

Site Plans

Issued for	Local Approvals
Date Issued	June 26, 2023
Latest Issue	June 26, 2023

Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation

0 Route 25
Wareham, MA



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Designer/Developer/Electrical Engineer

Wareham PV I, LLC
330 Congress Street, 6th Floor
Boston, MA 02210
617.377.4301

Owner

David Fletcher
PO Box 829
Plymouth, MA 02362

Applicant

Wareham PV I, LLC
330 Congress Street
6th Floor
Boston, MA 02210

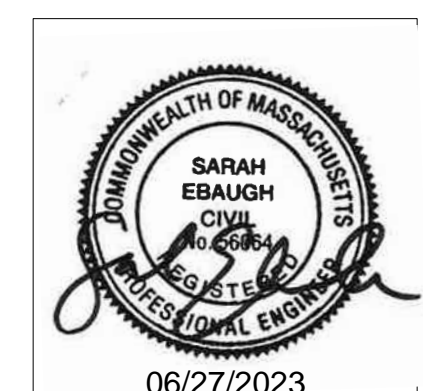
Assessor's Map 115: Lot 1000

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No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	June 26, 2023
C2.00	Overall Site Plan	June 26, 2023
C2.01-2.03	Layout, Grading, Drainage, and Erosion Control Plan	June 26, 2023
C3.01-3.02	Site Details	June 26, 2023

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1 - Sv-6	Existing Conditions Plan of Land	January 12, 2021





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

Legend table with columns: Exist., Prop., and descriptions for various site features like PROPERTY LINE, CONCRETE, UNDERDRAIN, etc.

Abbreviations

Abbreviations table with columns: General, and descriptions for terms like ABAN, ACR, ADJ, etc.

Notes

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR IS TO FILE A CGP NOTIFICATION WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
UTILITIES
THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
A. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE)
B. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
PLANT MAINTENANCE NOTES
CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION WITH THE WORK. HOWEVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION. REFER TO PROJECT SWPPP FOR SPECIFIC TIMEFRAMES.
UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF SEDIMENT CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: "EXISTING CONDITIONS PLAN OF LAND" DATED JANUARY 12 2021, PREPARED BY VHB.
TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Saved Monday, June 12, 2023 4:43:06 PM LITATYNE Pictured Tuesday, June 13, 2023 1:59:42 PM Lindsey Payne

Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation

0 Route 25 Wareham, MA

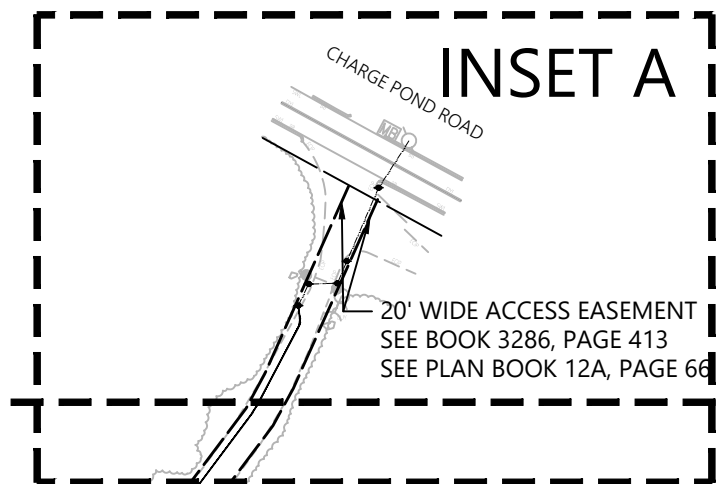
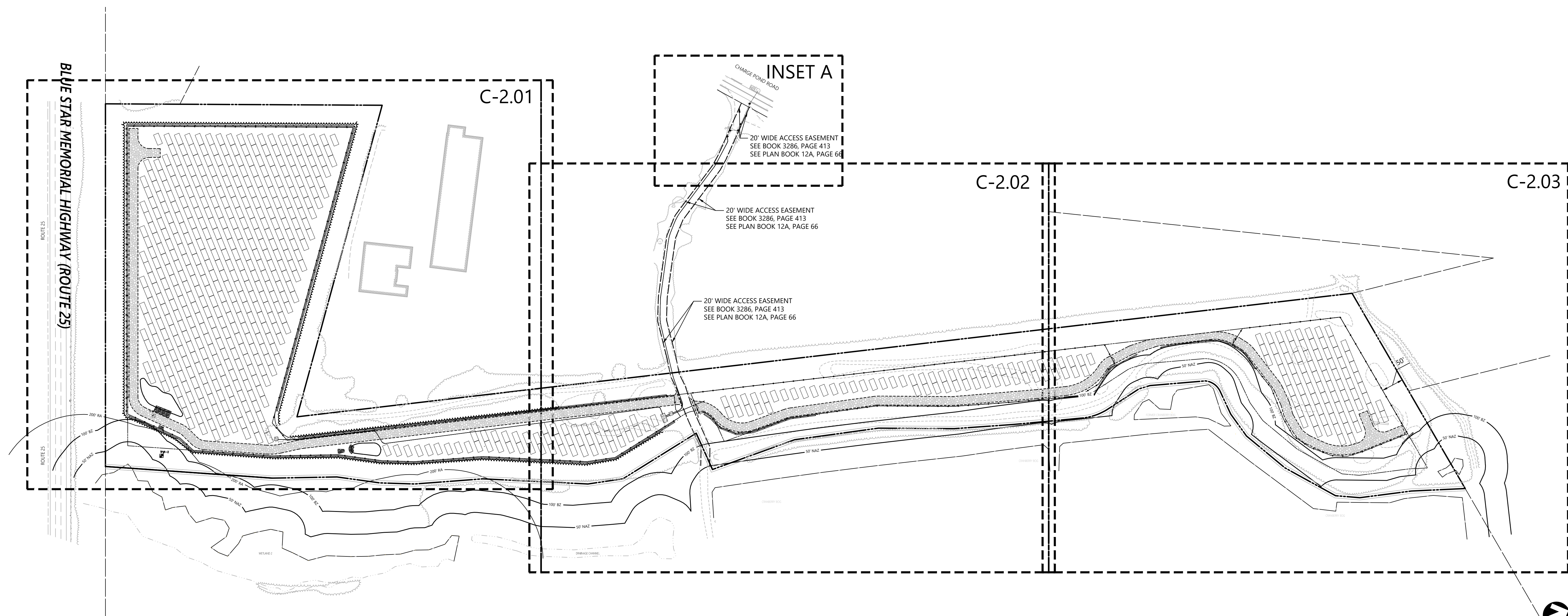
Table with columns: No., Revision, Date, Apprd.

Designed by LMT Checked by SKE

Issued for Local Approvals Date June 26, 2023

Legend and General Notes

Professional seal for Sarah Ebaugh, Civil Engineer, No. 06461, Registered Professional Engineer, State of Massachusetts. Includes drawing number C1.01 and sheet number 1 of 7.



NORTHEAST SOLAR POLLINATOR 3' MIX

% SEED	BOTANICAL NAME	COMMON NAME
94.0%	Festuca ovina	Sheep Fescue
2.5%	Asclepias tuberosa	Butterfly Milkweed
2.0%	Chamaecrista fasciculata	Partridge Pea
0.3%	Oenothera fruticosa	Sundrops
0.3%	Tradescantia ohniensis	Ohio Spiderwort
Total 100%		

NOTE:
SEEDING RATE TO BE 40 LBS/ACRE USING A SEED DRILL WITH AN ADDITIONAL 30 LBS/ACRE OF COVER CROP. REFER TO "SOLAR ARRAY SEEDING SCHEDULE AND PROTOCOLS, WAREHAM, MASSACHUSETTS" DOCUMENT REVISED APRIL 1, 2023.

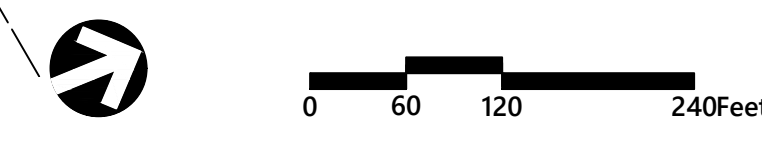
Zoning Summary Chart

Zoning District(s):	Residential 130 (R-130)	
Zoning Regulation Requirements	Required ¹	Provided
MINIMUM LOT AREA ²	≥3 Acres	22.4 Acres
FRONTAGE ³	Not Applicable	Not Applicable
MINIMUM FRONT YARD SETBACK	50 Feet	Not Applicable
MINIMUM SIDE YARD SETBACK	50 Feet	50 Feet
MINIMUM REAR YARD SETBACK	50 Feet	Not Applicable
MAXIMUM BUILDING HEIGHT ⁴	35 Feet	Not Applicable

(1) Zoning requirements as specified in "Zoning By-Laws Town of Wareham Massachusetts" (revised October 2018) (hereinafter "Zoning By-Laws").
 (2) Per Section 594.1.1 of Zoning By-Laws.
 (3) Per Section 611 of Zoning By-Laws, R-130 district minimum frontage requirement is not applicable because proposed project is not "principal building" or "accessory building" as those terms are defined in Article 16 of Zoning By-Laws.
 (4) Per Section 611 of Zoning By-Laws, R-130 district maximum allowed height requirement is not applicable because proposed project is not "principal building" or "accessory building" as those terms are defined in Article 16 of Zoning By-Laws.

Notes

- 0 Route 25 (Map 115, Lot 1000) (the "Project Parcel") is located outside the 100-year flood plain as noted on the FEMA Flood Insurance Rate Map (FIRM) Panels Number 25023C0487K & 25023C0489L last revised July 6, 2021.
- Access to the Project Parcel is via an existing 20-foot wide access easement from Charge Pond Road taken by MassDOT predecessor Massachusetts Department of Public Works on behalf of certain landowners (including the owner of the Project Parcel) in 1966 in connection with the development of Route 25 as a limited access highway. See Layout 5560 and Order of Taking dated April 14, 1966, recorded at the Plymouth County Registry of Deeds in Book 3286, Page 413 and Plan Book 12A, Page 66.



Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation
0 Route 25
Wareham, MA

No.	Revision	Date	App'd.

Designed by: **LMT** Checked by: **SKE**
 Issued for: _____ Date: _____
Local Approvals June 26, 2023

Overall Site Plan

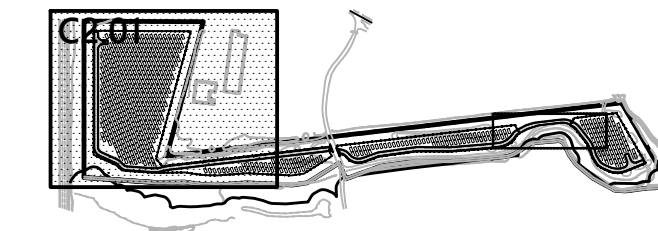
Drawing Number: _____
C2.00
 Sheet 2 of 7
 Project Number: 15225.01
 Date: 06/27/2023





101 Walnut Street
PO Box 9151
Wareham, MA 02471
617.924.1770

See Sheet C2.02



Key

Not To Scale



0 20 40 80 Feet

Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation

0 Route 25
Wareham, MA

No. Revision Date Appr.

No.	Revision	Date	Appr.

Designed by LMT Checked by SKE

Issued for Local Approvals Date June 26, 2023

Layout, Grading, Drainage, and Erosion Control Plan

Drawing Number

C2.01

Sheet 3 of 7



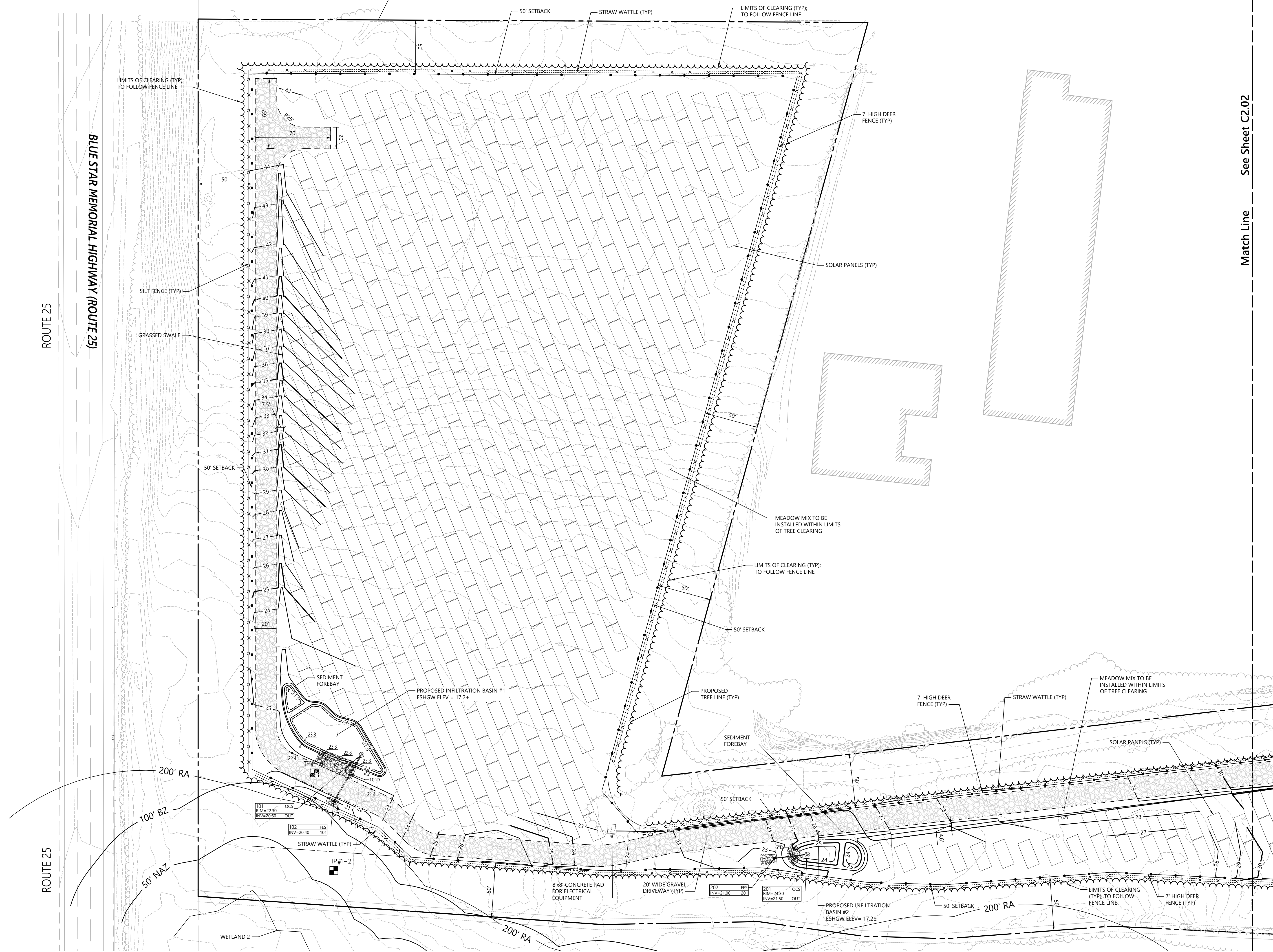
06/27/2023

Project Number 15225.01

ROUTE 25
BLUE STAR MEMORIAL HIGHWAY (ROUTE 25)

ROUTE 25

Saved Monday, June 12, 2023 5:32:04 PM LITVINE Plotted Tuesday, June 13, 2023 2:00:14 PM Lindsey Payne



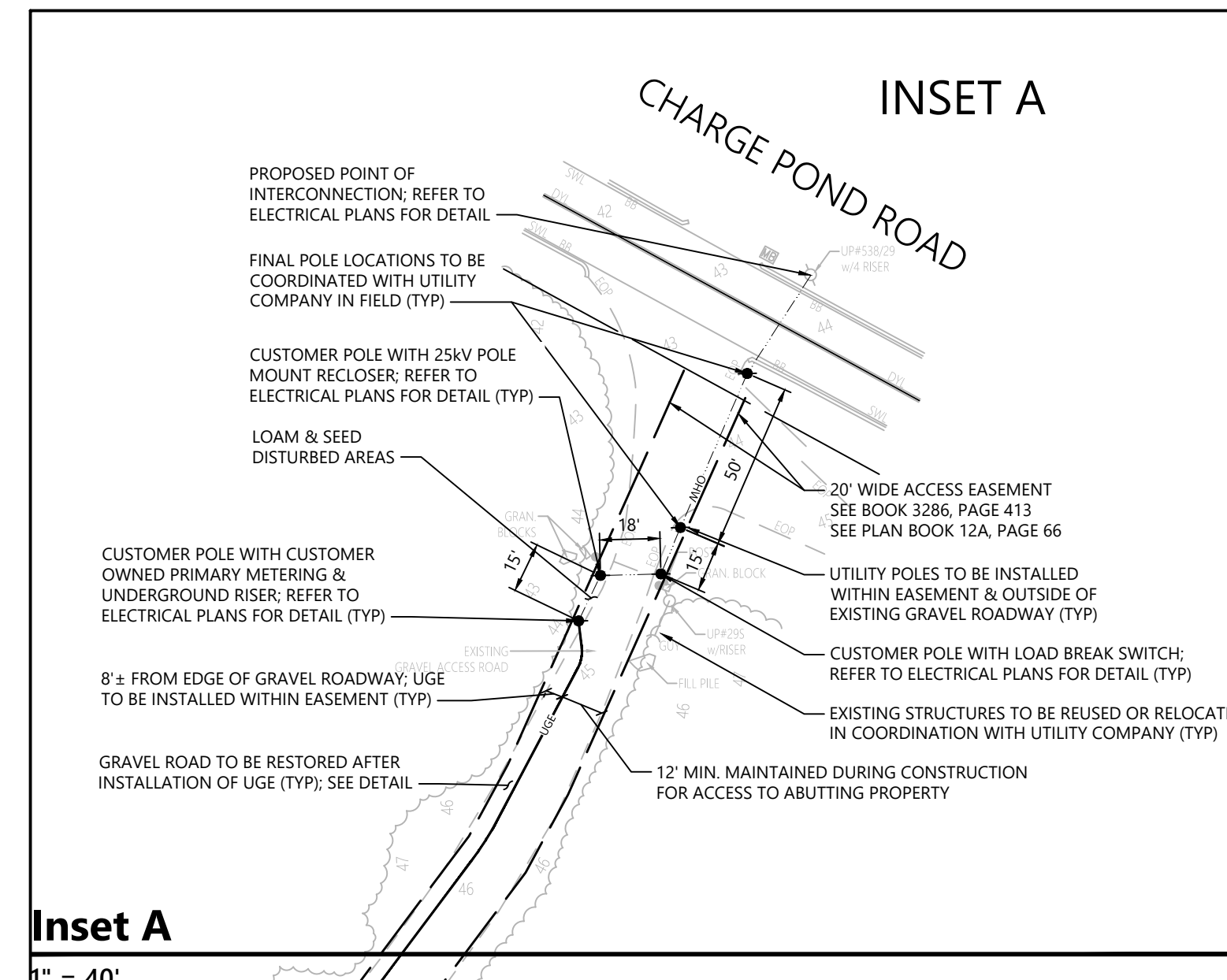
Match Line



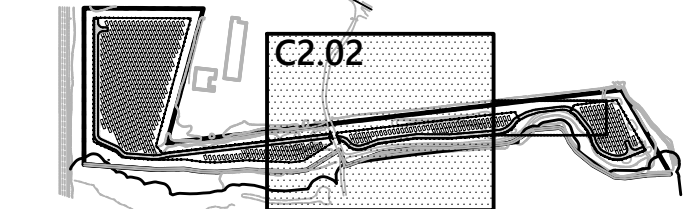
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Match Line See Sheet C2.01

