA**  
  
 REGISTERED PROFESSIONAL ENGINEER

**vhb.com**  
  
 1 Cedar Street  
 Suite 400  
 Providence, RI 02903  
 401.272.8100

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**nationalgrid**  
 AQUIDNECK ISLAND RELIABILITY PROJECT  
 JEPSON SUBSTATION  
 MIDDLETOWN and PORTSMOUTH, RI  
 Soil Erosion and Sediment Control - Site Plan  
**SESC-2**  
 SCALE: AS NOTED  
 11 of 14

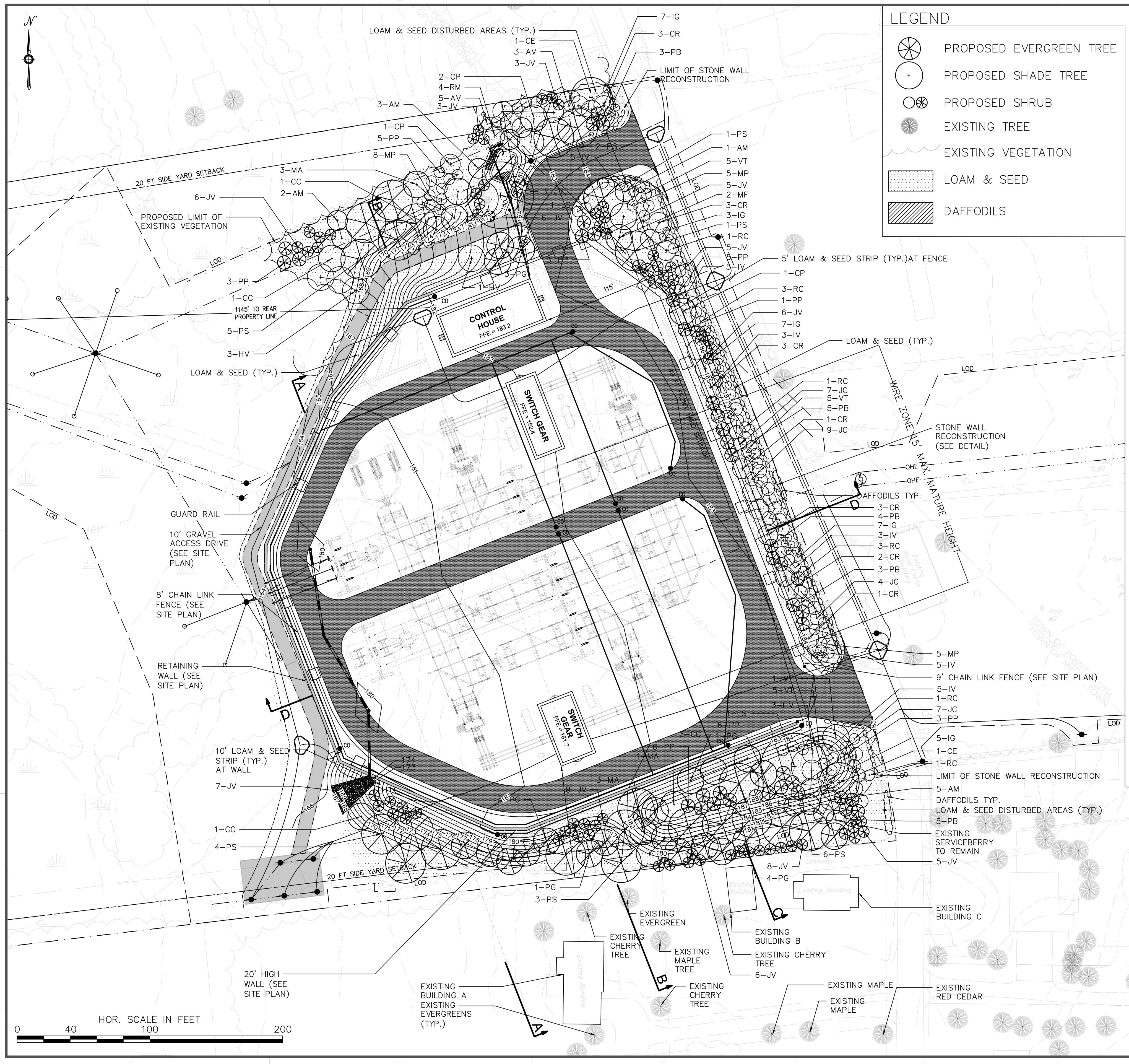


NOTED

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DATE	DESCRIPTION	BY	CHKD
02/04/15	ORIGINA	OCB	LAB
4/15	REVISIONS TO PLANTING PLAN	OCB	LAB
5/15	REVISIONS, AS PER COMMENTS	OCB	LAB
3/16	REVISIONS, AS PER COMMENTS	OCB	LAB
8/16	REVISIONS, AS PER COMMENTS	OCB	LAB
		CDC	



### LEGEND

- PROPOSED EVERGREEN TREE
- PROPOSED SHADE TREE
- PROPOSED SHRUB
- EXISTING TREE
- EXISTING VEGETATION
- LOAM & SEED
- DAFFODILS

### Planting Schedule

Plant Hardiness Zone 6b

Key	Qty	Botanical Name	Common Name	Ht. / Sprd.	Install Size	Spacing
<b>Shade Trees</b>						
AM	11	<i>Amelanchier canadensis</i>	Serviceberry	20'/15' Multi stem	8-10ft.	15ft.
CC	6	<i>Carpinus caroliniana</i>	American Hornbeam	25'/25'	2-2.5" Caliper	25ft.
CE	2	<i>Cercis canadensis</i>	Eastern Redbud	30'/30'	2-2.5" Caliper	30ft.
CP	4	<i>Crateagus phaenopyrum</i>	Washington Hawthorn	30'/30'	2-2.5" Caliper	30ft.
LS	2	<i>Liquidambar styraciflua</i>	Sweet Gum	80'/60'	2-2.5" Caliper	60ft.
