

# SITE USE PERMIT SET

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

THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE RENEWABLE ENERGY PROJECT REPRESENTED HEREIN. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

**new leaf energy**

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1320 S STREET  
ANDOVER, MA 01810

PROJECT NUMBER:  
120-0345

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	SITE USE PERMIT SET	RESPONSE TO PEER REVIEW	COMMENTS
1	4/12/22	CS	BS	BS	BS	BS	
2	6/14/22	CS	CS	CS	CS	CS	
3	9/13/22	CS	CS	CS	CS	CS	

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**

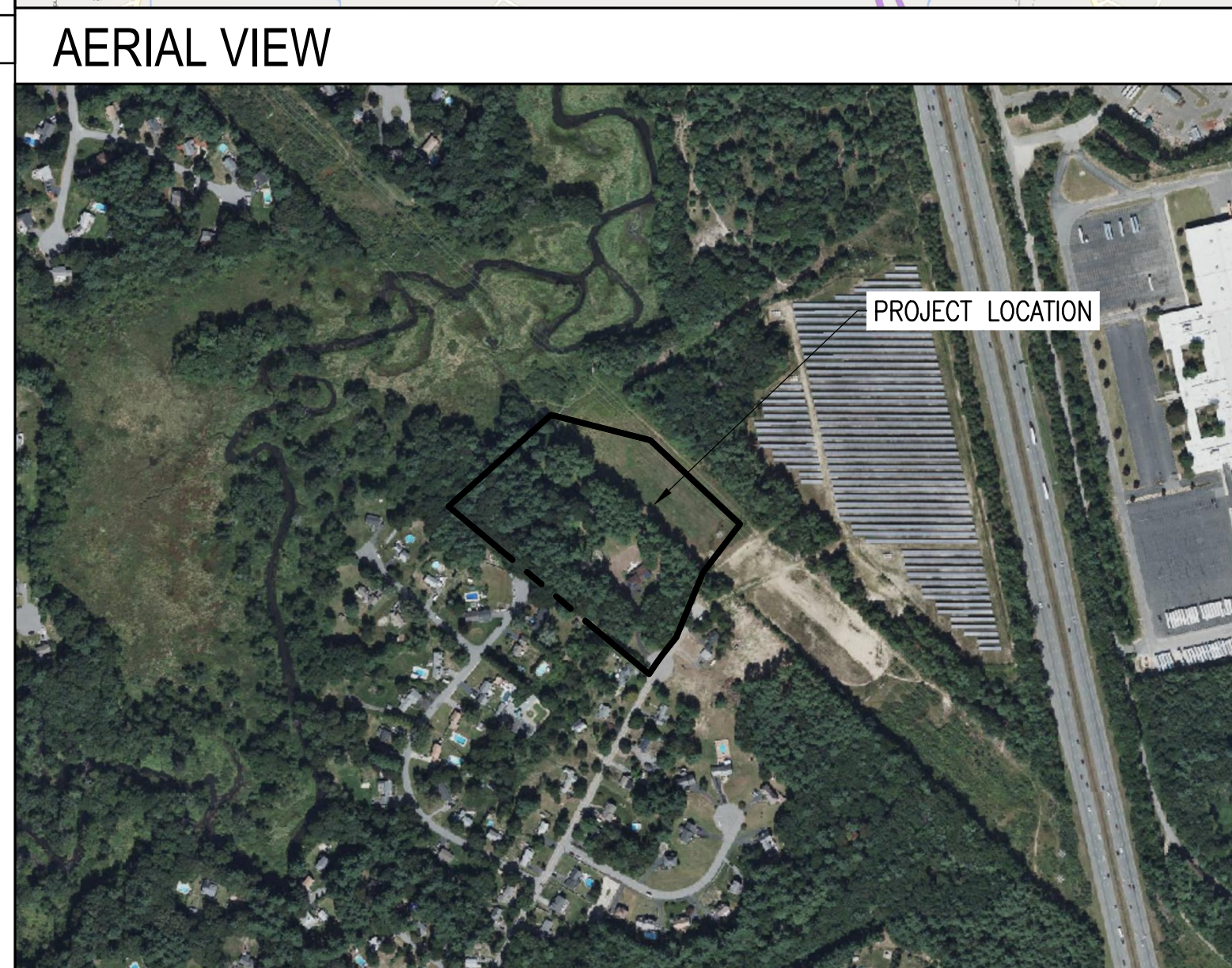
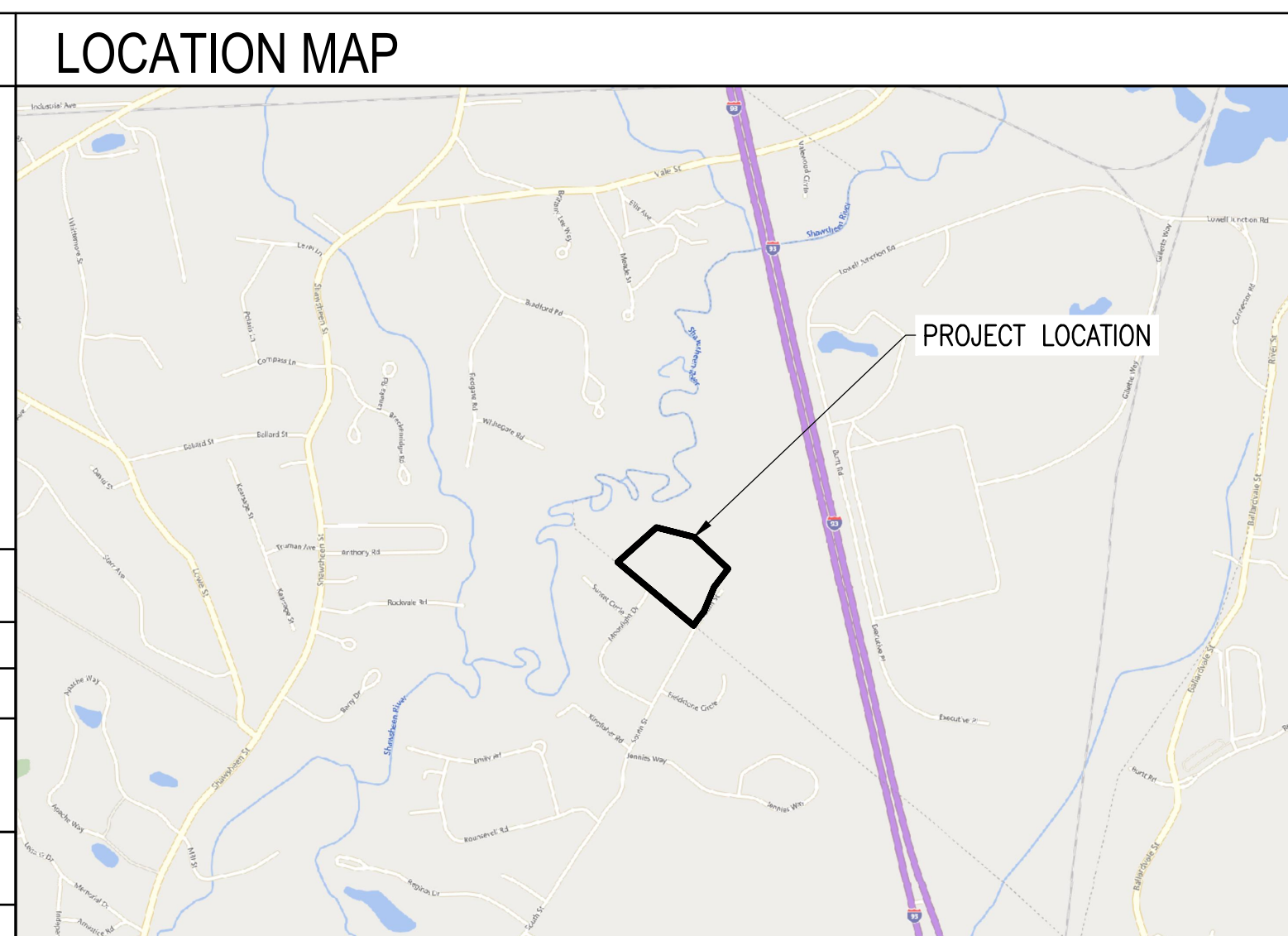
THIS PROJECT CONSISTS OF THE INSTALLATION OF ENERGY STORAGE EQUIPMENT, PER THE SYSTEM DESCRIPTION BELOW. BATTERY MODULES WILL BE INSTALLED IN PURPOSE-BUILT ENERGY STORAGE SEGMENTS WITH INTEGRATED FIRE SUPPRESSION SYSTEMS. BATTERY MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED THROUGH DC/DC CONVERTERS, 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**

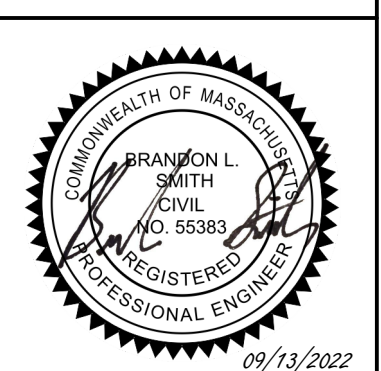
<b>LAND OWNER / HOST</b> TES MERCEDAT 1320 SOUTH STREET TEWKSBURY, MA 01876 617-699-6315	<b>CIVIL ENGINEER</b> FIRM: BORREGO SOLAR SYSTEMS, INC. CONTACT: BRANDON SMITH, P.E. PHONE: 978-221-3093
<b>AUTHORITY HAVING JURISDICTION</b> TOWN OF ANDOVER 36 BARTLET STREET ANDOVER, MA 01810 978-623-8650	<b>ELECTRICAL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

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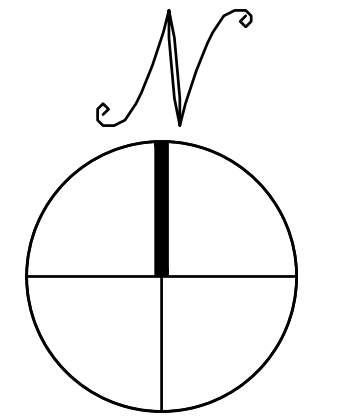
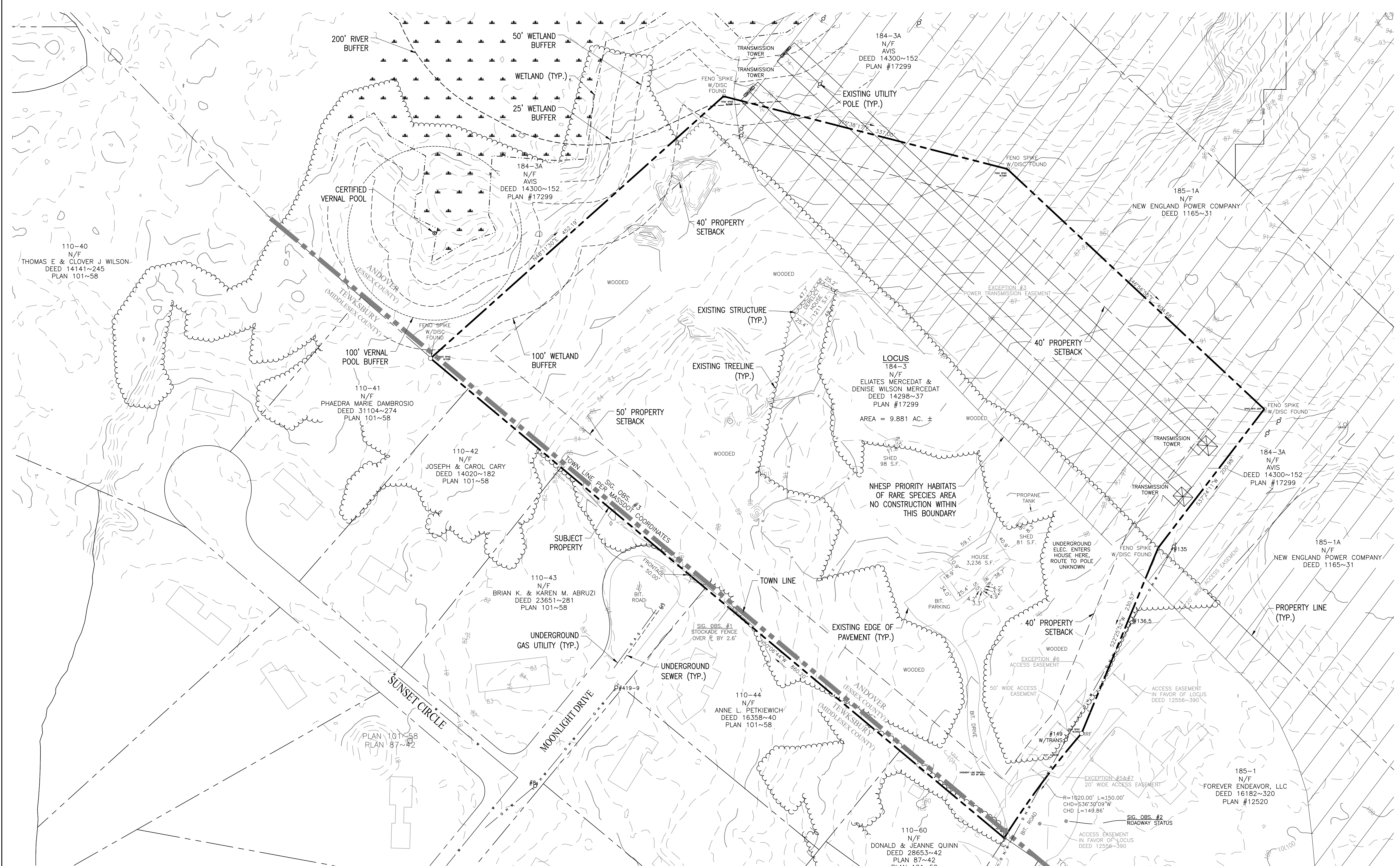
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SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

