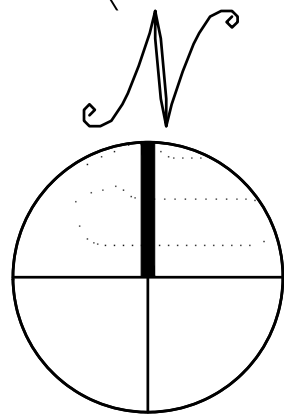


515 HENSHAW ST., ROCHDALE, MA. 01542
1193.400 kW DC STC RATED SOLAR ELECTRIC SYSTEM

TECHNOLOGY DRIVE, SUITE 100
LOWELL, MA 01851
PHONE: (888) 898-6273
FAX: (888) 843-6778
WWW.BORREGOSOLAR.COM

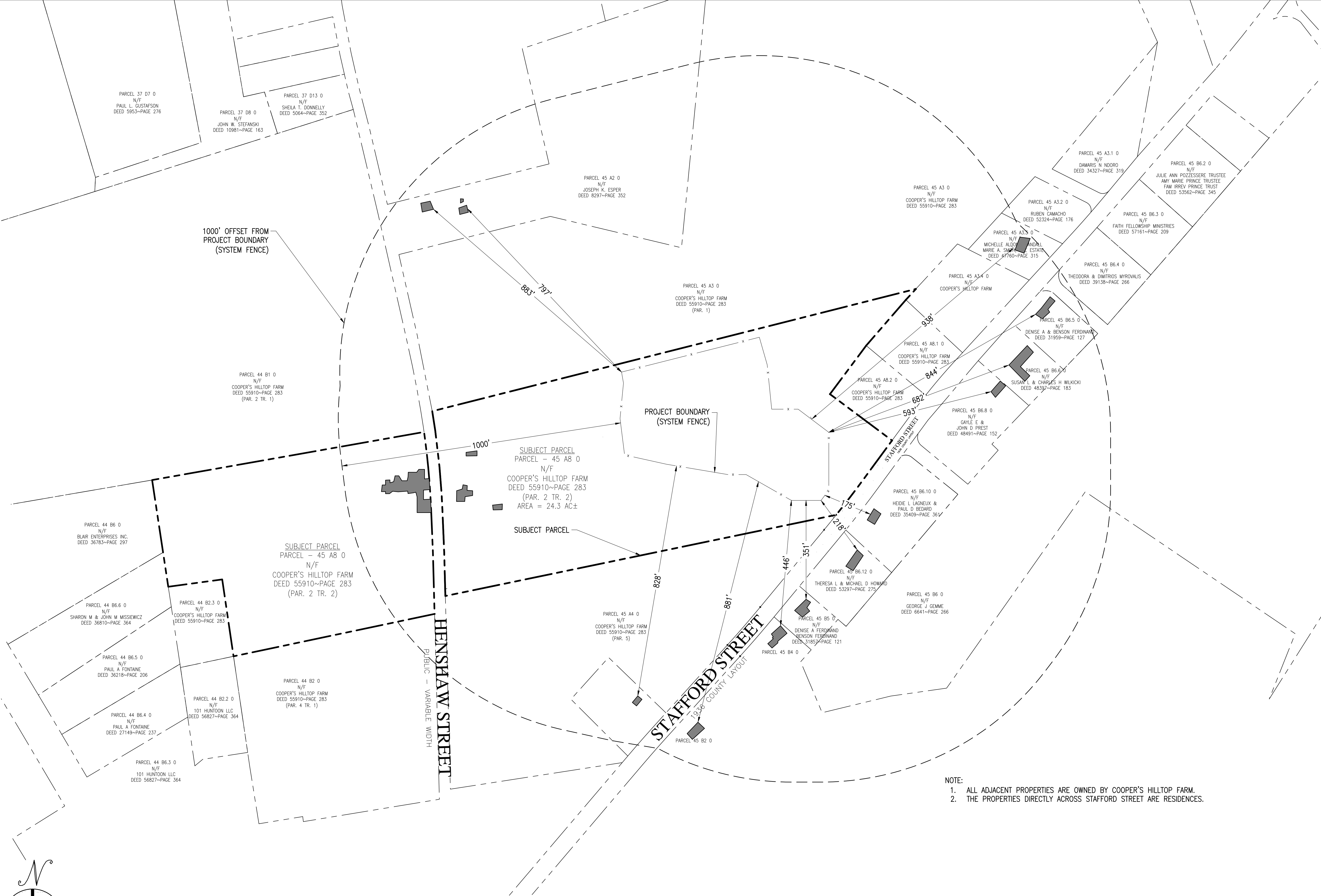
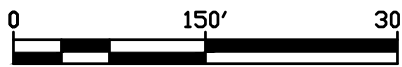
TITLE PAGE

C:\Users\westandish\Box Sync\Solarforce\Projects\515 Henshaw St - Rochdale_1\Design\02. Working Set\515 Henshaw St MA_SJP_020419_WS_D



LOCUS PLAN

SCALE: 1" = 150'



- NOTE:
1. ALL ADJACENT PROPERTIES ARE OWNED BY COOPER'S HILLTOP FARM.
 2. THE PROPERTIES DIRECTLY ACROSS STAFFORD STREET ARE RESIDENCES.

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PHONE: (888) 898-4273
FAX: (888) 843-6778
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NOT FOR
CONSTRUCTION



Charles D. Smith

03/04/19

SITE PLANS
515 HENSHAW STREET
LEICESTER, MA 01542

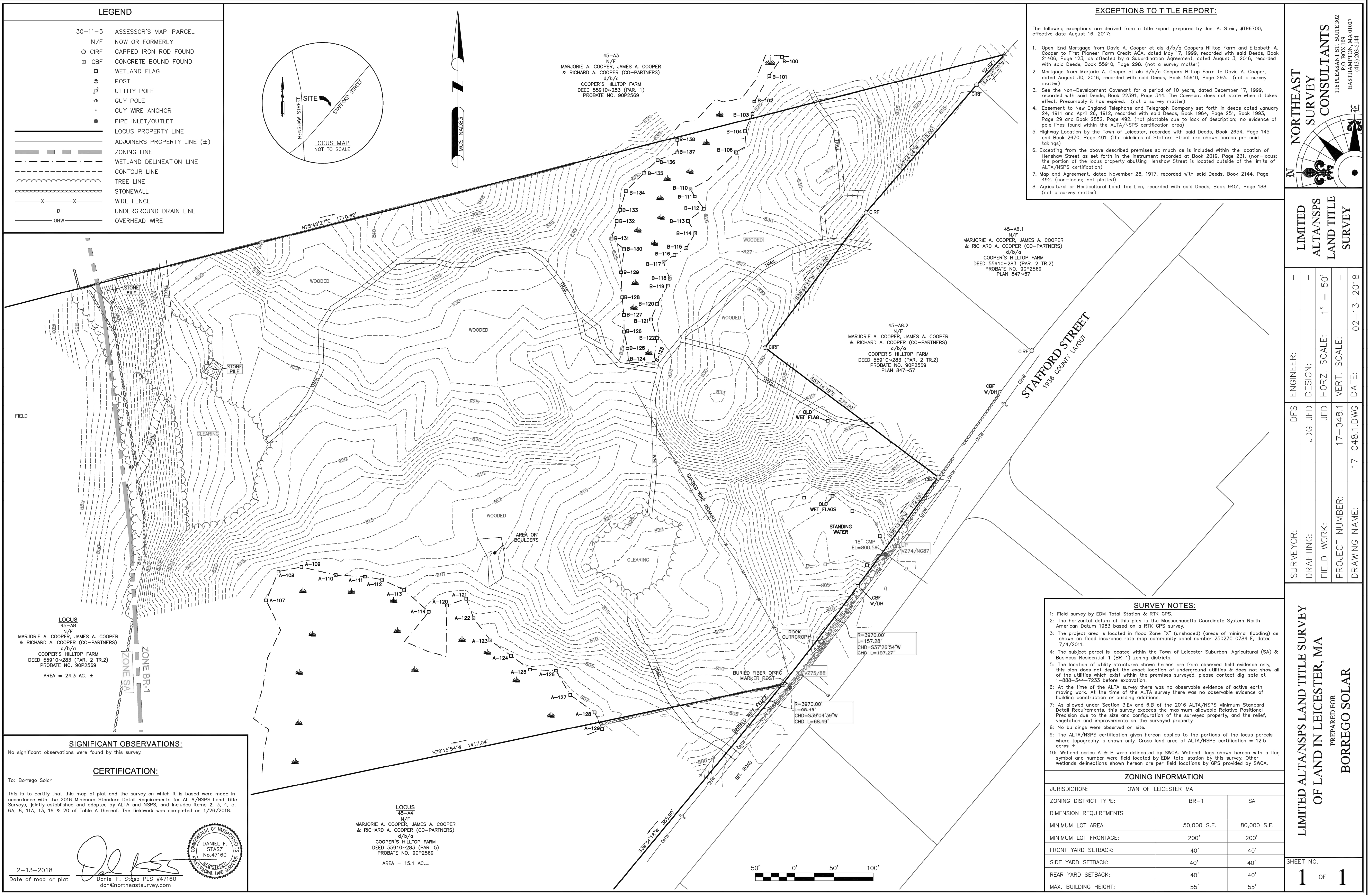
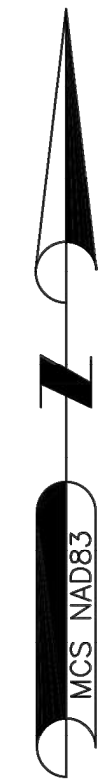
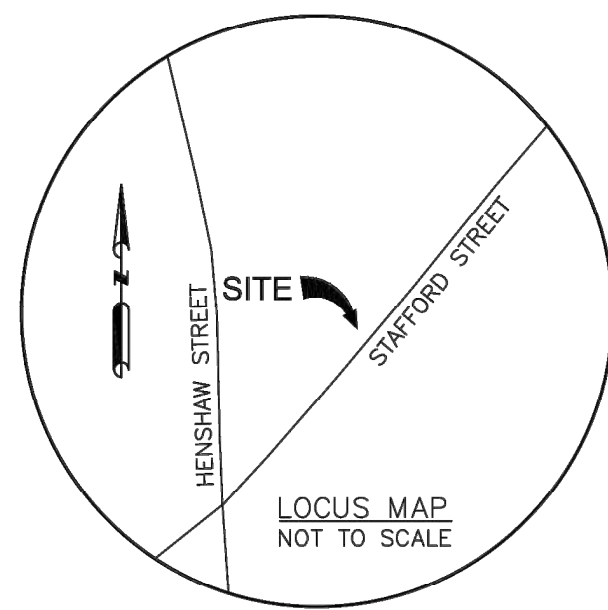
PROJECT NUMBER:
905-1750

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
03/09/18	JPL	TB	TB	UTILITY POLE LAYOUT PER GUIDELINES
04/13/18	JPL	TB	TB	CHANGED INVERTER / ADDED STORAGE
07/30/18	BS	CDS	CDS	SURVEY TOPO/REVS FOR RESUBMITAL
8/15/18	JPL	CDS	CDS	CHANGE TO HANWHA / REVISED LAYOUT
12/4/18	WS	CDS	CDS	REVISIONS FOR DECEMBER 4 HEARING
12/4/18	WS	CDS	CDS	REVISIONS FOR DECEMBER 4 HEARING
02/06/19	WS	CDS	CDS	ADDRESS COMMENTS FROM QUINN ENG.

