

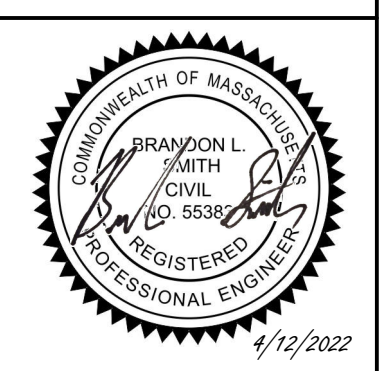
SITE USE PERMIT SET

1320 S STREET, ANDOVER, MA 01810
12MW/48MWh KWDC ENERGY STORAGE SYSTEM

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BORREGO
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (978) 808-4273
FAX: (978) 843-6778
WWW.BORREGOSOLAR.COM

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SITE USE PLAN SET
1320 S STREET
ANDOVER, MA 01810

PROJECT NUMBER:
120-0345

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
1	4/12/21	CS	BS	SITE USE PERMIT SET

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

T-1
TITLE PAGE

GENERAL NOTES

- AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
- WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
- COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
- UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
- THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
- UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
- ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
- TO THE EXTENT THAT TRESS AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.

PROJECT SCOPE

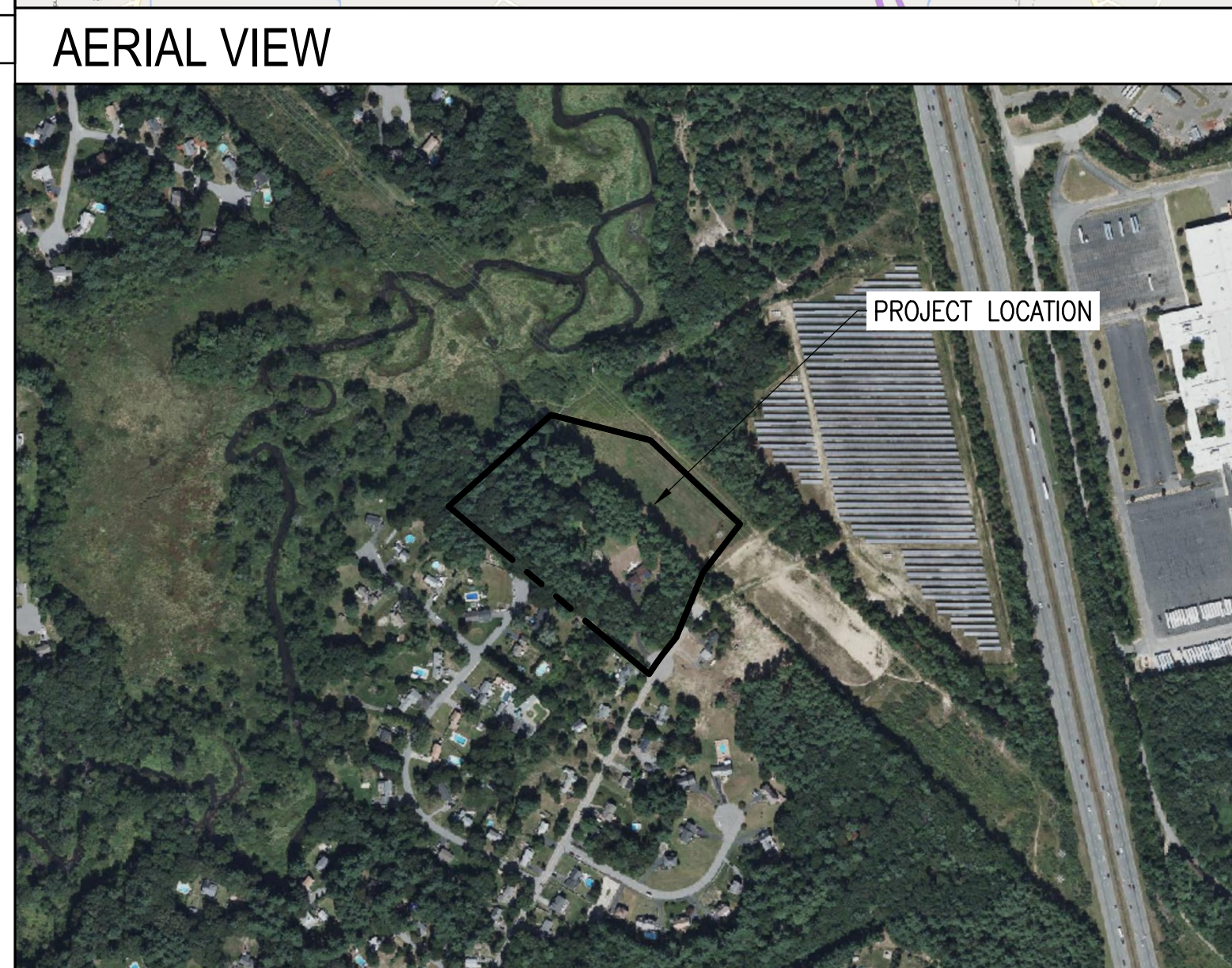
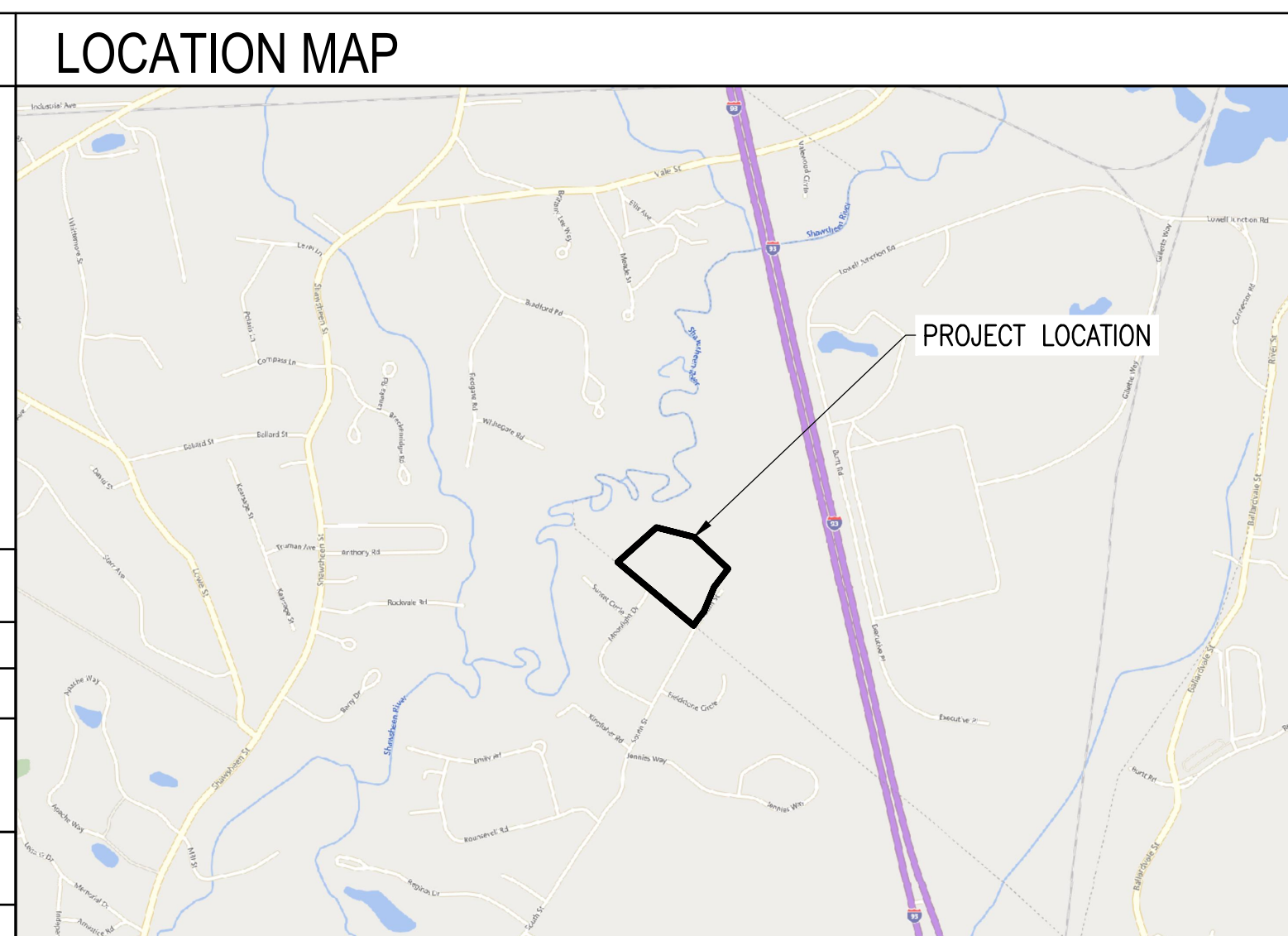
THIS PROJECT CONSISTS OF THE INSTALLATION OF ENERGY STORAGE EQUIPMENT, PER THE SYSTEM DESCRIPTION, BELOW. THE ENERGY STORAGE MODULES WILL BE INSTALLED IN A PURPOSE BUILT UNIT(S), AND FIRE SUPPRESSION SYSTEMS. THE ENERGY STORAGE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED THROUGH DC/DC CONVERTERS, WHICH WILL CONVERT DC TO AC WHILE THE BATTERIES ARE DISCHARGING.