Match Line See Sheet C2.03



Inset A
1" = 40'



Key

Not To Scale



Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation

0 Route 25
Wareham, MA

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Issued for: Local Approvals Date: June 26, 2023

Layout, Grading, Drainage, and Erosion Control Plan

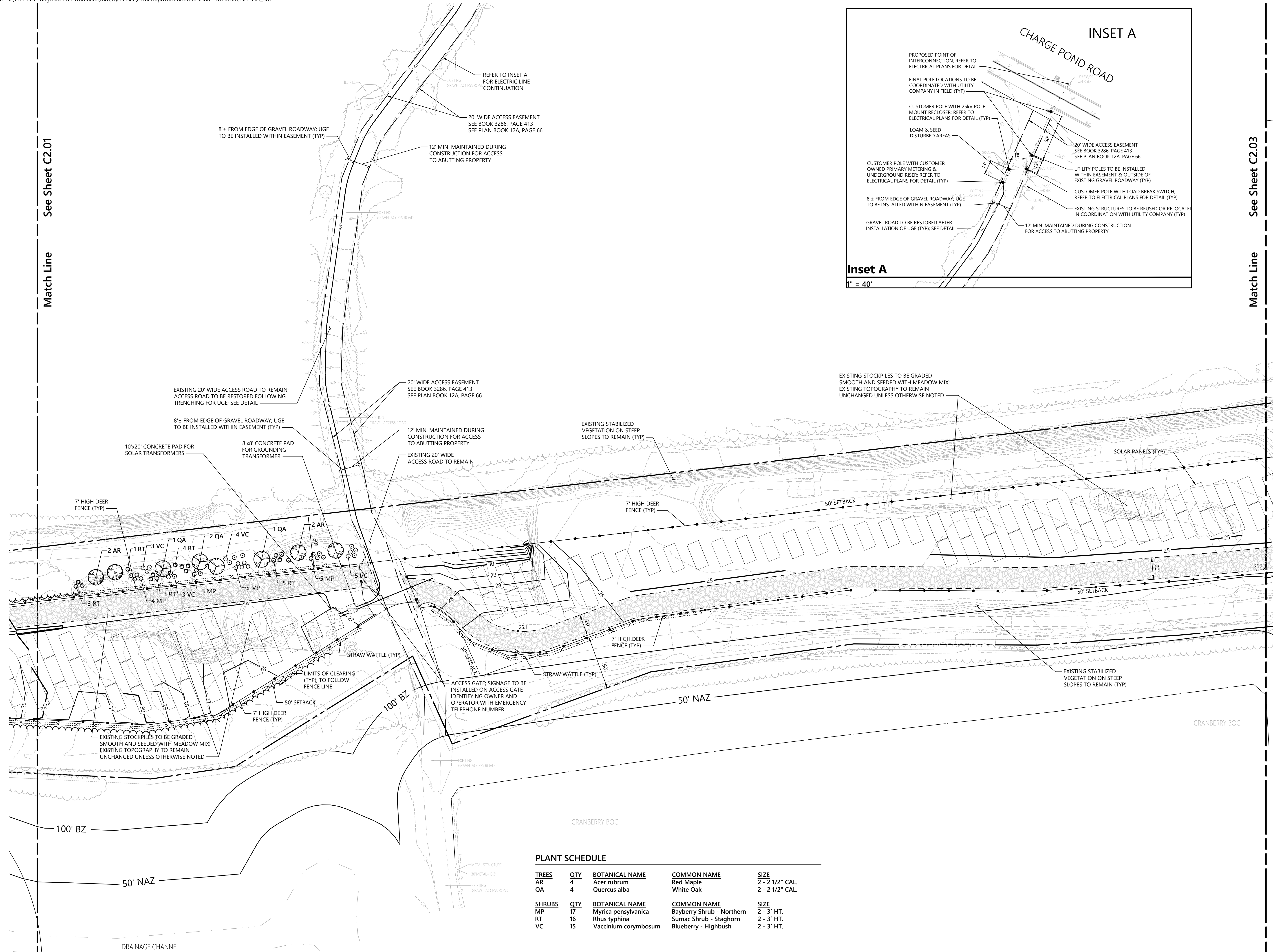


C2.02

Sheet 4 of 7

06/27/2023

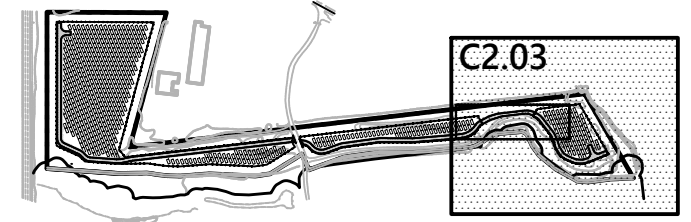
Project Number: 15225.01



PLANT SCHEDULE

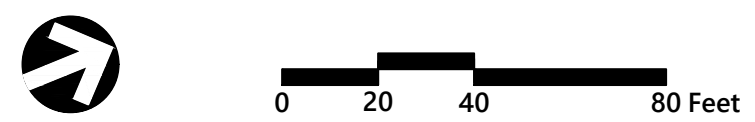
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	4	Acer rubrum	Red Maple	2 - 2 1/2" CAL.
QA	4	Quercus alba	White Oak	2 - 2 1/2" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
MP	17	Myrica pensylvanica	Bayberry Shrub - Northern	2 - 3' HT.
RT	16	Rhus typhina	Sumac Shrub - Staghorn	2 - 3' HT.
VC	15	Vaccinium corymbosum	Blueberry - Highbush	2 - 3' HT.

SEE SHEET C1.01 FOR PLANTING NOTES.



Key

Not To Scale



**Proposed Large-Scale
Ground-Mounted Solar
Photovoltaic Installation**

0 Route 25
Wareham, MA

No.	Revision	Date	App'd.

Designed by LMT	Checked by SKE
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Issued for Local Approvals	Date June 26, 2023
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**Layout, Grading,
Drainage, and Erosion
Control Plan**

