

# PROPOSED PINE MEADOW ROAD SOLAR ARRAY "B" SITE DRAWINGS

## BWC PINE MEADOW BROOK LLC

ISSUED FOR: PERMITTING  
 DATE ISSUED: 12/28/2020  
 LATEST ISSUE:

PINE MEADOW ROAD  
 NORTHFIELD, MASSACHUSETTS

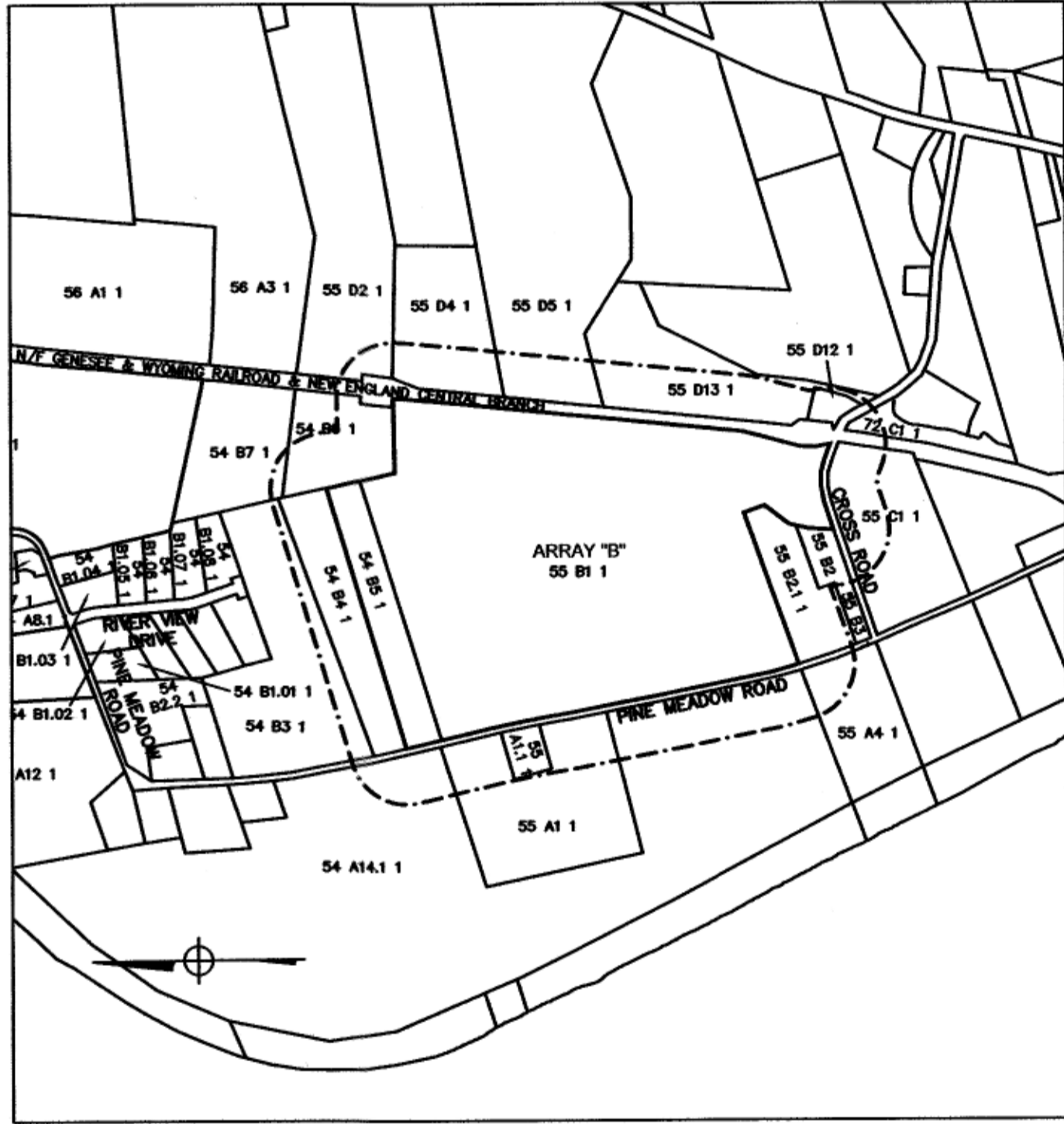
### INDEX TO DRAWINGS

SHEET	DRAWING TITLE
N-1	TITLE SHEET
SL-1	NOTES & LEGEND
EC-1	OVERALL ASSEMBLAGE PLAN
SP-1	EXISTING CONDITIONS
SEC-1	ARRAY "B" SITE PLAN
DET-1	SEDIMENTATION & EROSION CONTROL SITE DETAILS

----- 300' NOTIFICATION LINE  
 \_\_\_\_\_ PROJECT SITE



SCALE: 1"=500'



SCALE: 1"=800'

LOT NO.	OWNER OF RECORD
54 A14.1.1	BONNIE TUCKER LETOILE & EUGENE LETOILE
54 B3.1	WALTER C JAWORSKI
54 B4.1	WALTER C JAWORSKI
54 B6.1	BONNIE TUCKER LETOILE & EUGENE LETOILE
54 B7.1	HOPPING AHEAD LLC
55 A1.1	BONNIE TUCKER LETOILE & EUGENE LETOILE
55 A1.1.1	NATHAN W LETOILE & ELIZABETH M LETOILE
55 A4.1	THOMAS R SHEARER TRUSTEE & PATRICIA E SHEARER TRUSTEE
55 B2.1	THOMAS R SHEARER TRUSTEE & PATRICIA E SHEARER TRUSTEE
55 B2.1.1	THOMAS R SHEARER TRUSTEE & PATRICIA E SHEARER TRUSTEE
55 B3.1	JENNIFER F BUXTON & JOHN P BUXTON
55 C1.1	THOMAS R SHEARER TRUSTEE & PATRICIA E SHEARER TRUSTEE
55 D2.1	BONNIE TUCKER LETOILE & EUGENE LETOILE
55 D4.1	BONNIE TUCKER LETOILE & EUGENE LETOILE
55 D5.1	P. B. & M. Y. ZSCHAU TRUSTEE'S, PETER B. ZSCHAU FAMILY TRUST
55 D12.1	SUSAN S SPACE TRUSTEE, THE SUSAN S SPACE REVOC TRUST
55 D13.1	WILLIAM R WAHLSTROM & ALISON D WAHLSTROM
72 C1.1	JOHN S DEMBEK LIFE EST TRUSTEE, ALICE R DEMBEK LIFE EST TRUSTEE

PROPOSED  
 PINE MEADOW ROAD  
 SOLAR ARRAY "B"

PARCELS 54-B5 & 55-B1  
 PINE MEADOW ROAD  
 NORTHFIELD, MA



**FIELD ENGINEERING CO., INC.**  
 CONSULTING ENGINEERS

110 INDUSTRIAL DRIVE  
 P.O. BOX 1178  
 MATTAPOISETT, MA 02739  
 TEL: (508) 758-2749  
 FAX: (508) 758-2849

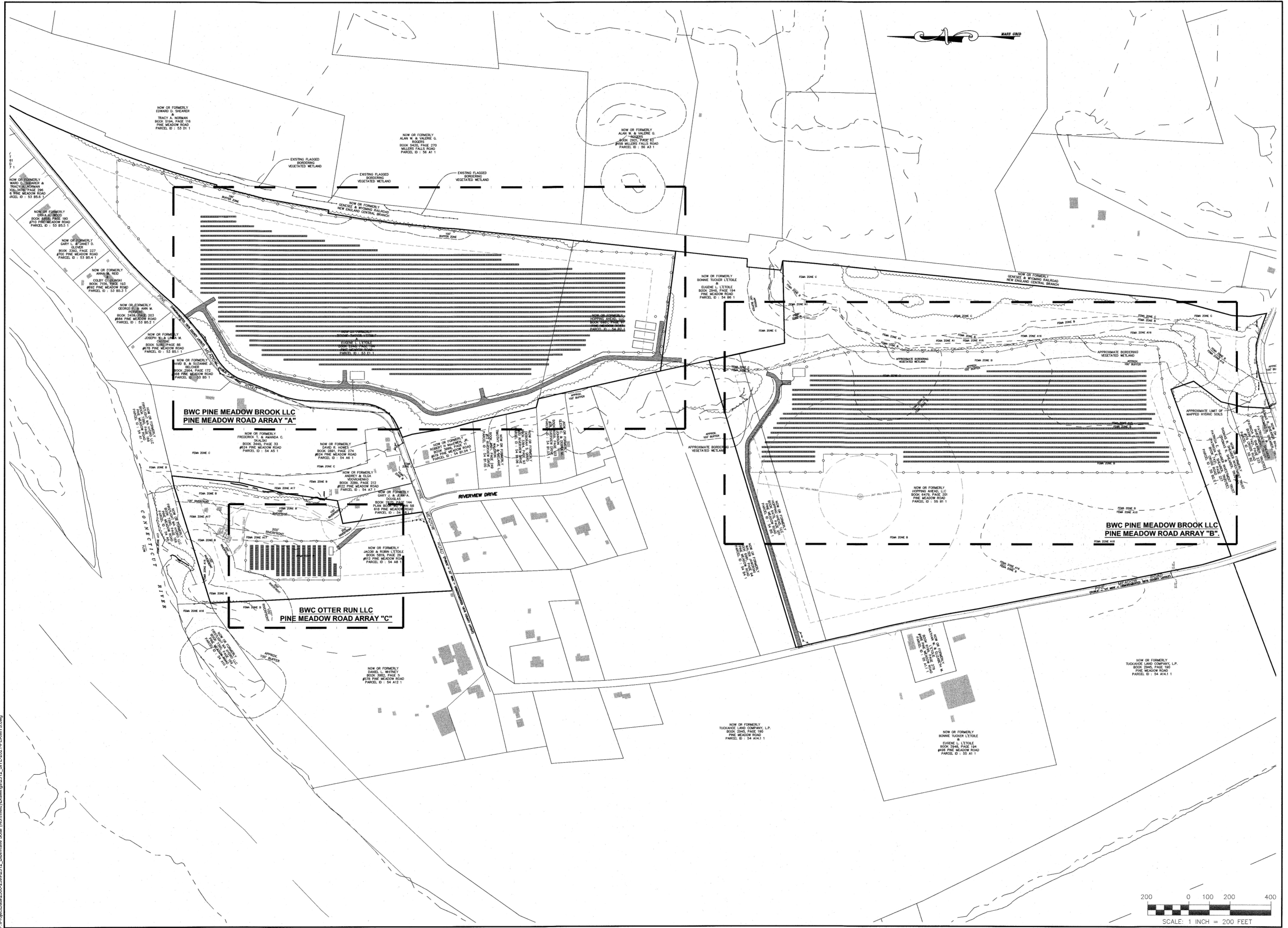
**ENGINEER:**  
 FIELD ENGINEERING CO., INC.  
 110 INDUSTRIAL DRIVE  
 P.O. BOX 1178  
 MATTAPOISETT, MASSACHUSETTS

