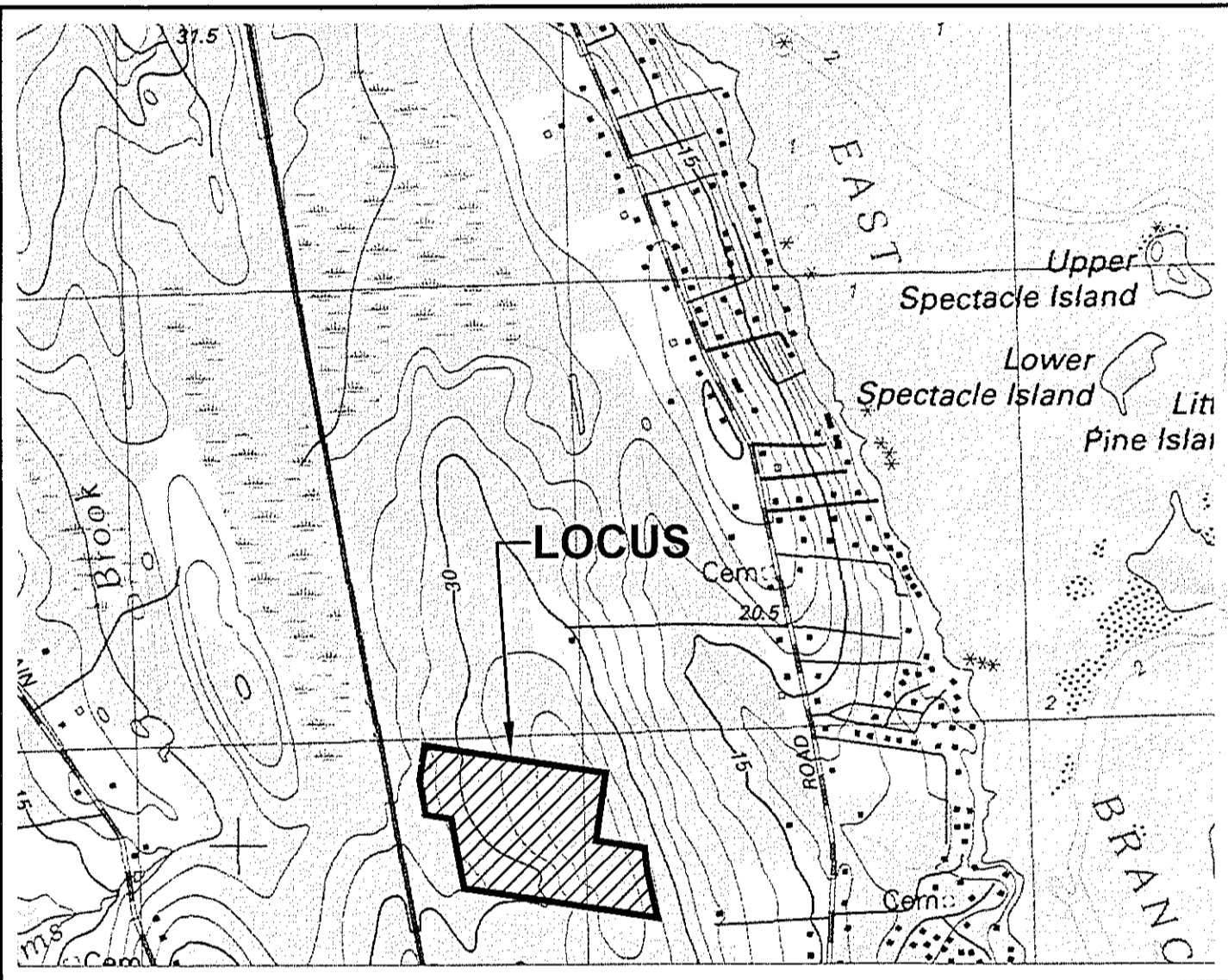


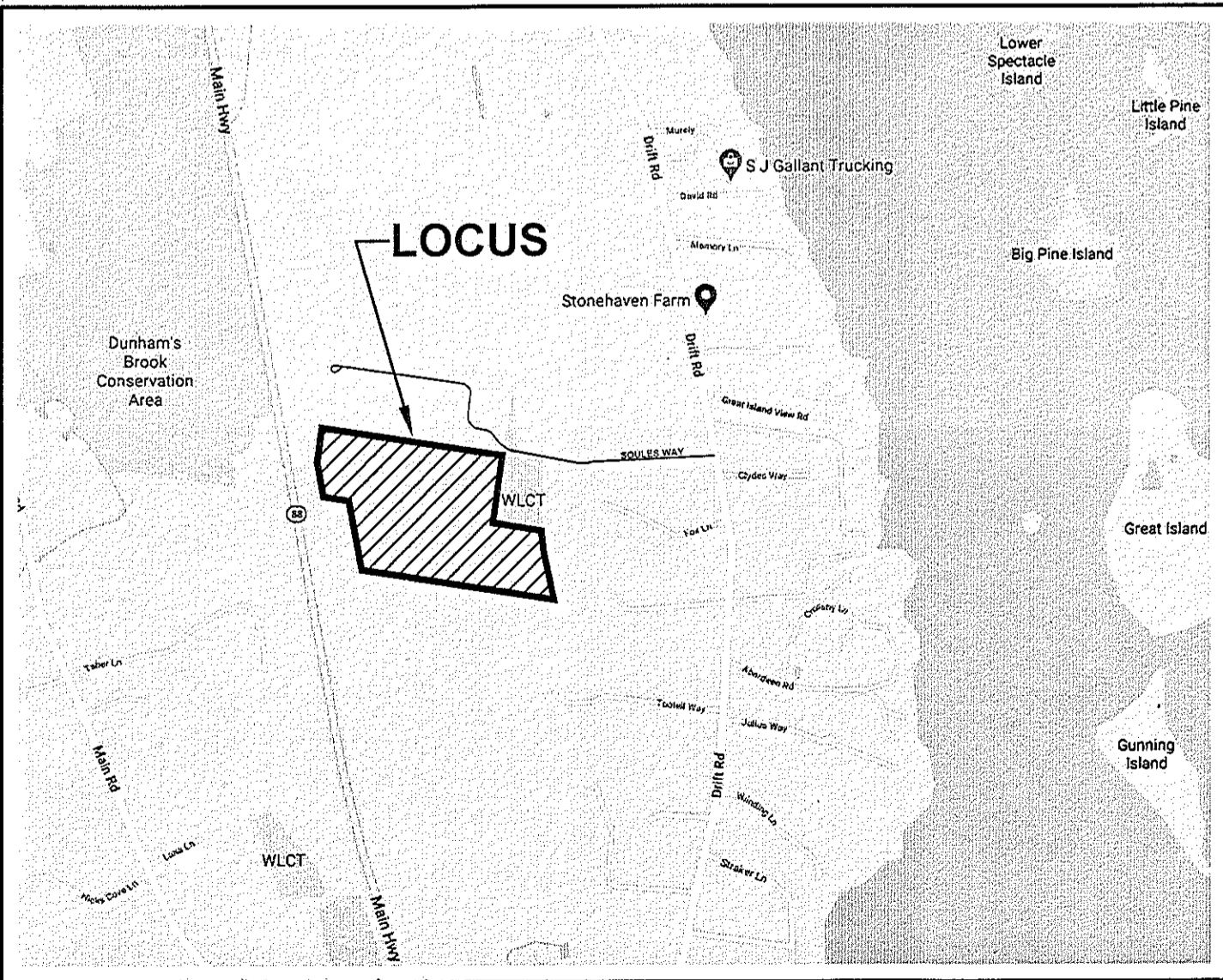
SITE DEVELOPMENT PLANS FOR SOULES WAY SOLAR PROJECT

