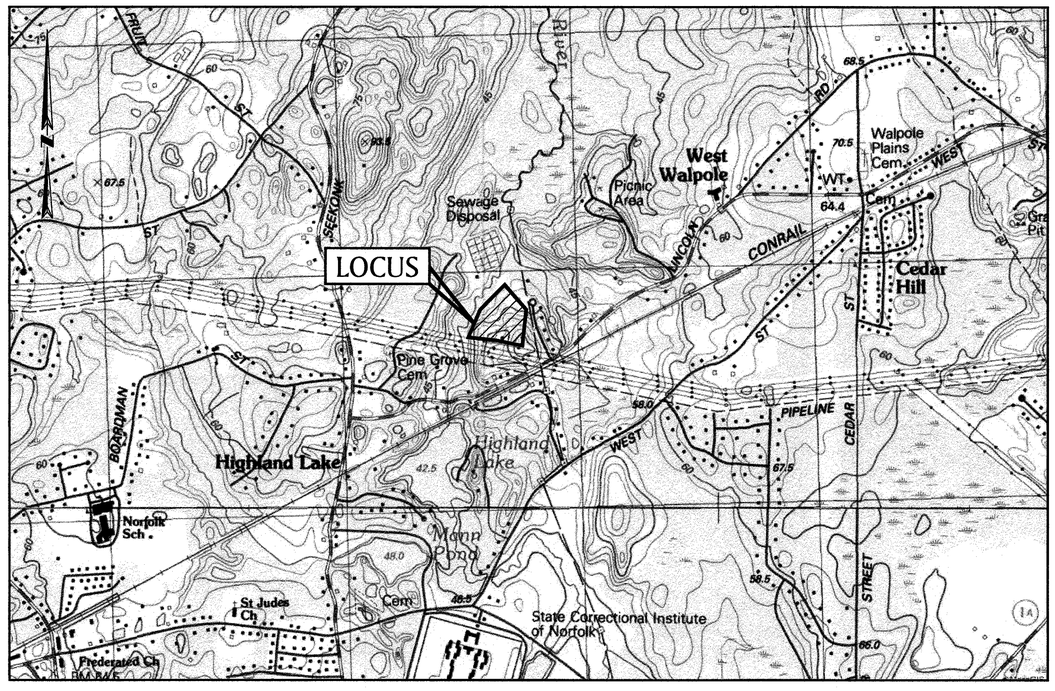
PHOTOVOLTAIC SYSTEM

15 LINCOLN ROAD
NORFOLK, MASSACHUSETTS

SEPTEMBER 27, 2019



LOCUS MAP

500 0 1000 2000 3000 feet

SCALE: 1" = 1000'±

INDEX OF DRAWINGS

1 TITLE SHEET
2 EXISTING CONDITIONS PLAN
3 LAYOUT & MATERIALS PLAN
4 GRADING & DRAINAGE PLAN
5 UTILITY PLAN
6 SITE PREPARATION PLAN
7 DETAIL SHEET

COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 48206
REGISTERED PROFESSIONAL ENGINEER

9/27/19

PREPARED FOR:

NEXTGRID, INC.
P.O. BOX 7775
SAN FRANCISCO, CA 94120

PREPARED BY:

BSC GROUP
349 Main Street - Route 28
W. Yarmouth, Massachusetts 02673

508 778 8919

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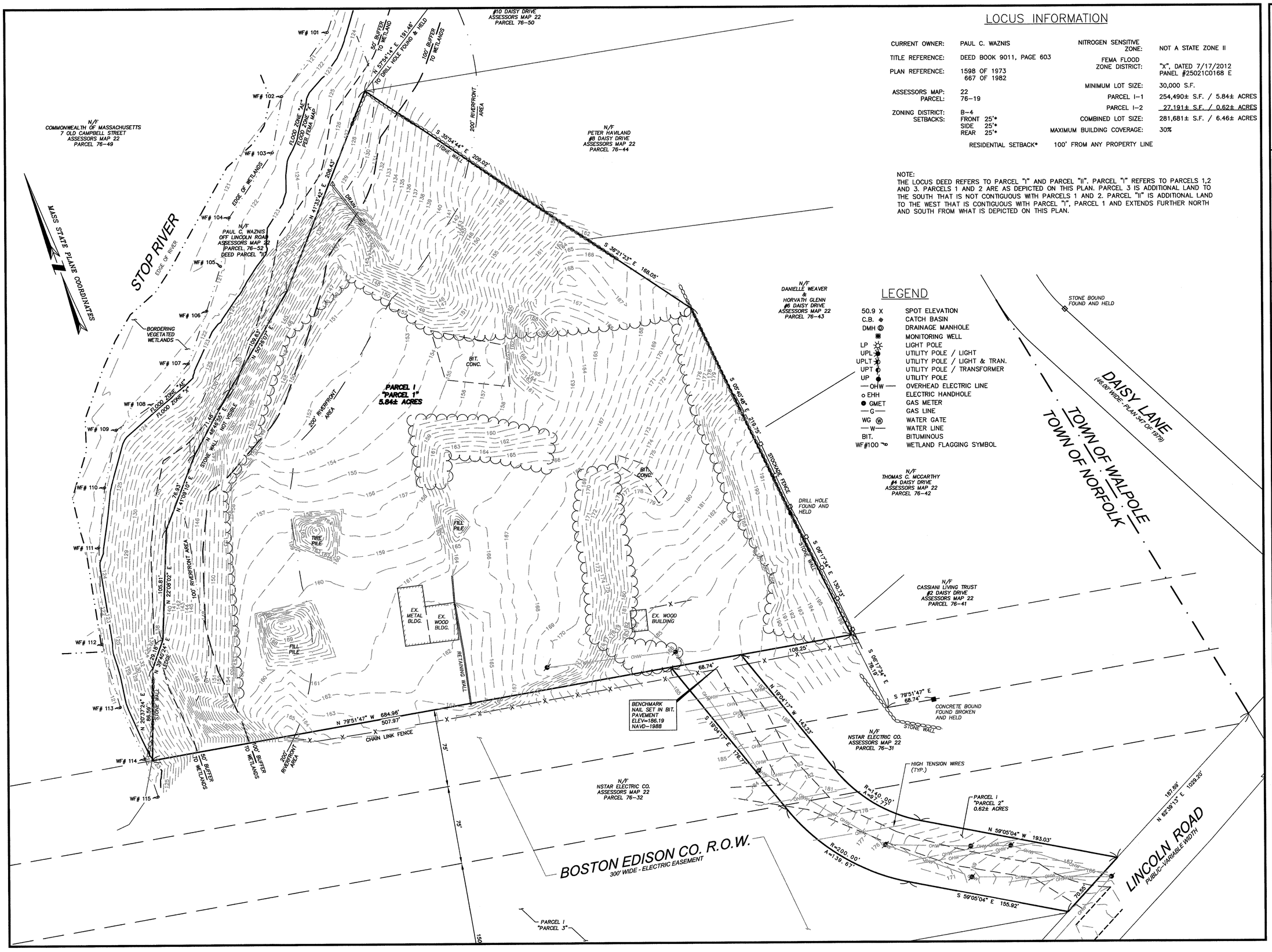

LOCUS INFORMATION

CURRENT OWNER:	PAUL C. WAZNIS	NITROGEN SENSITIVE ZONE:	NOT A STATE ZONE II
TITLE REFERENCE:	DEED BOOK 9011, PAGE 603	FEMA FLOOD ZONE DISTRICT:	"X", DATED 7/17/2012 PANEL #25021C0168 E
PLAN REFERENCE:	1598 OF 1973 667 OF 1982	MINIMUM LOT SIZE:	30,000 S.F.
ASSESSORS MAP:	22	PARCEL I-1	254,490± S.F. / 5.84± ACRES
PARCEL:	76-19	PARCEL I-2	27,191± S.F. / 0.62± ACRES
ZONING DISTRICT:	B-4	COMBINED LOT SIZE:	281,681± S.F. / 6.46± ACRES
SETBACKS:	FRONT 25'* SIDE 25'* REAR 25'*	MAXIMUM BUILDING COVERAGE:	30%
	RESIDENTIAL SETBACK*	100' FROM ANY PROPERTY LINE	

NOTE:
THE LOCUS DEED REFERS TO PARCEL "I" AND PARCEL "II". PARCEL "I" REFERS TO PARCELS 1,2 AND 3. PARCELS 1 AND 2 ARE AS DEPICTED ON THIS PLAN. PARCEL 3 IS ADDITIONAL LAND TO THE SOUTH THAT IS NOT CONTIGUOUS WITH PARCELS 1 AND 2. PARCEL "II" IS ADDITIONAL LAND TO THE WEST THAT IS CONTIGUOUS WITH PARCEL "I", PARCEL 1 AND EXTENDS FURTHER NORTH AND SOUTH FROM WHAT IS DEPICTED ON THIS PLAN.

LEGEND

50.9 X	SPOT ELEVATION
C.B.	CATCH BASIN
DMH	DRAINAGE MANHOLE
	MONITORING WELL
LP	LIGHT POLE
UPL	UTILITY POLE / LIGHT
UPLT	UTILITY POLE / LIGHT & TRAN.
UPT	UTILITY POLE / TRANSFORMER
UP	UTILITY POLE
OHW	OVERHEAD ELECTRIC LINE
EHH	ELECTRIC HANDHOLE
GMET	GAS METER
G	GAS LINE
WG	WATER GATE
W	WATER LINE
BIT.	BITUMINOUS
WF#100	WETLAND FLAGGING SYMBOL

COMMONWEALTH OF MASSACHUSETTS
KIERAN J. HEALY
NO. 48135
REGISTERED PROFESSIONAL LAND SURVEYOR

9/27/19
KIERAN J. HEALY DATE
PROFESSIONAL LAND SURVEYOR #48135

PHOTOVOLTAIC SYSTEM

15 LINCOLN ROAD
IN
NORFOLK
MASSACHUSETTS
(NORFOLK COUNTY)

EXISTING CONDITIONS PLAN

SEPTEMBER 27, 2019

REVISIONS:

NO.	DATE	DESC.