ENERGY STORAGE SYSTEM DESCRIPTION

SYSTEM POWER CAPACITY	12000 KWAC
SYSTEM ENERGY CAPACITY	48,000 KWH
POWER CONVERSION SYSTEM / INVERTER	(4) SMA SUNNY CENTRAL STORAGE 3950 UP-XT-US (POWER LIMITED TO 3333 KW)

TOTAL SYSTEM DESCRIPTION

MAXIMUM EXPORT TO UTILITY	12000 KWAC
STORAGE CHARGING MODE	GRID ONLY



APPLICABLE CODES AND STANDARDS

2020 MASSACHUSETTS ELECTRICAL CODE 527 CMR12.00
MASSACHUSETTS BUILDING CODE 9TH EDITION
UL-1703 - SOLAR MODULES
UL-1741 - INVERTERS, COMBINER BOXES
UL-2703 - RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES
UL-1642 - STANDARD FOR LITHIUM BATTERIES
UL-1973 - STANDARD FOR BATTERIES FOR USE IN LIGHT ELECTRIC RAIL (LER) APPLICATIONS AND STATIONARY APPLICATION
UL-9540 - STANDARD FOR ENERGY STORAGE SYSTEM AND EQUIPMENT

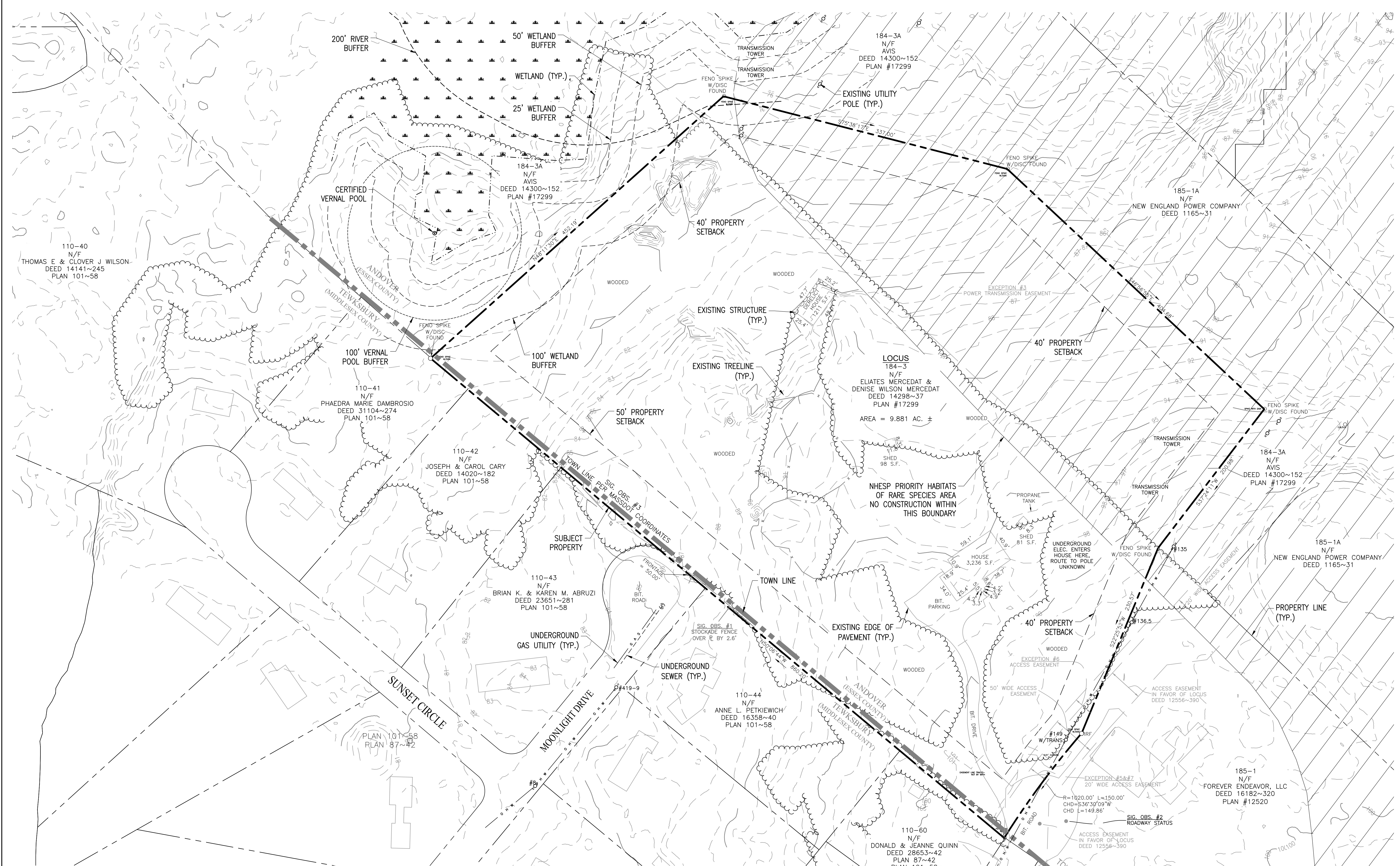
PROJECT DIRECTORY

LAND OWNER / HOST TES MERCEDAT 1320 SOUTH STREET TEWKSBURY, MA 01876 617-699-6315	CIVIL ENGINEER FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: BRANDON SMITH, P.E. PHONE: 978-221-3093
AUTHORITY HAVING JURISDICTION TOWN OF ANDOVER 36 BARTLET STREET ANDOVER, MA 01810 978-623-8650	ELECTRICAL ENGINEER FIRM: BORREGO SOLAR SYSTEMS, INC CONTACT: AHARON WRIGHT, P.E. PHONE: 978-221-3081
UTILITY NATIONAL GRID	DESIGN ENGINEER FIRM: BORREGO SOLAR SYSTEMS, INC CONTACT: STEVEN RIGGALL PHONE: 518-309-7837

GENERAL ABBREVIATIONS

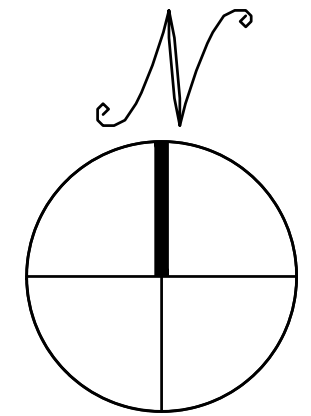
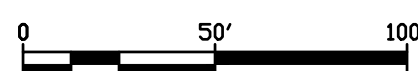
(E) EXISTING	NS NORTH-SOUTH
AHJ AUTHORITY HAVING JURISDICTION	NTS NOT TO SCALE
AL ALUMINUM	OAE OR APPROVED EQUAL
APPROX APPROXIMATE	OC ON CENTER
ARY ARRAY	OD OUTSIDE DIAMETER
BLDG BUILDING	OF/CI OWNER FURNISHED CONTRACTOR INSTALLED
BSS BORREGO SOLAR SYSTEM	PV PHOTOVOLTAIC
CL CENTERLINE	PVC POLY VINYL CHLORIDE
DAS DATA ACQUISITION SYSTEM	SCH SCHEDULE
DIA DIAMETER	SS STAINLESS STEEL
DO DITTO	SSS SOLAR SUPPORT STRUCTURE
EW EAST-WEST	STC STANDARD TEST CONDITIONS
FBO FURNISHED BY OTHERS	TBD TO BE DETERMINED
FF FORWARD FACING	TP TAMPER PROOF
GALV GALVANIZED	TYP TYPICAL
HDG HOT DIP GALVANIZED	UON UNLESS OTHERWISE NOTED
HVAC HEATING VENTILATION AND AIR CONDITIONING	VIF VERIFY IN FIELD
ID INSIDE DIAMETER	WP WEATHER PROOF
MFR MANUFACTURER	
MOD SOLAR MODULE	

REV 1.0



EXISTING CONDITIONS PLAN

SCALE: 1" = 50'



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 CORVALLIS, MA 01851
 PHONE: (888) 808-4273
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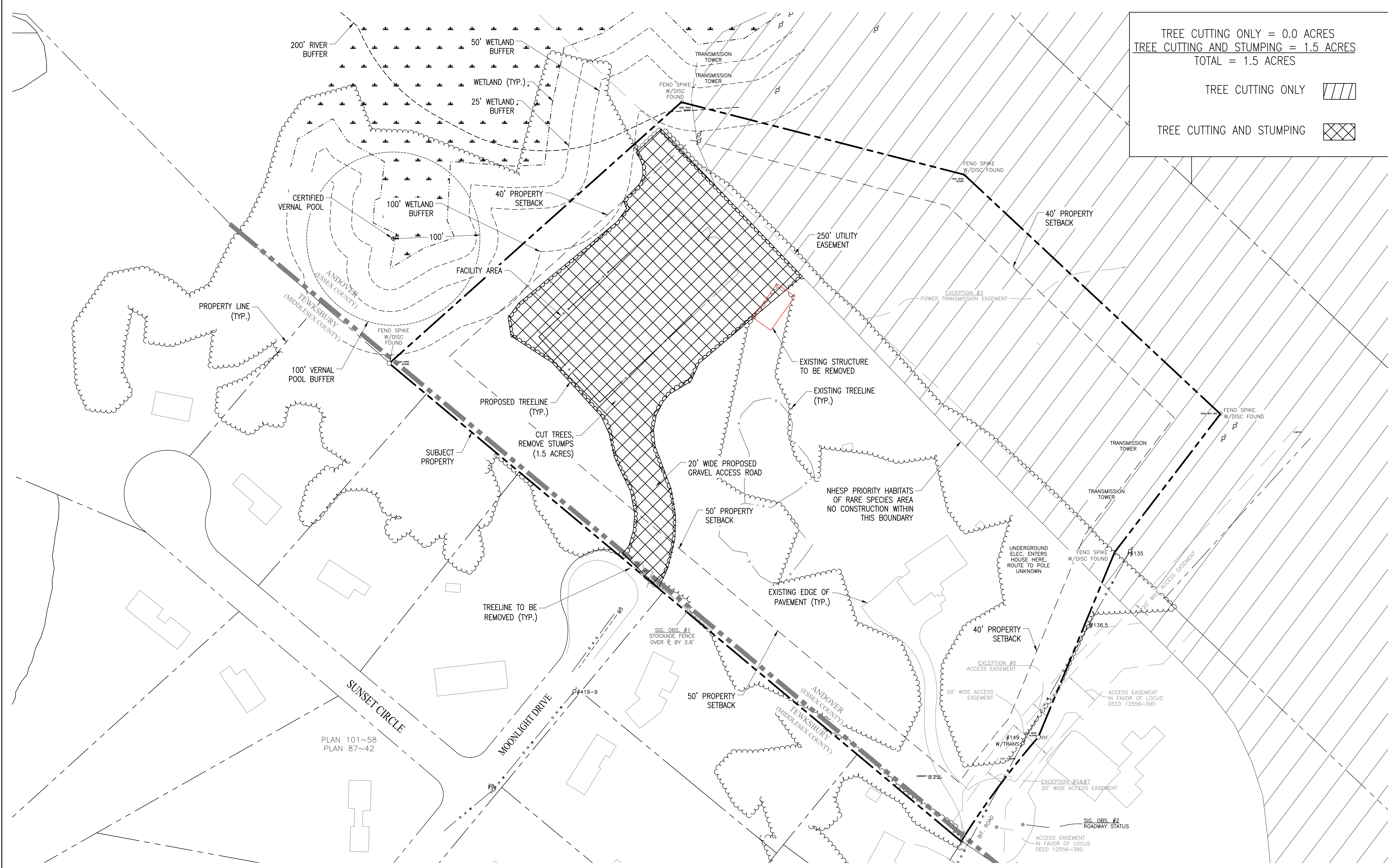
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PROJECT NUMBER:
 120-0345