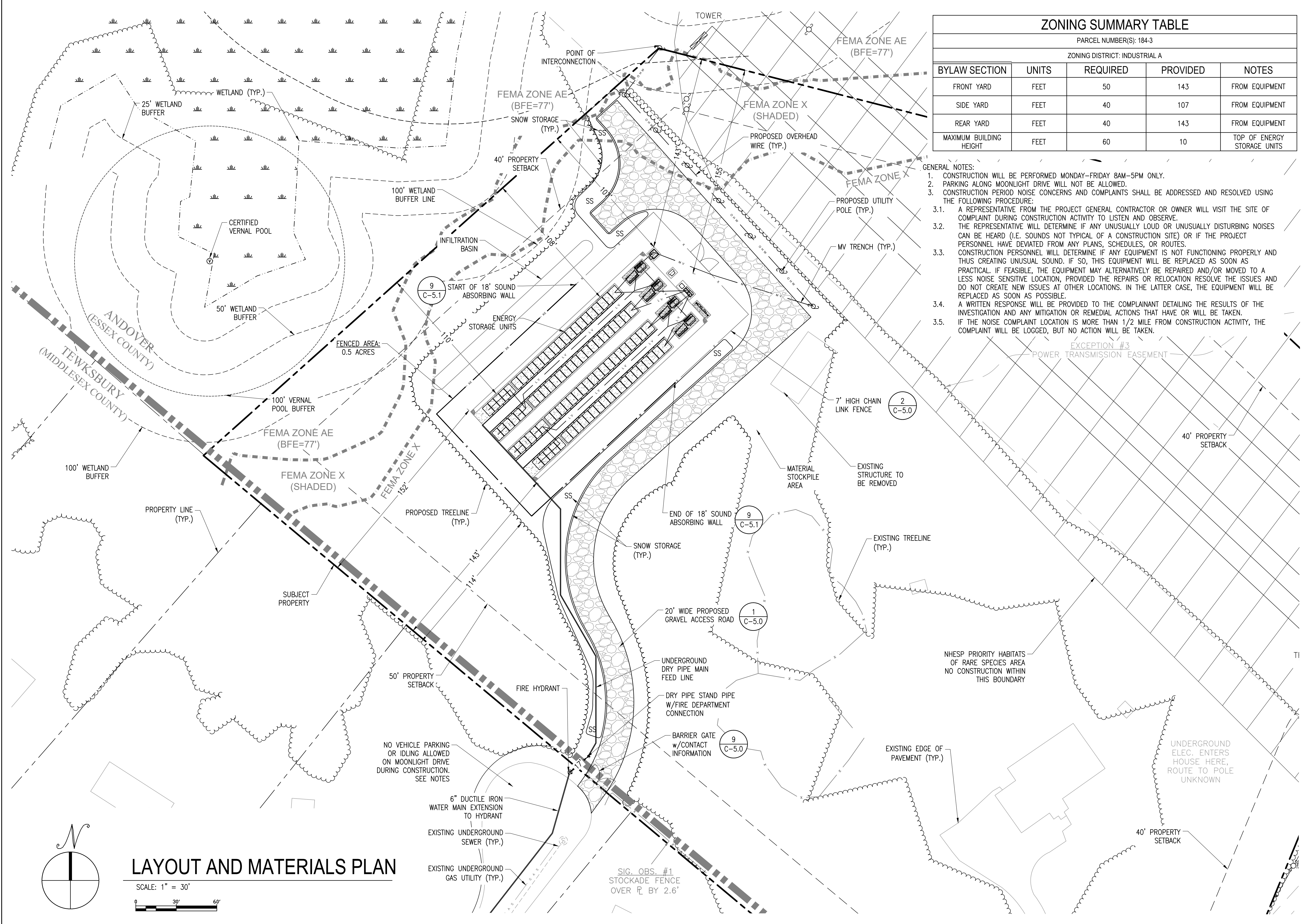
C-1.0  
EXISTING CONDITIONS PLAN



# EXISTING CONDITIONS PLAN

SCALE: 1" = 50'  
0 50' 100'





### 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.
  - CONSTRUCTION PERIOD NOISE CONCERNS AND COMPLAINTS SHALL BE ADDRESSED AND RESOLVED USING THE FOLLOWING PROCEDURE:
    - A REPRESENTATIVE FROM THE PROJECT GENERAL CONTRACTOR OR OWNER WILL VISIT THE SITE OF COMPLAINT DURING CONSTRUCTION ACTIVITY TO LISTEN AND OBSERVE.
    - THE REPRESENTATIVE WILL DETERMINE IF ANY UNUSUALLY LOUD OR UNUSUALLY DISTURBING NOISES CAN BE HEARD (I.E. SOUNDS NOT TYPICAL OF A CONSTRUCTION SITE) OR IF THE PROJECT PERSONNEL HAVE DEVIATED FROM ANY PLANS, SCHEDULES, OR ROUTES.
    - CONSTRUCTION PERSONNEL WILL DETERMINE IF ANY EQUIPMENT IS NOT FUNCTIONING PROPERLY AND THUS CREATING UNUSUAL SOUND. IF SO, THIS EQUIPMENT WILL BE REPLACED AS SOON AS PRACTICAL. IF FEASIBLE, THE EQUIPMENT MAY ALTERNATIVELY BE REPAIRED AND/OR MOVED TO A LESS NOISE SENSITIVE LOCATION, PROVIDED THE REPAIRS OR RELOCATION RESOLVE THE ISSUES AND DO NOT CREATE NEW ISSUES AT OTHER LOCATIONS. IN THE LATTER CASE, THE EQUIPMENT WILL BE REPLACED AS SOON AS POSSIBLE.
    - A WRITTEN RESPONSE WILL BE PROVIDED TO THE COMPLAINANT DETAILING THE RESULTS OF THE INVESTIGATION AND ANY MITIGATION OR REMEDIAL ACTIONS THAT HAVE OR WILL BE TAKEN.
    - IF THE NOISE COMPLAINT LOCATION IS MORE THAN 1/2 MILE FROM CONSTRUCTION ACTIVITY, THE COMPLAINT WILL BE LOGGED, BUT NO ACTION WILL BE TAKEN.

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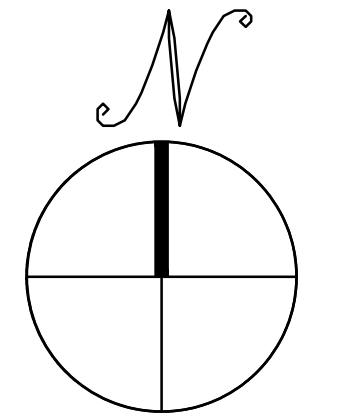
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## C-3.0

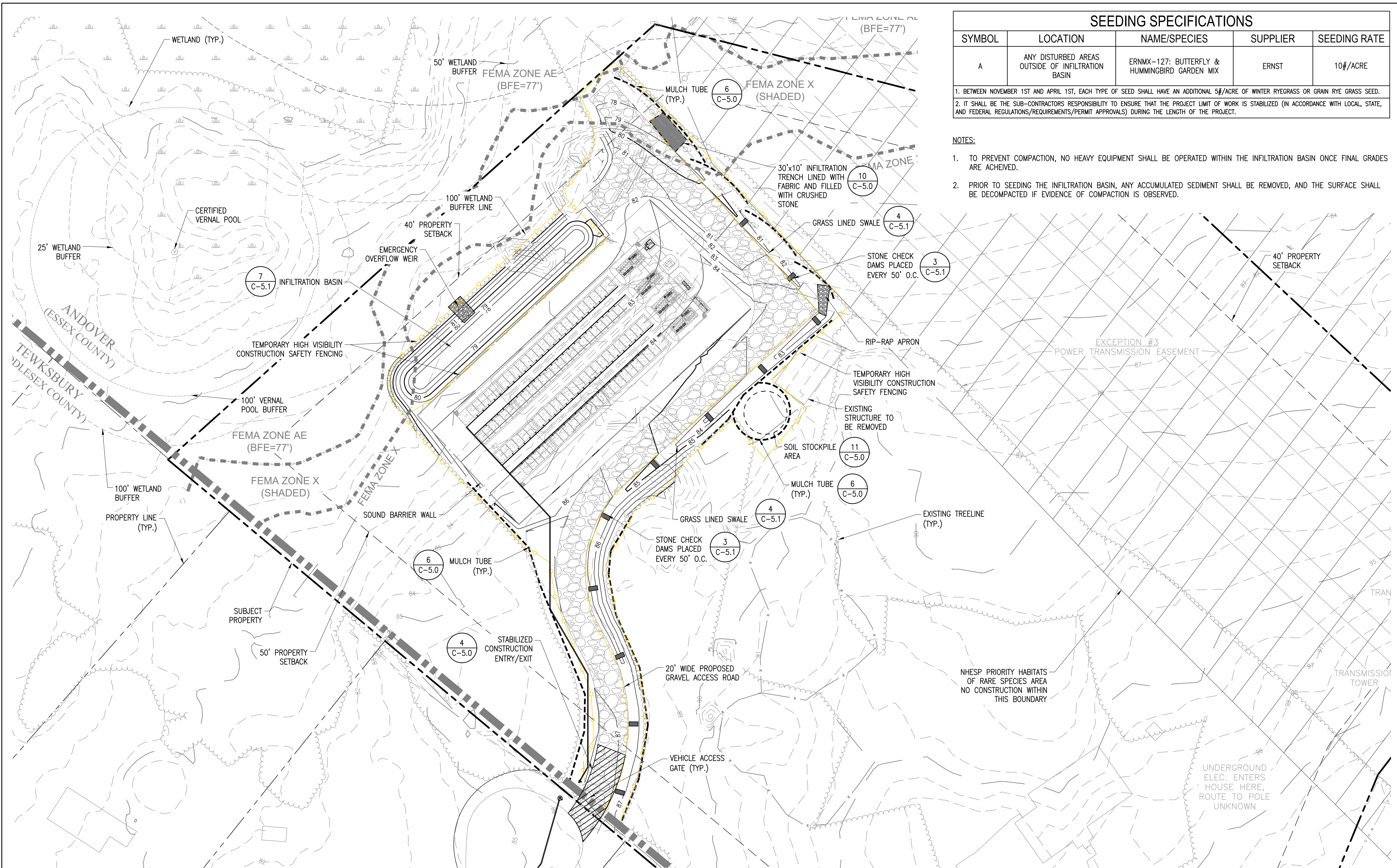
LAYOUT AND MATERIALS PLAN



## LAYOUT AND MATERIALS PLAN

SCALE: 1" = 30'

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



### SEEDING SPECIFICATIONS

SYMBOL	LOCATION	NAME/SPECIES	SUPPLIER	SEEDING RATE
A	ANY DISTURBED AREAS OUTSIDE OF INFILTRATION BASIN	ERNMX-127: BUTTERFLY & HUMMINGBIRD GARDEN MIX	ERNST	10#/ACRE

1. BETWEEN NOVEMBER 1ST AND APRIL 1ST, EACH TYPE OF SEED SHALL HAVE AN ADDITIONAL 5#/ACRE OF WINTER RYEGRASS OR GRAM RYE GRASS SEED.  
 2. IT SHALL BE THE SUB-CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE PROJECT LIMIT OF WORK IS STABILIZED (IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS/REQUIREMENTS/PERMIT APPROVALS) DURING THE LENGTH OF THE PROJECT.

- NOTES:**
- TO PREVENT COMPACTION, NO HEAVY EQUIPMENT SHALL BE OPERATED WITHIN THE INFILTRATION BASIN ONCE FINAL GRADES ARE ACHIEVED.
  - PRIOR TO SEEDING THE INFILTRATION BASIN, ANY ACCUMULATED SEDIMENT SHALL BE REMOVED, AND THE SURFACE SHALL BE DECOMPACTED IF EVIDENCE OF COMPACTION IS OBSERVED.