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PREPARED FOR:
NEXTGRID, INC.
P.O. BOX 7775
SAN FRANCISCO, CA 94120

BSC GROUP
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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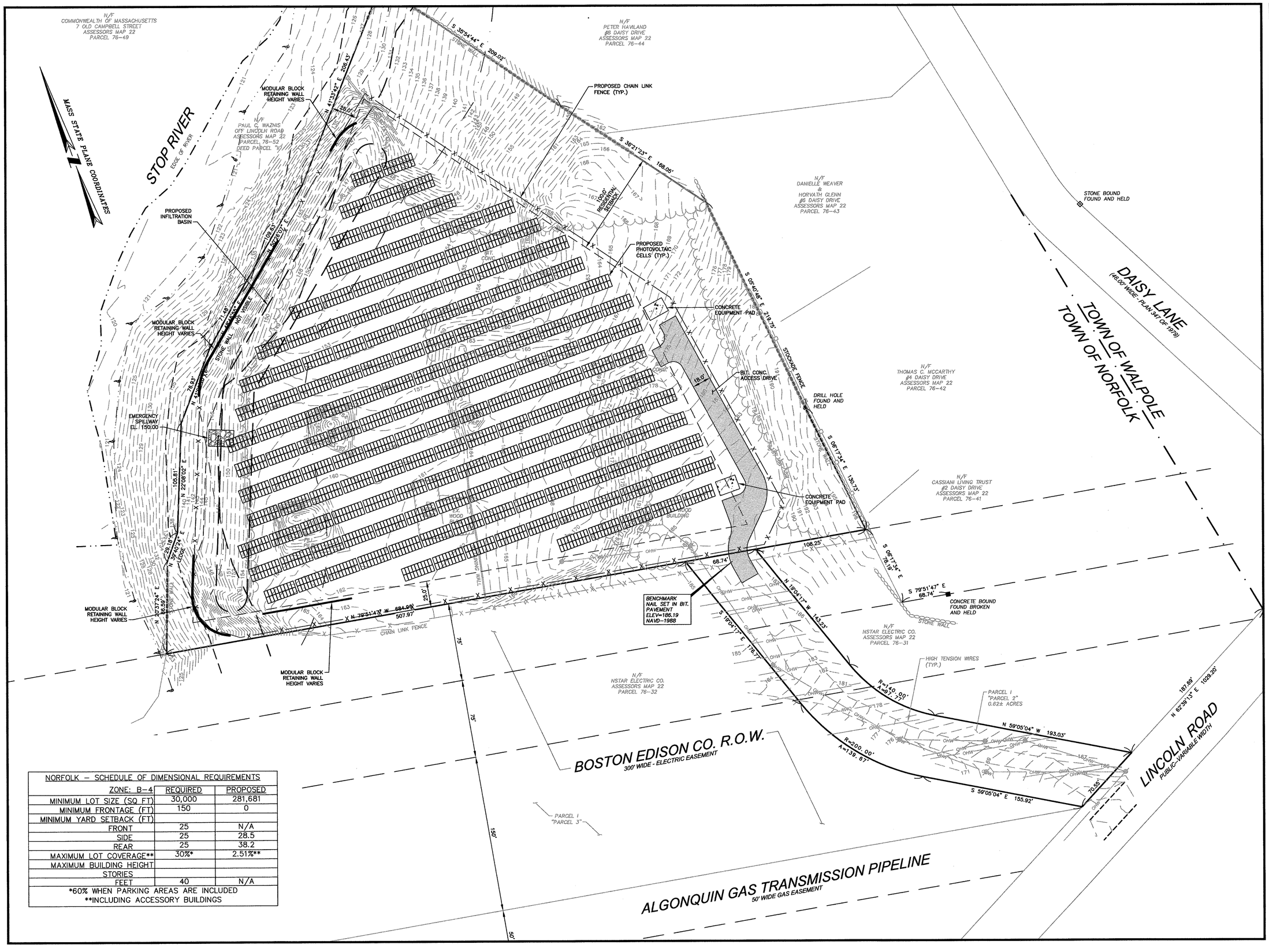
SCALE: 1" = 40'
0 20 40 80 FEET

FILE: YAR\5033900\C\D\5033900-SP.dwg
DWG.: 6605-01
JOB. NO: 5-0339.00
SHEET 2 OF 7



NORFOLK – SCHEDULE OF DIMENSIONAL REQUIREMENTS		
ZONE: B-4	REQUIRED	PROPOSED
MINIMUM LOT SIZE (SQ FT)	30,000	281,681
MINIMUM FRONTAGE (FT)	150	0
MINIMUM YARD SETBACK (FT)		
FRONT	25	N/A
SIDE	25	28.5
REAR	25	38.2
MAXIMUM LOT COVERAGE**	30%*	2.51%**
MAXIMUM BUILDING HEIGHT		
STORIES		
FEET	40	N/A