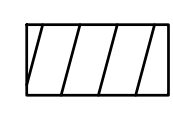
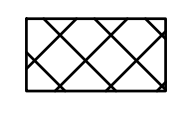
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1	4/12/21	CS	BS	SITE USE PERMIT SET

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C-1.0
 EXISTING CONDITIONS PLAN



TREE CUTTING ONLY = 0.0 ACRES
 TREE CUTTING AND STUMPING = 1.5 ACRES
 TOTAL = 1.5 ACRES

TREE CUTTING ONLY 
 TREE CUTTING AND STUMPING 

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 55 TECHNOLOGY DRIVE, SUITE 102
 LOWELL, MA 01851
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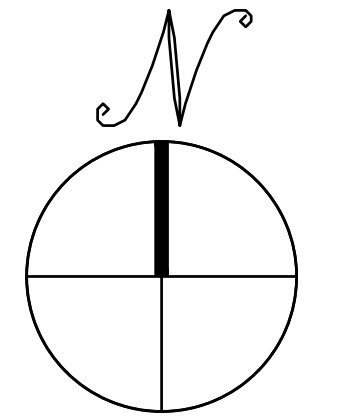
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PROJECT NUMBER:
 120-0345

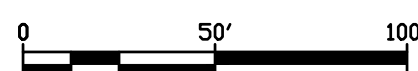
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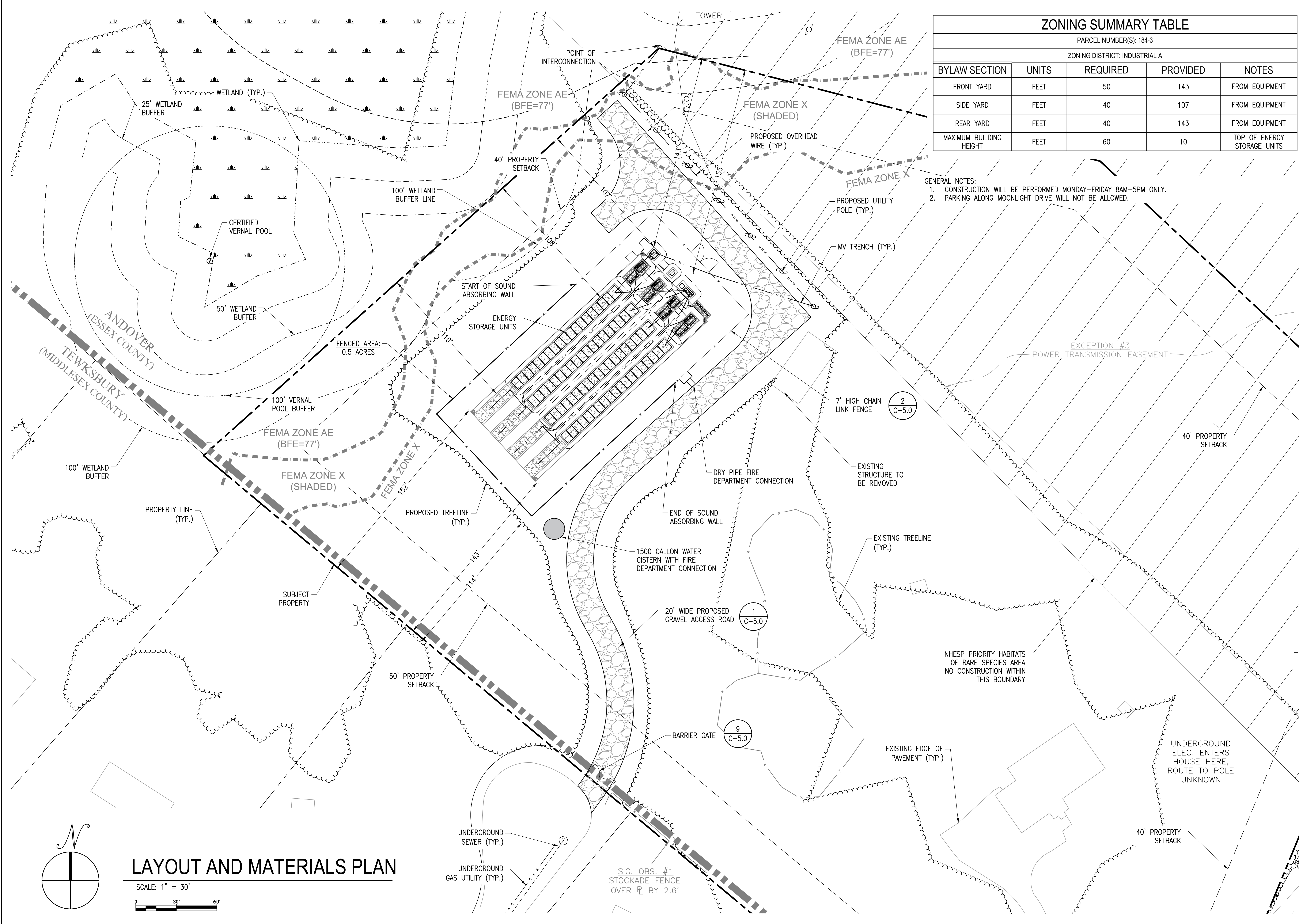
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C-2.0
 TREE CLEARING PLAN



TREE CLEARING PLAN

SCALE: 1" = 50'




ZONING SUMMARY TABLE

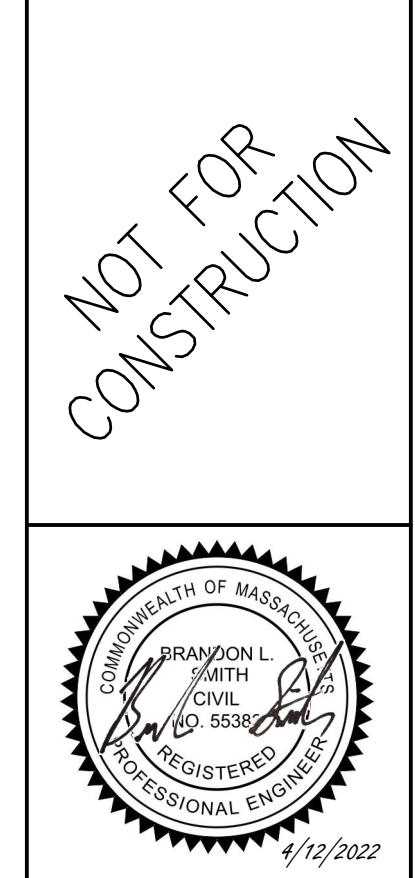
PARCEL NUMBER(S): 184-3
ZONING DISTRICT: INDUSTRIAL A

BYLAW SECTION	UNITS	REQUIRED	PROVIDED	NOTES
FRONT YARD	FEET	50	143	FROM EQUIPMENT
SIDE YARD	FEET	40	107	FROM EQUIPMENT
REAR YARD	FEET	40	143	FROM EQUIPMENT
MAXIMUM BUILDING HEIGHT	FEET	60	10	TOP OF ENERGY STORAGE UNITS

- GENERAL NOTES:
- CONSTRUCTION WILL BE PERFORMED MONDAY-FRIDAY 8AM-5PM ONLY.
 - PARKING ALONG MOONLIGHT DRIVE WILL NOT BE ALLOWED.

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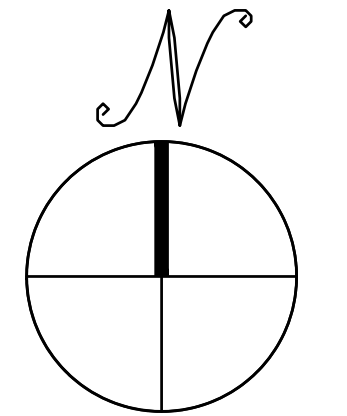
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C-3.0
LAYOUT AND MATERIALS PLAN



LAYOUT AND MATERIALS PLAN

SCALE: 1" = 30'

SIG. OBS. #1
STOCKADE FENCE
OVER R BY 2.6'