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

C-1.0
LOCUS PLAN

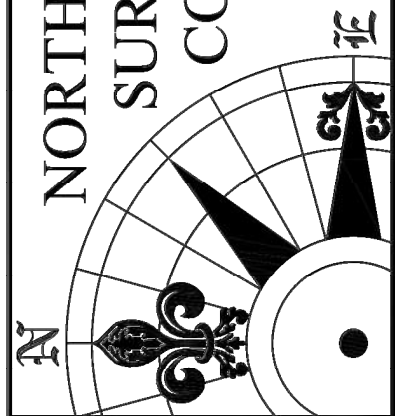
LEGEND	
30-11-5	ASSESSOR'S MAP-PARCEL
N/F	NOW OR FORMERLY
○ CIRF	CAPPED IRON ROD FOUND
◻ CBF	CONCRETE BOUND FOUND
◻	WETLAND FLAG
⊗	POST
⚡	UTILITY POLE
♂	GUY POLE
+	GUY WIRE ANCHOR
●	PIPE INLET/OUTLET
—————	LOCUS PROPERTY LINE
—————	ADJOINERS PROPERTY LINE (±)
■ ■ ■ ■	ZONING LINE
- - - - -	WETLAND DELINEATION LINE
- - - - -	CONTOUR LINE
~~~~~	TREE LINE
—————	STONEWALL
— x — x —	WIRE FENCE
— D —	UNDERGROUND DRAIN LINE
— OHW —	OVERHEAD WIRE



## EXCEPTIONS TO TITLE REPORT:

The following exceptions are derived from a title report prepared by Joel A. Stein, #796700, effective date August 16, 2017:

1. Open-End Mortgage from David A. Cooper et al d/b/a Copers Hilltop Farm and Elizabeth A. Cooper to First Pioneer Farm Credit ACA, dated May 17, 1999, recorded with said Deeds, Book 21406, Page 123, as affected by a Subordination Agreement, dated August 3, 2016, recorded with said Deeds, Book 55910, Page 298. (not a survey matter)
2. Mortgage from Marjorie A. Cooper et al d/b/a Copers Hilltop Farm to David A. Cooper, dated August 30, 2016, recorded with said Deeds, Book 55910, Page 293. (not a survey matter)
3. See the Non-Development Covenant for a period of 10 years, dated December 17, 1999, recorded with said Deeds, Book 22391, Page 344. The Covenant does not state when it takes effect. Presumably it has expired. (not a survey matter)
4. Easement of New England Telephone and Telegraph Company set forth in deeds dated January 24, 1911 and April 26, 1912, recorded with said Deeds, Book 1964, Page 251, Book 1993, Page 29 and Book 2852, Page 492. (not plottable due to lack of description; no evidence of pole lines found within the ALTA/NSPS certification area)