LOCATED AT
0 SOULES WAY
WESTPORT, MASSACHUSETTS 02790

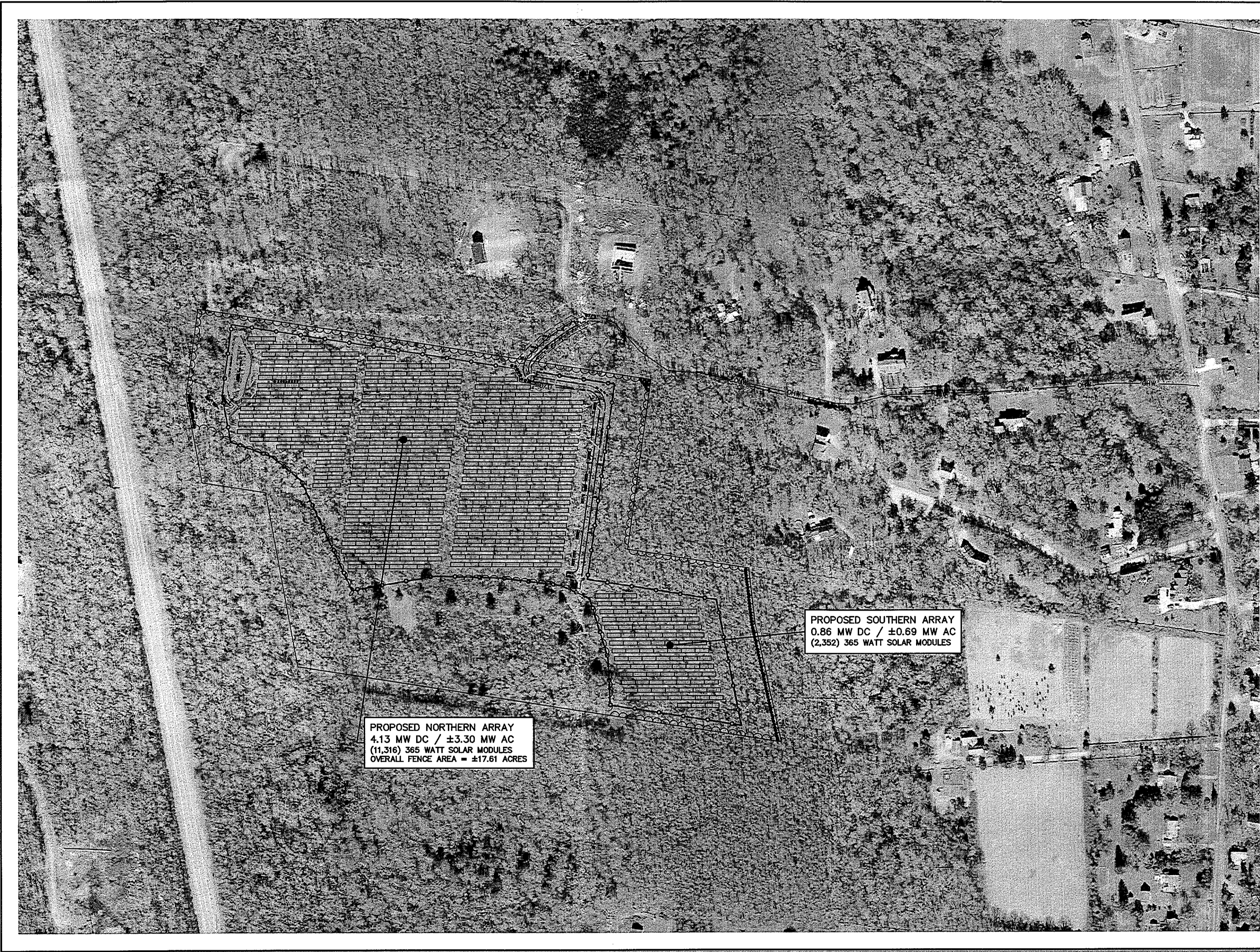
DATE: JULY 9, 2020
REVISED: AUGUST 25, 2020 - PER TOWN COMMENTS
REVISED: SEPTEMBER 8, 2020 - PER TOWN COMMENTS
REVISED: OCTOBER 21, 2020 - ADDED LANDSCAPE SCREENING



