

NOT FOR
CONSTRUCTION



01/08/19

SITE PLANS
515 HENSHAW STREET
LEICESTER, MA 01542

PROJECT NUMBER:
905-1750

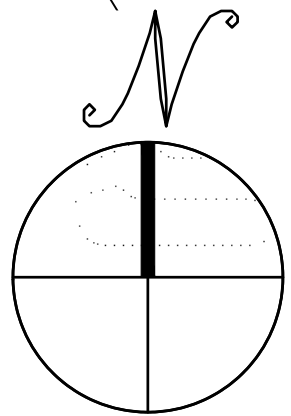
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	1/19/18	FR	CDS	SPECIAL PERMIT APPLICATION
	03/09/18	JPL	TB	UTILITY POLE LAYOUT PER GUIDELINES
	04/13/18	JPL	TB	CHANGED INVERTER / ADDED STORAGE
	07/30/18	BS	DS	SURVEY TOPO/REVS FOR RESUBMITTAL
	8/15/18	JPL	DS	CHANGE TO HANWIHA / REVISED LAYOUT
	12/4/18	WS	DS	REVISIONS FOR DECEMBER 4 HEARING
	12/13/18	WS	DS	REVISIONS FOR RESUBMISSION

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

T-1

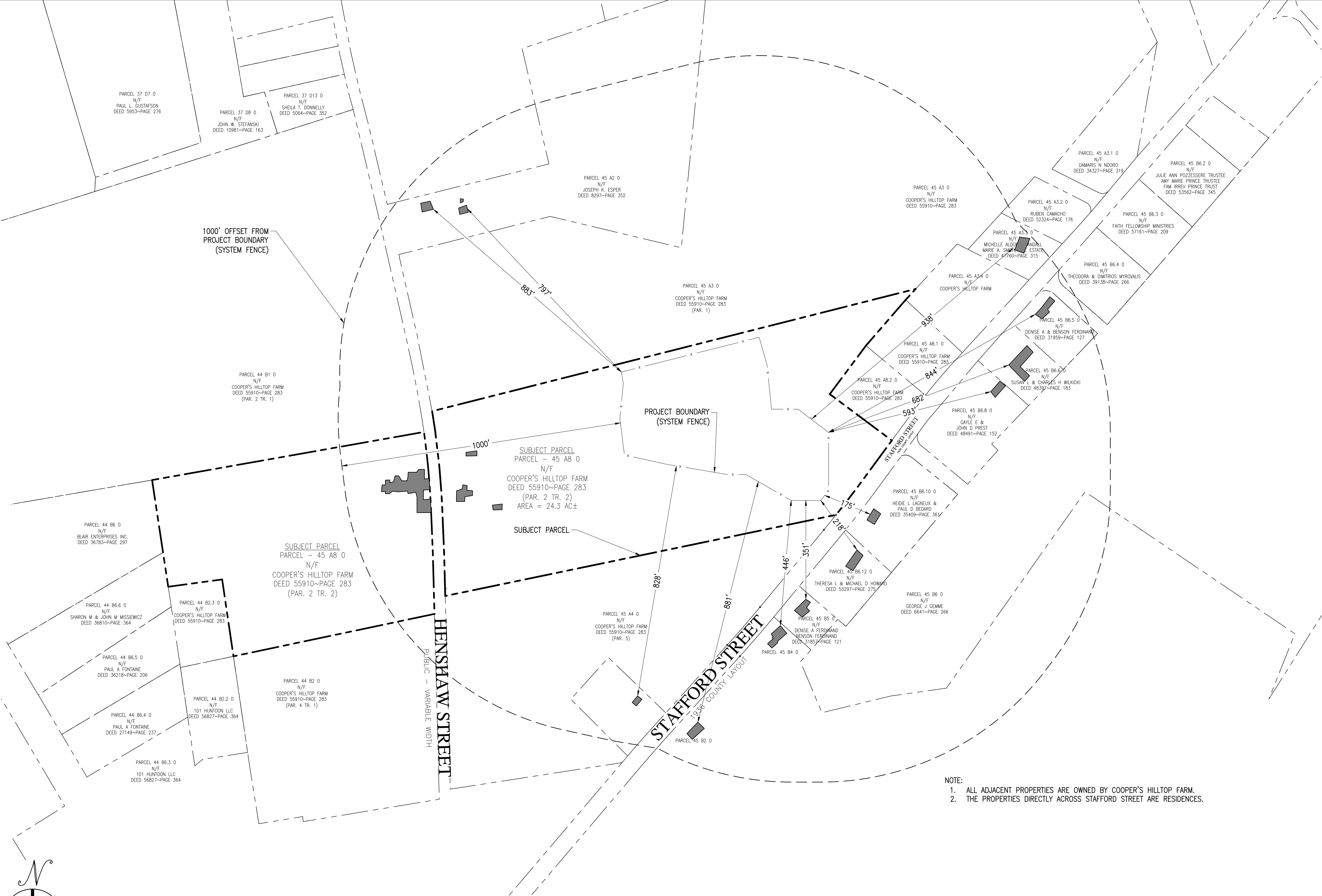
TITLE PAGE

C:\Users\westandish\Box Sync\Solarforce\Projects\515 Henshaw St - Rochdale_1\Design\02. Working Set\515 Henshaw St MA_SJP_121318_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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Charles D. Smith
01/03/19

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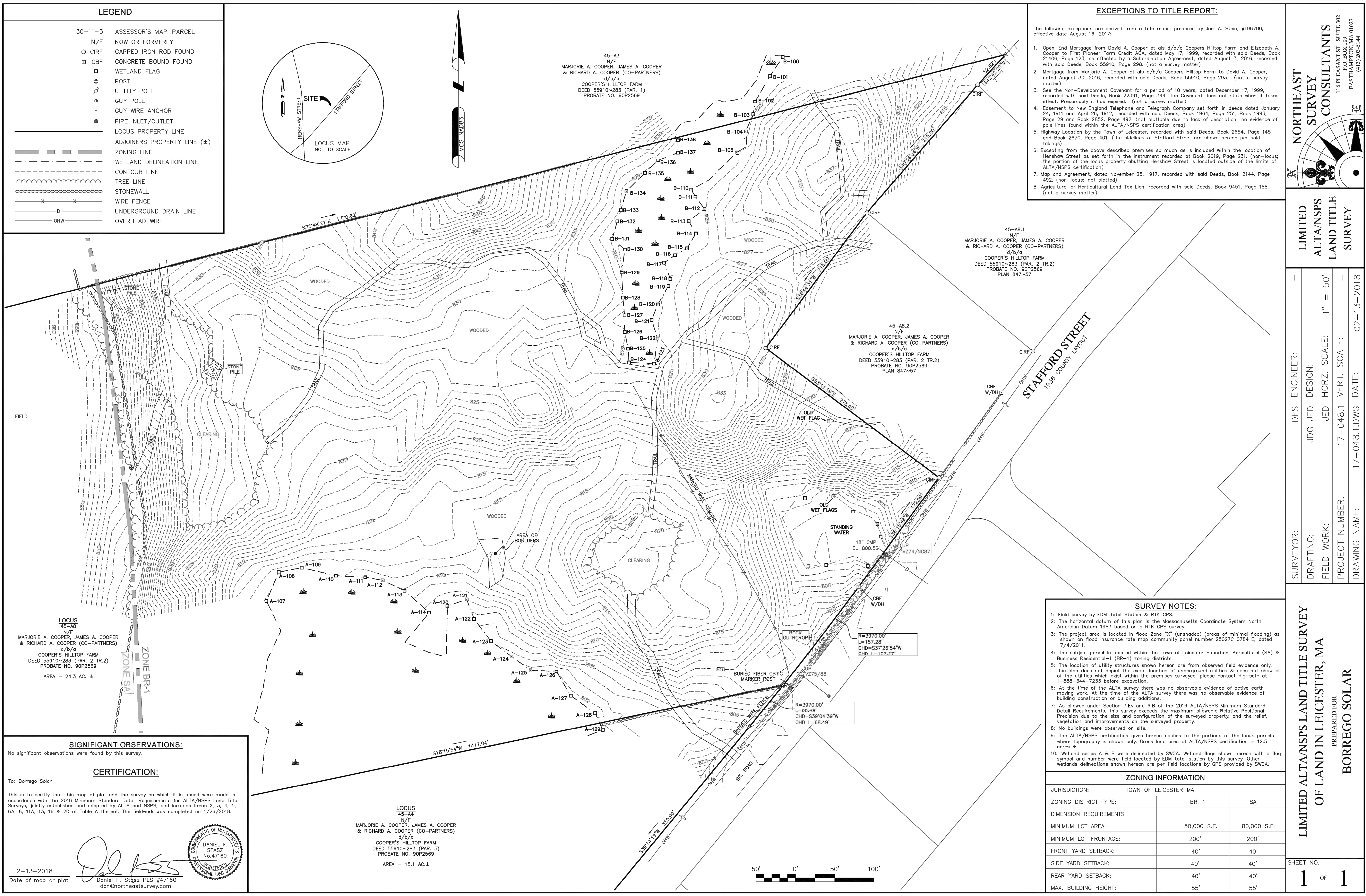
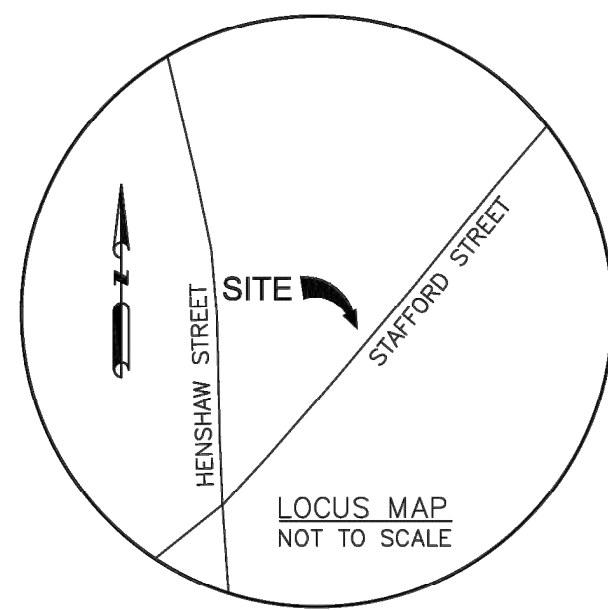
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ARCH D 24" X 36"

C-1.0

LOCUS PLAN

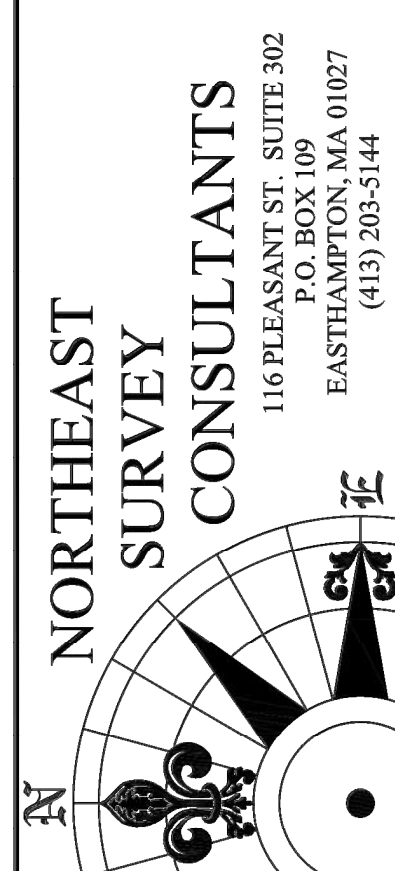
LEGEND	
30-11-5	ASSESSOR'S MAP-PARCEL
N/F	NOW OR FORMERLY
○ CIRF	CAPPED IRON ROD FOUND
▣ CBF	CONCRETE BOUND FOUND
□	WETLAND FLAG
⊗	POST
♂	UTILITY POLE
♂	GUY POLE
+	GUY WIRE ANCHOR
●	PIPE INLET/OUTLET
—————	LOCUS PROPERTY LINE
—————	ADJOINERS PROPERTY LINE (±)
■ ■ ■ ■	ZONING LINE
- - - - -	WETLAND DELINEATION 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, #T96700, effective date August 16, 2017:

1. Open-End Mortgage from David A. Cooper et al s/d/b/o Coopers Hilltop Farm and Elizabeth A. Cooper to First Pioneer Farm Credit ACA, dated May 17, 1989, 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 s/d/b/o Coopers 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 to 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-locus; 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-locus; not plotted)
8. Agricultural or Horticultural Land Tax Lien, recorded with said Deeds, Book 9451, Page 188. (not a survey matter)



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

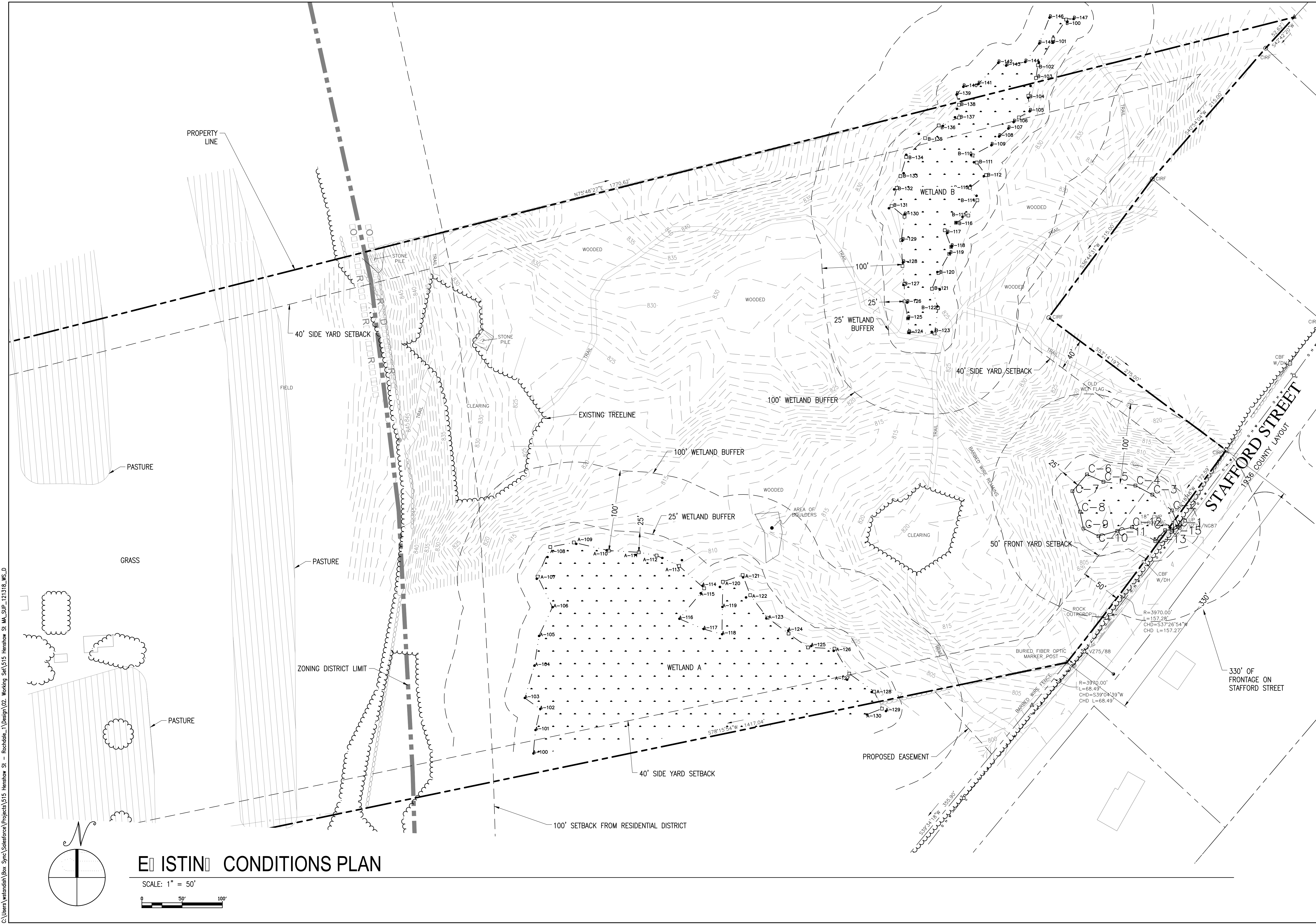
## SURVEY NOTES:

- 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 geoid.
- 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 25027C 0784 ED, dated 7/4/2011.
- 4: The subject parcel is located within the Town of Leicester Suburban-Agricultural (SA) & Business Residential-1 (BR-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 1-800-485-7233 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 building construction or building additions.
- 7: As allowed under Section 3.5V and 6.6B 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 series A & 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 wetland 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'

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

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CHARLES D. SMITH  
CIVIL  
No. 52136  
REGISTERED PROFESSIONAL ENGINEER  
*Charles D. Smith*  
01/03/19

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5	8/15/18	JPL	DS	CHANGE TO HANWHA / REVISED LAYOUT	
6	12/4/18	WS	DS	REVISIONS FOR DECEMBER 4 HEARING	
7	12/13/18	WS	DS	REVISIONS FOR RESUBMISSION	

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

**C-1.2**

**EXISTING CONDITIONS PLAN**

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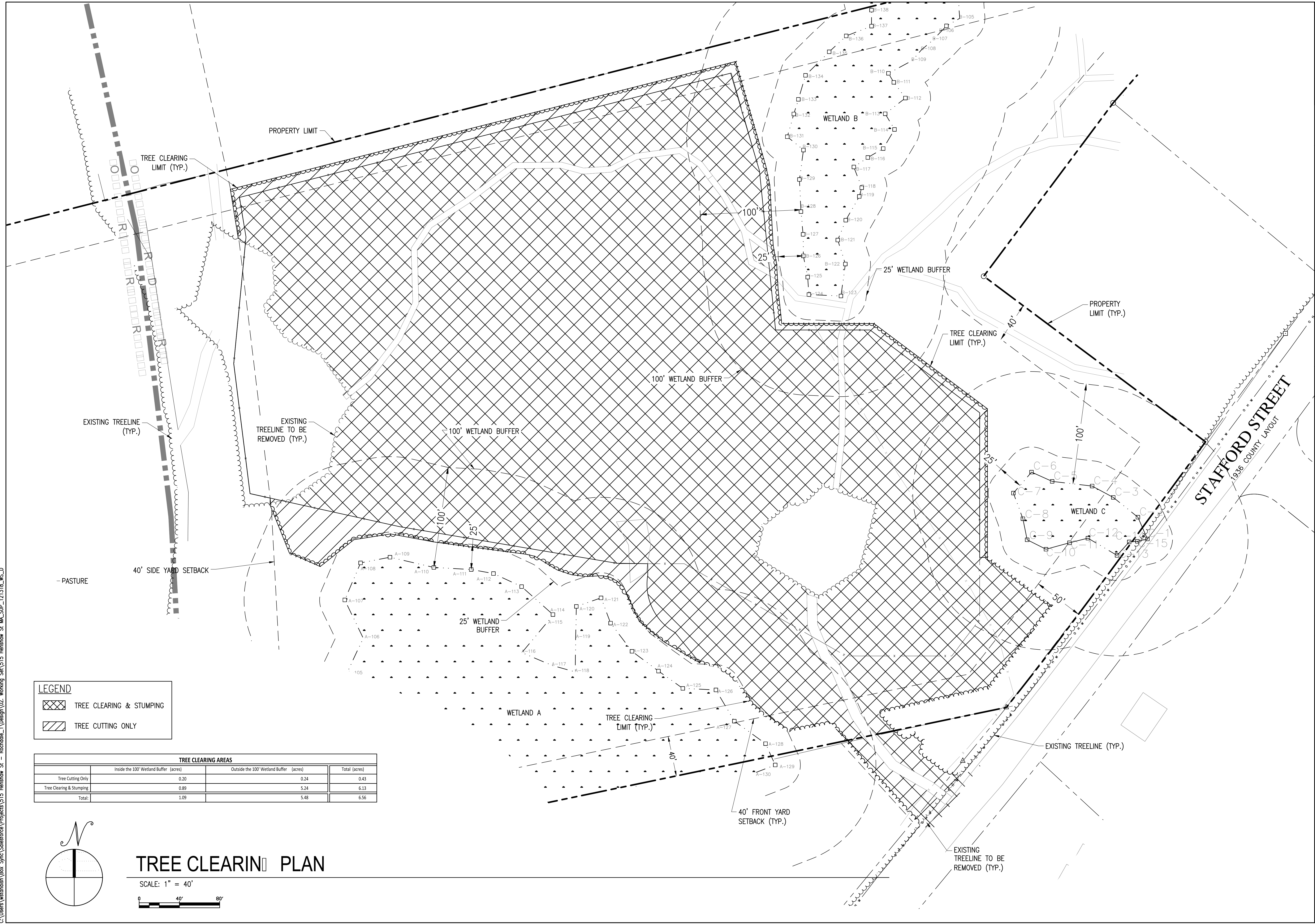
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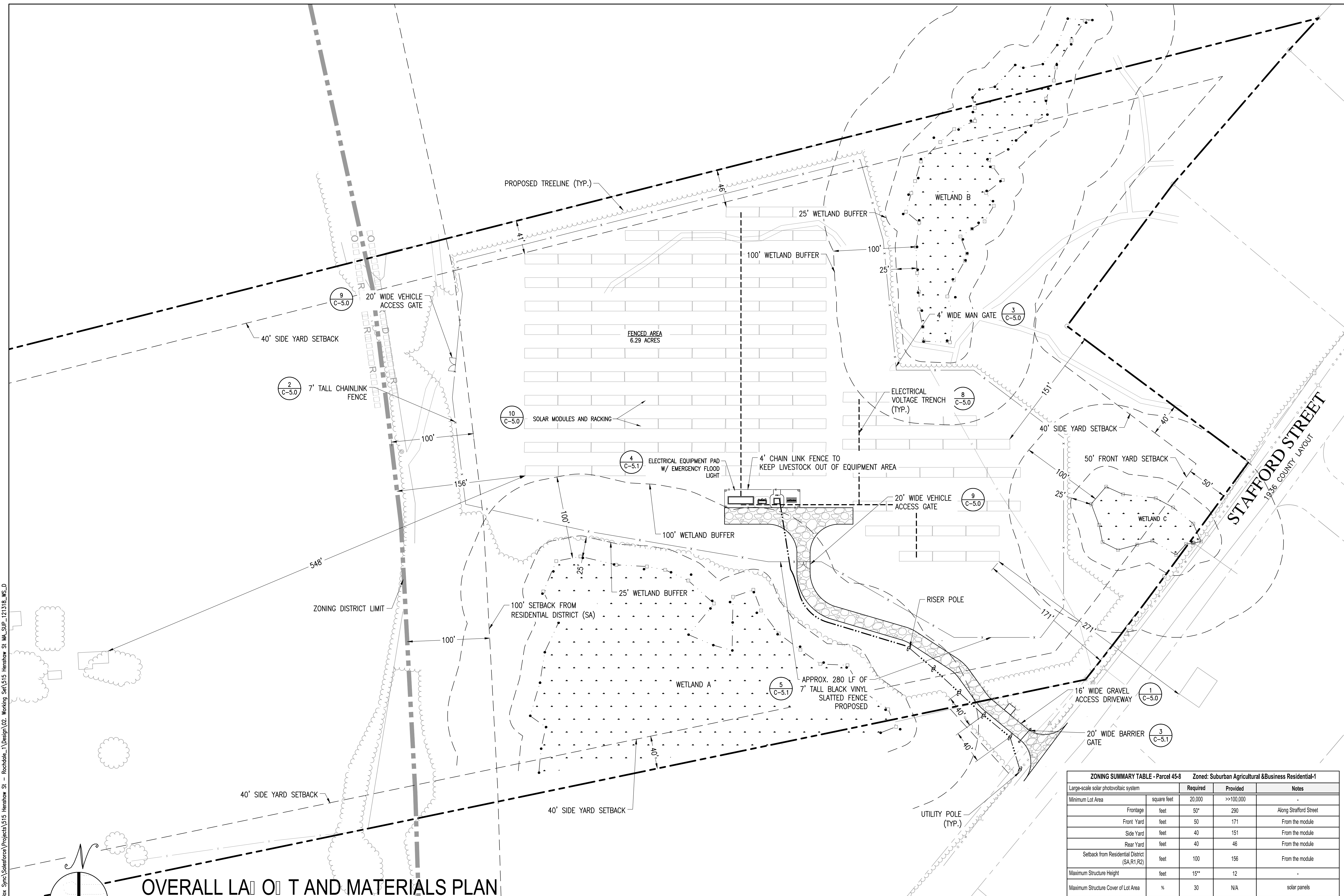
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	12/13/18	WS	DS	REVISIONS FOR RESUBMISSION