5. Highway Location by the Town of Leicester, recorded with said Deeds, Book 2654, Page 145 and Book 2670, Page 401. (the sidelines of Stafford Street are shown hereon per said takings)
6. Excepting from the above described premises so much as is included within the location of Henshaw Street as set forth in the instrument recorded at Book 2019, Page 231, (non-lous; the portion of the locus property abutting Henshaw Street is located outside of the limits of ALTA/NSPS certification)
7. Map and Agreement, dated November 28, 1917, recorded with said Deeds, Book 2144, Page 492. (non-lous; not plotted)
8. Agricultural or Horticultural Land Tax Lien, recorded with said Deeds, Book 9451, Page 188. (not a survey matter)



LIMITED  
ALTA/NSPS  
LAND TITLE  
SURVEY

SURVEYOR:	DFS	ENGINEER:	—
DRAFTING:	JDG JED	DESIGN:	—
FIELD WORK:	JED	HORZ. SCALE:	1" = 50'
PROJECT NUMBER:	17-048.1	VERT. SCALE:	—
DRAWING NAME:	17-048.1.DWG	DATE:	02-13-2018

## SURVEY NOTES:

- 1: Field survey by EDM Total Station & RTK GPS.
- 2: The horizontal datum of this plan is the Massachusetts Coordinate System North American Datum 1983 based on a RTK GPS.
- 3: The project area is located in flood zone "X" (unshaded) (areas of minimal flooding) as shown on flood insurance rate map community plan number 250272 0784 E, dated 7/4/2011.
- 4: The subject parcel is located within the Town of Leicester Suburban-Agricultural (SA) & Business Residential-1 (SR-1) zoning districts.
- 5: The location of utility structures shown hereon are from observed field evidence only, this plan does not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed, please contact dig-safe at 800-485-5233 for more information.
- 6: At the time of the ALTA survey there was no observable evidence of active earth moving work. At the time of the ALTA survey there was no observable evidence of 1-4 inch construction building additions.