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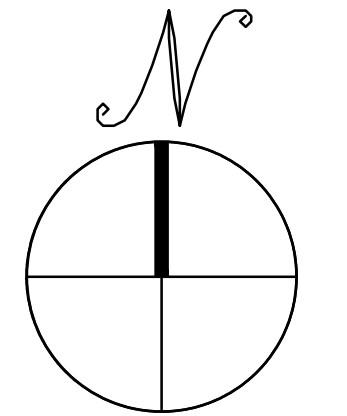
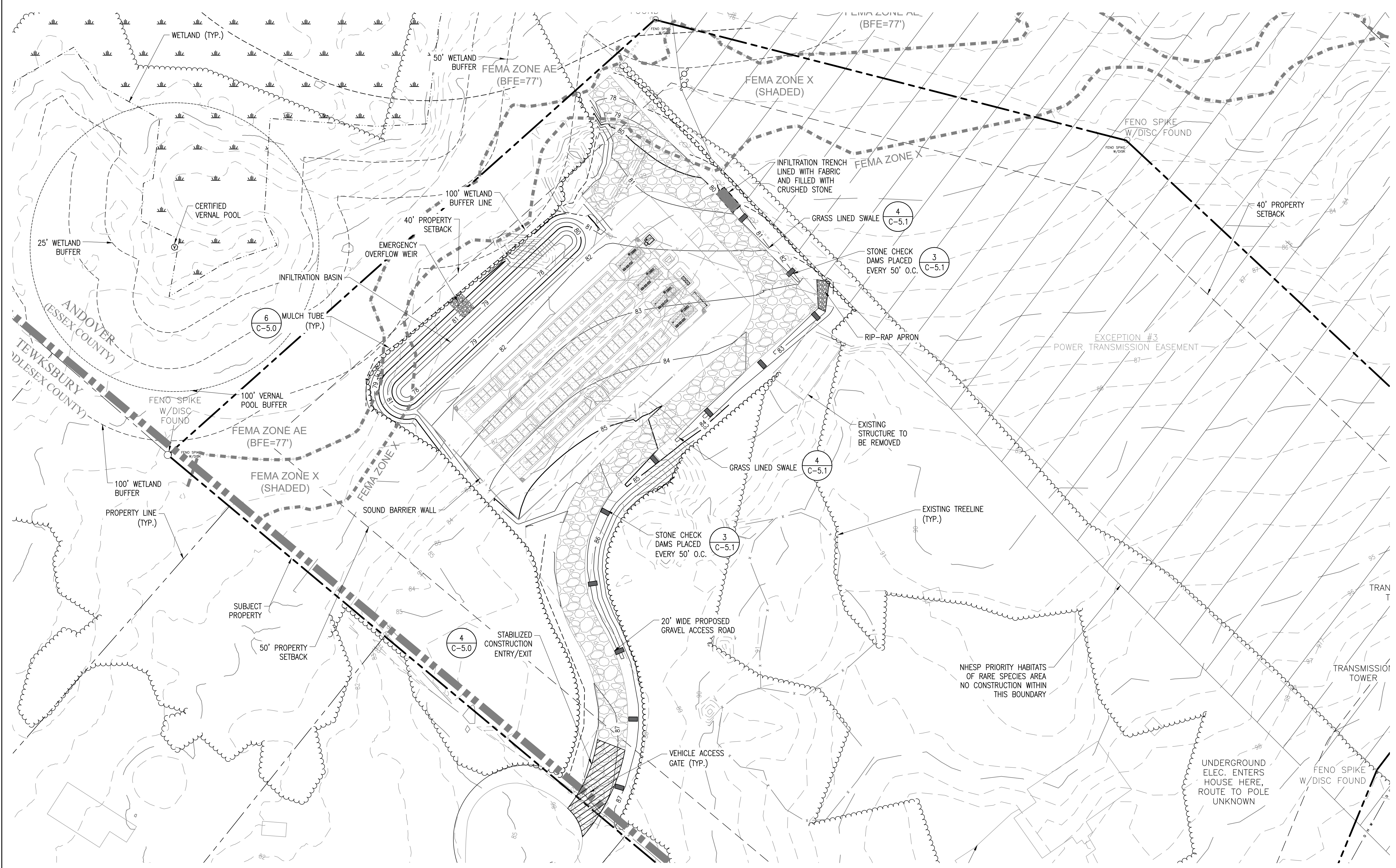
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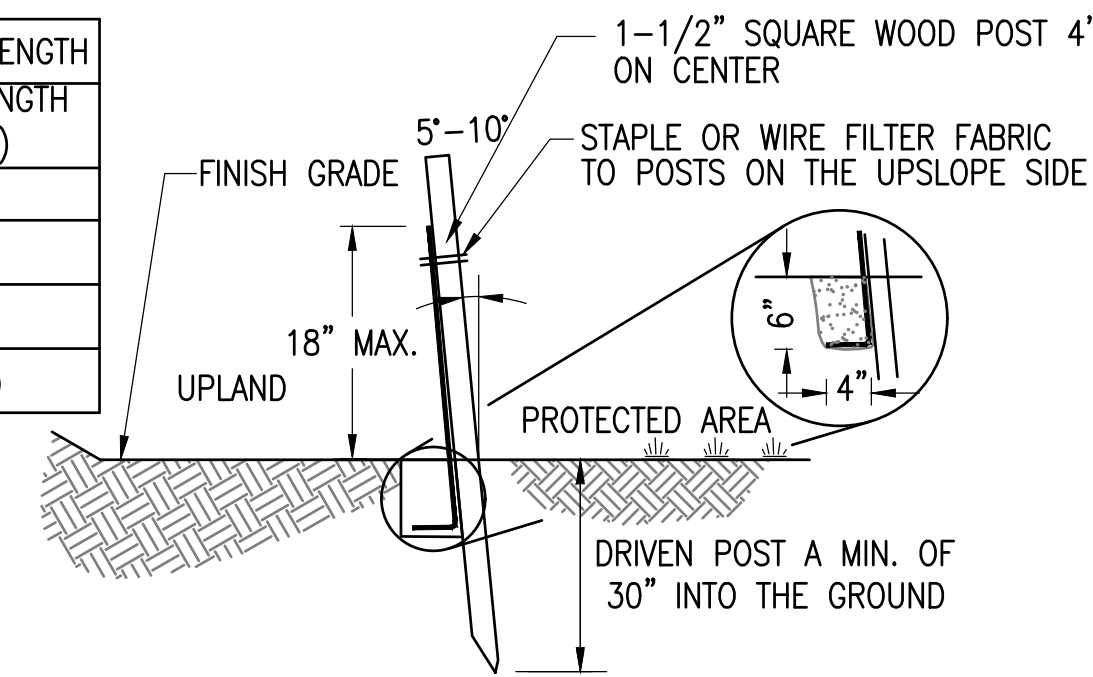
C-4.0
 GRADING AND EROSION CONTROL PLAN



GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 30'

STEEPNESS	MAX LENGTH (FT.)
2:1	25
3:1	50
4:1	75
5+:1	100

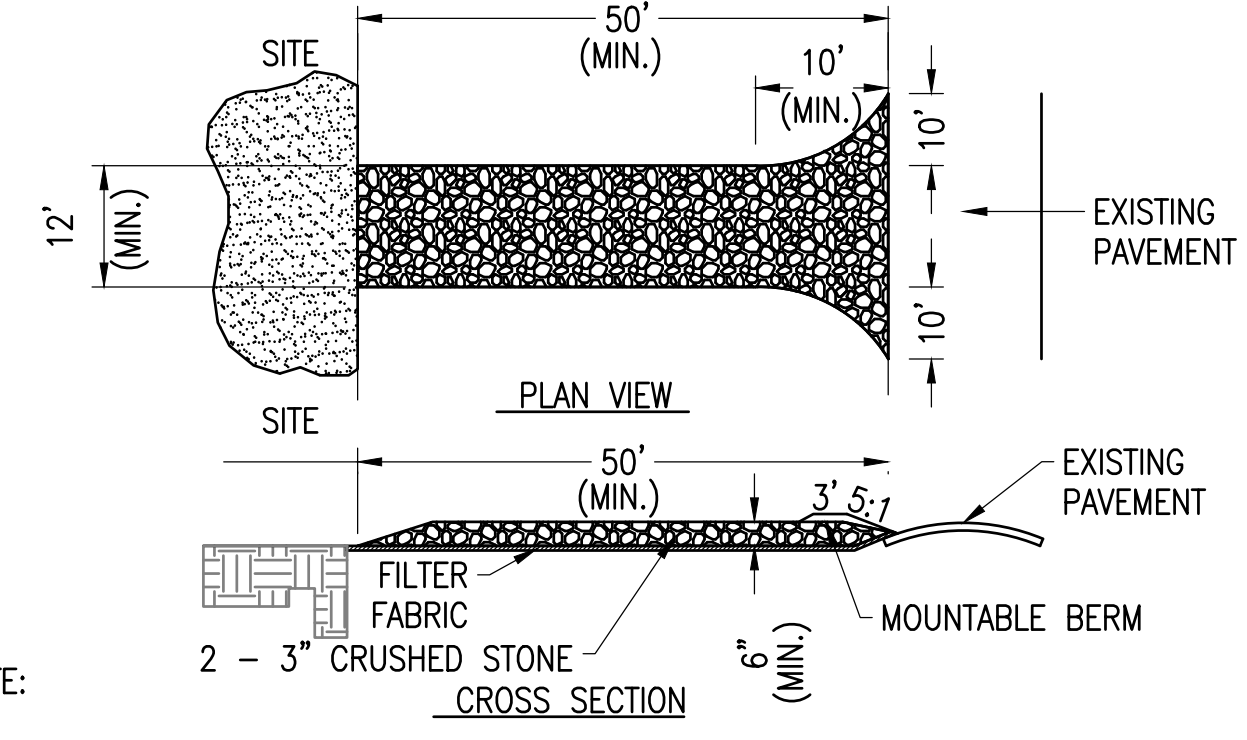


NOTES:

- MAX DRAINAGE AREA FOR OVERLAND FLOW SHALL NOT EXCEED 1/4 ACRE-FOOT PER 100 FEET OF FENCE.
- FILTER FABRIC TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES. POST SHALL BE STEEL EITHER "T" OR "U" SHAPED OR HARDWOOD.
- FILTER CLOTH SHALL BE FASTENED SECURELY WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED. FILTER CLOTH SHALL BE FILTER X, MIRAFL 100X, STABILENKA T140N, OR APPROVED EQUAL.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SEDIMENT FENCE.