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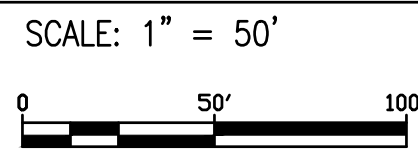
C-2.0  
FREE CLEARING PL



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OVERALL LAYOUT AND MATERIALS PLAN



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



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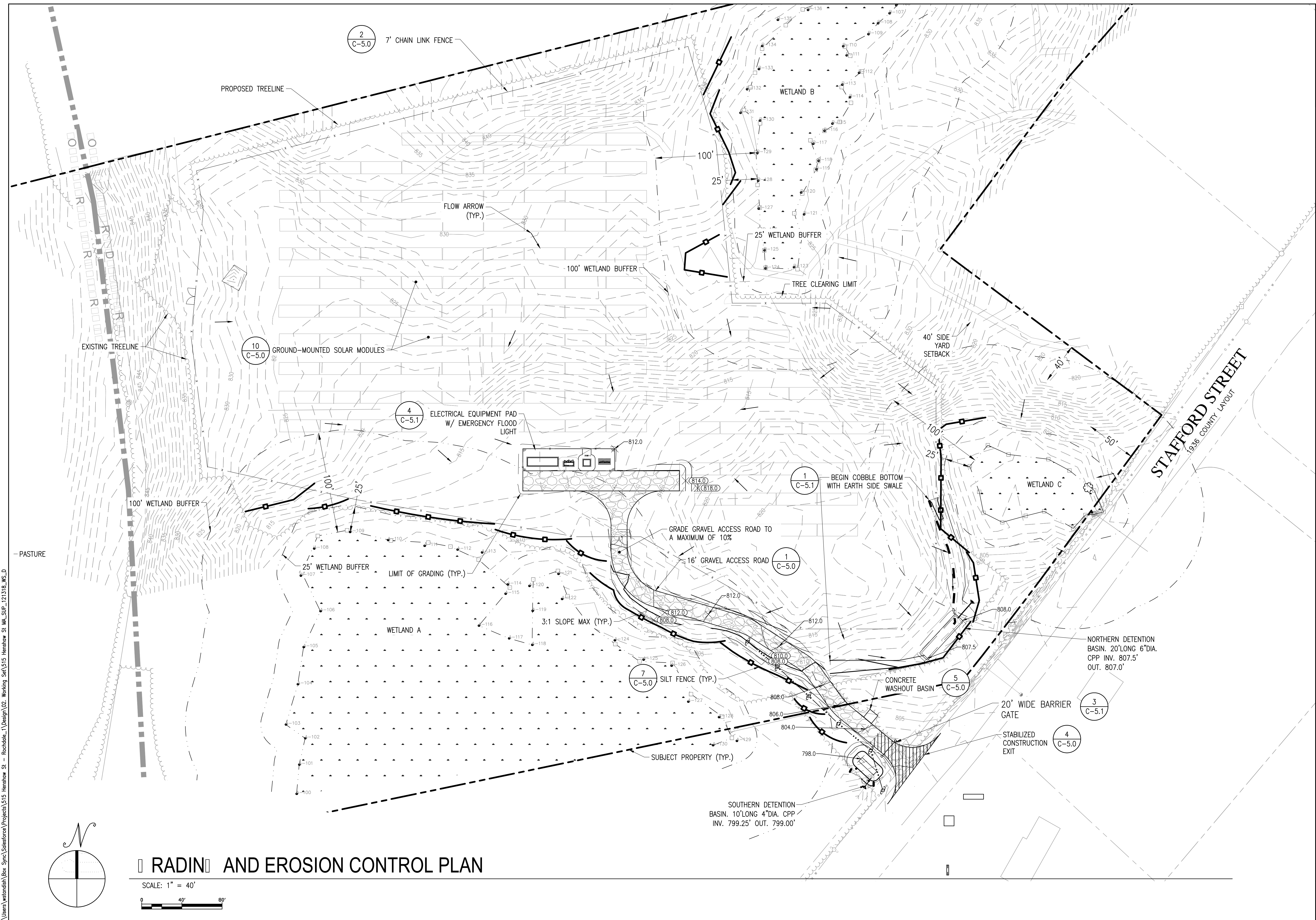
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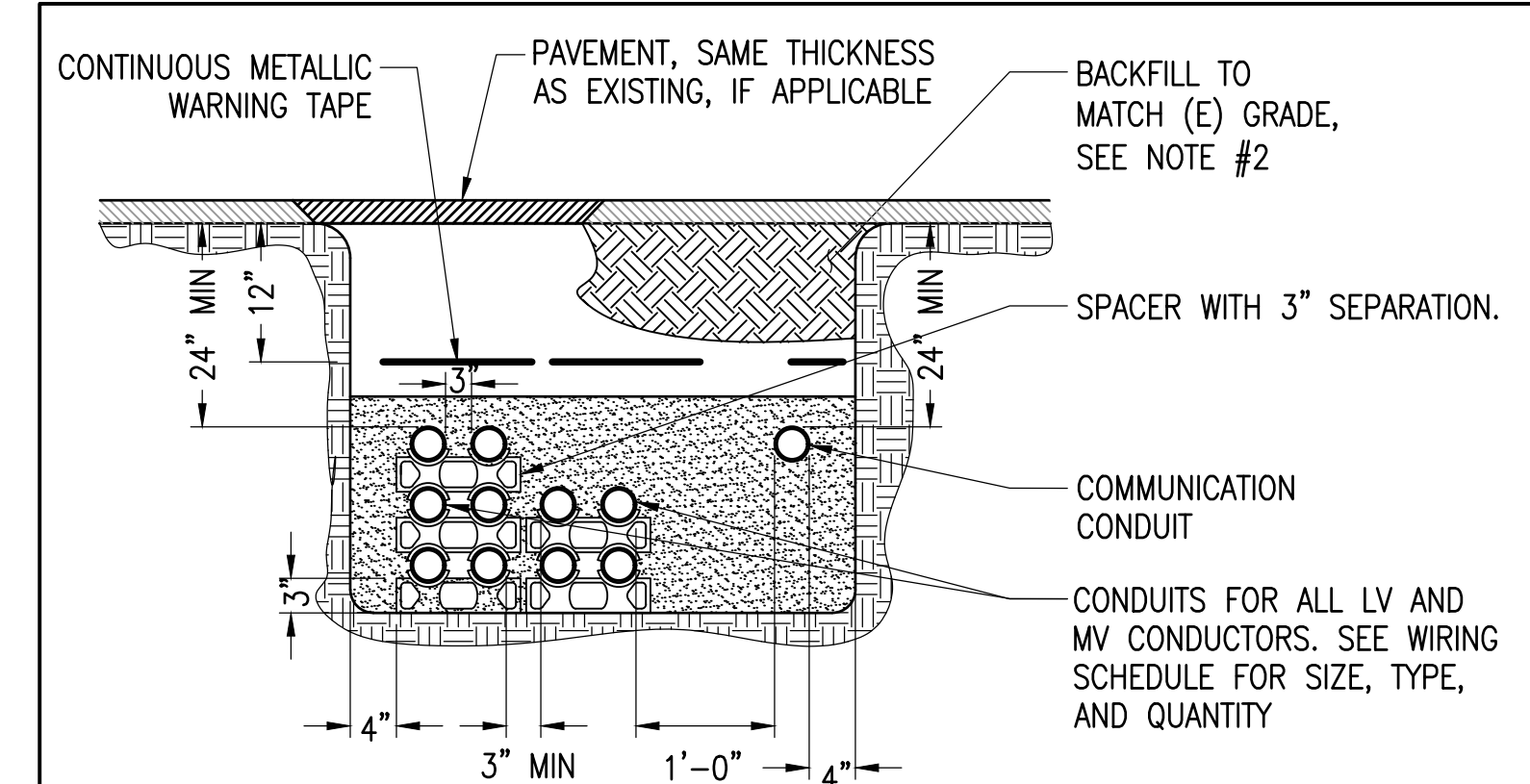
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07/30/18	JS	DS	SURVEY TOPO/REVS FOR RESUBMITAL
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C-4.0

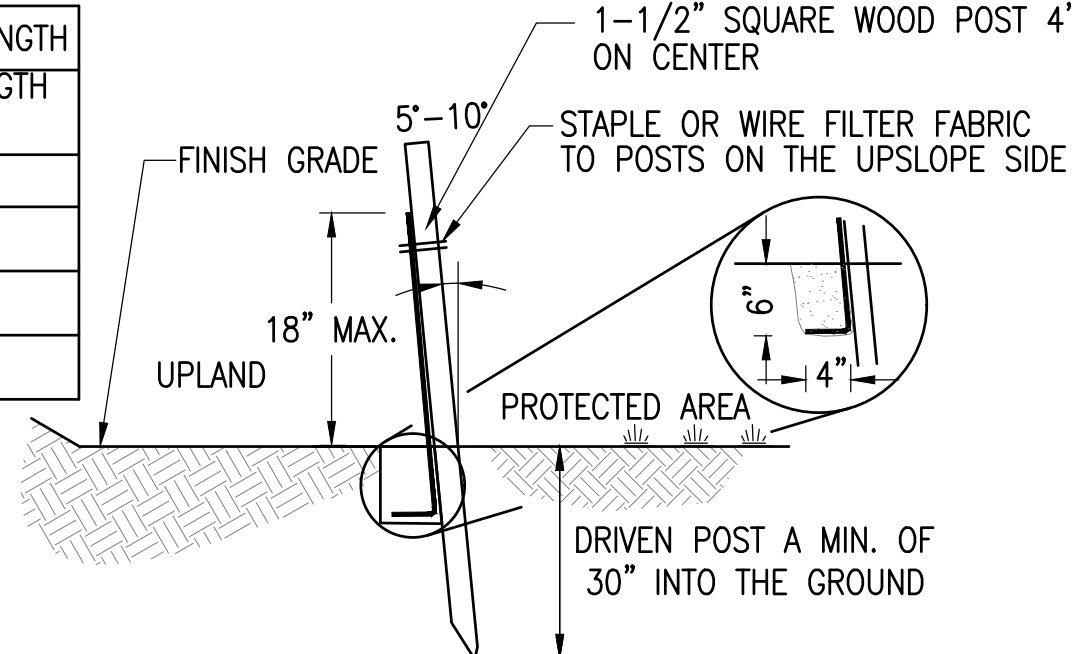
## RADIATION AND EROSION CONTROL PLAN





- NOTES:
1. MAINTAIN A MINIMUM DISTANCE OF 1' BETWEEN CONDUIT WITH COMMUNICATION WIRING AND ANY CONDUIT WITH ELECTRIC POWER CONDUCTORS. POWER AND DATA CONDUITS MAY CROSS AND THE 1' MIN. MAY BE REDUCED FOR TRENCH SECTIONS LESS THAN 10' AND NEAR EQUIPMENT STUB-UPS.
  2. BACKFILL IN ACCORDANCE WITH ELECTRICAL SPECIFICATION SECTION 312000.

