



BELL ATLANTIC MOBILE SYSTEMS OF ALLENTOWN, INC.
d/b/a VERIZON WIRELESS
118 FLANDERS ROAD, 3RD FLOOR
WESTBOROUGH, MA 01581

SITE NAME:
PEMBROKE_5_MA
LOCATION CODE:
430514

SITE ADDRESS:
**85 WASHINGTON ROAD
PEMBROKE, MA 02359**



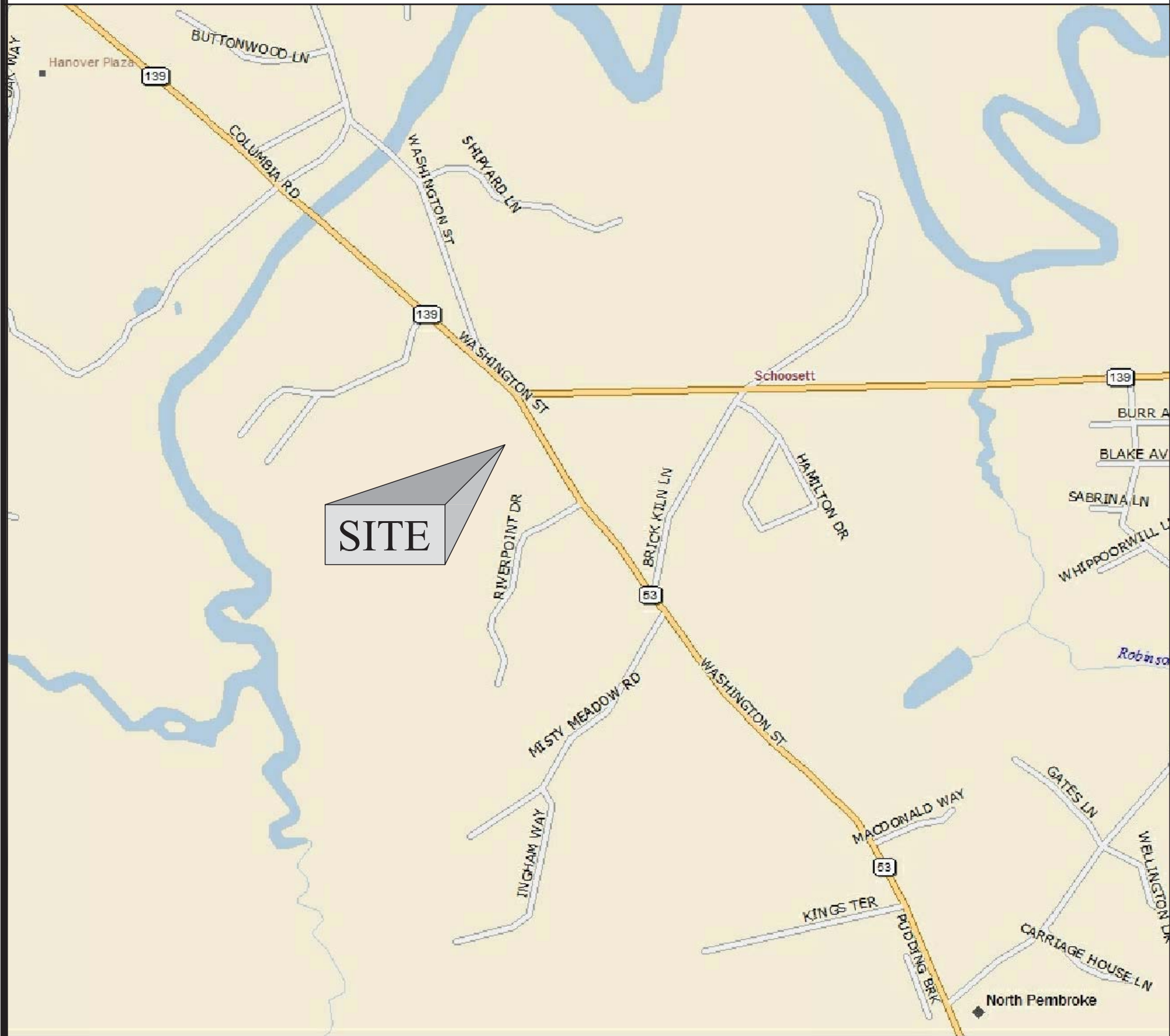
Know what's below.
Call before you dig.