Drawing Number

C2.03

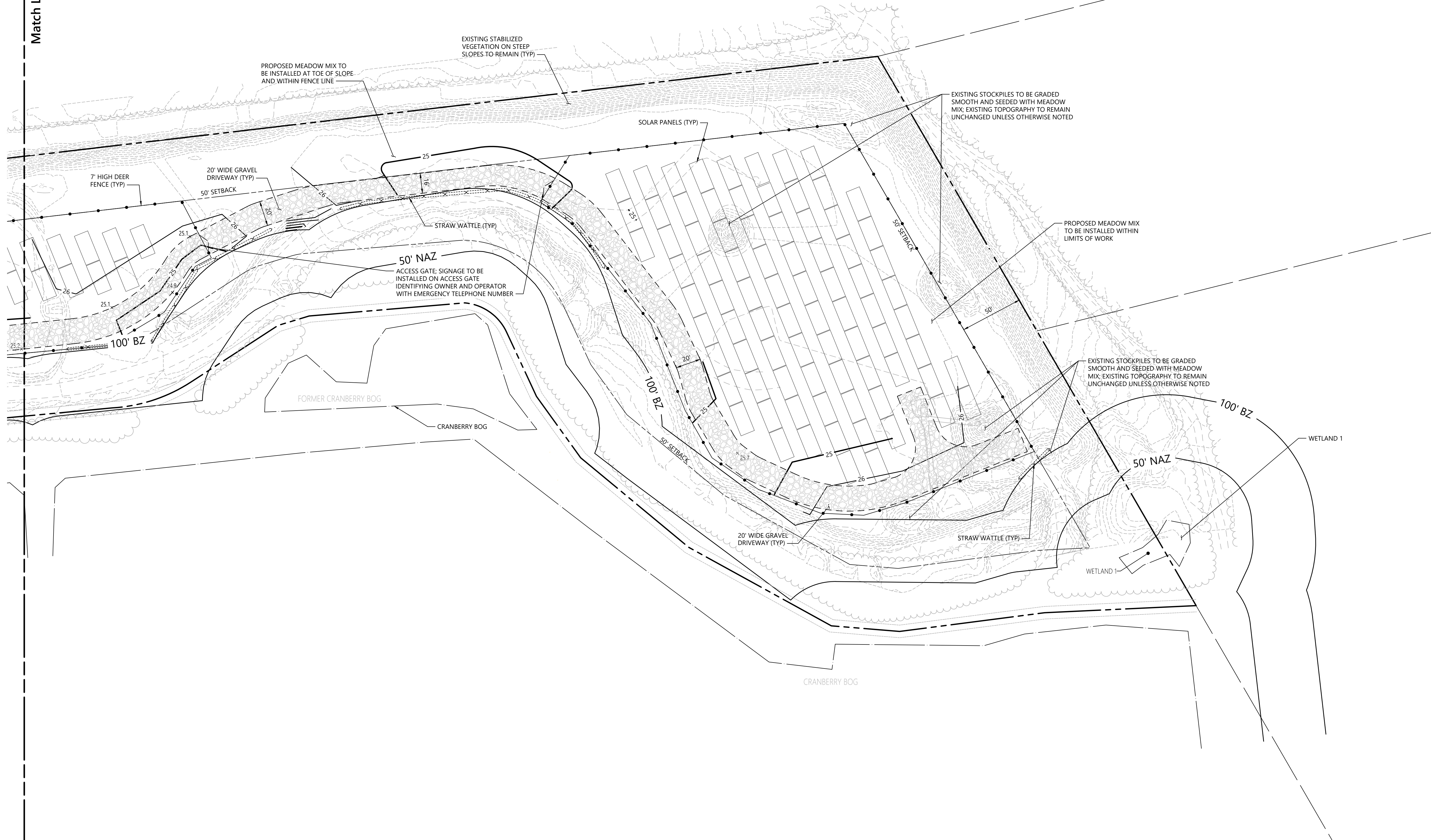
Sheet 5 of 7



06/27/2023

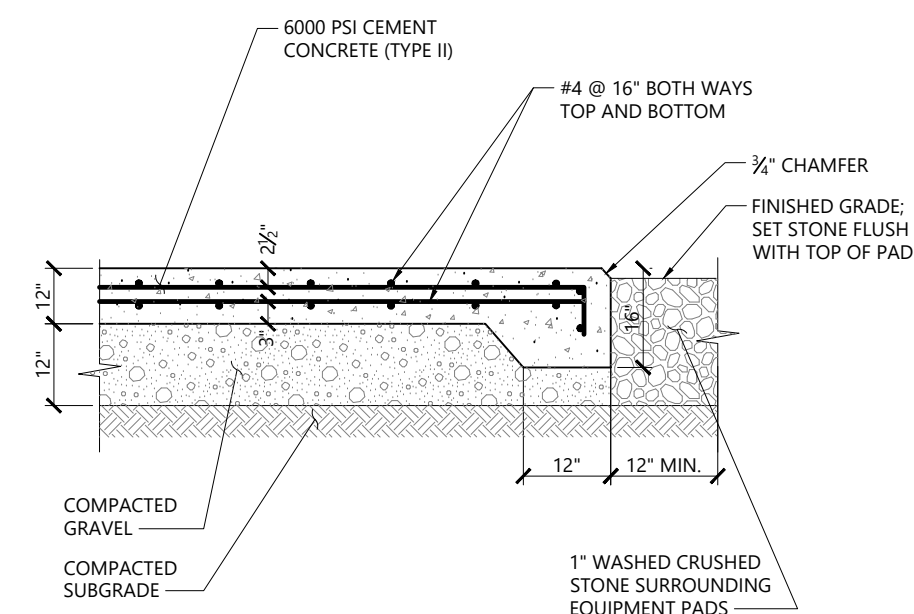
Project Number
15225.01

See Sheet C2.02
Match Line





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



- NOTES**
- SIZE OF EQUIPMENT PAD TO BE AS INDICATED ON PLANS.
 - CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.
 - SHOWN FOR REFERENCE: FINAL PAD DESIGN TO BE PROVIDED PRIOR TO CONSTRUCTION

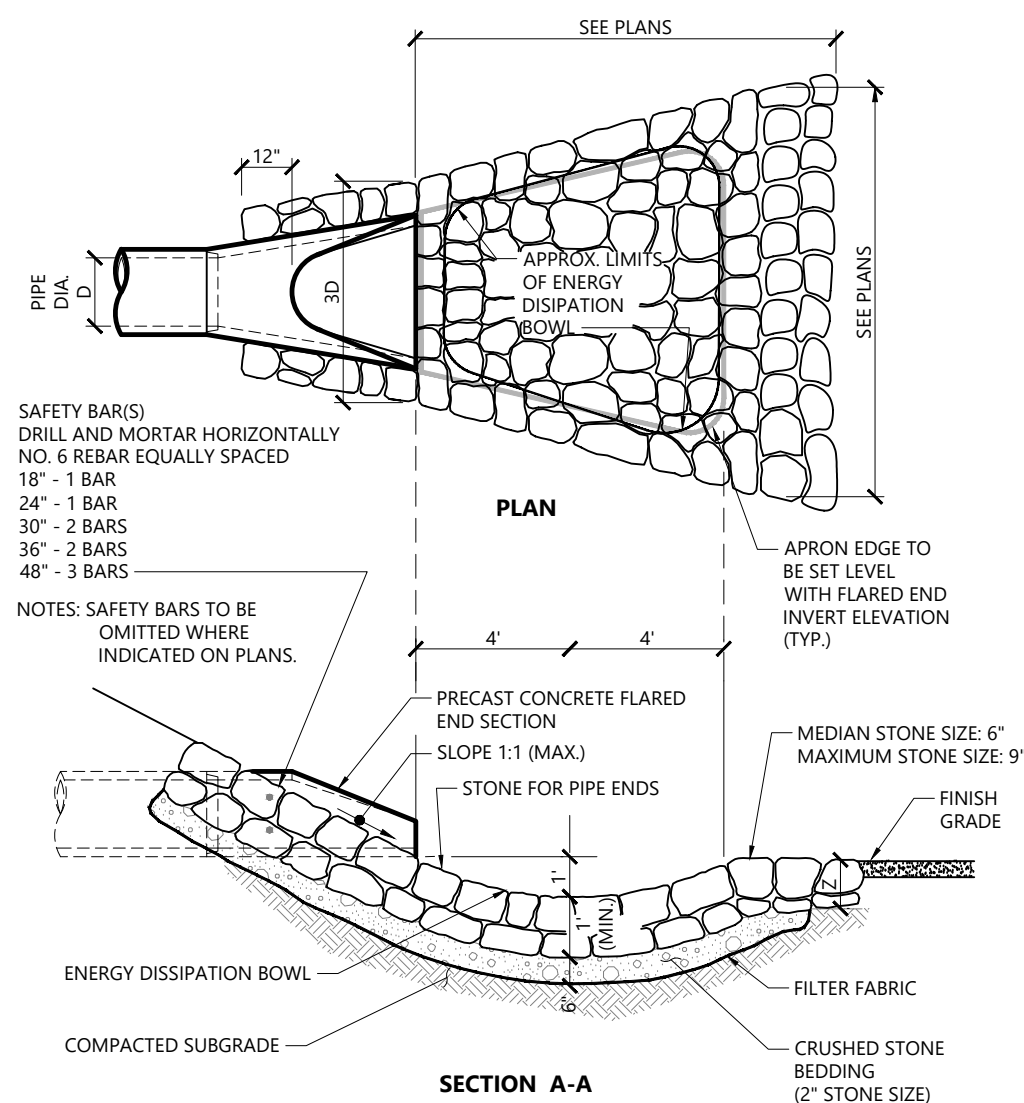
SPECIFICATIONS

- GRAVEL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM, CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS, AND SHALL CONFORM TO THE FOLLOWING GRADATION:

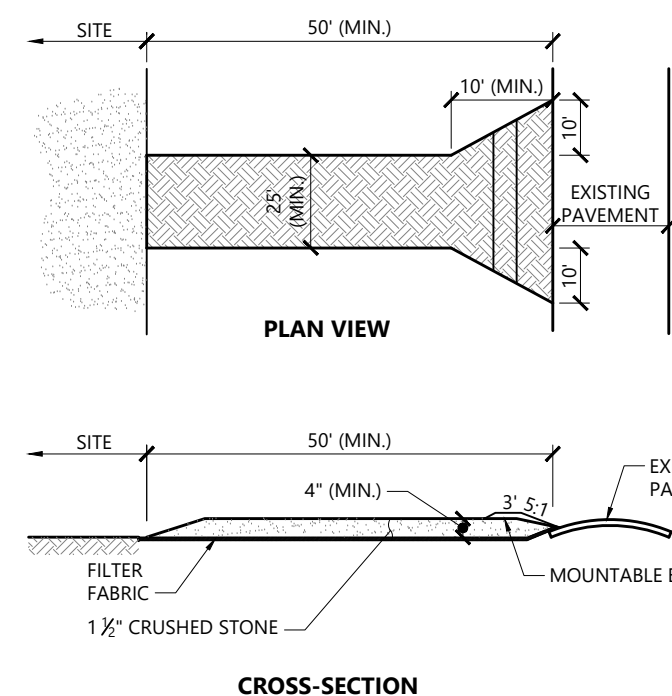
Sieve (ASTM D422)	Percent Passing by Weight
#100	100
#20	50-85
No. 4	40-75
No. 10	8-28
No. 20	0-10

* Three (3) inches when placed as subgrade within four (4) feet below pavement and above MassDOT Specifications M1.03.1 Type 61 one and one-half (1-1/2) inches when placed as pavement base and pipe bedding and backfill up to 24 inches above pipe (MassDOT Specifications M1.03.1 Type 61) and elsewhere two (2) inches (2) the loose lift thickness.

Concrete Pad 1/16
N.T.S. Source: VHB LD_712A

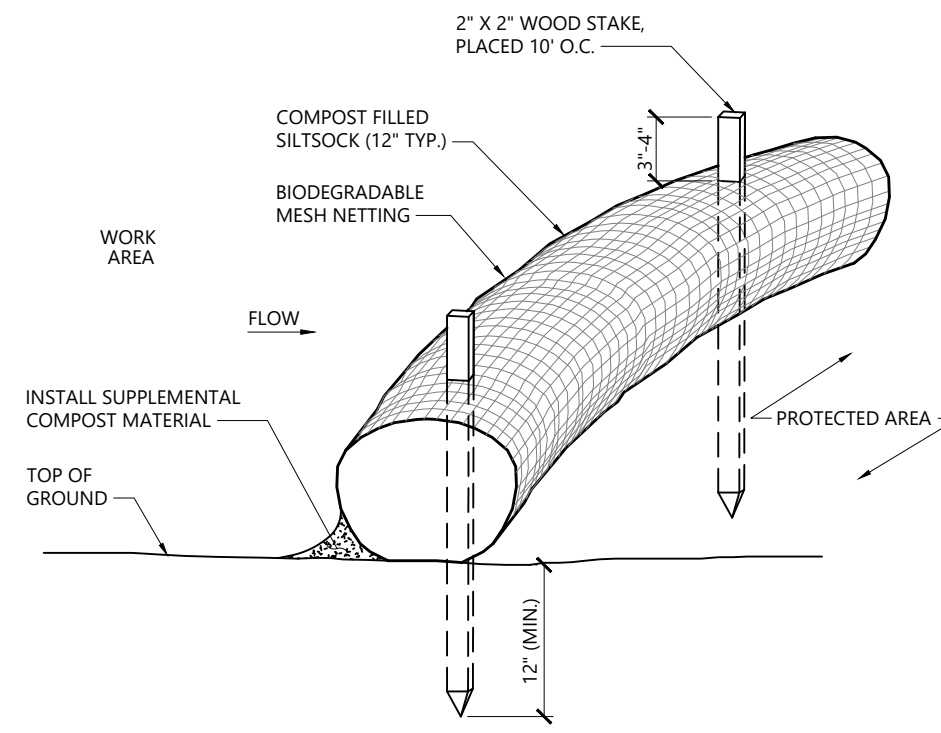


Flared End Section (FES) with Stone Protection 3/19
N.T.S. Source: VHB REV LD_134