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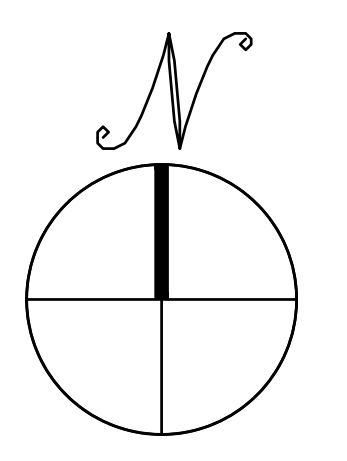
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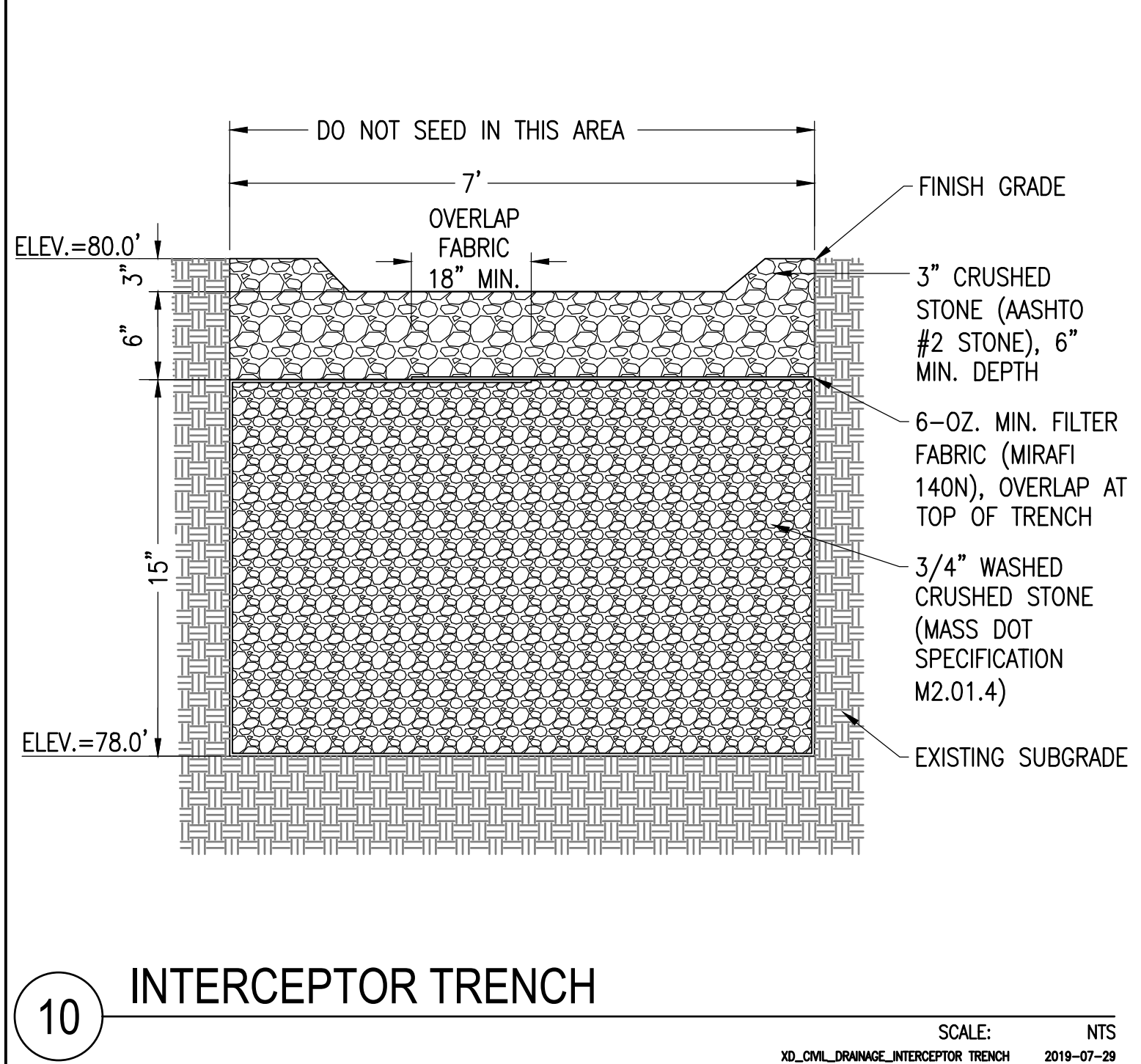
## C-4.0

GRADING AND EROSION CONTROL PLAN

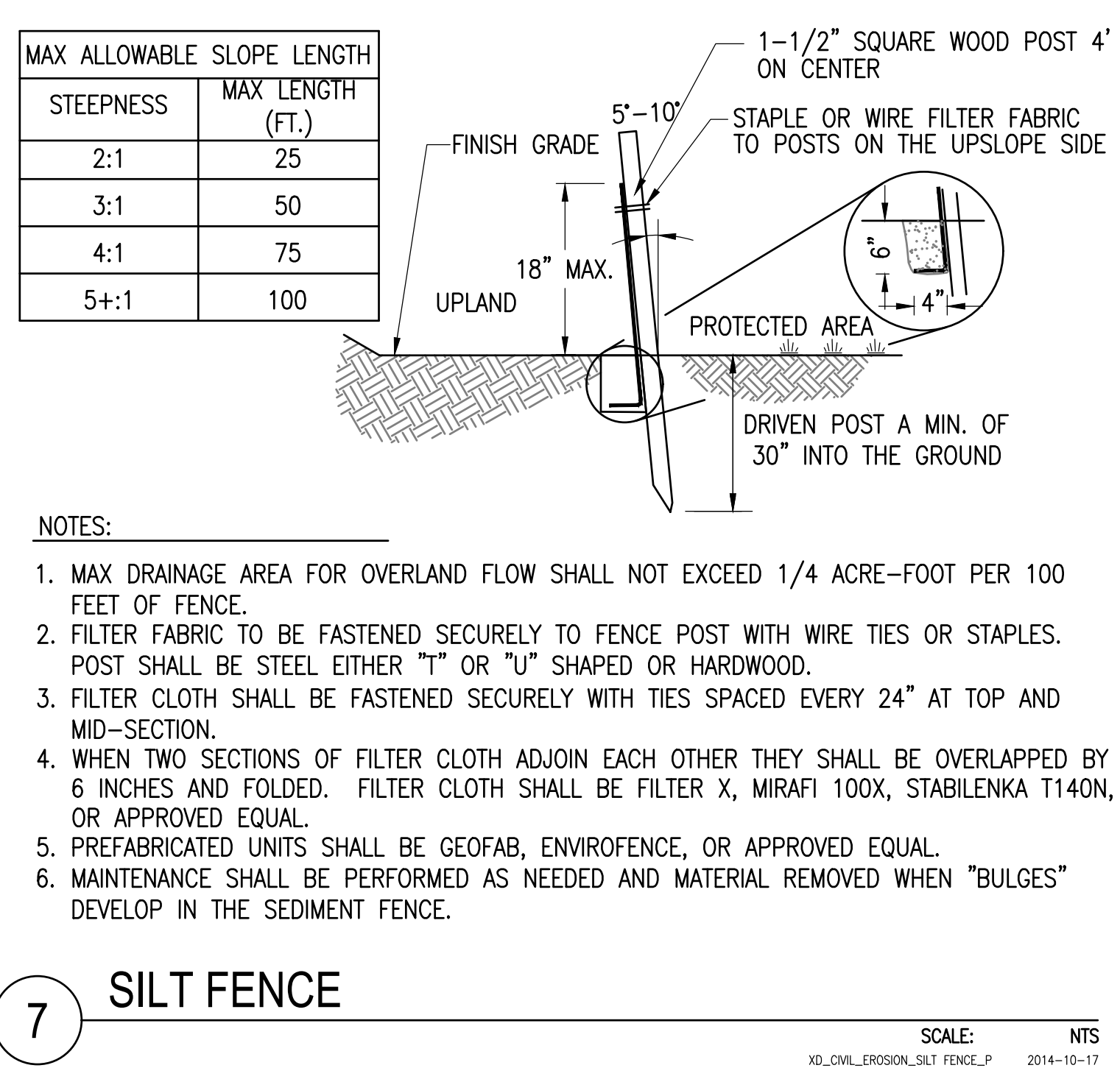


# GRADING AND EROSION CONTROL PLAN

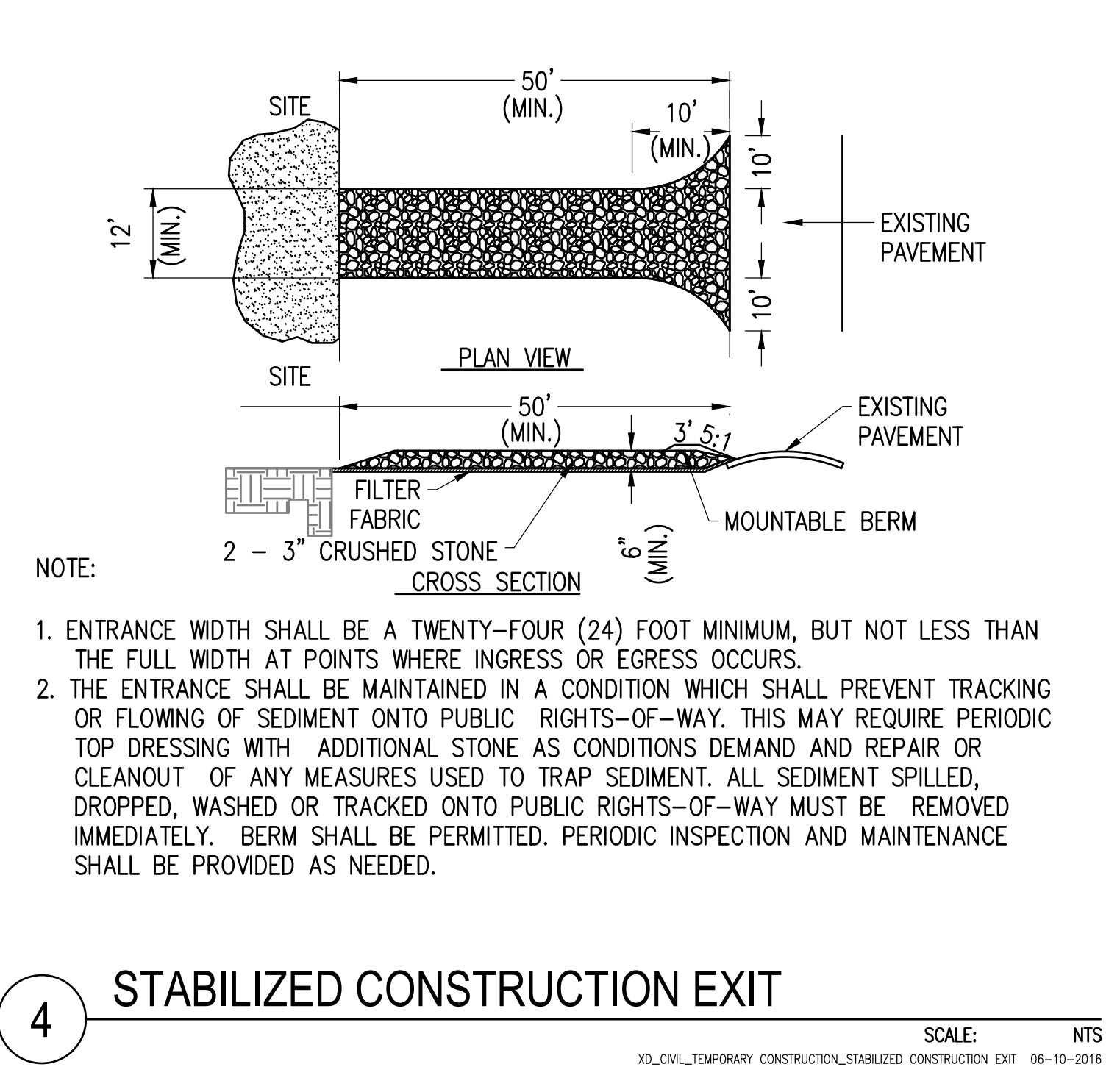
SCALE: 1" = 30'