**APPLICANT:**  
 BWC PINE MEADOW BROOK LLC  
 111 HUNTINGTON AVENUE, SUITE 650  
 BOSTON, MASSACHUSETTS 02199

**OWNER:**  
 PARCEL ID: 54-B5 AND 55-B1  
 HOPPING AHEAD, LLC  
 496 PINE MEADOW RD  
 NORTHFIELD, MA 01360

**PROJECT LOCATION:**  
 PARCELS 54-B5 AND 55-B1  
 NORTHFIELD, MASSACHUSETTS





**FIELD ENGINEERING CO., INC.**  
CONSULTING ENGINEERS

11D INDUSTRIAL DRIVE  
P.O. BOX 1178  
MATTAPAN, MA 02739  
TEL: (508) 756-2749  
FAX: (508) 756-2849

No.	Description	Date	Appr.

Date: 12/28/2020

Scale: 1"=200'

Drawn By	Designed By	Checked By
PGT/RMS	PGT	RRR

Issued For: **PERMITTING**



**PROPOSED PINE MEADOW ROAD SOLAR ARRAY "B"**  
**BWC PINE MEADOW BROOK LLC**

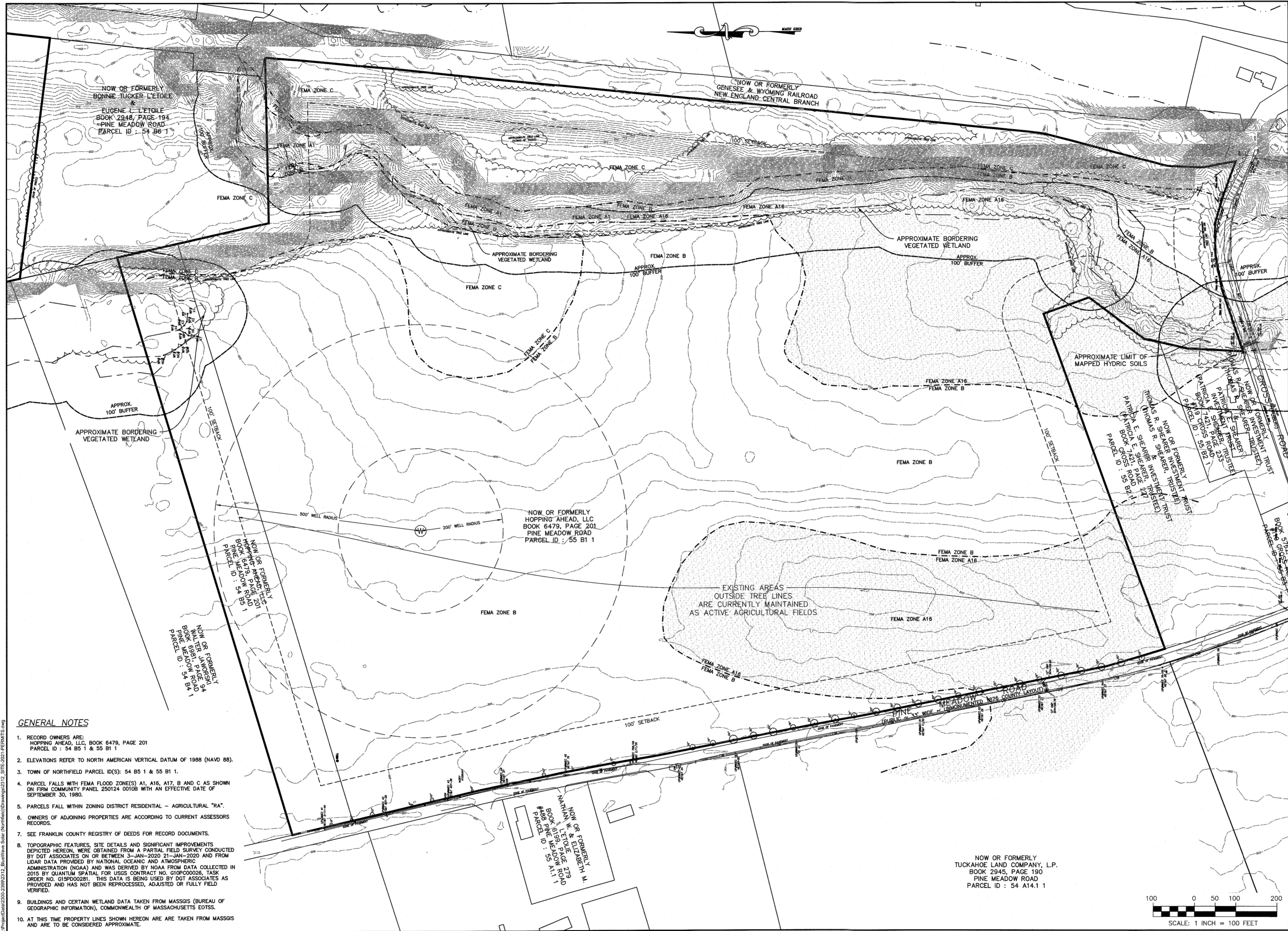
PINE MEADOW ROAD (ASSESSORS MAP 54 LOT B5 AND MAP 55 LOT B1)  
NORTHFIELD, MASSACHUSETTS

Drawing Title: **OVERALL ASSEMBLAGE PLAN**

Project No.	Sheet
2312	3 OF 7

**SL-1**

F:\ProjectData\2312\_PineMeadowSolar\Drawings\2312\_Site-2021-PERMITTS.dwg



- GENERAL NOTES**
- RECORD OWNERS ARE:  
HOPPING AHEAD, LLC, BOOK 6479, PAGE 201  
PARCEL ID : 54 B5 1 & 55 B1 1
  - ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  - TOWN OF NORTHFIELD PARCEL ID(S): 54 B5 1 & 55 B1 1.
  - PARCEL FALLS WITH FEMA FLOOD ZONE(S) A1, A16, A17, B AND C AS SHOWN ON FIRM COMMUNITY PANEL 250124 0010B WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 1980.
  - PARCELS FALL WITHIN ZONING DISTRICT RESIDENTIAL - AGRICULTURAL "RA".
  - OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.
  - SEE FRANKLIN COUNTY REGISTRY OF DEEDS FOR RECORD DOCUMENTS.
  - TOPOGRAPHIC FEATURES, SITE DETAILS AND SIGNIFICANT IMPROVEMENTS DEPICTED HEREON, WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED BY DGT ASSOCIATES ON OR BETWEEN 3-JAN-2020 21-JAN-2020 AND FROM LIDAR DATA PROVIDED BY NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) AND WAS DERIVED BY NOAA FROM DATA COLLECTED IN 2015 BY QUANTUM SPATIAL FOR USGS CONTRACT NO. G10PC00028, TASK ORDER NO. G15P000281. THIS DATA IS BEING USED BY DGT ASSOCIATES AS PROVIDED AND HAS NOT BEEN REPROCESSED, ADJUSTED OR FULLY FIELD VERIFIED.
  - BUILDINGS AND CERTAIN WETLAND DATA TAKEN FROM MASSGIS (BUREAU OF GEOGRAPHIC INFORMATION), COMMONWEALTH OF MASSACHUSETTS EOTSS.
  - AT THIS TIME PROPERTY LINES SHOWN HEREON ARE TAKEN FROM MASSGIS AND ARE TO BE CONSIDERED APPROXIMATE.