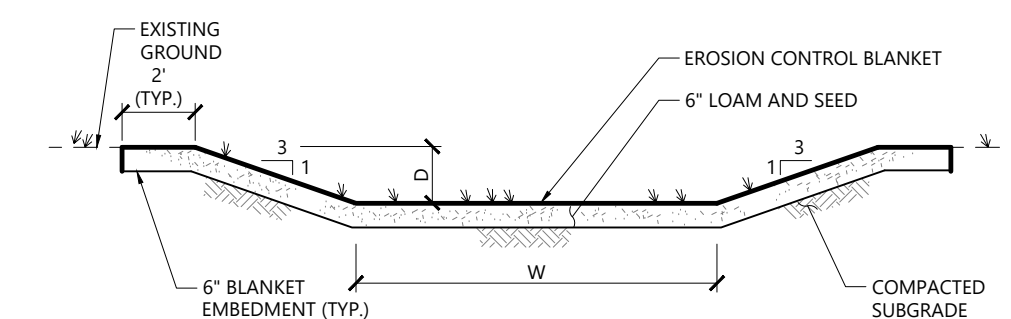
- NOTES**
- EXIT WIDTH SHALL BE TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING 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 SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682

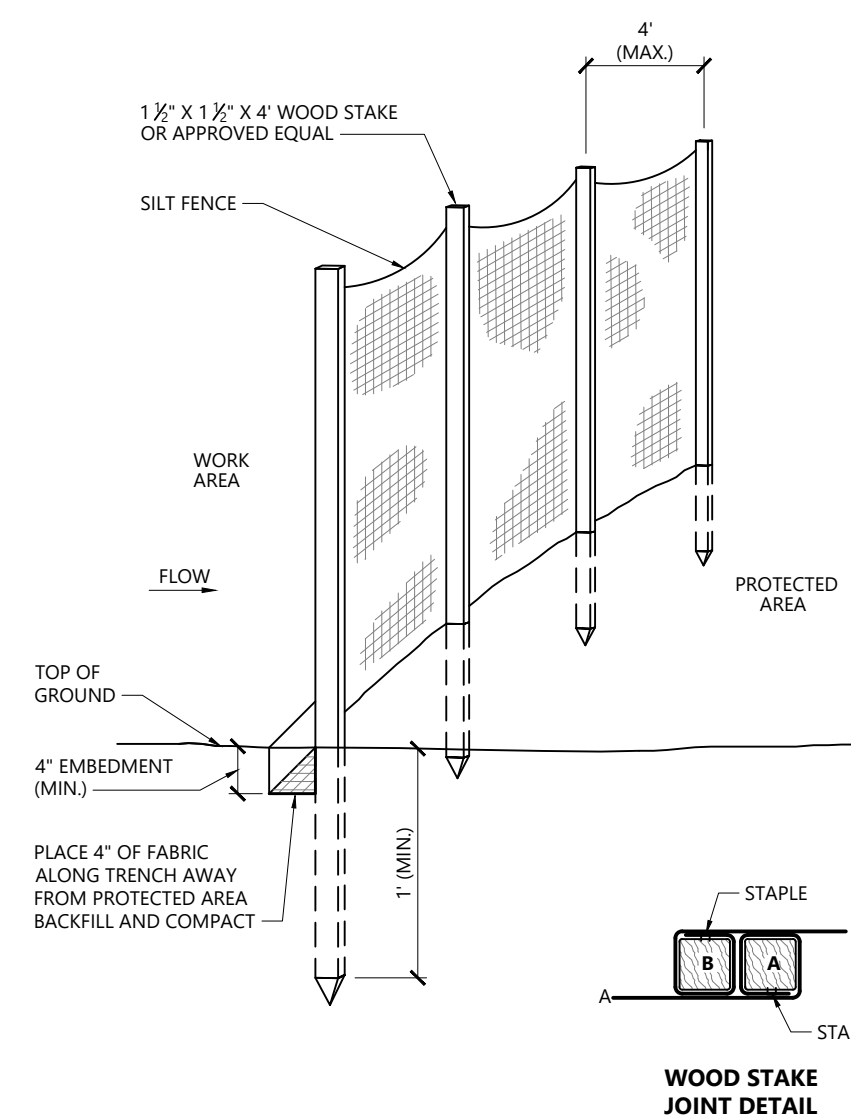


- NOTES**
- SILT SOCK SHALL BE FILTREXX SILT SOCK, OR APPROVED EQUAL.
 - SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
 - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
 - IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

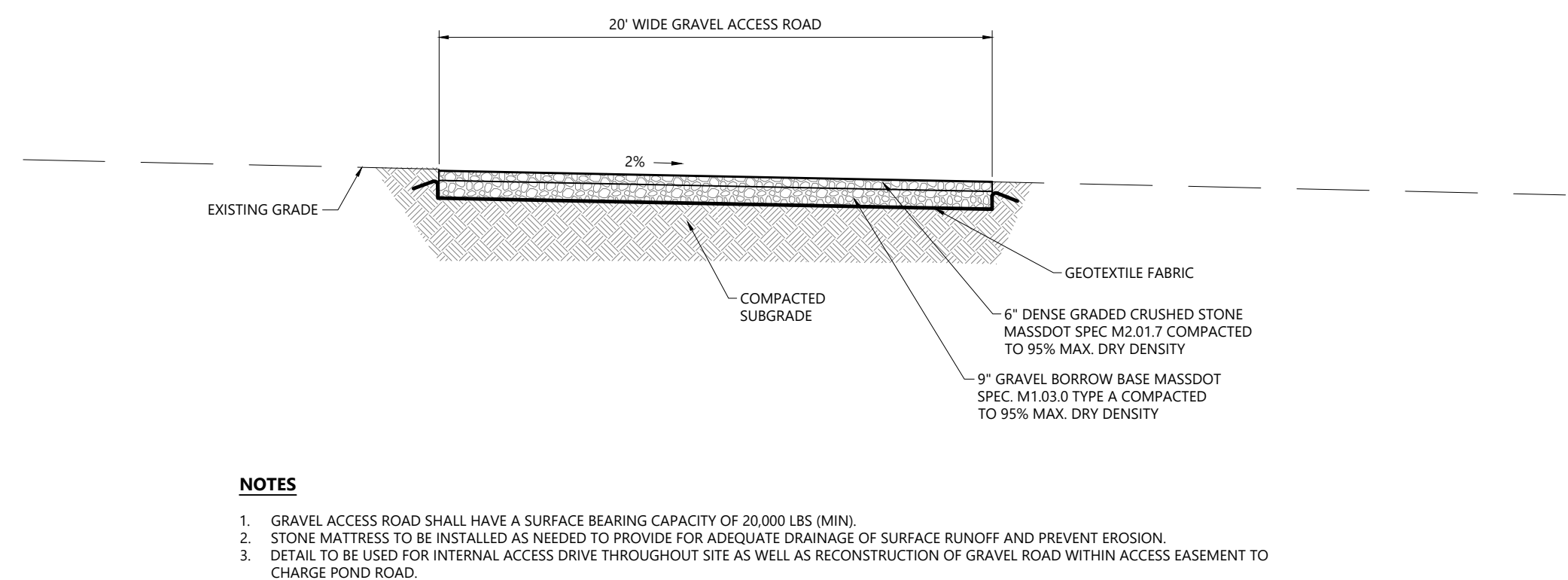
Siltsock - Sediment Control Barrier 1/16
N.T.S. Source: VHB REV LD_658



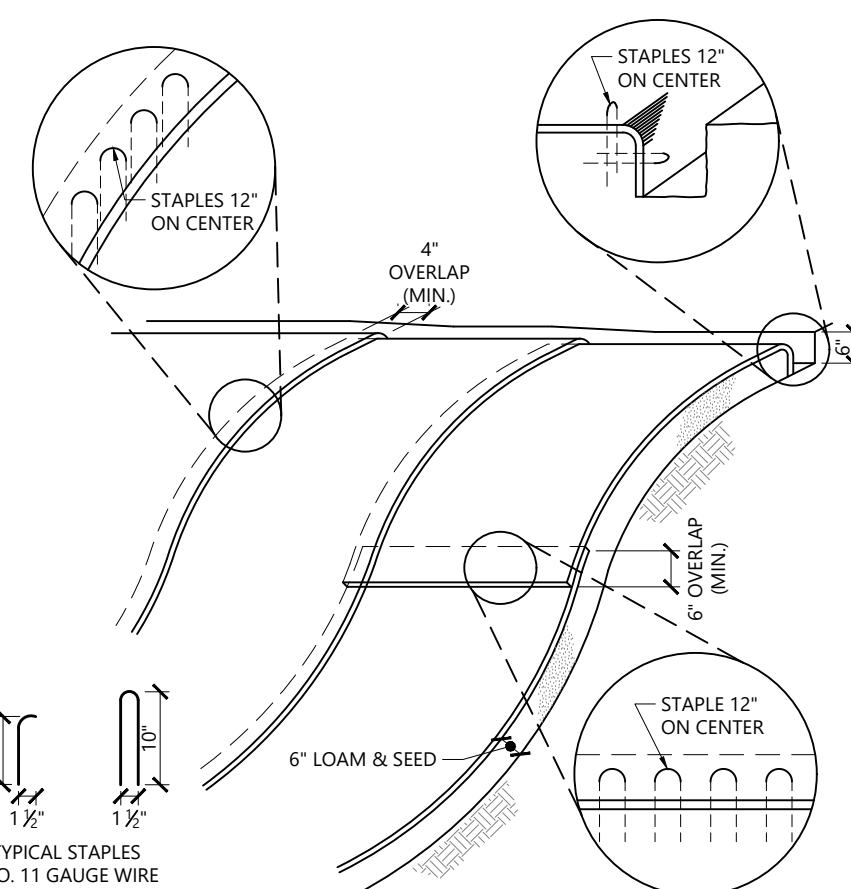
Grassed Swale 1/16
N.T.S. Source: VHB REV LD_171