MAX ALLOWABLE SLOPE LENGTH	
STEEPNESS	MAX LENGTH (FT.)
2:1	25
3:1	50
4:1	75
5+:1	100



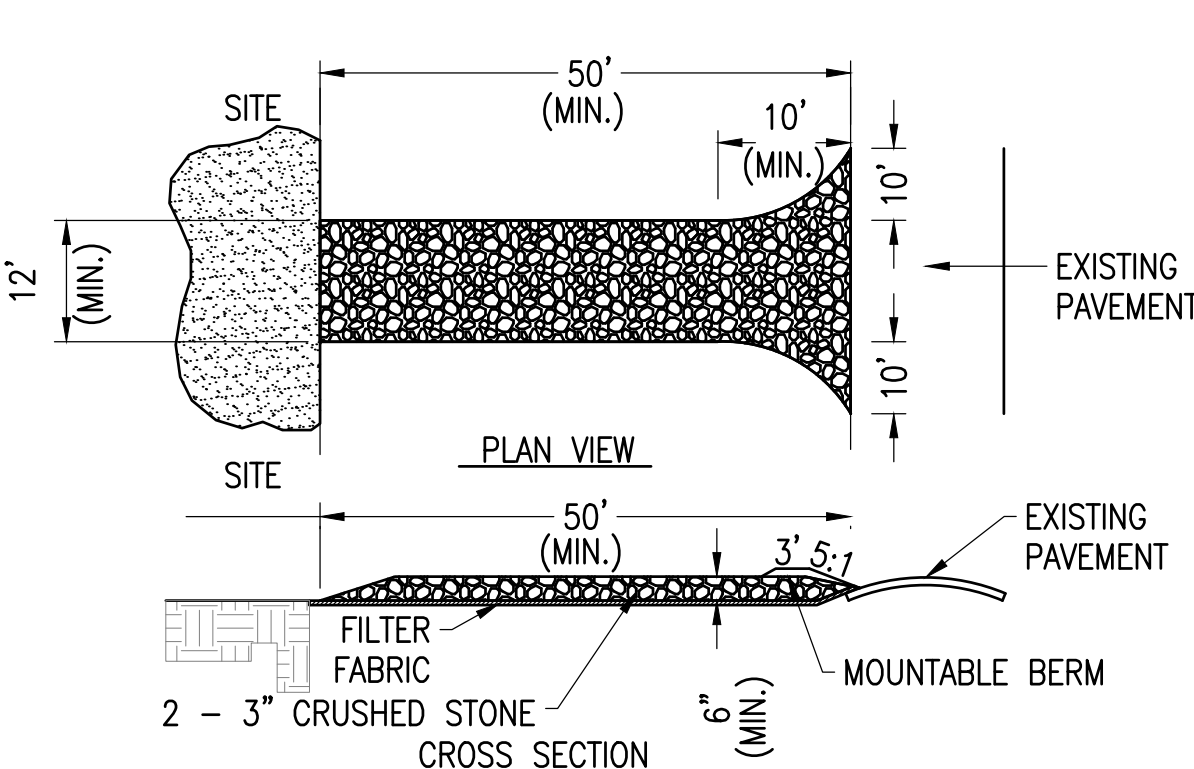
- NOTES:
1. MAX DRAINAGE AREA FOR OVERLAND FLOW SHALL NOT EXCEED 1/4 ACRE-FOOT PER 100 FEET OF FENCE.
  2. FILTER FABRIC TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES. POST SHALL BE STEEL EITHER "I" OR "U" SHAPED OR HARDWOOD.
  3. FILTER CLOTH SHALL BE FASTENED SECURELY WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
  4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED. FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILENKA T140N, OR APPROVED EQUAL.
  5. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
  6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SEDIMENT FENCE.

## TYPICAL TRENCH

SCALE: NTS  
XD_ELEC_TYPICAL_TRENCH 2017-12-12

## SILT FENCE

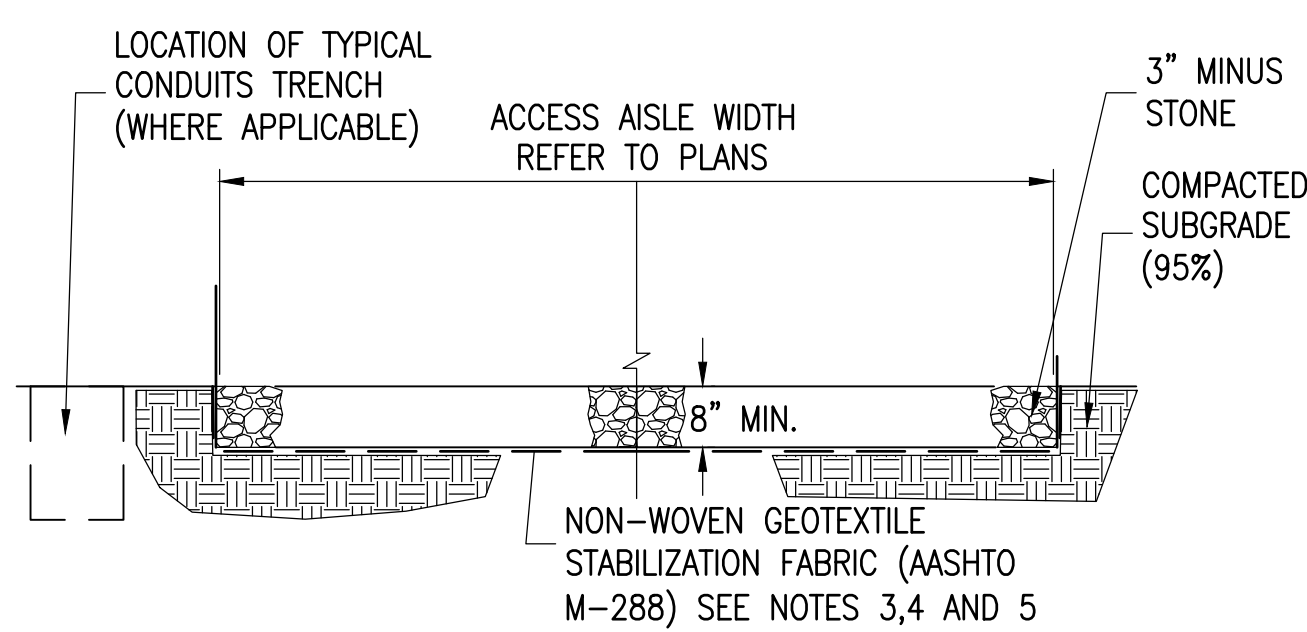
SCALE: NTS  
XD_CIVIL_EROSION_SILT_FENCE_P 2014-10-17



- NOTE:
1. ENTRANCE WIDTH SHALL BE A TWENTY-FOUR (24) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

## STABILIZED CONSTRUCTION EXIT

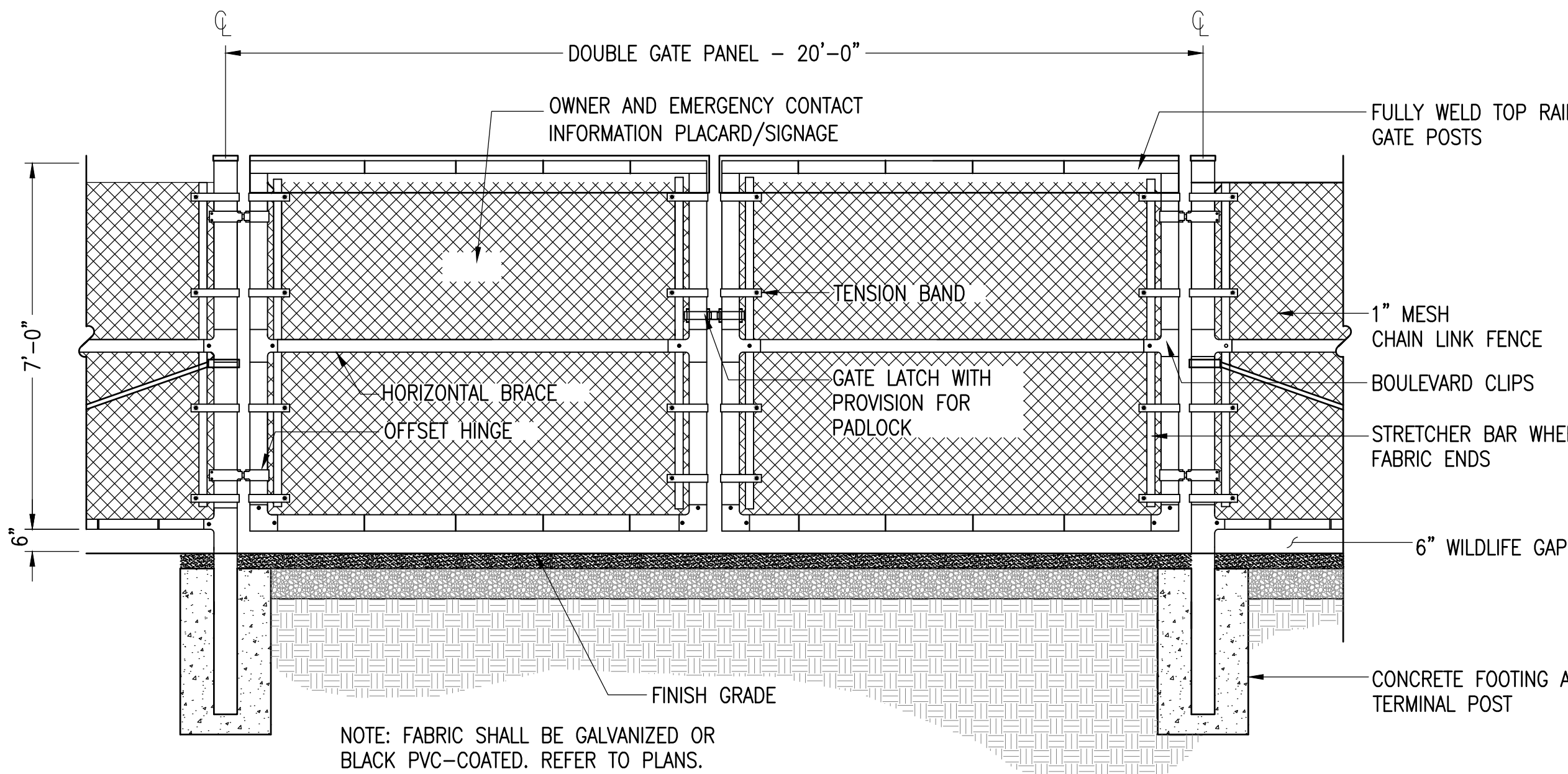
SCALE: NTS  
XD_CIVIL_TEMPORARY_CONSTRUCTION_STABILIZED_CONSTRUCTION_EXIT 06-10-2016



- NOTES:
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
  2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD.
  3. GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:
    - TENSILE STRENGTH: 150 LB MIN.
    - ELONGATION: 50%
    - CBR PUNCTURE: 400 LB MIN.
    - MINIMUM WATER FLOW RATE: 120 GPM / FT²
  4. SUBCONTRACTOR SHALL FOLLOW GEOTEXTILE FABRIC MANUFACTURER INSTALLATION PROCEDURES.
  5. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
  6. SUBCONTRACTOR SHALL REMOVE TEMPORARY CONSTRUCTION ACCESS ROADS, AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CEOR AND THE GOVERNING AGENCIES.