MA	7	<i>Malus 'Donald Wyman'</i>	Crabapple	20'/20'	2-2.5" Caliper	20ft.
MF	3	<i>Malus 'Prairie Fire'</i>	Crabapple	20'/20'	2-2.5" Caliper	20ft.
<b>Evergreen Trees</b>						
JV	67	<i>Juniperus virginiana 'Emerald Sentinel'</i>	Eastern Red Cedar	20'/8'	5-7ft.	12ft.
PB	20	<i>Picea pungens 'Baby Blue Eyes'</i>	Baby Blue Eyes Spruce	15'/8'	5-6ft.	12ft.
PG	13	<i>Picea glauca</i>	White Spruce	50'/20'	6-7ft.	20ft.
PP	29	<i>Picea pungens 'Baker'</i>	Baker Blue Spruce	20'/10'	5-6ft.	15ft.
PS	22	<i>Pinus strobus</i>	White Pine	60'/30'	6-7ft.	20ft.
<b>Shrubs &amp; Bulbs</b>						
AV	8	<i>Azalea viscosum</i>	Swamp Azalea	10'/8'	3-4ft.	8ft. O.C.
CR	16	<i>Cornus racemosa</i>	Grey Dogwood	15'/15'	3-4ft.	6ft. O.C.
HV	7	<i>Hamamelis virginiana</i>	Witchhazel	15'/15'	4-5ft.	8ft. O.C.
IG	29	<i>Ilex glabra</i>	Inkberry	6'/6'	2-3ft.	6ft. O.C.
IV	26	<i>Ilex verticillata 'Winter Red'</i>	Winterberry	8'/8'	2-3ft.	6ft. O.C.
JC	27	<i>Juniperus chinensis 'Robusta Green'</i>	Robusta Green Juniper	12'/10'	4-5ft.	6ft. O.C.
MP	18	<i>Myrica pensylvanica</i>	Bayberry	8'/8'	4-5ft.	5ft. O.C.
RC	10	<i>Rosa 'New Dawn'</i>	Climbing Rose	8'/6'	2-3ft.	3ft. O.C.
RM	4	<i>Rhododendron maximum</i>	Rosebay Rhododendron	15'/15'	4-5ft.	15ft. O.C.
VT	15	<i>Viburnum trilobum</i>	Cranberrybush Viburnum	10'/10'	2-3ft.	8ft. O.C.
	2000	<i>Narcissi - Naturalizing Mix</i>	Daffodils	16"	Bulb	6" O.C.