*60% WHEN PARKING AREAS ARE INCLUDED
**INCLUDING ACCESSORY BUILDINGS

COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 46206
REGISTERED PROFESSIONAL ENGINEER

9/27/19

BRIAN G. YERGATIAN
PROFESSIONAL ENGINEER
DATE

PHOTOVOLTAIC SYSTEM

15 LINCOLN ROAD
IN
NORFOLK
MASSACHUSETTS
(NORFOLK COUNTY)

LAYOUT & MATERIALS PLAN

SEPTEMBER 27, 2019

REVISIONS:

NO.	DATE	DESC.

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SAN FRANCISCO, CA 94120

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0 20 40 80 FEET

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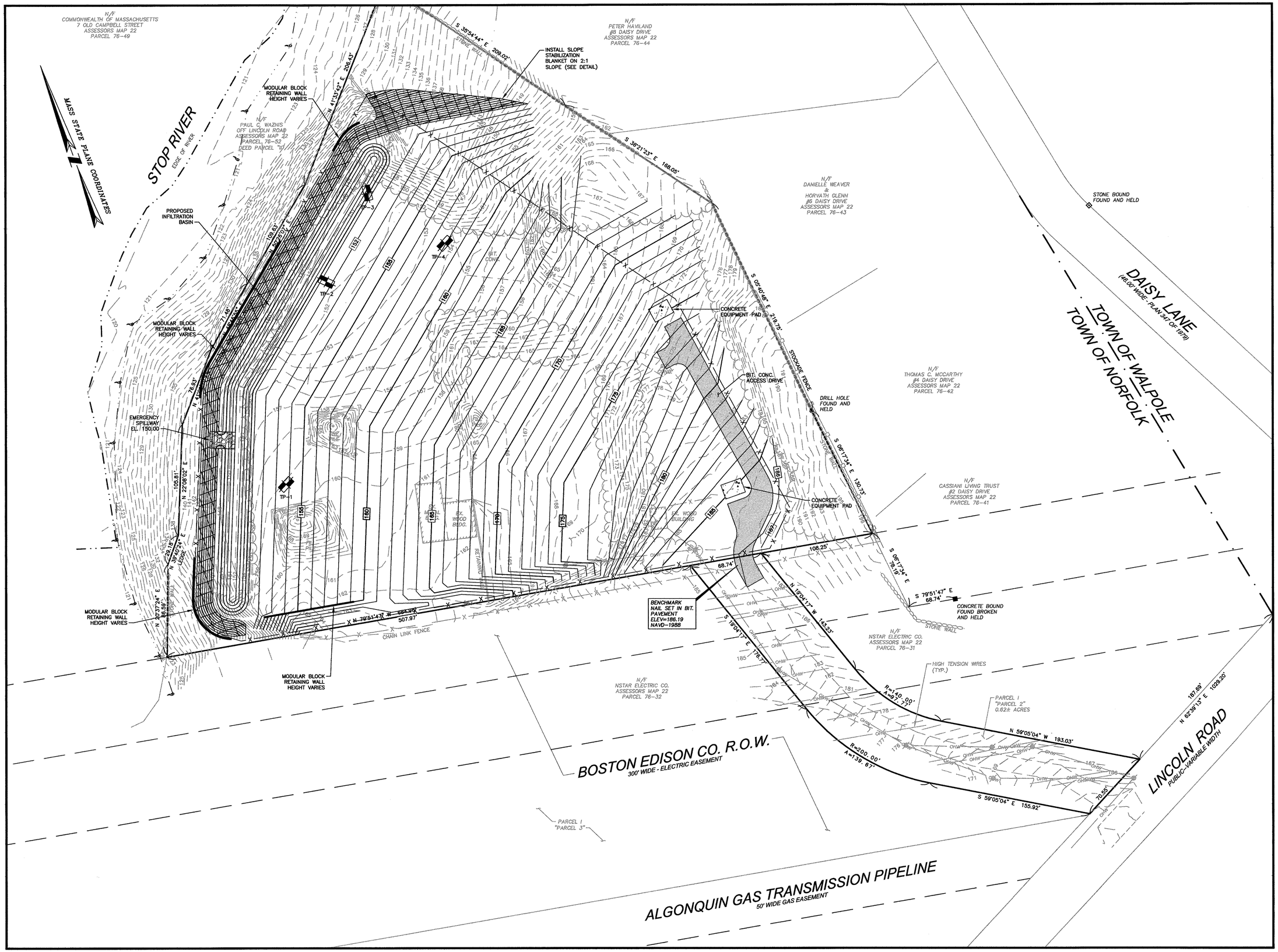
SHEET 3 OF 7



COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 46306
REGISTERED PROFESSIONAL ENGINEER