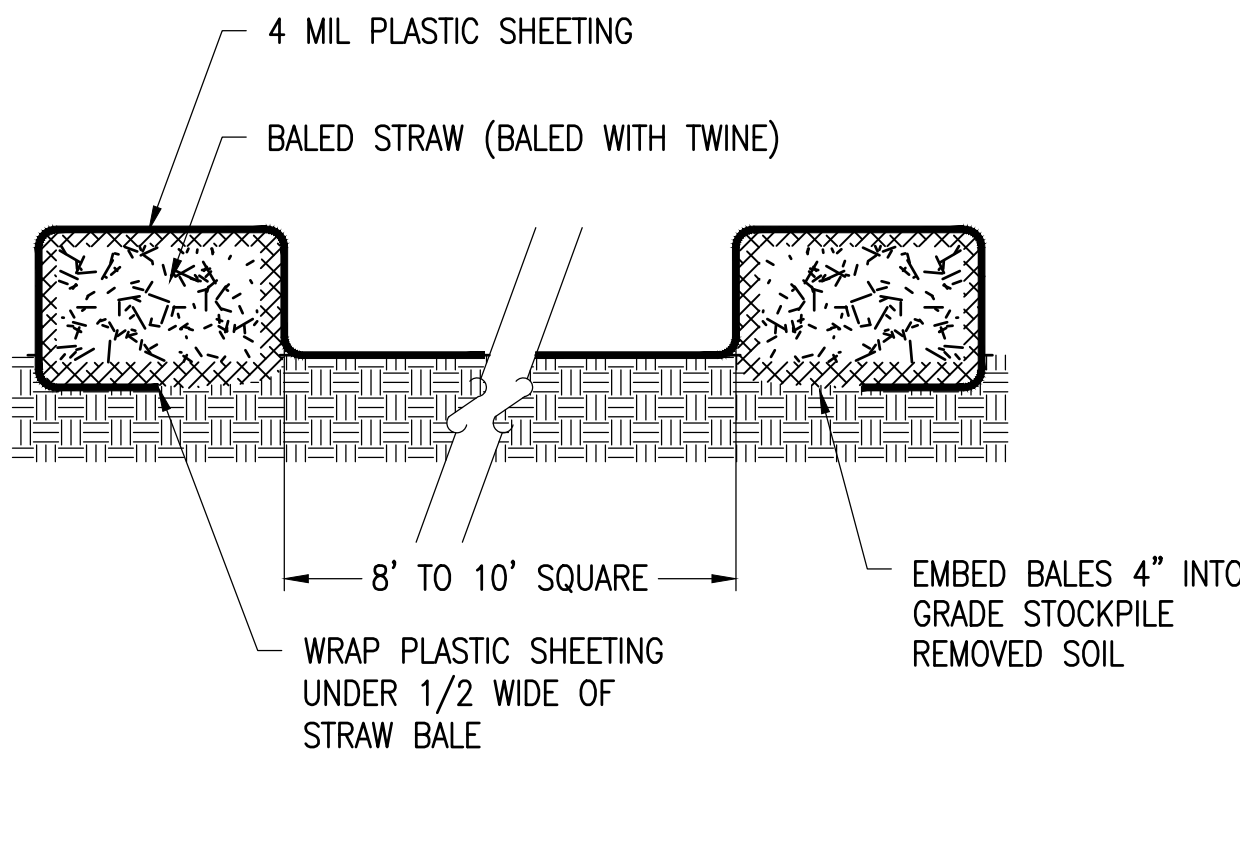
## GRAVEL ACCESS ROAD

SCALE: NTS  
XD_CIVIL_GRAVEL_ACCESS_ROAD 07-24-2017



## VEHICLE GATE - WILDLIFE GAP

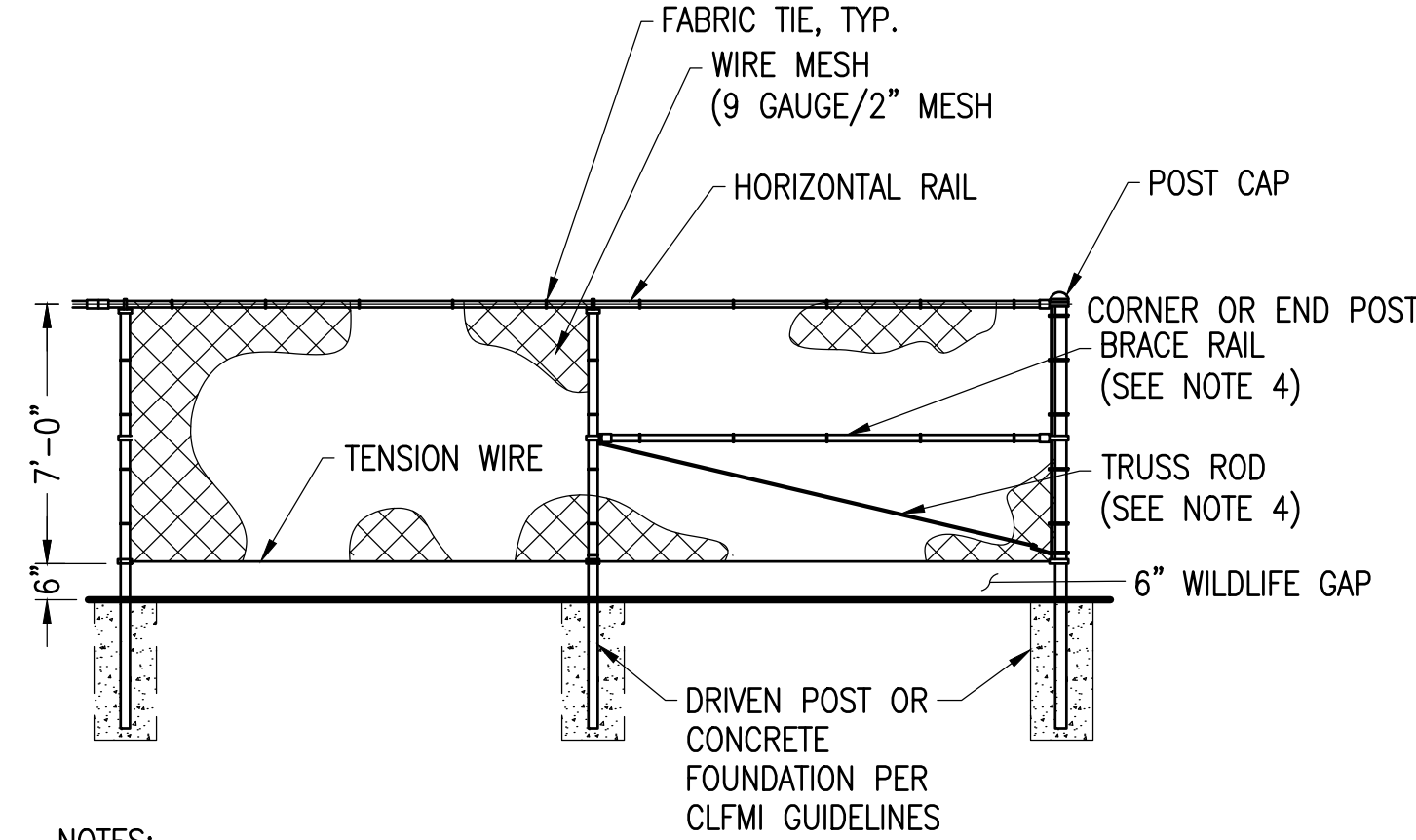
SCALE: NTS  
XD_CIVIL_FENCE_VEHICLE_GATE_WILDLIFE_GAP 07-25-2017



- NOTE: PLASTIC SHEETING SHALL BE FREE OF TEARS OR HOLES. AFTER BASIN IS USED, WASHWATER FROM WASHOUT BASIN SHALL EVAPORATE OR BE VACUUMED OUT. REMOVE REMAINING HARDENED SOLIDS. REPLACE PLASTIC SHEETING AND STRAWBALES AS REQUIRED.

## CONCRETE WASHOUT BASINS

SCALE: NTS  
XD_CIVIL_CONCRETE_WASHOUT_BASINS 07-24-2017

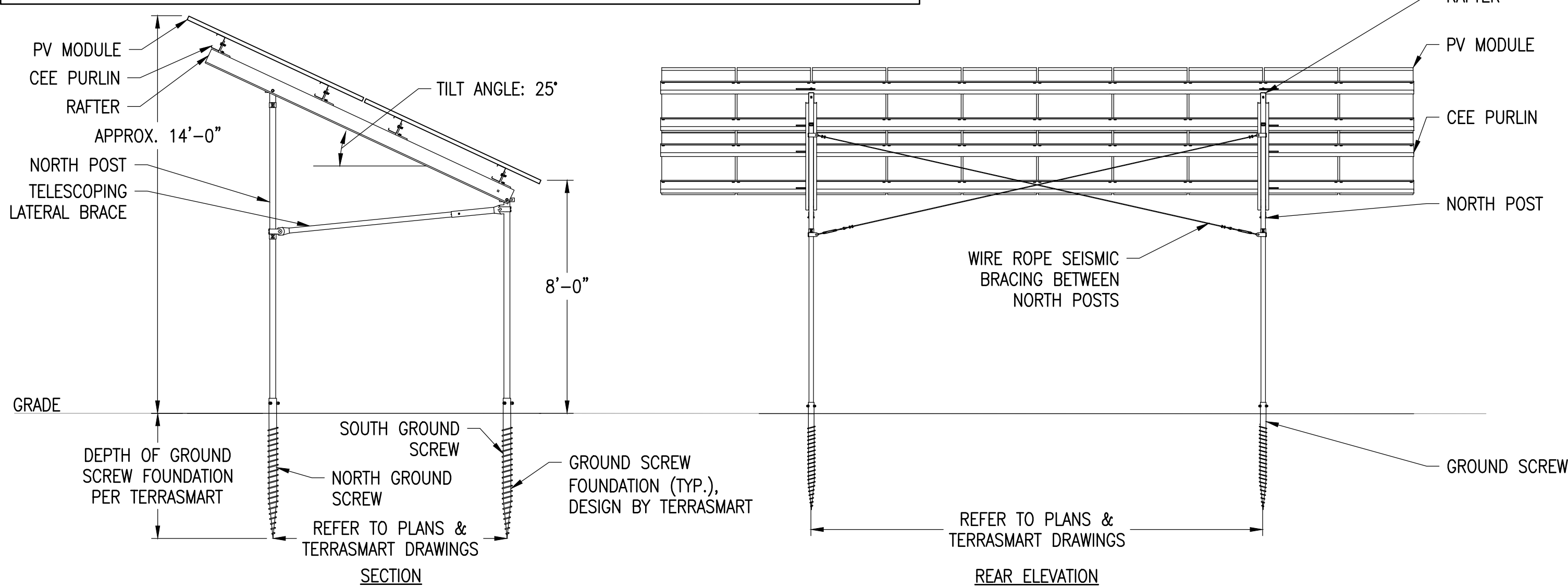


- NOTES:
1. THE FENCE SHALL MEET OR EXCEED THE CHAIN LINK FENCE MANUFACTURER INSTITUTE (CLFMI) GUIDELINES AND RELATED FEDERAL SPECIFICATIONS FOR SECURITY CHAIN LINK FENCE MATERIALS AND INSTALLATION.
  2. FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
  3. THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
  4. ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLFMI GUIDELINES.

