

SOLAR ELECTRIC
GENERATING FACILITY - PHASE 2
25 OAKHURST ROAD

SUTTON & NORTHBRIDGE, MASSACHUSETTS

AUGUST 6, 2018

OWNER / APPLICANT:

SUTTON SOLAR 2, LLC.
4 LIBERTY SQUARE
BOSTON, MA 02109

PREPARED BY:

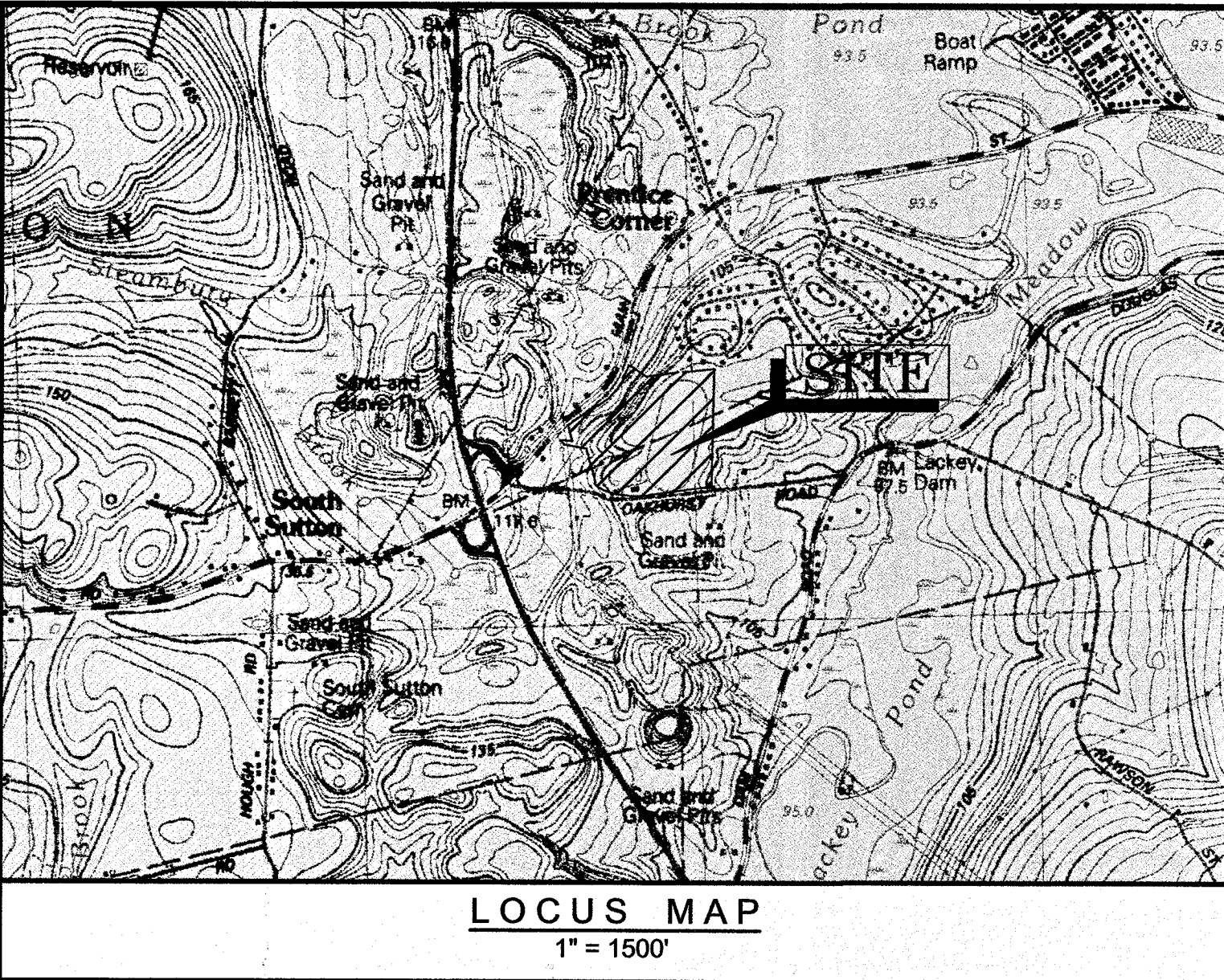
ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
P.O. BOX 312
UXBRIDGE, MA 01569
P: 508.278.3897
F: 508.278.2289

LAND SURVEYING:

ANDREWS SURVEY & ENGINEERING, INC.
104 MENDON STREET
P.O. BOX 312
UXBRIDGE, MA 01569
P: 508.278.3897
F: 508.278.2289

ENVIRONMENTAL:

ENVIRONMENTAL CONSULTING & RESTORATION, LLC
P.O. BOX 1319
PLYMOUTH, MA 02362
P: 617.529.3792



LEGEND	
IRON PIPE	○ I.P.
DRILL HOLE	● D.H.
STONE BOUND	□ S.B.
UTILITY POLE	○ U.P.
PROPOSED FENCE	— F —
OVERHEAD WIRES	— OHW —
UNDERGROUND ELECTRIC	— UGE —
CONCRETE PAD	■ C.P.
TREE LINE	— T.L. —
ABBREVIATIONS	
BOOK	BK.
IRON PIPE	I.P.
HOUSE	HSE.
EXISTING	EXIST.
FOUND	FND
NOW OR FORMERLY	N/F
PLAN BOOK	P.B.
PAGE	P.G.
PLAN	PL
TYPICAL	TYP.
UTILITY POLE	UP
WETLAND FLAG	WF

OWNER OF RECORD:
AJR REALTY TRUST
P.O. BOX 856
DOUGLAS, MA 01516

SUTTON ASSESSORS INFORMATION:
MAP 51, PARCEL 69

NORTHBRIDGE ASSESSORS INFORMATION:
MAP 1, PARCEL 97
MAP 1, PARCEL 98

PARCEL INFORMATION:
SUTTON PARCEL AREA: 12.71± ACRES
NORTHBRIDGE PARCEL AREA: 19.01± ACRES
TOTAL PARCEL AREA: 31.72± ACRES
SUTTON PROJECT AREA: 6.83± ACRES
NORTHBRIDGE PROJECT AREA: 6.37± ACRES
TOTAL PROJECT AREA: 13.20± ACRES

SUTTON ZONING INFORMATION:
ZONE: OFFICE & LIGHT INDUSTRIAL (OLI)
MINIMUM AREA: 80,000 S.F.
MINIMUM FRONTAGE: 200'
LGSP SETBACKS: FRONT 100', SIDE 50', REAR 50'

NORTHBRIDGE ZONING INFORMATION:
ZONE: BUSINESS THREE (B-3) (NO SEWER)
MINIMUM AREA: 40,000 S.F.
MINIMUM FRONTAGE: 150'
LGSP SETBACKS: FRONT 100', SIDE 50', REAR 50'

DEED REFERENCE:
BK. 6640, PG. 302
BK. 6640, PG. 304

PLAN REFERENCE:
P.B. 489, PL. 116

DRAWING DATE	LAST REVISION	SHEET NO.	SHEET TITLE
8/6/18		C-0.0	COVER SHEET
8/6/18		C-1.0	INDEX SHEET
8/6/18		C-2.1 - C-2.2	EXISTING CONDITIONS PLANS
8/6/18		C-3.1 - C-3.2	SITE PLANS
8/6/18		C-4.1 - C-4.2	CONSTRUCTION DETAILS

