

PROPOSED PINE MEADOW ROAD SOLAR ARRAY "A" SITE DRAWINGS

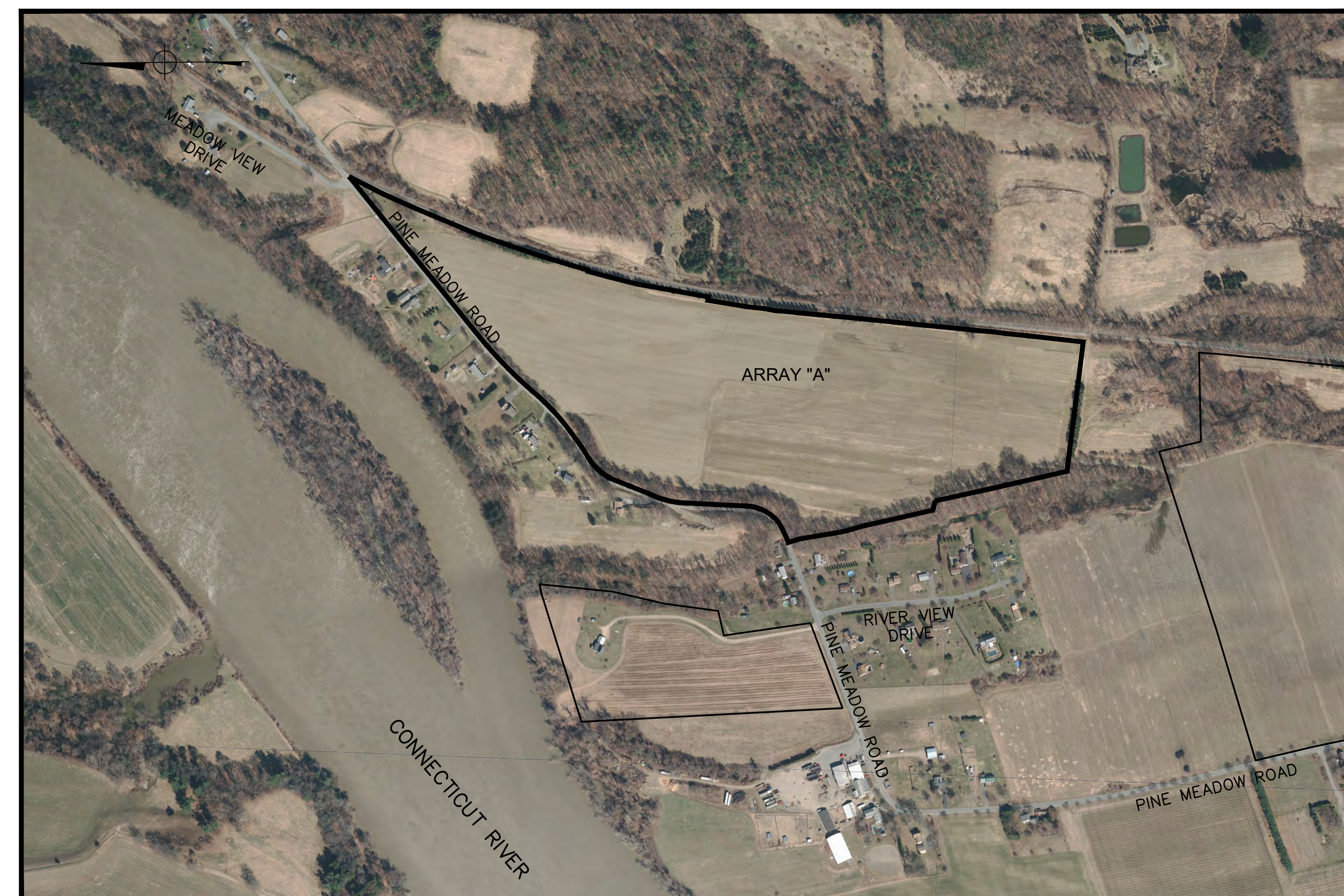
BWC PINE MEADOW BROOK LLC

ISSUED FOR: PERMITTING
 DATE ISSUED: 12/28/2020
 LATEST ISSUE: 2/23/2021

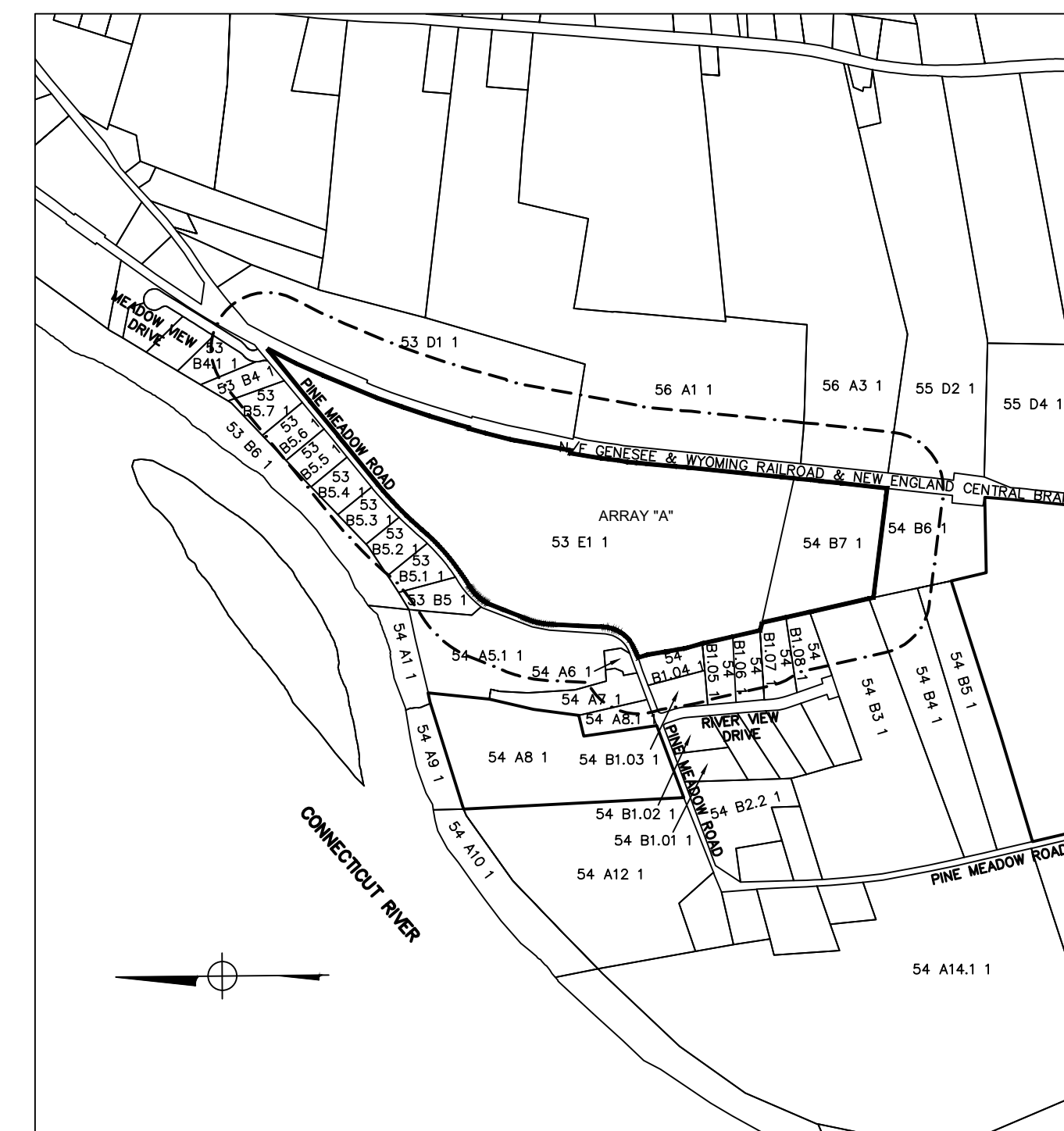
PINE MEADOW ROAD
 NORTHFIELD, MASSACHUSETTS

INDEX TO DRAWINGS

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DET-1	SEDIMENTATION & EROSION CONTROL SITE DETAILS



SCALE: 1"=400'