## CHAIN LINK FENCE - WILDLIFE GAP

SCALE: NTS  
XD_CIVIL_FENCE_7_CHAIN_LINK_WILDLIFE_GAP 06-27-2016

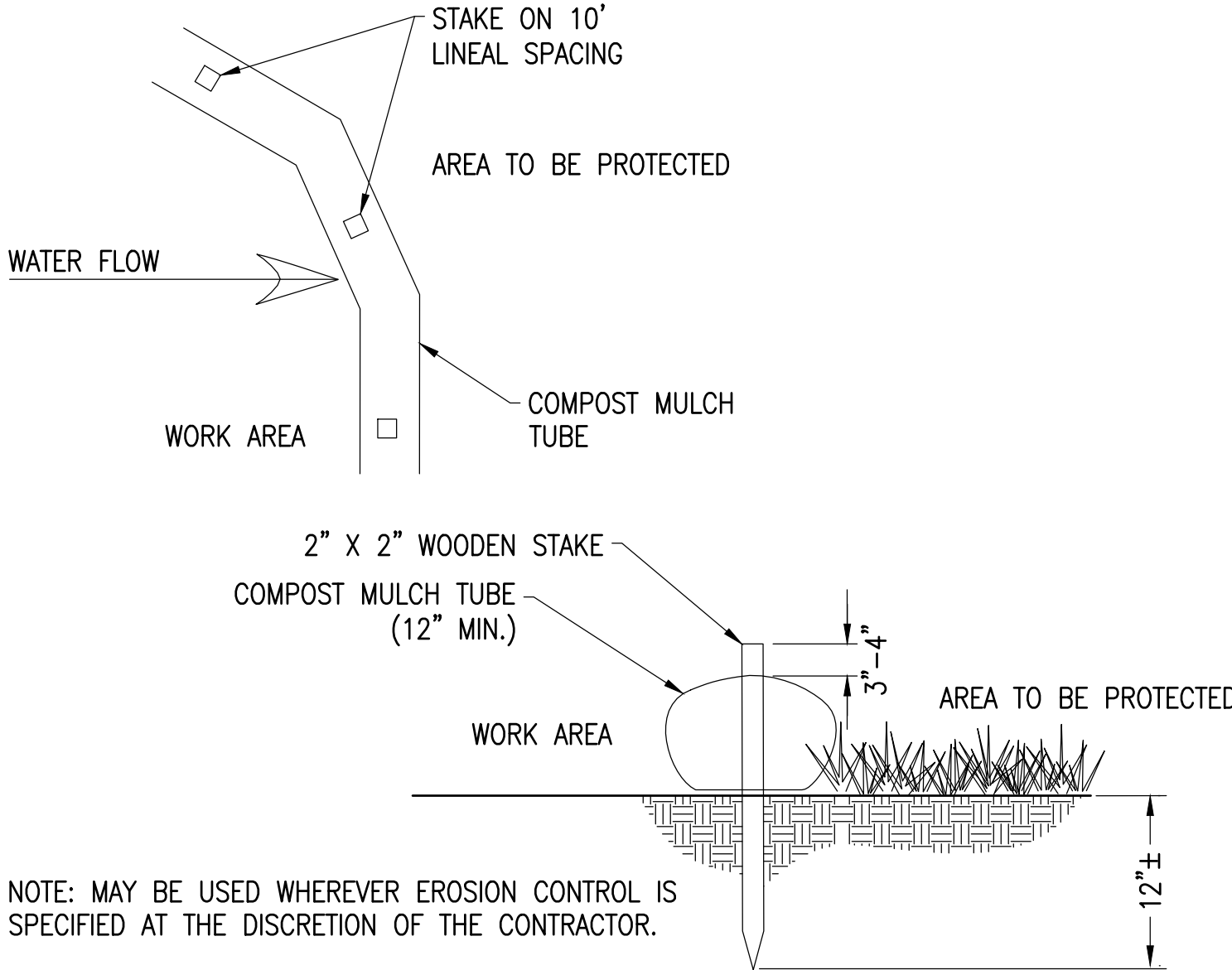
NOTE: THE "TERRAFARM" RACKING AND GROUND SCREW FOUNDATIONS ARE DESIGNED BY TERRASmart AND WILL BE A SUBMITTAL TO BORREGO. THE INFORMATION SHOWN HERE IS FOR GENERAL REFERENCE ONLY. 2X10 RACKING CONFIGURATION SHOWN IN THIS DETAIL AS REFERENCE. ACTUAL RACK SIZE FOR THIS PROJECT MAY VARY.



## TYPICAL RACK SECTION - REAR ELEVATION - ATTRIBUTORIAL CANOPY

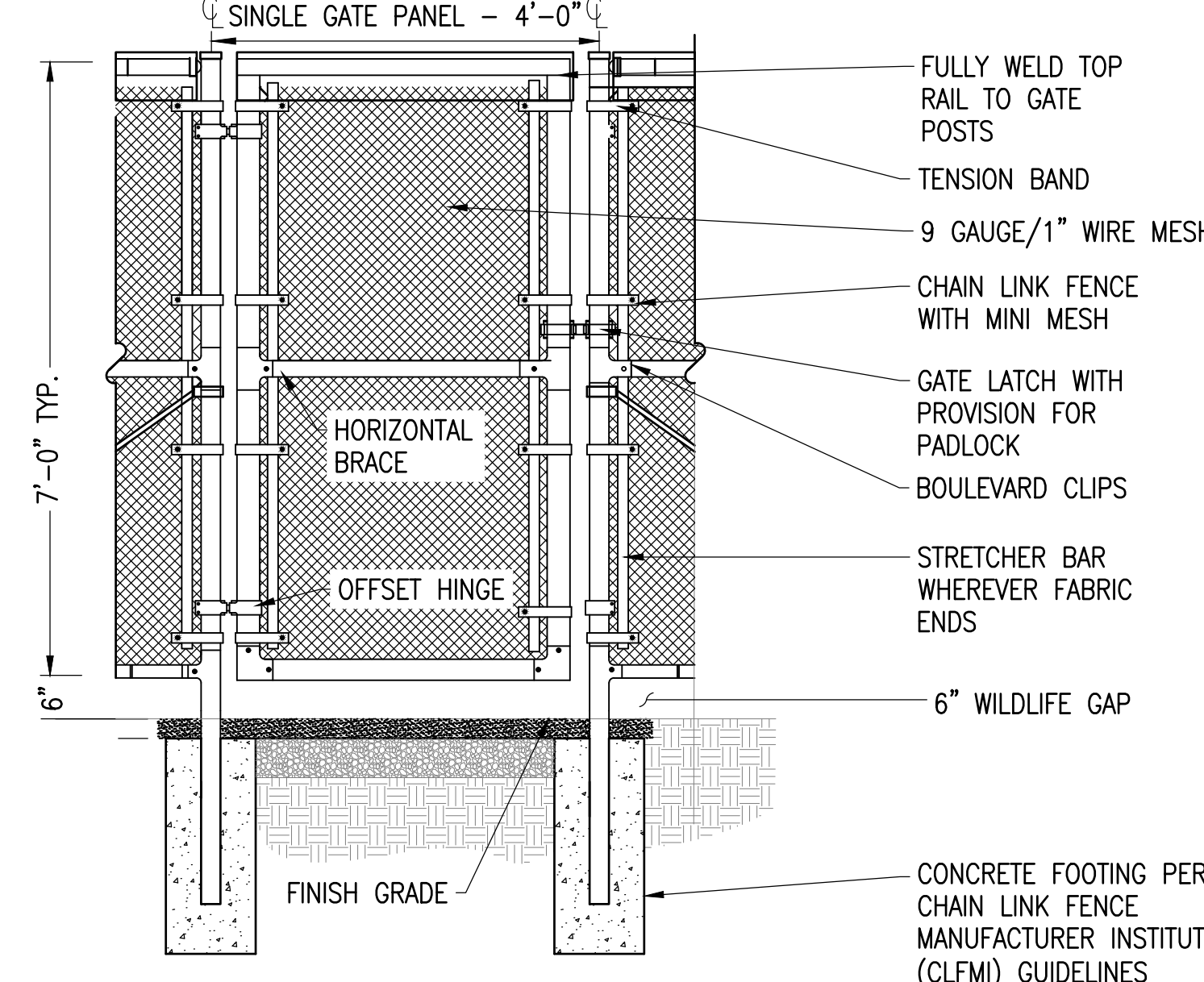
TERRASmart TERRAFARM 2 - 2X PORTRAIT

SCALE: NTS  
XD_STRUCT_TERRASmart_TF2_RACK_SECTION_REAR_ELEV 2016-06-27



## MULCH TUBE

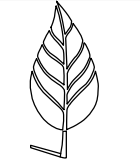
SCALE: NTS  
XD_CIVIL_FILTERBOX_FILTER_SOCK 03-29-2016



## 4 MAN GATE - WILDLIFE GAP

SCALE: NTS  
XD_CIVIL_SITE_CONSTRUCTION_4_WALK_THROUGH_GATE 07-25-2017

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01/03/19

SITE PLANS  
515 HENSHAW STREET  
LEICESTER, MA 01542

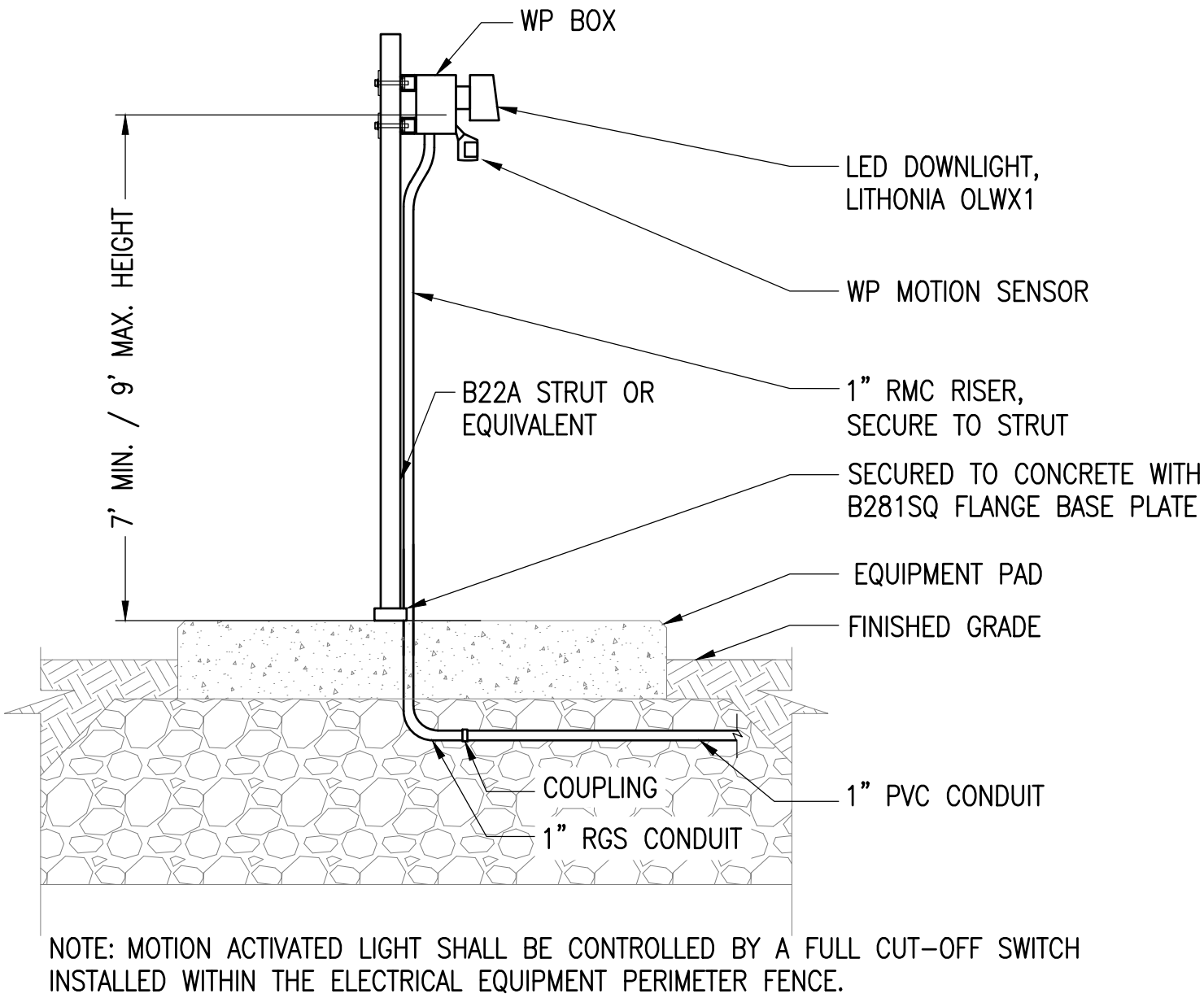
PROJECT NUMBER:  
905-1750

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	DESCRIPTION
1	1/19/18	FR	CDS	SPECIAL PERMIT APPLICATION	
2	03/09/18	JPL	TB	UTILITY POLE LAYOUT PER GUIDELINES	
3	04/13/18	JPL	TB	CHANGED INVERTER / ADDED STORAGE	
4	07/30/18	BS	DS	SURVEY TOPO/REVS FOR RESUBMITTAL	
5	8/15/18	JPL	DS	CHANGE TO HANWHA / REVISED LAYOUT	
6	12/4/18	WS	DS	REVISIONS FOR DECEMBER 4 HEARING	
7	12/13/18	WS	DS	REVISIONS FOR RESUBMISSION	

