# PROPOSED LARGE SCALE, GROUND MOUNTED PHOTOVOLTAIC SOLAR ARRAY

ON JOHN VERTENTE BOULEVARD
IN DARTMOUTH AND NEW BEDFORD, MA

## **APPLICANT:**

NBD SOLAR, LLC 80 FRONT STREET MARION, MA 02738

## **OWNERS:**

DARTMOUTH ASSESSORS MAP 85

LOTS 8-3 AND 9

NBD SOLAR, LLC

80 FRONT STREET

MARION, MA 02738

## LOT 8-4

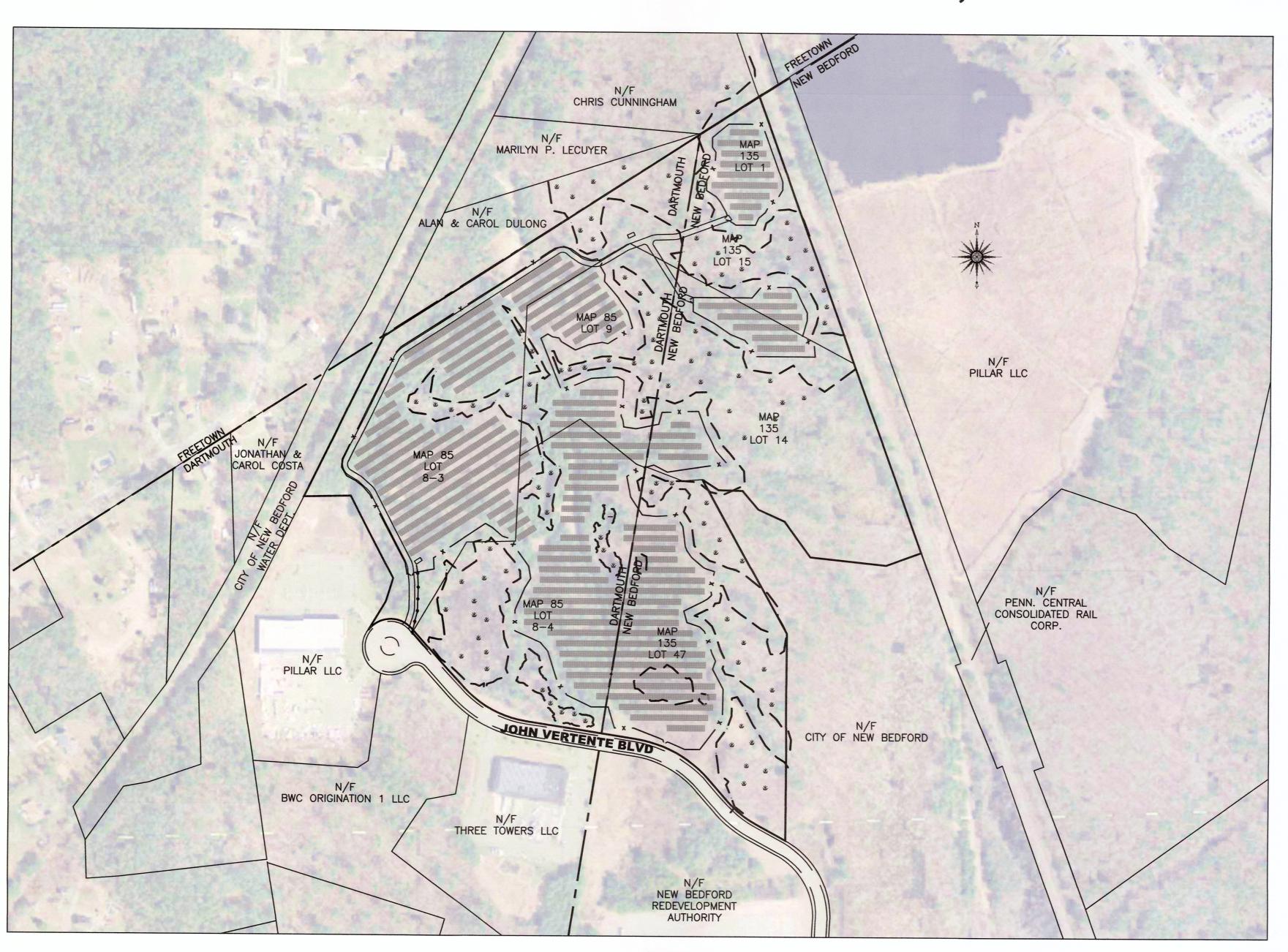
K&J DEVELOPMENT LLC 135 JOHN VERTENTE BOULEVARD NEW BEDFORD, MA 02745

## **NEW BEDFORD ASSESSORS MAP 135**

LOTS 1, 14 & 15 NBD SOLAR, LLC 80 FRONT STREET MARION, MA 02738

## LOT 47

K&J DEVELOPMENT LLC 135 JOHN VERTENTE BOULEVARD NEW BEDFORD, MA 02745



LOCUS SCALE: 1"=200'

## SCHEDULE OF DRAWINGS

| SHEET NUMBER(S)                                     | PLAN TITLE  |
|---|---|
| -<br>EX<br>EX-1<br>EX-2<br>C-1<br>C-2<br>C-3<br>C-4 | COVER SHEET OVERALL EXISTING CONDITIONS PLAN EXISTING CONDITIONS PLAN 1 EXISTING CONDITIONS PLAN 2 CLEARING AND GRUBBING PLAN OVERALL SITE PLAN SITE PLAN 1 SITE PLAN 2 |
| C-5<br>D-1  | WETLAND REPLICATION PLAN DETAIL PLAN  |

## **ZONING TABLES**

## NEW BEDFORD ZONING TABLE INDUSTRIAL C

ASSESSORS MAP 135 LOTS 1, 14, 15, 47

| III DOOTTIAL O                                 | LOTS 1, 14, 15, 47 |              |  |
|--|--------------------|--------------|--|
|  | Allowed/Required   | Proposed     |  |
| Lot Area (sq ft)                               | 0 s.f.             | 784,000 s.f. |  |
| Lot Width (ft)                                 | 0 s.f.             | 200 ft       |  |
| Number of Dwelling Units Max.                  | N/A                | 0            |  |
| Total Gross Floor Area (sq ft)                 | N/A                | 0            |  |
| Residential Gross Floor Area (sq ft)           | N/A                | 0            |  |
| Non-Residential Gross Floor Area (sq ft)       | N/A                | N/A          |  |
| Building Height (ft)                           | 100 ft             | 8 ft PANEL   |  |
| Front Setback (ft)                             | 25 ft              | 25 ft        |  |
| Side Setback (ft)                              | 25ft               | 25 ft        |  |
| Side Setback (ft)                              | 25 ft              | 25 ft        |  |
| Rear Setback (ft)                              | 25 ft              | 25 ft        |  |
| Max. Lot Coverage by Buildings (% of Lot Area) | 50%                | N/A          |  |
| Min. Permeable Open Space (% of Lot Area)      | 20%                | OVER 20      |  |
| Min. Green Space (% of Lot Area)               | 20%                | OVER 20      |  |
| Off-Street Parking Spaces                      | 0                  | 0            |  |
| Van Accessible Handicap                        | 0                  | 0            |  |
| Long-Term Bicycle Parking Spaces               | 0                  | 0            |  |
| Short-Term Bicycle Parking Spaces              | 0                  | 0            |  |
| Loading Bays                                   | 0                  | 0            |  |