SITE INFORMATION

SITE NAME: PEMBROKE_5_MA
LOCATION CODE: 430514
SITE ADDRESS: 85 WASHINGTON ROAD
PEMBROKE, MA 02359
COUNTY: PLYMOUTH COUNTY
LATITUDE: 42° 06' 11.79" N (NAD83)
LONGITUDE: 70° 48' 14.99" W (NAD83)
GROUND LEVEL: 74' A.M.S.L. (NAVD88)
PROPERTY OWNER: CIRCLE PEMBROKE RETAIL
19 CRAIG ROAD
ACTON, MA 01720

PARCEL ID: D14-38
STRUCTURE TYPE: PROPOSED MONOPOLE TOWER
STRUCTURE HEIGHT: 120'-0"± A.G.L.
HIGHEST APPURTENANCE: 124'-0"± A.G.L.
(4' LIGHTNING ROD)
VZW TOWER EQUIPMENT C.L.: 117'-0"± A.G.L.

VICINITY MAP



GENERAL NOTES AND APPLICABLE CODES

- THIS IS AN UNMANNED TELECOMMUNICATION FACILITY AND NOT FOR HUMAN HABITATION.
 - HANDICAPPED ACCESS IS NOT REQUIRED.
 - POTABLE WATER OR SANITARY SERVICE IS NOT REQUIRED.
 - NO OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES REQUIRED.
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. FAILURE TO NOTIFY THE ARCHITECT/ENGINEER PLACES THE RESPONSIBILITY ON THE CONTRACTOR TO CORRECT THE DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.
- DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND SPECIFICATIONS.
 - BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE 780 CMR 9TH EDITION W/ AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (IBC 2015)
 - ELECTRICAL CODE: NATIONAL ELECTRIC CODE 2017
SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
 - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION.
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA)
 - TIA 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES AND ANTENNAS WITH ADDENDUM.
 - TIA 607, GENERIC TELECOMMUNICATIONS BONDING AND GROUNDING (EARTHING) FOR CUSTOMER PREMISES.
 - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)
 - IEEE 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUNDING SYSTEM.
 - IEEE 1100 (2005) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.
 - IEEE C62.41.1, RECOMMENDED PRACTICES ON CHARACTERIZATION OF SURGES IN LOW VOLTAGE (1000V OR LESS) AC POWER CIRCUITS.
 - TELCORDIA, GR-1275, GENERAL INSTALLATION REQUIREMENTS.
 - TELCORDIA, GR-1503, COAXIAL CONNECTORS.
 - ANSI T1.311, TELECOMMUNICATIONS - DC POWER SYSTEMS - TELECOMMUNICATIONS ENVIRONMENT PROTECTION.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1	ABUTTERS PLAN & EXISTING CONDITIONS
Z-1	OVERALL SITE PLAN
Z-2	ENLARGED SITE & GRADING PLAN
Z-3	TOWER ELEVATION & DETAILS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

LEASING/SITE ACQUISITION: _____ DATE: _____

LANDLORD: _____ DATE: _____

VZW CM: _____ DATE: _____

VZW RF: _____ DATE: _____

PREPARED BY:

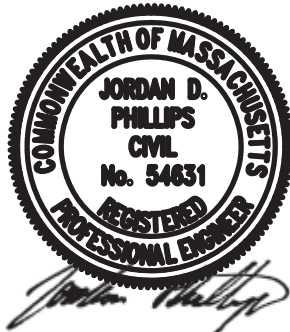
n e x i u s

A&E OFFICE:
300 APOLLO DRIVE , 2ND FLOOR
CHELMSFORD, MA 01824

APPLICANT:



CELLCO PARTERSHIP
d/b/a VERIZON WIRELESS
118 FLANDERS ROAD, 3RD FLOOR
WESTBOROUGH, MA 01581



Digitally signed by Jordan D Phillips PE
DN: cn=JD Phillips, o=Nexus Solutions, Inc., ou=A/E Group, c=US
Jordan D Phillips PE
Location: Syden Lake, MI
Reason: I am the author of this document
Contact Info: (248) 709-3642
Date: 2020.10.28 14:41:02-04'00'