SCALE: 1"=800'

LOT NO.	OWNER OF RECORD
53 B4 1	STEPHEN J MANKOWSKY
53 B4.1 1	STEPHEN J MANKOWSKY
53 B5 1	DAVID B & SUZANNE J BELCHER
53 B5.1 1	MELISSA M CASTINE & CHRISTOPHER KALINOWSKI
53 B5.2 1	GEORGE F PERVERE & ANN M PERVERE
53 B5.3 1	ANNA M REID & COLBY C ZILINSKI
53 B5.4 1	GARY L GLOVER & JANET D GLOVER
53 B5.5 1	THOMAS E MCDONALD LIFE ESTATE & KRISTIN J MCDONALD LIFE ESTATE
53 B5.6 1	EDWARD D SHEARER & TRACY A NORMAN
53 B5.7 1	RICHARD C BISHOP TRUSTEE, RNC REALTY TRUST
53 B6 1	FIRSTLIGHT MA HYDRO LLC
53 D1 1	EDWARD D SHEARER & TRACY A NORMAN
54 A5.1 1	PEGGY KOCORAS
54 A6 1	DAVID R HOWES
54 A7 1	ANDREY VDOVICHENKO & OLGA VDOVICHENKO
54 A8.1 1	GARY J DOUGLAS & JEAN A DOUGLAS
54 B1.03 1	JEFFREY A LASHIER & LISA M LASHIER
54 B1.04 1	ROBERT H MACEWEN JR
54 B1.05 1	TIMOTHY A WALDRON & MELANIE L WALDRON
54 B1.06 1	DEBORAH S GIARD
54 B1.07 1	GLENN C JOHNSON & DEBRA M JOHNSON
54 B1.08 1	KENNETH R HUBBARD & DAWN M HUBBARD
54 B3 1	WALTER JAWORSKI
54 B4 1	WALTER JAWORSKI
54 B5 1	BONNIE TUCKER LETOILE & EUGENE LETOILE
54 B6 1	BONNIE TUCKER LETOILE & EUGENE LETOILE
55 D2 1	BONNIE TUCKER LETOILE & EUGENE LETOILE
56 A1 1	ALAN W ROGERS & VALERIE G ROGERS
56 A3 1	ALAN W ROGERS & VALERIE G ROGERS

ENGINEER:
 FIELD ENGINEERING CO., INC.
 11D INDUSTRIAL DRIVE
 P.O. BOX 1178
 MATTAPOISETT, MASSACHUSETTS

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

OWNERS:
 PARCEL ID: 53 E1
 HOPPING AHEAD, LLC
 496 PINE MEADOW RD
 NORTHFIELD, MA 01360

PROJECT LOCATION:
 PARCELS 53 E1 & 54 B7
 NORTHFIELD, MASSACHUSETTS

PARCEL ID: 54 B7
 BONNIE TUCKER LETOILE &
 EUGENE LETOILE
 496 PINE MEADOW RD
 NORTHFIELD, MA 01360

PROPOSED
 PINE MEADOW ROAD
 SOLAR ARRAY "A"
 PARCELS 53-E1 & 54-B7
 PINE MEADOW ROAD
 NORTHFIELD, MA



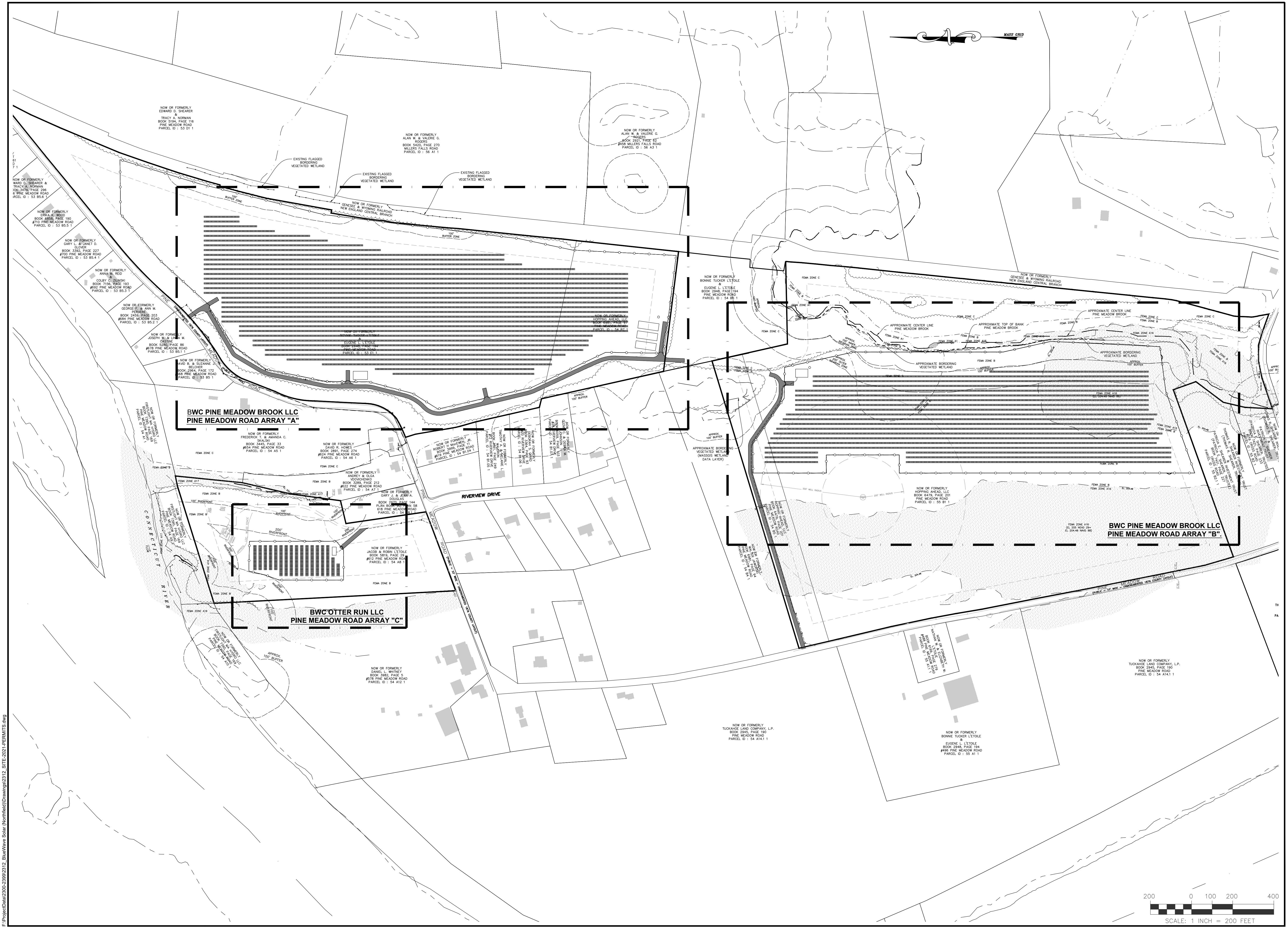
Stamped and Signed 3/9/2021

FIELD ENGINEERING CO., INC.
 CONSULTING ENGINEERS

11D INDUSTRIAL DRIVE
 P.O. BOX 1178
 MATTAPOISETT, MA 02739
 TEL: (508) 758-2749
 FAX: (508) 758-2849

Project No.