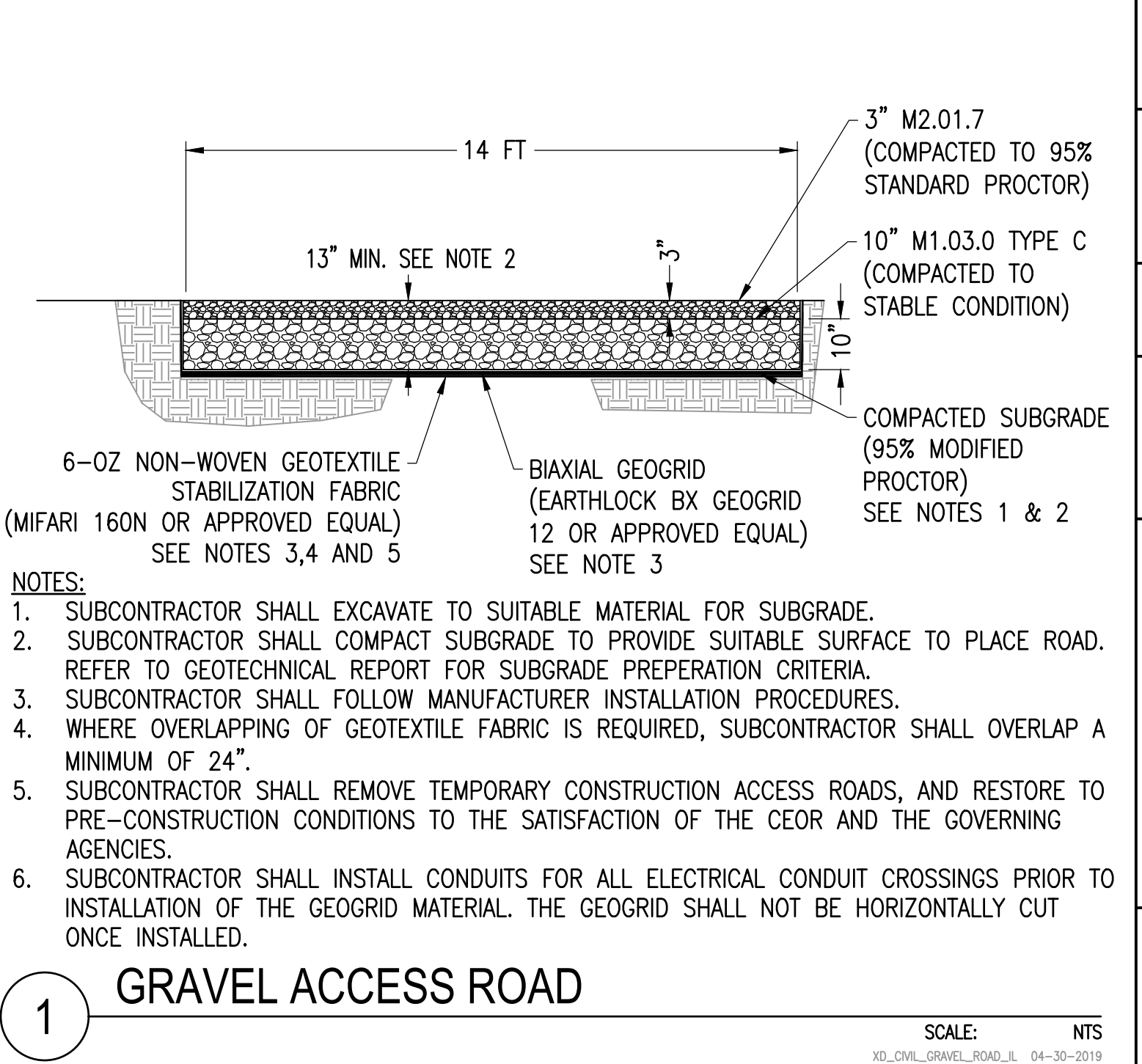
**10 INTERCEPTOR TRENCH**  
SCALE: NTS  
XD\_CIVIL\_DRAWING\_INTERCEPTOR\_TRENCH 2019-07-29



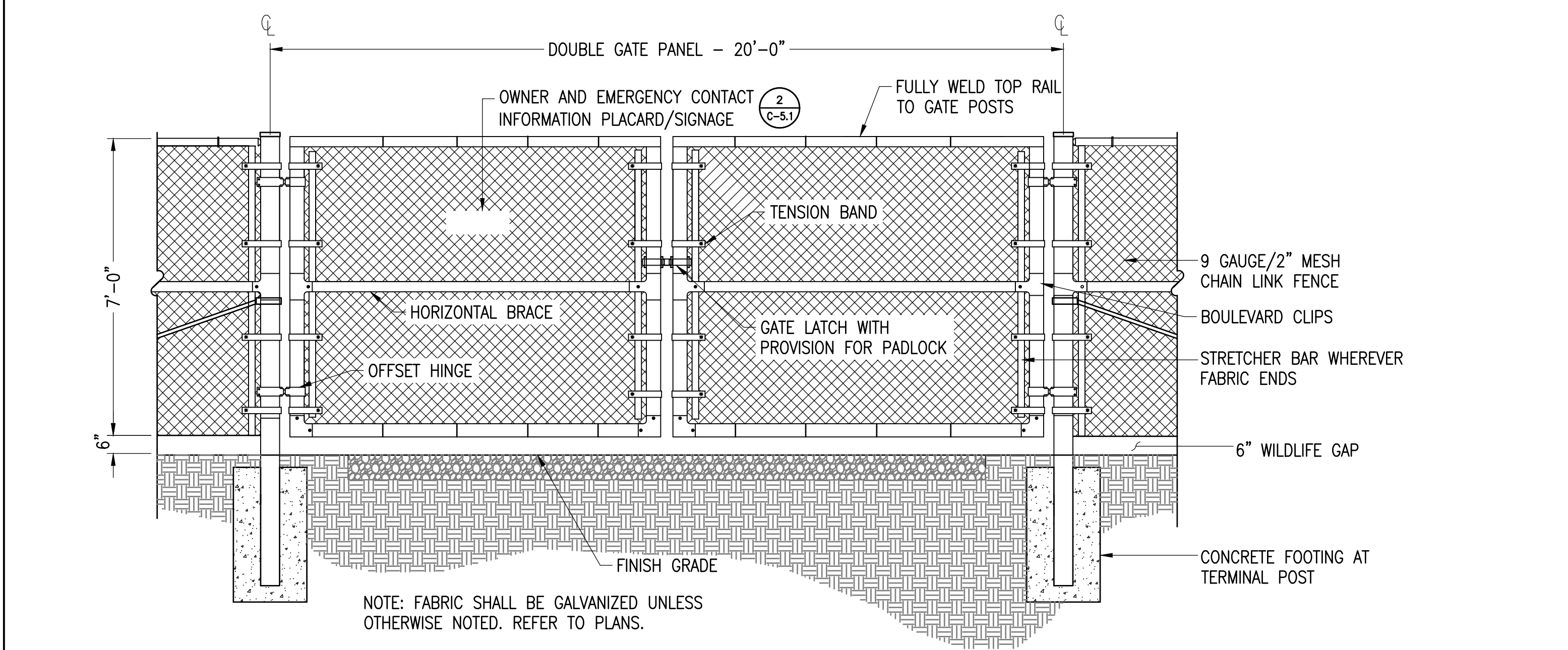
**7 SILT FENCE**  
SCALE: NTS  
XD\_CIVIL\_EROSION\_SILT\_FENCE\_P 2014-10-17



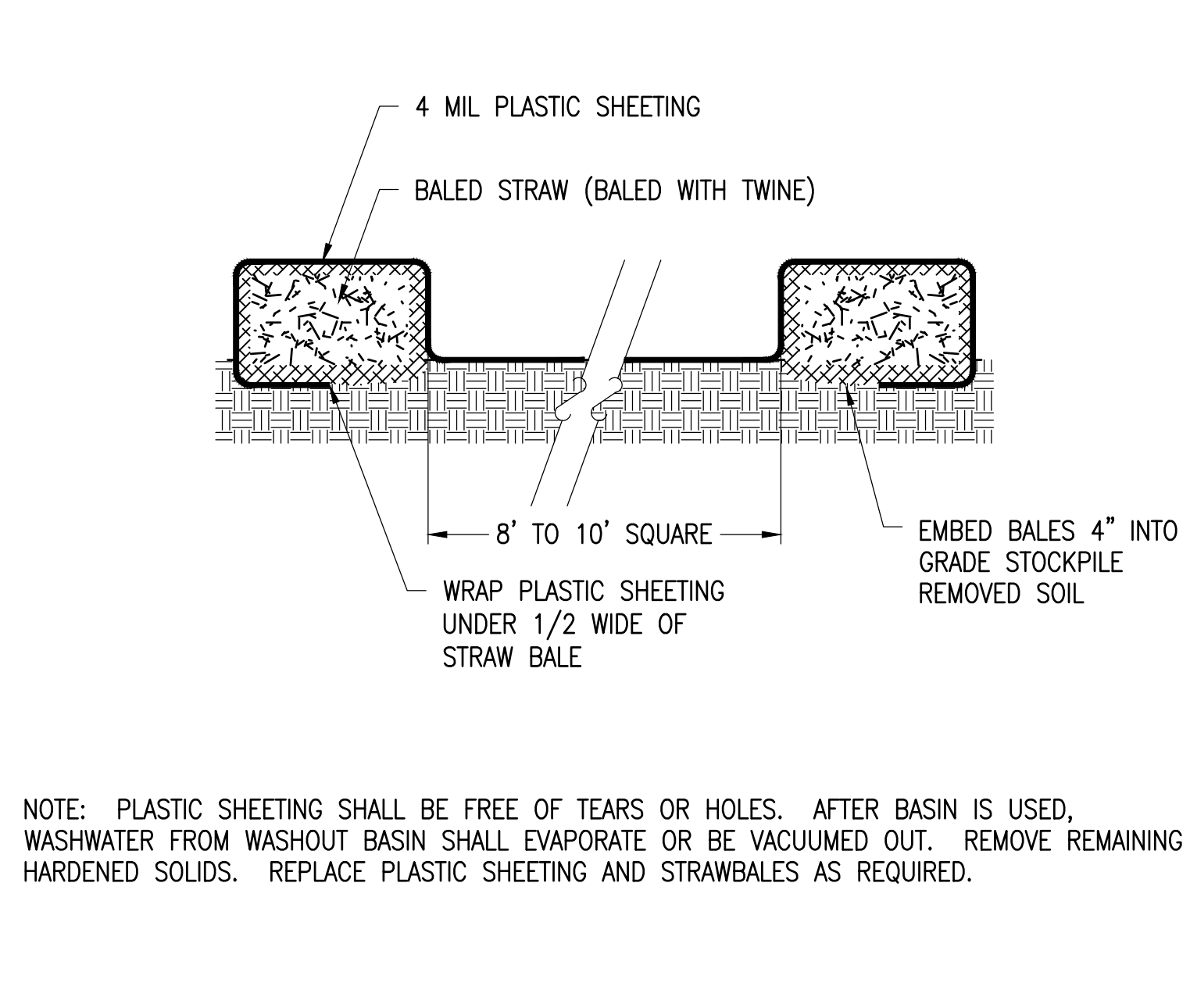
**4 STABILIZED CONSTRUCTION EXIT**  
SCALE: NTS  
XD\_CIVIL\_TEMPORARY\_CONSTRUCTION\_STABILIZED\_CONSTRUCTION\_EXIT 06-10-2016