SUTTON GOVERNMENT / UTILITY CONTACTS		
SUTTON PLANNING DEPARTMENT 4 UXBRIDGE ROAD P: 508.865.8729 F: 508.865.8721 ATTN: JENNIFER HAGER, PLANNING DIRECTOR	SUTTON FIRE DEPARTMENT 4 UXBRIDGE ROAD P: 508.865.8737 F: 508.865.8738 ATTN: MATTHEW BELSITO, CHIEF	SUTTON BOARD OF HEALTH 4 UXBRIDGE ROAD P: 508.865.8724 F: 508.865.8721
SUTTON CONSERVATION COMM. 4 UXBRIDGE ROAD P: 508.865.8728 F: 508.865.8721 ATTN: WANDA BIEN, SECRETARY	SUTTON POLICE DEPARTMENT 4 UXBRIDGE ROAD P: 508.865.8743 F: 508.865.8757 ATTN: DENNIS TOWLE, CHIEF	MASSACHUSETTS ELECTRIC CO. 1.800.322.3223
SUTTON BUILDING DEPARTMENT 4 UXBRIDGE ROAD P: 508.865.8723 F: 508.865.8721 ATTN: JOHN COUTURE, BUILDING COMM.	SUTTON HIGHWAY DEPARTMENT 25 PLEASANT VALLEY ROAD P: 508.865.8743 F: 508.865.9533 ATTN: MARK BRIGHAM, SUPT.	VERIZON COMMUNICATIONS 1.800.870.9999

NORTHBRIDGE GOVERNMENT / UTILITY CONTACTS		
NORTHBRIDGE POLICE DEPT. 1 HOPE STREET P: 508.234.6211 F: 508.234.9021	NORTHBRIDGE D.P.W. P: 508.234.0816 (DPW) ATTN: JAMES SHURIS, P.E., DIRECTOR	WHITINSVILLE WATER COMPANY P: 508.234.7358
NORTHBRIDGE FIRE DEPT. MAIN STREET P: 508.234.8448 F: 508.234. ATTN: GARY NESTOR, CHIEF	HIGHWAY DIVISION 11 FLETCHER STREET P: 508.234.3581 ATTN: ROBERT VAN METER, SUPT.	MASSACHUSETTS ELECTRIC CO. P: 1.800.322.3223
NORTHBRIDGE CONSERVATION COMM. ALDRICH SCHOOL TOWN HALL ANNEX 14 HILL STREET P: 508.234.0817 F: 508.234.0814 ATTN: BARBARA KINNEY, SECRETARY	SEWER DIVISION 644 PROVIDENCE ROAD P: 508.234.2154 ATTN: MARK KURAS, SUPT.	VERIZON COMMUNICATIONS P: 1.800.870.9999
	NORTHBRIDGE BUILDING INSPECTOR P: 508.234.6577 ATTN: J. SHEEHAN, INSPECTOR	CHARTER COMMUNICATIONS P: 1.800.634.1008

ASE

Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
P: 508-278-3897 F: 508-278-2289

This drawing and the design are property of Andrews Survey & Engineering, Inc. and shall not be altered or reused in whole or in part without the express written permission of Andrews Survey & Engineering, Inc. Copyright©2018

APPROVAL UNDER SITE PLAN REVIEW
SUTTON PLANNING BOARD

BEING A MAJORITY DATE:

APPROVAL UNDER SITE PLAN REVIEW
NORTHBRIDGE PLANNING BOARD

BEING A MAJORITY DATE:

PROJECT:

SOLAR ELECTRIC
GENERATING FACILITY
PHASE 2
25 OAKHURST ROAD
SUTTON & NORTHBRIDGE, MA

APPLICANT:

SUTTON SOLAR 2, LLC.
4 LIBERTY SQUARE
BOSTON, MA 02109

REVISIONS

NO.	DATE	DESCRIPTION

CAD FILE

...\\dwg\\2013-380 SP PHASE2.DWG

DRAWN BY

WCN

CHECKED BY

SJO

DATE

AUGUST 6, 2018

PROJECT NO.

2013-380.3

RICHARD M. MANVILLE
CIVIL
No. 28323
REGISTERED PROFESSIONAL ENGINEER

8/15/18

BYRON
ANDREWS
No. 47389
REGISTERED PROFESSIONAL ENGINEER

8/15/18

P.E.

P.L.S.

SHEET TITLE

COVER SHEET

DRAWING NO.

C-0.0

PLAN NO.

L-5558



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
P: 508-278-3897 F: 508-278-2289

This drawing and the design are property of Andrews Survey & Engineering, Inc. and shall not be altered or reused in whole or in part without the express written permission of Andrews Survey & Engineering, Inc.
Copyright © 2018

APPROVAL UNDER SITE PLAN REVIEW
SUTTON PLANNING BOARD

BEING A MAJORITY DATE:

APPROVAL UNDER SITE PLAN REVIEW
NORTHBRIDGE PLANNING BOARD

BEING A MAJORITY DATE:

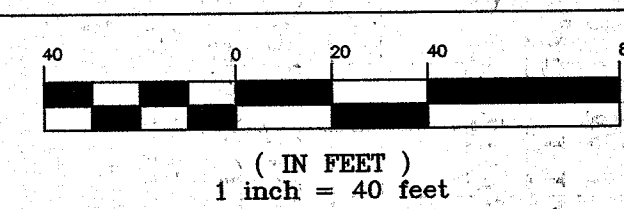
SOLAR ELECTRIC
GENERATING FACILITY
PHASE 2
25 OAKHURST ROAD
SUTTON & NORTHBRIDGE, MA

PROJECT:
SUTTON SOLAR 2, LLC.
4 LIBERTY SQUARE
BOSTON, MA 02109
APPLICANT:

REVISIONS

NO.	DATE	DESCRIPTION
CAD FILE	...	dwg\2013-380 SP PHASE2.DWG
DRAWN BY	WCN	
CHECKED BY	SJO	
DATE	AUGUST 6, 2018	
PROJECT NO.	2013-380.3	

GRAPHIC SCALE



SHEET TITLE

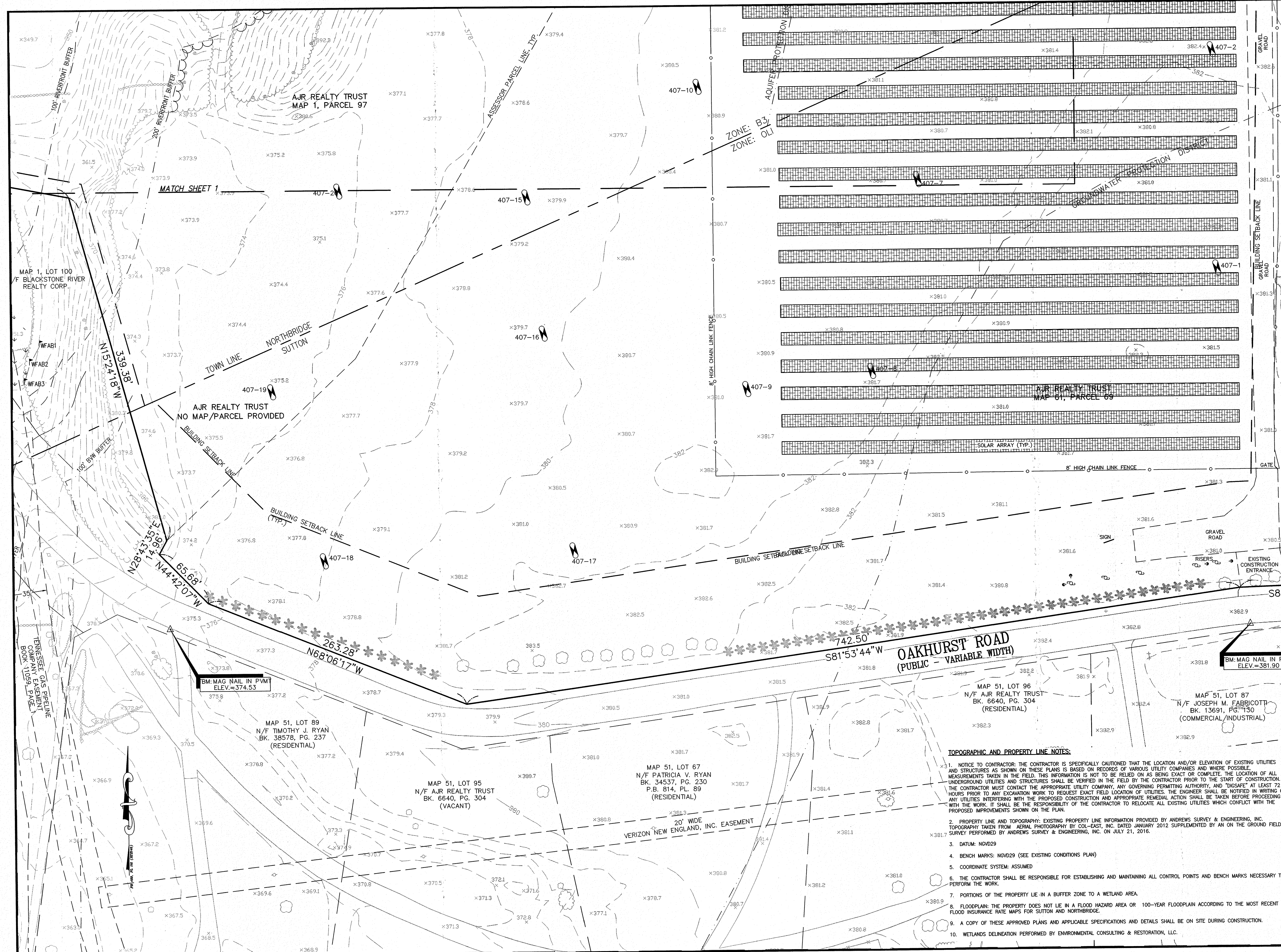
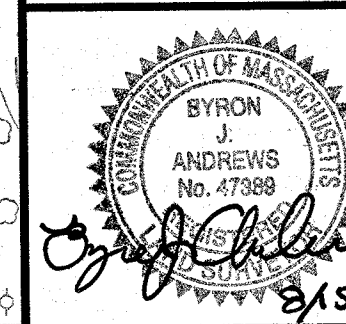
EXISTING
CONDITIONS PLAN