# DARTMOUTH ZONING TABLE GENERAL INDUSTRIAL

ASSESSORS MAP 85 LOTS 8-3, 8-4 & 9

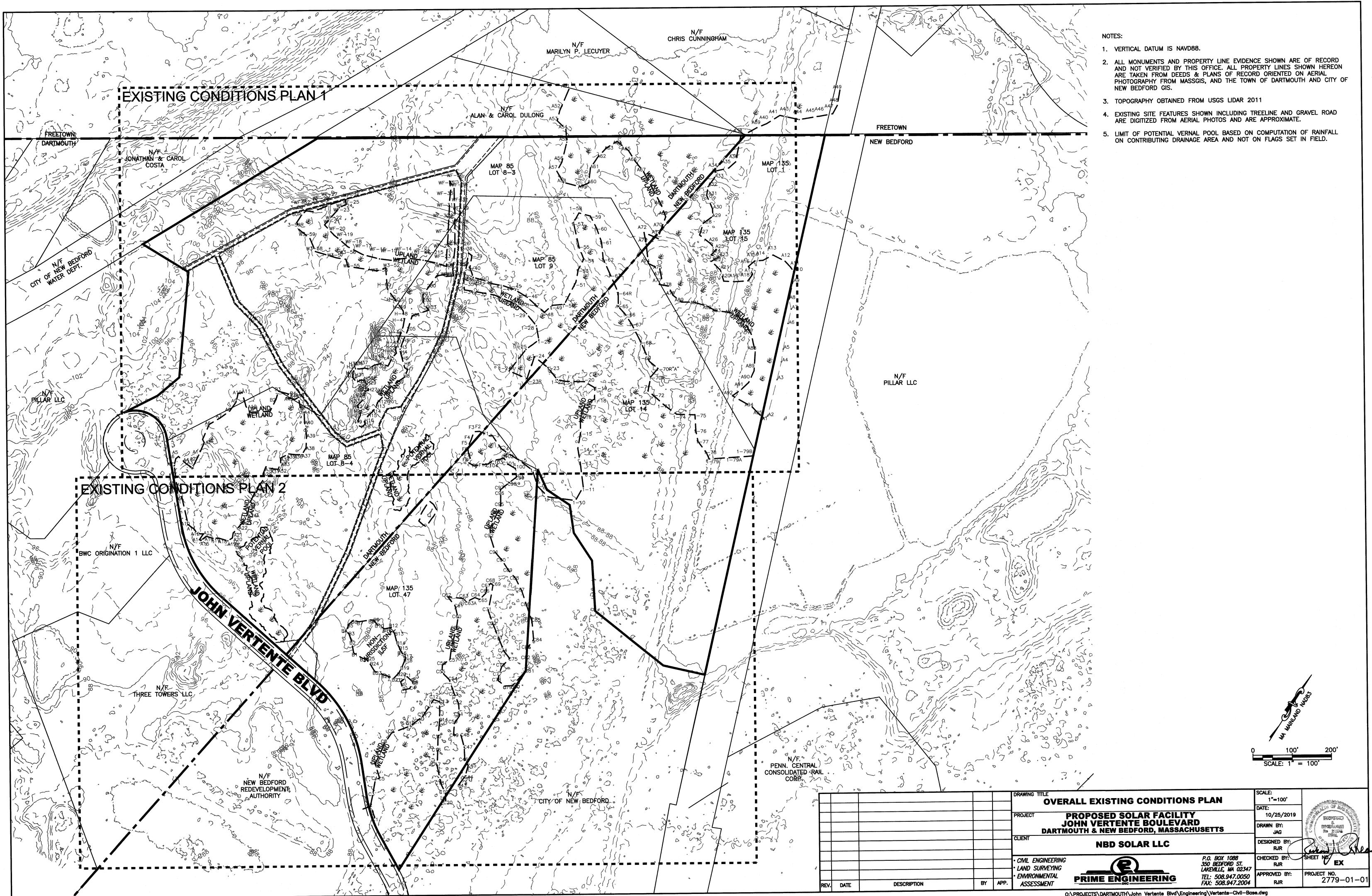
|                           | Allowed/Required | Proposed       |  |
|---------------------------|------------------|----------------|--|
| Frontage (ft)             | 150 s.f.         | OVER 700 s.f.  |  |
| Lot Area (sf)             | 43,560 s.f.      | 1,045,000 s.f. |  |
| Front Setback (ft)        | 75 ft            | 75 ft          |  |
| Side Setback (ft)         | 75 ft            | 75 ft 75 ft    |  |
| Rear Setback (ft)         | 75 ft            | 75 ft          |  |
| Off-Street Parking Spaces | 0                | 0              |  |