VICINITY MAP
1" = 1,200'



LOCUS MAP
1" = 1,200'



OVERALL LOCATION PLAN
SCALE: 1" = 200'

INDEX OF PLANS		
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1" = 150'
2	OVERALL EXISTING CONDITIONS PLAN	1" = 100'
3	OVERALL SITE DEVELOPMENT PLAN	1" = 100'
4	SITE DEVELOPMENT PLAN	1" = 40'
5	SITE DEVELOPMENT PLAN	1" = 40'
6	DETAIL PLAN	N.T.S.

OWNER:
PERRY, DANIEL C.
388 COUNTRY STREET 2ND. FL
NEW BEDFORD, MA 02740

APPLICANT:
CVE NORTH AMERICA
109 W. 27TH STREET, 8TH FLOOR
NEW YORK, NY 10001

ENGINEER:
Atlantic[®]
DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563
PHONE NUMBER: (508) 888-9282



RECEIVED
OCT 21 2020
WESTPORT
PLANNING BOARD

FILE: 3150.01-SITE-REV2	
Sheet	of
1	6
JOB NUMBER	
3150.01	



LEGEND	
---	EXISTING EDGE OF GRAVEL
---	EXISTING EDGE OF CART PATH
---	EXISTING OVERHEAD WIRES
---	EXISTING 1 FOOT CONTOUR LINE
---	EXISTING 5 FOOT CONTOUR LINE
---	EXISTING TREE LINE
---	EXISTING STONE WALL
---	EXISTING UTILITY POLE
---	EDGE OF BORDERING VEGETATED WETLANDS W/FLAG
---	EXISTING 100' WETLAND BUFFER
---	SURVEY MONUMENTS

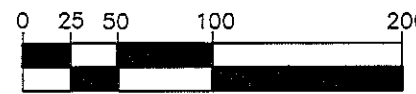
GENERAL NOTES:

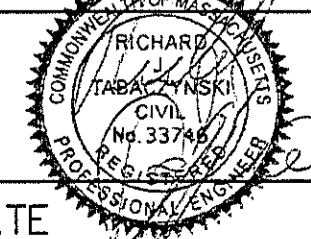
- OWNER OF RECORD:
LOT 19
PERRY, DANIEL C. TRUSTEE OF THE JOHN B HATHAWAY REAL ESTATE TRUST
388 COUNTY STREET, SECOND FLOOR
NEW BEDFORD, MA 02740
BOOK 9613 PAGE 132
LOT 24
PERRY, DANIEL C. TRUSTEE OF THE WESTPORT LOT 24 NOMINEE TRUST
388 COUNTY STREET, SECOND FLOOR
NEW BEDFORD, MA 02740
BOOK 9613 PAGE 1
- THE SUBJECT PROPERTY IS SHOWN AS LOT 19 & 24 ON THE TOWN OF WESTPORT'S ASSESSOR MAP 57, LAND AREA IS APPROXIMATELY 31.2± ACRES COMBINED.
- THE PROPERTY LIES WITHIN AN RESIDENTIAL/AGRICULTURAL DISTRICT BASED UPON A REVIEW OF THE TOWN OF WESTPORT ZONING MAP AND PROPERTY CARD.
- THE PROPERTY LINES SHOWN HEREON, ARE BASED UPON PLAN BOOK 166 PAGE 50 AND A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS IN MAY AND JUNE OF 2020.
- EXISTING CONDITIONS DEPICTED HEREON ARE BASED UPON A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS IN MAY AND JUNE OF 2020. SURVEY DATUMS ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE PROPERTY LIES WITHIN A FLOOD ZONE X BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 25005C0462F, DATED JULY 7, 2009.
- THE WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY WENDELL WETLAND SERVICES IN OCTOBER 2019 AND LOCATED BY A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS IN OCTOBER 2019.
- THE PROPERTY IS NOT LOCATED WITHIN A ZONE II BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
- THE PROPERTY IS NOT LOCATED WITHIN AN ESTIMATED AND HABITAT OF RARE WILDLIFE OR A PRIORITY HABITAT OF RARE SPECIES BASED UPON A REVIEW OF THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM MAPS OBSERVED ON THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
- THE PROPERTY DOES NOT LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.



DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Designed by :
Drawn by :
Checked by :
Survey chg. by :
Approved by :

SCALE
SCALE 1" = 100'
0 25 50 100 200



DATE

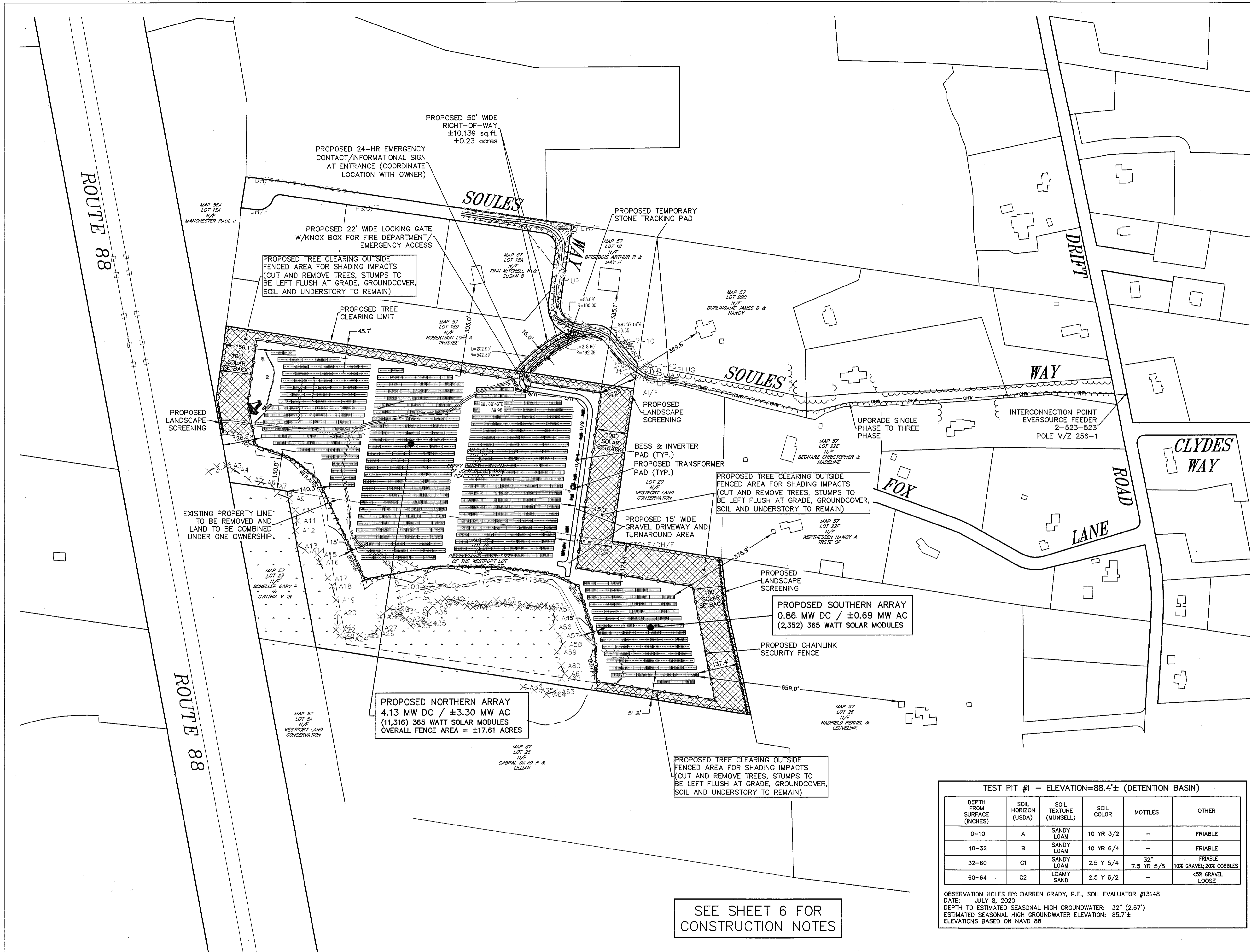
NO.	BY	DATE	REVISION
3	NJC	10-21-20	ADDED LANDSCAPE SCREENING
2	NJC	9-8-20	PER TOWN COMMENTS
1	NJC	8-25-20	PER TOWN COMMENTS