**FIELD ENGINEERING CO., INC.**  
CONSULTING ENGINEERS

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P.O. BOX 1178  
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TEL: (508) 758-2749  
FAX: (508) 758-2849

No.	Description	Date	Appr.

Date: 12/28/2020

Scale: 1"=100'

Drawn By: PGT/RMS  
Designed By: PGT  
Checked By: RRR

Issued For: **PERMITTING**



**PROPOSED PINE MEADOW ROAD SOLAR ARRAY "B"**  
**BWC PINE MEADOW BROOK LLC**

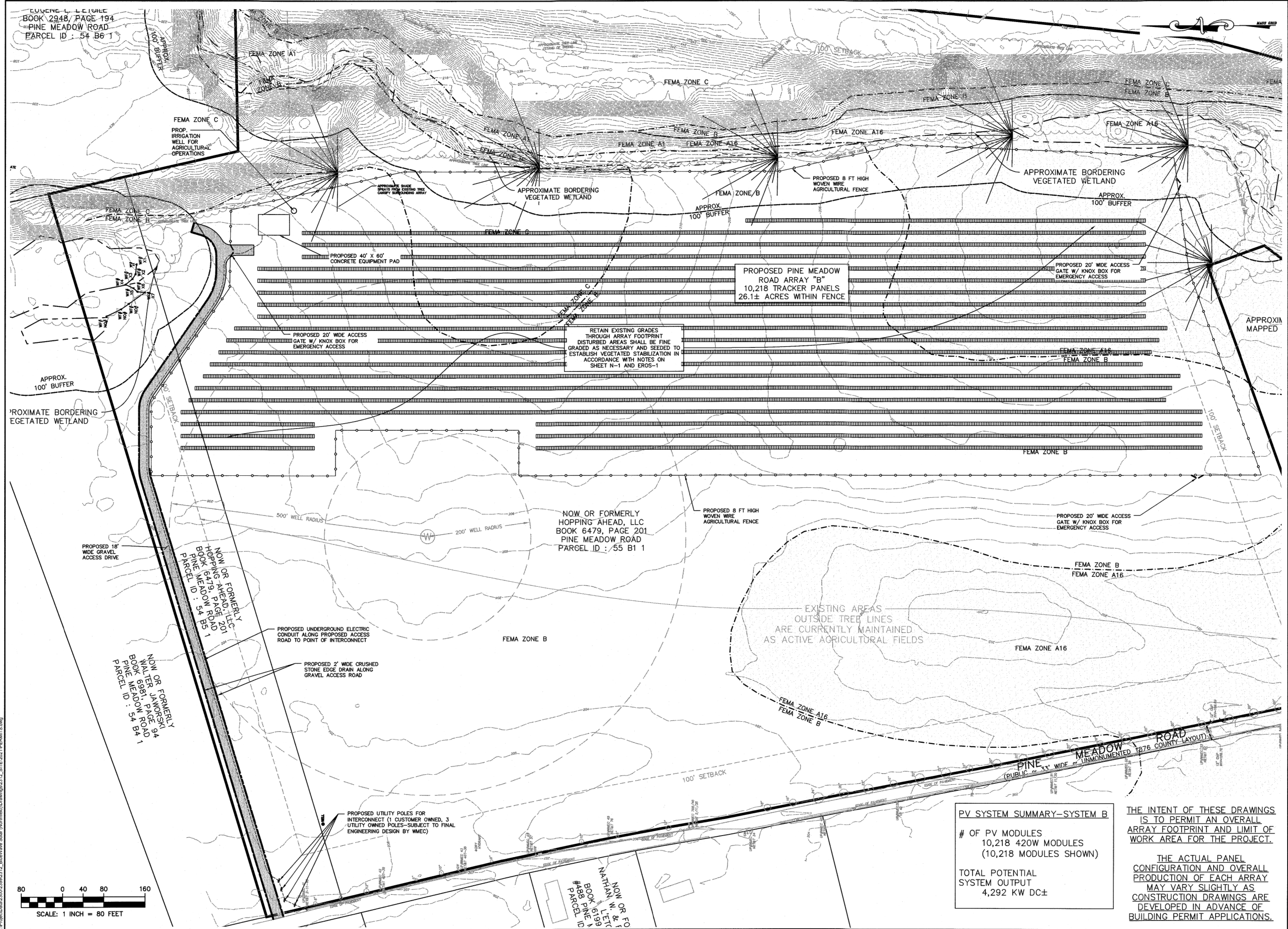
PINE MEADOW ROAD (ASSESSORS MAP 54 LOT B5 AND MAP 55 LOT B1)  
NORTHFIELD, MASSACHUSETTS

Drawing Title: **EXISTING CONDITIONS PLAN**

Project No: 2312  
Sheet: 4 OF 7

**EC-1**

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EUGENE L. LEBLANC  
BOOK 2948 / PAGE 194  
PINE MEADOW ROAD  
PARCEL ID : 54 B6 1

FEMA ZONE C  
PROP. IRRIGATION WELL FOR AGRICULTURAL OPERATIONS

PROPOSED PINE MEADOW ROAD ARRAY "B"  
10,218 TRACKER PANELS  
26.1± ACRES WITHIN FENCE

RETAIN EXISTING GRADES THROUGH ARRAY FOOTPRINT  
DISTURBED AREAS SHALL BE FINE GRADED AS NECESSARY AND SEEDED TO ESTABLISH VEGETATED STABILIZATION IN ACCORDANCE WITH NOTES ON SHEET N-1 AND EROS-1

NOW OR FORMERLY HOPPING AHEAD, LLC  
BOOK 6479, PAGE 201  
PINE MEADOW ROAD  
PARCEL ID : 55 B1 1

**PV SYSTEM SUMMARY—SYSTEM B**  
# OF PV MODULES  
10,218 420W MODULES  
(10,218 MODULES SHOWN)  
TOTAL POTENTIAL SYSTEM OUTPUT  
4,292 KW DC±

THE INTENT OF THESE DRAWINGS IS TO PERMIT AN OVERALL ARRAY FOOTPRINT AND LIMIT OF WORK AREA FOR THE PROJECT.  
THE ACTUAL PANEL CONFIGURATION AND OVERALL PRODUCTION OF EACH ARRAY MAY VARY SLIGHTLY AS CONSTRUCTION DRAWINGS ARE DEVELOPED IN ADVANCE OF BUILDING PERMIT APPLICATIONS.

80 0 40 80 160  
SCALE: 1 INCH = 80 FEET

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No.	Description	Date	Appr.

Date: 12/28/2020

Scale: 1"=80'

Drawn By: PGT/RMS  
Designed By: PGT  
Checked By: RRR

Issued For: PERMITTING



PROPOSED PINE MEADOW ROAD SOLAR ARRAY "B"  
BWC PINE MEADOW BROOK LLC  
PINE MEADOW ROAD (ASSESSORS MAP 54 LOT B5 AND MAP 55 LOT B1)  
NORTHFIELD, MASSACHUSETTS

Drawing Title: ARRAY "B" SITE PLAN

Project No: 2312 Sheet: 5 OF 7

SP-1

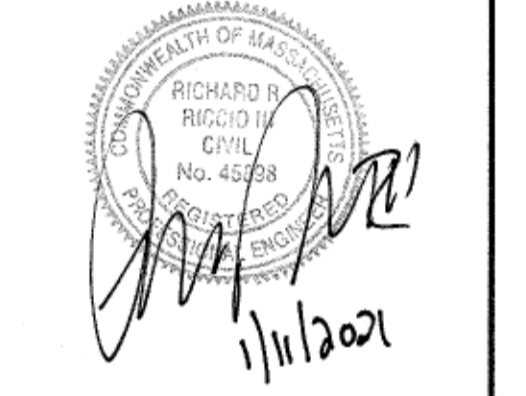
No.	Description	Date	Apprv.