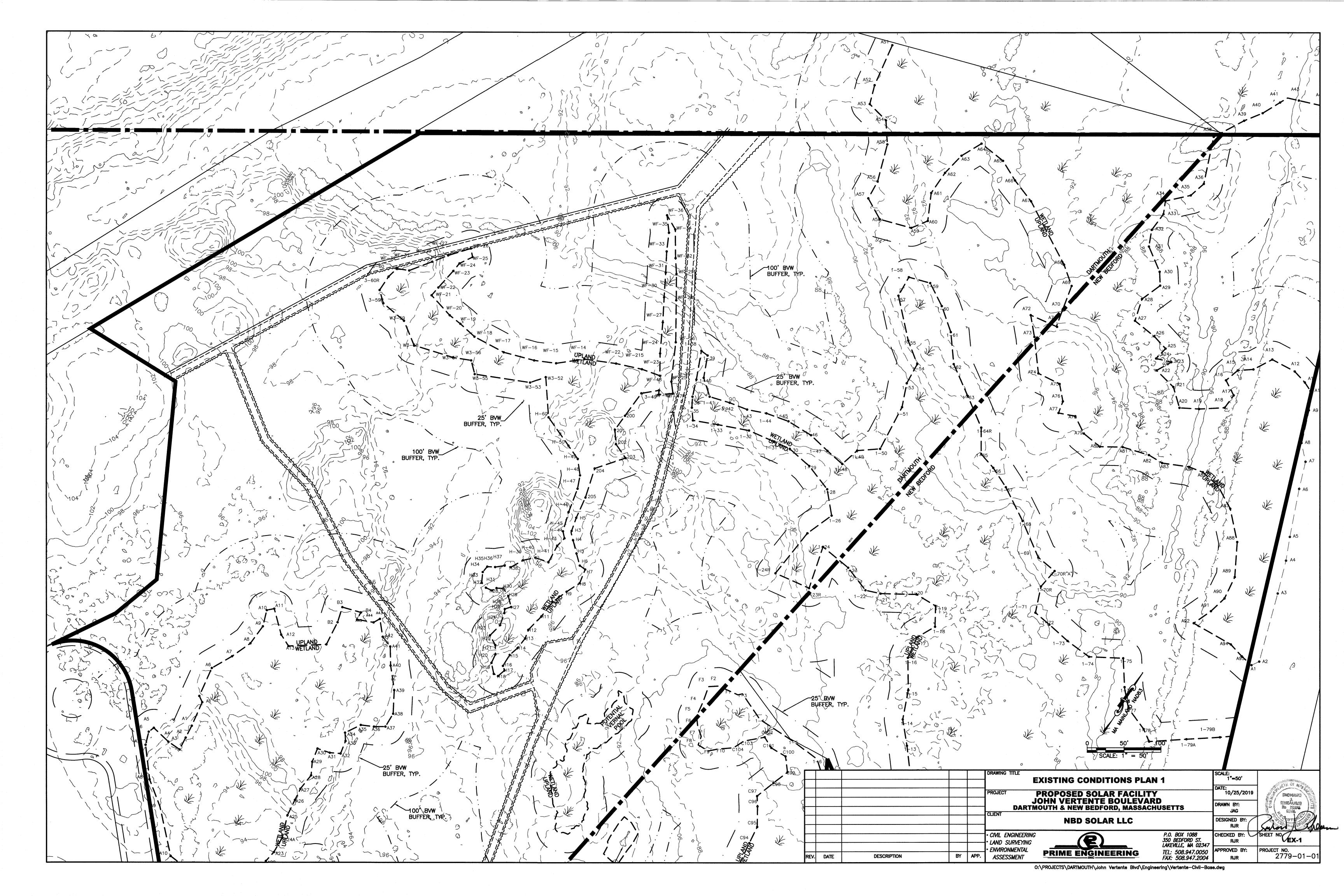
PREPARED BY:

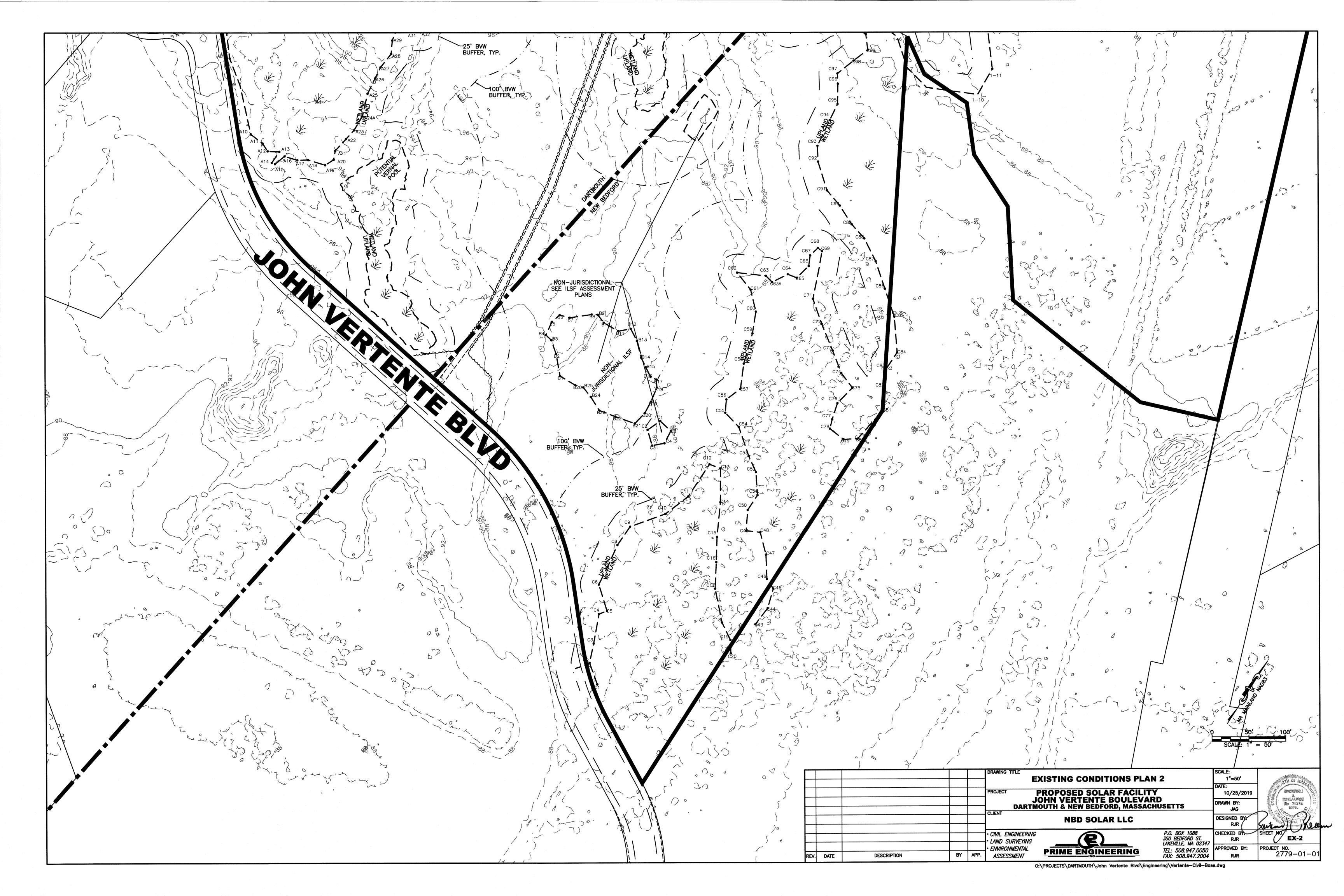


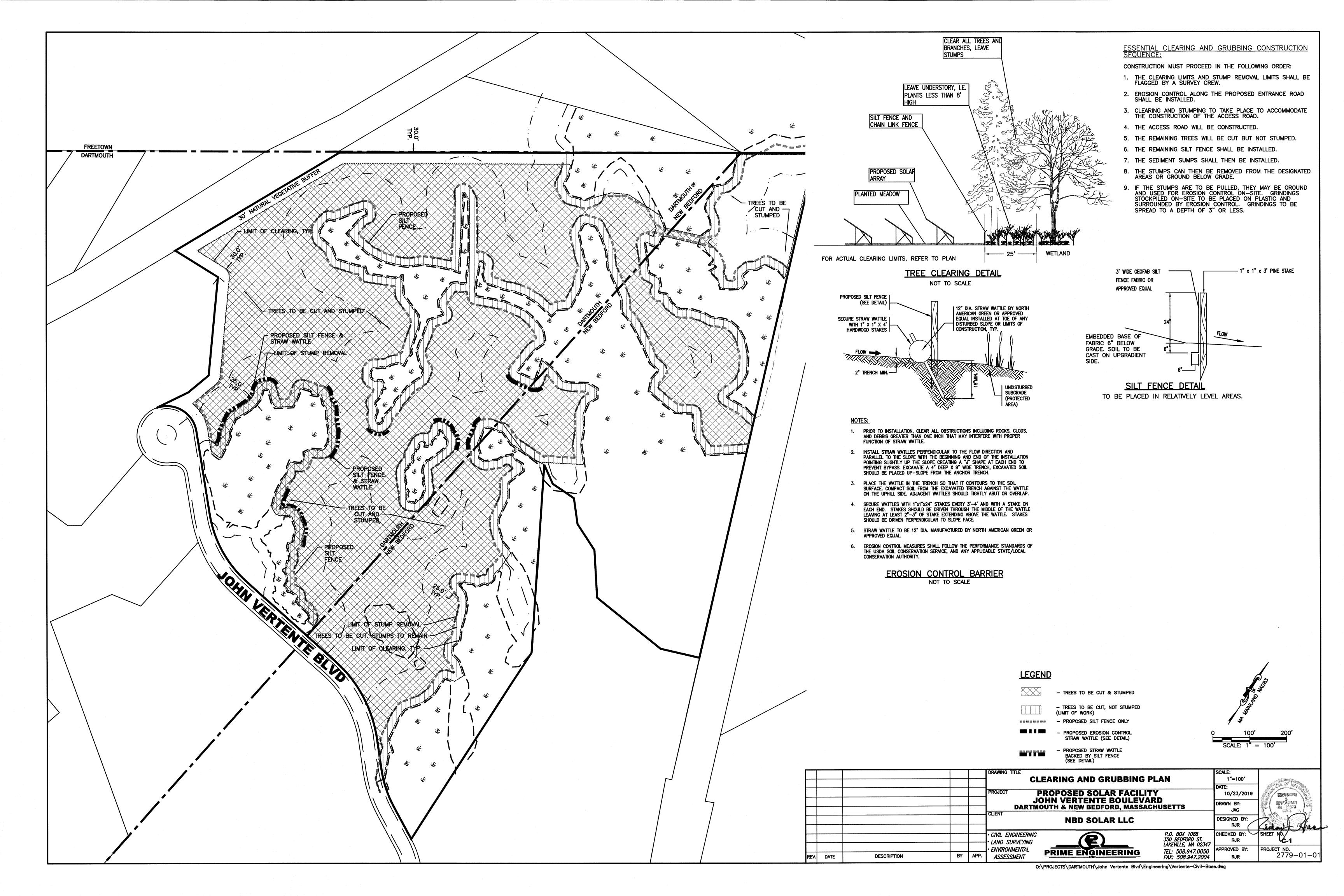
CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004