2312



FIELD ENGINEERING CO., INC.
CONSULTING ENGINEERS

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

Revisions			
No.	Description	Date	Appvd.
1	REVISED PROPOSED INTERCONNECT DETAILS	3/9/21	RRR

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 "A"
BWC PINE MEADOW BROOK LLC

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

PROPOSED PINE MEADOW ROAD SOLAR ARRAY "C"
BWC OTTER RUN LLC

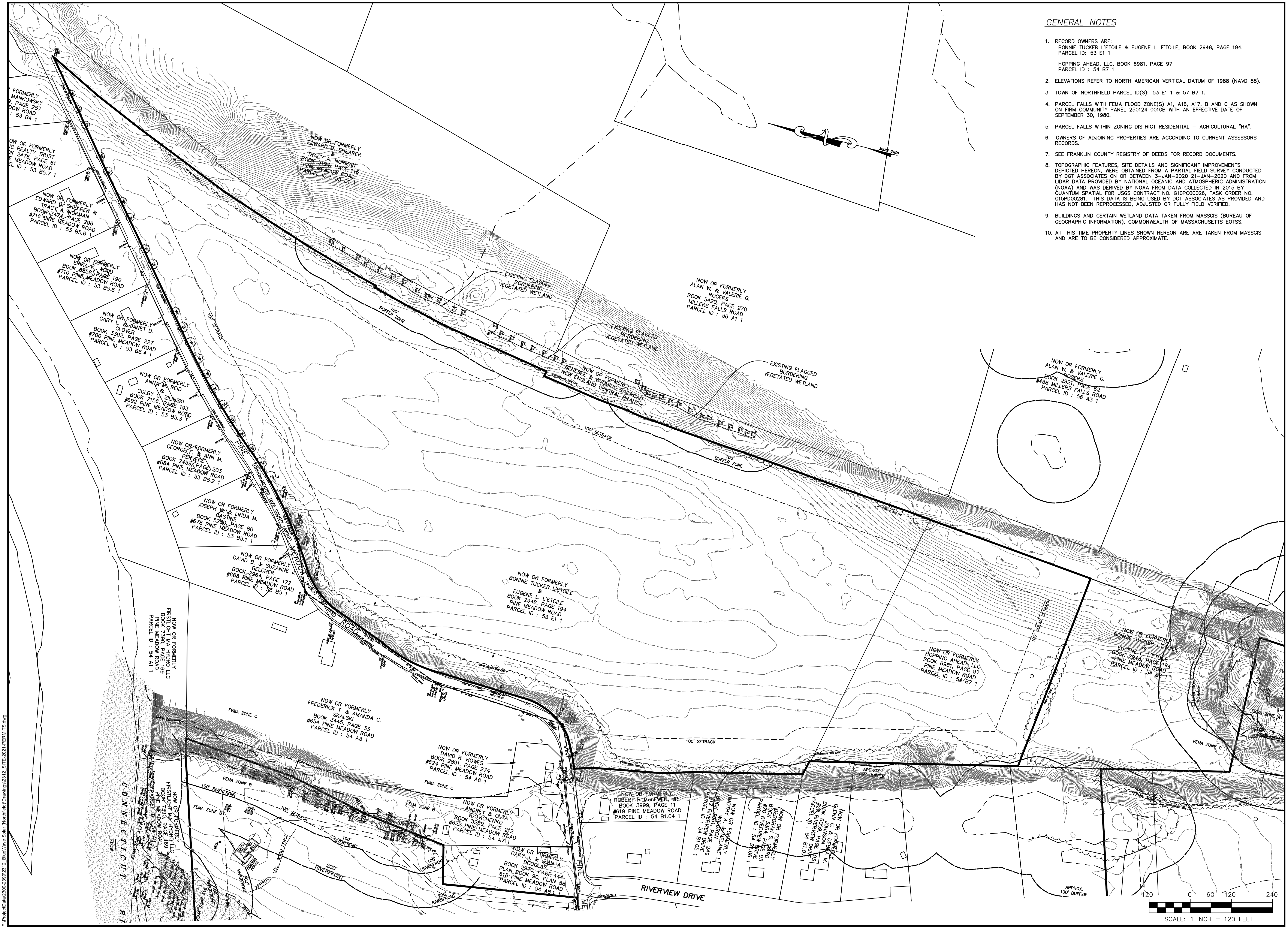
PINE MEADOW ROAD (ASSESSORS MAP 63 LOT E1 AND MAP 54 LOT B7)
NORTHFIELD, MASSACHUSETTS

Drawing Title: **OVERALL ASSEMBLAGE PLAN**

Project No.	Sheet
2312	3 OF 9

SL-1

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GENERAL NOTES

- RECORD OWNERS ARE:
 BONNIE TUCKER L'ETOILE & EUGENE L. E'TOILE, BOOK 2948, PAGE 194, PARCEL ID: 53 E1 1
 HOPPING AHEAD, LLC, BOOK 6981, PAGE 97, PARCEL ID: 54 B7 1
- ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- TOWN OF NORTHFIELD PARCEL ID(S): 53 E1 1 & 57 B7 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.
- PARCEL FALLS 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. G10P00026, 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.

Revisions			
No.	Description	Date	Apprv.
1	REVISED PROPOSED INTERCONNECT DETAILS	2/23/20	RRR

Date: 12/28/2020

Scale: 1"=100'

Drawn By	Designed By	Checked By
PGT/RMS	PGT	RRR

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PROPOSED PINE MEADOW ROAD SOLAR ARRAY "A"
BWC PINE MEADOW BROOK LLC

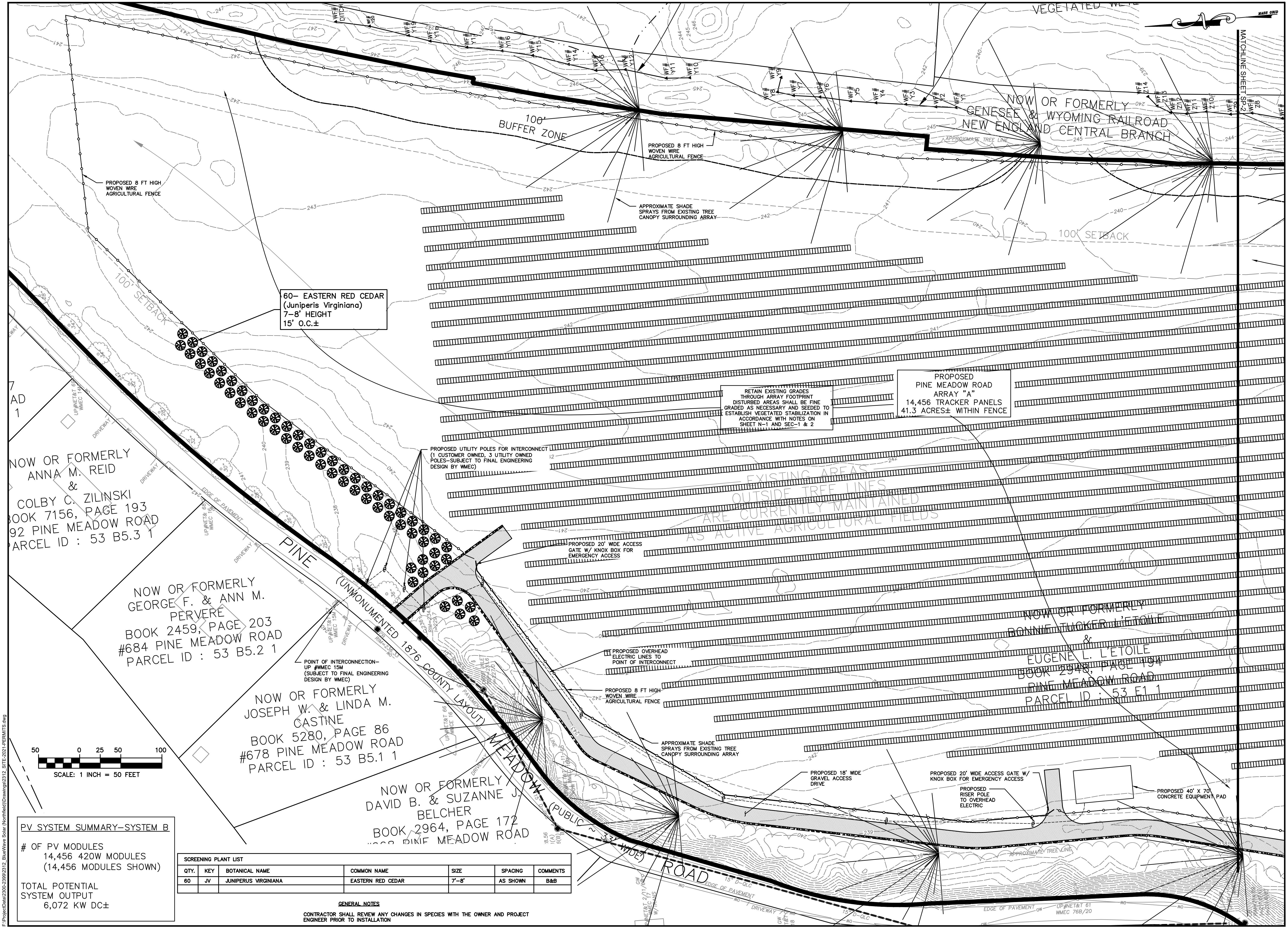
PINE MEADOW ROAD (ASSESSORS MAP 63 LOT E1 AND MAP 54 LOT B7)
 NORTHFIELD, MASSACHUSETTS