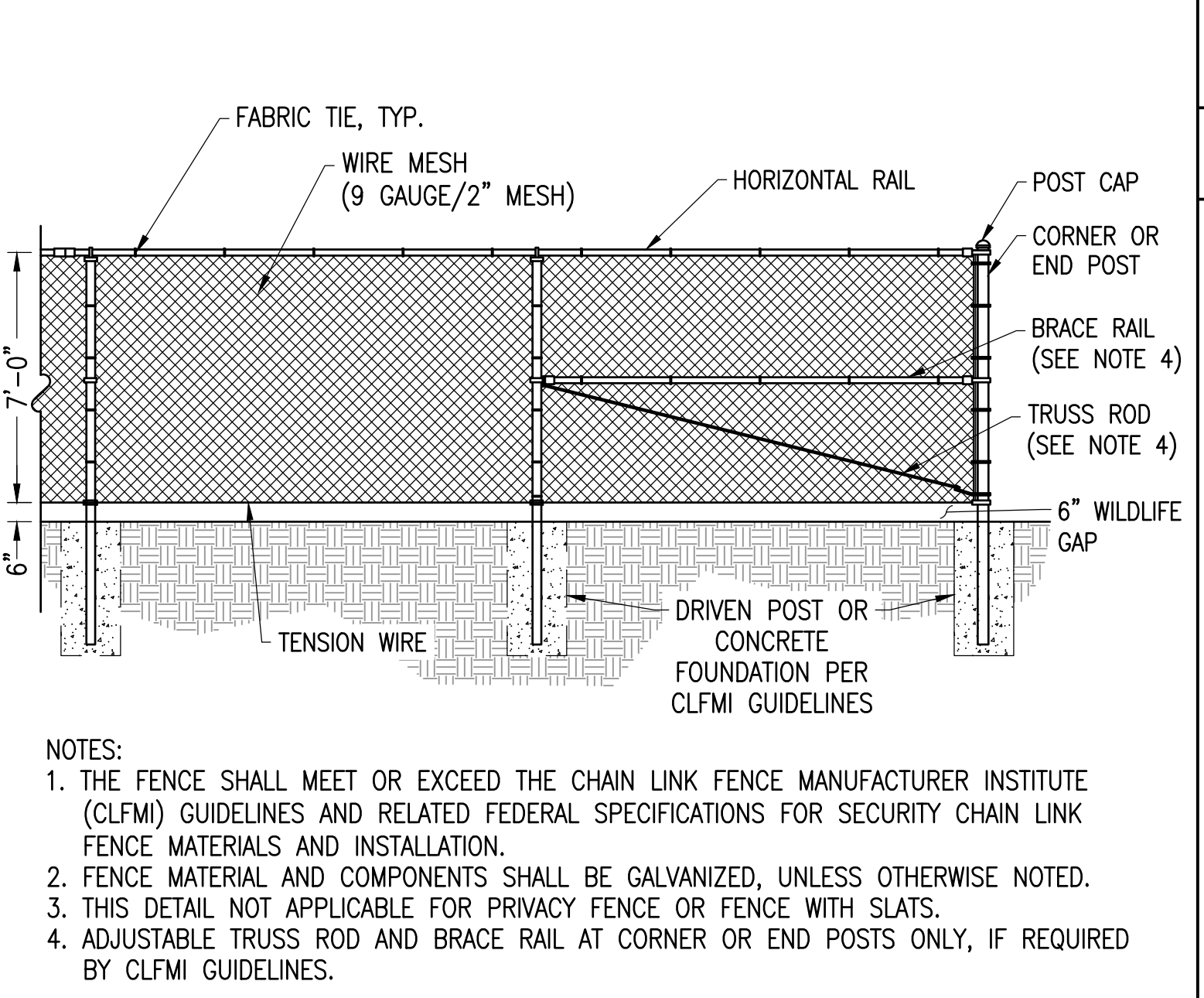
**1 GRAVEL ACCESS ROAD**  
SCALE: NTS  
XD\_CIVIL\_GRAVEL\_ROAD\_LL 04-30-2019



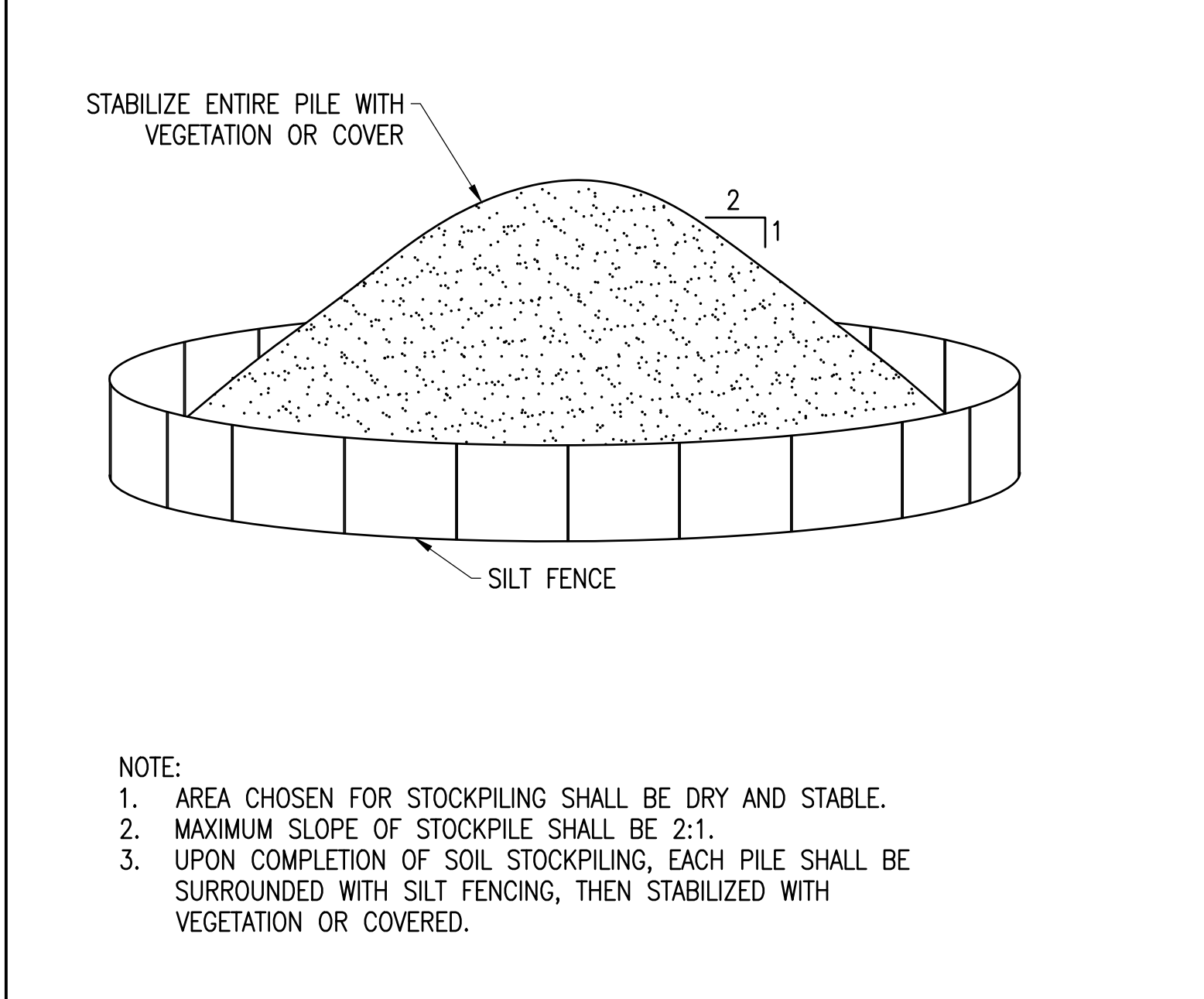
**8 VEHICLE GATE WITH WILDLIFE GAP**  
SCALE: NTS  
XD\_CIVIL\_FENCE\_VEHICLE\_GATE\_T 07-02-2020



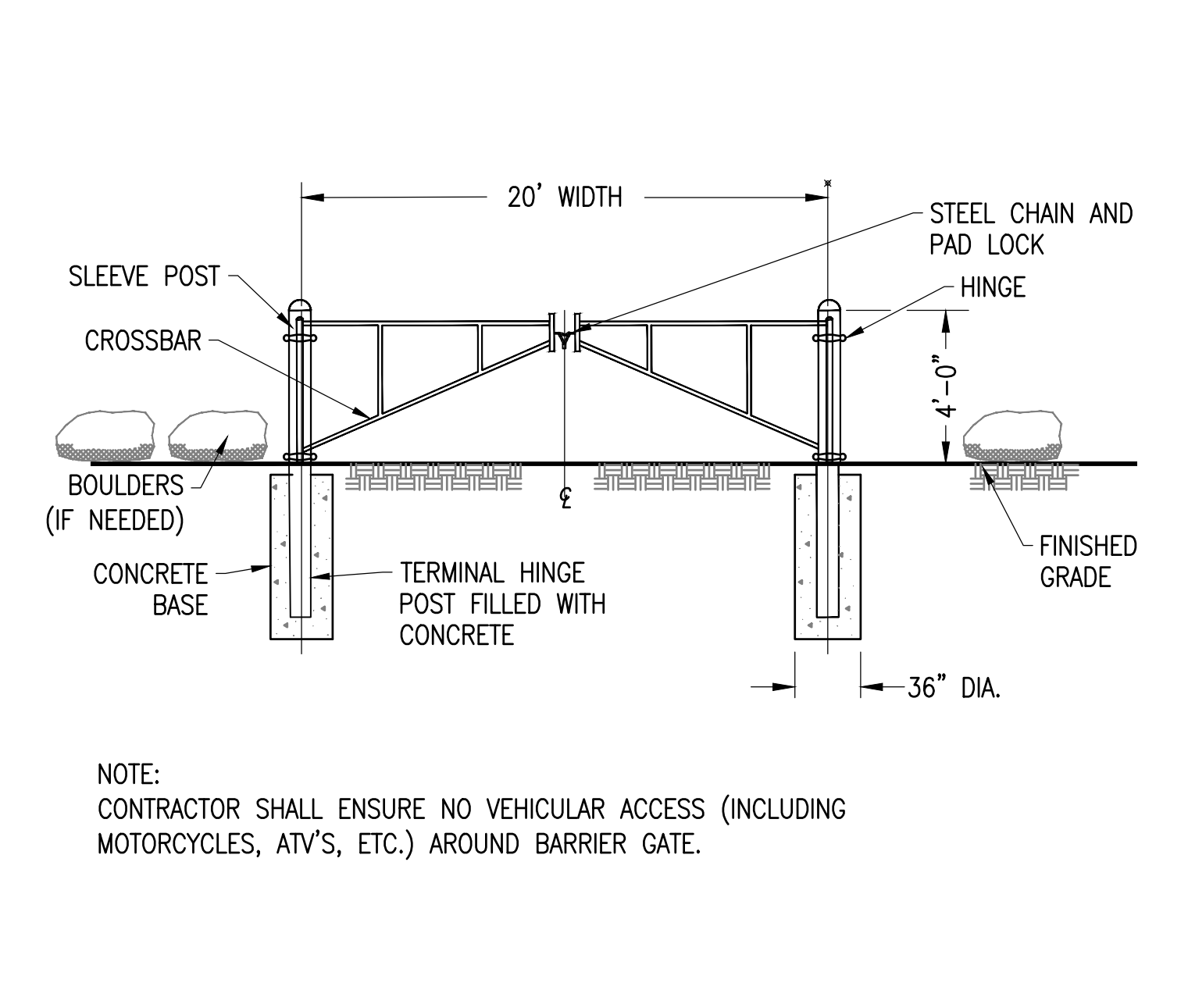
**5 CONCRETE WASHOUT BASINS**  
SCALE: NTS  
XD\_CIVIL\_CONCRETE\_WASHOUT\_BASINS 07-24-2017



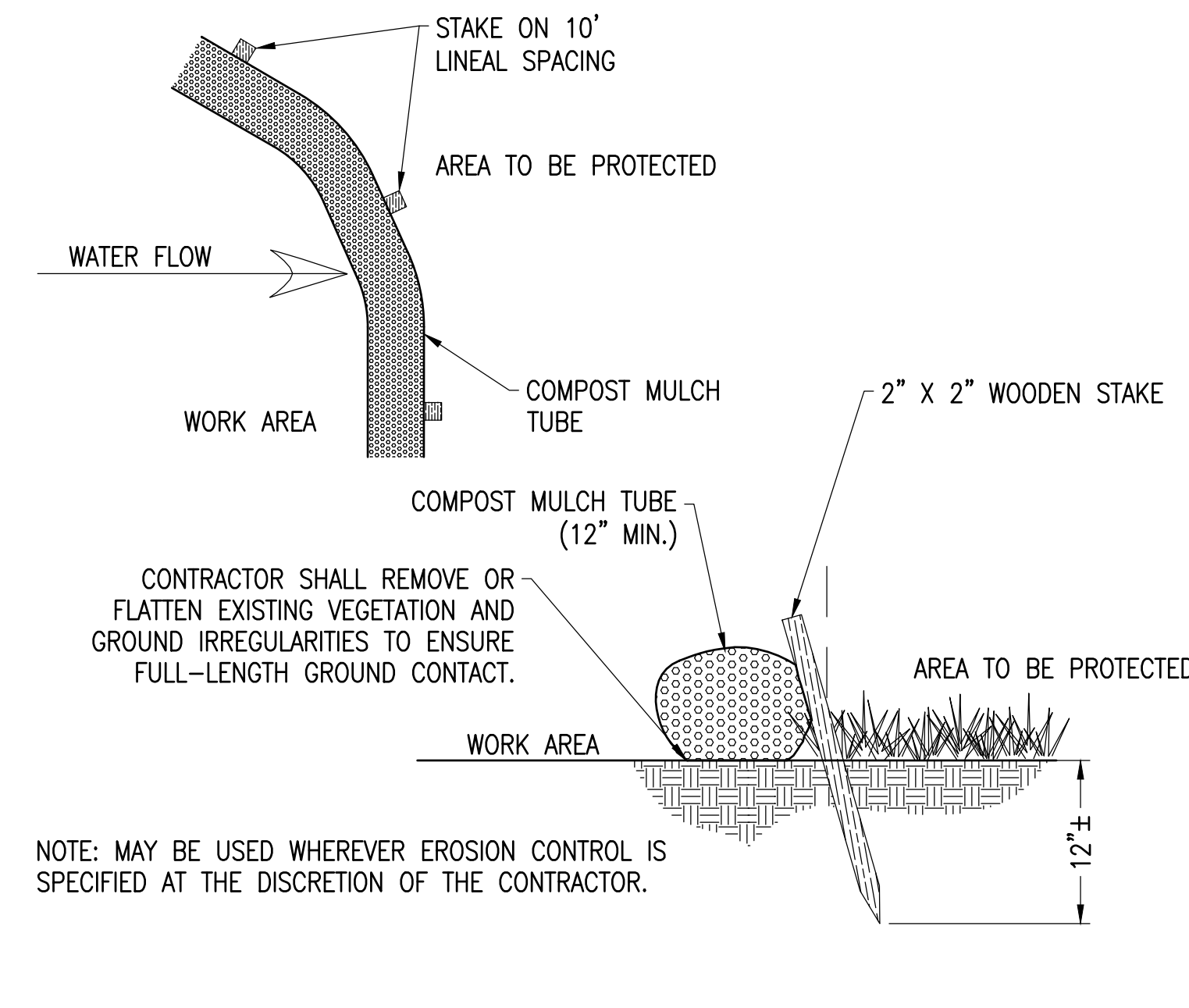
**2 CHAIN LINK FENCE WITH WILDLIFE GAP**  
SCALE: NTS  
XD\_CIVIL\_FENCE\_T\_CHAIN\_LINK\_WILDLIFE\_GAP 07-02-2020