APPLICANT:
CVE NORTH AMERICA
109 W. 27TH STREET, 8TH FLOOR
NEW YORK, NY 10001

OVERALL EXISTING CONDITIONS PLAN
FOR
SOULES WAY SOLAR PROJECT
SOULES WAY, WESTPORT, MA
JULY 9, 2020

Sheet 2 of 6
JOB NUMBER 3150.01

FILE: 3150.01-SITE-REV3



LEGEND	
EOG	EXISTING EDGE OF GRAVEL
CH	EXISTING EDGE OF CART PATH
---	EXISTING OVERHEAD WIRES
---	EXISTING 1 FOOT CONTOUR LINE
---	EXISTING 5 FOOT CONTOUR LINE
---	EXISTING TREE LINE
---	EXISTING STONE WALL
---	EXISTING UTILITY POLE
---	EDGE OF BORDERING VEGETATED WETLANDS W/FLAG
---	EXISTING 100' WETLAND BUFFER
---	SURVEY MONUMENTS
---	PROPOSED CHAIN LINK FENCE
---	PROPOSED 1 FOOT CONTOUR LINE
---	PROPOSED 5 FOOT CONTOUR LINE
---	PROPOSED DRAINAGE LINE
---	PROPOSED UNDERGROUND UTILITY
---	PROPOSED OVERHEAD UTILITY
---	PROPOSED EROSION CONTROL
---	PROPOSED TREE LINE
---	PROPOSED UTILITY POLE

ZONING REQUIREMENTS		
TOWN OF WESTPORT ZONING BYLAWS, MARCH 11, 2020		
RESIDENTIAL/AGRICULTURAL DISTRICT		
MINIMUM LOT SIZE	REQUIRED 60,000 sq.ft.	PROVIDED ±2,160,308 sq.ft.
MINIMUM LOT FRONTAGE	150'	68.2'
MINIMUM YARDS:		
FRONT YARD	25'	45.7' TO PANELS
SIDE YARD	25'	137.4' TO PANELS
REAR YARD	40'	51.8' TO PANELS
MAXIMUM BUILDING HEIGHT	25'	<35'
MAXIMUM LOT COVERAGE	25%	±2.1%
MAXIMUM BUILDING COVERAGE	50%	±0.97%
LARGE SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION		
MINIMUM YARDS:	REQUIRED	PROVIDED
FRONT YARD	100'	*45.7' TO PANELS
SIDE YARD	100'	137.4' TO PANELS
REAR YARD	100'	*51.8' TO PANELS
MINIMUM STREET LINE SETBACK:	250'	*122.1'
MINIMUM WETLAND SETBACK:	100'	100'
MINIMUM PROTECTED OPEN SPACE:	25%	25.6%
MAXIMUM HEIGHT:	15'	15'
MAXIMUM CLEARING AREA:	16 ACRES	*23.0 ACRES