### RI PERMANENT SLOPE SEED MIX

Botanical Name	Common Name	Lbs/1000 sq. ft.	Percent
<i>Festuca rubra</i>	Creeping Red Fescue (Pennlawn, Wintergreen)	0.45 lbs.	65.00%
<i>Agrostis gigantea</i>	Redtop (Streeker, Common)	0.05 lbs.	7.00%
<i>Lotus corniculatus</i>	Bird's Foot Trefoil (Empire, Viking) with inoculant	0.20 lbs.	28.00%
<b>Total</b>		<b>0.70 lbs.</b>	<b>100.00%</b>

### RI TEMPORARY SLOPE SEED MIX

Botanical Name	Common Name	Lbs/1000 sq. ft.	Percent
<i>Lolium multiflorum</i>	Annual Ryegrass	1.50 lbs	75.00%
<i>Lolium perenne</i>	Perennial Ryegrass	0.50 lbs.	25.00%
<b>Total</b>		<b>2.0 lbs.</b>	<b>100.00%</b>

(As recommended by RI Soil Erosion & Sediment Control Hand Book, August 2014; RI State Conservation Committee)

AECOM  
250 APOLLO DRIVE  
CHELSEA, MA 01924

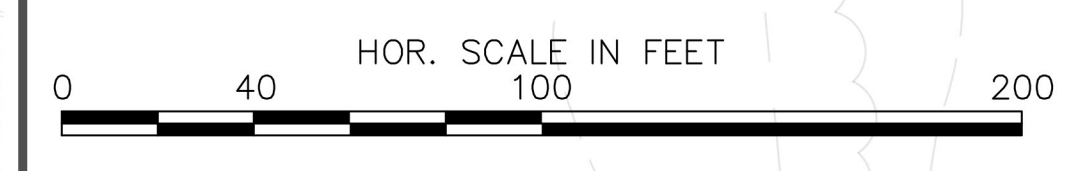
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**nationalgrid**