9/27/19

BRIAN G. YERGATIAN — DATE
PROFESSIONAL ENGINEER

PHOTOVOLTAIC SYSTEM

15 LINCOLN ROAD

IN

NORFOLK
MASSACHUSETTS
(NORFOLK COUNTY)

GRADING & DRAINAGE PLAN

SEPTEMBER 27, 2019

REVISIONS:

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P.O. BOX 7775
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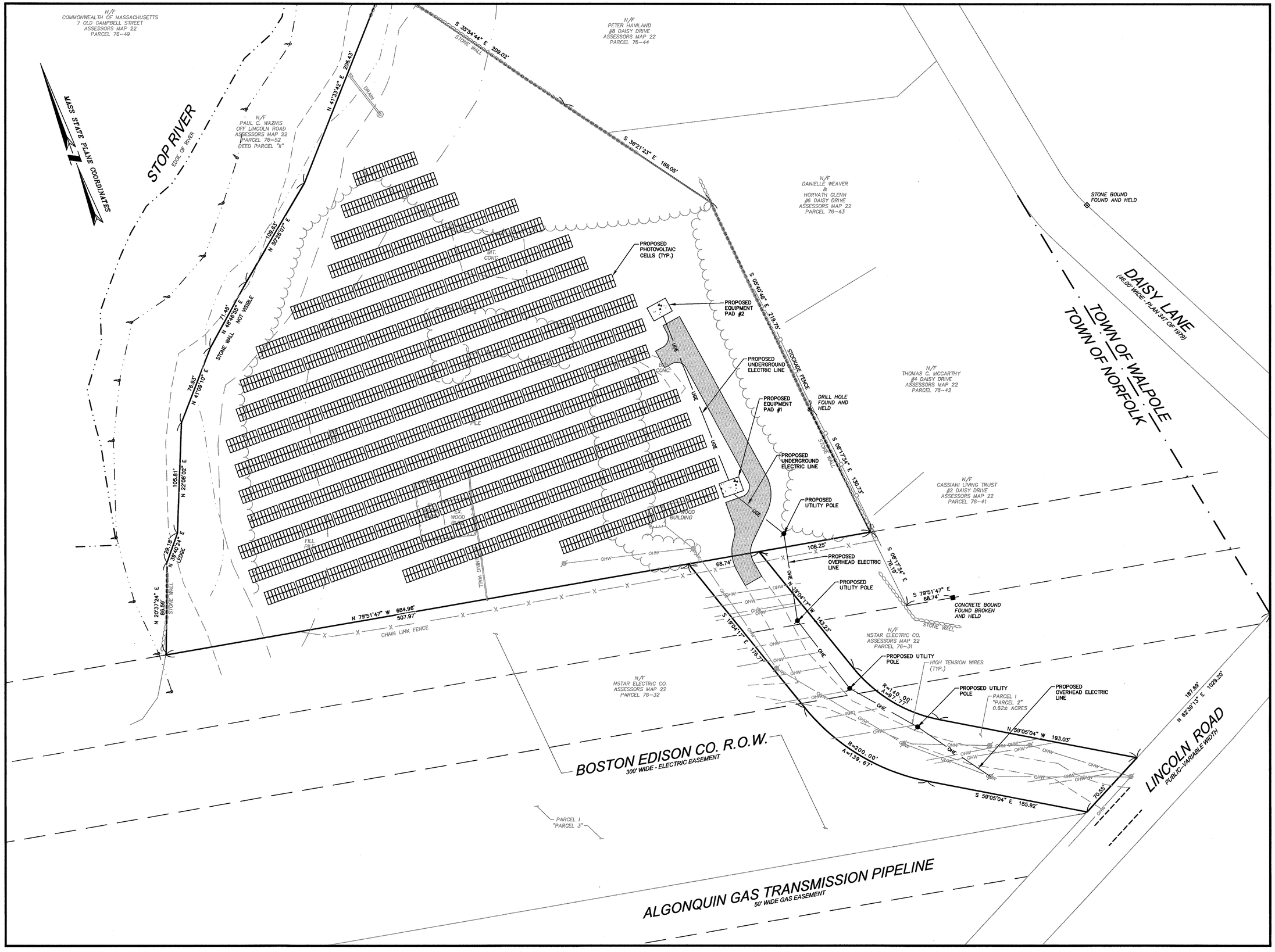
SHEET 4 OF 7



COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 46206
REGISTERED PROFESSIONAL ENGINEER

9/27/19

BRIAN G. YERGATIAN — DATE
PROFESSIONAL ENGINEER

PHOTOVOLTAIC SYSTEM

15 LINCOLN ROAD

IN

NORFOLK
MASSACHUSETTS
(NORFOLK COUNTY)