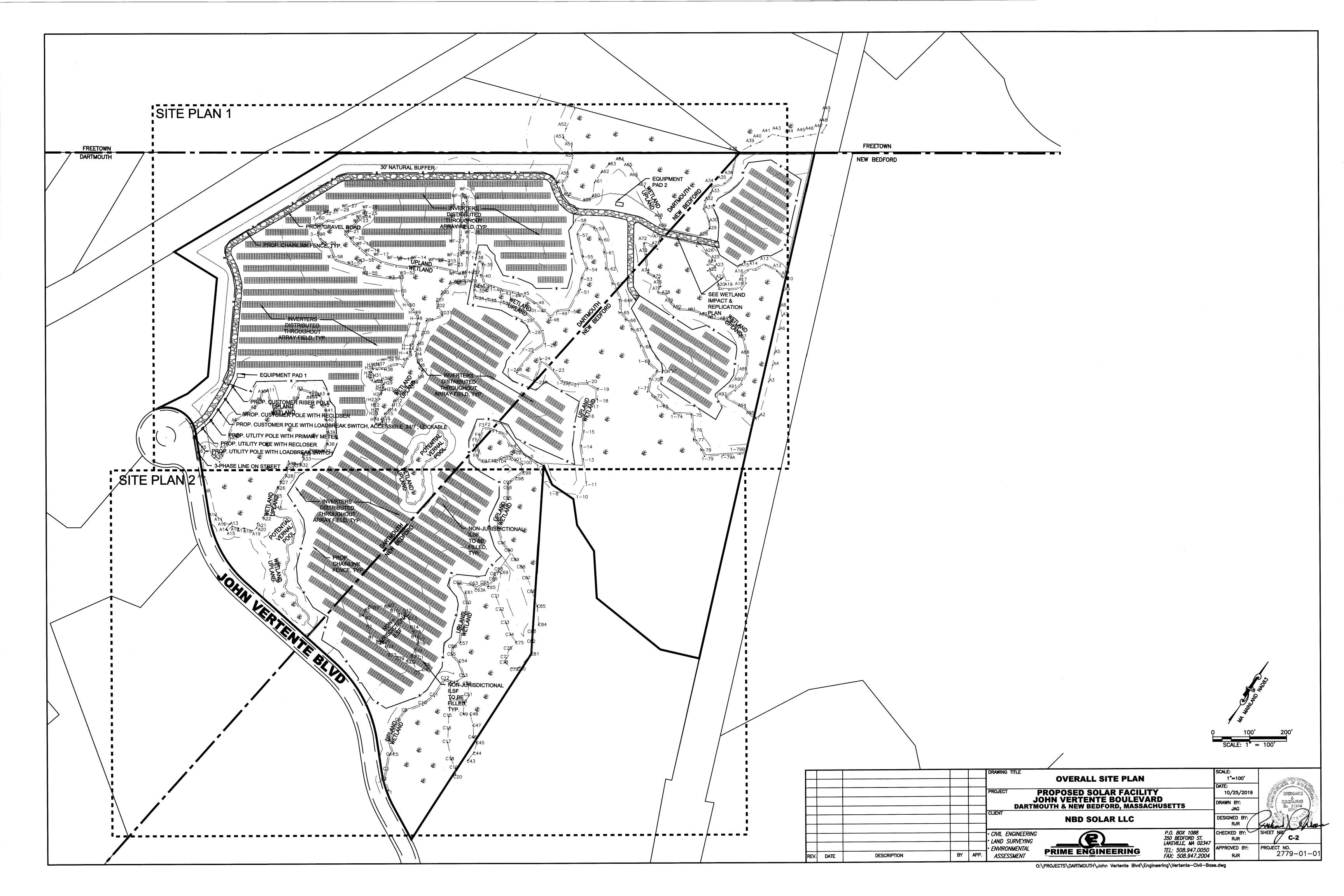
OCTOBER 25, 2019
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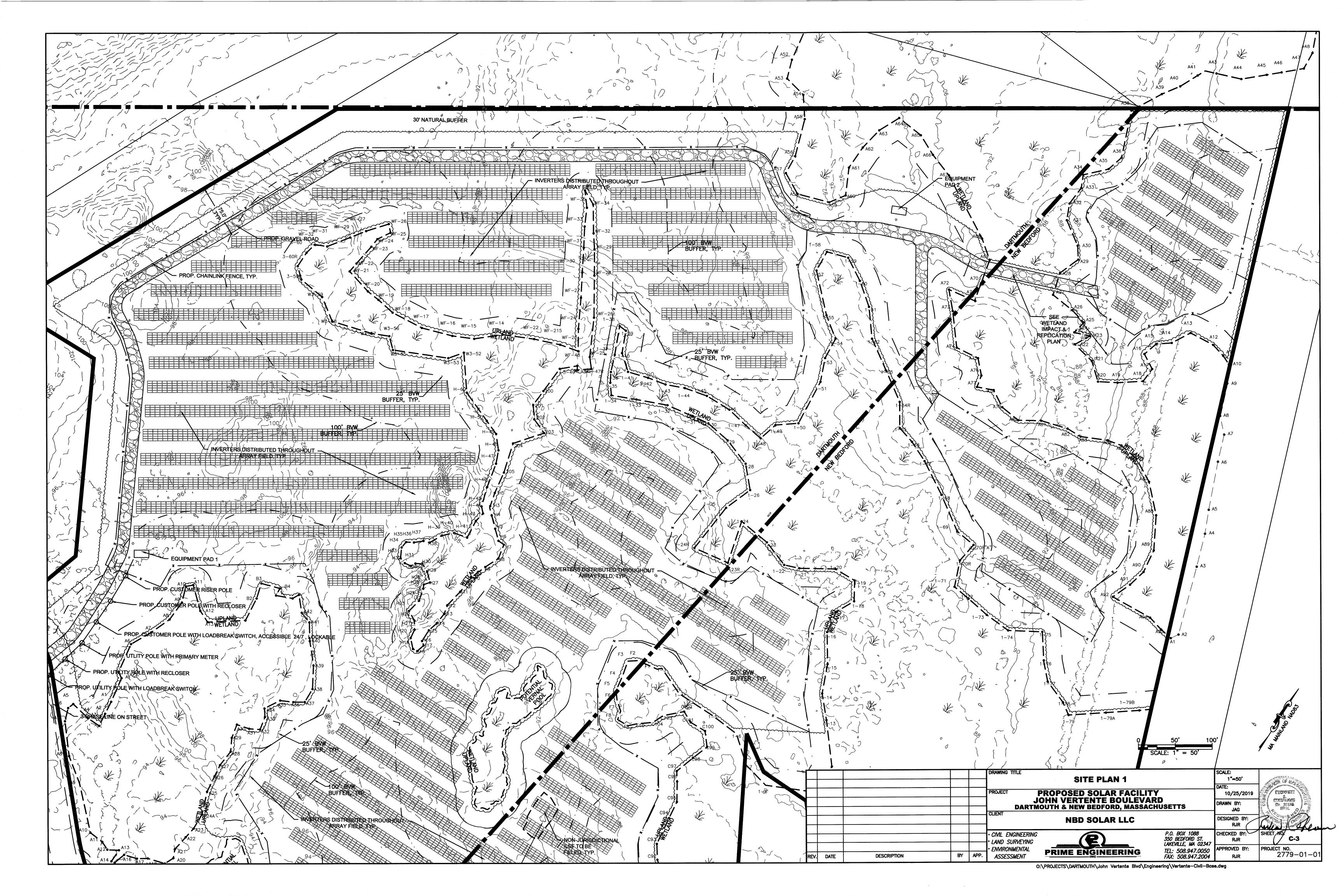