- 7: As allowed under Section 3.E.v and 6.B of the 2016 ALTA/NSPS Minimum Standard Detail Requirements, this survey exceeds the maximum allowable Relative Positional Precision due to the size and configuration of the surveyed property, and the relief, vegetation and improvements on the surveyed property.
- 8: No buildings were observed on site.
- 9: The ALTA/NSPS certification given hereon applies to the portions of the locus parcels where topography is shown only. Gross land area of ALTA/NSPS certification = 12.5 acres ±.
- 10: Wetland area & B were delineated by SWCA. Wetland flags shown hereon with a flag symbol and number were field located by EDM total station by this survey. Other wetlands delineations shown hereon are per field locations by GPS provided by SWCA.

ZONING INFORMATION		
JURISDICTION:	TOWN OF LEICESTER MA	
ZONING DISTRICT TYPE:	BR-1	SA
DIMENSION REQUIREMENTS		
MINIMUM LOT AREA:	50,000 S.F.	80,000 S.F.
MINIMUM LOT FRONTAGE:	200'	200'
FRONT YARD SETBACK:	40'	40'
SIDE YARD SETBACK:	40'	40'
REAR YARD SETBACK:	40'	40'
MAX. BUILDING HEIGHT:	55'	55'

LIMITED ALTA/NSPS LAND TITLE SURVEY  
 OF LAND IN LEICESTER, MA  
 PREPARED FOR  
 BORREGO SOLAR

SHEET NO. **1** OF **1**

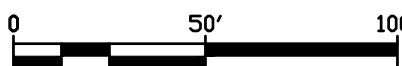


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# EXISTING CONDITIONS PLAN

SCALE: 1" = 50'



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03/04/19

**SITE PLANS**  
**515 HENSHAW STREET**  
**LEICESTER, MA 01542**

PROJECT NUMBER:  
905-1750

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	UTILITY POLE LAYOUT PER GUIDELINES	CHANGED INVERTER / ADDED STORAGE	SURVEY TOPO/REVS FOR RESUBMITAL	CHANGE TO HANWHA / REVISED LAYOUT	REVISIONS FOR DECEMBER 4 HEARING	REVISIONS FOR DECEMBER 4 HEARING	ADDRESS COMMENTS FROM QUINN ENG.
03/09/18	JPL	TB	TB	03/09/18	03/09/18	03/09/18	03/09/18	03/09/18	03/09/18	03/09/18	