7 SILT FENCE

SCALE: NTS
XD_CIVIL_EROSION_SILT_FENCE_P 2014-10-17

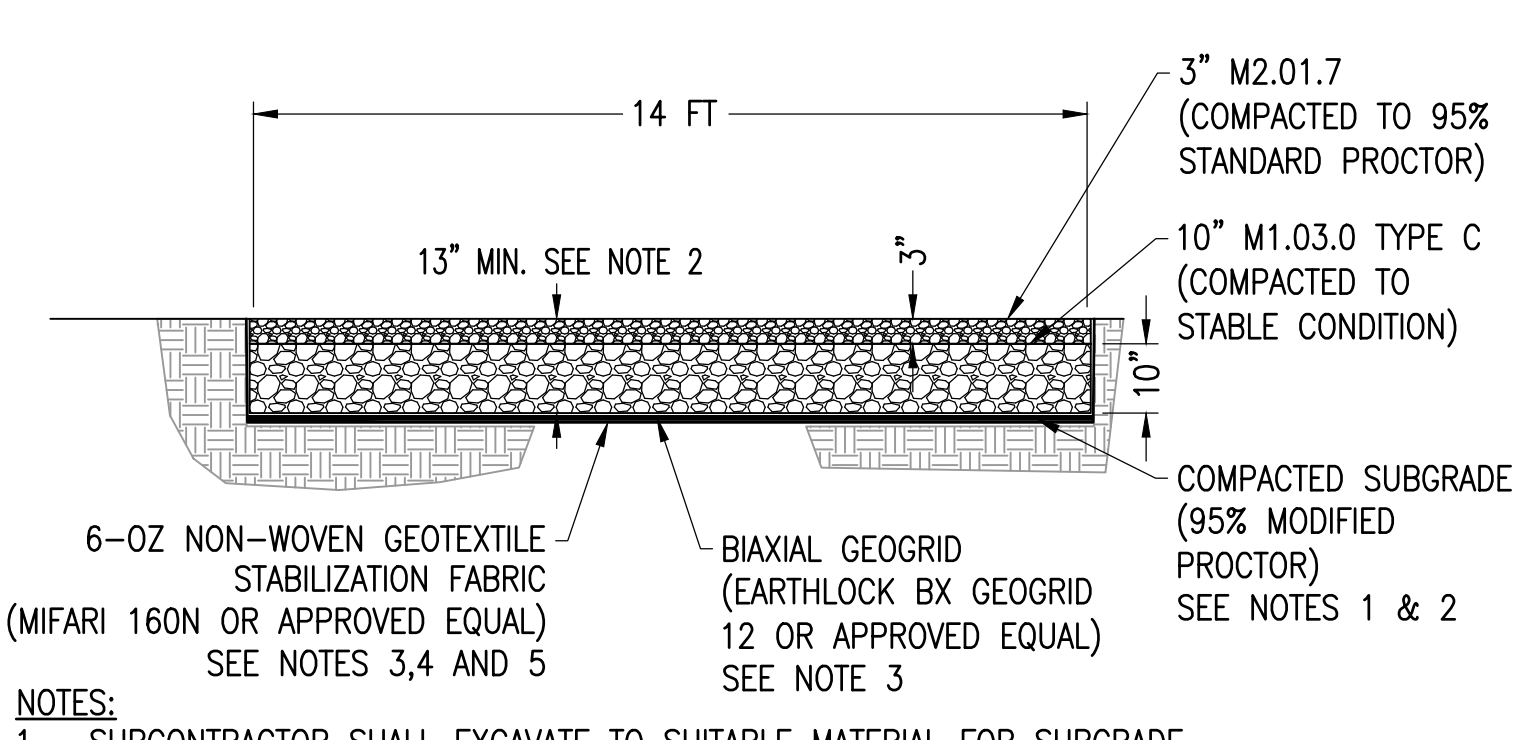


NOTE:

- ENTRANCE WIDTH SHALL BE A TWENTY-FOUR (24) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- THE ENTRANCE 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.

4 STABILIZED CONSTRUCTION EXIT

SCALE: NTS
XD_CIVIL_TEMPORARY_CONSTRUCTION_STABILIZED_CONSTRUCTION_EXIT 06-10-2016

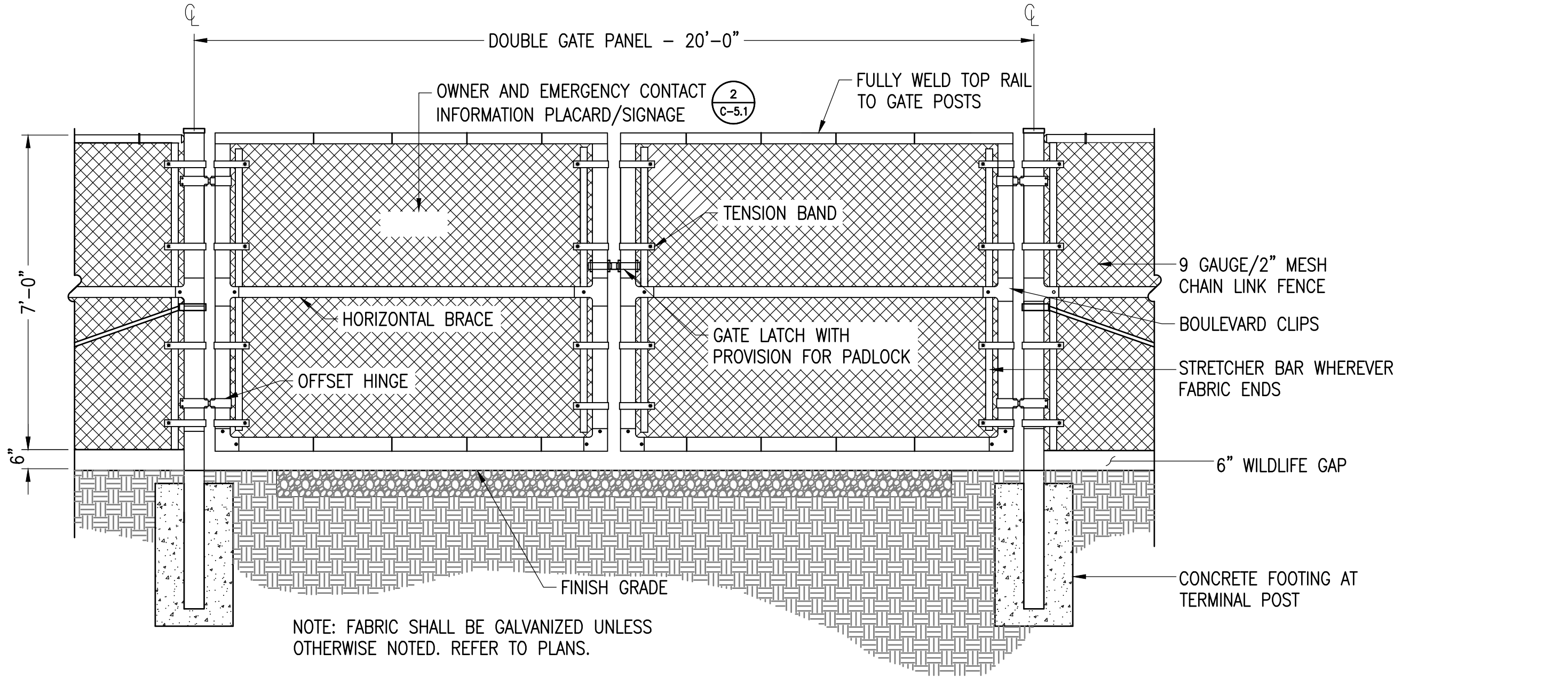


NOTES:

- SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
- SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION CRITERIA.
- SUBCONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION PROCEDURES.
- WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
- SUBCONTRACTOR SHALL REMOVE TEMPORARY CONSTRUCTION ACCESS ROADS, AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CEOR AND THE GOVERNING AGENCIES.
- SUBCONTRACTOR SHALL INSTALL CONDUITS FOR ALL ELECTRICAL CONDUIT CROSSINGS PRIOR TO INSTALLATION OF THE GEOGRID MATERIAL. THE GEOGRID SHALL NOT BE HORIZONTALLY CUT ONCE INSTALLED.