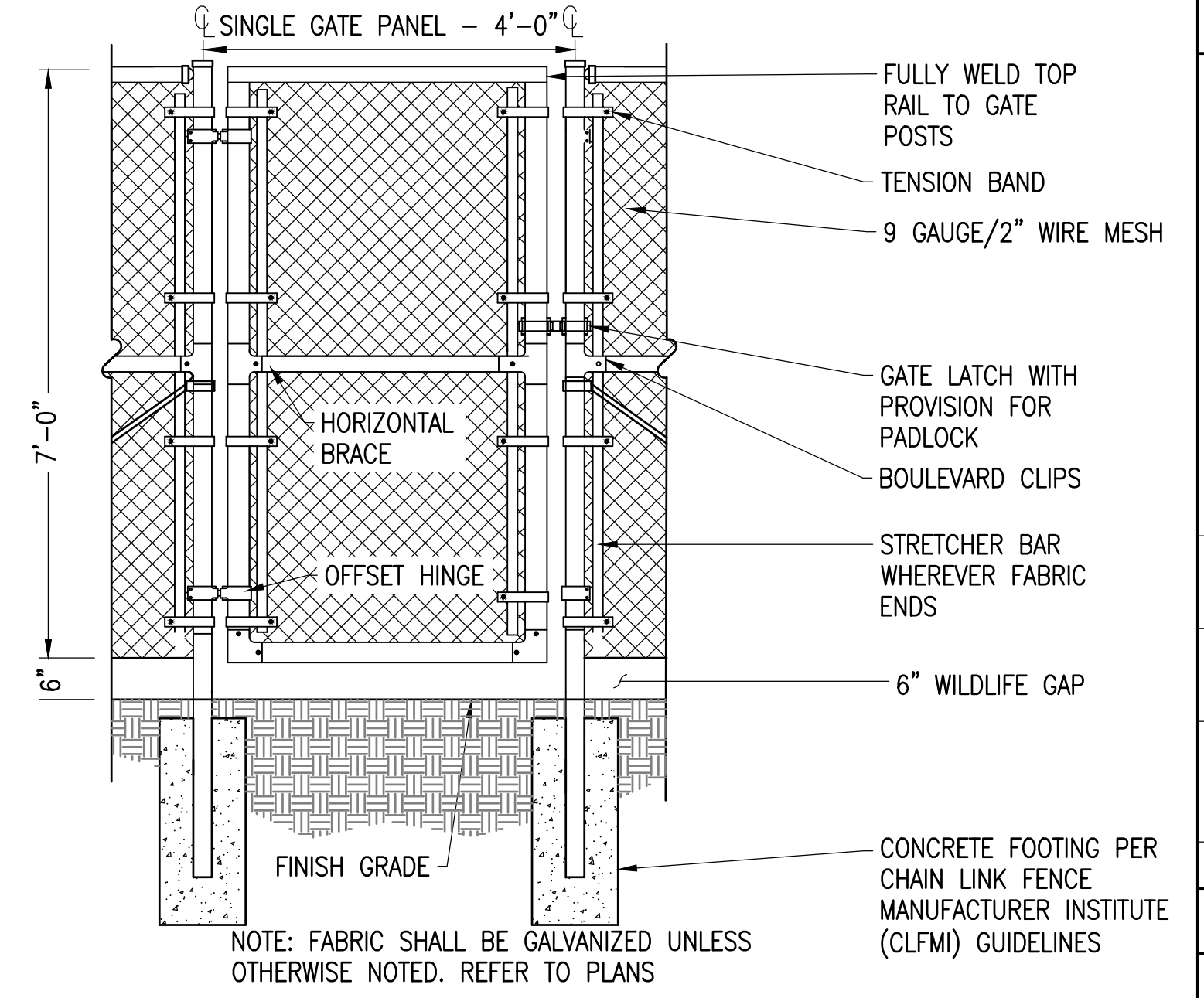
**11 STOCKPILE EROSION AND SEDIMENT CONTROL**  
SCALE: NTS



**9 BARRIER GATE**  
SCALE: NTS  
XD\_CIVIL\_ACCESS\_BARRIER\_GATE 10-24-2018



**6 MULCH TUBE**  
SCALE: NTS



**3 4' ACCESS GATE WITH WILDLIFE GAP**  
SCALE: NTS  
XD\_CIVIL\_SITE\_CONSTRUCTION\_4\_WALK\_THROUGH\_GATE 07-25-2017

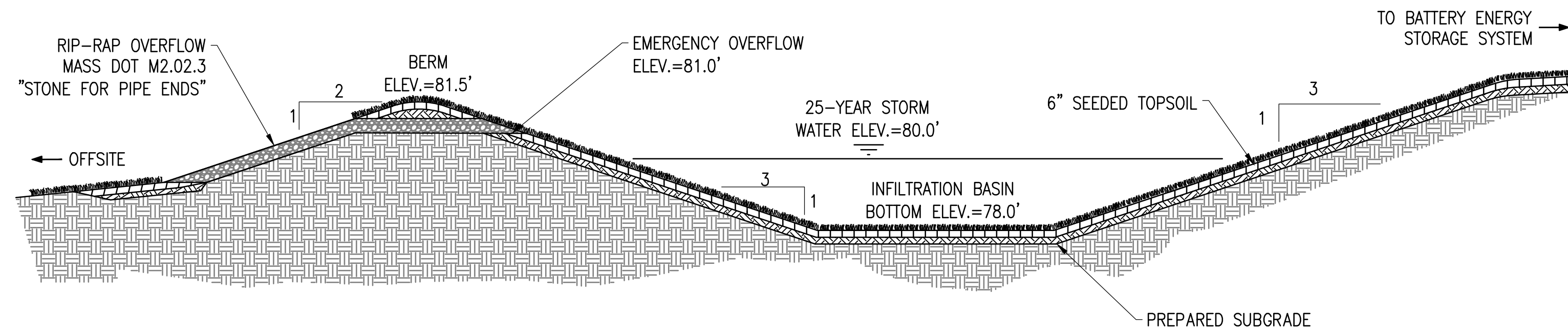
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SCALE: 1" = 12' (ARCH)  
SCALE: 1" = 24' (PLOTTED)