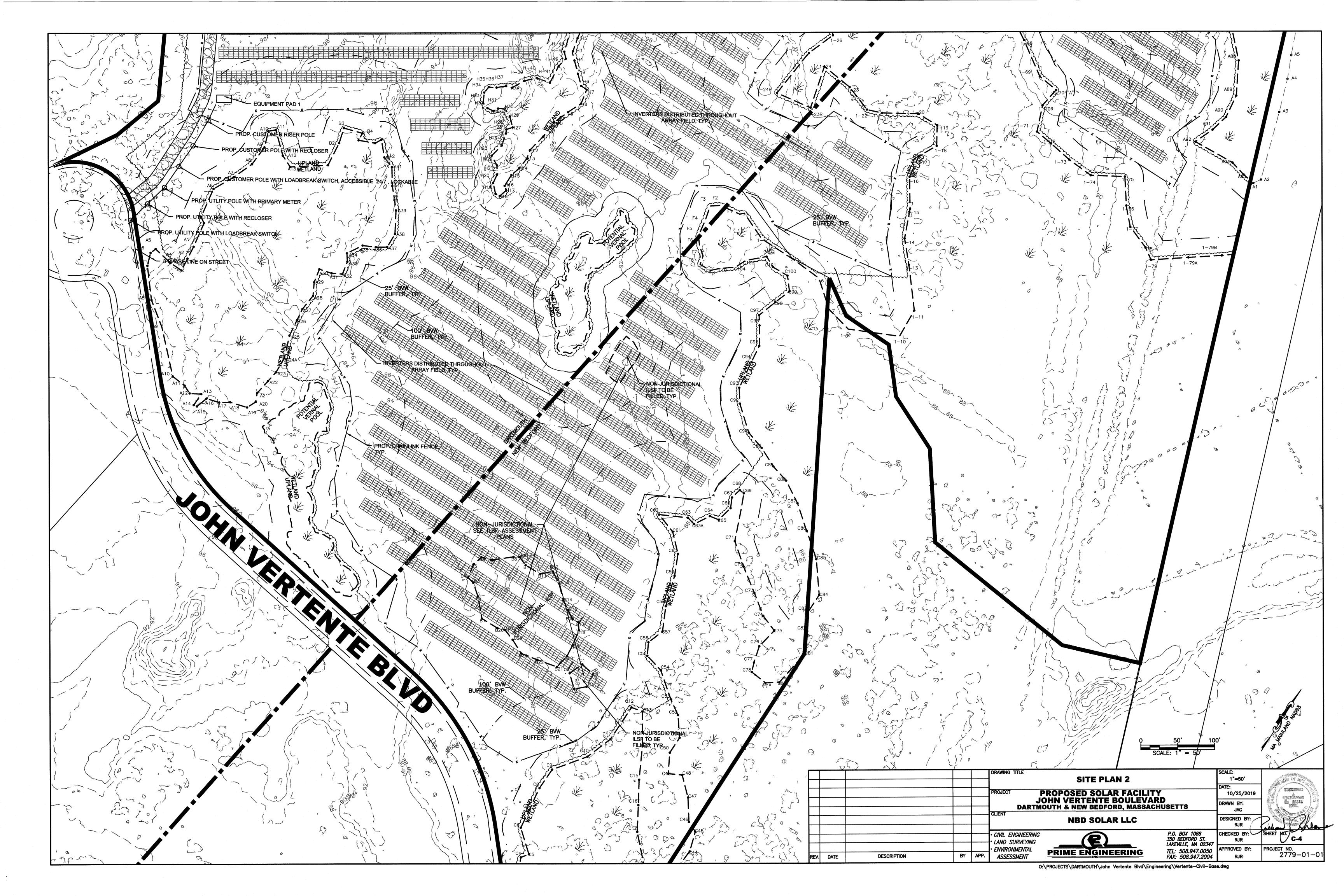


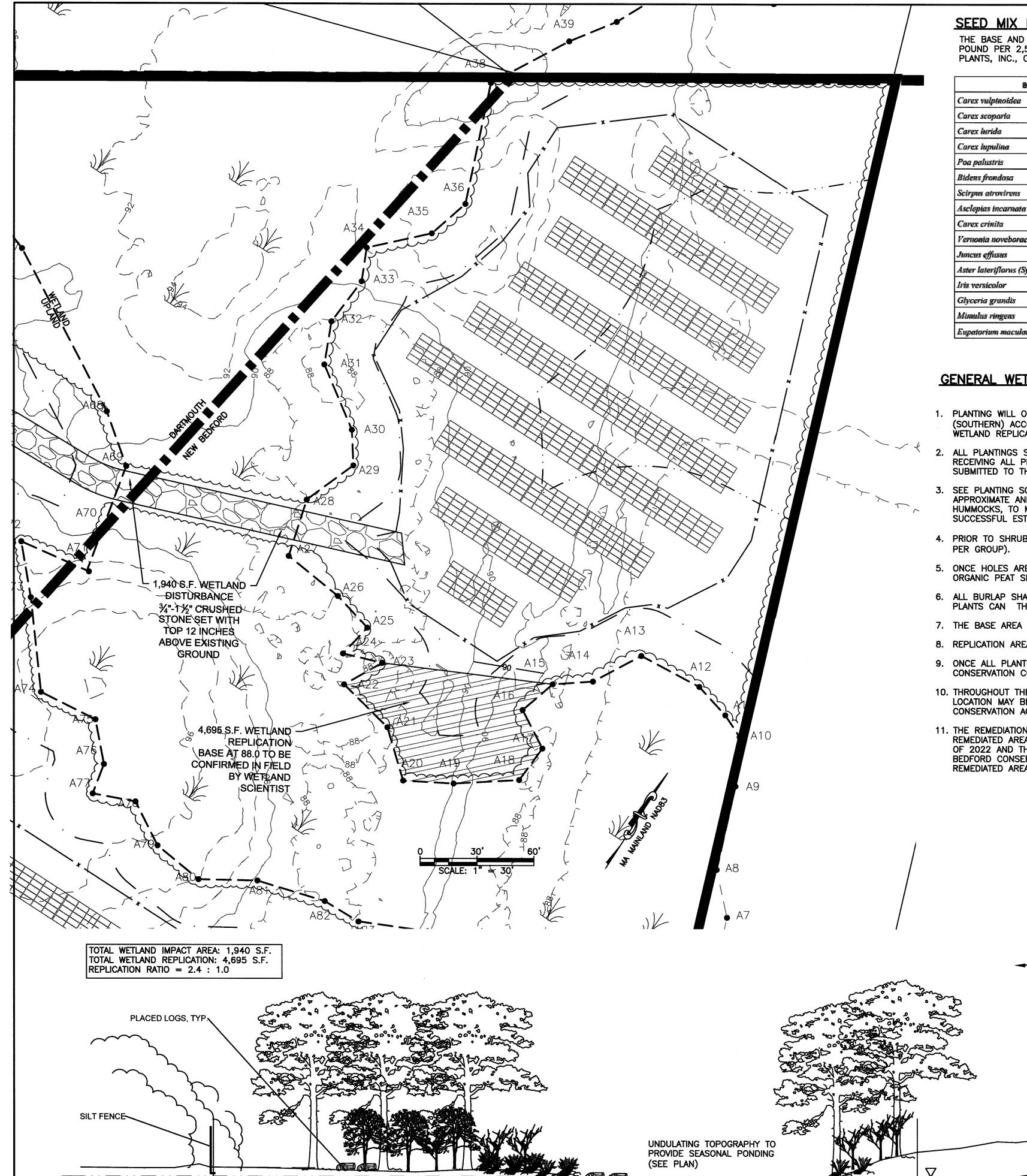












-DECIDUOUS FORESTED WETLAND-

SCHEMATIC CROSS SECTION OF REPLICATION AREA VEGETATION

NOT TO SCALE

EXISTING WETLAND -

#### **SEED MIX NOTES:**

THE BASE AND SIDES OF THE REPLICATION AREAS ARE TO BE SEEDED WITH ONE POUND PER 2,500 SQUARE FEET OF WETMIX SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUAL WHICH CONTAINS THE FOLLOWING SPECIMENS:

| <b>Botanical Name</b>                            | Common Name                  | Indicator |
|--|------------------------------|-----------|
| Carex vulpinoidea                                | Fox Sedge                    | OBL       |
| Carex scoparia                                   | Blunt Broom Sedge            | FACW      |
| Carex lurida                                     | Lurid Sedge                  | OBL       |
| Carex hypulina                                   | Hop Sedge                    | OBL       |
| Poa palustris                                    | Fowi Bluegrass               | FACW      |
| Bidens frondosa                                  | Beggar Ticks                 | FACW      |
| Scirpus atrovirens                               | Green Bulrush                | OBL       |
| Asclepias incarnata                              | Swamp Milkweed               | OBL       |
| Carex crinita                                    | Fringed Sedge                | OBL       |
| Vernonia noveboracensis                          | New York Ironweed            | FACW+     |
| Juncus effusus                                   | Soft Rush                    | FACW+     |
| Aster lateriflorus (Symphyotrichum lateriflorum) | Starved/Calico Aster         | FACW      |
| Iris versicolor                                  | Blue Flag                    | OBL       |
| Glyceria grandis                                 | American Mannagrass          | OBL       |
| Mimulus ringens                                  | Square Stemmed Monkey Flower | OBL       |
| Eupatorium maculatum (Eutrochium maculatum)      | Spotted Joe Pye Weed         | OBL       |