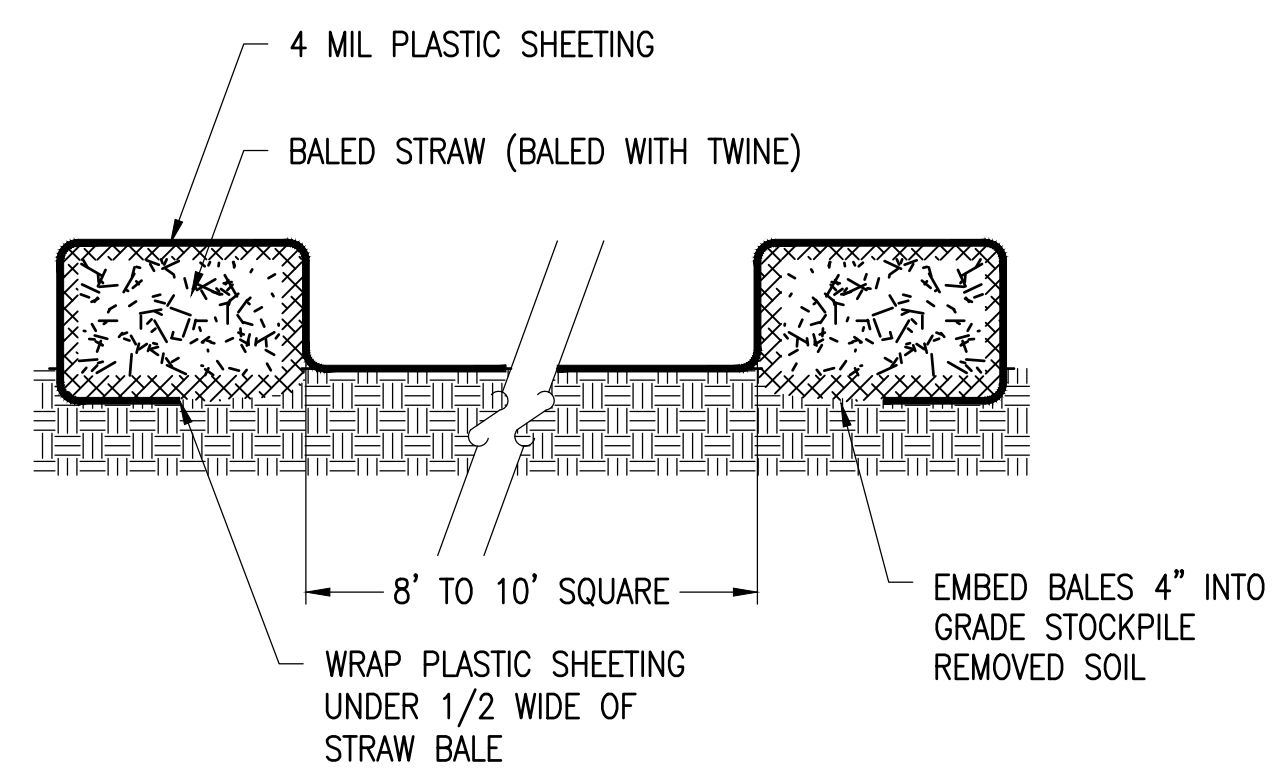
1 GRAVEL ACCESS ROAD

SCALE: NTS
XD_CIVIL_GRAVEL_ROAD_LI 04-30-2019



8 VEHICLE GATE WITH WILDLIFE GAP

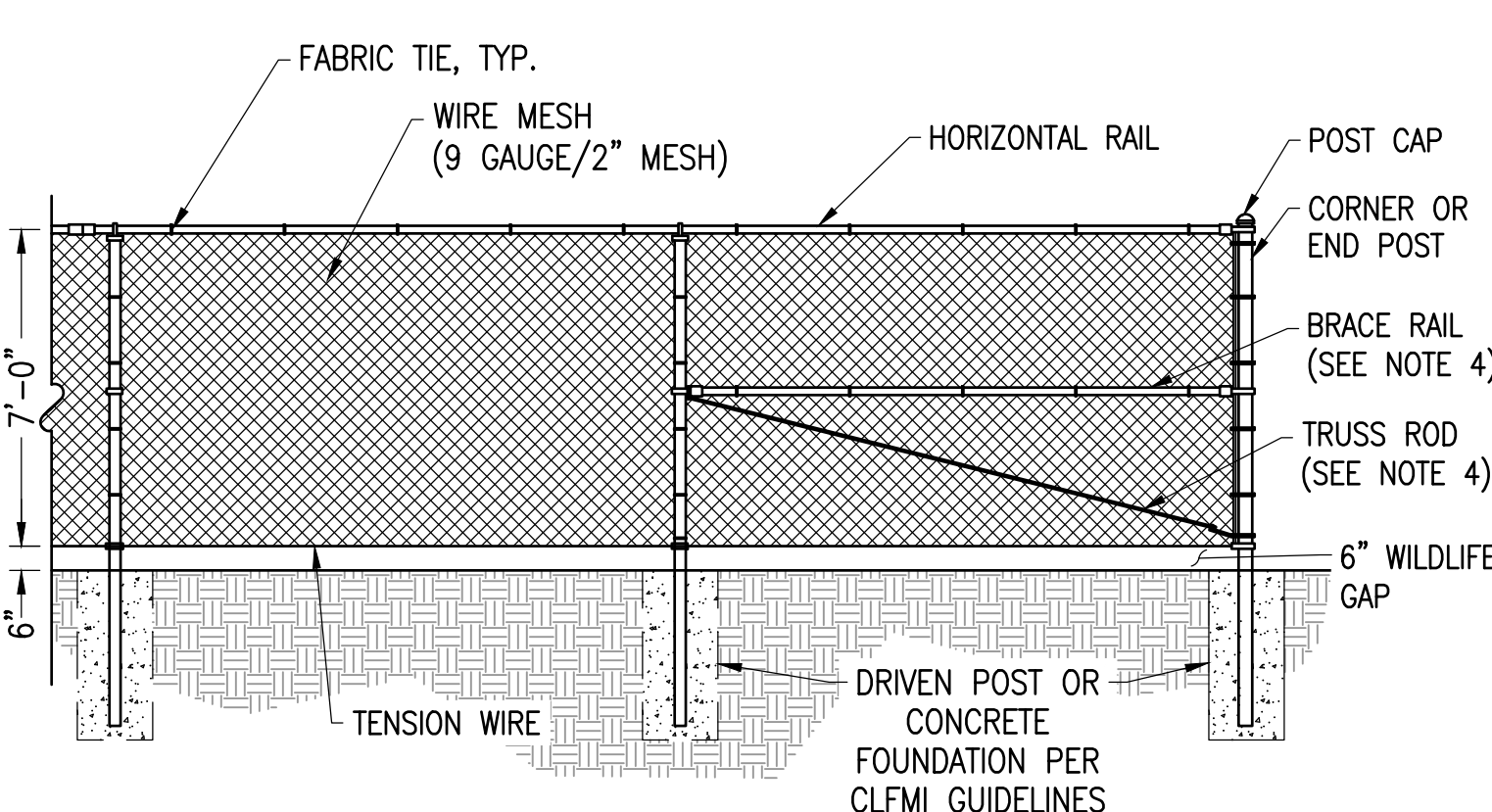
SCALE: NTS
XD_CIVIL_FENCE_VEHICLE_GATE_Y 07-02-2020



NOTE: PLASTIC SHEETING SHALL BE FREE OF TEARS OR HOLES. AFTER BASIN IS USED, WASHWATER FROM WASHOUT BASIN SHALL EVAPORATE OR BE VACUUMED OUT. REMOVE REMAINING HARDENED SOLIDS. REPLACE PLASTIC SHEETING AND STRAWBALES AS REQUIRED.

5 CONCRETE WASHOUT BASINS

SCALE: NTS
XD_CIVIL_CONCRETE_WASHOUT_BASINS 07-24-2017

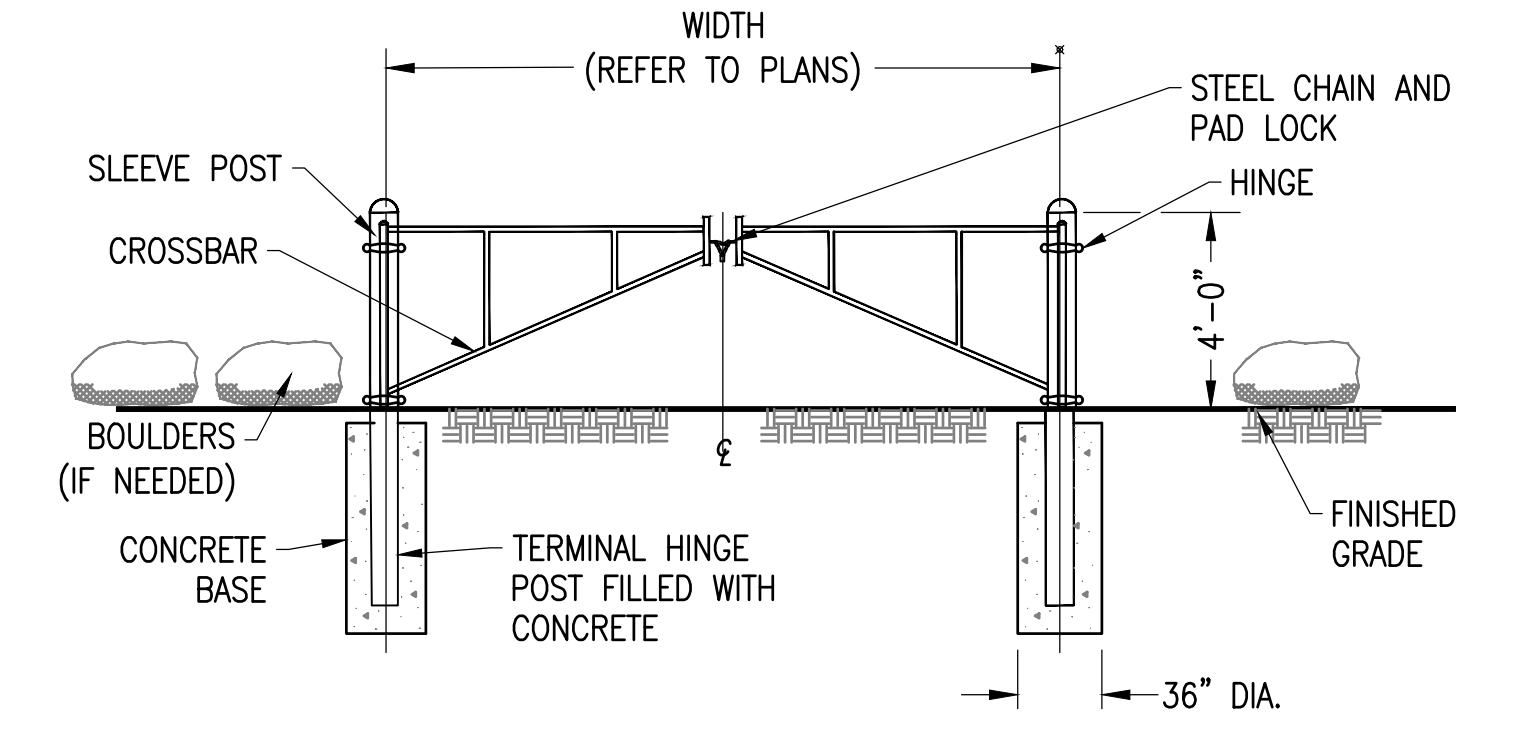


NOTES:

- THE FENCE SHALL MEET OR EXCEED THE CHAIN LINK FENCE MANUFACTURER INSTITUTE (CLFMI) GUIDELINES AND RELATED FEDERAL SPECIFICATIONS FOR SECURITY CHAIN LINK FENCE MATERIALS AND INSTALLATION.
- FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
- THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
- ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLFMI GUIDELINES.

2 CHAIN LINK FENCE WITH WILDLIFE GAP

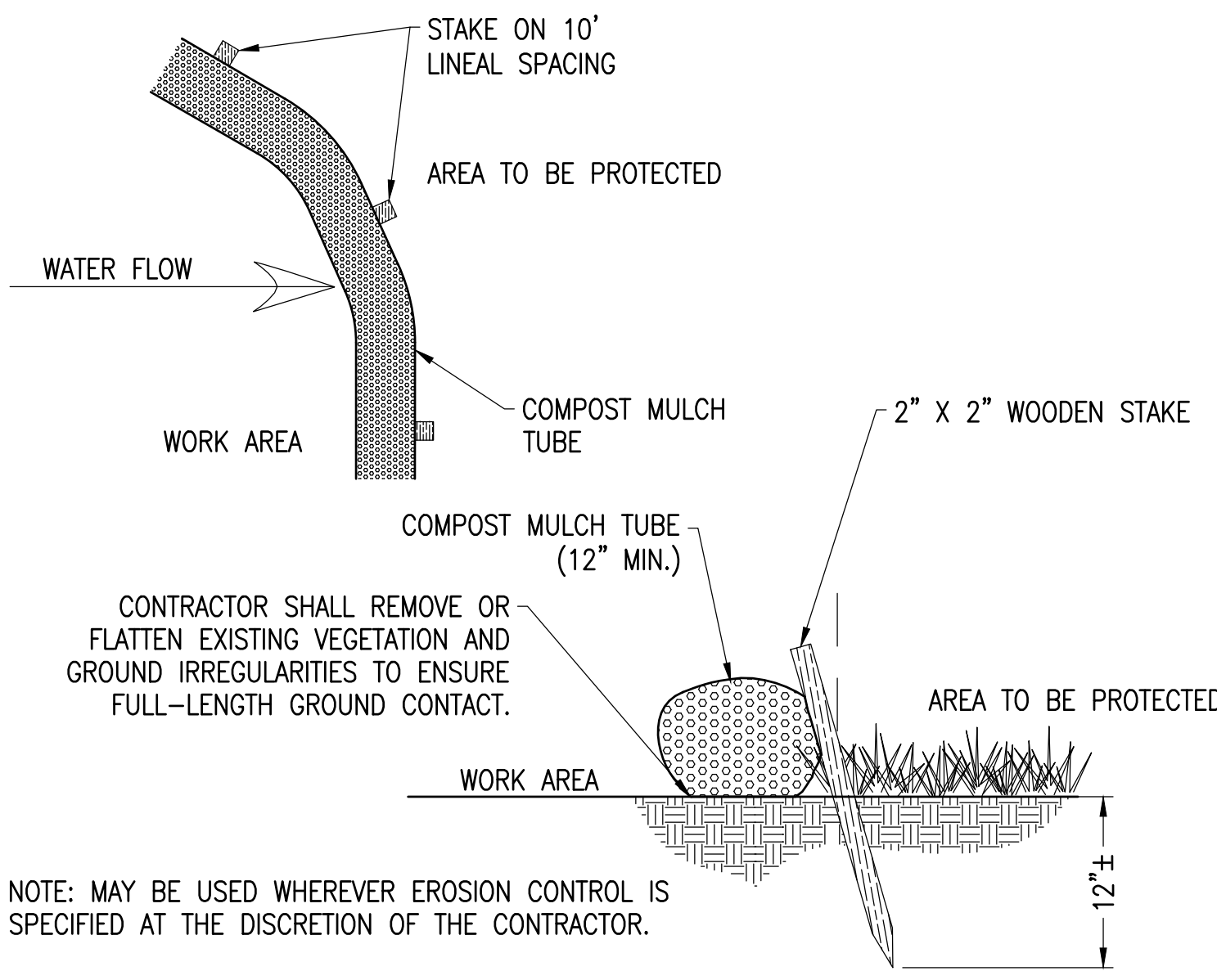
SCALE: NTS
XD_CIVIL_FENCE_7_CHAIN_LINK_WILDLIFE_GAP 07-02-2020



NOTE: CONTRACTOR SHALL ENSURE NO VEHICULAR ACCESS (INCLUDING MOTORCYCLES, ATVS, ETC.) AROUND BARRIER GATE.