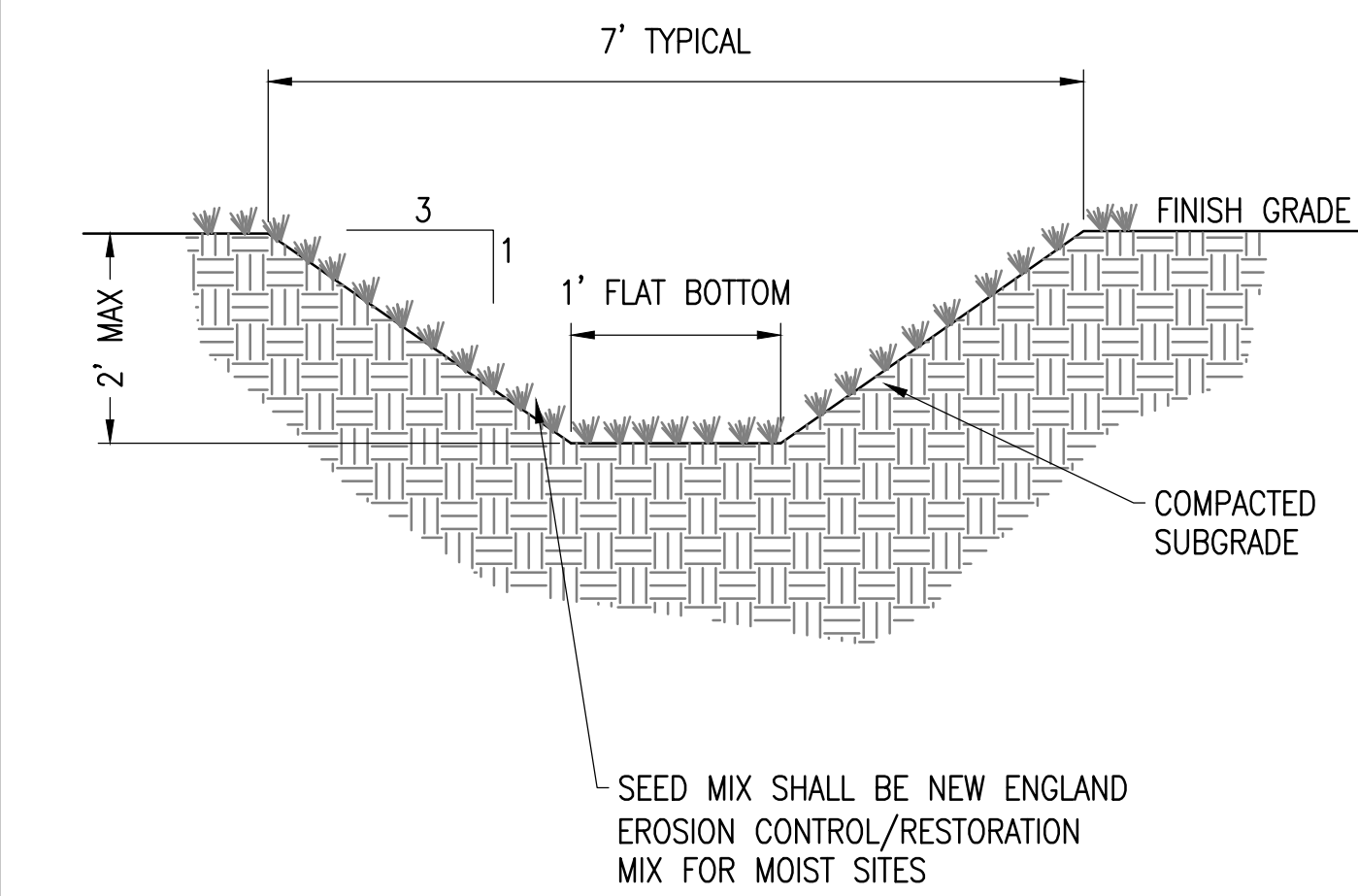
**C-5.0**  
CIVIL DETAILS

NOTES:  
1. ALL DIMENSIONS TO BE COORDINATED WITH PLANS



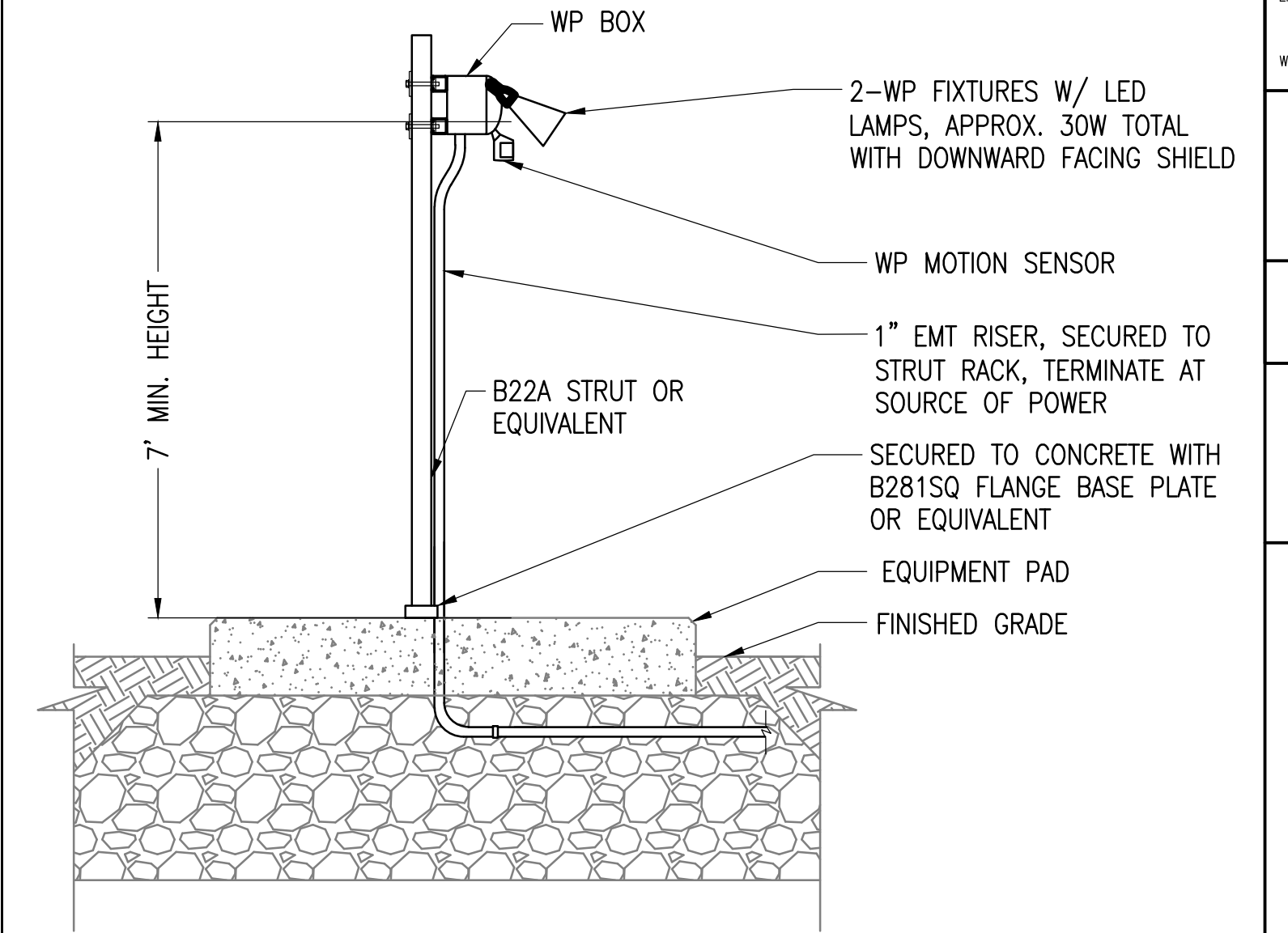
**7 INFILTRATION BASIN**

SCALE: NTS  
XD\_CIVIL\_DRAINAGE\_INFILTRATION\_BASIN\_NO PIPE 12-08-2020



**4 GRASS LINED SWALE**

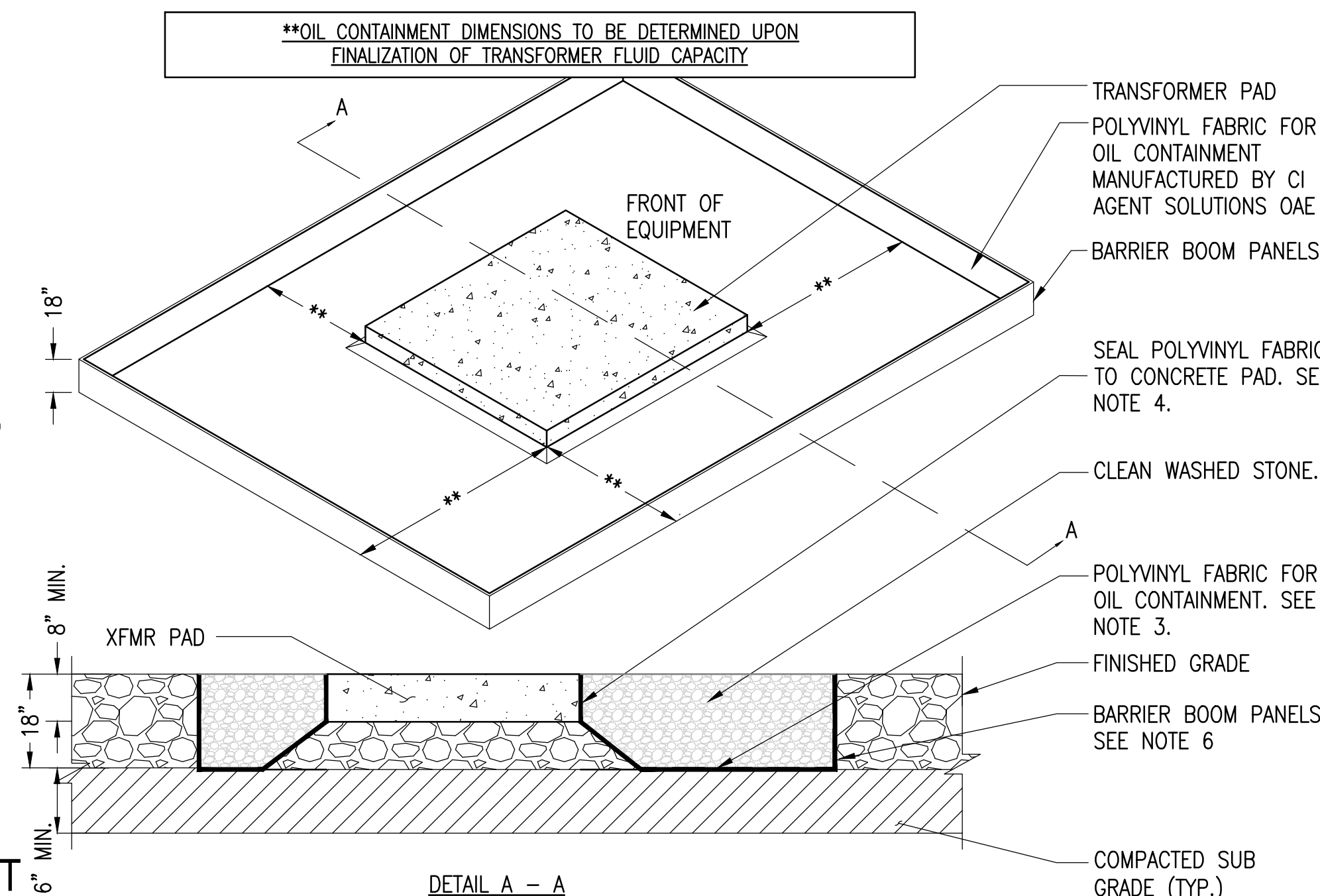
SCALE: NTS  
XD\_CIVIL\_DRAINAGE\_GRASS\_SWALE 07-12-21



**1 STAND ALONE LIGHT MOUNTING**

SCALE: NTS  
XD\_ELEC\_STAND ALONE LIGHT MOUNTING 2016-10-17

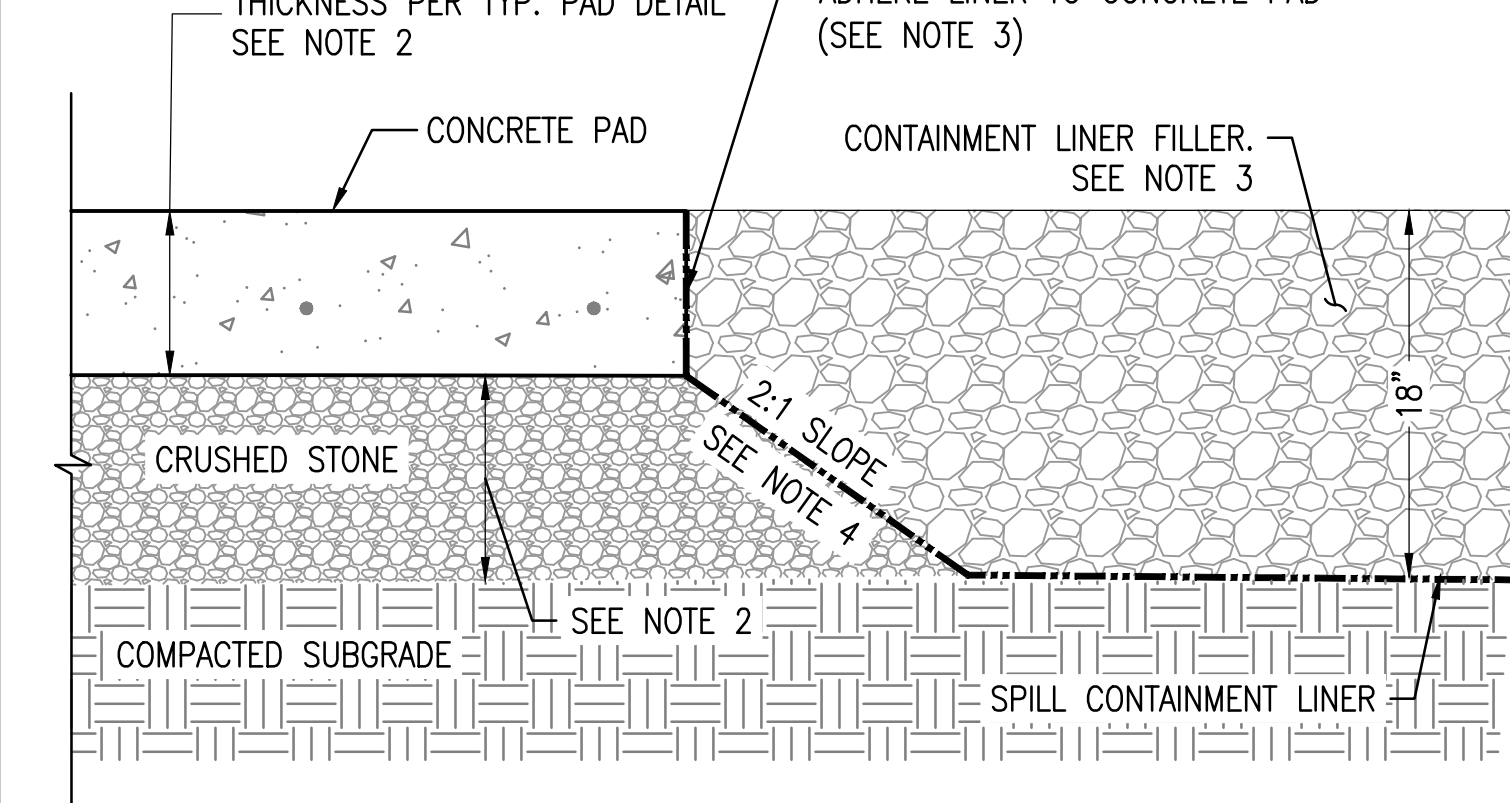
- NOTES:
- PRIOR TO INSTALLATION, SUBCONTRACTOR SHALL CONTACT CONTAINMENT DISTRIBUTOR, SO THAT A REPRESENTATIVE CAN BE ON SITE DURING CONSTRUCTION. DOCUMENTING INSTALLATION IS REQUIRED TO VALIDATE OIL CONTAINMENT PROTECTION POLICY.
  - EXCAVATION AREA TO BE MINIMUM OF 1' LARGER THAN SIZE OF CONTAINMENT UNIT AND MINIMUM OF 6" DEEPER THAN THE FLOOR OF THE CONTAINMENT UNIT.
  - CONTRACTOR SHALL SEAM POLYVINYL FABRIC WITH ADHESIVE AND INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  - AFTER ALL FLOOR SEAMING IS COMPLETE, SUBCONTRACTOR SHALL SEAL POLYVINYL LINER TO CONCRETE PAD USING BENTONITE GRANULAR CLAY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  - SUBCONTRACTOR SHALL SEAL ALL CONDUIT PENETRATIONS WITH FIELD CONSTRUCTED POLYVINYL BOOTS AND BRIMS PER MANUFACTURERS SPECIFICATIONS. A SINGLE BOOT SHALL BE PLACED AROUND GROUPS OF CONDUIT.
  - SUBCONTRACTOR SHALL PROVIDE 2" WOODEN STAKES TO SUPPORT THE CONTAINMENT WALLS. INSTALLATION OF OUTSIDE BARRIER BOOM USING STAKES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - PRIOR TO BACKFILLING THE FABRIC THE CONTRACTOR SHALL NOTIFY THE BORRERO SOLAR CIVIL ENGINEER AND PROVIDE SUBMITTAL FOR BACKFILL MATERIAL. PROVIDE A MINIMUM OF 48 HOURS NOTICE.



**8 SECONDARY SPILL CONTAINMENT**

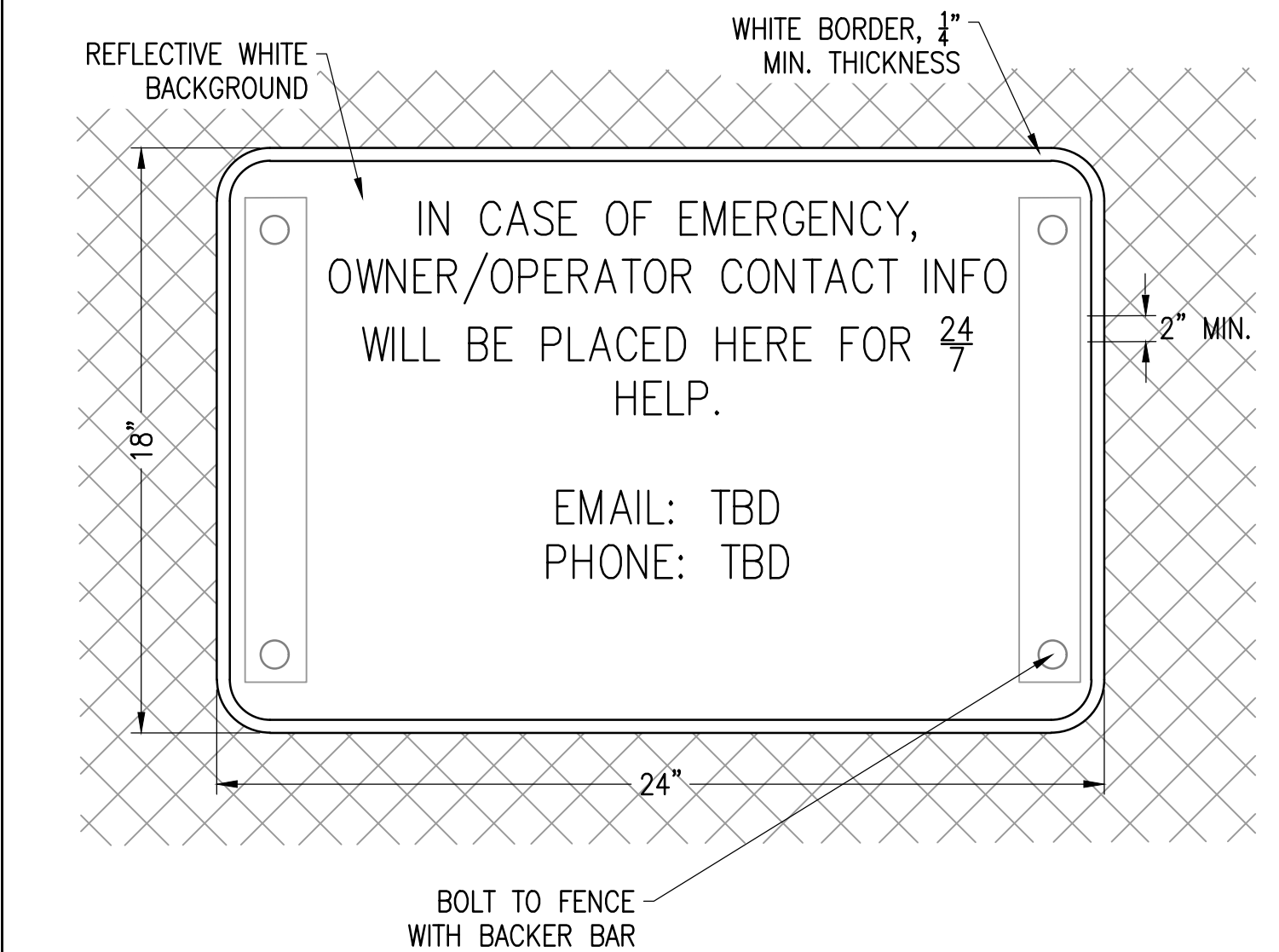
SCALE: NTS  
XD\_ELEC\_TRANSFORMER OIL CONTAINMENT SINGLE LARGE 2020-7-1

SECONDARY CONTAINMENT IS ONE METHOD FOR COMPLIANCE WITH SPCC REGULATIONS (40 CFR PART 112). ALTERNATIVE MEASURES AND SELF-CERTIFICATION OF THE SPCC PLAN MAY BE AVAILABLE UNDER SECTION 112.7(k).



