



PROJECT
PROPOSED PHOTOVOLTAIC ARRAY
615.78 kW DC/249.0 kW AC
225 BODWELL STREET
AVON, MA 02322

OWNER
MARSHALL PAPER TUBE COMPANY
225 BODWELL STREET
AVON, MA 02322

REVISIONS

NO.	DATE	DESCRIPTION
1	4-28-23	BESS LOCATION

ZONING DATA:

DISTRICT: INDUSTRIAL
OVERLAY DISTRICT: WATER RESOURCE PROTECTION

CRITERIA	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	173,790 S.F.
MINIMUM FRONTAGE	200 FT.	265.0 FT.
MINIMUM FRONT YARD	40 FT.	39.8 FT.
MINIMUM SIDE YARD	25 FT.	23 FT.
MINIMUM REAR YARD	40 FT.	104.2 FT.
MAXIMUM HEIGHT	40 FT.	<40 FT.
MAXIMUM BLDG. LOT COVERAGE	60%	43.9%

RECORD OWNER:
ASSESSORS MAP: B7 BLOCK: 3 LOT: 3
225 BODWELL STREET
MARSHALL PAPER TUBE COMPANY
DEED REFERENCE BOOK: 27526 PAGE: 101
PLAN REFERENCE PLAN BK: 4767 PAGE: 258

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS PROVIDED BY ZENITH CONSULTING ENGINEERS, LLC.
 - THE SUBJECT SITE IS LOCATED WITHIN THE "INDUSTRIAL" ZONING DISTRICT AS DEPICTED ON THE TOWN OF AVON ZONING DISTRICT MAP DATED AUGUST 16, 2021.
 - PROPOSED BATTERY STORAGE SYSTEM IS SITED PER NFPA 855: STANDARD FOR THE INSTALLATION OF STATIONARY ENERGY STORAGE SYSTEMS, SECTION 9.5.2.6.1.5.

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON MAP No. 25021C0218E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

- ENVIRONMENTAL NOTES:**
- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 - SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 2021 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
 - SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."
 - SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
 - SITE IS LOCATED WITHIN AN OUTSTANDING RESOURCE WATER AREA (ORW).



NATHAN A. COLLINS
PROFESSIONAL ENGINEER, MA REGISTRATION #48140

PROPOSED LAYOUT PLAN

DRAWING NO.

C-1

PROJECT: 225B00WELL