9 BARRIER GATE

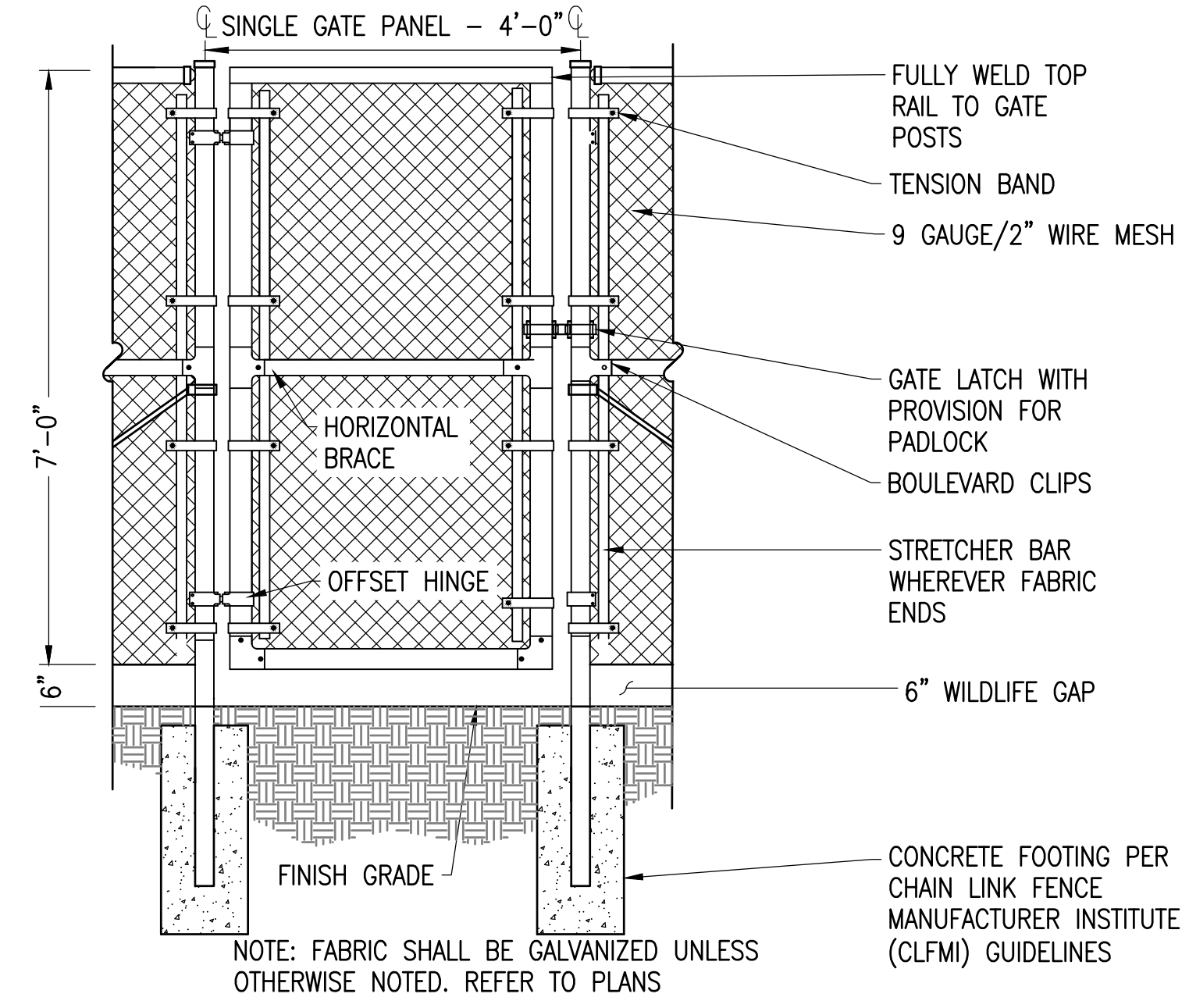
SCALE: NTS
XD_CIVIL_ACCESS_BARRIER_GATE 10-24-2018



NOTE: MAY BE USED WHEREVER EROSION CONTROL IS SPECIFIED AT THE DISCRETION OF THE CONTRACTOR.

6 MULCH TUBE

SCALE: NTS



NOTE: FABRIC SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. REFER TO PLANS