SHEET 2 OF 2

DRAWING NO.

C-2.2

PLAN NO. L-5558



- TOPOGRAPHIC AND PROPERTY LINE NOTES:**
1. NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DISCOVER" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
 2. PROPERTY LINE AND TOPOGRAPHY: EXISTING PROPERTY LINE INFORMATION PROVIDED BY ANDREWS SURVEY & ENGINEERING, INC. TOPOGRAPHY TAKEN FROM AERIAL PHOTOGRAPHY BY COL-EAST, INC. DATED JANUARY 2012 SUPPLEMENTED BY AN ON THE GROUND FIELD SURVEY PERFORMED BY ANDREWS SURVEY & ENGINEERING, INC. ON JULY 21, 2016.
 3. DATUM: NAD83
 4. BENCH MARKS: NAD83 (SEE EXISTING CONDITIONS PLAN)
 5. COORDINATE SYSTEM: ASSUMED
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY TO PERFORM THE WORK.
 7. PORTIONS OF THE PROPERTY LIE IN A BUFFER ZONE TO A WETLAND AREA.
 8. FLOODPLAIN: THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA OR 100-YEAR FLOODPLAIN ACCORDING TO THE MOST RECENT FLOOD INSURANCE RATE MAPS FOR SUTTON AND NORTHBRIDGE.
 9. A COPY OF THESE APPROVED PLANS AND APPLICABLE SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
 10. WETLANDS DELINEATION PERFORMED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC.



**P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
P: 508-278-3897 F: 508-278-2289**

This drawing and the design are property of Andrews Survey & Engineering, Inc. and shall not be altered or reused in whole or in part without the express written permission of Andrews Survey & Engineering, Inc.
Copyright©2018

APPROVAL UNDER SITE PLAN REVIEW
SUTTON PLANNING BOARD

BEING A MAJORITY DATE:

APPROVAL UNDER SITE PLAN REVIEW
NORTHBRIDGE PLANNING BOARD

BEING A MAJORITY DATE:

DATE	TIME	FROM	TO	BY
PROJECT:				
SOLAR ELECTRIC GENERATING FACILITY PHASE 2 25 OAKHURST ROAD SUTTON & NORTHERIDGE, MA				
APPLICANT:				
SUTTON SOLAR 2, LLC. 4 LIBERTY SQUARE BOSTON, MA 02109				

REVISIONS		
NO.	DATE	DESCRIPTION
CAD FILE	...	dwg\2013-380 SP PHASE2.DWG
DRAWN BY	WCN	
CHECKED BY	SJO	
DATE	AUGUST 6, 2018	
PROJECT NO.	2013-380.3	

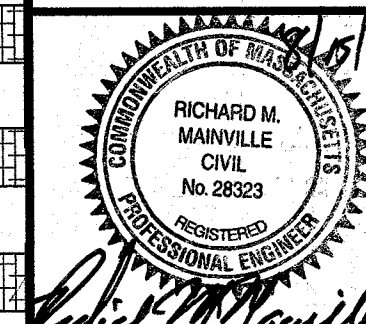
GRAPHIC SCALE

(IN FEET)
1 inch = 40 feet

SHEET TITLE	
-------------	--

SITE PLAN

SHEET 1 OF 2



DRAWING NO.

C-3.1

PLAN NO. L-555



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
P: 508-278-3897 F: 508-278-2289

This drawing and the design are property of Andrews Survey & Engineering, Inc. and shall not be altered or reproduced in whole or in part without the express written permission of Andrews Survey & Engineering, Inc.
Copyright © 2018

APPROVAL UNDER SITE PLAN REVIEW
SUTTON PLANNING BOARD

BEING A MAJORITY DATE:

APPROVAL UNDER SITE PLAN REVIEW
NORTHBRIDGE PLANNING BOARD

BEING A MAJORITY DATE:

SOLAR ELECTRIC
GENERATING FACILITY
PHASE 2
25 OAKHURST ROAD
SUTTON & NORTHBRIDGE, MA

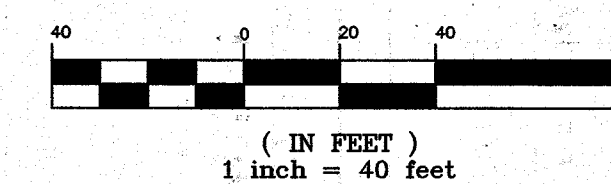
SUTTON SOLAR 2, LLC.
4 LIBERTY SQUARE
BOSTON, MA 02109

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION
CAD FILE	...	dwg\2013-380 SP PHASE2.DWG
DRAWN BY	WCN	
CHECKED BY	SJO	
DATE	AUGUST 6, 2018	
PROJECT NO.	2013-380.3	