Date: 12/28/2020

Scale: 1"=80'

Drawn By	Designed By	Checked By
PGT/RMS	PGT	RRR

Issued For: **PERMITTING**

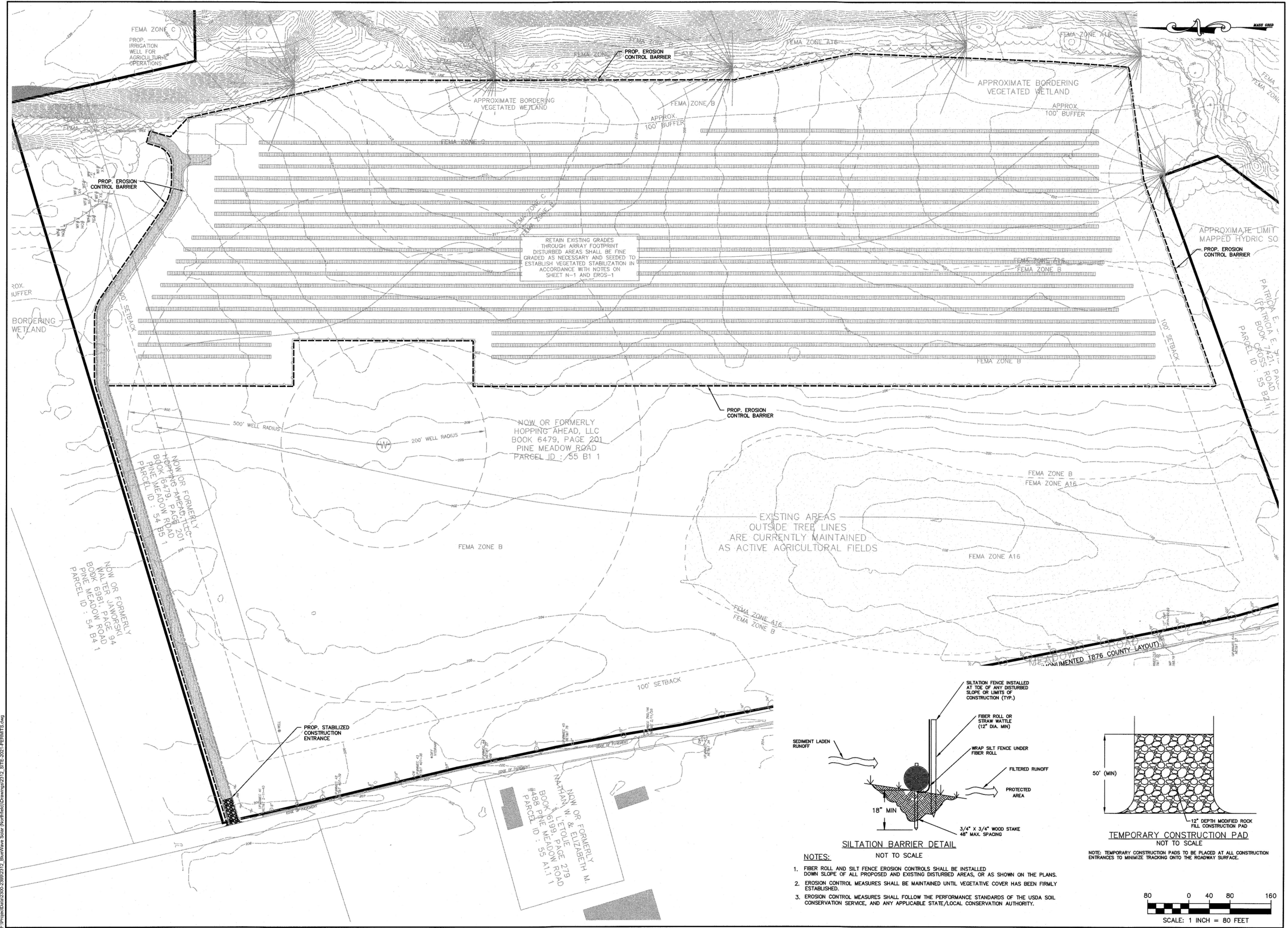


**PROPOSED PINE MEADOW ROAD SOLAR ARRAY "B"**  
**BWC PINE MEADOW BROOK LLC**  
PINE MEADOW ROAD (ASSESSORS MAP 54 LOT B5 AND MAP 55 LOT B1)  
NORTHFIELD, MASSACHUSETTS

Drawing Title: **SEDIMENTATION & EROSION CONTROL**

Project No: 2312      Sheet: 6 OF 7

**SEC-1**



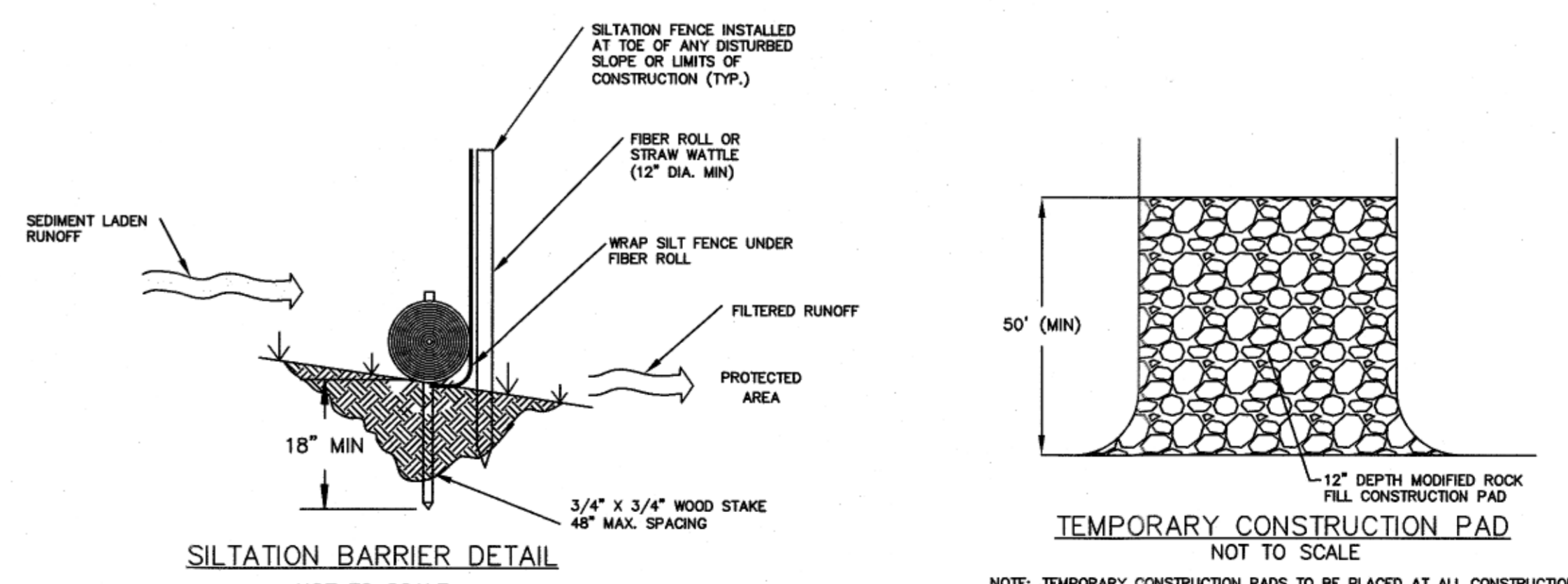
RETAIN EXISTING GRADES THROUGH ARRAY FOOTPRINT. DISTURBED AREAS SHALL BE FINE GRADED AS NECESSARY AND SEEDED TO ESTABLISH VEGETATED STABILIZATION IN ACCORDANCE WITH NOTES ON SHEET N-1 AND EROS-1.

NOW OR FORMERLY HOPPING AHEAD, LLC  
BOOK 6479, PAGE 201  
PINE MEADOW ROAD  
PARCEL ID : 55 B1 1

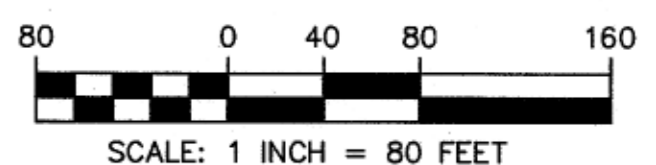
NOW OR FORMERLY WALTER JANORSKI  
BOOK 6981, PAGE 94  
PINE MEADOW ROAD  
PARCEL ID : 54 B4

NOW OR FORMERLY HOPPING AHEAD, LLC  
BOOK 6479, PAGE 201  
PINE MEADOW ROAD  
PARCEL ID : 54 B5 1

NOW OR FORMERLY NATHAN W. & ELIZABETH M.  
LETOLE  
BOOK 6199, PAGE 279  
PINE MEADOW ROAD  
PARCEL ID : 55 A1 1



- NOTES:**  
NOT TO SCALE
1. FIBER ROLL AND SILT FENCE EROSION CONTROLS SHALL BE INSTALLED DOWN SLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
  2. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN FIRMLY ESTABLISHED.
  3. EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE/LOCAL CONSERVATION AUTHORITY.



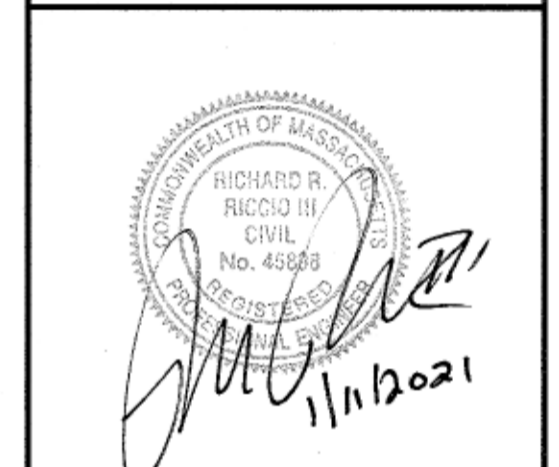
No.	Description	Date	Appr.