JEPSON SUBSTATION  
MIDDLETOWN, RHODE ISLAND  
LANDSCAPE PLAN  
L-001

Jonathan Slack  
10-25-16

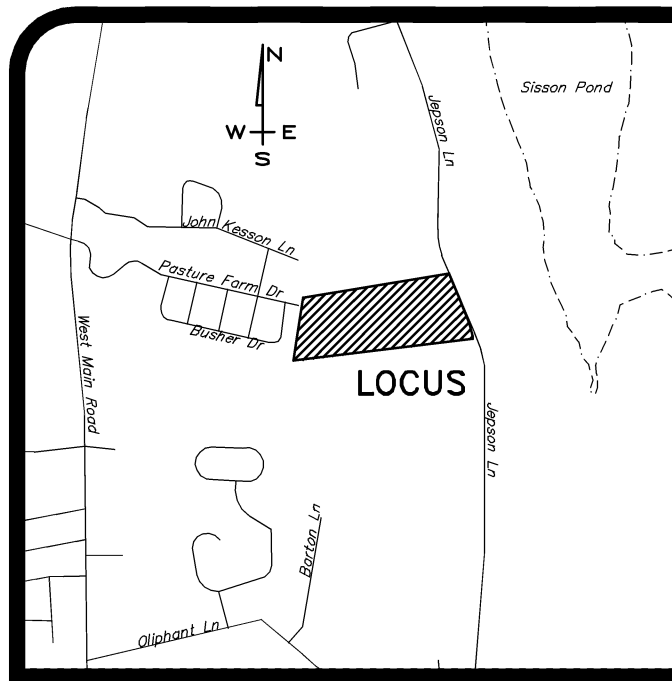
SCALE: AS NOTED





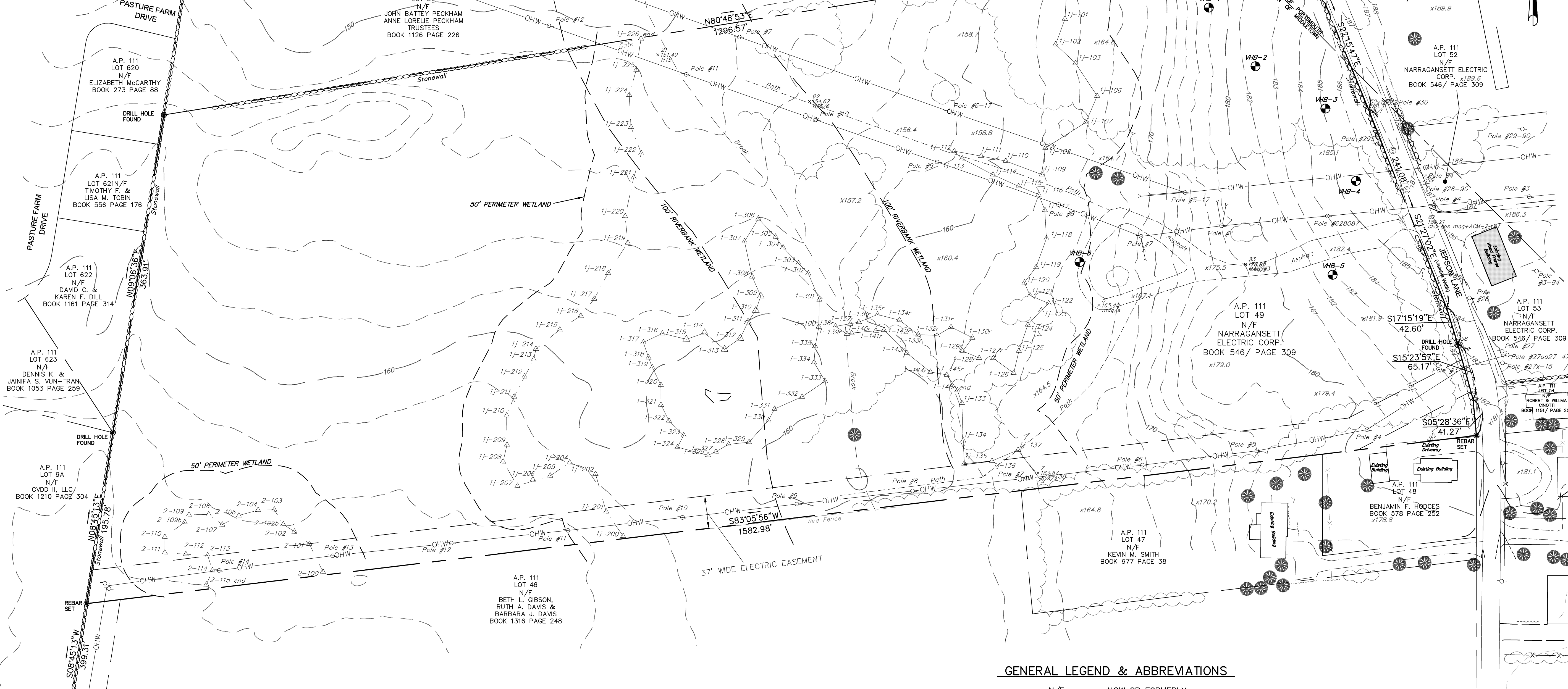






PARCEL DATA	PARCEL DATA
A.P. 111, LOT 49 (MIDDLETOWN) N/F NARRAGANSETT ELECTRIC CO. DEED BK. 145 / PG. 130 JEPSON LANE LOT AREA: 811,650 S.F.± OR 18.63 ACRES±	A.P. 60, LOT 1 (PORTSMOUTH) N/F NARRAGANSETT ELECTRIC CO. DEED BK. 102 / PG. 295 JEPSON LANE LOT AREA: 6,205 S.F.± OR 0.14 ACRES±
TOTAL LOT AREA: 817,855 S.F.± OR 18.77 ACRES±	