Drawing Title
EXISTING CONDITIONS PLAN

Project No.	Sheet
2312	4 OF 9

EC-1

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FIELD ENGINEERING CO., INC.
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Revisions			
No.	Description	Date	Apprv.
1	REVISED PROPOSED INTERCONNECT DETAILS	2/23/20	RRR

Date: 12/28/2020

Scale: 1"=50'

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

Issued For: **PERMITTING**

PROPOSED PINE MEADOW ROAD SOLAR ARRAY "A"
BWC PINE MEADOW BROOK LLC

PINE MEADOW ROAD (ASSESSORS MAP 63 LOT E1 AND MAP 54 LOT B7)
NORTHFIELD, MASSACHUSETTS

Drawing Title: **ARRAY "A" SITE PLAN**

Project No: 2312
Sheet: 5 OF 9

SP-1

PV SYSTEM SUMMARY--SYSTEM B

OF PV MODULES
14,456 420W MODULES
(14,456 MODULES SHOWN)

TOTAL POTENTIAL SYSTEM OUTPUT
6,072 KW DC±

SCREENING PLANT LIST						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
60	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7'-8'	AS SHOWN	B&B

GENERAL NOTES

CONTRACTOR SHALL REVIEW ANY CHANGES IN SPECIES WITH THE OWNER AND PROJECT ENGINEER PRIOR TO INSTALLATION

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FIELD ENGINEERING CO., INC.
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FAX: (508) 758-2849

Revisions			
No.	Description	Date	Apprv.
1	REVISED PROPOSED INTERCONNECT DETAILS	2/23/21	RRR

Date: 12/28/2020

Scale: 1"=50'

Drawn By	Designed By	Checked By
PGT/RMS	PGT	RRR

Issued For: **PERMITTING**



PROPOSED PINE MEADOW ROAD SOLAR ARRAY "A"
BWC PINE MEADOW BROOK LLC
PINE MEADOW ROAD (ASSESSORS MAP 63 LOT E1 AND MAP 54 LOT B7)
NORTHFIELD, MASSACHUSETTS

Drawing Title: **ARRAY "A" SITE PLAN**
Project No: 2312 | Sheet: 6 OF 9
SP-2

Revisions

No.	Description	Date	Apprv.
1	REVISED PROPOSED INTERCONNECT DETAILS	2/23/2	RRR

Date: 12/28/2020

Scale: 1"=50'

Drawn By	Designed By	Checked By
PGT/RMS	PGT	RRR

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PERMITTING

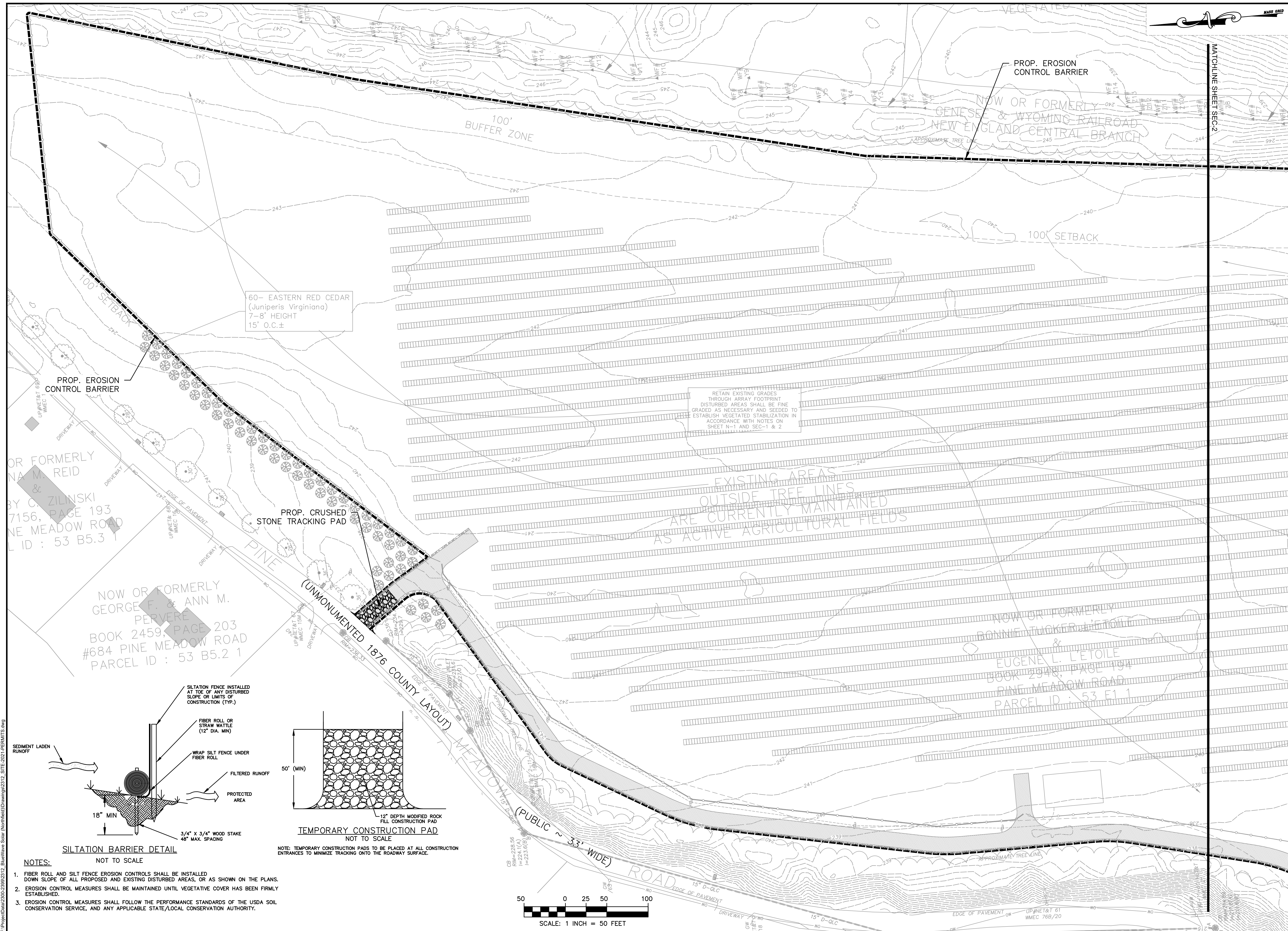


PROPOSED PINE MEADOW ROAD SOLAR ARRAY "A"
BWC PINE MEADOW BROOK LLC
PINE MEADOW ROAD (ASSESSORS MAP 63 LOT E1 AND MAP 54 LOT B7)
NORTHFIELD, MASSACHUSETTS