Silt Fence Barrier 1/16
N.T.S. Source: VHB LD_650

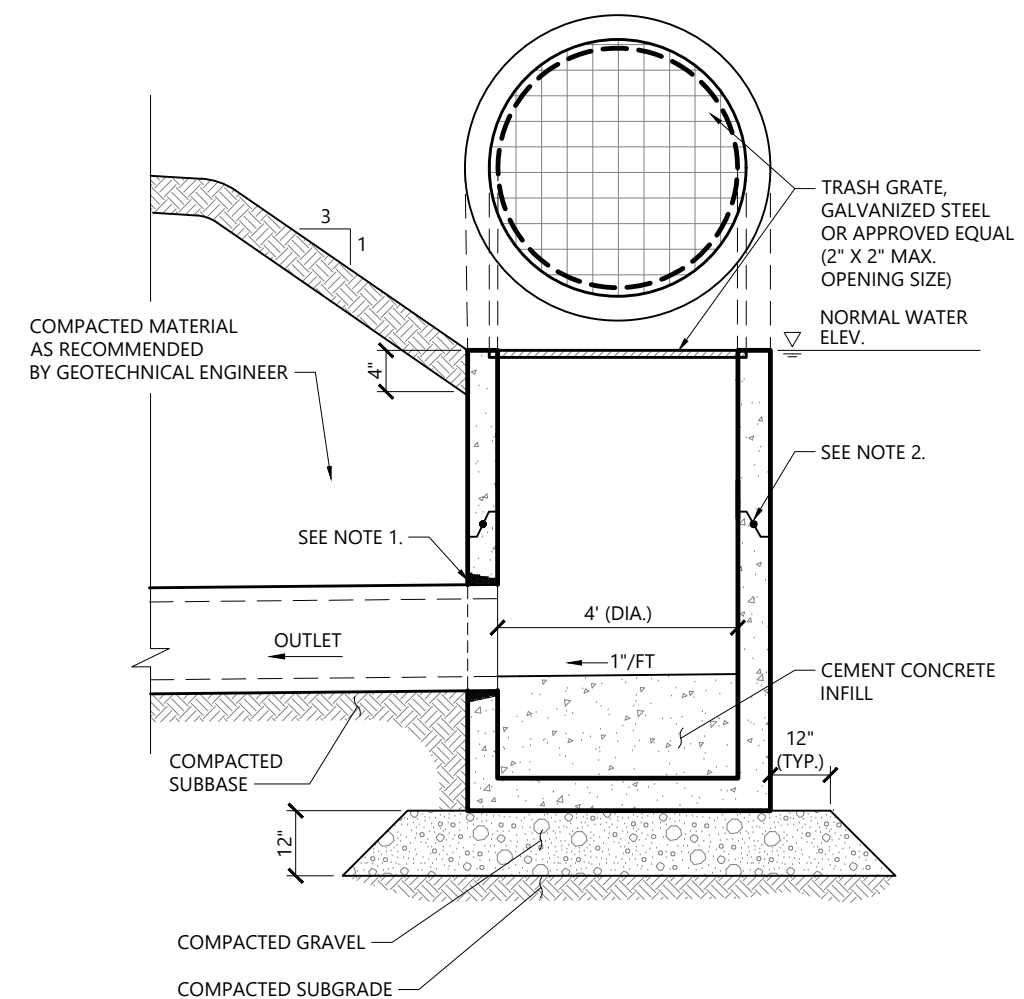


Gravel Access Road - Typical Section 1/16
N.T.S. Source: VHB



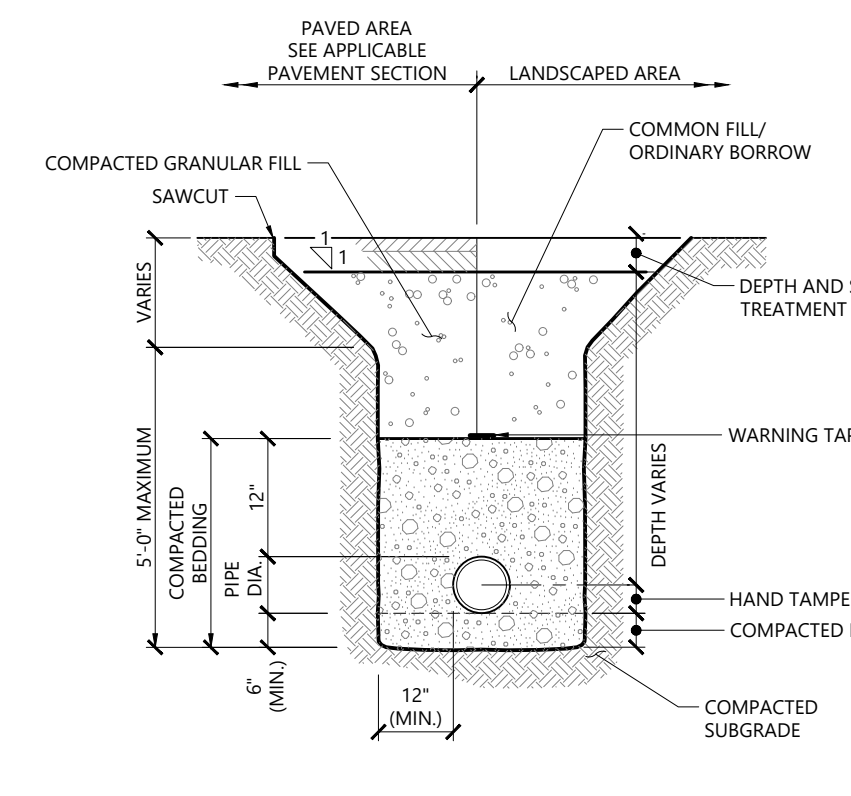
- NOTES**
- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
 - ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
 - THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
 - WHEN BLANKETS MUST BE SPICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN) OVERLAP AND STAPLE BOTH TOGETHER.
 - METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
 - EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation 1/16
N.T.S. Source: VHB LD_680



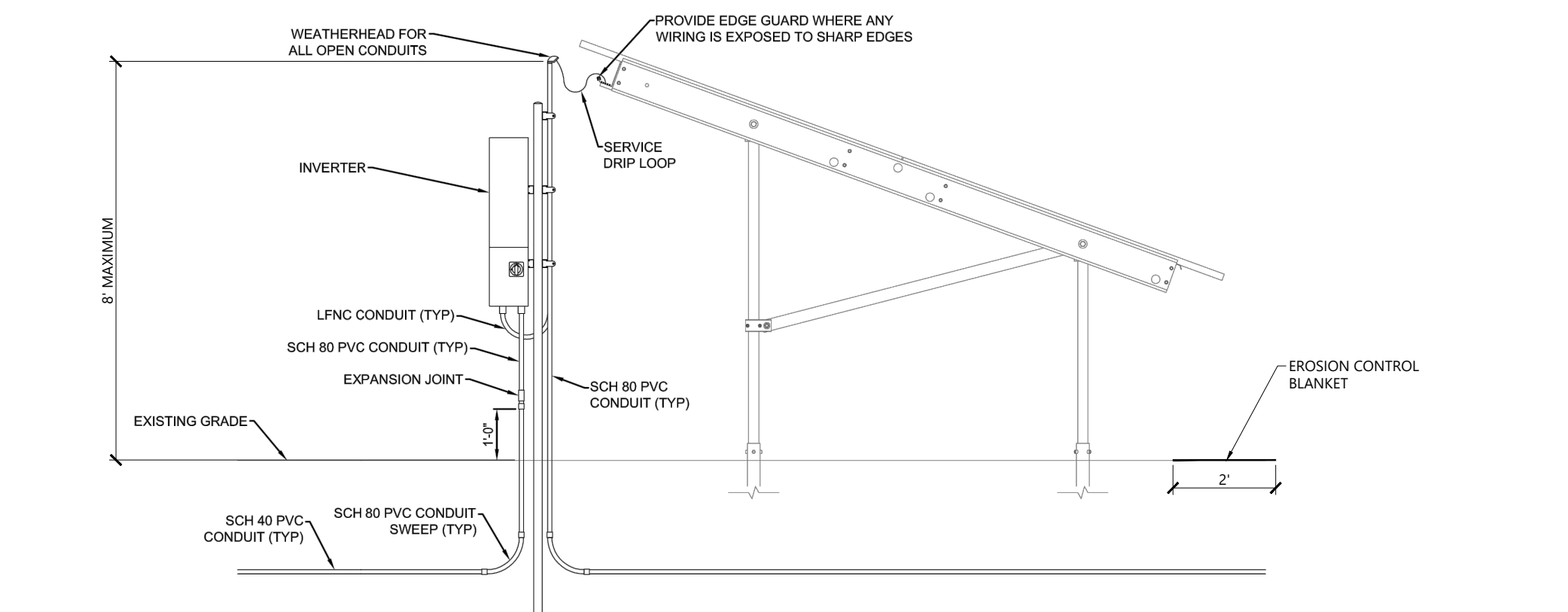
- NOTES**
- PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.

Outlet Control Structure 1/16
N.T.S. Source: VHB LD_163



- NOTES**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench 1/16
N.T.S. Source: VHB LD_300



SHOWN FOR REFERENCE ONLY. FINAL PANEL AND RACKING DESIGN DETERMINED BY ELECTRICAL ENGINEER/SOLAR INSTALLER

Inverter and Array Detail (Side) 1/16
N.T.S. Source: Ameresco Inc.

Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation

0 Route 25
Wareham, MA

No.	Revision	Date	Appr.

Designed by LMT Checked by SKE
Issued for Local Approvals Date June 26, 2023

Site Details

Drawing Number
Project Number
06/27/2023
15225.01

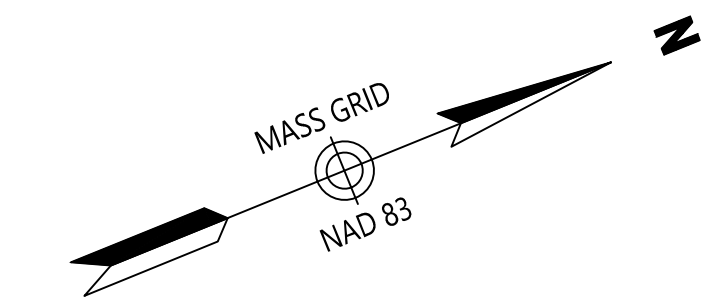


C3.01

Sheet 6 of 7



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



SHEET 2



LOT 1000
AREA = 976,844± SQ. FT.
(22.4± ACRES)

ROUTE 25

MATCH LINE (SEE SHEET SV-4)

MATCH LINE (SEE SHEET SV-3)



Legend

- ⊙ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- HH □ HAND HOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ BOLLARD w/LIGHT
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- F.F.E. = 45.27' FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- LSA LANDSCAPED AREA
- EOP EDGE OF PAVEMENT
- CC CONCRETE CURB
- VSGC VERTICAL GRANITE CURB
- SGE SLOPED GRANITE EDGE
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- GR GUARD RAIL
- CL CHAIN LINK FENCE
- DL DRAINAGE LINE
- SL SEWER LINE
- OHW OVERHEAD WIRE
- UW UNDERGROUND WIRE
- TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- STONE WALL
- TREE LINE
- 100'RZ 100-FT BUFFER ZONE
- 100'RA 100-FT RIVER FRONT AREA
- 200'RA 200-FT RIVER FRONT AREA
- LMAH LIMIT MEAN ANNUAL HIGH WATER
- LB LIMIT OF BANK
- WFB-100 VEGETATED WETLAND BOUNDARY

Proposed Solar Array

Route 25
Wareham, Massachusetts

No.	Revision	Date	Appr.

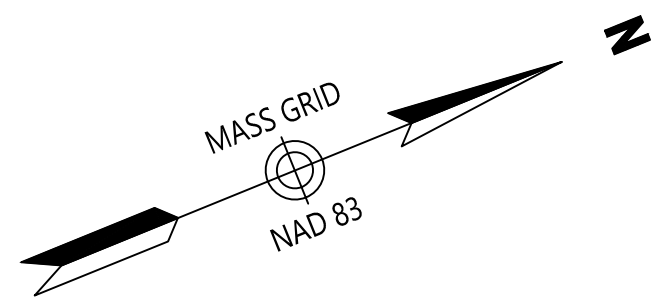
Designed by _____ Checked by _____
Issued for _____ Date _____
January 12, 2021

Existing Conditions
Plan of Land

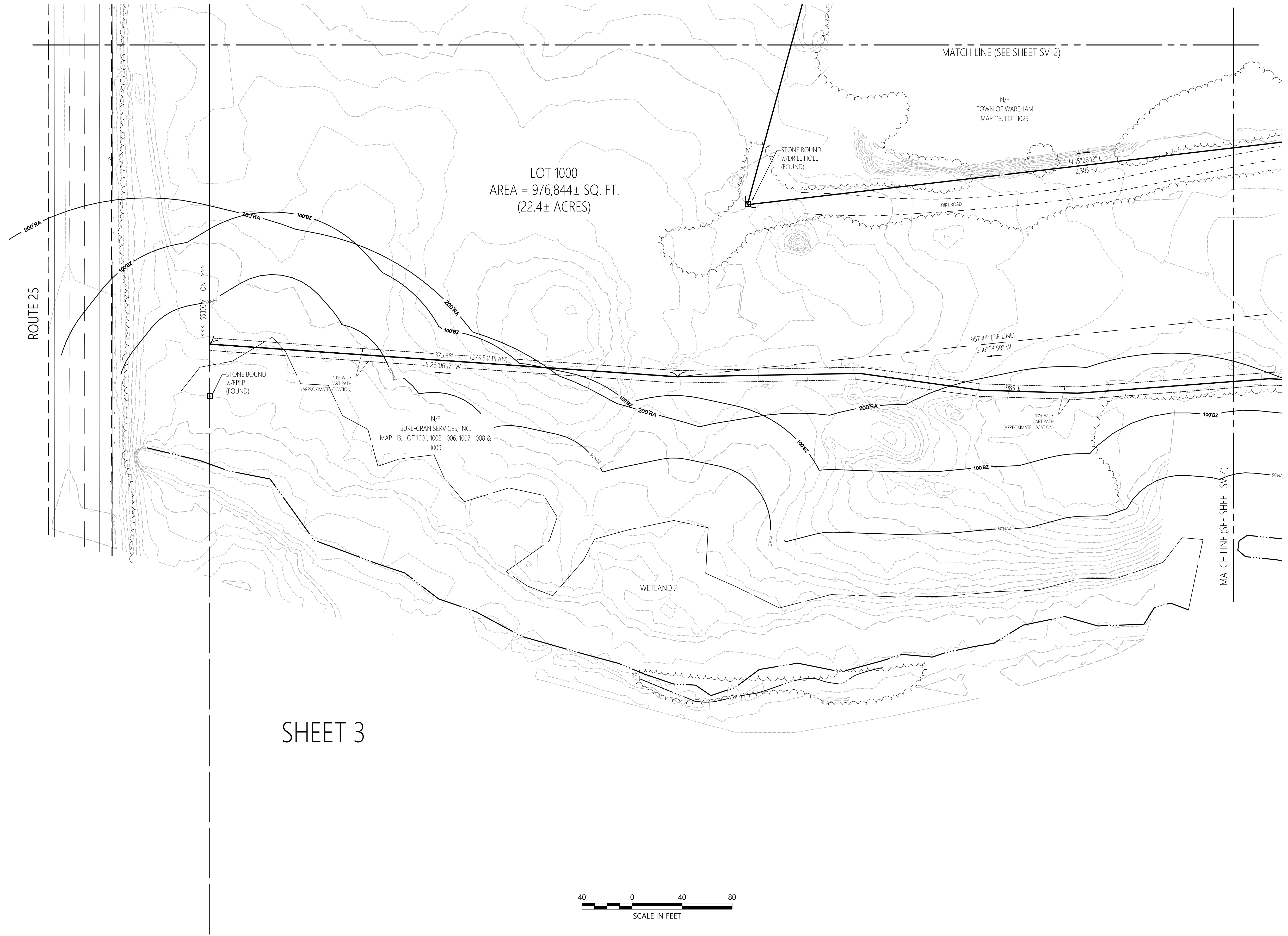
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Drawing Number

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR
RUSSELL J. BOUSQUET
NO. 35388

Sv-2
Sheet 2 of 6
Project Number 14668.03
8-3-2021



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



Legend

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HAND HOLE
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- ⊙ GAS GATE
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- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
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- ⊙ FINISHED FLOOR ELEVATION
- ⊙ CNO COULD NOT OPEN
- ⊙ NPV NO PIPES VISIBLE
- ⊙ DYL DOUBLE YELLOW LINE
- ⊙ DWL DASHED WHITE LINE
- ⊙ SYL SINGLE YELLOW LINE
- ⊙ LSA LANDSCAPED AREA
- ⊙ EOP EDGE OF PAVEMENT
- ⊙ CC CONCRETE CURB
- ⊙ VSG VERTICAL GRANITE CURB
- ⊙ SGE SLOPED GRANITE CURB
- ⊙ BB BITUMINOUS BERM
- ⊙ BC BITUMINOUS CURB
- ⊙ GR GUARD RAIL
- ⊙ CLF CHAIN LINK FENCE
- ⊙ DL DRAINAGE LINE
- ⊙ SL SEWER LINE
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- ⊙ T TELEPHONE LINE
- ⊙ G GAS LINE
- ⊙ W WATER LINE
- ⊙ SW STONE WALL
- ⊙ TL TREE LINE
- ⊙ 100' BZ 100-FT BUFFER ZONE
- ⊙ 100' RA 100-FT RIVER FRONT AREA
- ⊙ 200' RA 200-FT RIVER FRONT AREA
- ⊙ LMAHW LIMIT MEAN ANNUAL HIGH WATER
- ⊙ LBW LIMIT OF BANK
- ⊙ WFBV100 VEGETATED WETLAND BOUNDARY

SHEET 3



Proposed Solar Array
Route 25
Wareham, Massachusetts

No.	Revision	Date	App'd.