04/13/18	JPL	BS	BS	04/13/18	04/13/18	04/13/18	04/13/18	04/13/18	04/13/18	04/13/18	
07/30/18	JPL	BS	BS	07/30/18	07/30/18	07/30/18	07/30/18	07/30/18	07/30/18	07/30/18	
08/15/18	JPL	WS	WS	08/15/18	08/15/18	08/15/18	08/15/18	08/15/18	08/15/18	08/15/18	
12/4/18	JPL	WS	WS	12/4/18	12/4/18	12/4/18	12/4/18	12/4/18	12/4/18	12/4/18	
02/06/19	JPL	WS	WS	02/06/19	02/06/19	02/06/19	02/06/19	02/06/19	02/06/19	02/06/19	

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**C-1.2**  
EXISTING CONDITIONS PLAN



NOT FOR  
CONSTRUCTION



03/04/19

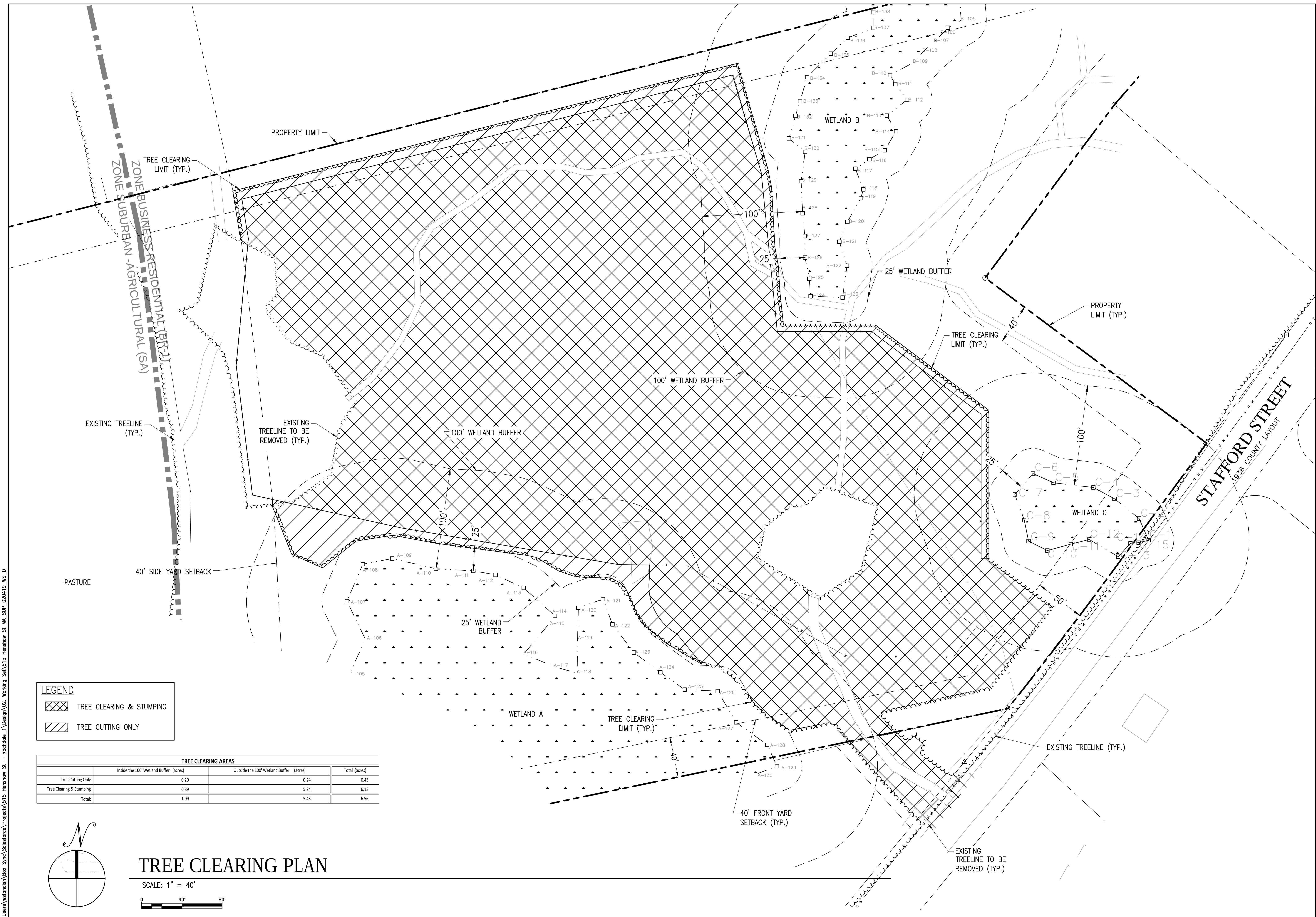
**SITE PLANS**  
**515 HENSHAW STREET**  
**LEICESTER, MA 01542**

PROJECT NUMBER  
905-1750

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
03/09/18	JPL	TB	UTILITY POLE LAYOUT	PER GUIDELINES
04/13/18	JPL	TB	CHANGED INVERTER /	ADDED STORAGE
07/30/18	BS	CDP	SURVEY TOPO/REVS FOR	RESUBMITTAL
8/15/18	JPL	CDP	CHANGE TO HANWHA /	REVISED LAYOUT
12/4/18	WS	CDP	REVISIONS FOR	DECEMBER 4 HEARING
12/4/18	WS	CDP	REVISIONS FOR	DECEMBER 4 HEARING
02/06/19	WS	CDP	ADDRESS COMMENTS	FROM QUINN ENG.

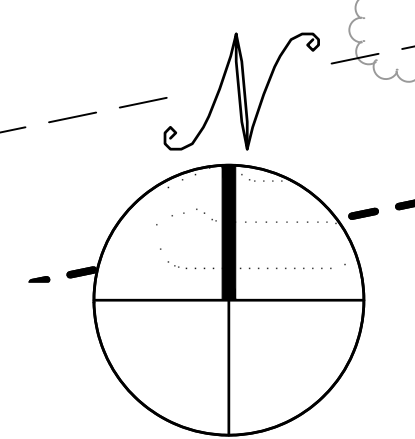
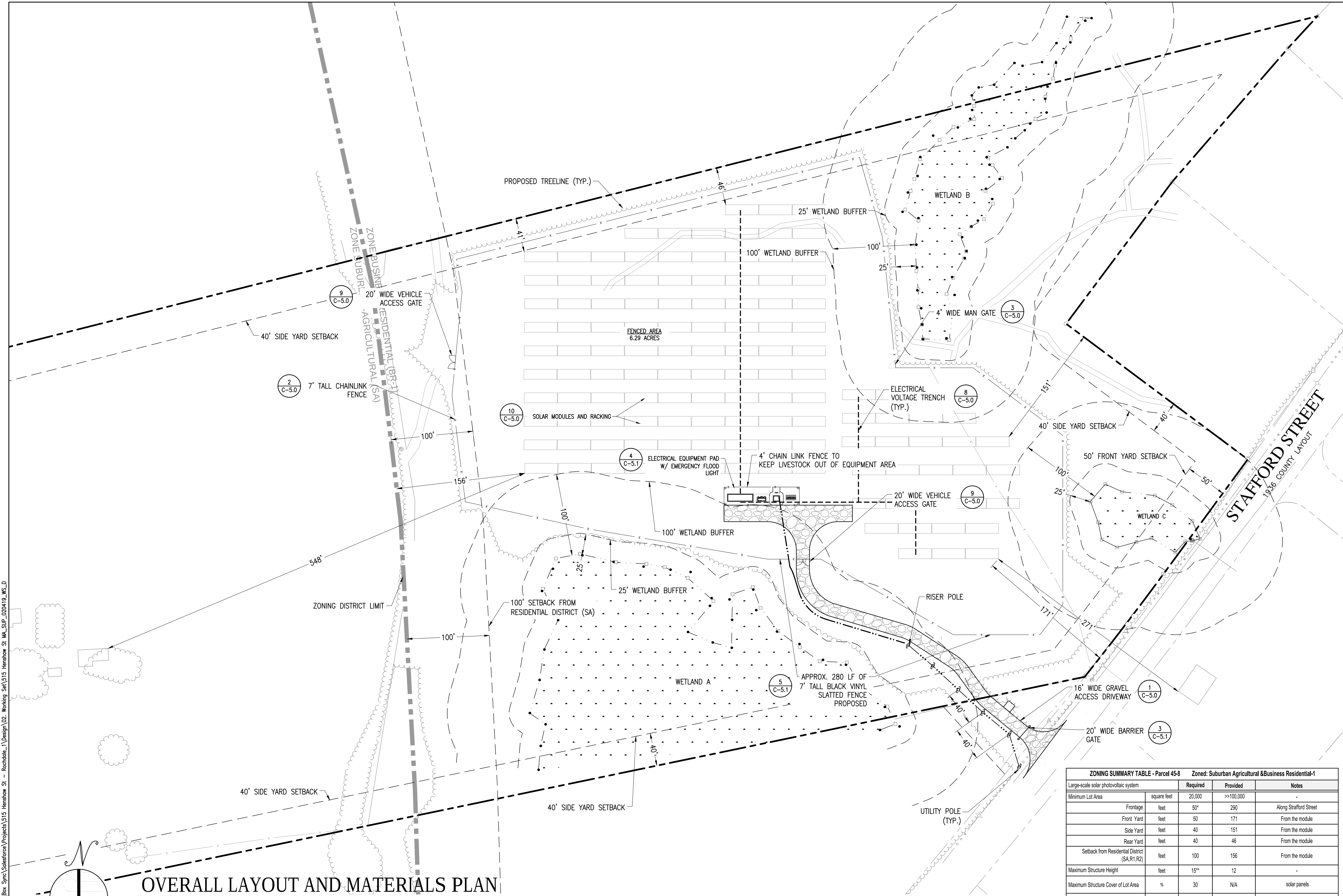
SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ARCH D 24" X 36"

## C-2.0





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# OVERALL LAYOUT AND MATERIALS PLAN

SCALE: 1" = 50'

0 50' 100'

ZONING SUMMARY TABLE - Parcel 45-8			Zoned: Suburban Agricultural & Business Residential-1		
Large-scale solar photovoltaic system		Required	Provided	Notes	
Minimum Lot Area	square feet	20,000	>>100,000	-	
Frontage	feet	50*	290	Along Stratford Street	
Front Yard	feet	50	171	From the module	
Side Yard	feet	40	151	From the module	
Rear Yard	feet	40	46	From the module	
Setback from Residential District (SA,R1,R2)	feet	100	156	From the module	
Maximum Structure Height	feet	15**	12	-	