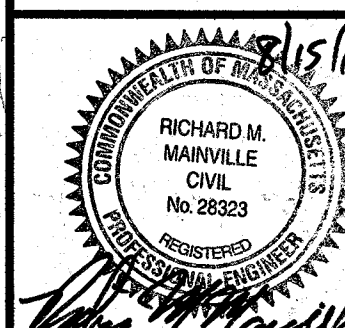
GRAPHIC SCALE



SHEET TITLE

SITE PLAN

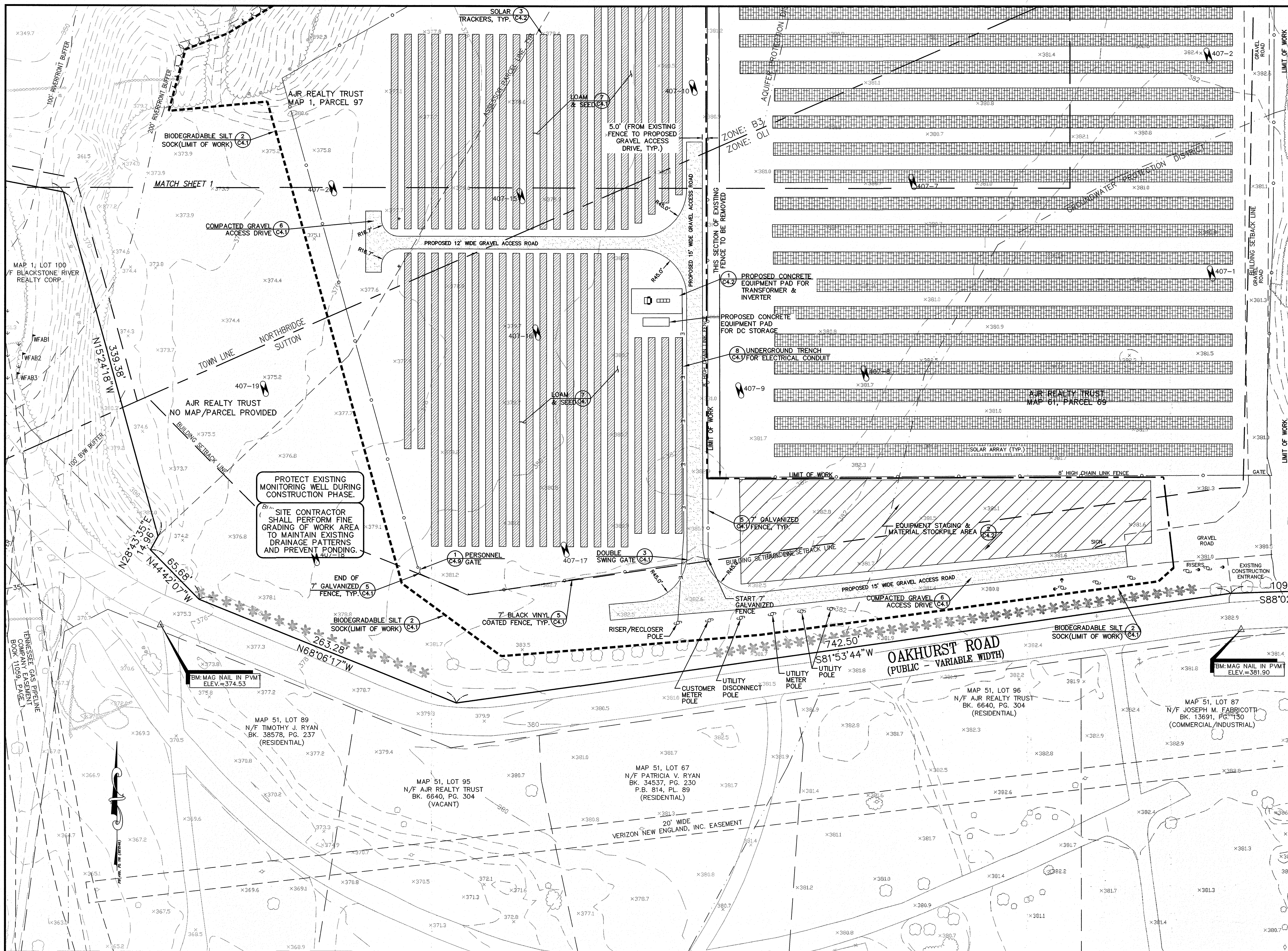
SHEET 2 OF 2

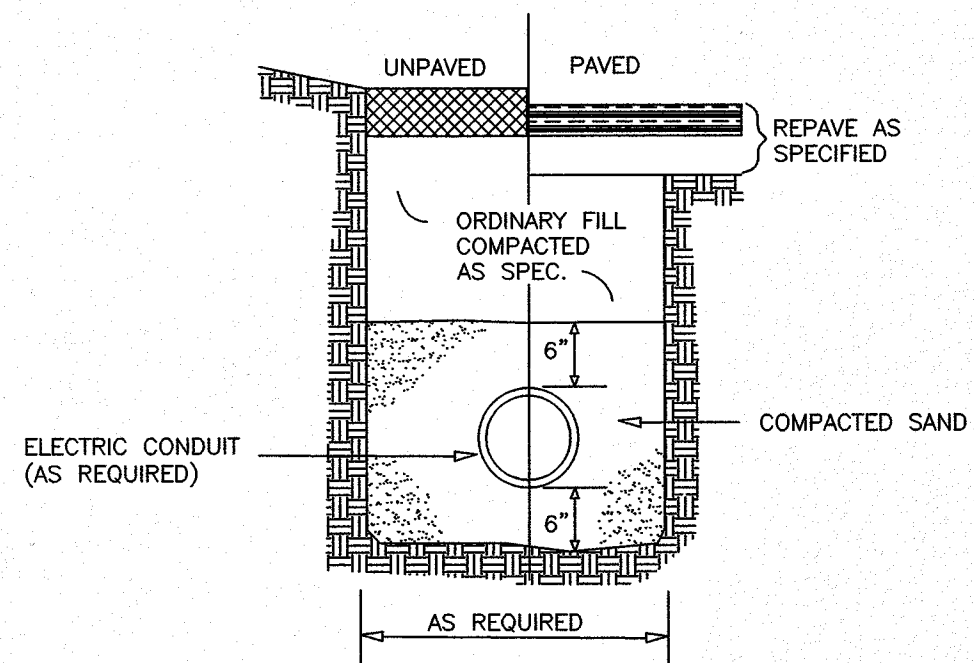


DRAWING NO.