**5 SECONDARY SPILL CONTAINMENT LINER**

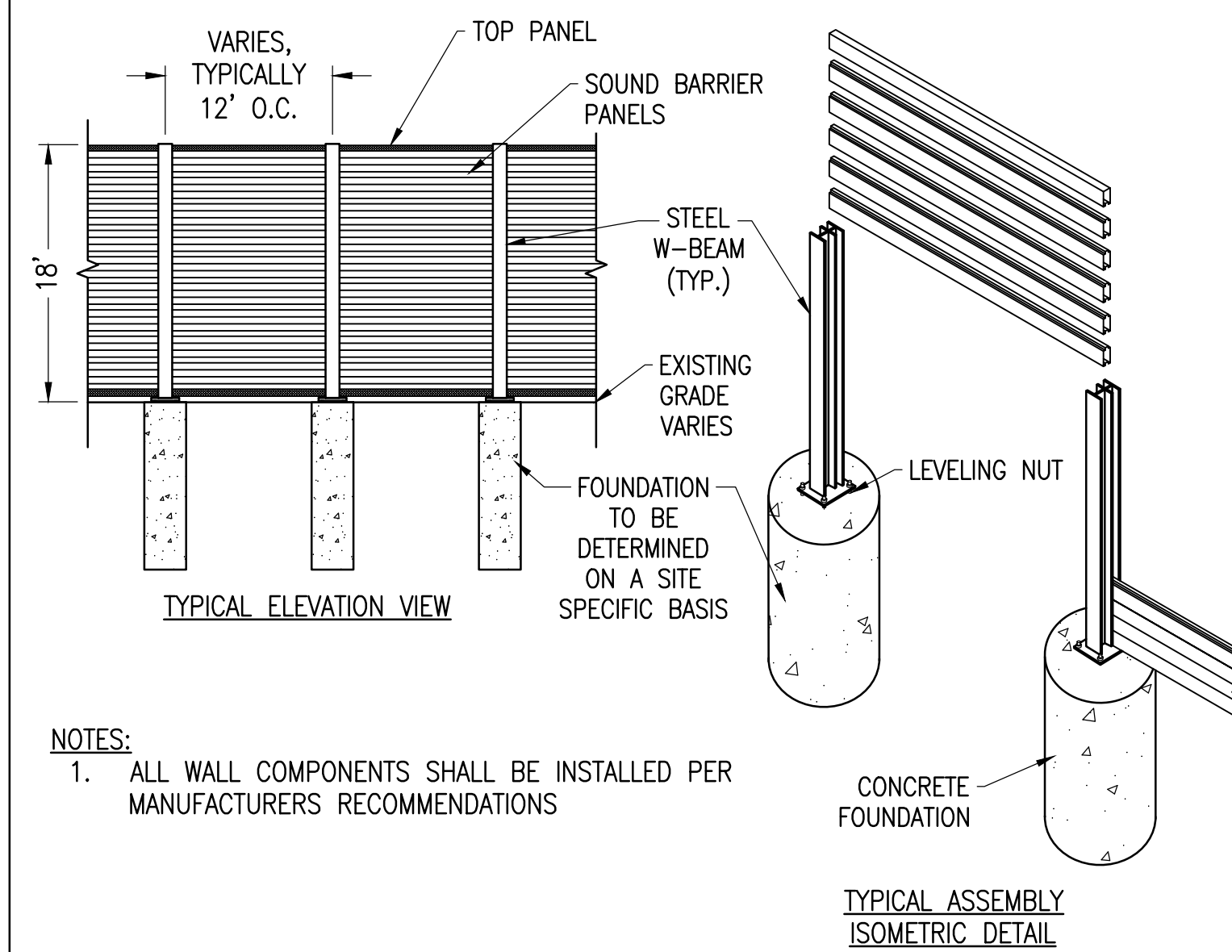
SCALE: NTS  
XD\_STRUCT\_EQUIPMENT PAD SPILL CONTAINMENT 2019-12-13



**2 EMERGENCY CONTACT SIGN**

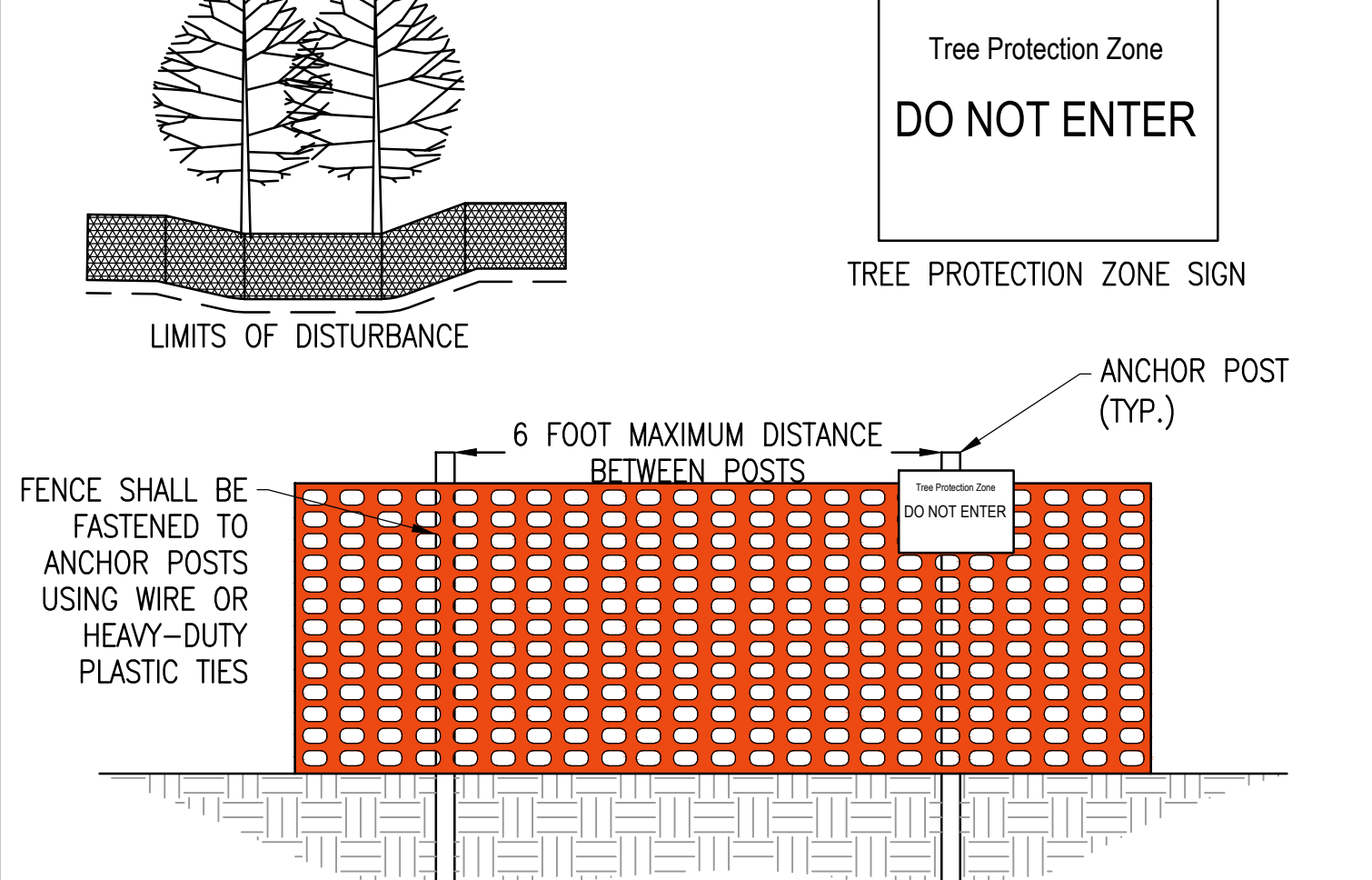
SCALE: NTS  
XD\_CIVIL\_SIGNAGE\_EMERGENCY 2019-2-22

LARGE



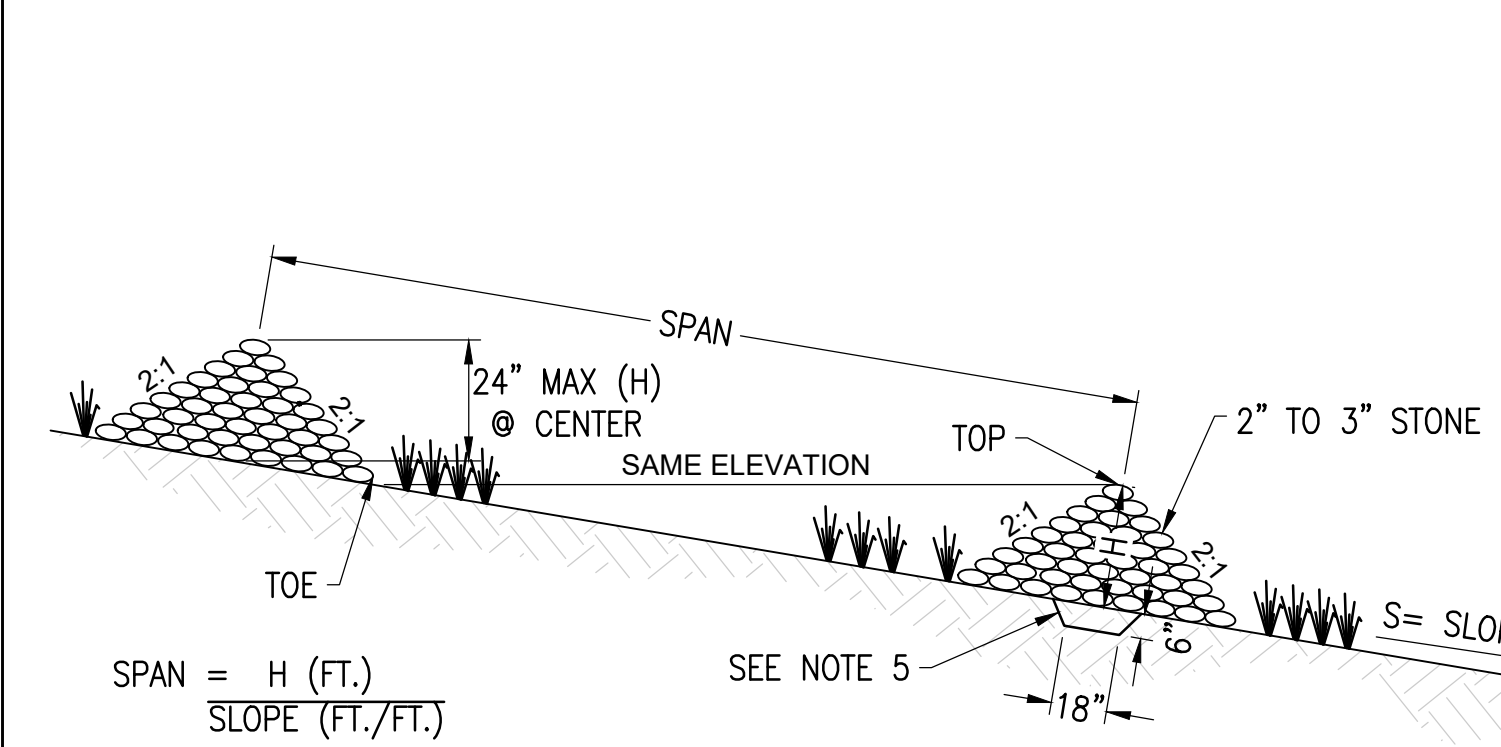
**9 SOUND BARRIER WALL**

SCALE: NTS



**6 TREE PROTECTION FENCING DETAIL**

SCALE: N.T.S.



**3 STONE CHECK DAM**

SCALE: N.T.S.  
XD\_CIVIL\_CHECK DAM 08-15-2016

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PROJECT NUMBER:  
120-0345

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	COMMENTS
1	4/12/22	CS	BS	BS	SITE USE PERMIT SET
2	6/14/22	CS	CS	BS	RESPONSE TO PEER REVIEW
3	9/13/22	CS	BS	BS	RESPONSE TO COMMENTS

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

**C-5.1**  
CIVIL DETAILS