Drawing Title
SEDIMENTATION & EROSION CONTROL

Project No.	Sheet
2312	7 OF 9

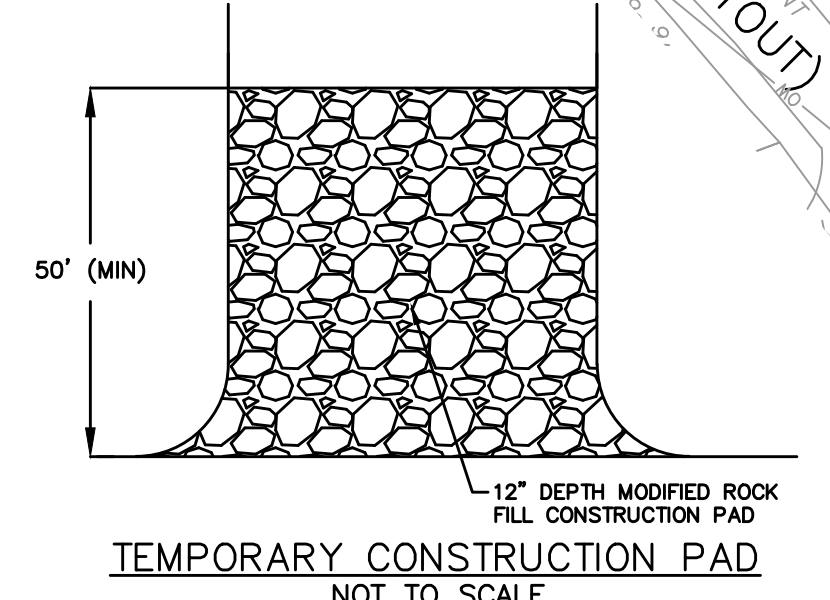
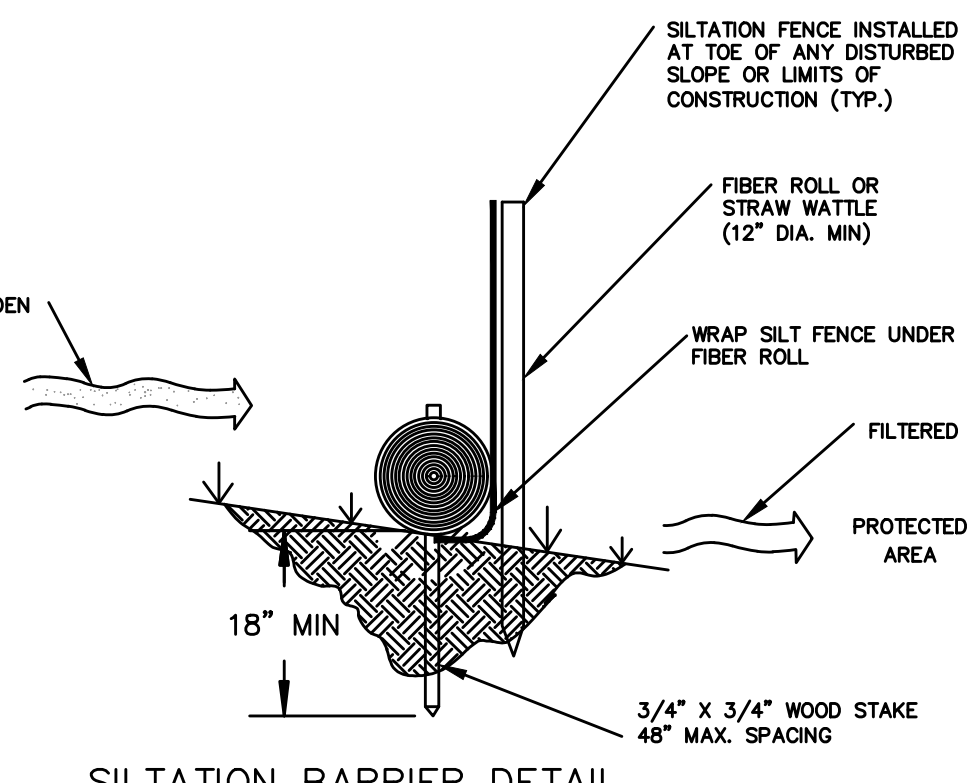
SEC-1



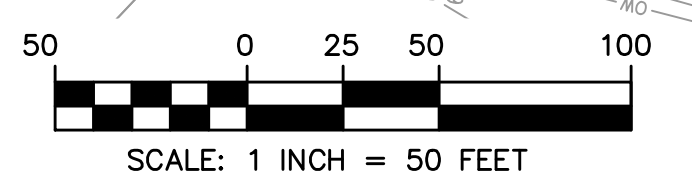
60- EASTERN RED CEDAR
(Juniperis Virginiana)
7-8' HEIGHT
15' O.C.±

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 SEC-1 & 2

EXISTING AREAS OUTSIDE TREE LINES ARE CURRENTLY MAINTAINED AS ACTIVE AGRICULTURAL FIELDS

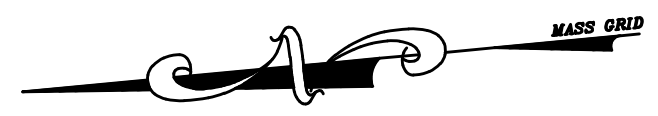


- NOTES:**
- FIBER ROLL AND SILT FENCE EROSION CONTROLS SHALL BE INSTALLED DOWN SLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
 - EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN FIRMLY ESTABLISHED.
 - EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE/LOCAL CONSERVATION AUTHORITY.





MATCHLINE SHEET SEC-1



PROP. EROSION CONTROL BARRIER

100' BUFFER ZONE

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 SEC-1 & 2.

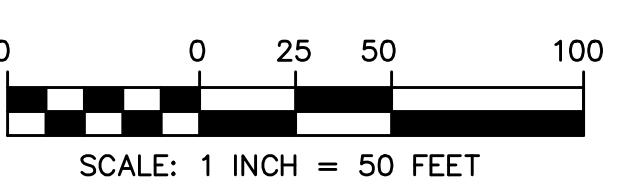
NOW OR FORMERLY
HOPPING AHEAD, LLC
BOOK 6981, PAGE 97
PINE MEADOW ROAD
PARCEL ID: 54/B7.1

PROP. EROSION CONTROL BARRIER

100' SOLAR SETBACK

100' SETBACK

PROP. EROSION CONTROL BARRIER



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1	REVISED PROPOSED INTERCONNECT DETAILS	2/23/20	RRR

Date: 12/28/2020

Scale: 1"=50'

Drawn By	Designed By	Checked By
PGT/RMS	PGT	RRR

Issued For

PERMITTING



PROPOSED PINE MEADOW ROAD SOLAR ARRAY "A"
BWC PINE MEADOW BROOK LLC

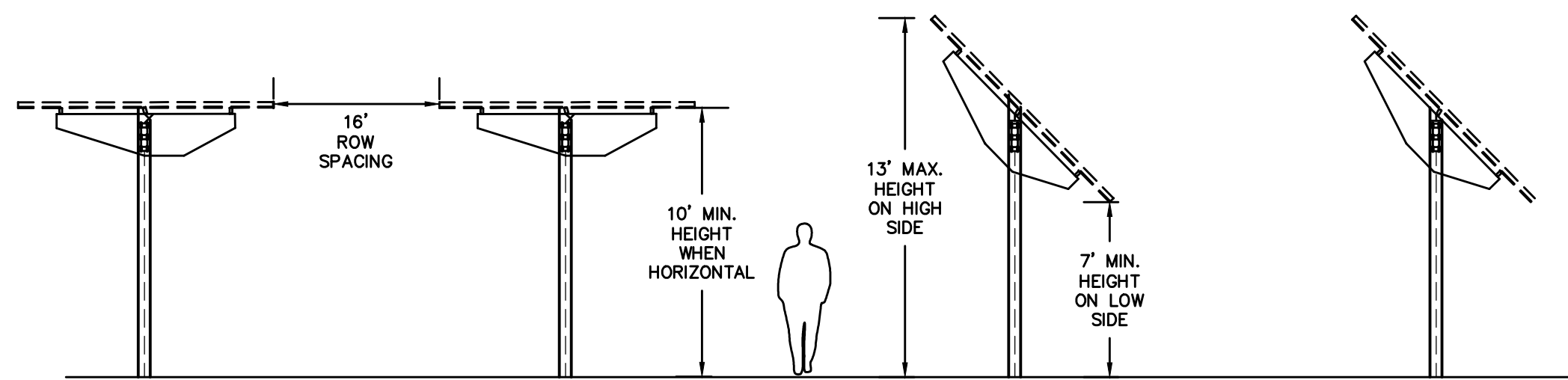
PINE MEADOW ROAD (ASSESSORS MAP 63 LOT E1 AND MAP 54 LOT B7)
NORTHFIELD, MASSACHUSETTS

Drawing Title
SEDIMENTATION & EROSION CONTROL

Project No. 2312 Sheet 8 OF 9

SEC-1

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FRONT VIEW
(HORIZONTAL-
NOT TRACKING)