Revisions

No.	Description	Date	Appr.

Date: 12/28/2020  
Scale: AS NOTED  
Drawn By: PGT, Designed By: PGT, Checked By: RRR  
Issued For: PERMITTING

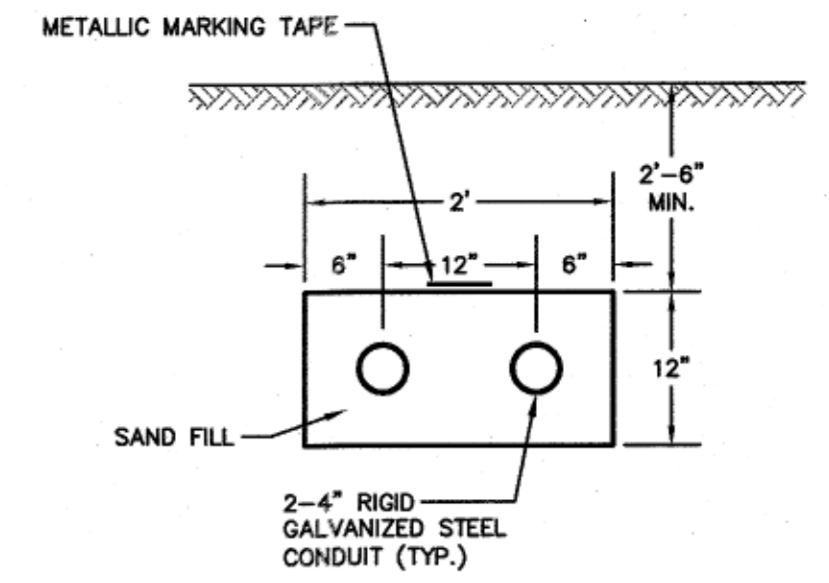
PERMITTING



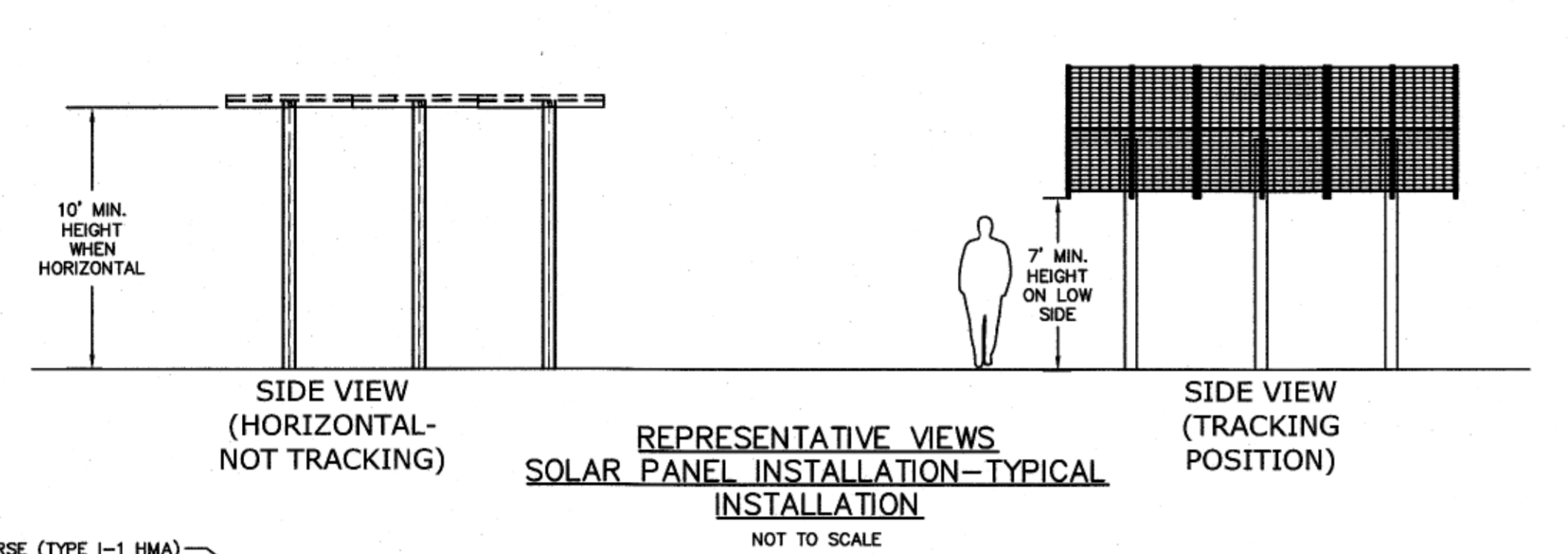
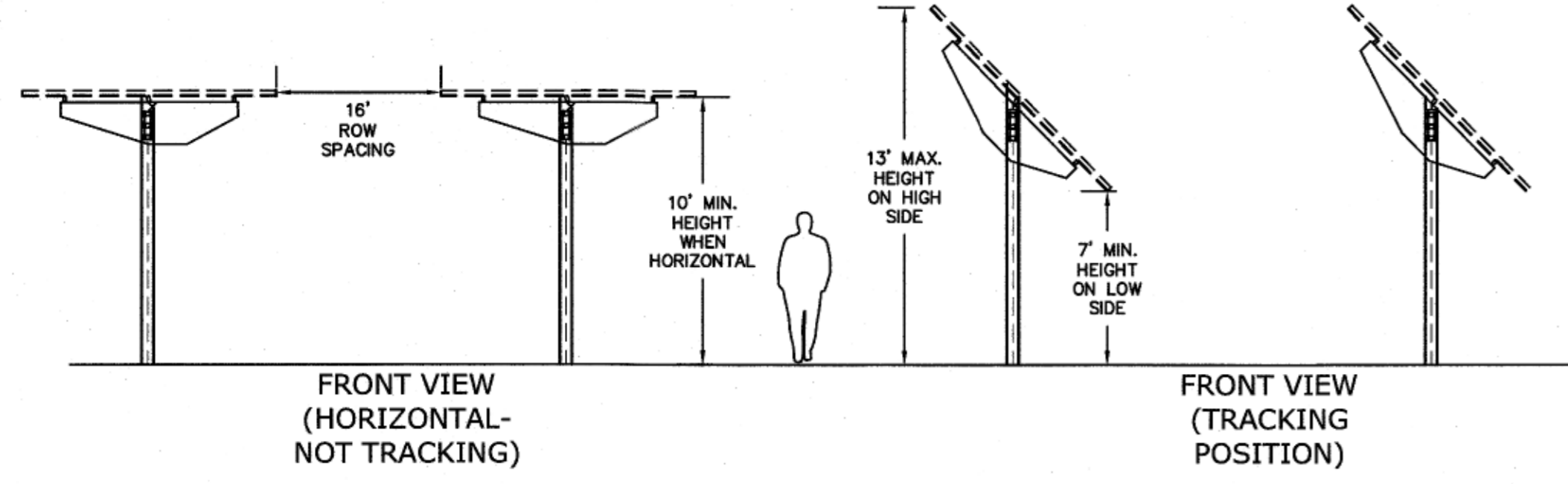
PROPOSED PINE MEADOW ROAD SOLAR ARRAY "B"  
BWC PINE MEADOW BROOK LLC  
PINE MEADOW ROAD (ASSESSORS MAP 54 LOT B5 AND MAP 55 LOT B1)  
NORTHFIELD, MASSACHUSETTS