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	03/19/20	PRELIMINARY ZONING DRAWINGS	MLB
1	10/20/2020	REVISED ZONING	JM

SITE INFO:

SITE NAME:
PEMBROKE_5_MA

LOCATION CODE:
430514

SITE ADDRESS:
**85 WASHINGTON ROAD
PEMBROKE, MA 02359
PLYMOUTH COUNTY**

SHEET TITLE:

TITLE SHEET

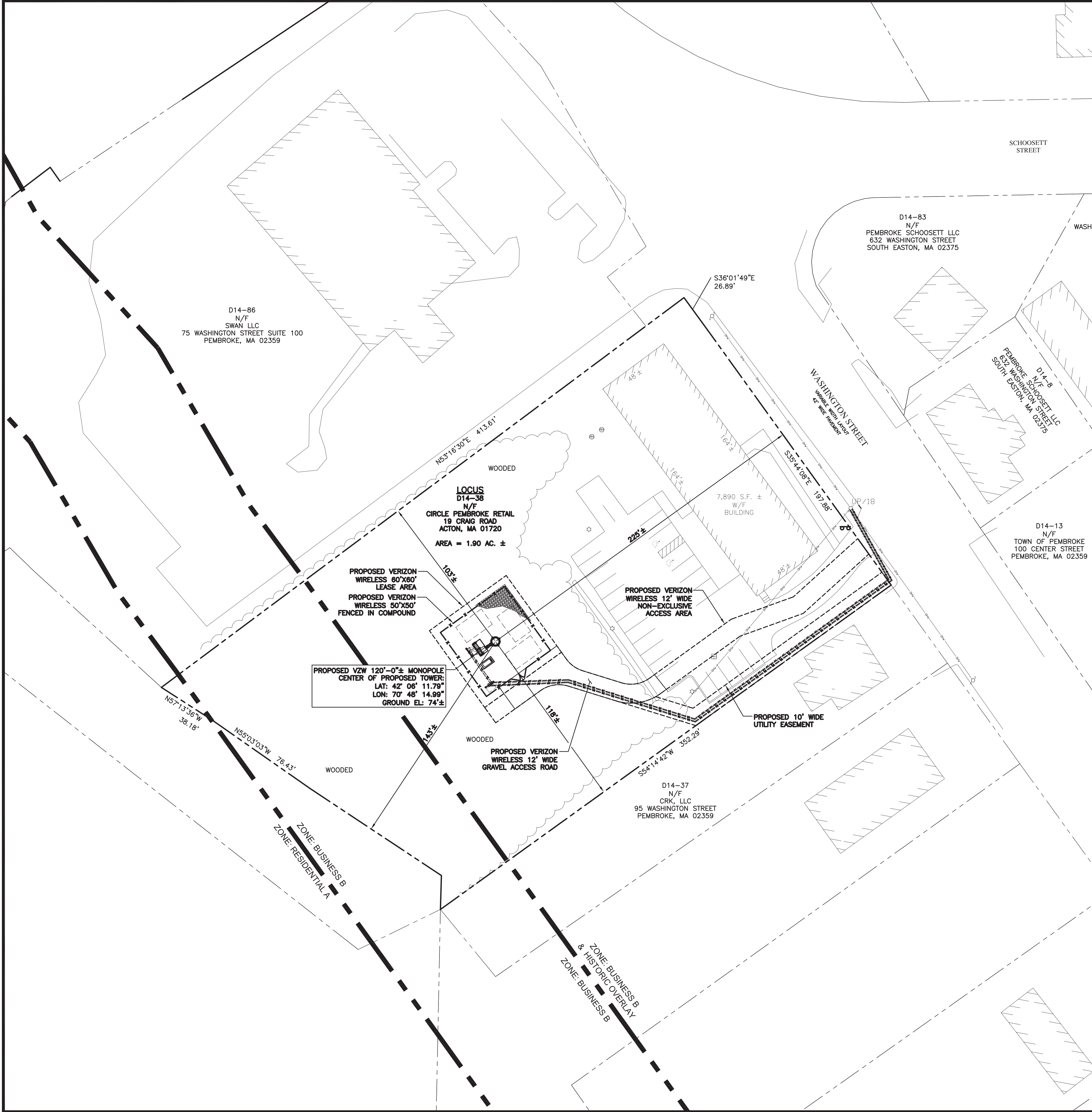
NEXIUS PROJ. NO:
VZ11509

CHECKED BY:
JP

CHECKED BY DATE:
10/20/2020

SHEET NUMBER:

T-1



ZONING DRAWINGS

PREPARED BY:
n e x i u s
A&E OFFICE:
300 APOLLO DRIVE , 2ND FLOOR
CHELMSFORD, MA 01824

APPLICANT:
verizon
CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS
118 FLANDERS ROAD, 3RD FLOOR
WESTBOROUGH, MA 01581

APPROX. NORTH
1 OVERALL SITE PLAN
SCALE: 1" = 30'
GRAPHIC SCALE: 1:30 (IN FEET)

ZONING INFORMATION

APPLICANT:
CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS
118 FLANDERS ROAD, THIRD FLOOR
WESTBOROUGH, MA 01581

PROPERTY OWNER:
9 MOORES ROAD
N/F
MARGARET R. VAN PETERSON
9 MOORES ROAD
FLORIDA, MA 01247

PARCEL ID: 14-30

DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED±
FRONT YARD SETBACK:	40'	225'±
REAR YARD SETBACK:	20'	143'±
SIDE YARD SETBACK:	25'	103'±

NOTES:
1. BASE MAP WAS DEVELOPED FROM A SURVEY PREPARED BY NORTHEAST SURVEY CONSULTANTS PC DATED 10/05/20, SIGNED BY DAN F. STASZ, PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 47160.
2. ALL SETBACKS SHOWN ARE FROM CENTER OF THE PROPOSED TOWER TO THE NEAREST PROPERTY LINE.

LEGEND

EXISTING STRUCTURE
SUBJECT PARCEL
ABUTTING PARCELS
ZONING BOUNDARY

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

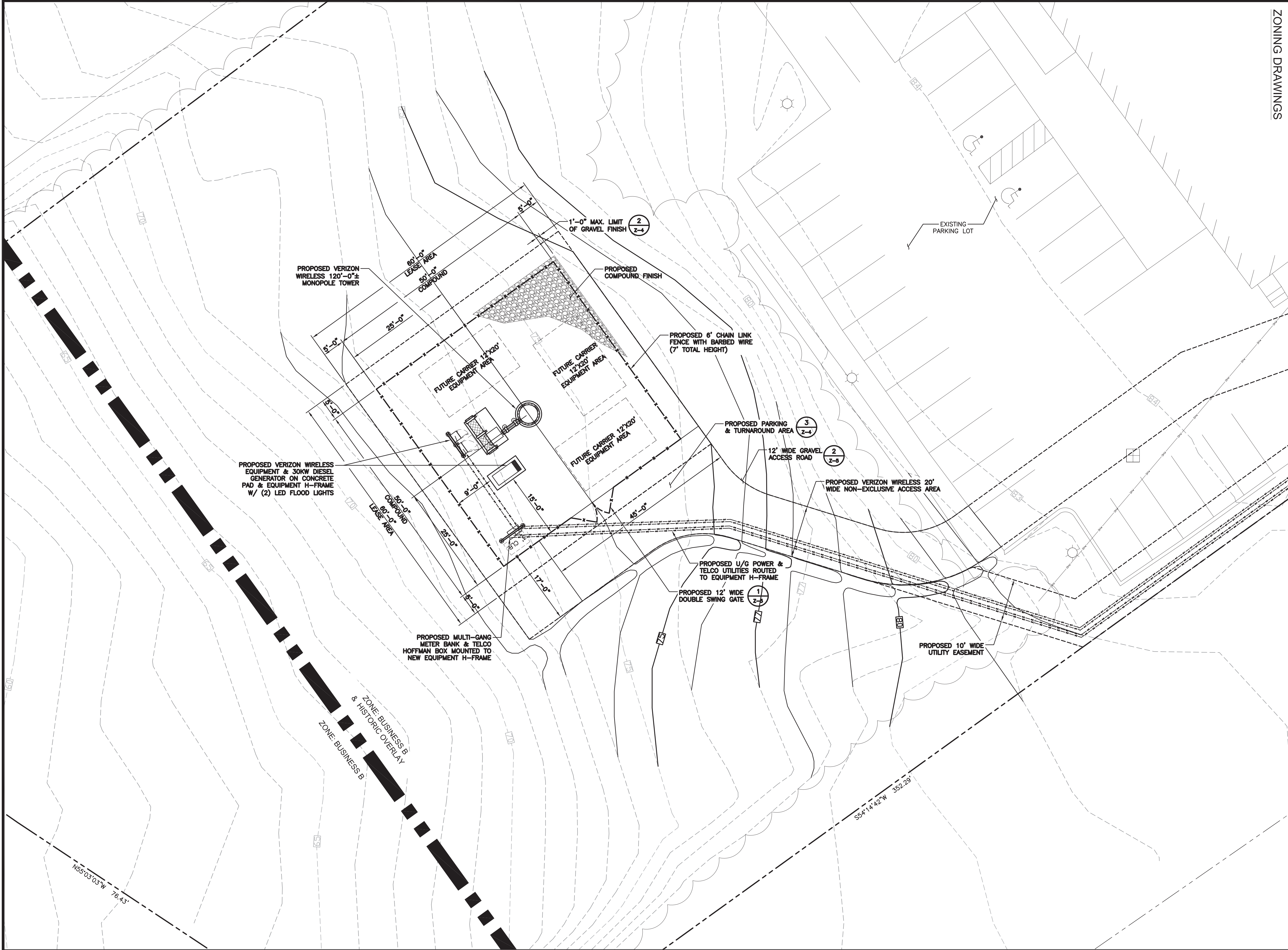
DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/19/20	PRELIMINARY ZONING DRAWINGS	MLB
1	10/20/2020	REVISED ZONING	JM