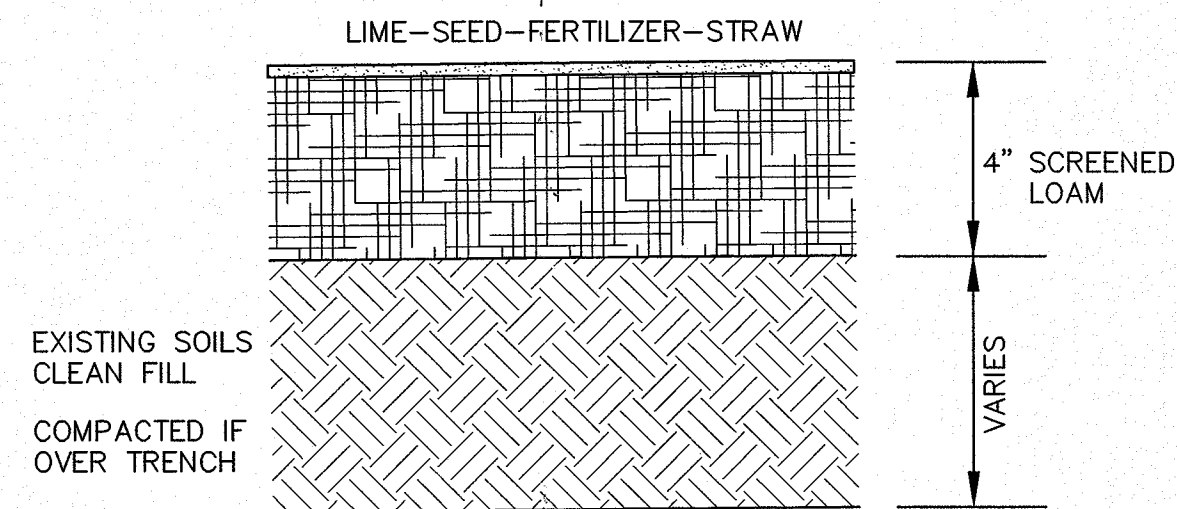
C-3.2

PLAN NO. L-5558

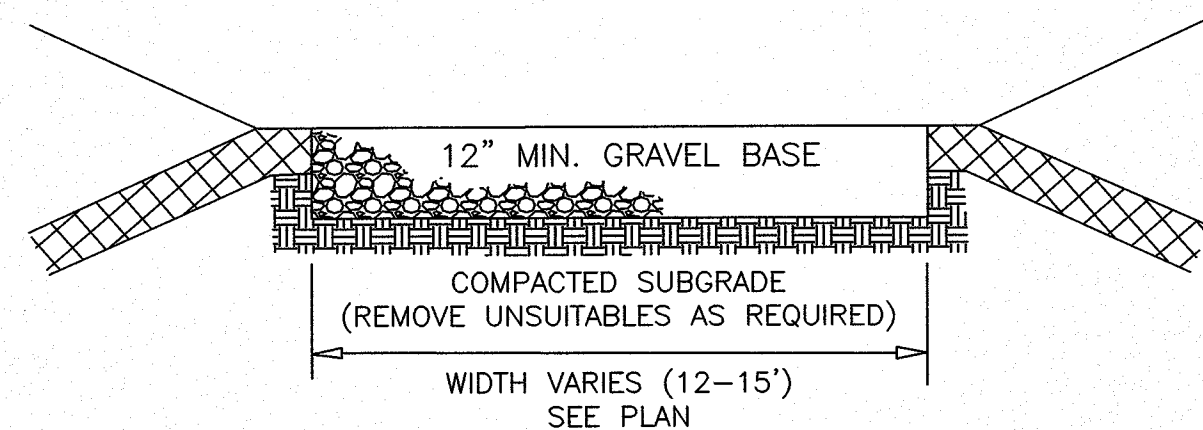




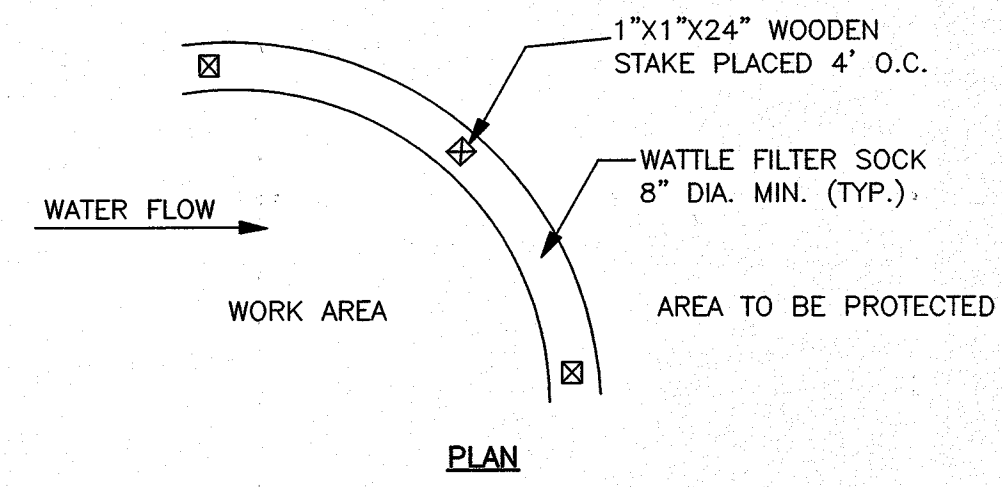
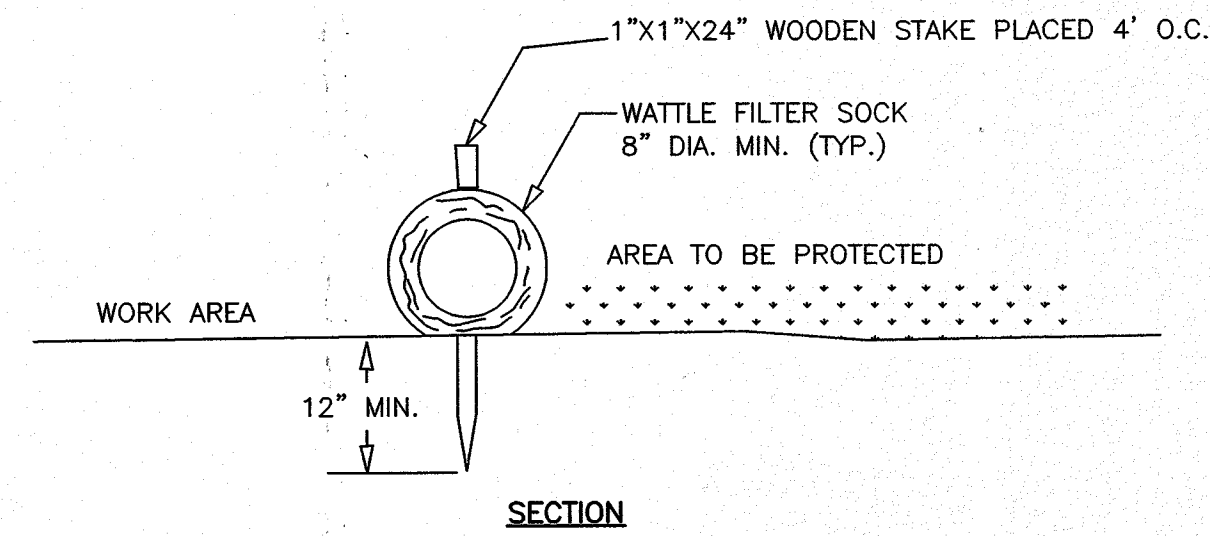
8 **ELECTRIC CONDUIT TRENCH DETAIL**
SCALE: N.T.S.



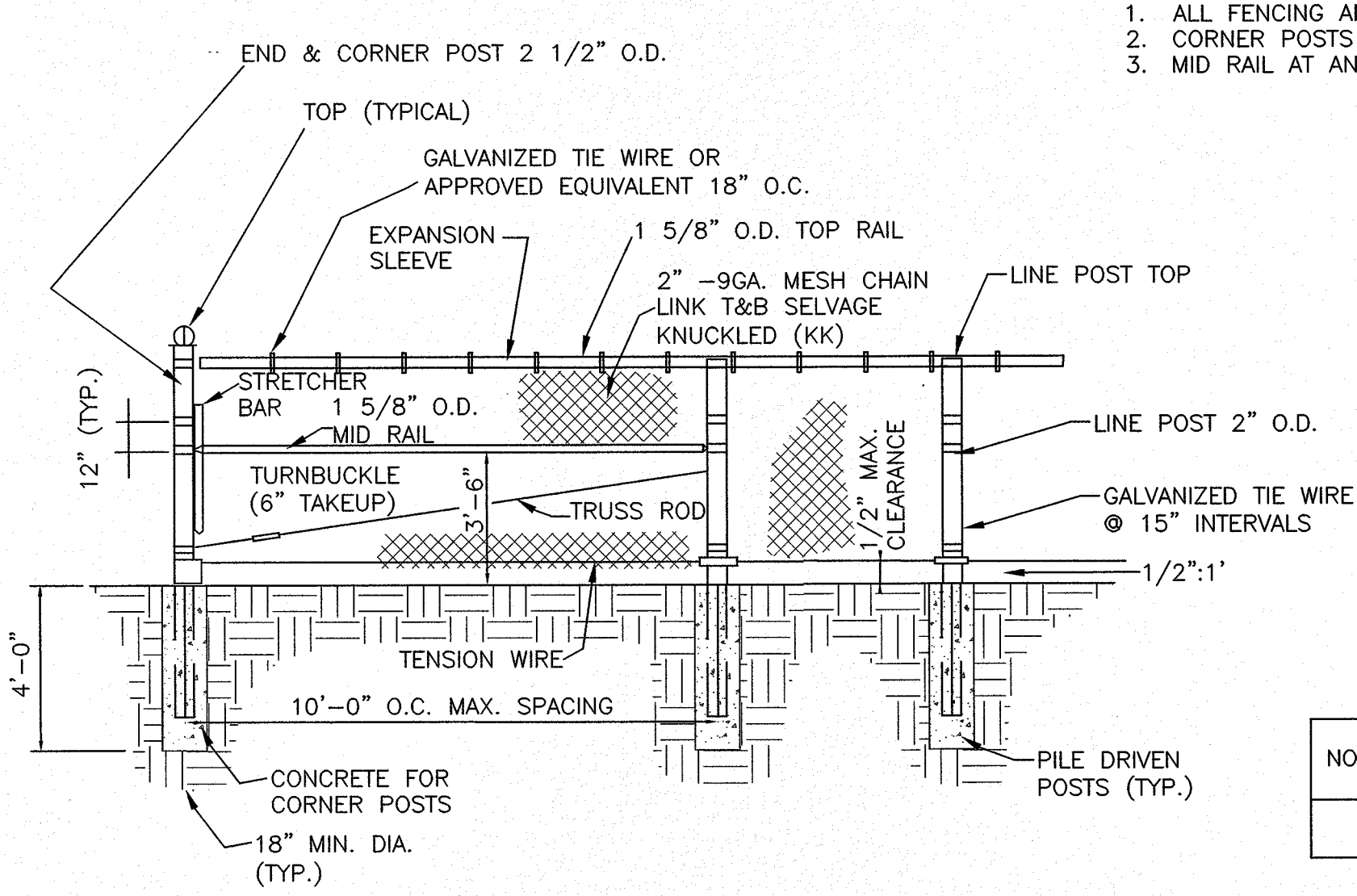
7 **LOAM & SEED DETAIL**
SCALE: N.T.S.