Drawing Title	
SITE DETAILS	
Project No.	Sheet
2312	7 OF 7

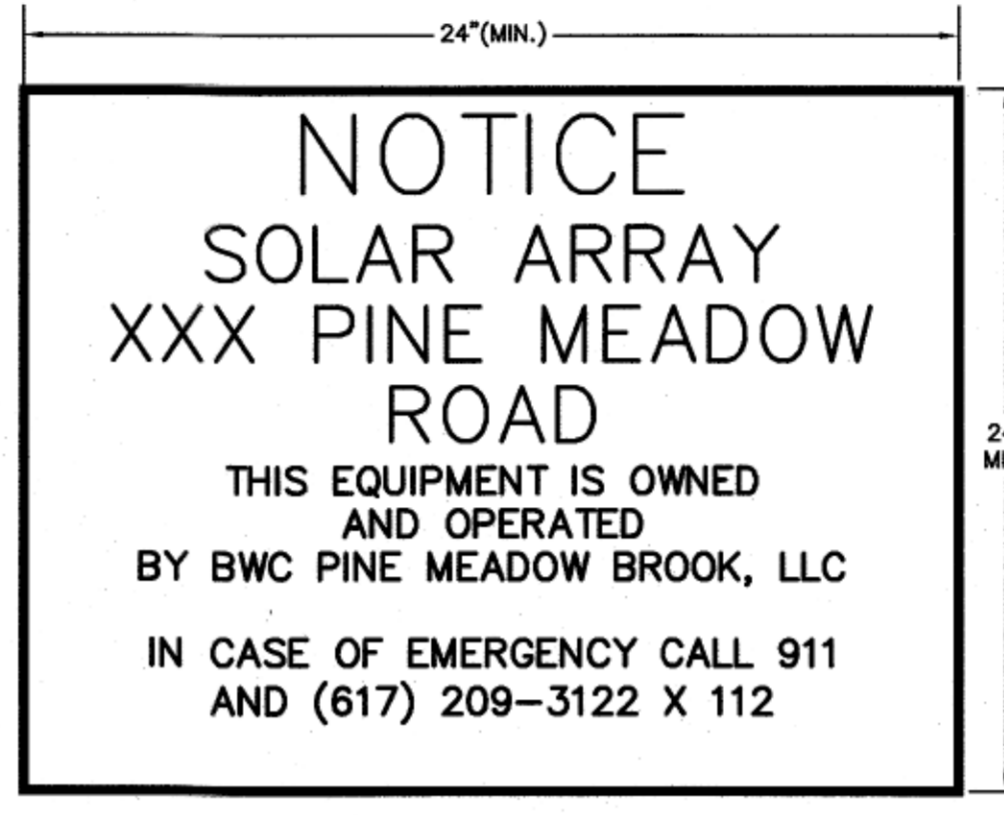
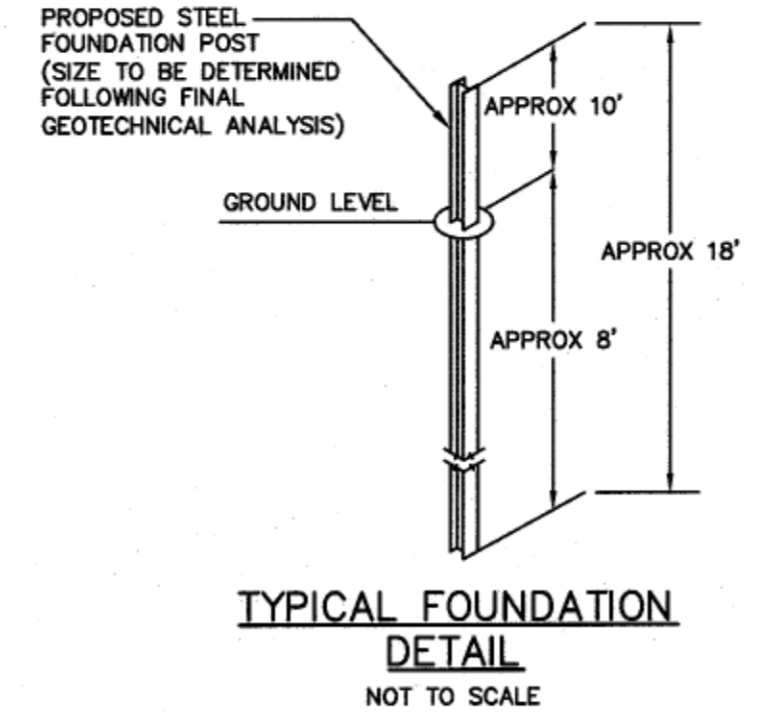
DET-1



**2 CONDUIT UTILITY DUCT BANK**  
NOT TO SCALE  
NOTES:  
1. COORDINATE EXACT DIMENSIONS AND LOCATIONS WITH SOLAR PANEL VENDOR PRIOR TO CONSTRUCTION  
2. REVIEW AND COORDINATE MATERIALS AND SPECIFICATIONS ON ELECTRICAL CONDUIT WITH NATIONAL GRID PRIOR TO CONSTRUCTION.

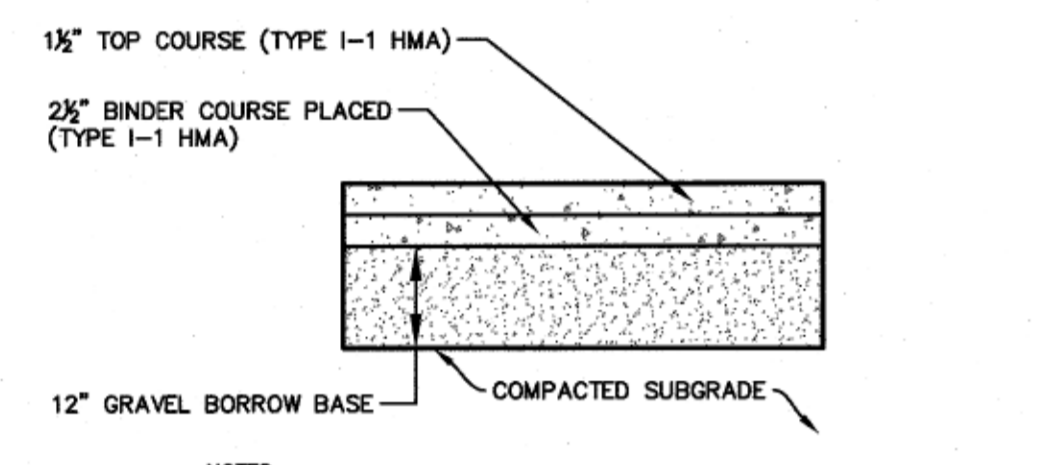


REPRESENTATIVE VIEWS  
SOLAR PANEL INSTALLATION-TYPICAL  
NOT TO SCALE



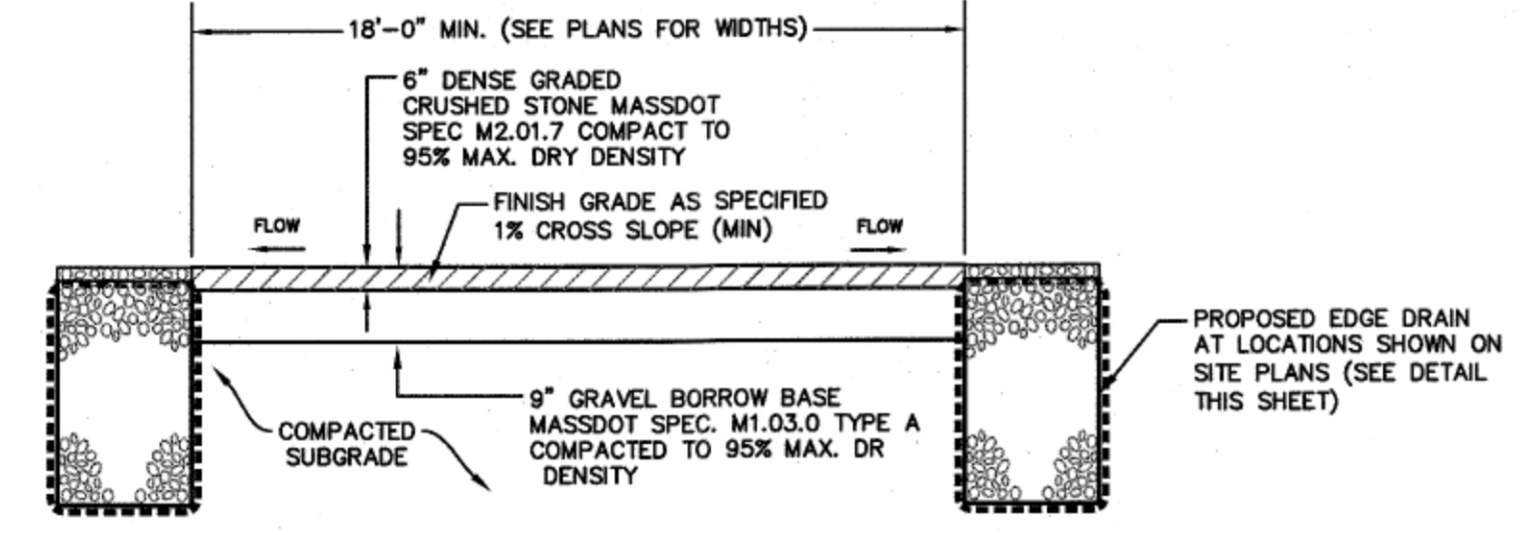
SITE IDENTIFICATION SIGN  
NOT TO SCALE

NOTES:  
1. SIGN SHALL BE PLACED ON A PERMANENT POST LOCATED AT THE DRIVEWAY ENTRANCE TO THE PROJECT SITE  
2. SIGN SHALL BE UPDATED WITH NEW OWNER INFORMATION UPON TRANSFER OF OWNERSHIP OF PROJECT SITE  
3. SIGN SHALL BE A MAXIMUM SIZE OF 4 SQUARE FEET AND CONFORM TO THE TOWN OF NORTHFIELD FIRE DEPARTMENT REQUIREMENTS.