## **GENERAL WETLAND REPLICATION NOTES:**

GROUNDWATER

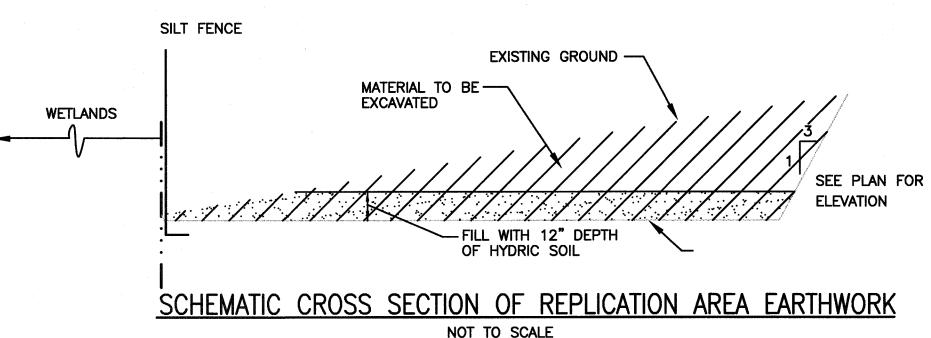
- 1. PLANTING WILL OCCUR DURING THE GROWING SEASON. THE GROWING SEASON FOR BRISTOL COUNTY (SOUTHERN) ACCORDING TO THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION INLAND WETLAND REPLICATION GUIDELINES IS APRIL 24TH TO OCTOBER 11TH.
- ALL PLANTINGS SHALL COME FROM A REPUTABLE PLANT NURSERY OR GARDEN CENTER WITH RECEIPT OF RECEIVING ALL PLANT MATERIAL SPECIFIED IN THIS RESTORATION PLAN AND FOR THE RECEIPT TO BE SUBMITTED TO THE CONSERVATION COMMISSION.
- 3. SEE PLANTING SCHEDULE FOR NUMBER OF SPECIES. THE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHOULD BE ADJUSTED ON SITE, AS WELL AS THE LOCATION AND SHAPE OF THE HUMMOCKS, TO MATCH THE EXISTING CHARACTER OF THE ADJACENT WETLAND AND INCREASE THE SUCCESSFUL ESTABLISHMENT OF PLANTINGS.
- 4. PRIOR TO SHRUB PLANTING, PLANTS SHALL BE "LAID OUT" IN GROUPS OF THE SAME SPECIES (2-5 PLANTS
- 5. ONCE HOLES ARE DUG FOR EACH INDIVIDUAL TREE PLANTING, 1 PART ORGANIC COW MANURE AND 2 PARTS ORGANIC PEAT SHALL BE PLACED IN THE HOLE TO PROVIDE NUTRIENTS TO THE NEW PLANTS.
- 6. ALL BURLAP SHALL BE REMOVED FROM PLANT SPECIMENS AND ROOTS SHALL BE TEASED APART GENTLY. PLANTS CAN THEN BE PLACED IN THEIR HOLES AND COVERED WITH LOAM UP TO THE BASE OF THE PLANT.
- 7. THE BASE AREA SHALL BE SEEDED WITH ERNMX-131 OBL WETLAND MIX BY ERNST SEEDS.
- 8. REPLICATION AREA MUST HAVE 75% COVER OF NATIVE WETLAND PLANS WITHIN TWO GROWING SEASONS.
- 9. ONCE ALL PLANTING IS DONE, A REPORT WITH PICTURES OF THE OUTCOME SHALL BE SUBMITTED TO THE
- 10. THROUGHOUT THE REPLICATION PROCESS THE NUMBER AND PLACEMENT OF PLANTINGS AT THE REPLICATION LOCATION MAY BE MODIFIED DEPENDING ON UNANTICIPATED CONDITIONS, IF SO RECOMMENDED BY THE CONSERVATION AGENT.
- 11. THE REMEDIATION PROCESS SHALL BE MONITORED BY A WETLAND SCIENTIST RETAINED BY THE OWNER. THE REMEDIATED AREA SHALL BE INSPECTED BY A WETLAND SCIENTIST IN THE SPRING OF 2021 AND THE SPRING OF 2022 AND THE CONDITION OF THE REMEDIATED AREA SHALL BE REPORTED TO THE DARTMOUTH AND NEW BEDFORD CONSERVATION COMMISSION. IF INVASIVE SPECIES, SUCH PHRAGMITES ARE OBSERVED IN THE REMEDIATED AREA, THEY SHALL BE REMOVED BY HAND AND DISPOSED OFF-SITE.

## **PLANTING SCHEDULE:**

| BOTANICAL NAME            | COMMON NAME      | QUANTITY | STATUS |
|---------------------------|------------------|----------|--------|
| CEPHALANTHUS OCCIDENTALIS | BUTTONBUSH       | 15       | OBL    |
| RHODODENDRON VISCOSUM     | SWAMP AZALEA     | 15       | FACW   |
| CLETHRA ALNIFOLIA         | SWEET PEPPERBUSH | 15       | FACW   |
| ALNUS SERRULATA           | SMOOTH ALDER     | 15       | OBL    |
| ACER RUBRUM               | RED MAPLE        | 6        | FAC    |
| QUERCUS BICOLOR           | SWAMP OAK        | 5        | FACW   |

### **GENERAL EARTHWORK NOTES:**

- 1. THE REPLICATION AREA SHALL BE STAKED BY A SURVEY CREW.
- 2. THE SILT FENCE SHALL BE PLACED AND TOED IN AT THE DOWNGRADIENT LIMIT OF MITIGATION AREA AND IN THE WETLAND IMPACT AREA AS SHOWN ON THIS PLAN.
- 3. THE REPLICATION AREA SHALL BE PREPARED TO SUBGRADE.
- 4. THE REPLICATION AND IMPACT AREAS SHOULD BE EXCAVATED WHEN THE WATER TABLE IS LOW AND THE SOIL CAN BE EXCAVATED IN A PREDOMINANTLY DRY CONDITION.
- 5. ORGANIC MATERIAL FROM THE IMPACT AREA SHALL BE PLACED ON THE BASE OF THE OVER EXCAVATED REPLICATION AREA. STOCKPILED SOILS SHALL BE COVERED OR KEPT MOIST. SHOULD ADDITIONAL SOILS BE NEEDED, IMPORTED SOILS ARE TO BE FREE OF INVASIVE SPECIES AND HAVE A HIGH ORGANIC CONTENT. THIS MAY BE ACCOMPLISHED BY MIXING 1/3 COMPOST WITH 2/3 TOPSOIL. THE SURFACE OF THIS SOIL SHALL BE GENTLY DISTURBED WITH THE FORKS OF AN EXCAVATOR IN A NORTH-SOUTH DIRECTION TO CREATE A MICROTOPOGRAPHY. THE AREA SHALL NOT BE ROLLED SMOOTHED OR COMPACTED.