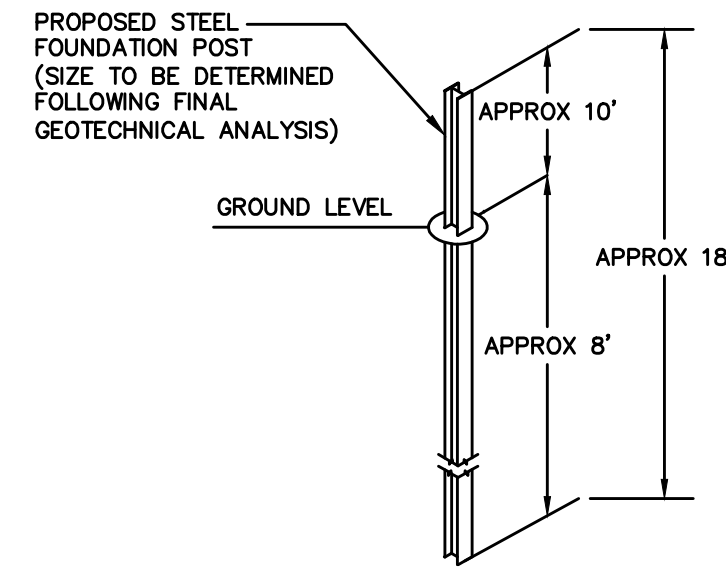
FRONT VIEW
(TRACKING
POSITION)



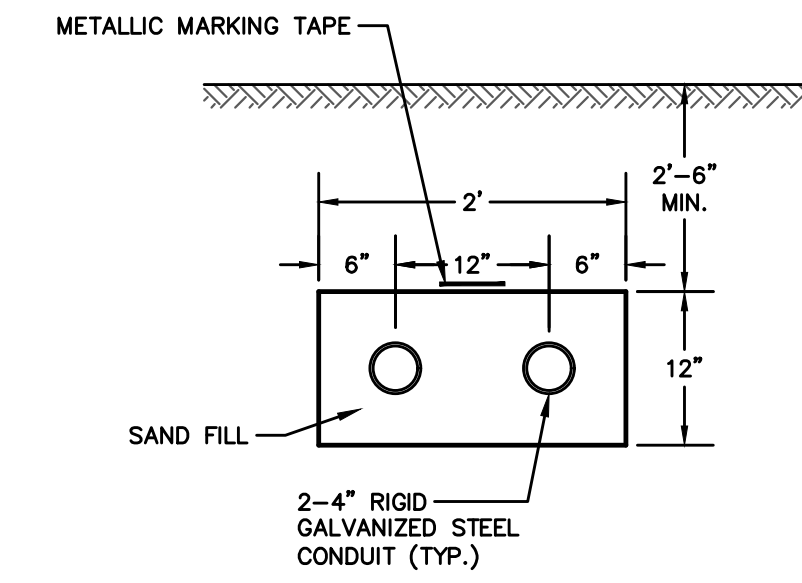
SIDE VIEW
(HORIZONTAL-
NOT TRACKING)

SIDE VIEW
(TRACKING
POSITION)

REPRESENTATIVE VIEWS
SOLAR PANEL INSTALLATION-TYPICAL
INSTALLATION
NOT TO SCALE



TYPICAL FOUNDATION
DETAIL
NOT TO SCALE



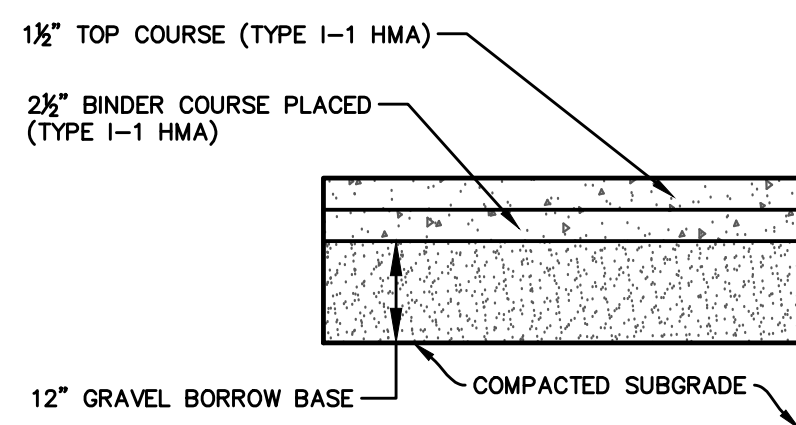
2 CONDUIT UTILITY DUCT BANK
NOT TO SCALE

- NOTES:
- COORDINATE EXACT DIMENSIONS AND LOCATIONS WITH SOLAR PANEL VENDOR PRIOR TO CONSTRUCTION
 - REVIEW AND COORDINATE MATERIALS AND SPECIFICATIONS ON ELECTRICAL CONDUIT WITH NATIONAL GRID PRIOR TO CONSTRUCTION.