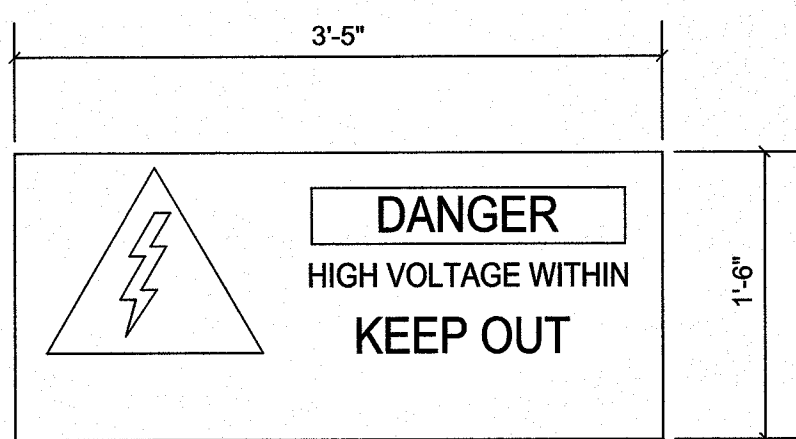
6 **GRAVEL ACCESS DRIVE CROSS SECTION**
SCALE: N.T.S.



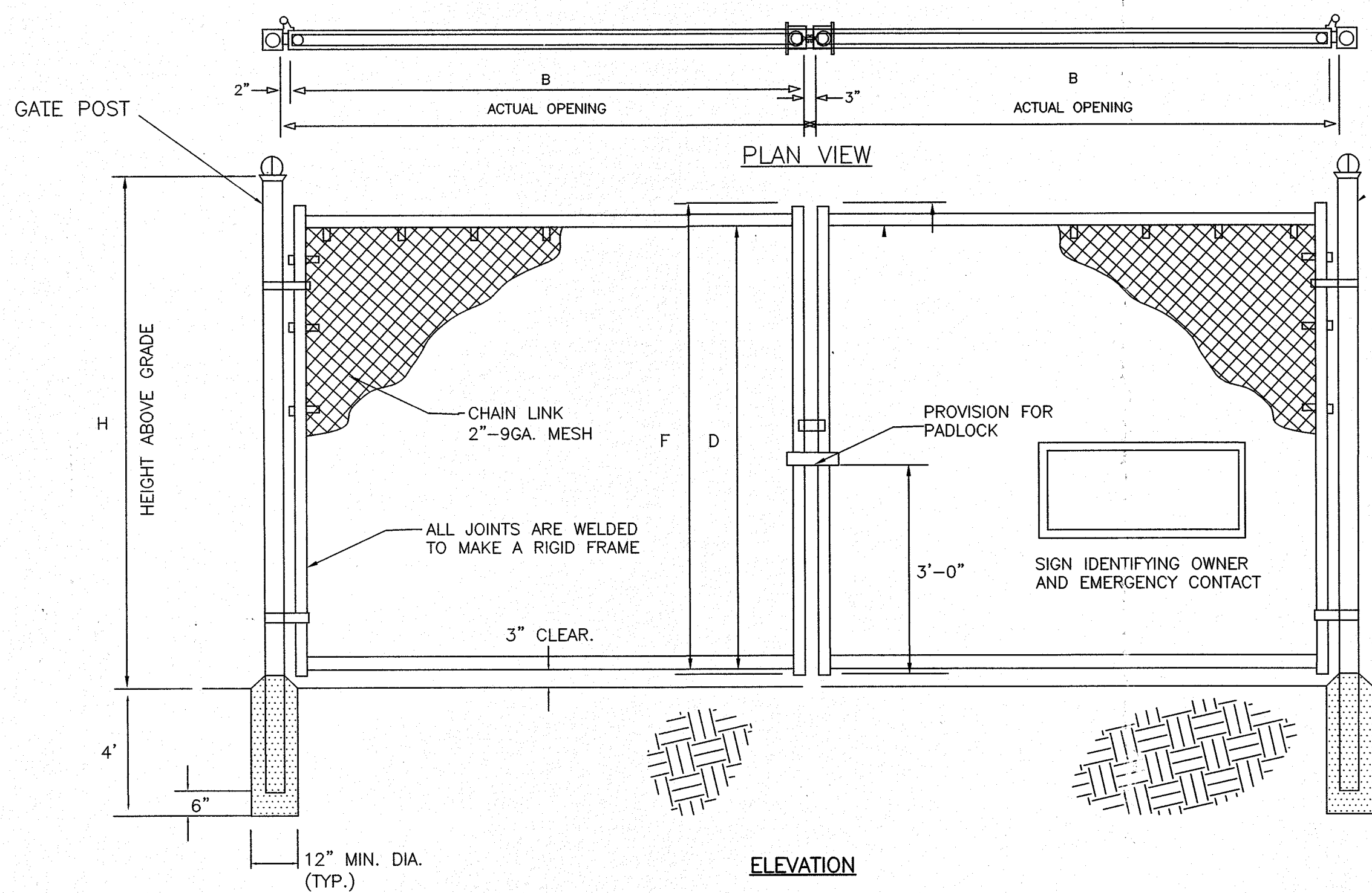
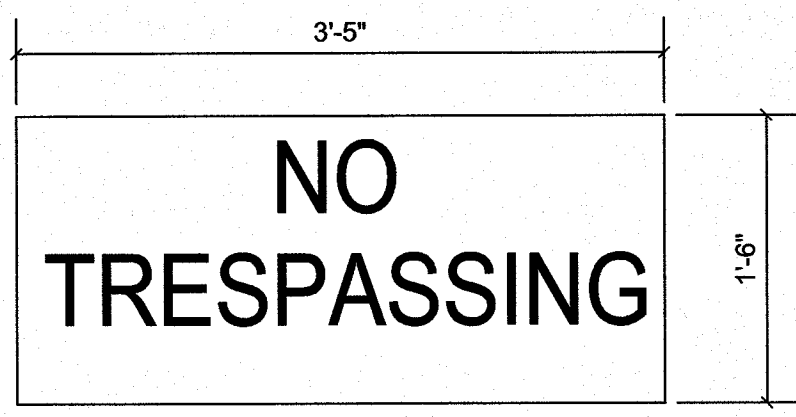
2 **8" BIODEGRADABLE SILT SOCK DETAIL**
SCALE: N.T.S.



5 **CHAIN LINK SECURITY FENCE DETAIL**
SCALE: N.T.S.