**LOCUS MAP  
N.T.S.**



**PLAN REFERENCES:**

- "PROPOSED PURCHASE OF LAND FOR NEWPORT ELECTRIC CORPORATION", PORTSMOUTH-MIDDLETOWN, RI, MAY, 1983 BY BIBEAULT AND FLORENTZ ENGINEERING CO., CIVIL ENGINEERS AND LAND SURVEYORS, 99 MAIN ST., WOONSOCKET, RI
- "PLAN OF LAND FOR JEPSON SUBSTATION" SITUATED ON JEPSON LANE, MIDDLETOWN & PORTSMOUTH, RI PREPARED FOR NATIONAL GRID BY GAROFALO AND ASSOCIATES, INC., 85 CORLISS ST., PROVIDENCE, RI DATED 12/8/09
- "CONSERVATION EASEMENT SURVEY PLAN" PREPARED FOR AQUINECK LAND TRUST PREPARED BY NARRAGANSETT ENGINEERING, INC., 3102 EAST MAIN RD., PORTSMOUTH, RI DATED 5/2/08
- "RE-SUBDIVISION OF LAND FOR ADELINA FARIA" PREPARED BY BOARDMAN ASSOCIATES, 1028 EAST MAIN RD., PORTSMOUTH, RI DATED NOV., 1993
- ADMINISTRATIVE SUBDIVISION "OMNI ESTATES", AP 111 LOTS 8, 9, 9A & 10, WEST MAIN RD, MIDDLETOWN, RI FOR CVDI, LLC PREPARED BY LEDDY LAND SURVEYING CO., ATTLEBORO, MA DATED JULY, 2012
- "LOT LAYOUT, WEST MEADOW SUBDIVISION PLAT III, LOTS 3 & 4", MIDDLETOWN, RI PREPARED BY BOARDMAN ASSOCIATES, 21 KING CHARLES DR, PORTSMOUTH, RI DATED JUNE, 1990
- "LAND OF JAMES A. PECKHAM", JEPSON LANE, PORTSMOUTH, RI, OCTOBER 1, 1975 DRAWN BY FRANCIS J. O'LAUGHLIN, LAND SURVEYOR
- "NEWPORT ELECTRIC CORPORATION PROPOSED 37' WIDE EASEMENT ACROSS PROPERTY OF WILLIAM AND BERTHA C. KOELER", JEPSON LANE, MIDDLETOWN, RI NOV., 1954
- "PARCEL "A", LAND OF JENNIE NEVILLE, MIDDLETOWN, RI, FEB., 24, 1970, DRAWING NO. S-4-223"

**NOTES:**

- THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF MIDDLETOWN AND PORTSMOUTH, RHODE ISLAND, NEWPORT COUNTY, MAP NO. 4400SC0092H, HAVING AN EFFECTIVE DATE OF APRIL 5, 2010 AND MAP NO. 4400SC0091J, HAVING AN EFFECTIVE REVISION DATE OF SEPTEMBER 4, 2013.
- HORIZONTAL DATUM: UTM 19 - NAD 83  
VERTICAL DATUM: NAVD 88
- ELEVATIONS FOR THIS SITE ESTABLISHED USING CGS DISK "RESERVOIR"
- WETLANDS DELINEATED BY VANASSE HANGEN BRUSTLIN, INC