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

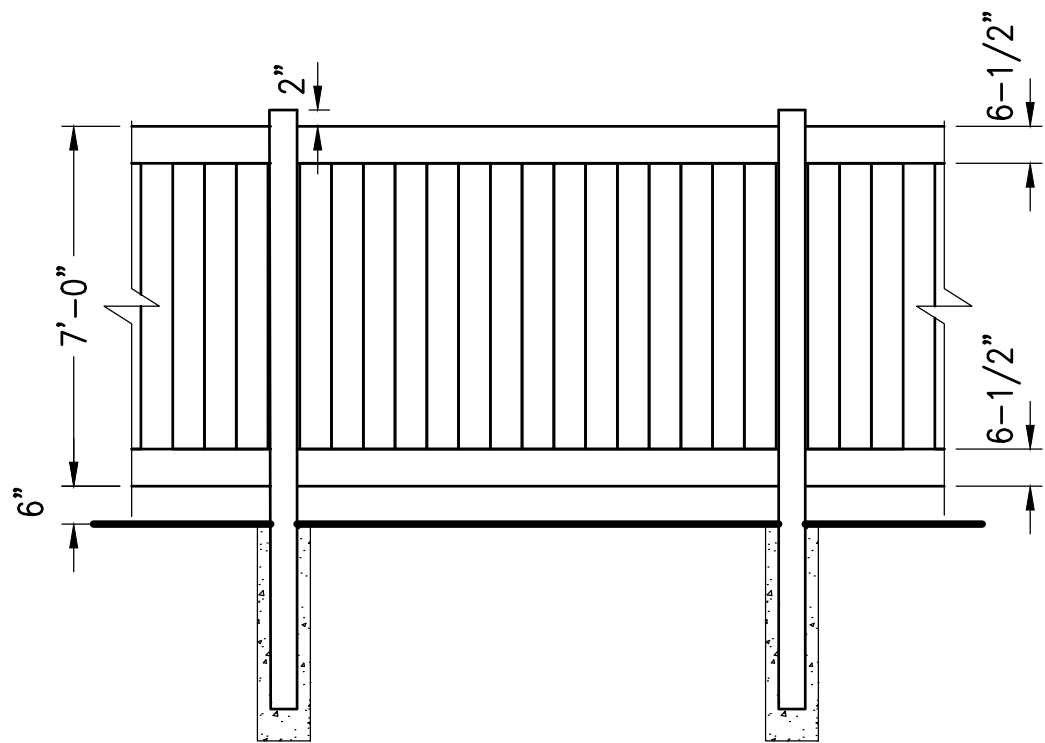
**C-5.0**  
CIVIL DETAILS

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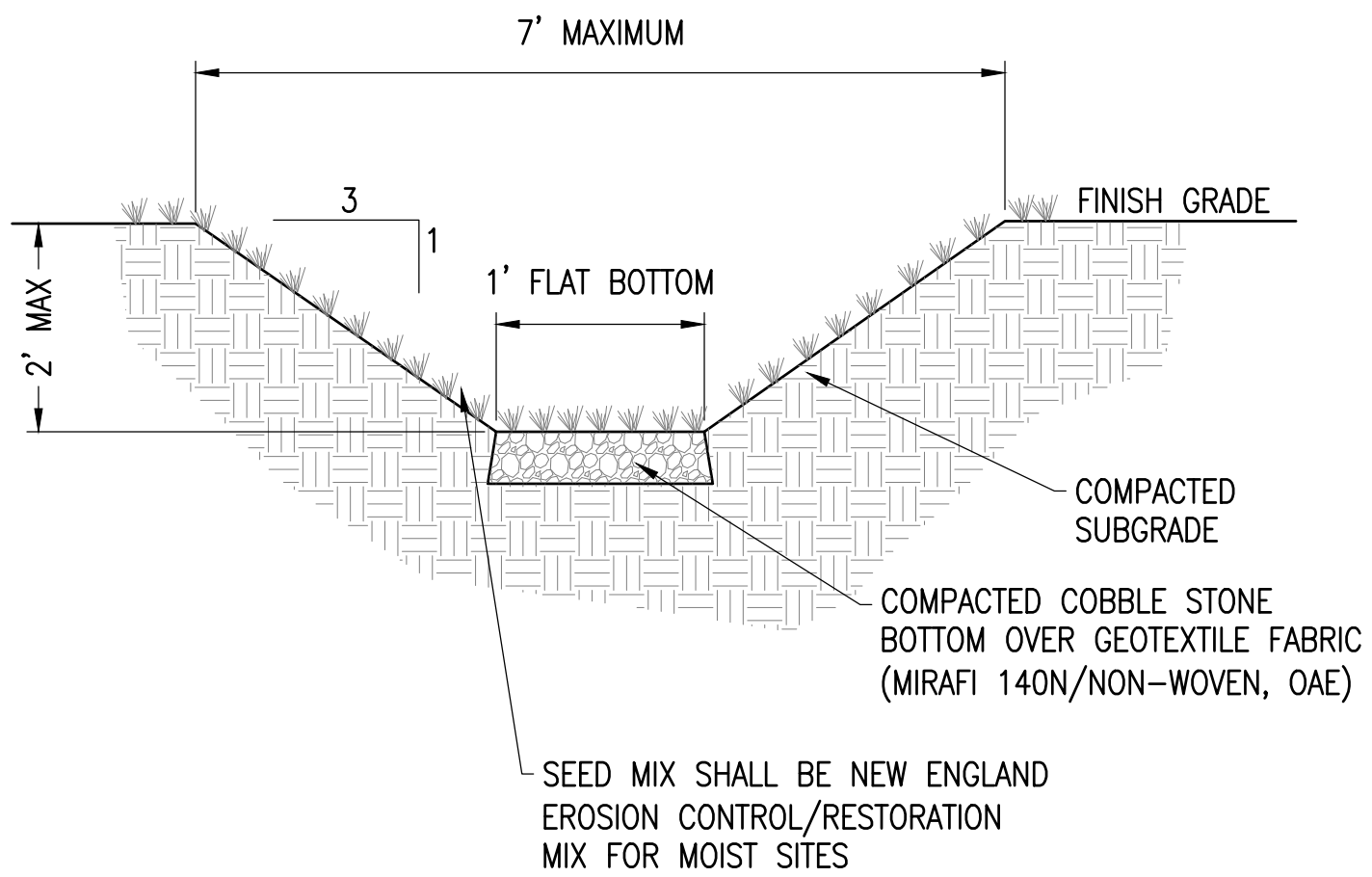
4 LIGHT MOUNTING - DOWNLIGHT HT