Maximum Structure Cover of Lot Area	%	30	N/A	solar panels	
*Zoning Bylaw Section 5.14.5.2					
**Section 5.14 Ground Mounted Solar Energy Systems 6.2.B					

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03/04/19

**SITE PLANS**  
**515 HENSHAW STREET**  
**LEICESTER, MA 01542**

PROJECT NUMBER:  
905-1750

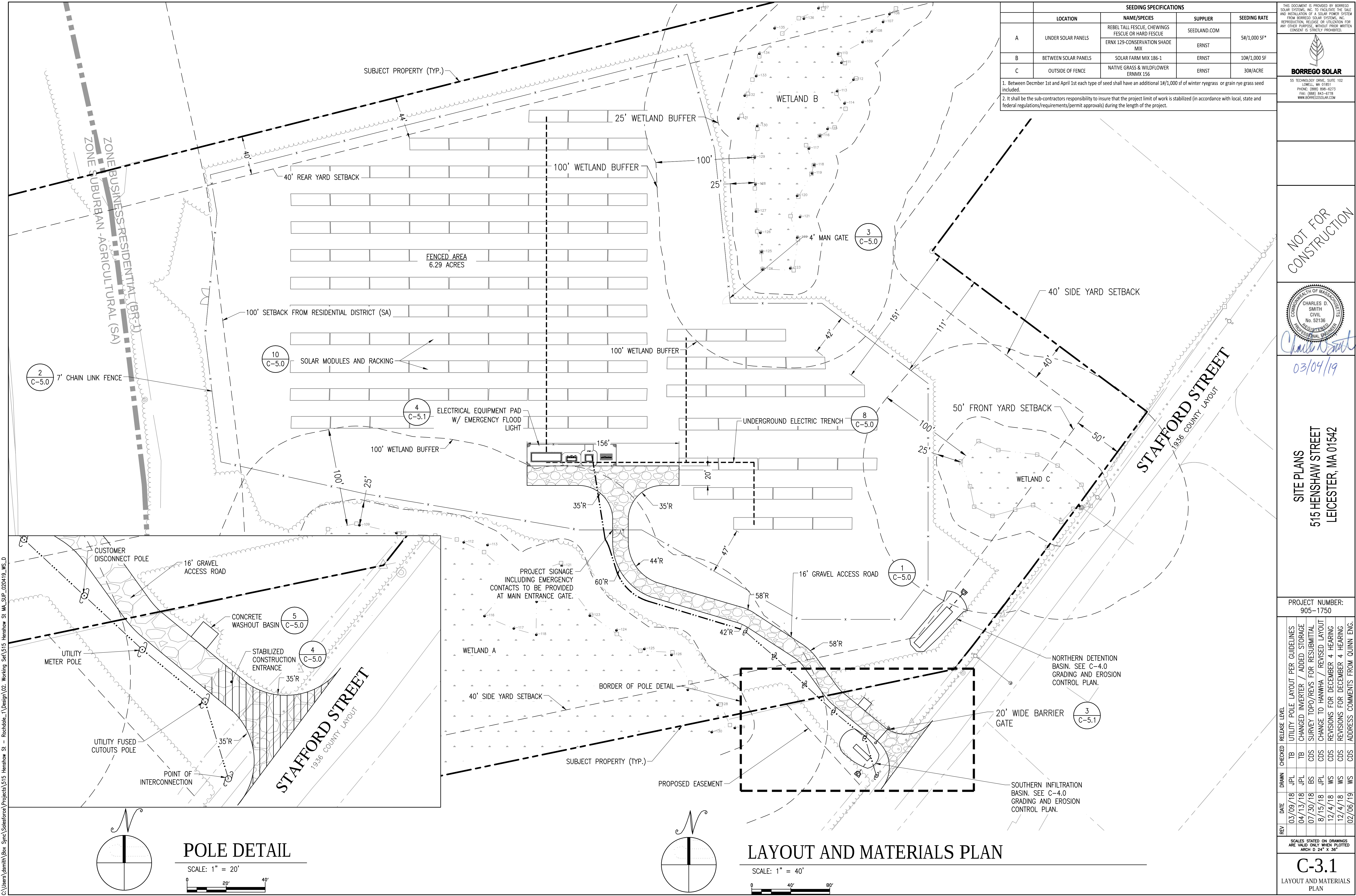
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	03/09/18	JPL	TB								
	04/13/18	JPL	TB								
	07/30/18	BS	CDS								
	8/15/18	JPL	CDS								
	12/4/18	WS	CDS								
	12/4/18	WS	CDS								
	02/06/19	WS	CDS								

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**C-3.0**  
OVERALL LAYOUT AND MATERIALS PLAN

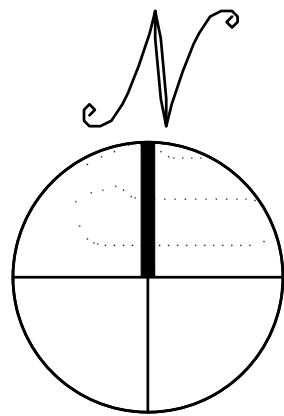
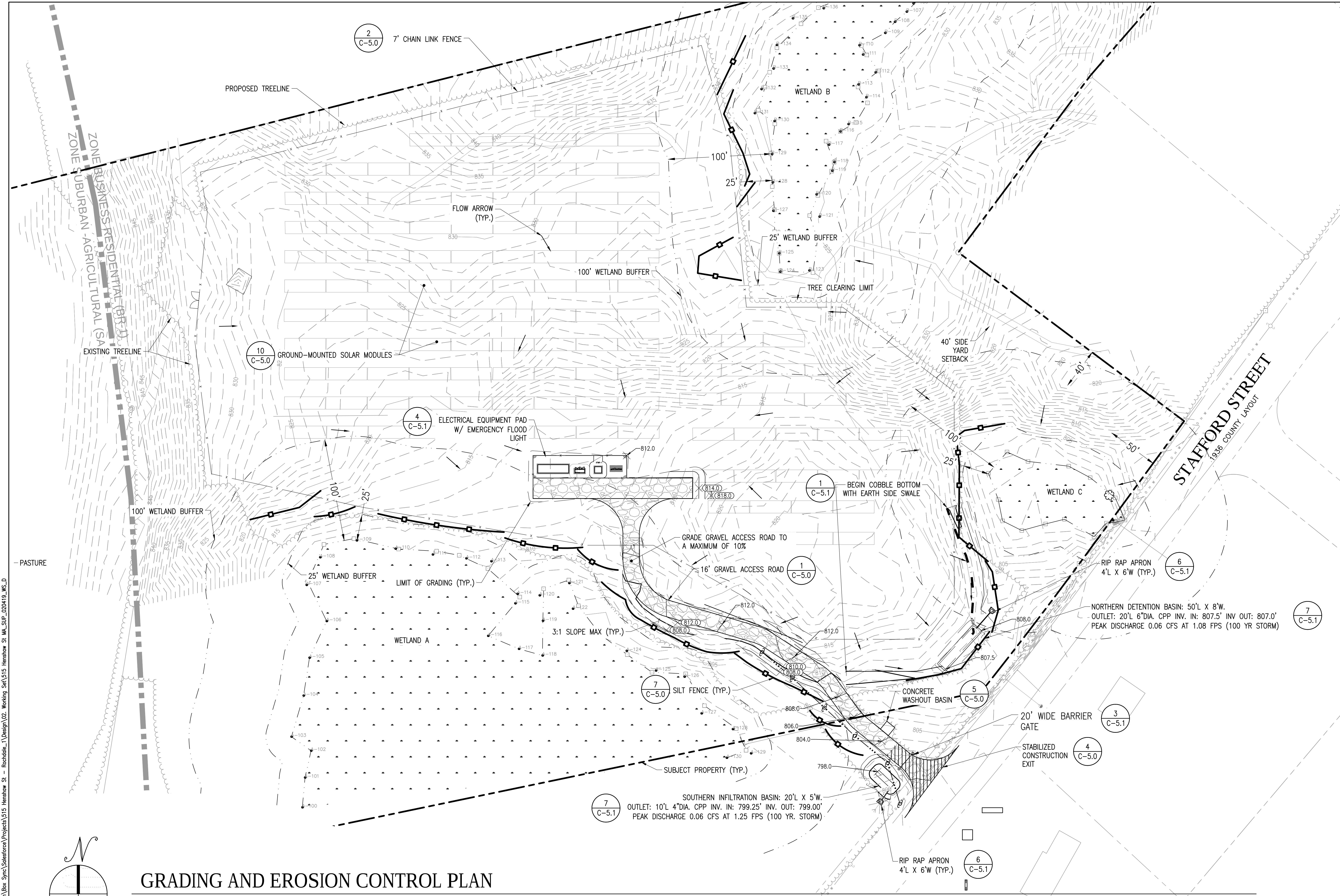


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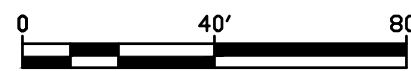


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# GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 40'



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COMMONWEALTH OF MASSACHUSETTS  
CHARLES D. SMITH  
CIVIL  
No. 52136  
PROFESSIONAL ENGINEER  
*Charles D. Smith*  
03/04/19

**SITE PLANS**  
515 HENSHAW STREET  
LEICESTER, MA 01542

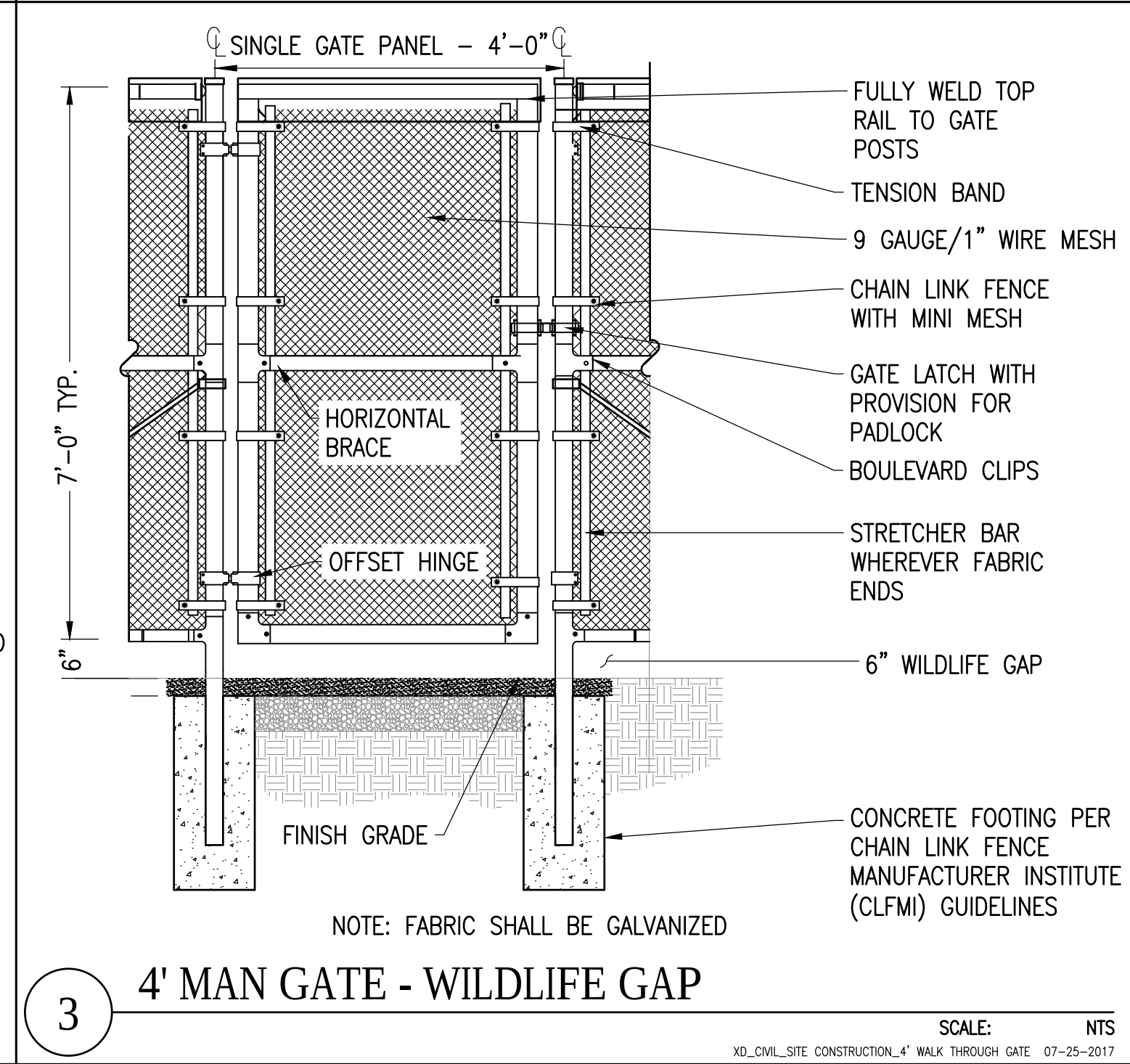
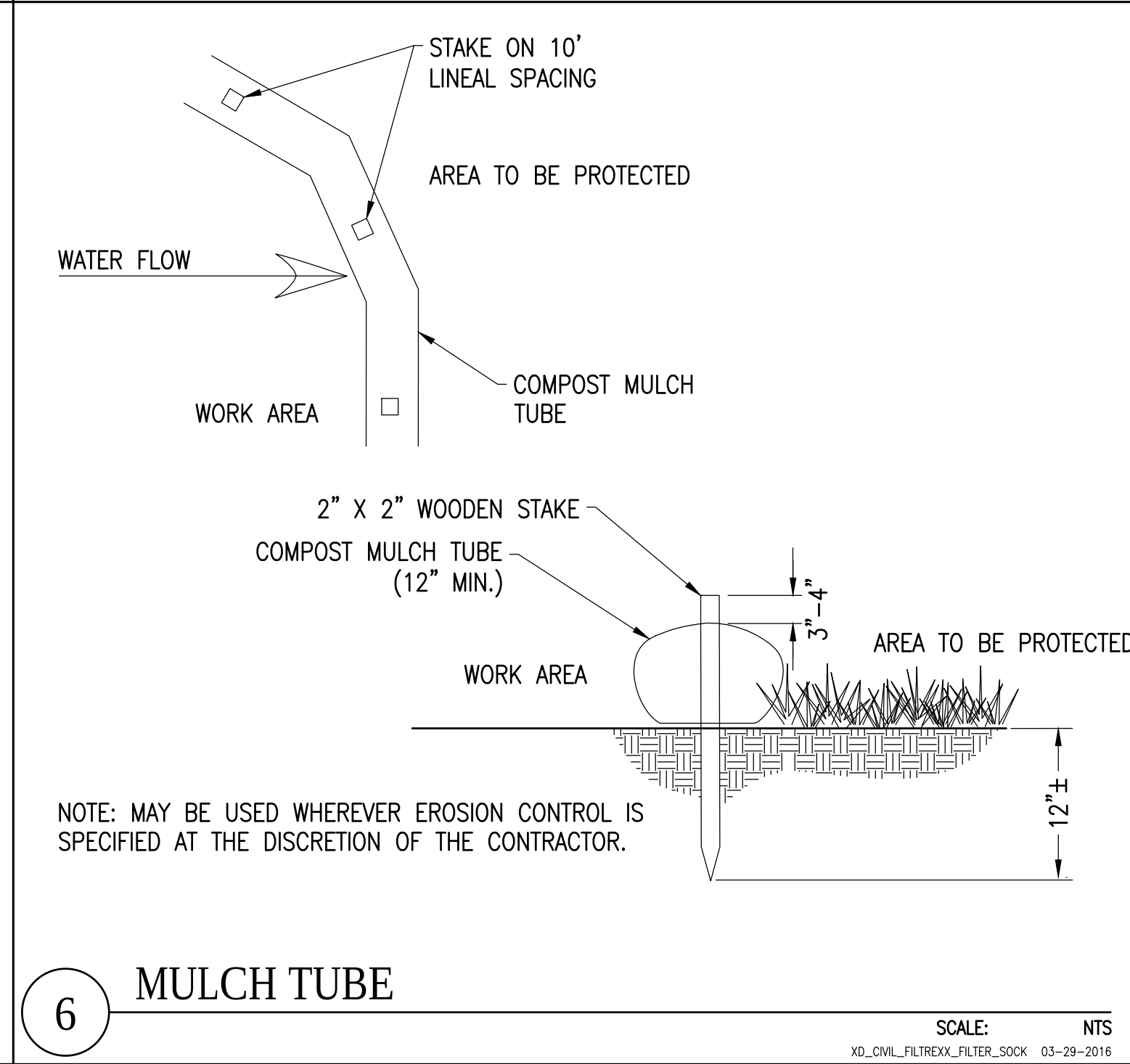
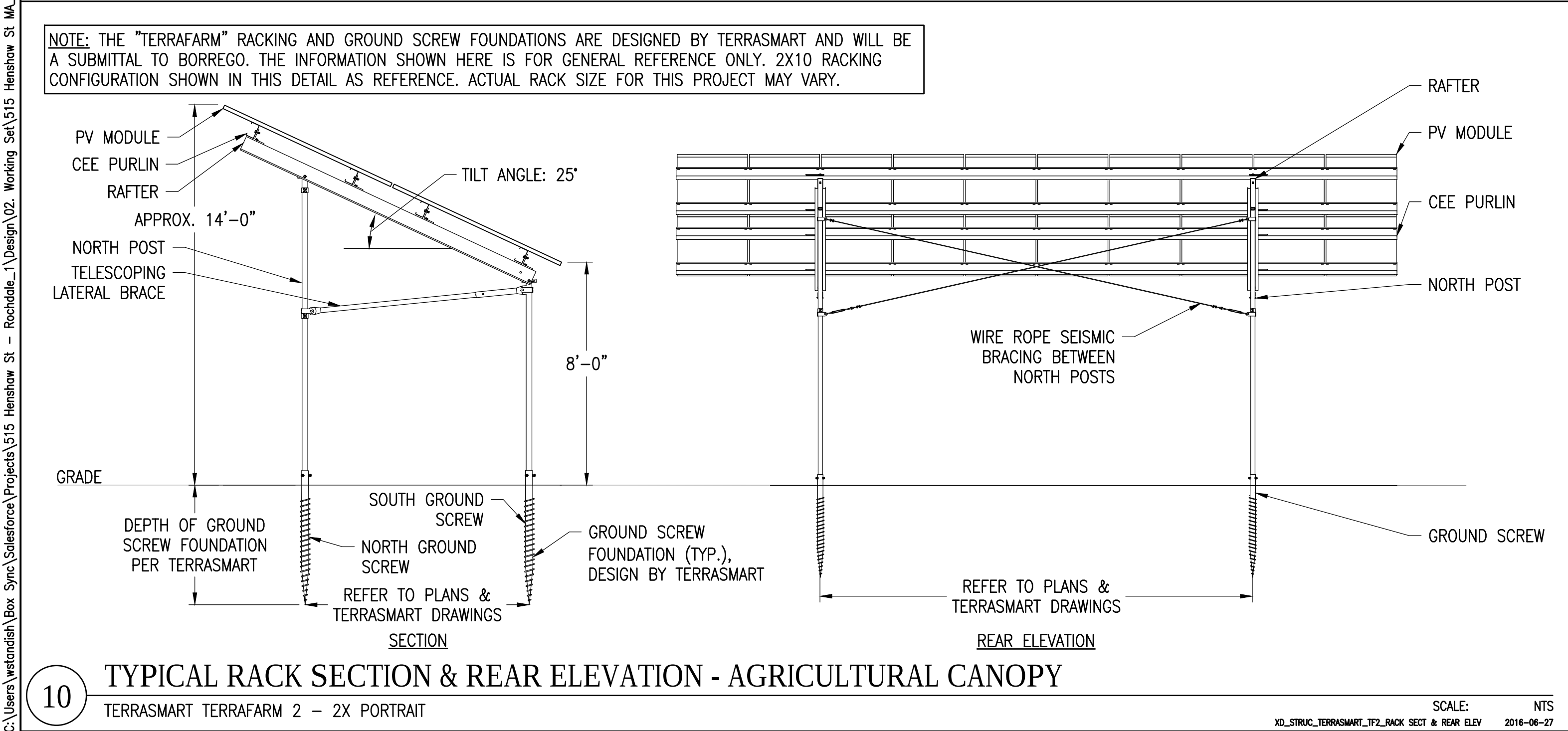
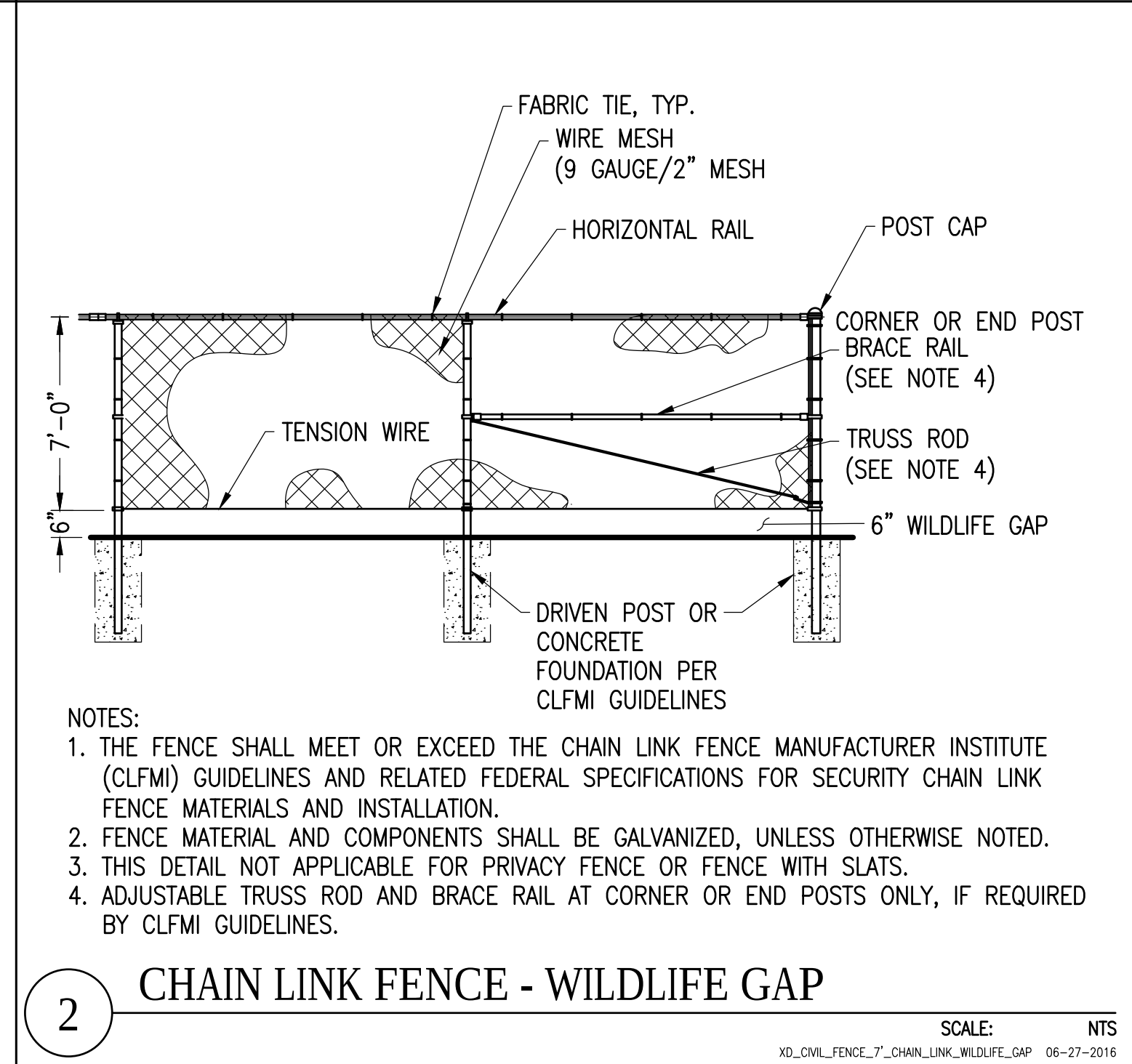
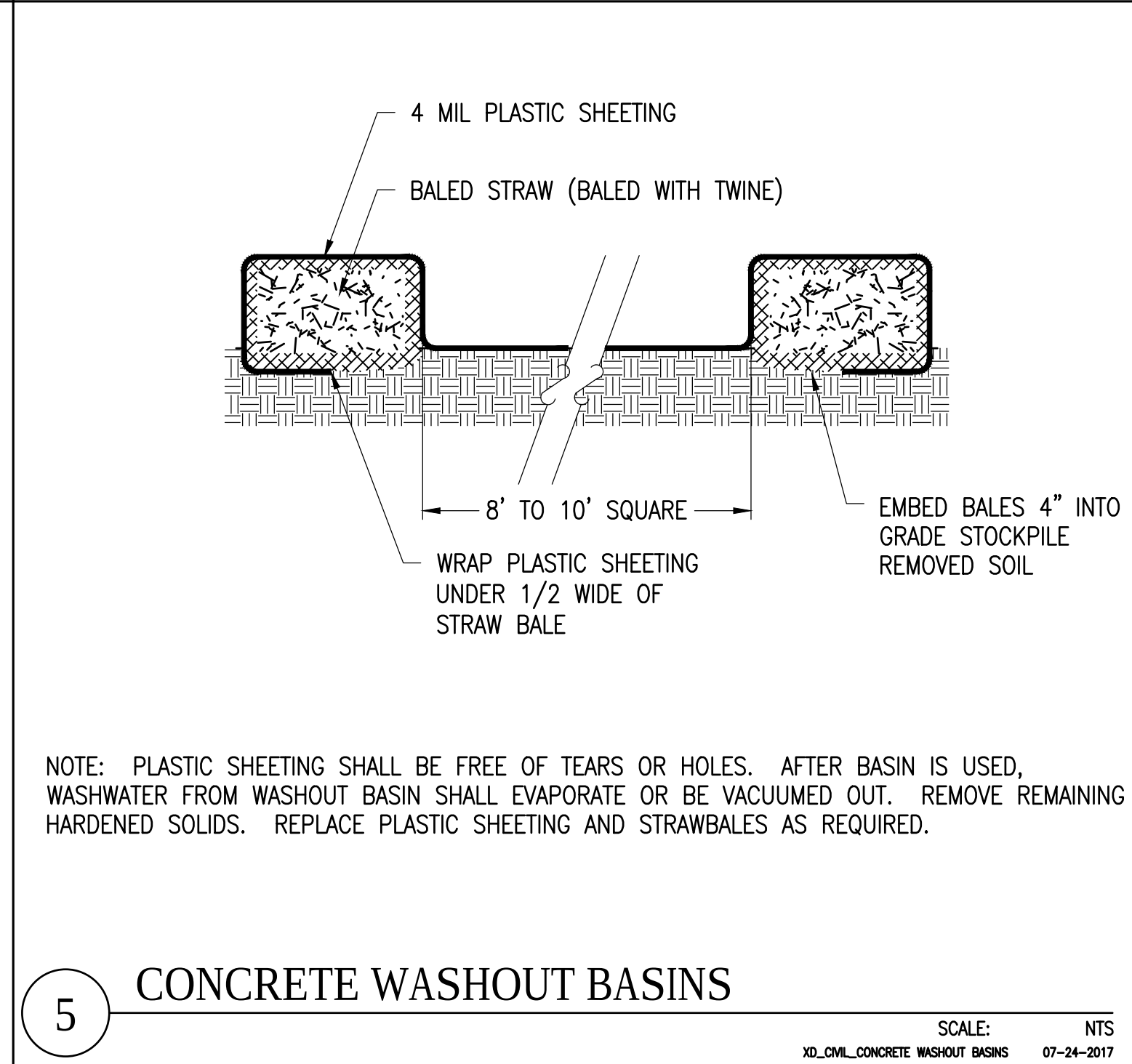
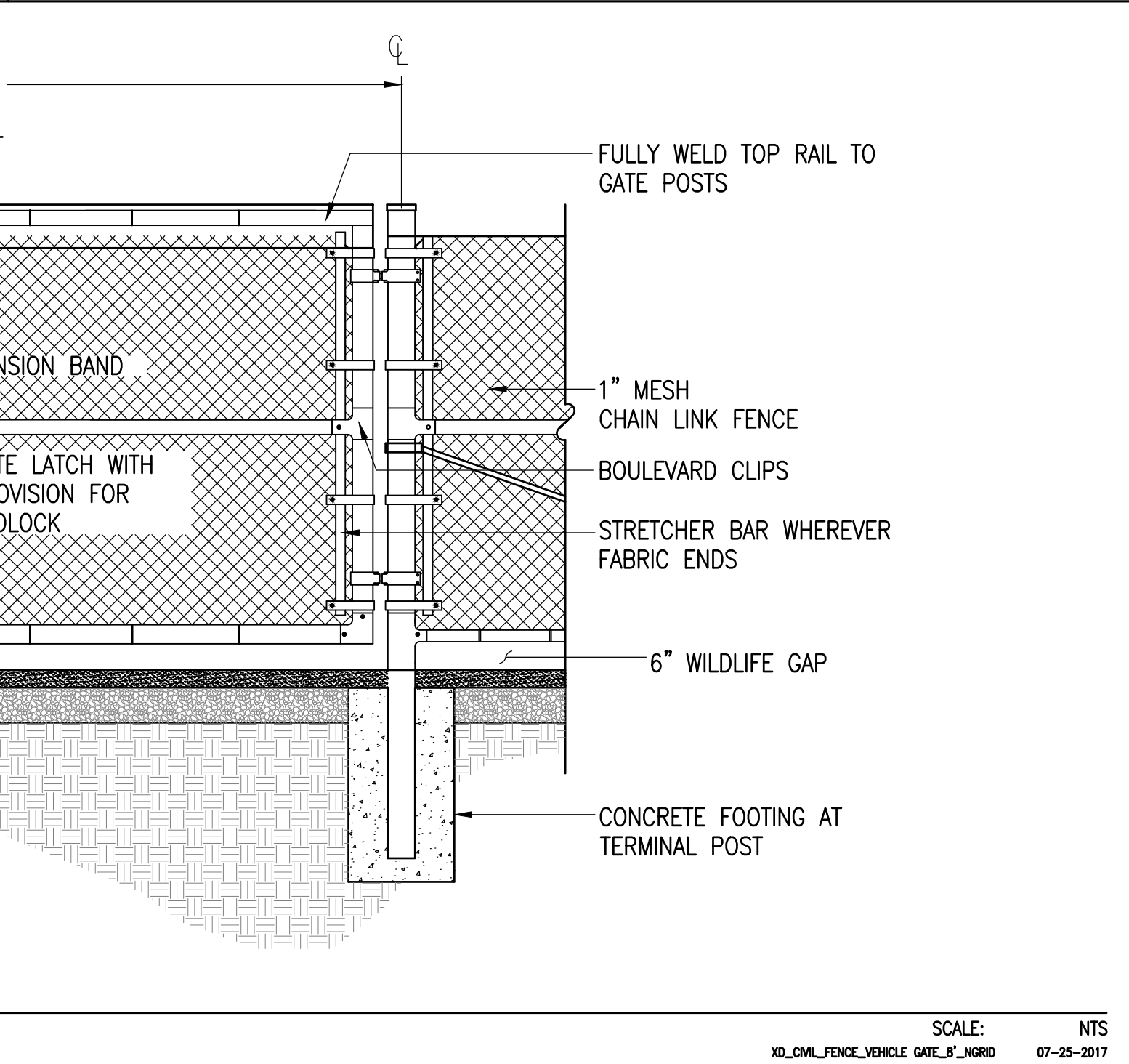
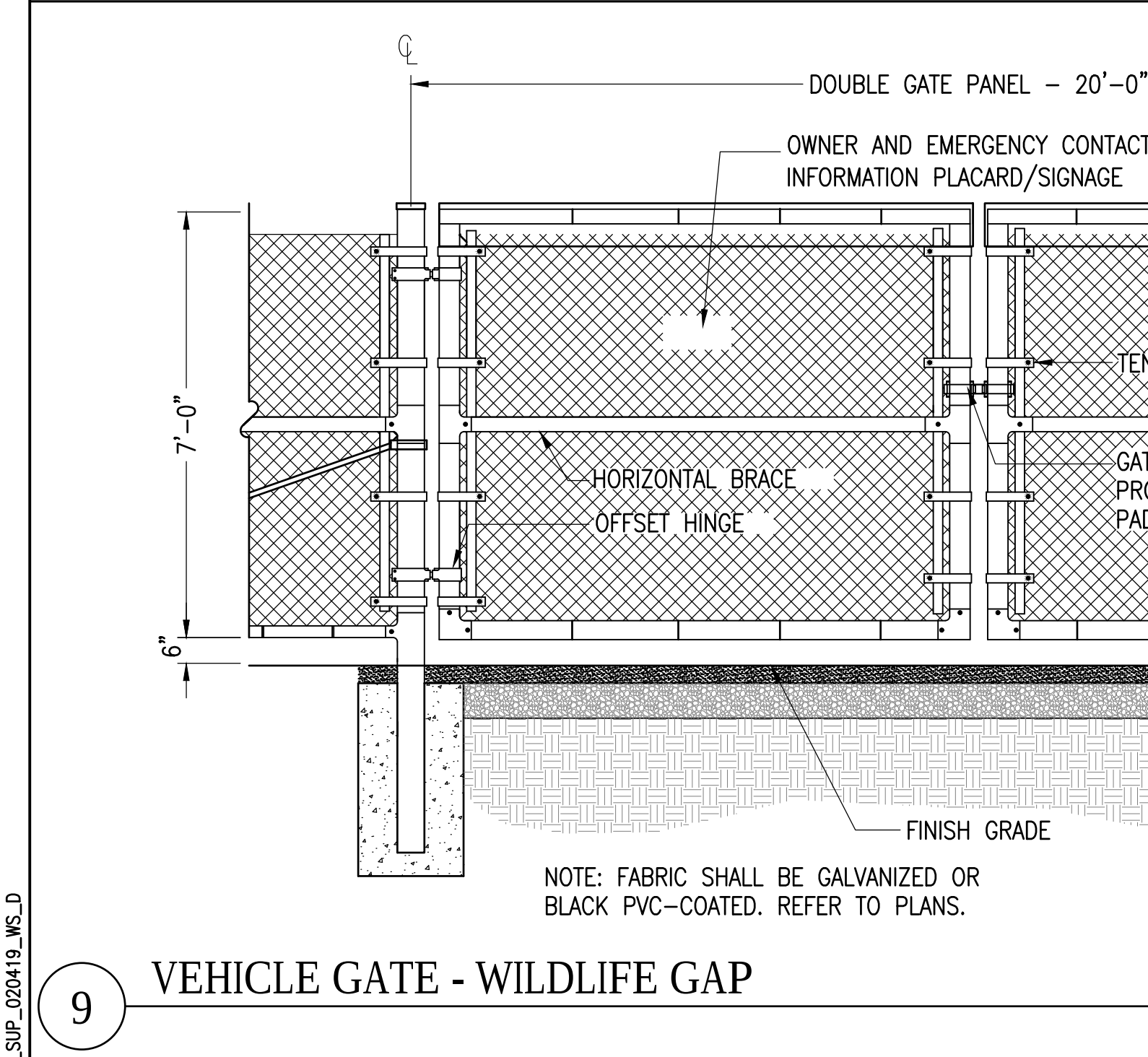
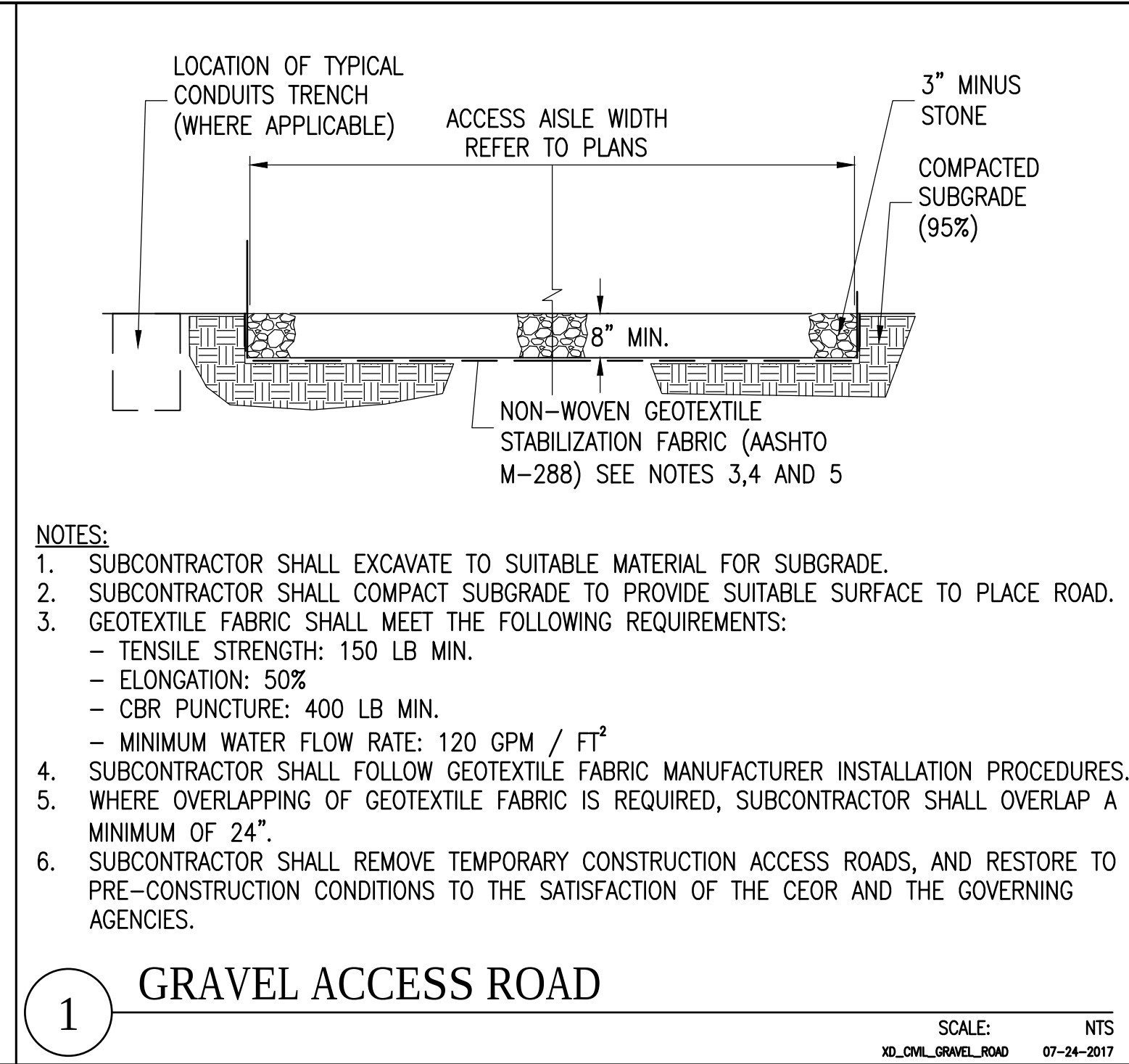
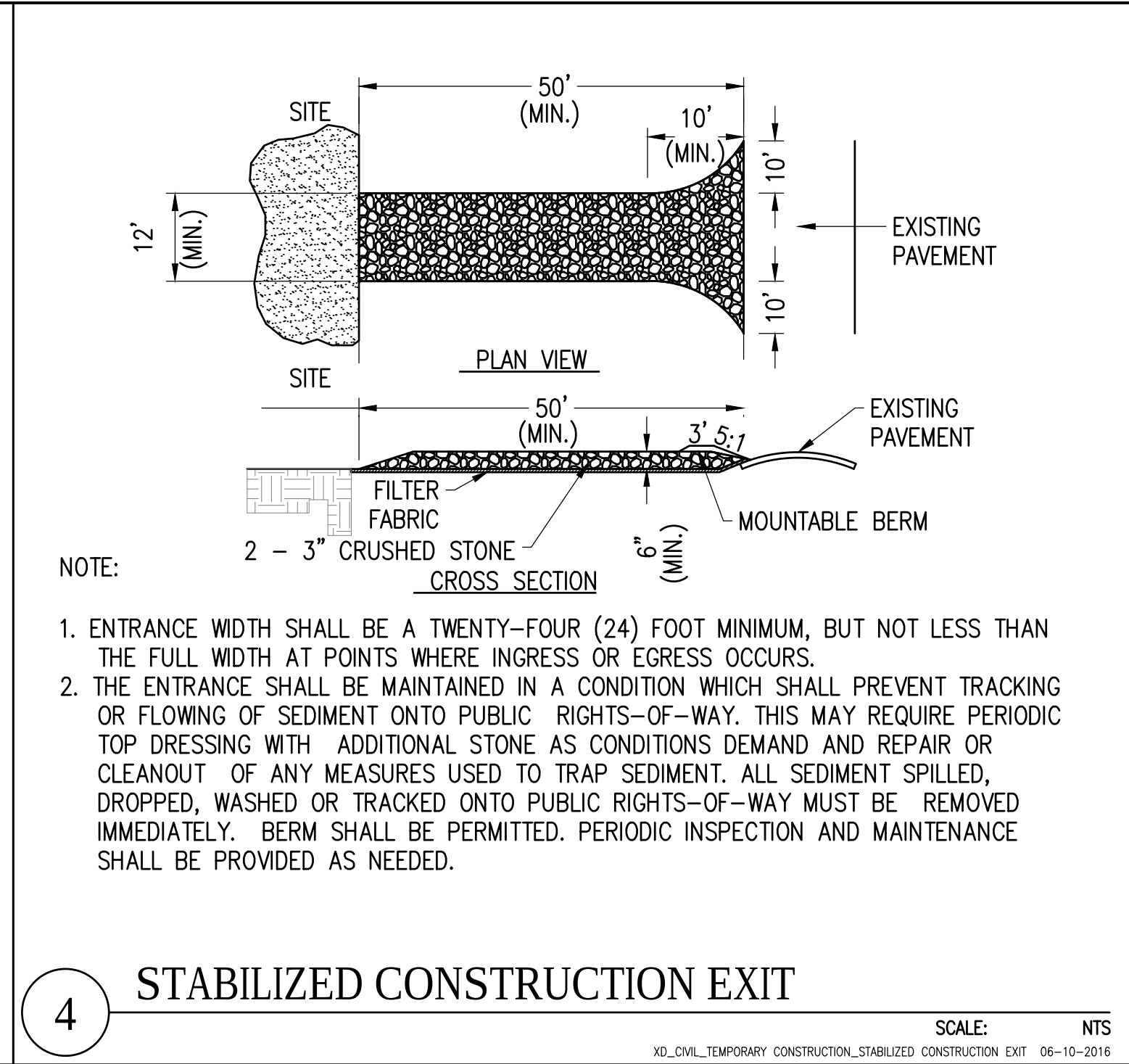
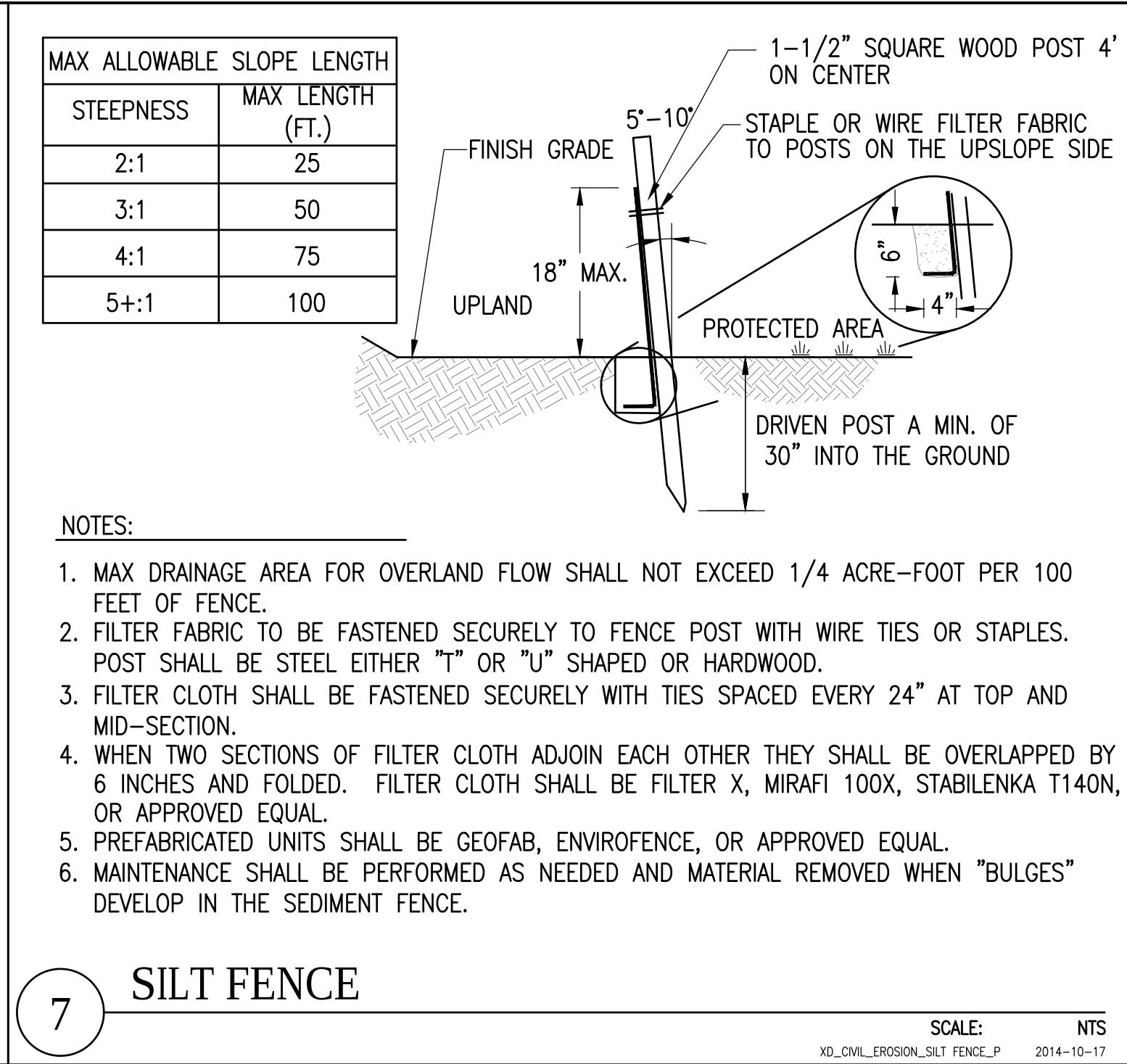
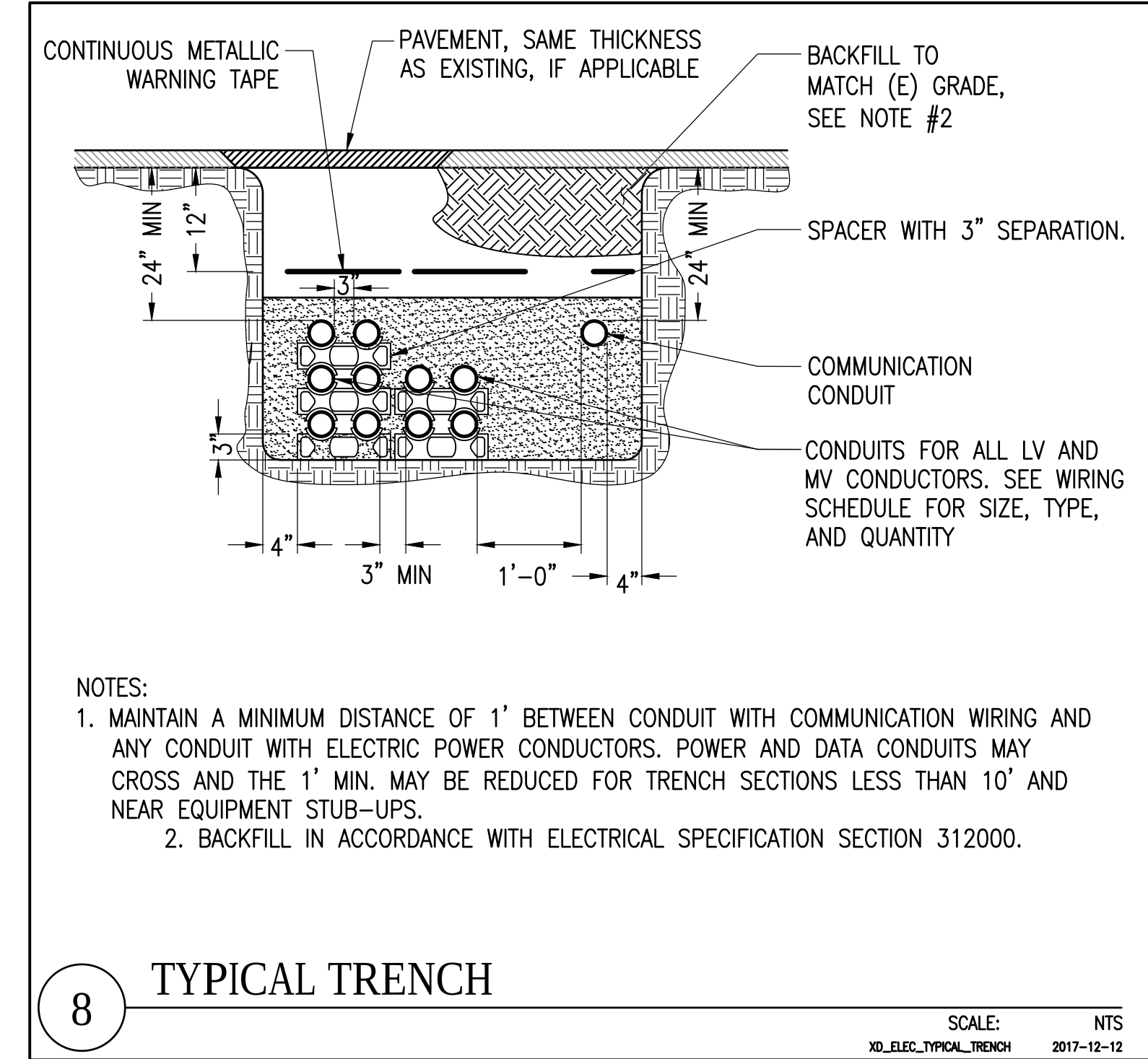
PROJECT NUMBER:  
905-1750

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
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04/13/18	JPL	TB	CHANGED INVERTER / ADDED STORAGE	