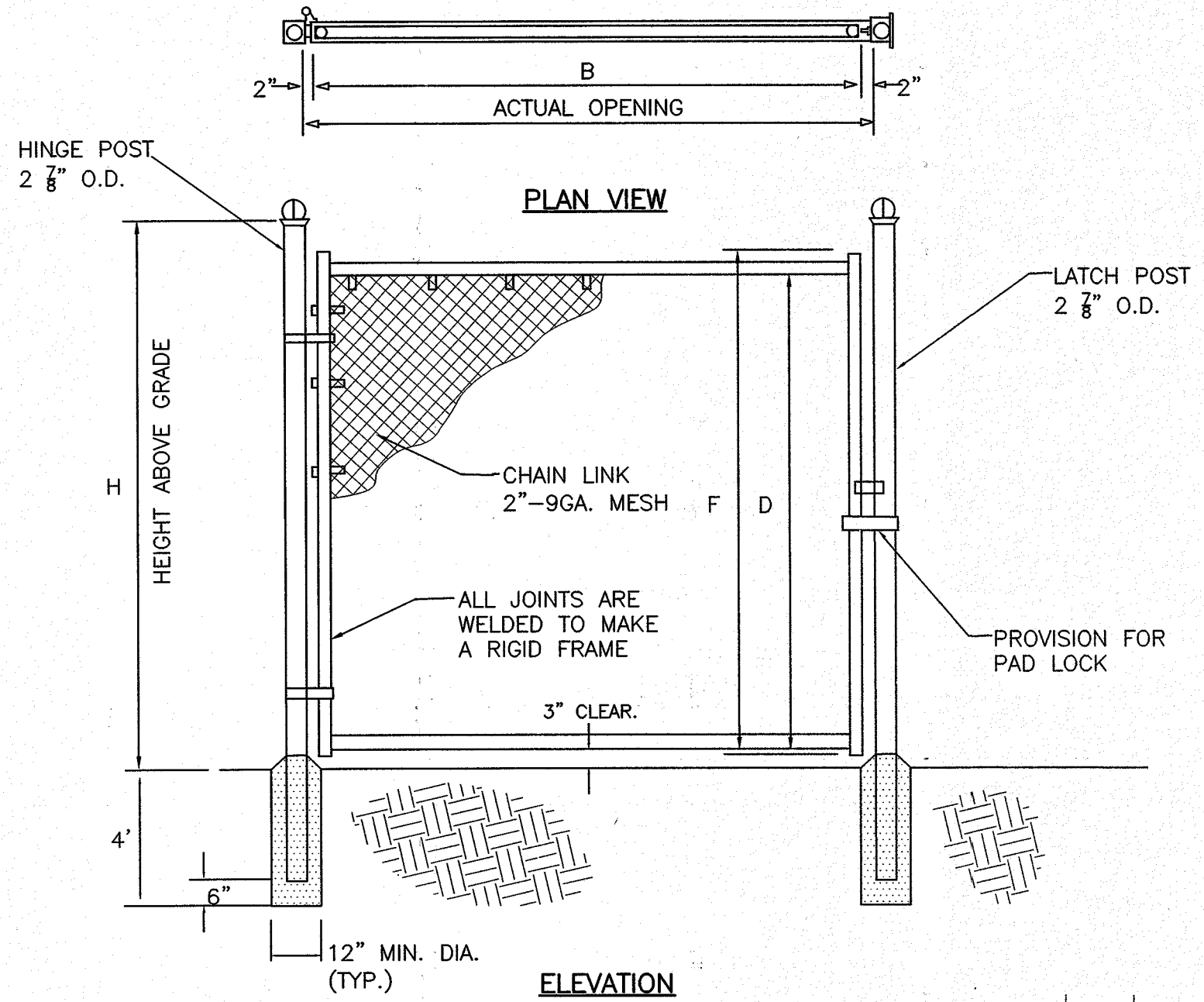
4 **FENCE SIGN DETAIL**
SCALE: N.T.S.



3 **CHAIN LINK SECURITY FENCE - DOUBLE GATE**
SCALE: N.T.S.

NOMINAL HEIGHT (H)	ACTUAL (F)	ACTUAL (D)	OPENING (B)
7'-0"	6'-10"	6'-8 1/2"	12'-0"

- ALL FENCING SHALL BE GALVANIZED.
- CONCRETE ENCASEMENT AT END AND GATE POSTS ONLY.



NOMINAL HEIGHT (H)	ACTUAL (F)	ACTUAL (D)	OPENING (B)
7'-0"	6'-10"	6'-8 1/2"	4'-0"

1 **CHAIN LINK PERSONNEL GATE DETAIL**
SCALE: N.T.S.



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
P: 508-278-3897 F: 508-278-2289

This drawing and the design are property of Andrews Survey & Engineering, Inc. and shall not be altered or reused in whole or in part without the express written permission of Andrews Survey & Engineering, Inc. Copyright©2018

APPROVAL UNDER SITE PLAN REVIEW
SUTTON PLANNING BOARD

BEING A MAJORITY DATE:

APPROVAL UNDER SITE PLAN REVIEW
NORTHBRIDGE PLANNING BOARD

BEING A MAJORITY DATE:

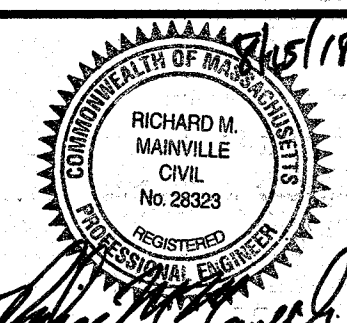
PROJECT: **SOLAR ELECTRIC GENERATING FACILITY PHASE 2**
25 OAKHURST ROAD
SUTTON & NORTHBRIDGE, MA
APPLICANT: **SUTTON SOLAR 2, LLC.**
4 LIBERTY SQUARE
BOSTON, MA 02109

REVISIONS		
NO.	DATE	DESCRIPTION
CAD FILE	...	dwg\2013-380 SP PHASE2.DWG
DRAWN BY	WCN	
CHECKED BY	SJO	
DATE	AUGUST 6, 2018	
PROJECT NO.	2013-380.3	

SHEET TITLE

CONSTRUCTION DETAILS

SHEET 1 OF 2



DRAWING NO.

C-4.1

PLAN NO.: L-5558



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning
P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
P: 508-278-3897 F: 508-278-2289

This drawing and the design are property of Andrews Survey & Engineering, Inc. and shall not be altered or reused in whole or in part without the express written permission of Andrews Survey & Engineering, Inc.
Copyright©2018

APPROVAL UNDER SITE PLAN REVIEW
SUTTON PLANNING BOARD

BEING A MAJORITY DATE:

APPROVAL UNDER SITE PLAN REVIEW
NORTHBRIDGE PLANNING BOARD

BEING A MAJORITY DATE:

PROJECT: SOLAR ELECTRIC GENERATING FACILITY PHASE 2
25 OAKHURST ROAD
SUTTON & NORTHBRIDGE, MA
APPLICANT: SUTTON SOLAR 2, LLC.
4 LIBERTY SQUARE
BOSTON, MA 02109

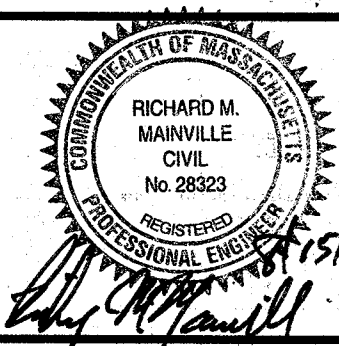
REVISIONS

NO.	DATE	DESCRIPTION
CAD FILE	...	dwg\2013-380 SP PHASE2.DWG
DRAWN BY	WCN	
CHECKED BY	SJO	
DATE	AUGUST 6, 2018	
PROJECT NO.	2013-380.3	

SHEET TITLE

CONSTRUCTION
DETAILS

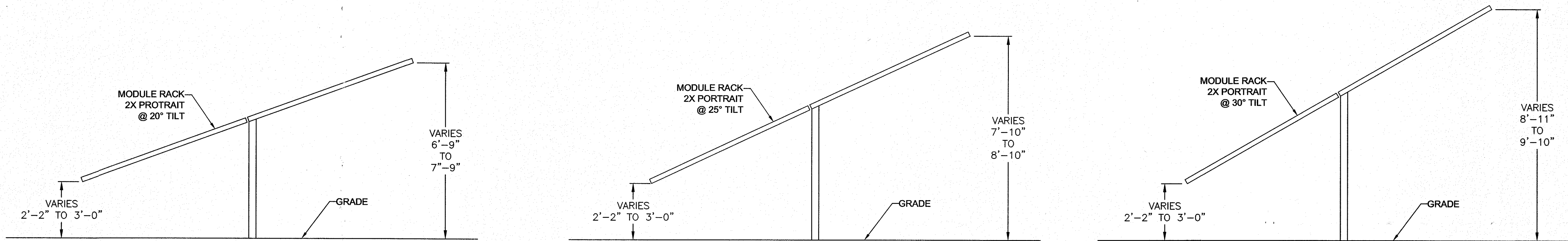
SHEET 1 OF 2



DRAWING NO.