**BEARING SOIL** ELECTRICAL , ¾" TO 1-½" CONDUIT (4" PVC) CRUSHED STONE WETLAND CROSSING DETAIL

SCALE: 1"=5'

1' ABOVE

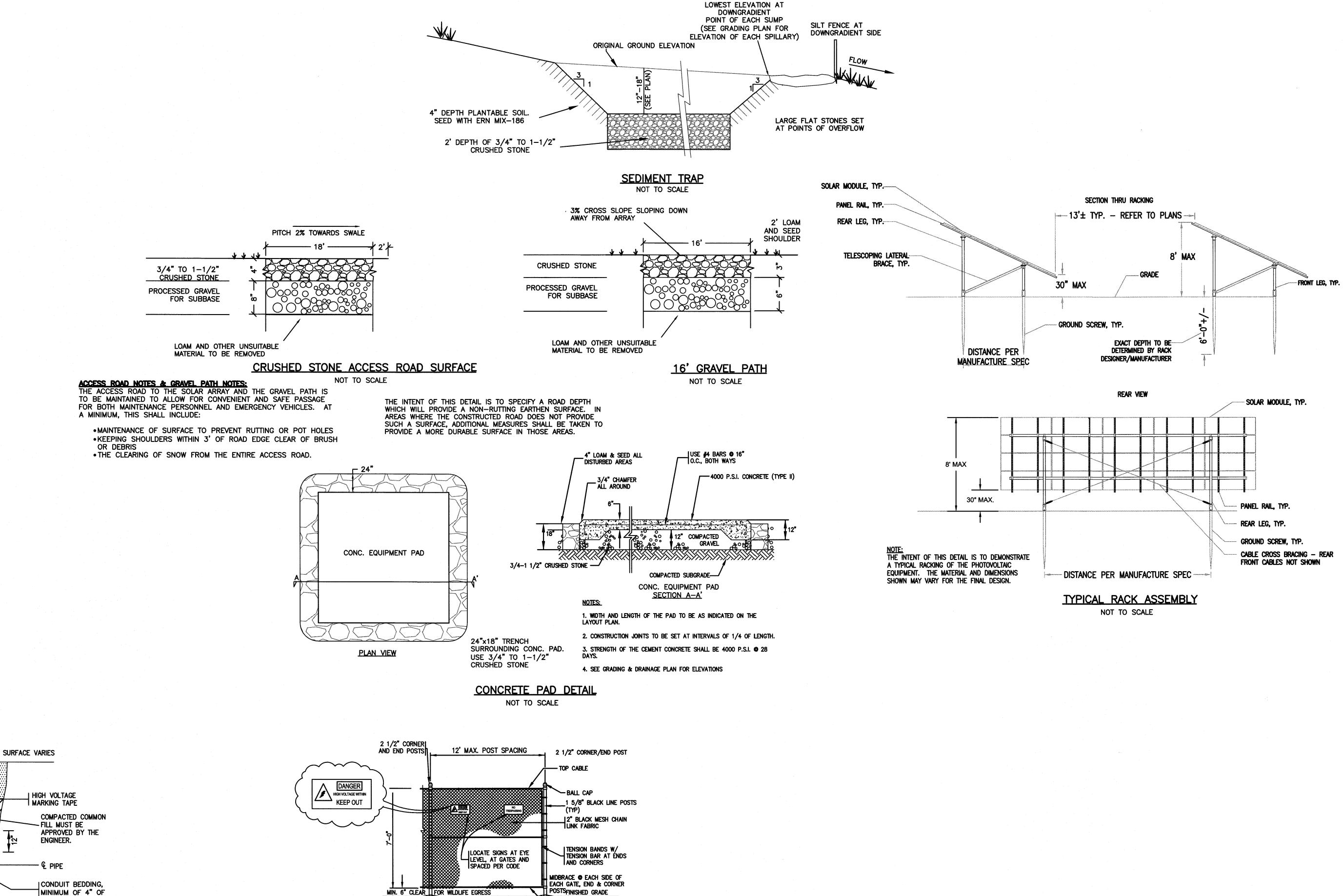
ADJACENT GROUND

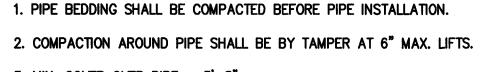
SOIL TO SOLID

SILT FENCE (TYP.)

-FILTER SOCK (TYP.)

**WETLAND IMPACT & REPLICATION PLAN** 1"=30' PROPOSED SOLAR FACILITY 10/25/2019 THOHAM JOHN VERTENTE BOULEVARD **DARTMOUTH & NEW BEDFORD, MASSACHUSETTS NBD SOLAR LLC** DESIGNED BY: CHECKED BY: SHEET NO. C-5 · CIVIL ENGINEERING 350 BEDFORD ST LAND SURVEYING LAKEVILLE, MA 02347 ENVIRONMENTAL PPROVED BY: PROJECT NO. TEL: 508.947.0050 PRIME ENGINEERING REV. DATE DESCRIPTION BY APP. 2779-01-01 **ASSESSMENT** FAX: 508.947.2004





\_\_ PIPE O.D. \_\_ + 4"

SAND AROUND

CONDUIT IN ALL DIRECTIONS

3. MIN. COVER OVER PIPE = 3'-5"

GRAVEL: 12" COMPACT BANK RUN GRAVEL

4" TOPSOIL

GRASSED

5" SCH. 40 PVC

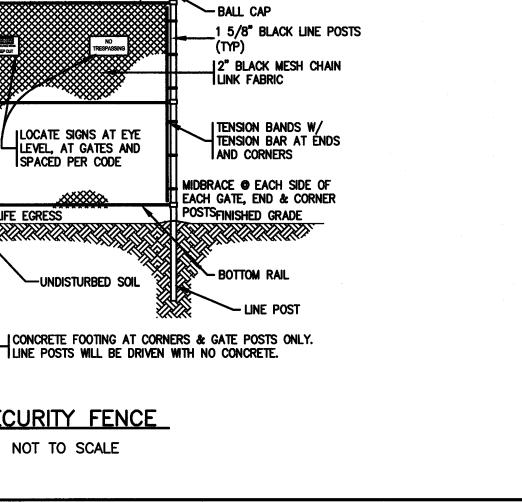
TYPICAL OF (2)

CONDUIT,

NOTES:

TYPICAL MEDIUM VOLTAGE TRENCH

NOT TO SCALE



LINE POSTS WILL BE DRIVEN WITH NO CONCRETE.

SECURITY FENCE

NOT TO SCALE