SITE INFO:
SITE NAME:
PEMBROKE_5_MA
LOCATION CODE:
430514
SITE ADDRESS:
**85 WASHINGTON ROAD
PEMBROKE, MA 02359
PLYMOUTH COUNTY**

SHEET TITLE:
OVERALL SITE PLAN

NEXIUS PROJ. NO: VZ11509	SHEET NUMBER:
CHECKED BY: JP	Z-1
CHECKED BY DATE: 10/20/2020	



ZONING DRAWINGS

PREPARED BY:

nexus

A&E OFFICE:
300 APOLLO DRIVE , 2ND FLOOR
CHELMSFORD, MA 01824

APPLICANT:

verizon

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS
118 FLANDERS ROAD, 3RD FLOOR
WESTBOROUGH, MA 01581

COMMONWEALTH OF MASSACHUSETTS

JORDAN D. PHILLIPS

CIVIL

No. 84631

REGISTERED PROFESSIONAL ENGINEER

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	03/19/20	PRELIMINARY ZONING DRAWINGS	MLB
1	10/20/2020	REVISED ZONING	JM

SITE INFO:

SITE NAME:
PEMBROKE_5_MA

LOCATION CODE:
430514

SITE ADDRESS:
85 WASHINGTON ROAD
PEMBROKE, MA 02359
PLYMOUTH COUNTY

SHEET TITLE:

ENLARGED SITE & GRADING PLAN

NEXIUS PROJ. NO:
VZ11509

CHECKED BY:
JP

CHECKED BY DATE:
10/20/2020

SHEET NUMBER:
Z-2

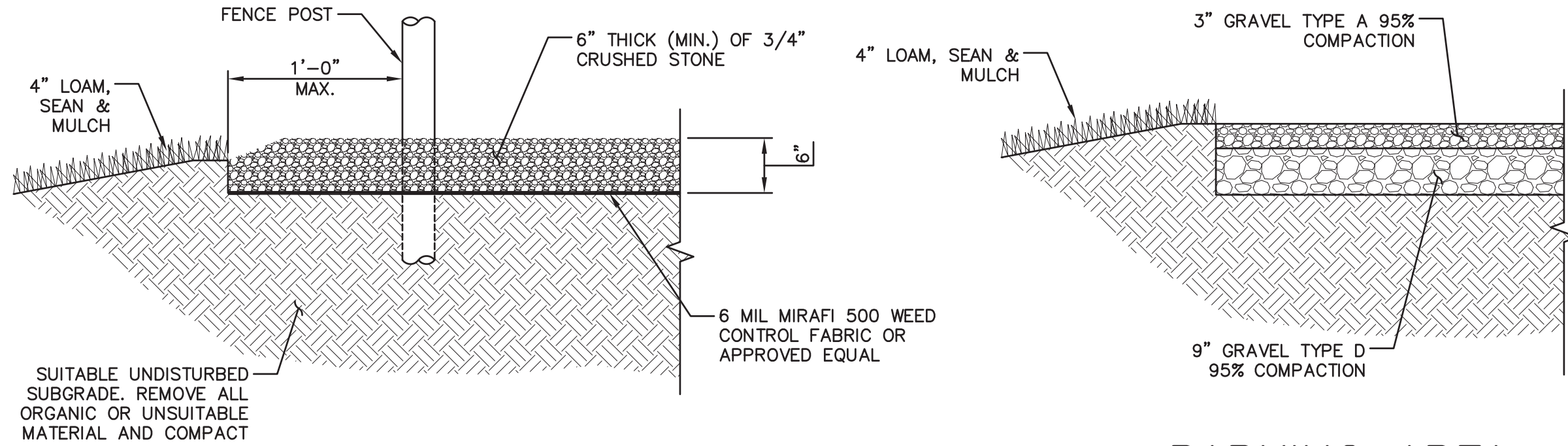
1 ENLARGED SITE & GRADING PLAN
SCALE: 1" = 10'

PROPOSED MONOPOLE:

1. THE MONOPOLE SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR LOCAL MUNICIPALITY.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND.
5. PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS DESIGN ENGINEER AND IN ACCORDANCE WITH SITE PLAN REVIEW APPROVAL.

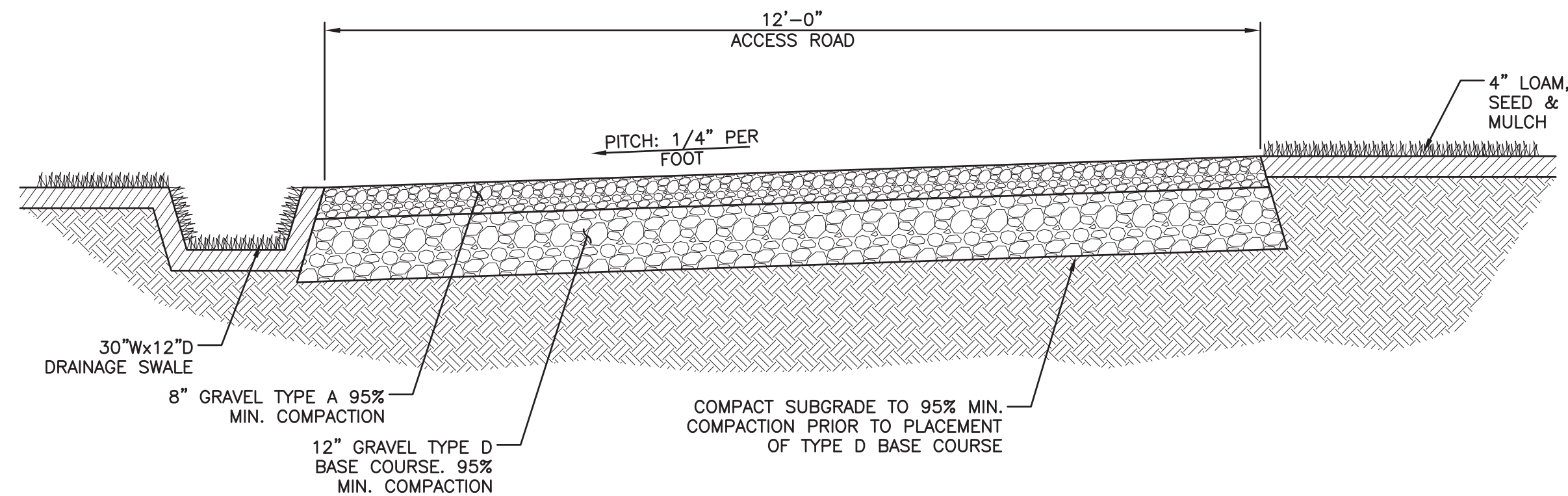
FOR TOWER FOUNDATION & TOWER
STRUCTURAL STEEL DESIGN:
(4) TOTAL COLOCATION CENTERLINES WITH
(12) ANTENNAS EACH.