UTILITIES PLAN

SEPTEMBER 27, 2019

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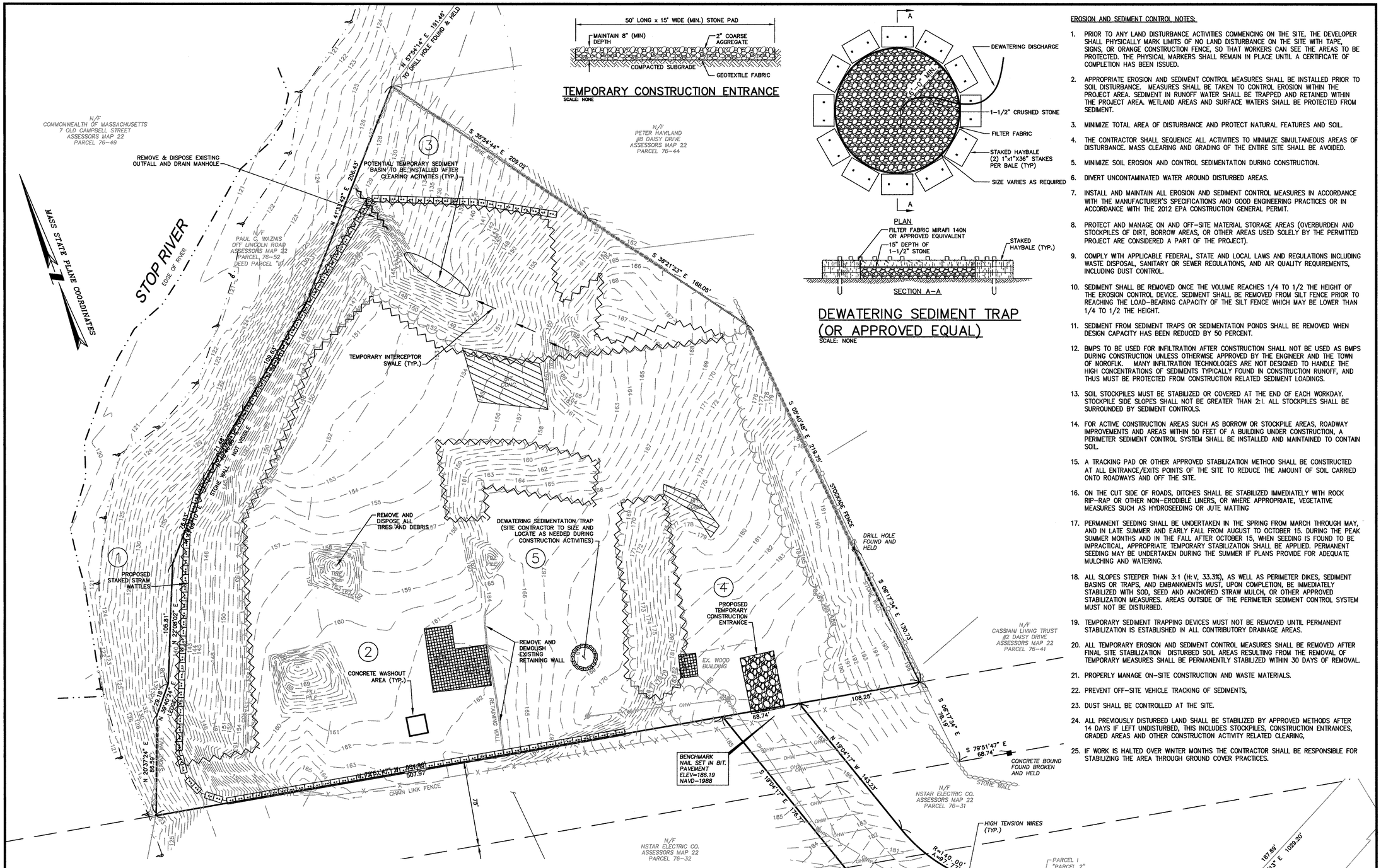

TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NONE

DEWATERING SEDIMENT TRAP (OR APPROVED EQUAL)
SCALE: NONE

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE DEVELOPER SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED. THE PHYSICAL MARKERS SHALL REMAIN IN PLACE UNTIL A CERTIFICATE OF COMPLETION HAS BEEN ISSUED.
2. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
3. MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.
4. THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARING AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
5. MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION.
6. DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS.
7. INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR IN ACCORDANCE WITH THE 2012 EPA CONSTRUCTION GENERAL PERMIT.
8. PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT).
9. COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY OR SEWER REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING DUST CONTROL.
10. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED FROM SILT FENCE PRIOR TO REACHING THE LOAD-BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN 1/4 TO 1/2 THE HEIGHT.
11. SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
12. BMPS TO BE USED FOR INFILTRATION AFTER CONSTRUCTION SHALL NOT BE USED AS BMPS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER AND THE TOWN OF NOROFLK. MANY INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND THUS MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS.
13. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
14. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL.
15. A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXITS POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
16. ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS, OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS HYDROSEEDING OR JUTE MATTING
17. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, APPROPRIATE TEMPORARY STABILIZATION SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
18. ALL SLOPES STEEPER THAN 3:1 (H:V, 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED.
19. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
21. PROPERLY MANAGE ON-SITE CONSTRUCTION AND WASTE MATERIALS.
22. PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENTS,
23. DUST SHALL BE CONTROLLED AT THE SITE.
24. ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED, THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING,
25. IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUND COVER PRACTICES.