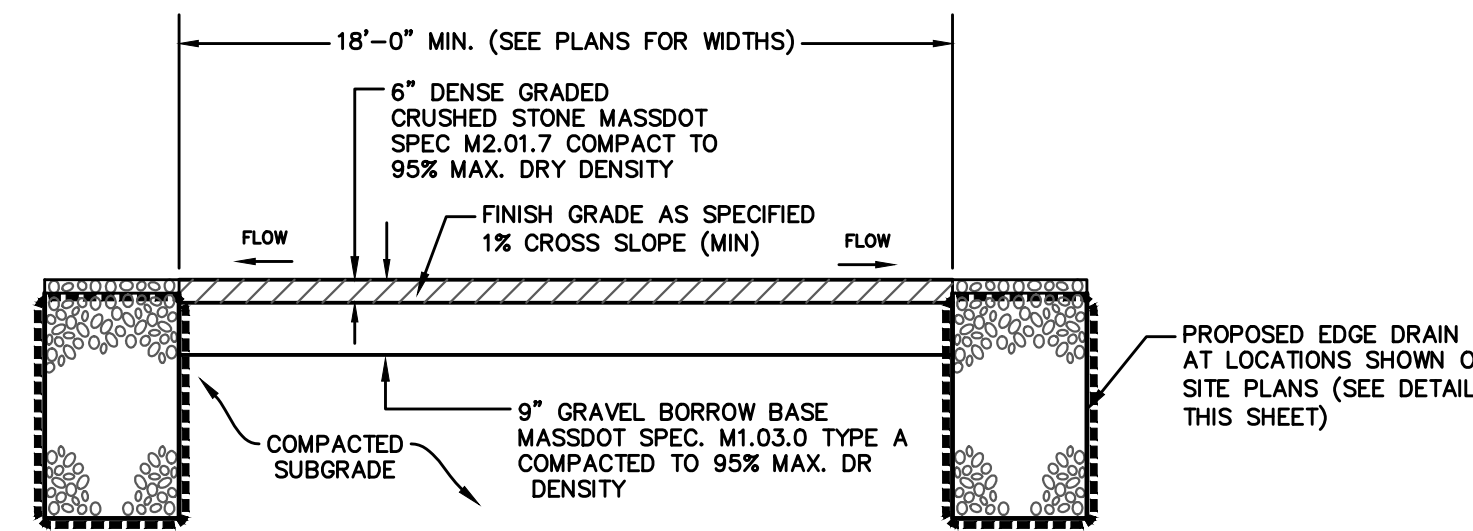
SITE IDENTIFICATION SIGN
NOT TO SCALE

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

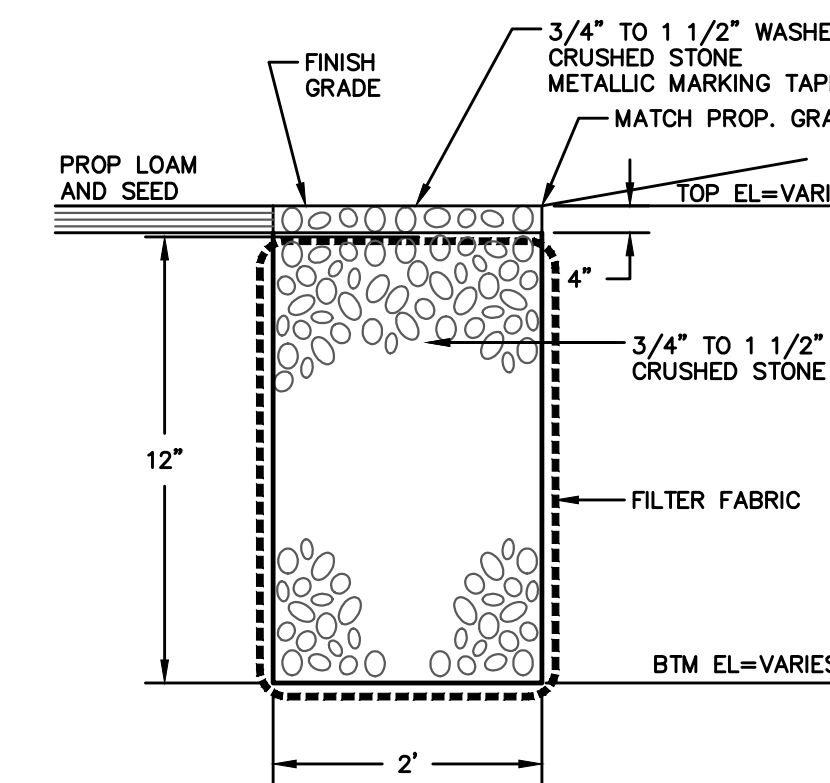


PAVED APRON SECTION
NOT TO SCALE

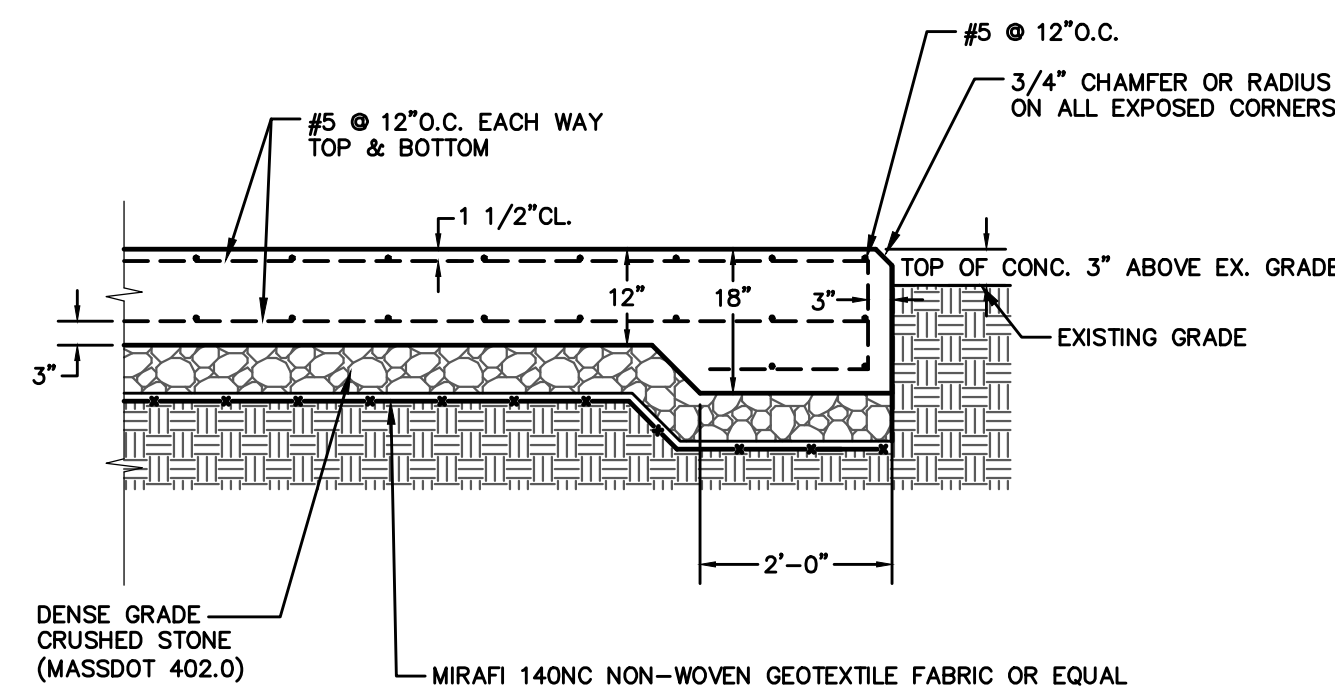
- NOTES:
- GRAVEL BORROW BASE SHALL CONFORM TO MASSDOT STANDARD SPECIFICATIONS FOR GRAVEL BORROW SEC. M1.03.0 TYPE B COMPACTED TO 95% MAX. DRY DENSITY IN 6" MAX. LIFTS.
 - BITUMINOUS PAVEMENT SHALL CONFORM TO MASSDOT STANDARD SPECIFICATIONS FOR CLASS 1 TYPE I-1 BITUMINOUS CONCRETE PAVEMENT SEC. 460.2.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