SCALE: NTS  
XD_ELEC_LIGHT MOUNTING-DOWNLIGHT 2018-08-22 JPL



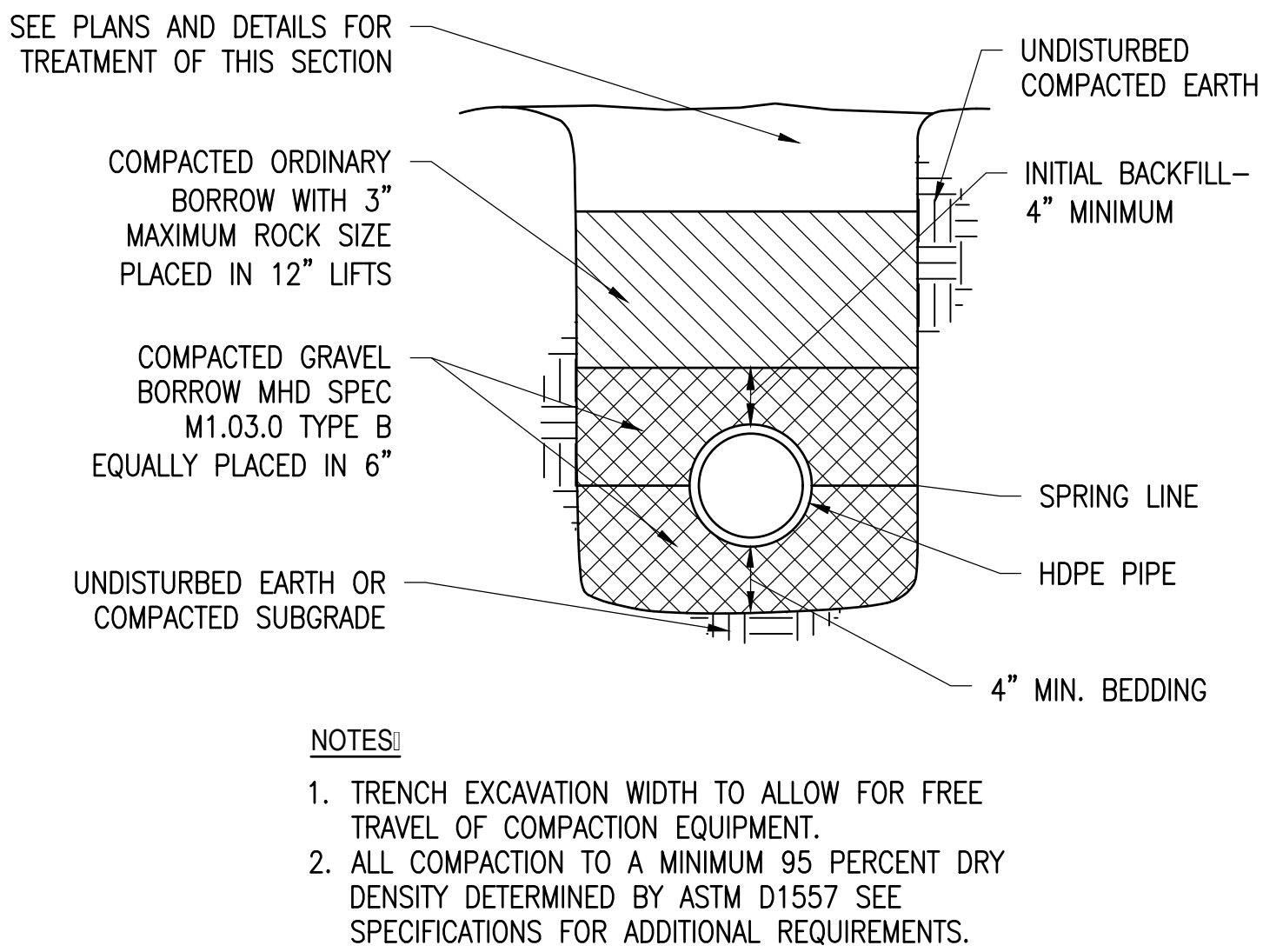
5 VINYL FENCE DETAIL

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



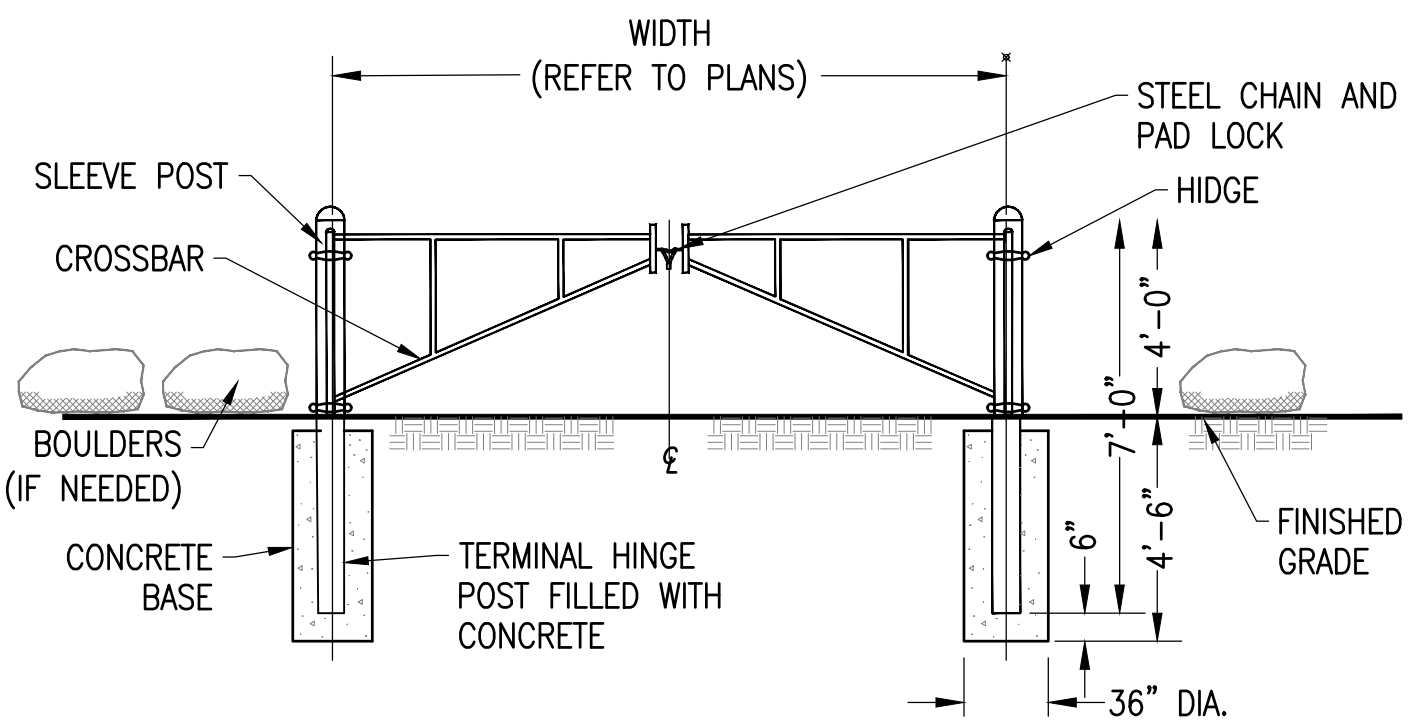
1 COBBLE BOTTOM EARTH SIDES SWALE

SCALE: NTS  
XD_CIVIL_DRAINAGE_COBBLE_BOTTOM_SWALE 06-27-2016



2 HDPE DRAIN PIPE BEDDING

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



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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Charles D. Smith  
01/03/19

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

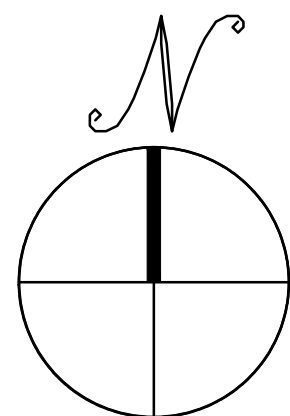
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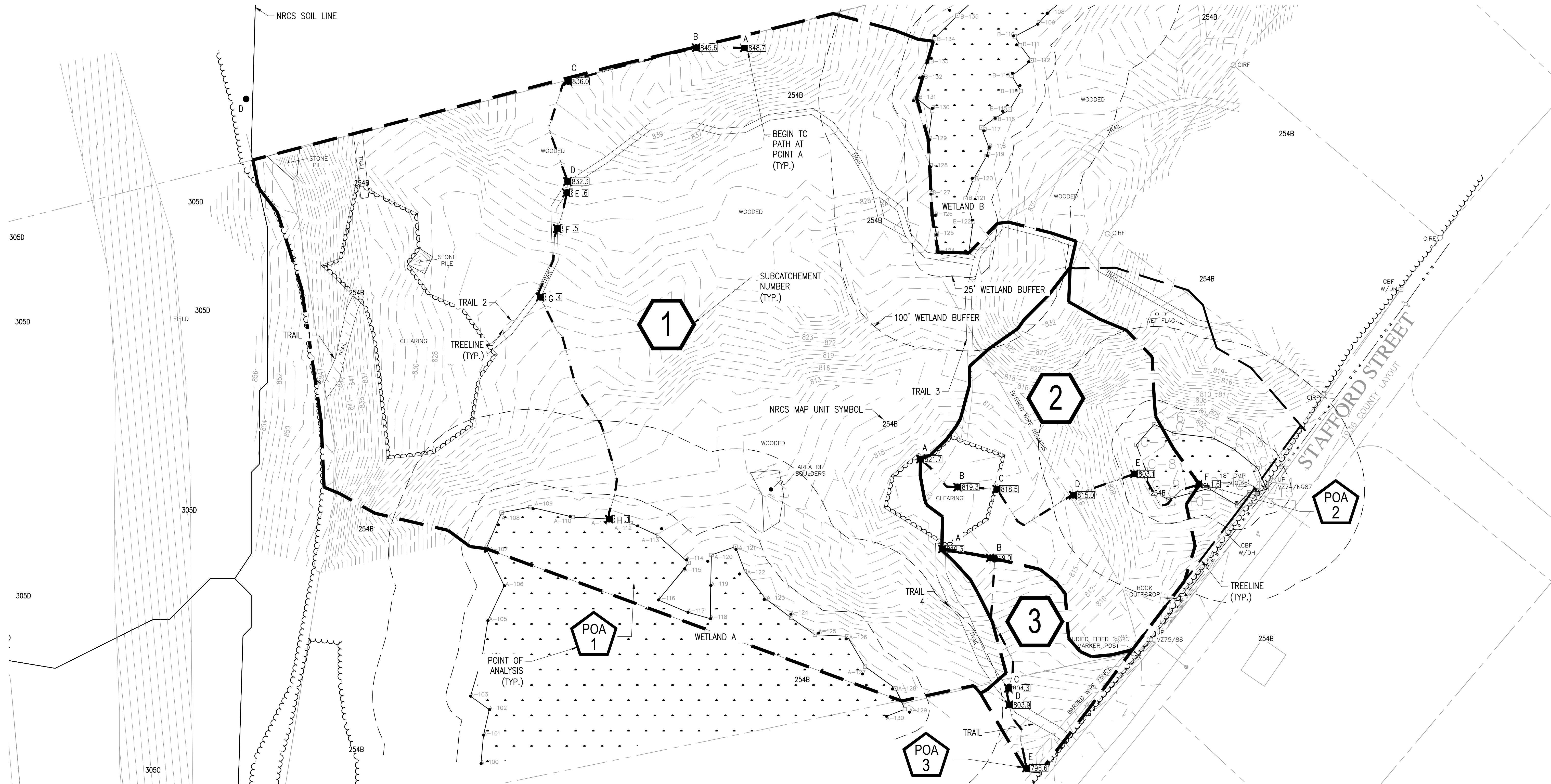
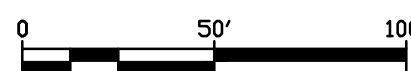
**C-5.1**  
CIVIL DETAILS

C:\Users\westandish\Box Sync\Solarforce\Projects\S15 Henshaw St - Rochdale_1\Design\02. Working Set\S15 Henshaw St MA_SJP_121318_WS_D



# PRE-DEVELOPMENT WATERSHED PLAN

SCALE: 1" = 50'



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

PROJECT NUMBER:  
905-1750

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	12/4/18	WS	DS	REVISIONS FOR DECEMBER 4 HEARING
	12/13/18	WS	DS	REVISIONS FOR RESUBMISSION

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ARCH D 24" X 36"

PRE-DEVELOPMENT  
WATERSHED PLAN



## BORREGO SOLAR

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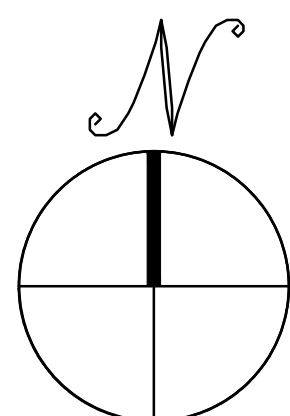
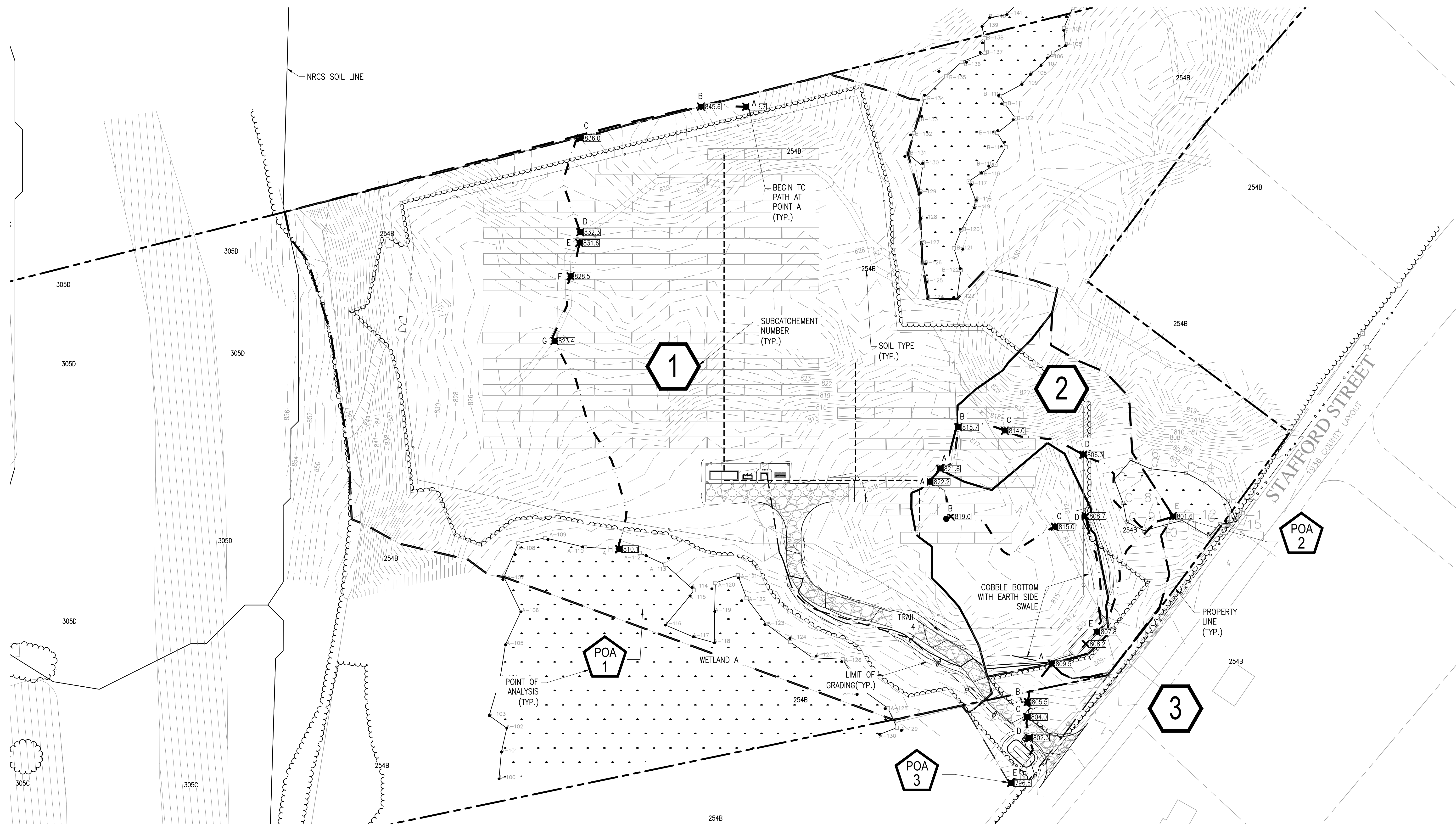
**SITE PLANS**  
**515 HENSHAW STREET**  
**LEICESTER, MA 01542**

PROJECT NUMBER:  
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	12/4/18	WS	REVISIONS FOR DECEMBER 4 HEARING
	12/21/18	WS	REVISIONS FOR RESUBMISSION

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

W-2.0

POST-DEVELOPMENT  
WATERSHED PLAN

## POST-DEVELOPMENT WATERSHED PLAN

SCALE: 1" = 50'