BEST MANAGEMENT PRACTICES (BMPs)

1. STAKED STRAW WATTLES
2. CONCRETE WASH OUT AREA
3. TEMPORARY SEDIMENT BASIN WITH INTERCEPTOR SWALES
4. CONSTRUCTION ENTRANCE/EXIT
5. DEWATERING SEDIMENTATION TRAP

LEGEND:

- STAKED STRAW WATTLES (LIMIT OF WORK)
- FENCE
- CLEAR AND GRUB AREA
- DEMOLITION AND REMOVAL OF EXISTING BUILDINGS (BY OTHERS)
- REMOVE AND DISPOSE OF BITUMINOUS ASPHALT PAVEMENT

COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 46206
REGISTERED PROFESSIONAL ENGINEER

9/27/19

BRIAN G. YERGATIAN
PROFESSIONAL ENGINEER
DATE

PHOTOVOLTAIC SYSTEM

15 LINCOLN ROAD
IN
NORFOLK
MASSACHUSETTS
(NORFOLK COUNTY)

SITE PREPARATION PLAN

SEPTEMBER 27, 2019

REVISIONS:

NO.	DATE	DESC.

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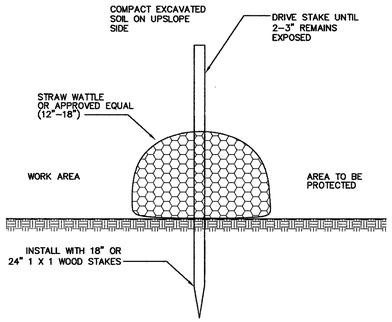
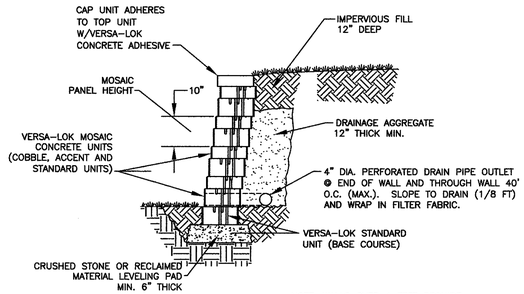
SHEET 6 OF 7



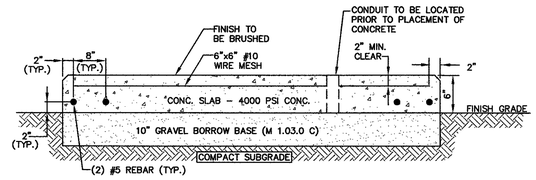
NOTES:
1. BEGIN AT THE LOCATION OF WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2–3" DEEP BY 9" WIDE TRENCH.
2. SECURE THE STRAW WATTLE WITH 18–24" STAKES EVERY 3–4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2–3" OF STAKE EXTENDING ABOVE THE WATTLE.
3. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

STAKED STRAW WATTLE
SCALE: NONE

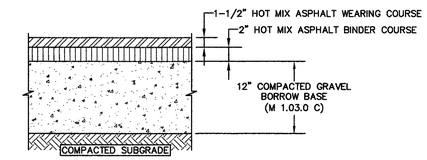


NOTE: WALLS OVER 4 FEET REQUIRE SIGNED/STAMPED PLANS AND CALCULATIONS BY MASSACHUSETTS STRUCTURAL PROFESSIONAL ENGINEER.

MODULAR BLOCK RETAINING WALL VERSA–LOK OR APPROVED EQUAL
SCALE: NONE



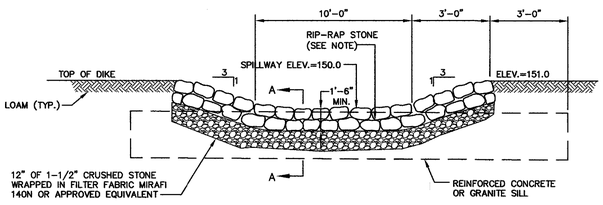
TRANSFORMER PAD
SCALE: NONE

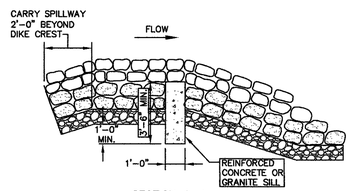


STANDARD DUTY FLEXIBLE PAVEMENT

NOTE:
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF GEOTECHNICAL INVESTIGATIONS

HOT MIX ASPHALT PAVEMENT SECTIONS
SCALE: NONE





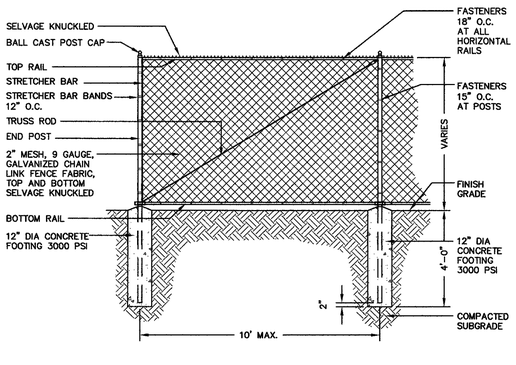
SECTION A–A

NOTE:
75% OF RIP–RAP STONE SHALL BE 70 TO 100 LBS. AND SHALL BE HAND CHINKED TO LEAVE A SMOOTH SURFACE ALONG THE TOP OF THE DIKE AND A ROUGH SURFACE ALONG DOWNSTREAM SURFACE AND TOE OF THE DIKE.