3 4' ACCESS GATE WITH WILDLIFE GAP

SCALE: NTS
XD_CIVIL_SITE_CONSTRUCTION_4_WALK_THROUGH_GATE 07-25-2017

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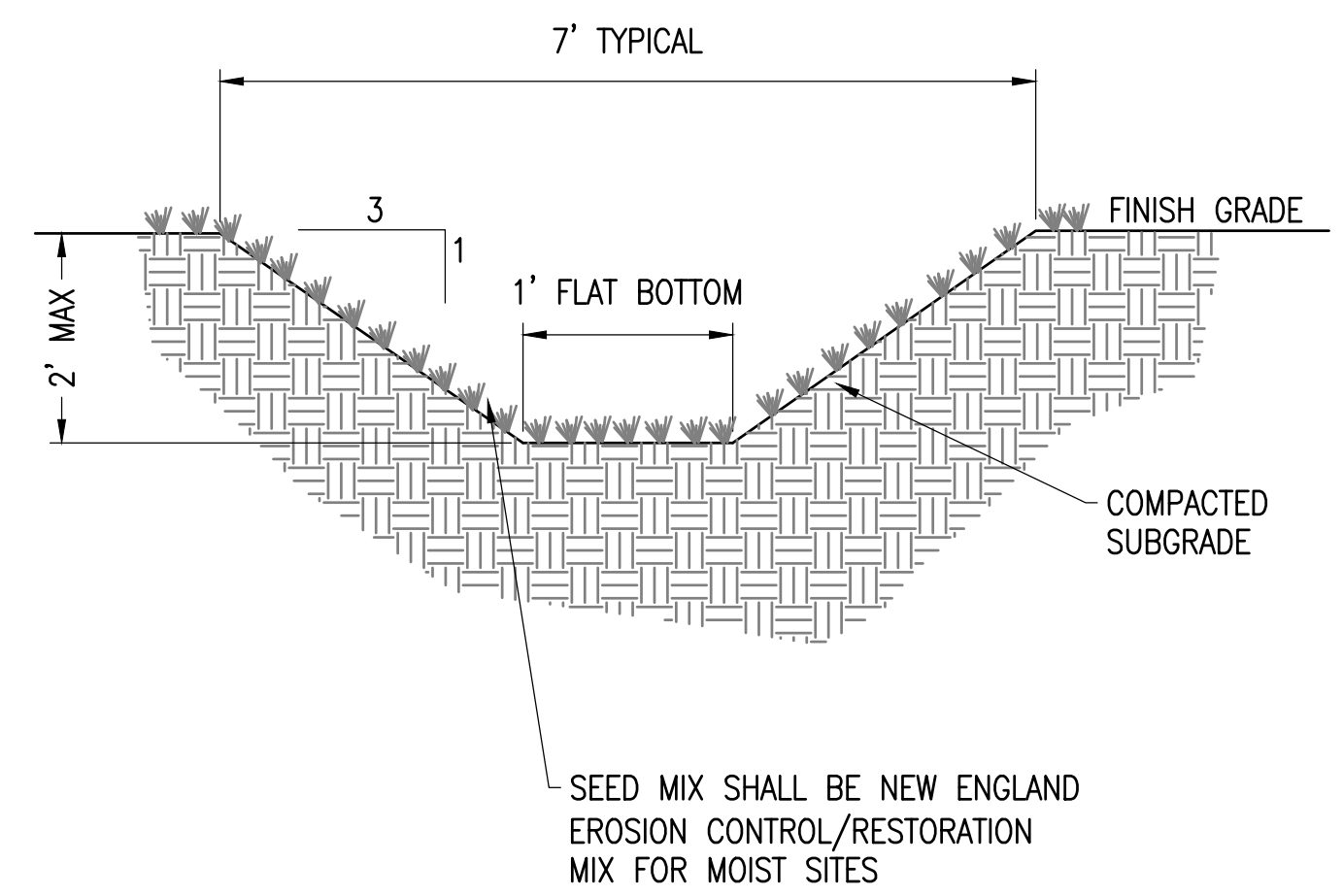
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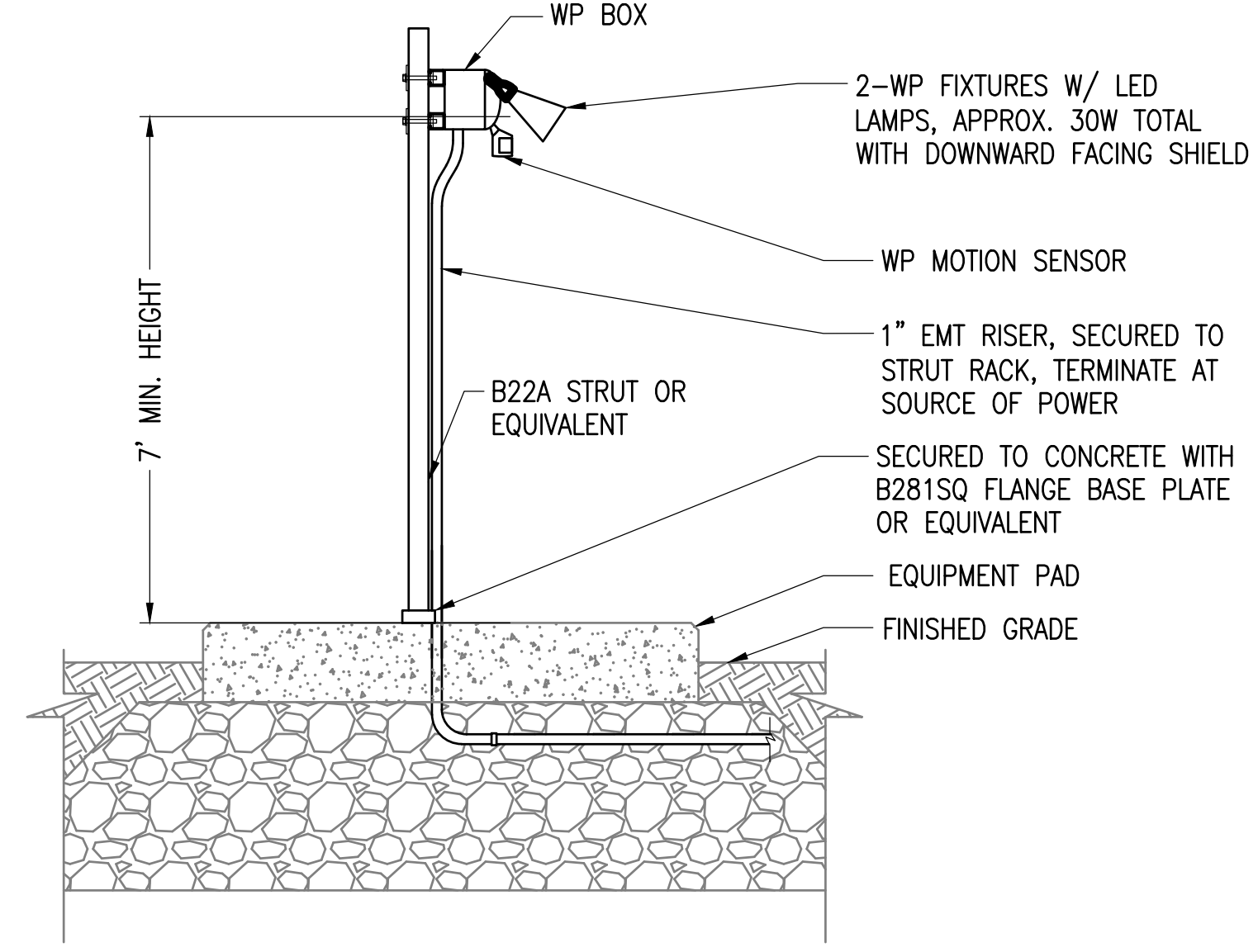
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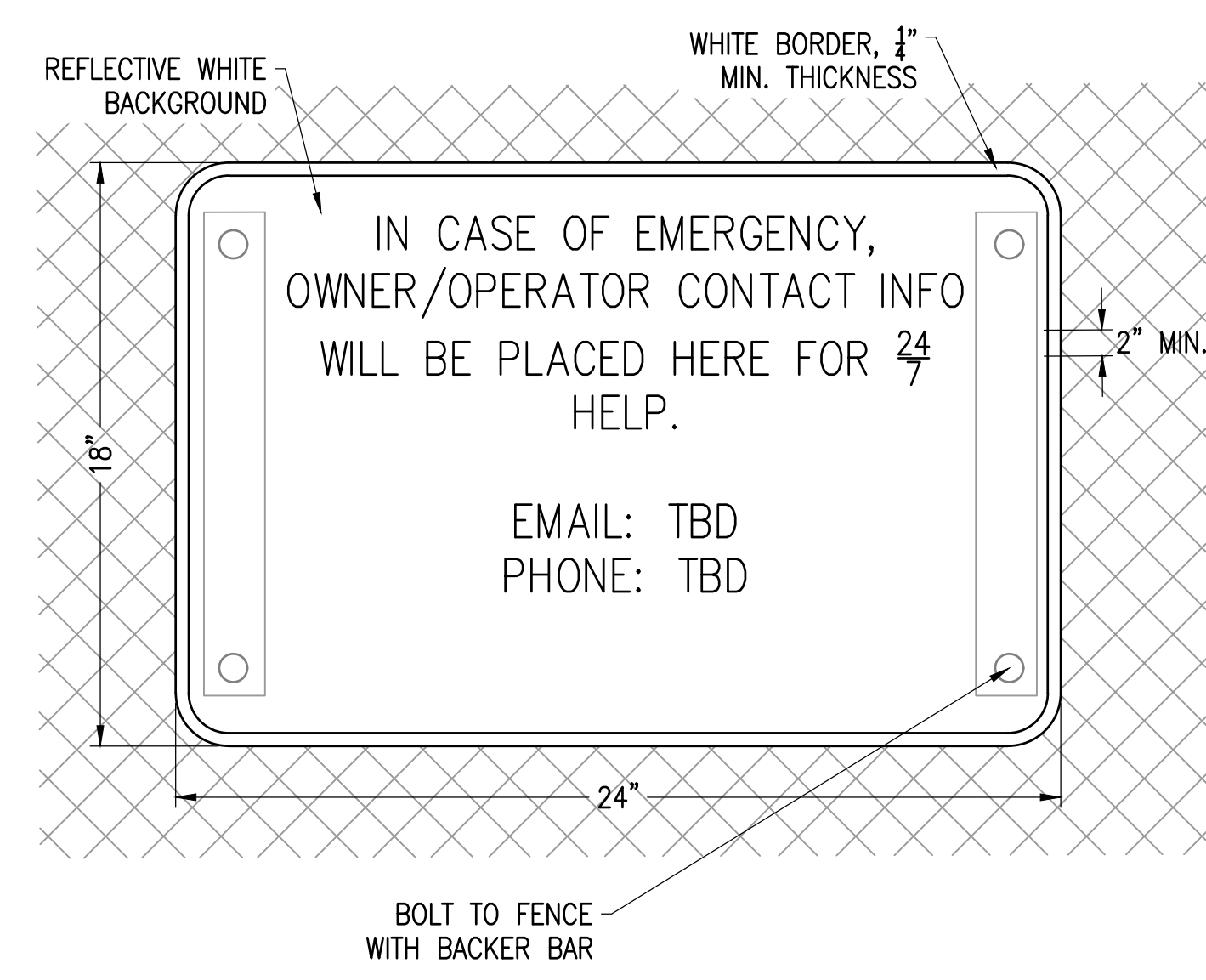
C-5.0
CIVIL DETAILS



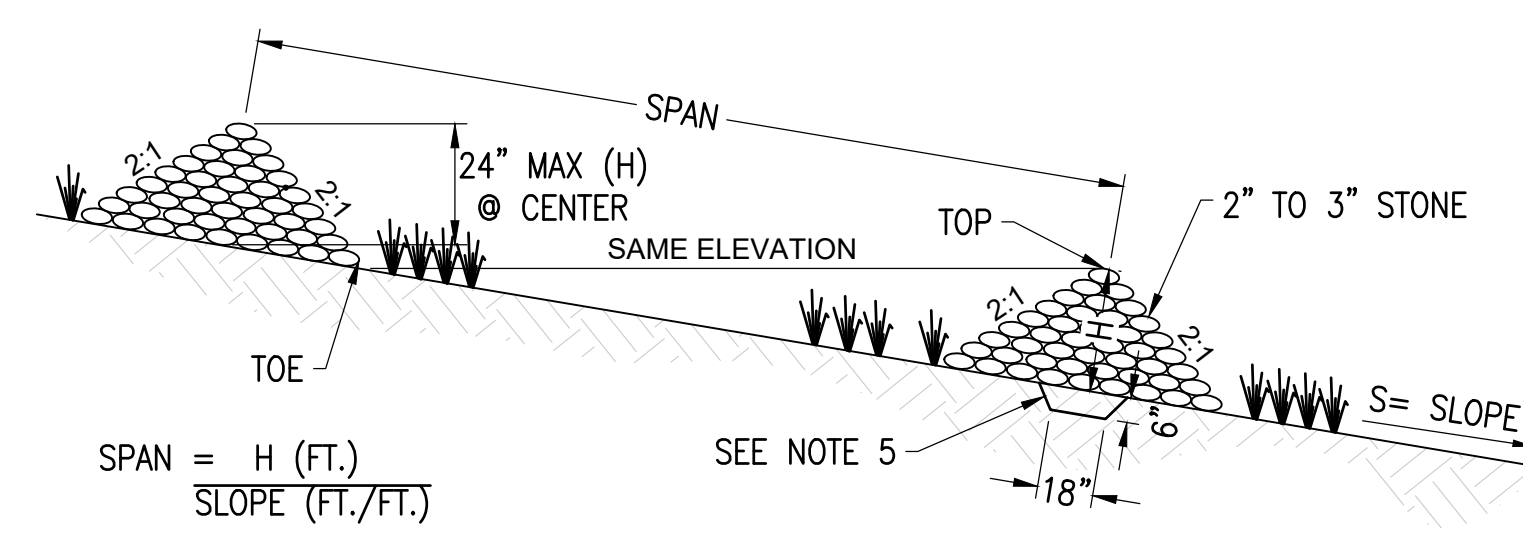
4 GRASS LINED SWALE
SCALE: NTS
XD_CML_DRAINAGE_GRASS_SWALE 07-12-21



1 STAND ALONE LIGHT MOUNTING
SCALE: NTS
XD_ELEC_STAND ALONE LIGHT MOUNTING 2016-10-17



2 EMERGENCY CONTACT SIGN
LOCATED AT VEHICLE GATES
SCALE: NTS
XD_CML_SIGNAGE_EMERGENCY 2019-2-22



- NOTES:
1. MAXIMUM DRAINAGE AREA ≤ 2 ACRES
 2. USE MA DOT M.2.01.1 CRUSHED STONE
 3. H=24" MAX @ CENTER
 4. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION
 5. INSTALL 6" DEEP CUT-OFF TRENCH BELOW
 6. EXTEND THE STONE A MINIMUM OF 1.5' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM

3 STONE CHECK DAM
SCALE: N.T.S.
XD_CML_CHECK DAM 08-15-2016

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BORREGO
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (978) 808-4273
FAX: (978) 843-6778
WWW.BORREGOSOLAR.COM



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PROJECT NUMBER:
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