**GENERAL LEGEND & ABBREVIATIONS**

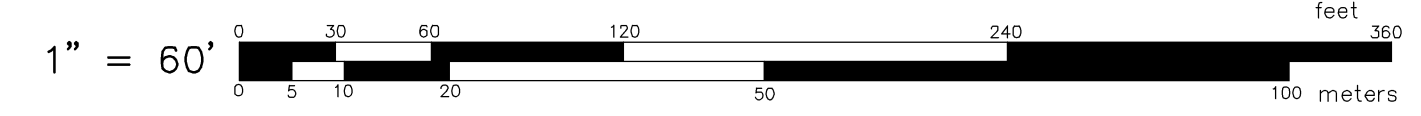
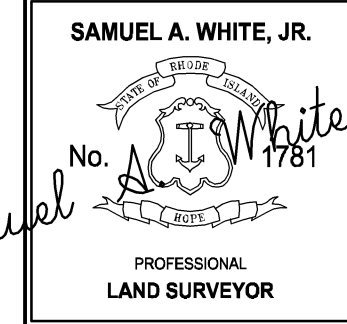
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
AC.	ACRES
FND	FOUND
GB	GRANITE BOUND
IR	IRON ROD
IP	IRON PIPE
x50.0	SPOT GRADE
	TREELINE/SHRUBLINE

**CERTIFICATION:**

THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

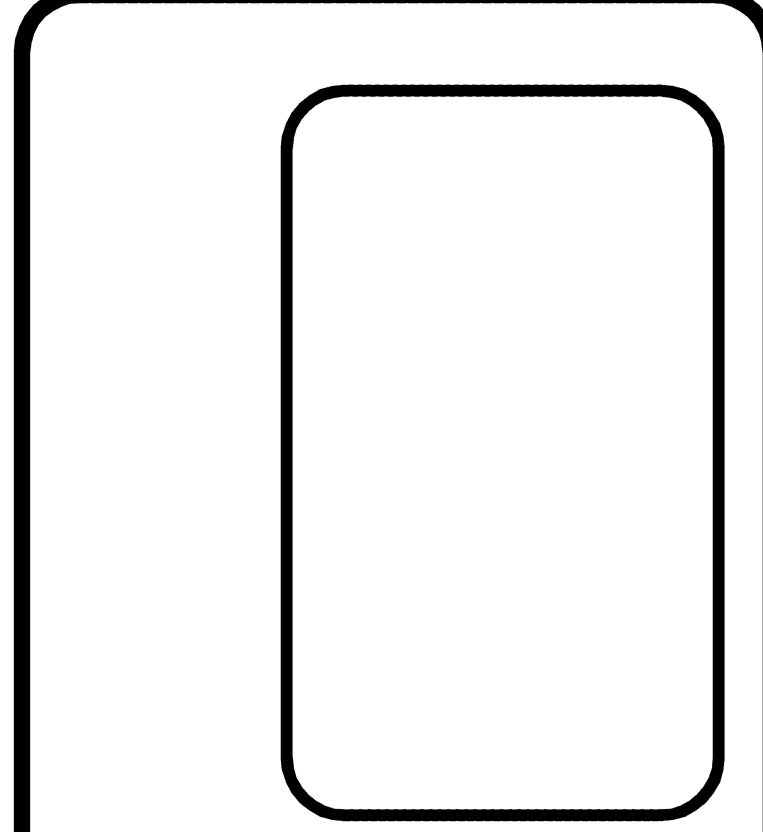
BOUNDARY SURVEY - CLASS I  
TOPOGRAPHY - CLASS III

BY: *Samuel A. White, Jr.*  
PROFESSIONAL LAND SURVEYOR REG. NO. DATE



EXISTING CONDITIONS SURVEY  
SITUATED ON  
JEPSON LANE  
MIDDLETOWN AND  
PORTSMOUTH, RI  
PREPARED FOR  
THE NARRAGANSETT ELECTRIC  
COMPANY  
d/b/a NATIONAL GRID

NO.	REVISION	BY	DATE
1.	1 FT CONTOURS ADDED	RSE	5/01/15
2.	TEST PITS	RSE	9/16/16



**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

Garofalo & Associates, Inc.  
These drawings are the property of the engineer/surveyor and have been prepared for the use of the owner for the project on this site and are not to be used for any other purpose, location or owner without written consent of this owner or one of its directors.