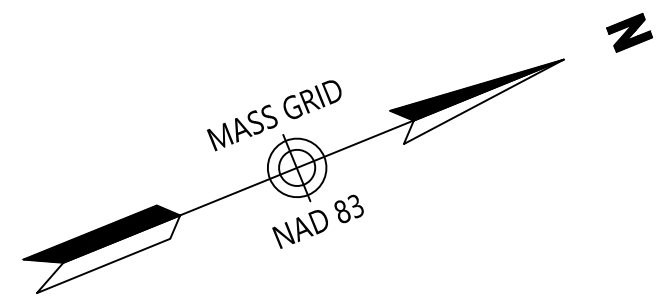
Designed by _____ Checked by _____
Issued for _____ Date _____

Existing Conditions
Plan of Land

Commonwealth of Massachusetts
RUSSELL J. BOUSQUET
NO. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

Sv-3

Sheet 3 of 6
Project Number 14668.03
8-3-2021



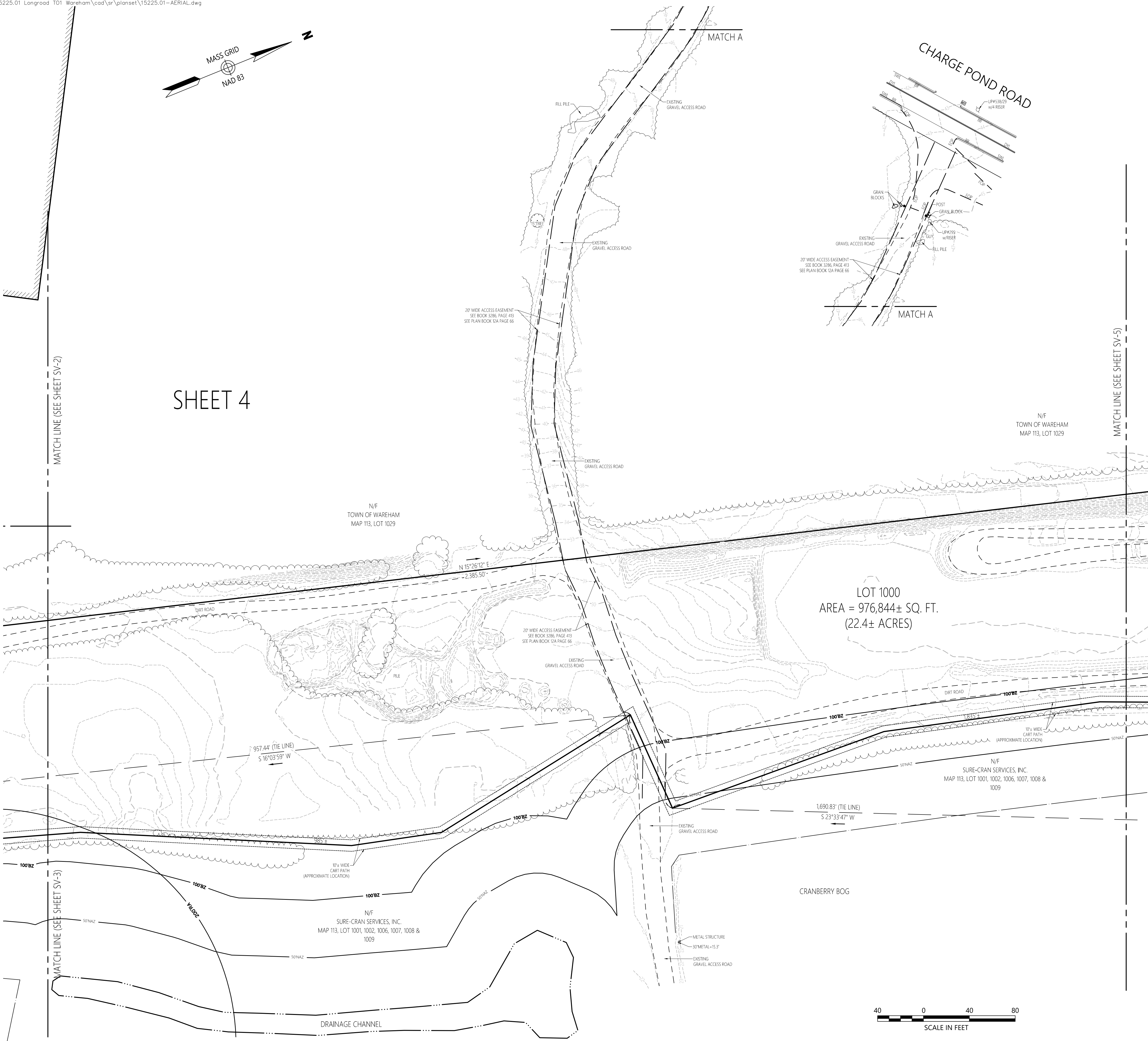
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

- ⊙ DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊙ SEWER MANHOLE
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SHEET 4

LOT 1000
AREA = 976,844± SQ. FT.
(22.4± ACRES)



Proposed Solar Array

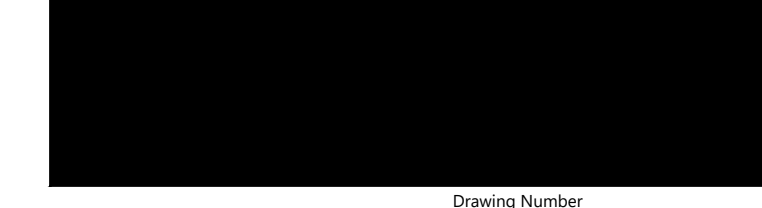
Route 25
Wareham, Massachusetts

No.	Revision	Date	App'd.

Designed by _____ Checked by _____
Issued for _____ Date _____

January 12, 2021

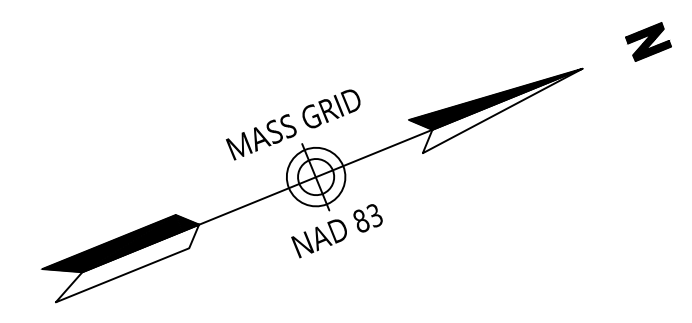
**Existing Conditions
Plan of Land**



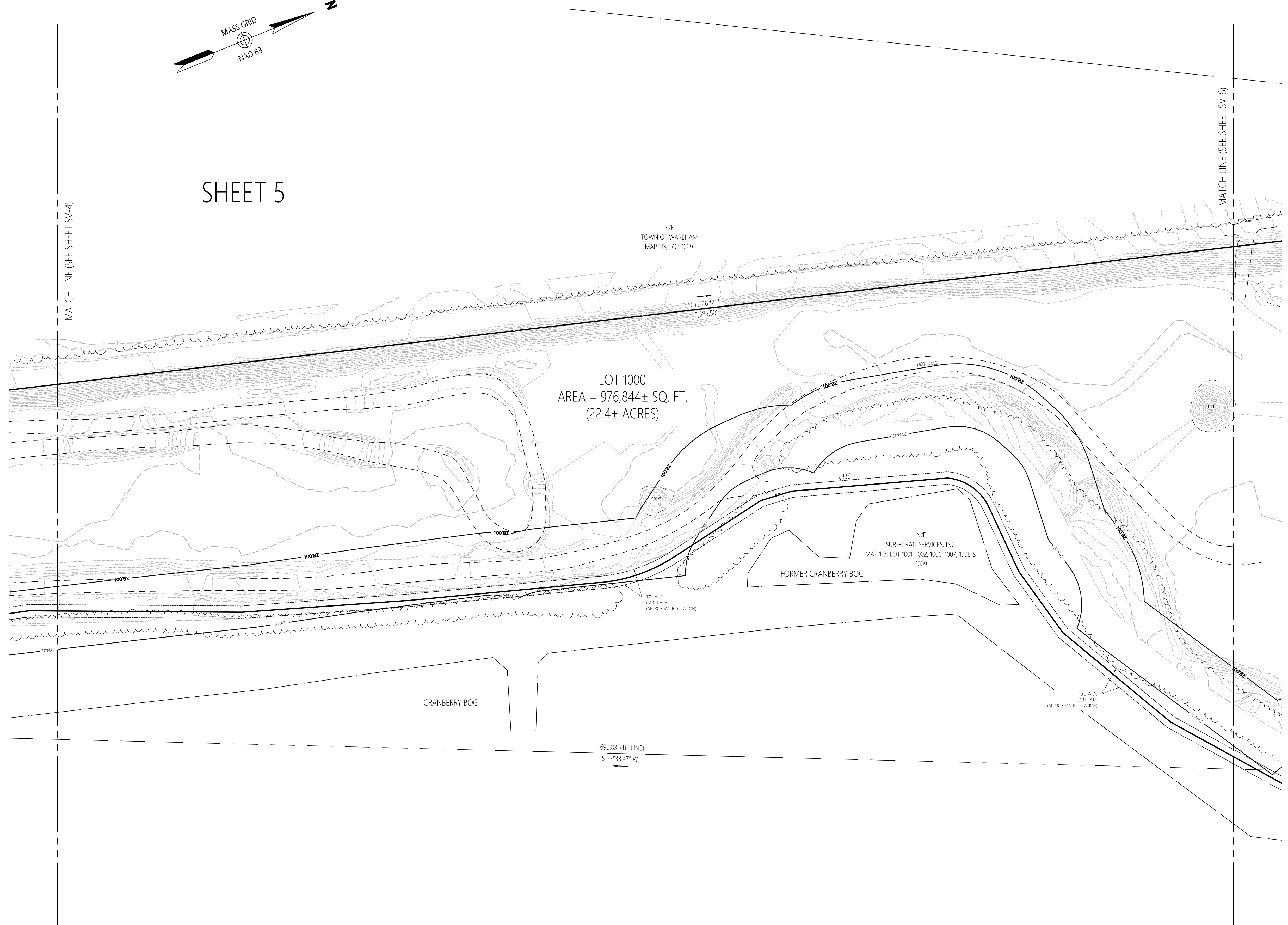
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Drawing Number: Sv-4
Sheet 4 of 6
Project Number: 14668.03
Date: 8-3-2021



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



SHEET 5



Legend

- ⊙ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊙ SEWER MANHOLE
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- ⊙ 200-FT RIVER FRONT AREA
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- ⊙ LIMIT OF BANK
- ⊙ VEGETATED WETLAND BOUNDARY

Proposed Solar Array

Route 25
Wareham, Massachusetts

No.	Revision	Date	Appvd.

Designed by _____ Checked by _____
Issued for _____ Date _____
January 12, 2021

Drawing Title
**Existing Conditions
Plan of Land**
Drawing Number



COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR
RUSSELL J. BOUSQUET
NO. 35388
Sv-5
Sheet 5 of 6
Project Number 14668.03
8-3-2021