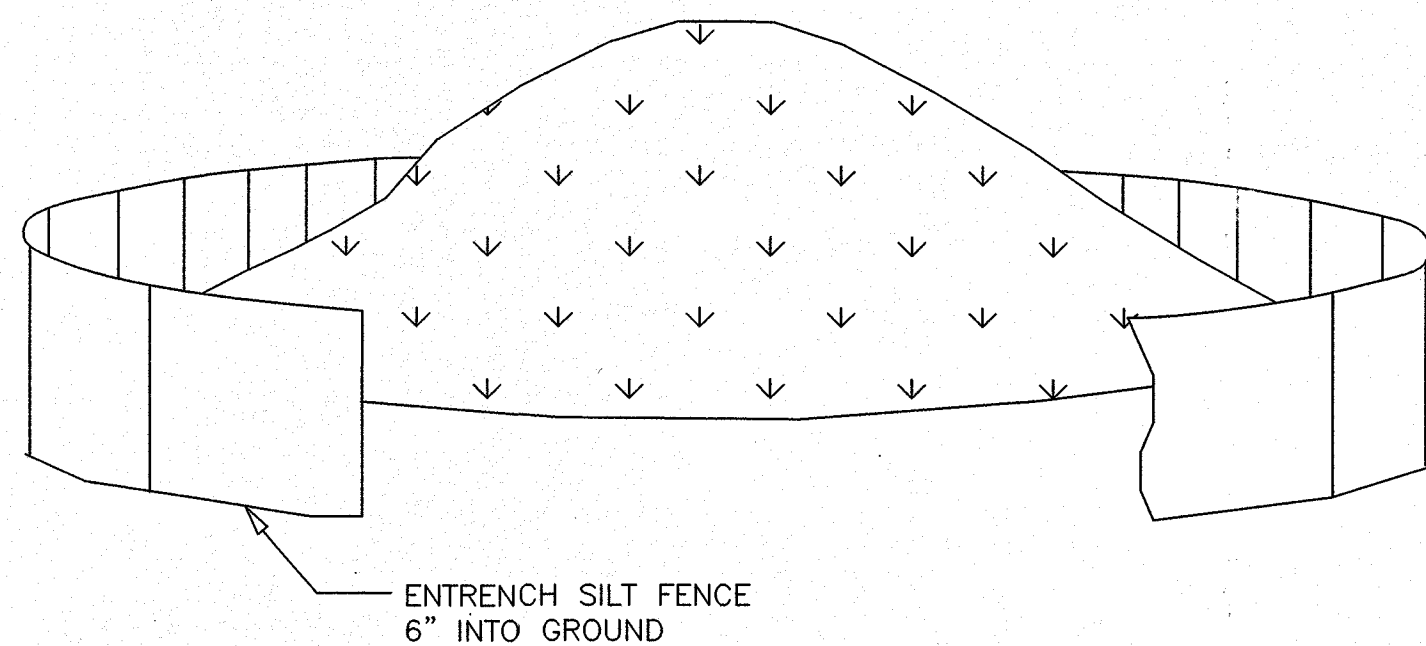
C-4.2

PLAN NO: L-5558



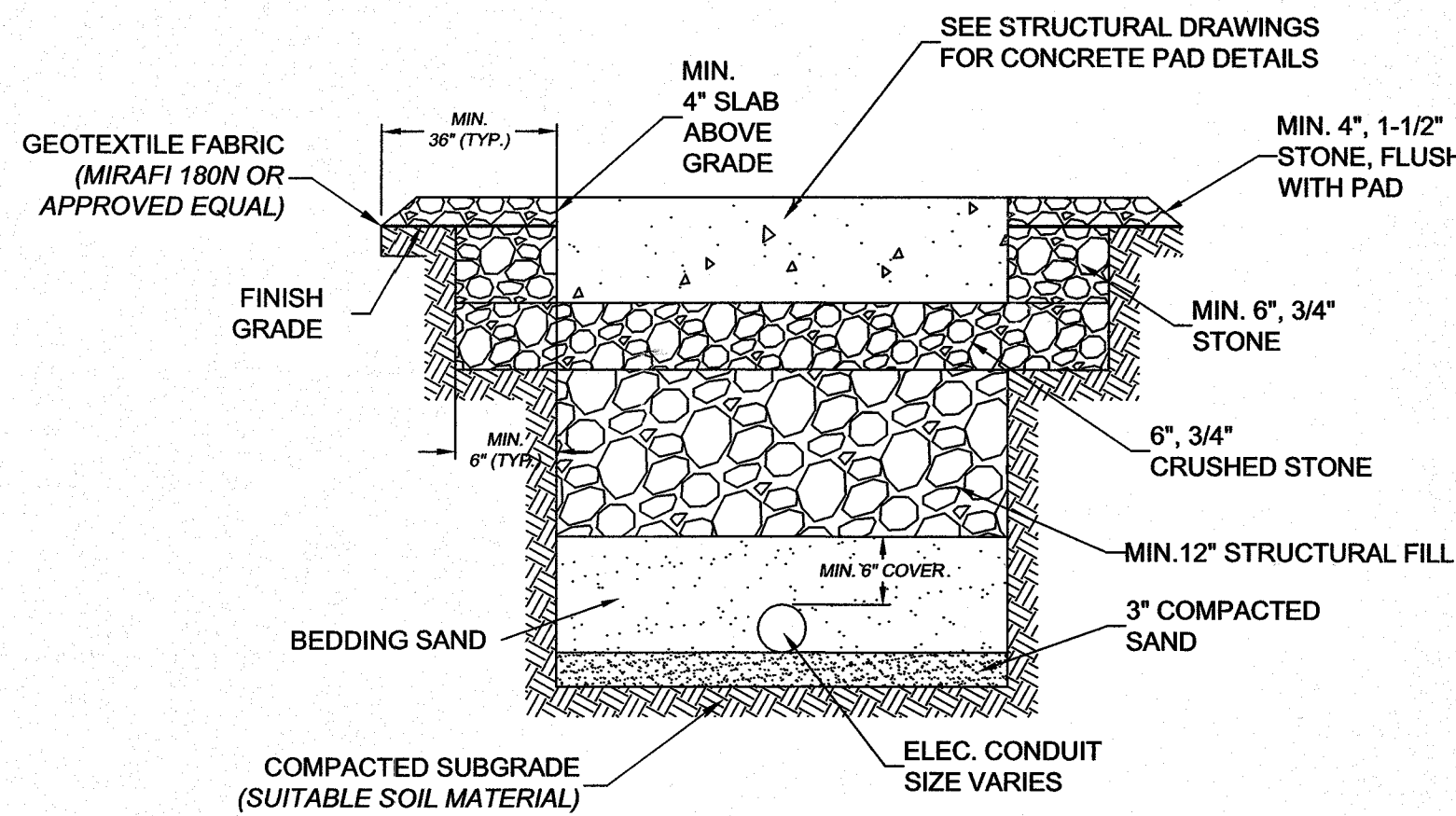
3 SOLAR PANEL RACK DETAIL
SCALE: N.T.S.

FINAL DESIGN
BY OTHERS



NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE. SHAPE AND STABILIZE STOCK PILE; ALLOW TEMPORARY SEEDING.

2 STOCKPILE DETAIL
SCALE: N.T.S.



1 SUBSOIL EQUIPMENT FOUNDATION DETAIL
SCALE: N.T.S.

FINAL DESIGN
BY OTHERS