EMERGENCY SPILLWAY
SCALE: NONE

CHAIN LINK FENCE FRAMEWORK SCHEDULE

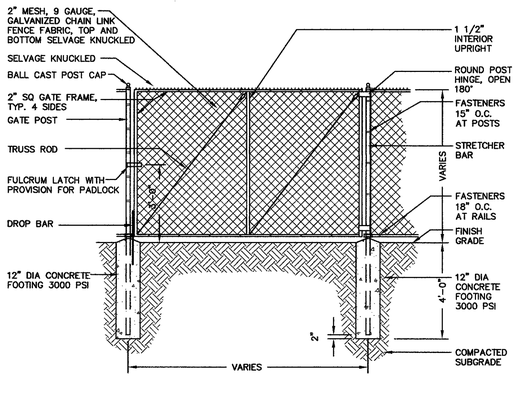
FABRIC HEIGHT	6' OR LESS	>6' – <10'	10' OR MORE
END, CORNER & PULL POST	2.375" O.D.	2.875" O.D.	4" O.D.
LINE POST	1.900" O.D.	2.375" O.D.	2.875" O.D.
TOP AND BOTTOM RAIL	1.660" O.D.	1.660" O.D.	1.660" O.D.
MIDDLE RAIL	NONE	1.660" O.D.	1.660" O.D.



CHAIN LINK FENCE
SCALE: NONE

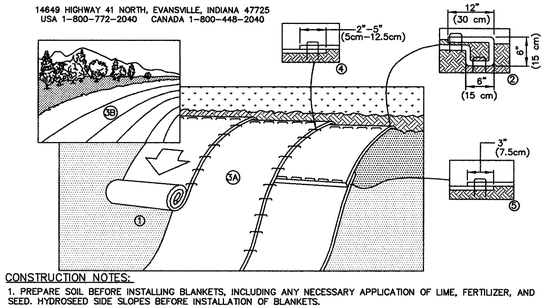
CHAIN LINK GATE FRAMEWORK SCHEDULE

GATE LEAF SINGLE WIDTH	6' OR LESS	>6' – <12'
GATE POST	2.875" O.D.	4" O.D.
GATE FRAME (4 SIDES)	2" SQ	2" SQ
INTERIOR UPRIGHT	NONE	1 1/2" SQ



CHAIN LINK FENCE GATE
SCALE: NONE

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1–800–772–2040 CANADA 1–800–448–2040



CONSTRUCTION NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. HYDROSEED SIDE SLOPES BEFORE INSTALLATION OF BLANKETS.

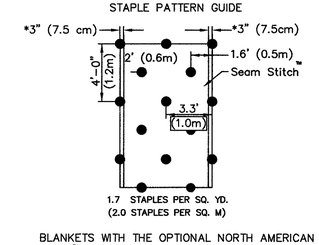
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"–5" (5cm–12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.

5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

STAPLE PATTERN GUIDE



BLANKETS WITH THE OPTIONAL NORTH AMERICAN GREEN® DOT SYSTEM PLACE STAPLES/STAKES THROUGH EACH OF THE GREEN COLORED DOTS.

NOTES:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENTHS IN EXCESS OF 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

*LOCATION OF SEAM STITCH WILL VARY DEPENDING ON NORTH AMERICAN GREEN PRODUCT TYPE: –APPROX. 5" SEAM OVERLAP FOR BIONET EROSION CONTROL BLANKETS

SLOPE STABILIZATION INSTALLATION
SCALE: NONE

COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 46206
REGISTERED PROFESSIONAL ENGINEER

9/27/19

BRIAN G. YERGATIAN — DATE
PROFESSIONAL ENGINEER

PHOTOVOLTAIC SYSTEM

15 LINCOLN ROAD
IN
NORFOLK
MASSACHUSETTS
(NORFOLK COUNTY)

DETAIL SHEET

SEPTEMBER 27, 2019

REVISIONS:

NO.	DATE	DESC.

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

PREPARED FOR:
NEXTGRID, INC.
P.O. BOX 7775
SAN FRANCISCO, CA 94120

BSC GROUP
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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SCALE: AS NOTED

FILE: 5033900–DET.DWG
DWG.: 6605–01
JOB. NO: 5–0339.00
SHEET 7 OF 7