* WAIVER REQUESTED

NOTES:

- THE ELECTRICAL LAYOUT/DESIGN, PANEL AND EQUIPMENT PAD LAYOUT/DESIGN SHOWN HEREON ARE BASED UPON AN ELECTRONIC (CAD) FILE PROVIDED BY THE CLIENT.
- ALL PANEL SETBACKS SHOWN ARE IN REFERENCE TO WESTPORT ZONING ARTICLE 9.6.3H-LARGE SCALE SOLAR ENERGY SYSTEMS.

TEST PIT #2 - ELEVATION=88.1± (DETENTION BASIN)					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON (USDA)	SOIL TEXTURE (MUNSELL)	SOIL COLOR	MOTTLES	OTHER
0-8	A	SANDY LOAM	10 YR 3/2	-	FRIABLE
8-14/28	B	SANDY LOAM	10 YR 6/4	-	FRIABLE <5% GRAVEL
14/28-80	C	LOAMY SAND	2.5 Y 6/2	28" 7.5 YR 5/8	FRIABLE 5% GRAVEL/15% COBBLES

OBSERVATION HOLES BY: DARREN GRADY, P.E., SOIL EVALUATOR #13148
DATE: JULY 8, 2020
DEPTH TO ESTIMATED SEASONAL HIGH GROUNDWATER: 28" (2.33')
ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION: 85.8±
ELEVATIONS BASED ON NAVD 88

TEST PIT #1 - ELEVATION=88.4± (DETENTION BASIN)					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON (USDA)	SOIL TEXTURE (MUNSELL)	SOIL COLOR	MOTTLES	OTHER
0-10	A	SANDY LOAM	10 YR 3/2	-	FRIABLE
10-32	B	SANDY LOAM	10 YR 6/4	-	FRIABLE
32-60	C1	SANDY LOAM	2.5 Y 5/4	32" 7.5 YR 5/8	FRIABLE 10% GRAVEL/20% COBBLES
60-64	C2	LOAMY SAND	2.5 Y 6/2	-	<5% GRAVEL LOOSE

OBSERVATION HOLES BY: DARREN GRADY, P.E., SOIL EVALUATOR #13148
DATE: JULY 8, 2020
DEPTH TO ESTIMATED SEASONAL HIGH GROUNDWATER: 32" (2.67')
ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION: 85.7±
ELEVATIONS BASED ON NAVD 88

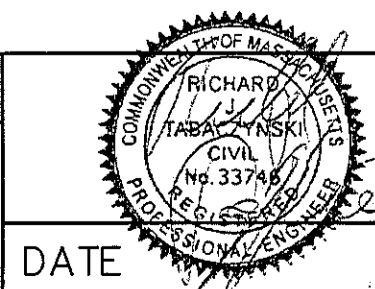
TEST PIT #3 - ELEVATION=122.4± (INFILTRATION TRENCH)					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON (USDA)	SOIL TEXTURE (MUNSELL)	SOIL COLOR	MOTTLES	OTHER
0-9	A	SANDY LOAM	10 YR 3/2	-	FRIABLE
9-28	B	SANDY LOAM	10 YR 6/4	-	FRIABLE <5% GRAVEL
28-66	C	SANDY LOAM	2.5 Y 5/4	28" 7.5 YR 5/8	FRIABLE <5% GRAVEL

OBSERVATION HOLES BY: DARREN GRADY, P.E., SOIL EVALUATOR #13148
DATE: JULY 8, 2020
DEPTH TO ESTIMATED SEASONAL HIGH GROUNDWATER: 28" (2.33')
ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION: 120.0±
ELEVATIONS BASED ON NAVD 88