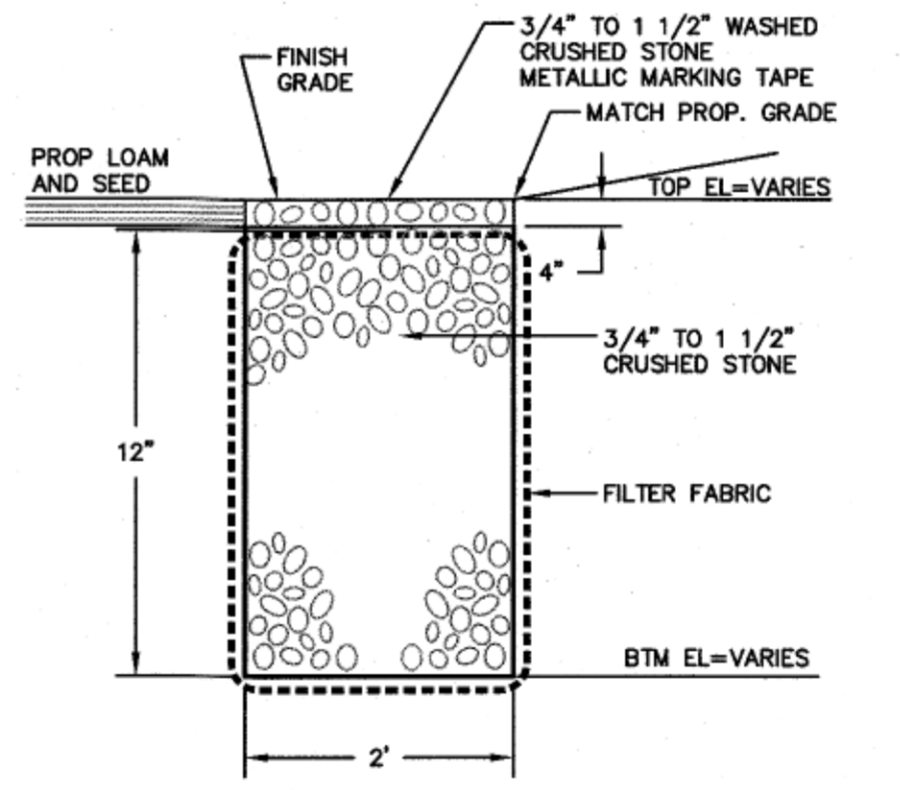


NOTES:  
1. GRAVEL BORROW BASE SHALL CONFORM TO MASSDOT STANDARD SPECIFICATIONS FOR GRAVEL BORROW SEC. M1.03.0 TYPE B COMPACTED TO 95% MAX. DRY DENSITY IN 6" MAX. LIFTS.  
2. BITUMINOUS PAVEMENT SHALL CONFORM TO MASSDOT STANDARD SPECIFICATIONS FOR CLASS 1 TYPE I-1 BITUMINOUS CONCRETE PAVEMENT SEC. 460.2. SUBMIT JOB-MIX FORMULA TO THE OWNERS REPRESENTATIVE FOR APPROVAL.  
3. PAVED APRON SHALL BE INSTALLED TO THE LENGTHS AND WIDTH SHOWN ON THE SITE PLAN OR AS DIRECTED BY THE UTILITY COMPANY.