85 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, R.I. 02940  
TEL. 401-273-6000

JOB NO. 6968.00	DRAWN BY RSE
DWG. NO. 6968-ECS	CALCS BY RSE
SCALE: 1"=60'	APPROVED SAW
	DATE: SEPT., 2014

SHEET

**1**

1 OF 1 SHEETS



DATE	ORIGINAL	REVISIONS	DESCRIPTION	MADE	CHKD	INSP	REVD	APVD	REV	DATE	REVISIONS	DESCRIPTION	MADE	CHKD	INSP	REVD	APVD
02/04/15	OCB	1	PLANTING PLAN														
	LAB	2	REVISIONS, AS PER COMMENTS														
		3	REVISIONS, AS PER COMMENTS														
		4	REVISIONS, AS PER COMMENTS														



### Planting Schedule

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Prepared by RI Soil Erosion & Sediment Control Handbook August 2014; RI State Conservation Committee)

**AECOM**  
AECOM  
250 APOLLO DRIVE  
CHELSEA, MA 01924

**nationalgrid**

**JEPSON SUBSTATION  
MIDDLETOWN, RHODE ISLAND  
LANDSCAPE PLAN  
L-001**

SCALE: AS NOTED





# Oblique Rendering





SIMULATION



Aquidneck Island Reliability Project  
Newport County, Rhode Island

**Proposed Jepson Substation Screening:  
5-7 Years Following Installation**

January 2016

Viewpoint and Camera Technical Data

Viewpoint Location.....Lat/Long: 41° 32' 41.17" N, 71° 16' 47.17" W  
 Camera Type.....Nikon D200  
 Field of View..... 36°  
 Photograph View Direction.....Northwest  
 Time of Photograph.....5:14 PM  
 Date Photograph Taken.....November 20, 2014  
 Distance to Station.....394 Feet

Viewpoint Location and View Direction



Original Photograph



Prepared For: Prepared By:

nationalgrid  
**onisland** AQUIDNECK ISLAND RELIABILITY  
 edr  
 www.edrdpc.com





**Aquidneck Island Reliability Project**  
Newport County, Rhode Island  
**Smith Residence - View to the northeast - Existing View**  
January 2017





**Aquidneck Island Reliability Project**  
Newport County, Rhode Island  
**Smith Residence - View to the northeast - Proposed screening at 5 year maturity**  
January 2017

Scenario A: Proposed plantings on Jepson property

Sheet 4 of 6





**Aquidneck Island Reliability Project**  
Newport County, Rhode Island  
**Smith Residence - View to the northeast - Proposed screening at 5 year maturity**  
January 2017

Scenario B: Proposed plantings and screening wall on Jepson property

Sheet 5 of 6



# Oblique Rendering



Existing Conditions



# Street-Level Rendering



Existing Conditions





**Aquidneck Island Reliability Project**

Newport County, Rhode Island

Jepson Lane - View to the North - Existing View of Option 1 - Re Use of Existing Jepson Parcel

March 2017

Sheet 3 of 6







**Aquidneck Island Reliability Project**

Newport County, Rhode Island

Jepson Lane - View to the North - Rendering of Option 1 - Re-Use of Existing Jepson Substation Parcel

March 2017

Sheet 4 of 6







**Aquidneck Island Reliability Project**

Newport County, Rhode Island

Jepson Lane - View to the Southeast - Existing View of Option 1 - Re Use of Existing Jepson Parcel

March 2017

Sheet 5 of 6







**Aquidneck Island Reliability Project**

Newport County, Rhode Island

Jepson Lane - View to the Southeast - Rendering of Option 1 - Re-Use of Existing Jepson Substation Parcel

March 2017

Sheet 6 of 6