SEE SHEET 6 FOR CONSTRUCTION NOTES

Designed by: _____
Drawn by: _____
Checked by: _____
Survey chg. by: _____
Approved by: _____

SCALE
SCALE 1" = 150'
0 75 150 300



NO.	BY	DATE	REVISION
3	NJC	10-21-20	ADDED LANDSCAPE SCREENING
2	NJC	9-8-20	PER TOWN COMMENTS
1	NJC	8-25-20	PER TOWN COMMENTS

APPLICANT:
CVE NORTH AMERICA
109 W. 27TH STREET, 8TH FLOOR
NEW YORK, NY 10001

OVERALL SITE DEVELOPMENT PLAN
FOR
SOULES WAY SOLAR PROJECT
SOULES WAY, WESTPORT, MA
JULY 9, 2020



FILE: 3150.01-DET-REV3	Sheet	of
	6	6
JOB NUMBER		
3150.01		



LEGEND	
EOG	EXISTING EDGE OF GRAVEL
EH	EXISTING EDGE OF CART PATH
OH	EXISTING OVERHEAD WIRES
115	EXISTING 1 FOOT CONTOUR LINE
115	EXISTING 5 FOOT CONTOUR LINE
---	EXISTING TREE LINE
---	EXISTING STONE WALL
---	EXISTING UTILITY POLE
---	EDGE OF BORDERING VEGETATED
---	WETLANDS W/FLAG
---	EXISTING 100' WETLAND BUFFER
---	SURVEY MONUMENTS
---	SURVEYED TREE AREA

GENERAL NOTES:

1. THIS PLAN DEPICTS THE TREE SURVEY PERFORMED BY ATLANTIC DESIGN ENGINEERS ON AUGUST 21, 2020 AT 0 SOULES WAY IN WESTPORT, MA. THIS SURVEY WAS AT THE REQUEST OF THE REVIEWING ENGINEERS COMMENTS BY S.W. COLE ON JULY 20TH, 2020. THE PURPOSE OF THE TREE SURVEY IS TO GAIN AN UNDERSTANDING OF THE AGE OF TREES THAT WOULD BE CUT DOWN AS A RESULT OF THE PROJECT.

TREE SURVEY TABLE		
SURVEY OF TOTAL NUMBER OF TREES 6" IN DIAMETER OR LARGER		
SERIES	MATURE TREE COUNT	
A SERIES	5	
B SERIES	8	
C SERIES	6	
D SERIES	7	
E SERIES	12	
F SERIES	14	
G SERIES	18	
H SERIES	16	
I SERIES	11	
J SERIES	10	
K SERIES	9	
TOTAL MATURE TREE COUNT	116	
TOTAL SITE AREA	32.1± ACRES	
EST. MATURE TREES ON SITE	11,955	
TOTAL ACREAGE TO BE DISTURBED	23.0	
EST. MATURE TREES TO BE REMOVED	8,569	

NOTE: PERFORMED BY ATLANTIC DESIGN ENGINEERS, INC. ON AUGUST 21, 2020. ALL AREAS SURVEYED ARE ROUGHLY 1,200 SQFT

Atlantic® DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Designed by: _____
Drawn by: _____
Checked by: _____
Survey chg. by: _____
Approved by: _____

SCALE
SCALE 1" = 100'
0 25 50 100 200

DATE _____

NO.	BY	DATE	REVISION
2	NJC	9-8-20	PER TOWN COMMENTS
1	NJC	8-25-20	PER TOWN COMMENTS

APPLICANT:
CVE NORTH AMERICA
109 W. 27TH STREET, 8TH FLOOR
NEW YORK, NY 10001

TREE SURVEY PLAN
FOR
SOULES WAY SOLAR PROJECT
SOULES WAY, WESTPORT, MA
AUGUST 24, 2020

Sheet	of
1	1
JOB NUMBER	
3150.01	