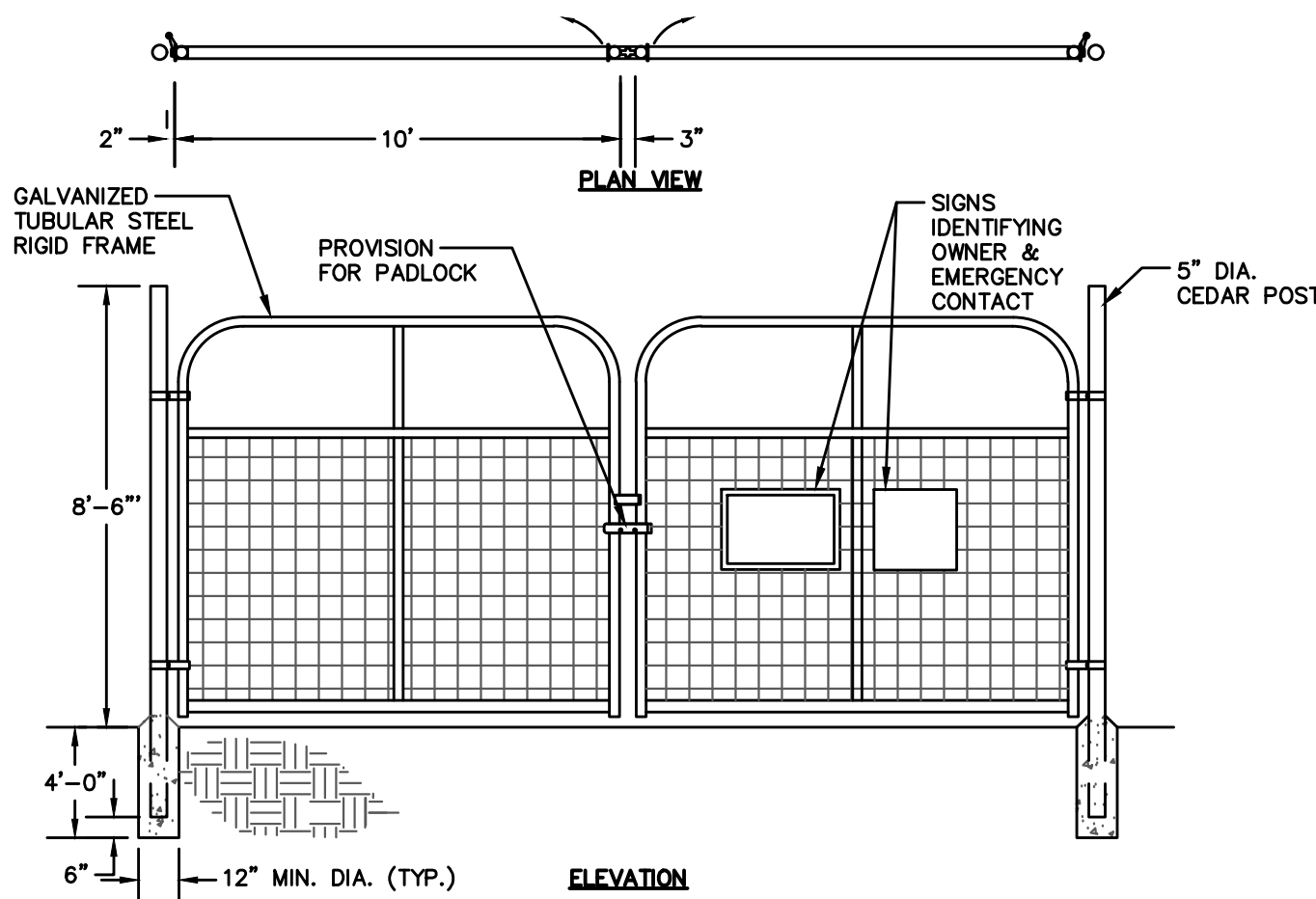
GRAVEL ACCESS ROAD SECTION
NOT TO SCALE



CRUSHED STONE EDGE DRAIN
NOT TO SCALE

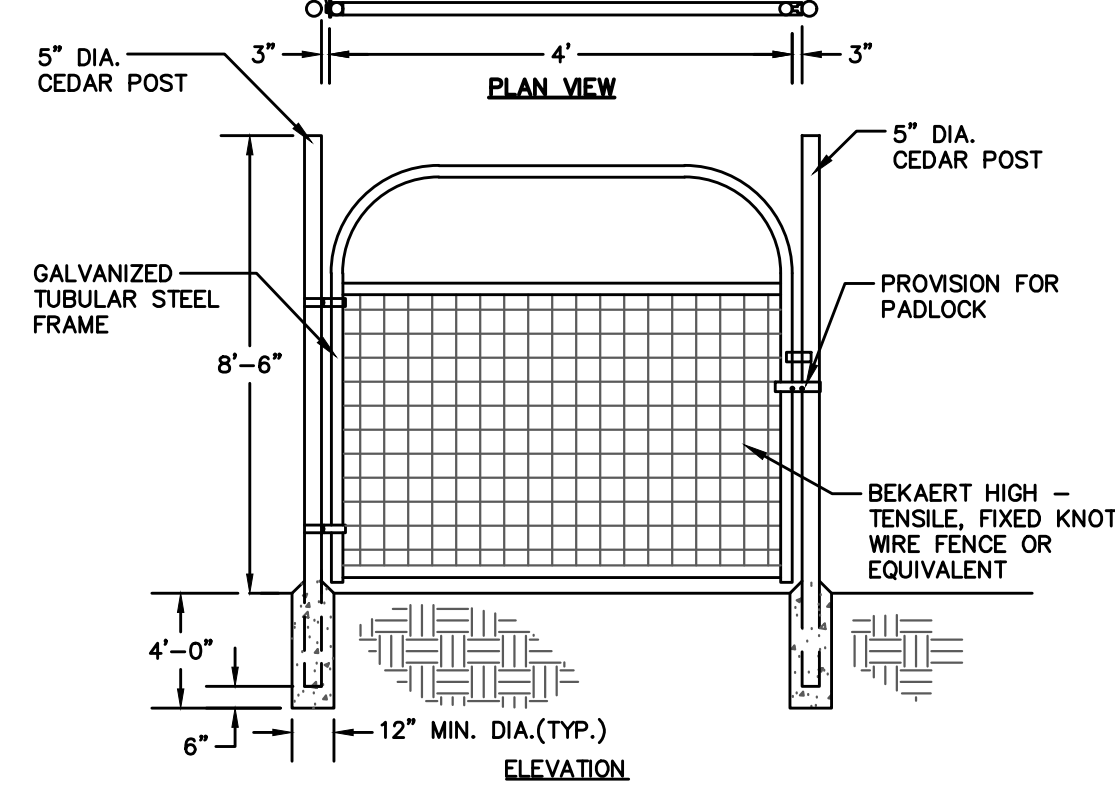


ELECTRICAL EQUIPMENT PAD DETAIL
NOT TO SCALE



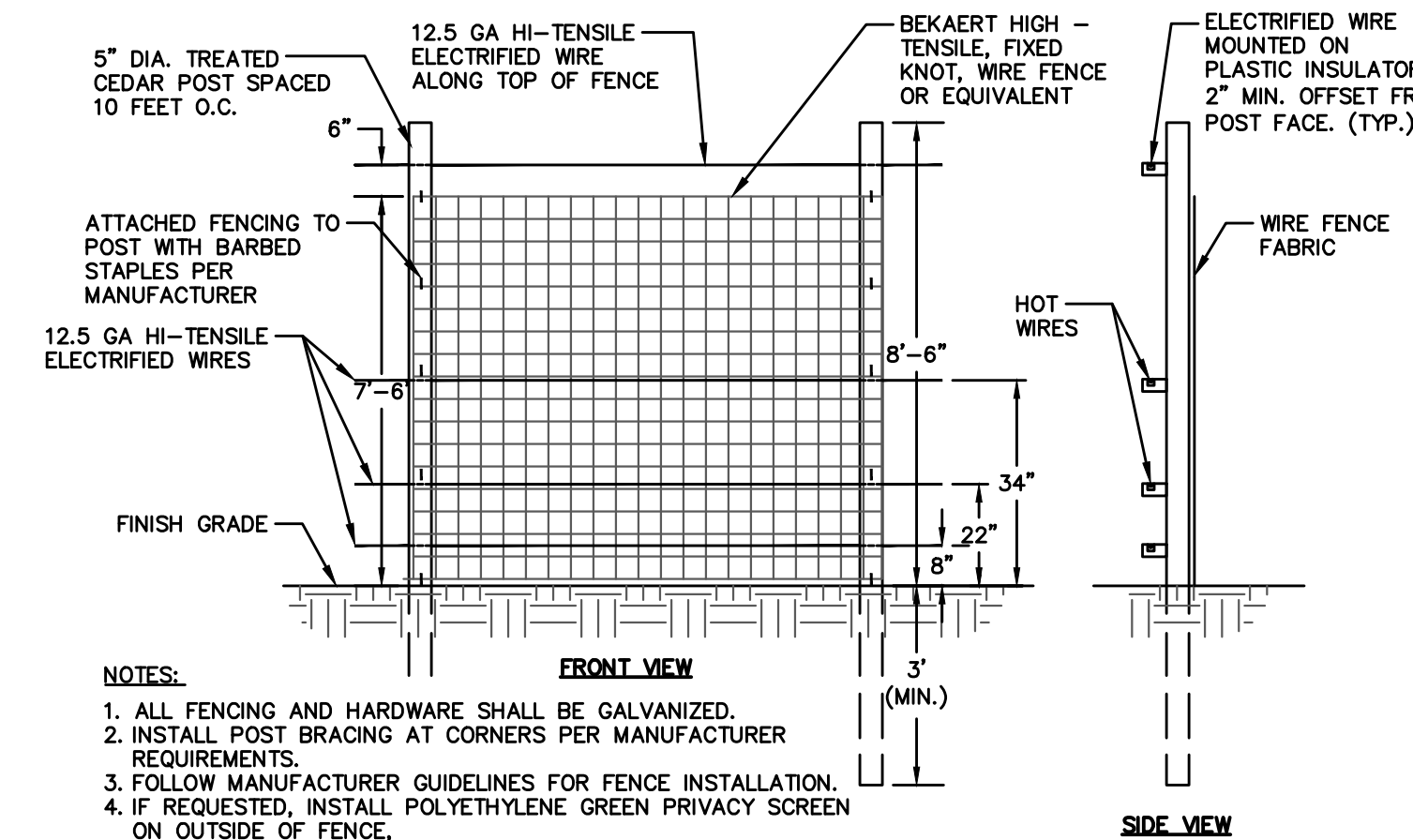
20-FOOT WIDE ACCESS GATE
NOT TO SCALE

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



4-FOOT PERSONNEL GATE
NOT TO SCALE

- NOTES:
- ALL FENCING AND HARDWARE SHALL BE GALVANIZED



8-FOOT HIGH FARM FENCE
NOT TO SCALE

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

Revisions			
No.	Description	Date	Apprvd.
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Date: 12/28/2020			

Scale: AS NOTED

Drawn By: PGT, Designed By: PGT, Checked By: RRR

Issued For: PERMITTING



PROPOSED PINE MEADOW ROAD SOLAR ARRAY "A"
BWC PINE MEADOW BROOK LLC
PINE MEADOW ROAD (ASSESSORS MAP 63 LOT E1 AND MAP 54 LOT B7)
NORTHFIELD, MASSACHUSETTS

Drawing Title: SITE DETAILS

Project No: 2312, Sheet: 9 OF 9

DET-1