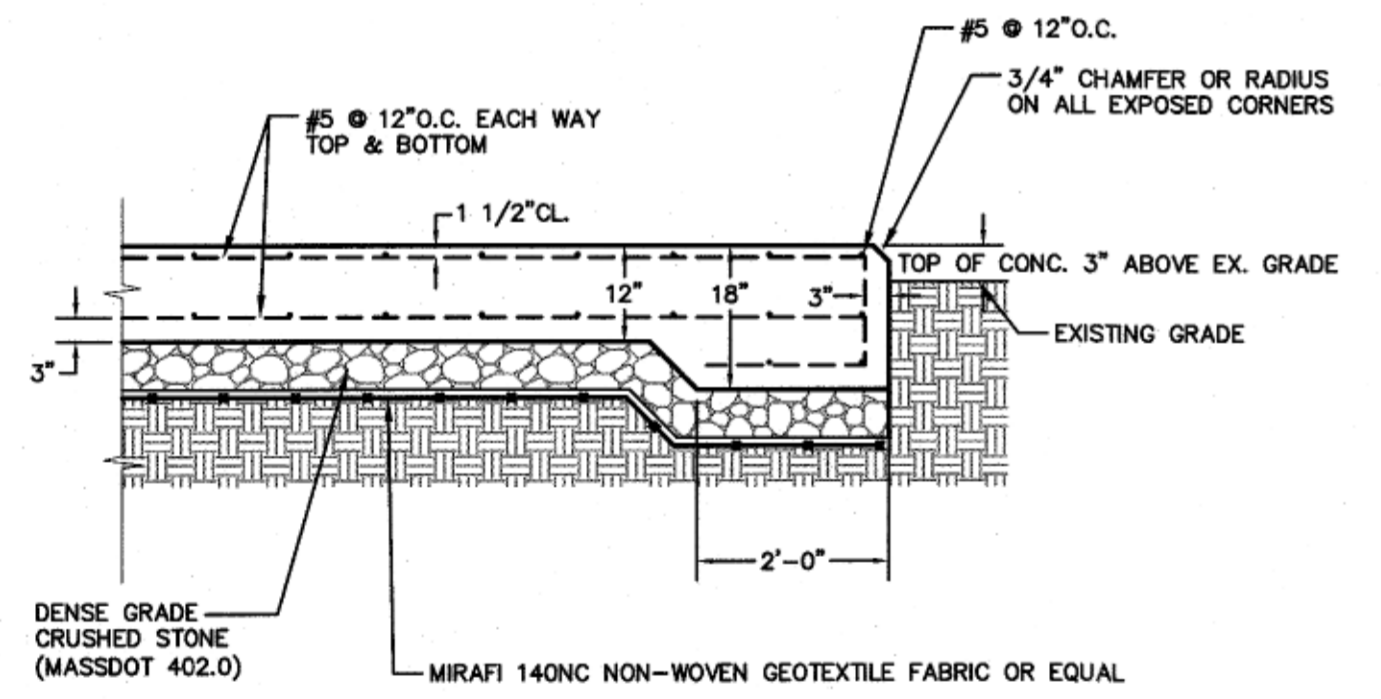
PAVED APRON SECTION  
NOT TO SCALE



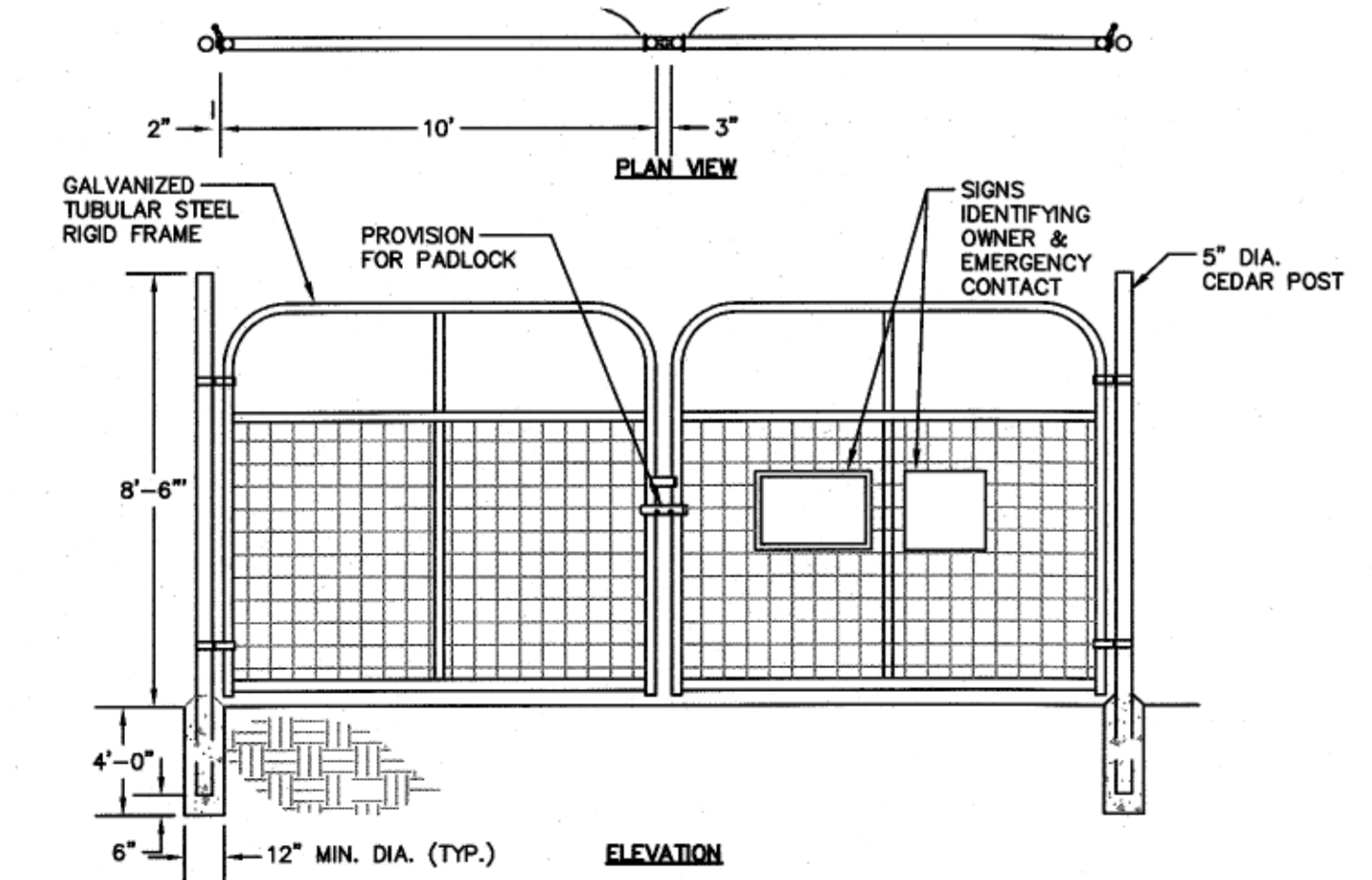
GRAVEL ACCESS ROAD SECTION  
NOT TO SCALE



CRUSHED STONE EDGE DRAIN  
NOT TO SCALE

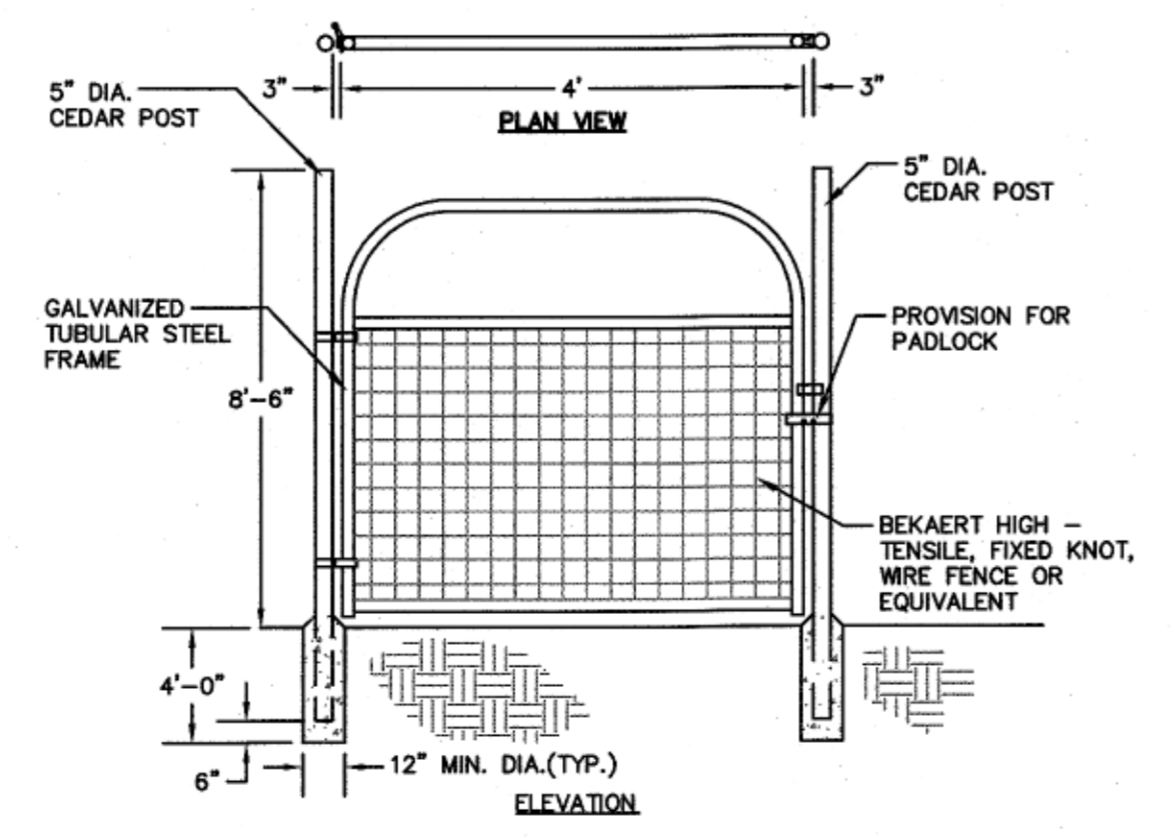


ELECTRICAL EQUIPMENT PAD DETAIL  
NOT TO SCALE



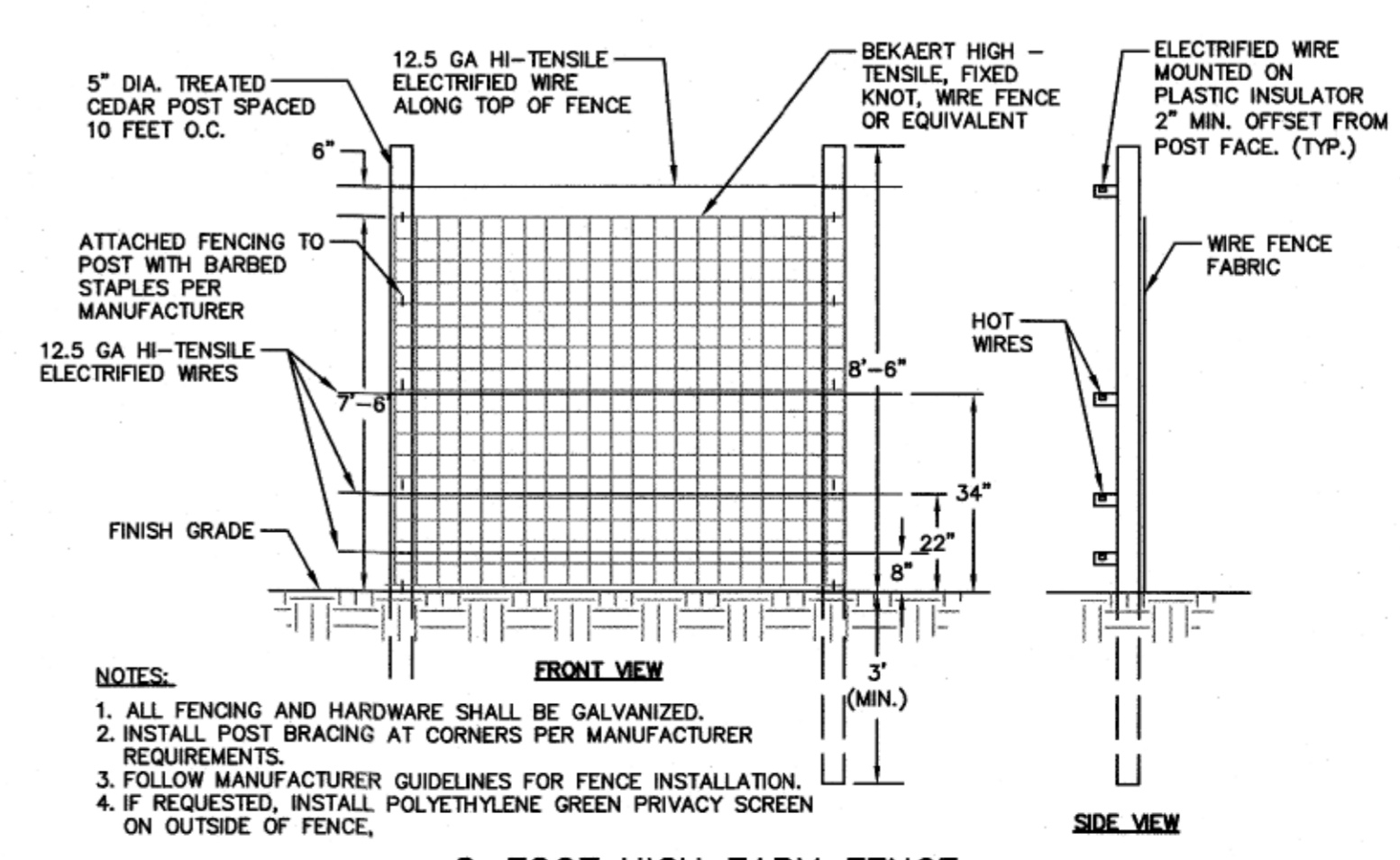
NOTES:  
1. ALL FENCING AND HARDWARE SHALL BE GALVANIZED.  
2. CONCRETE ENCASUREMENT AT END & GATE POSTS ONLY.  
3. GATE SHALL BE EQUIPPED WITH KNOX BOX OR SIMILAR AS REQUESTED BY THE FIRE DEPT.

20-FOOT WIDE ACCESS GATE  
NOT TO SCALE



NOTES:  
1. ALL FENCING AND HARDWARE SHALL BE GALVANIZED

4-FOOT PERSONNEL GATE  
NOT TO SCALE



NOTES:  
1. ALL FENCING AND HARDWARE SHALL BE GALVANIZED.  
2. INSTALL POST BRACING AT CORNERS PER MANUFACTURER REQUIREMENTS.  
3. FOLLOW MANUFACTURER GUIDELINES FOR FENCE INSTALLATION.  
4. IF REQUESTED, INSTALL POLYETHYLENE GREEN PRIVACY SCREEN ON OUTSIDE OF FENCE.

8-FOOT HIGH FARM FENCE  
NOT TO SCALE