07/30/18	BS	CDS	SURVEY TOPO/REVS FOR RESUBMITAL	
8/15/18	JPL	CDS	CHANGE TO HANWHA / REVISED LAYOUT	
12/4/18	WS	CDS	REVISIONS FOR DECEMBER 4 HEARING	
12/4/18	WS	CDS	REVISIONS FOR DECEMBER 4 HEARING	
02/06/19	WS	CDS	ADDRESS COMMENTS FROM QUINN ENG.	

SCALES STATED ON DRAWINGS  
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ARCH D 24" X 36"

**C-4.0**  
GRADING AND EROSION  
CONTROL PLAN





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03/04/19

**SITE PLANS**  
515 HENSHAW STREET  
LEICESTER, MA 01542

PROJECT NUMBER:  
905-1750

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	DESCRIPTION
03/09/18	JPL	TB	TB	UTILITY POLE LAYOUT PER GUIDELINES	
04/13/18	JPL	TB	TB	CHANGED INVERTER / ADDED STORAGE	
07/30/18	BS	CDS	CDS	SURVEY TOPO/REVS FOR RESUBMITTAL	
8/15/18	JPL	CDS	CDS	CHANGE TO HANWHA / REVISED LAYOUT	
12/4/18	WS	CDS	CDS	REVISIONS FOR DECEMBER 4 HEARING	
12/4/18	WS	CDS	CDS	REVISIONS FOR DECEMBER 4 HEARING	
02/06/19	WS	CDS	CDS	ADDRESS COMMENTS FROM QUINN ENG.	

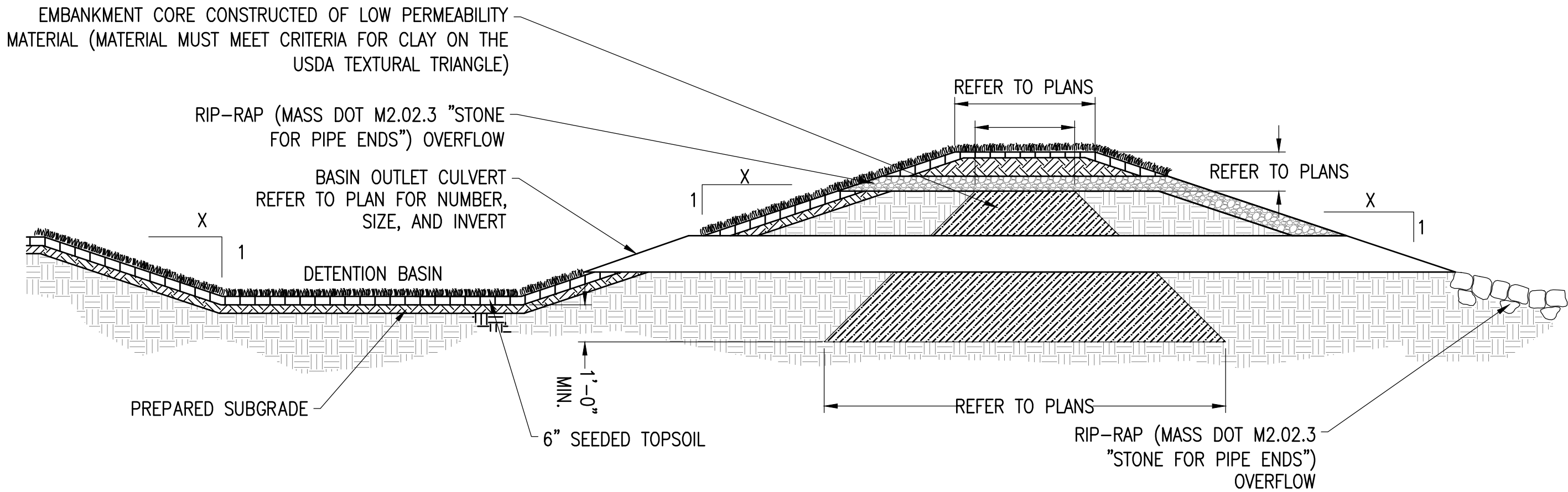
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**C-5.0**  
CIVIL DETAILS

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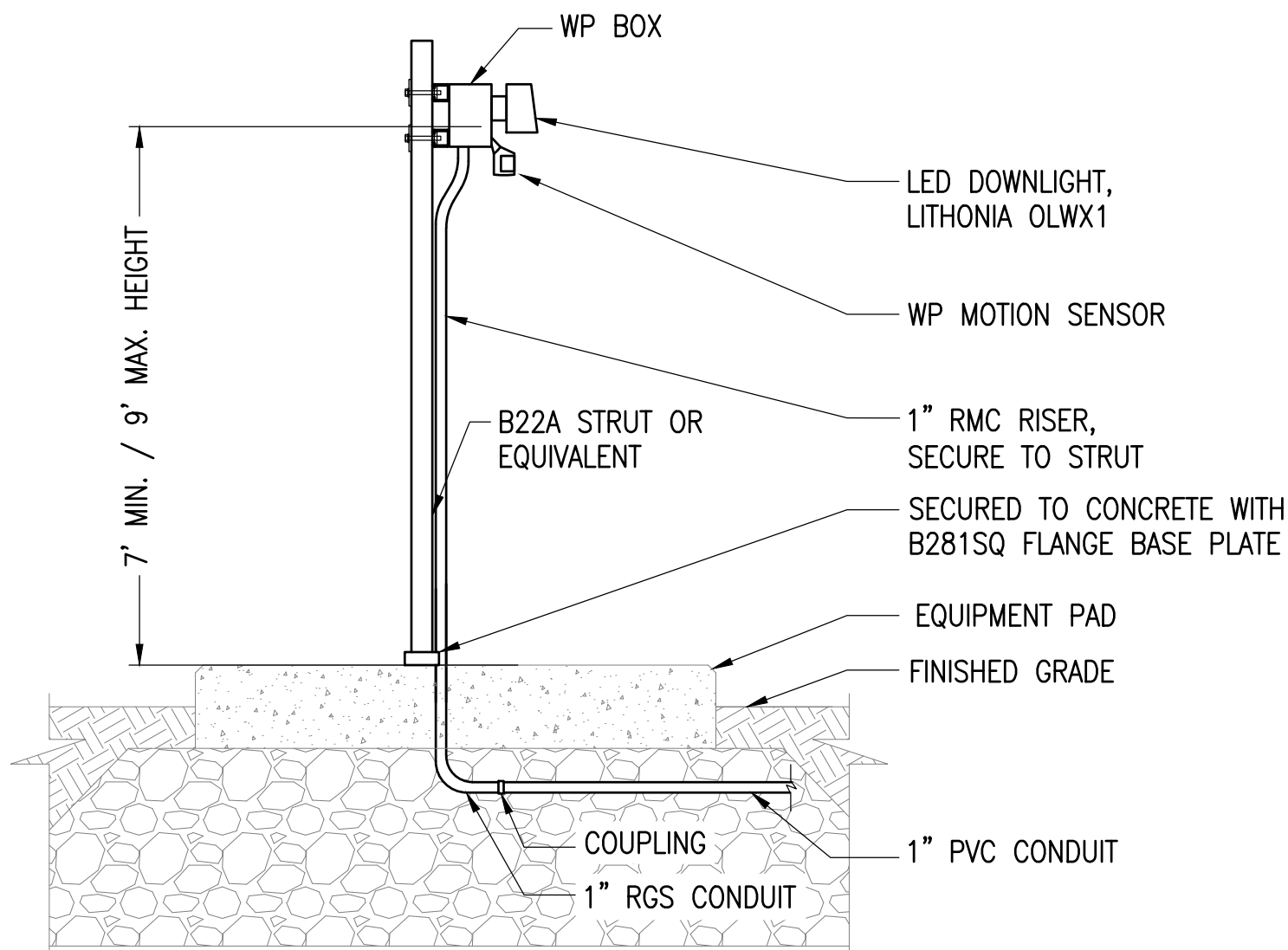


NOTES:  
1. ALL DIMENSIONS TO BE COORDINATED WITH PLANS



7 DETENTION BASIN

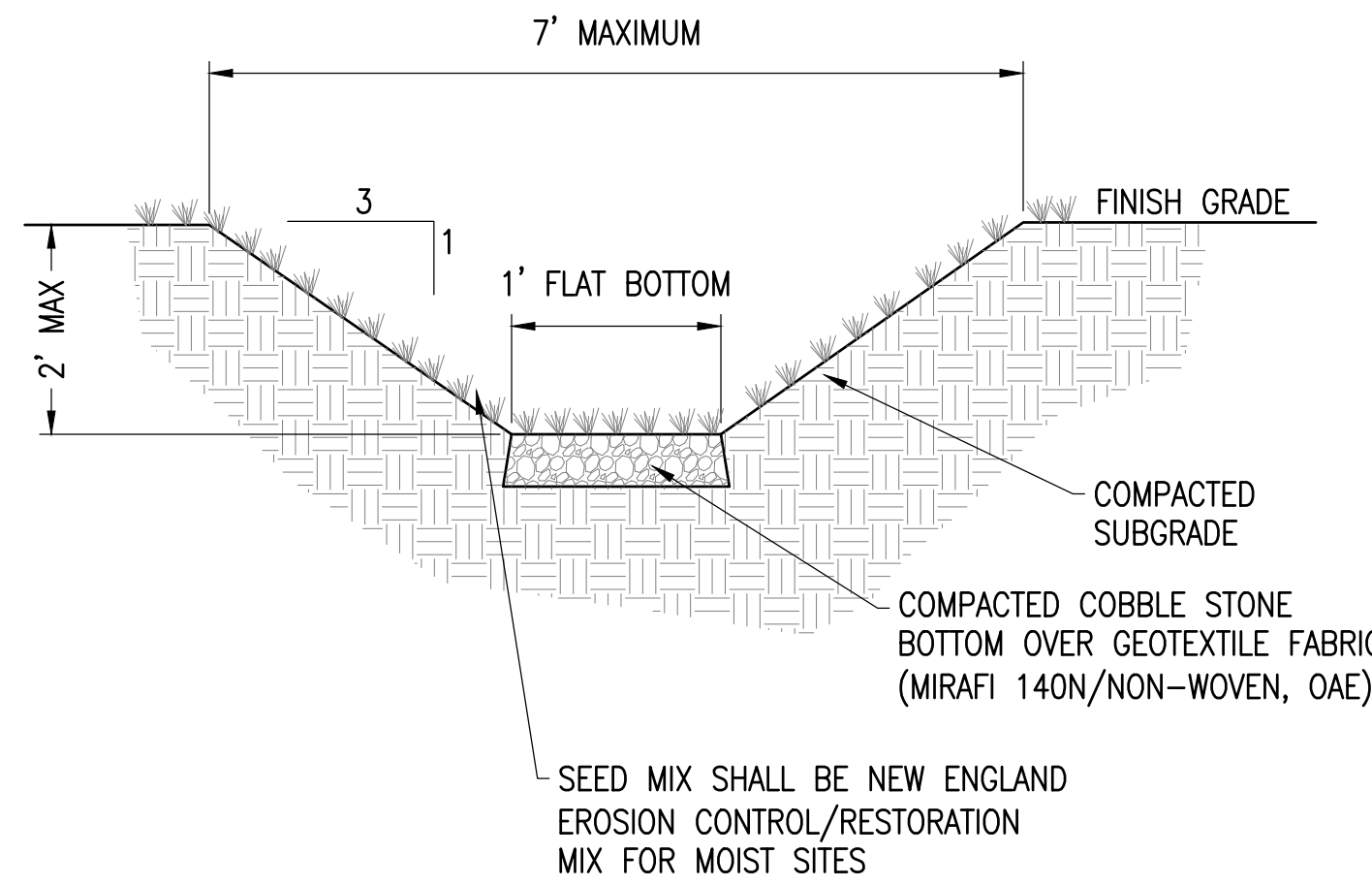
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NOTE: MOTION ACTIVATED LIGHT SHALL BE CONTROLLED BY A FULL CUT-OFF SWITCH INSTALLED WITHIN THE ELECTRICAL EQUIPMENT PERIMETER FENCE.

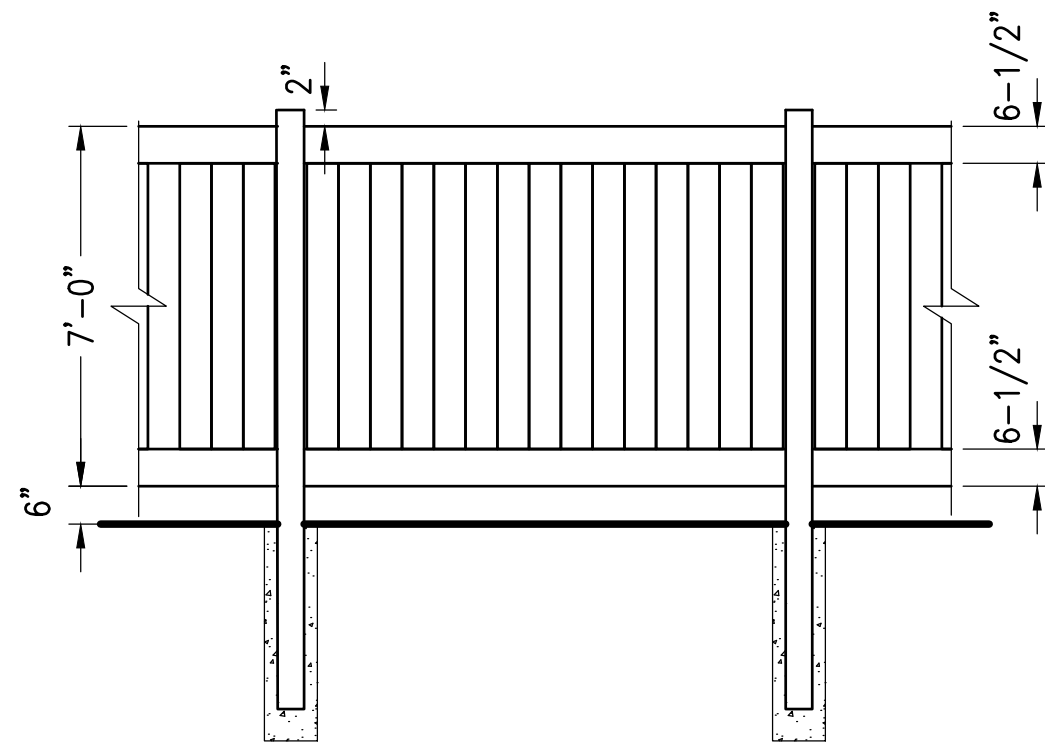
4 LIGHTING MOUNTING - DOWNLIGHT

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XD_ELEC_LIGHT MOUNTING-DOWNLIGHT 2018-08-22 JPL



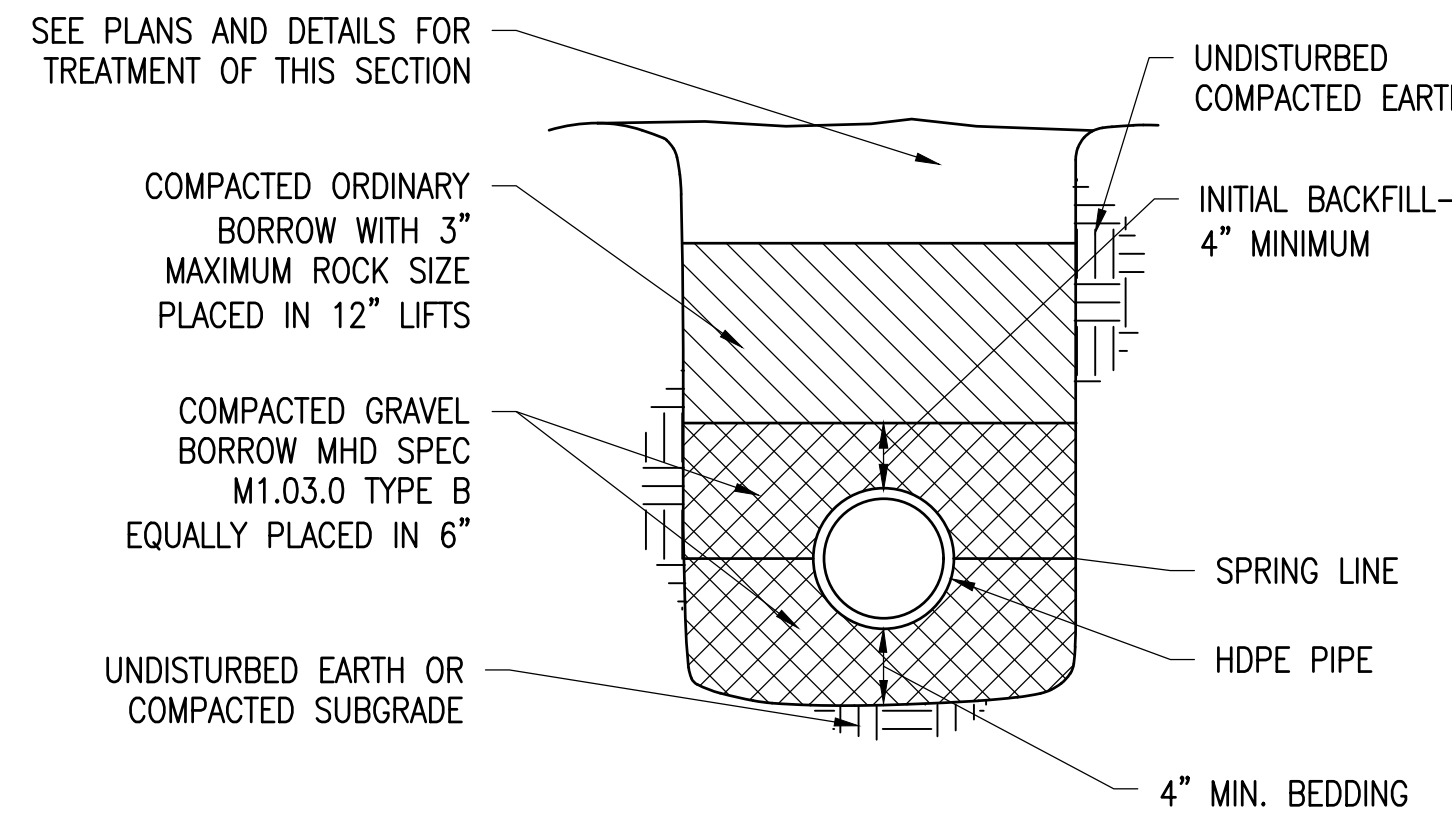
1 COBBLE BOTTOM/EARTH SIDES SWALE

SCALE: NTS  
XD_CIVIL_DRAINAGE_COBBLE_BOTTOM_SWALE 06-27-2016



5 7' VINYL FENCE DETAIL

SCALE: NTS  
XD_CIVIL_7' VINYL FENCE DETAIL 11-22-2016

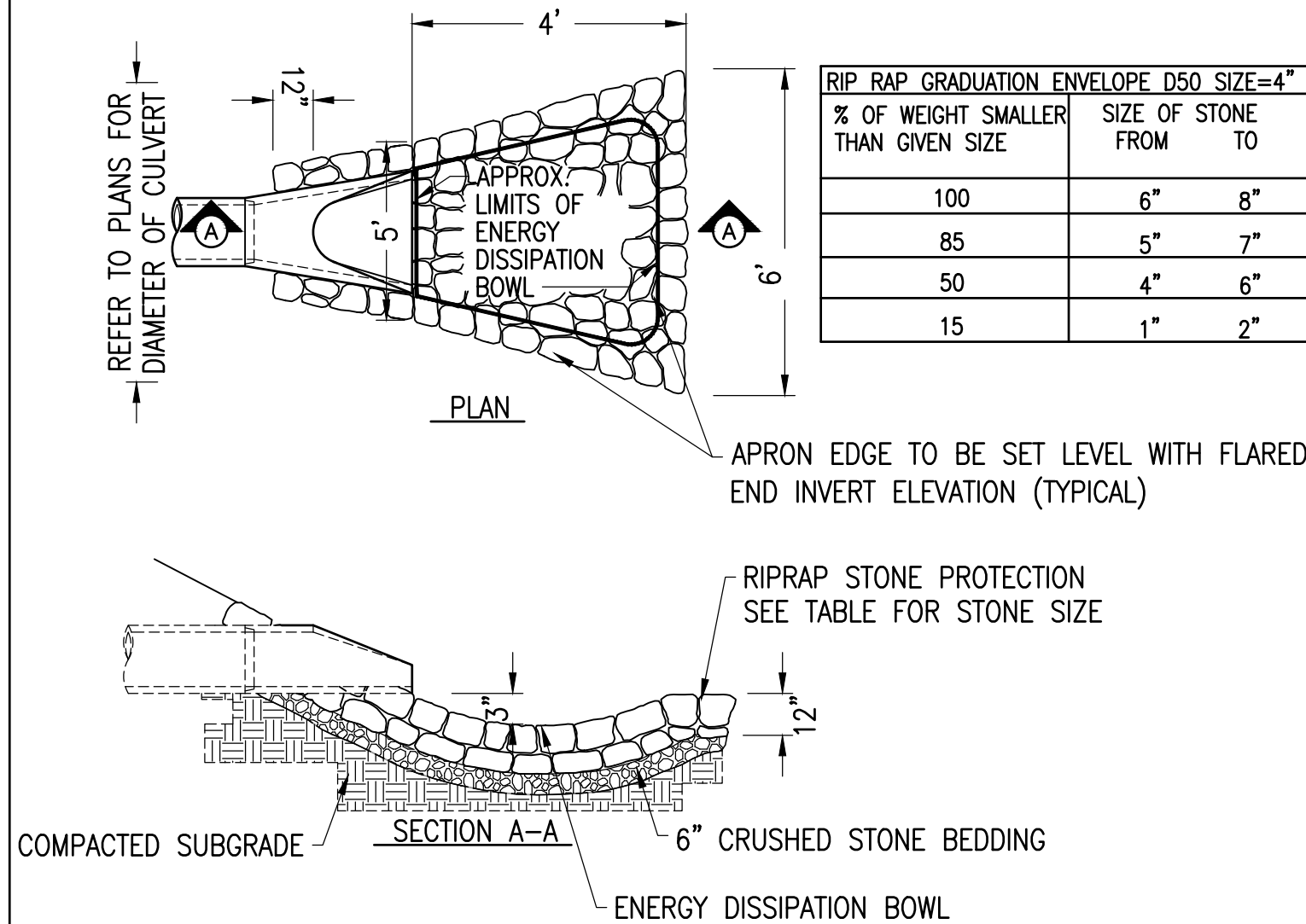


NOTES:

1. TRENCH EXCAVATION WIDTH TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT.
2. ALL COMPACTION TO A MINIMUM 95 PERCENT DRY DENSITY DETERMINED BY ASTM D1557 SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

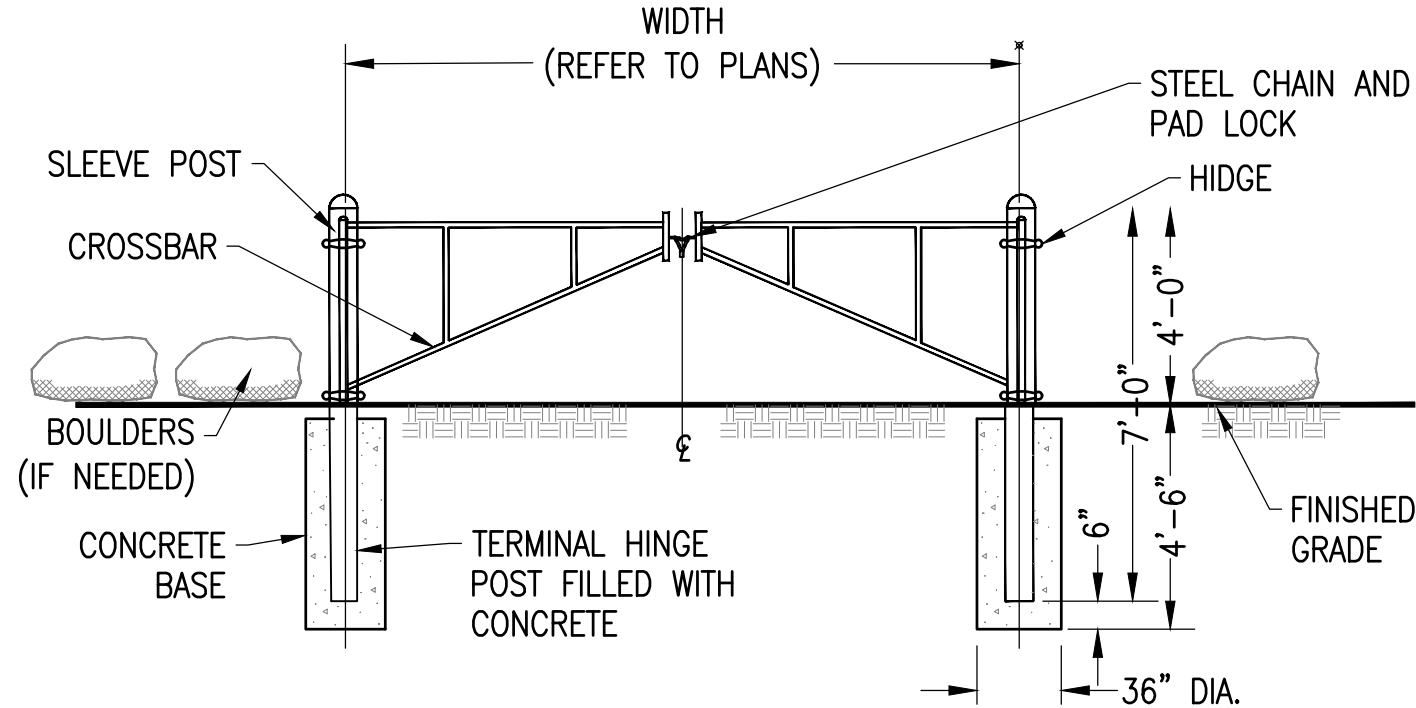
2 HDPE DRAIN PIPE BEDDING

SCALE: NTS  
XD_CIVIL_D_HDPE DRAIN PIPE BEDDING 06-28-2016



6 FLARED END SECTION/RIP-RAP APRON

SCALE: NTS  
XD_CIVIL_DRAINAGE_FES RIP-RAP APRON 2016-02-23



NOTE:

CONTRACTOR SHALL ENSURE NO VEHICULAR ACCESS (INCLUDING MOTORCYCLES, ATV'S, ETC.) AROUND BARRIER GATE.

3 BARRIER GATE

SCALE: NTS  
XD_CIVIL_ACCESS_BARRIER_GATE 10-24-2018

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BORREGO SOLAR

55 TECHNOLOGY DRIVE, SUITE 102  
LOWELL, MA 01851  
PHONE: (888) 808-4273  
FAX: (888) 843-6778  
WWW.BORREGOSOLAR.COM

NOT FOR CONSTRUCTION



03/04/19

SITE PLANS  
515 HENSHAW STREET  
LEICESTER, MA 01542

PROJECT NUMBER:  
905-1750

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	UTILITY POLE LAYOUT PER GUIDELINES
03/09/18	JPL	TB	TB	UTILITY POLE LAYOUT PER GUIDELINES	CHANGED INVERT / ADDED STORAGE
04/13/18	JPL	TB	TB	CHANGED INVERT / ADDED STORAGE	SURVEY TOPO/REVS FOR RESUBMITAL
07/30/18	BS	CDS	CDS	SURVEY TOPO/REVS FOR RESUBMITAL	CHANGE TO HANWHA / REVISED LAYOUT
8/15/18	JPL	CDS	CDS	CHANGE TO HANWHA / REVISED LAYOUT	REVISIONS FOR DECEMBER 4 HEARING
12/4/18	WS	CDS	CDS	REVISIONS FOR DECEMBER 4 HEARING	REVISIONS FOR DECEMBER 4 HEARING
12/4/18	WS	CDS	CDS	REVISIONS FOR DECEMBER 4 HEARING	REVISIONS FOR DECEMBER 4 HEARING
02/06/19	WS	CDS	CDS	REVISIONS FOR DECEMBER 4 HEARING	ADDRESS COMMENTS FROM QUINN ENG.

SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ARCH D 24" X 36"

C-5.1  
CIVIL DETAILS