NOTE:
WEED CONTROL FABRIC SHALL BE USED UNDER ENTIRE PROPOSED GRAVELED AREA WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.

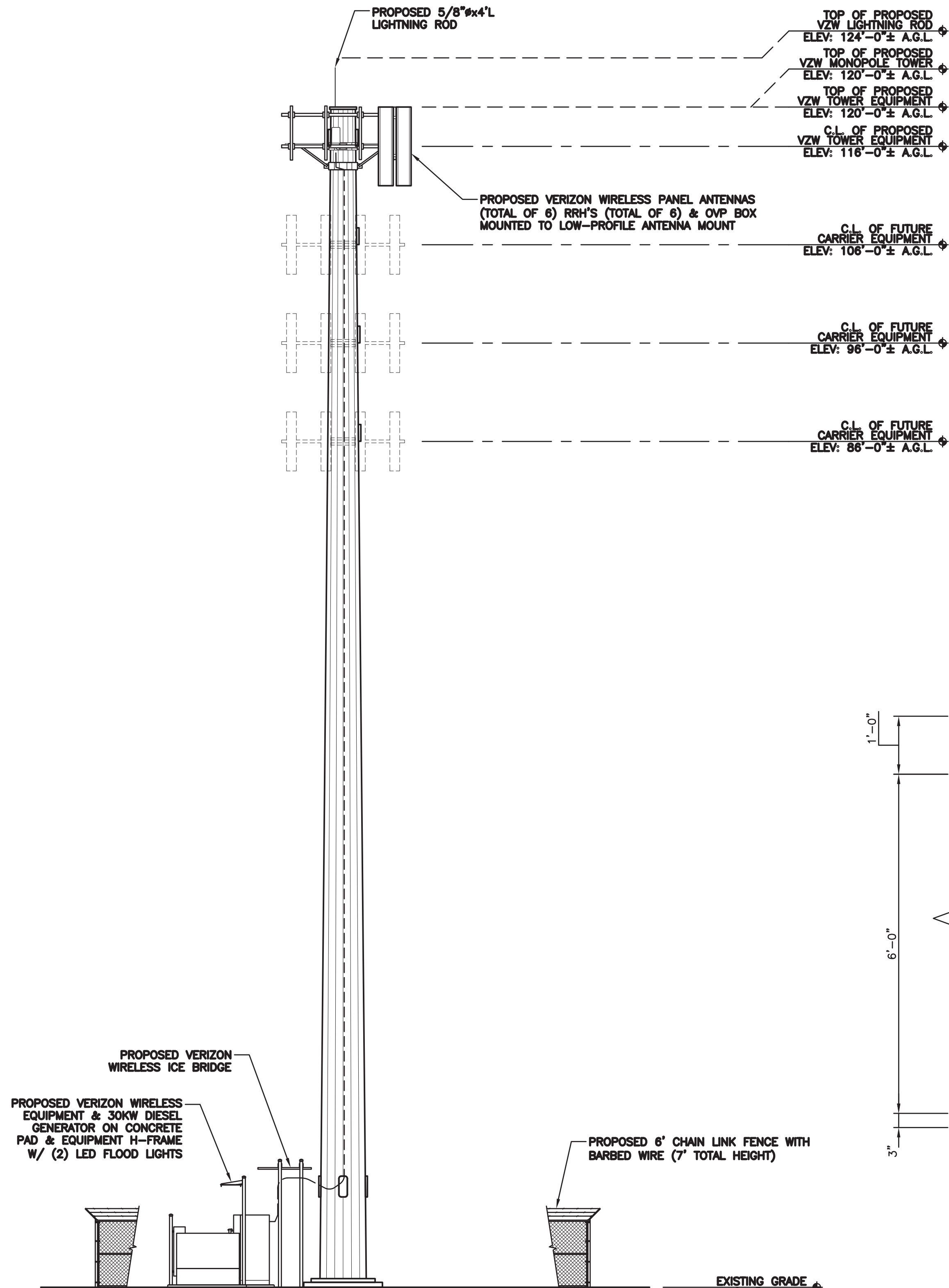


② COMPOUND FINISH DETAIL
SCALE: N.T.S.

③ PARKING AREA FINISH DETAIL
SCALE: N.T.S.

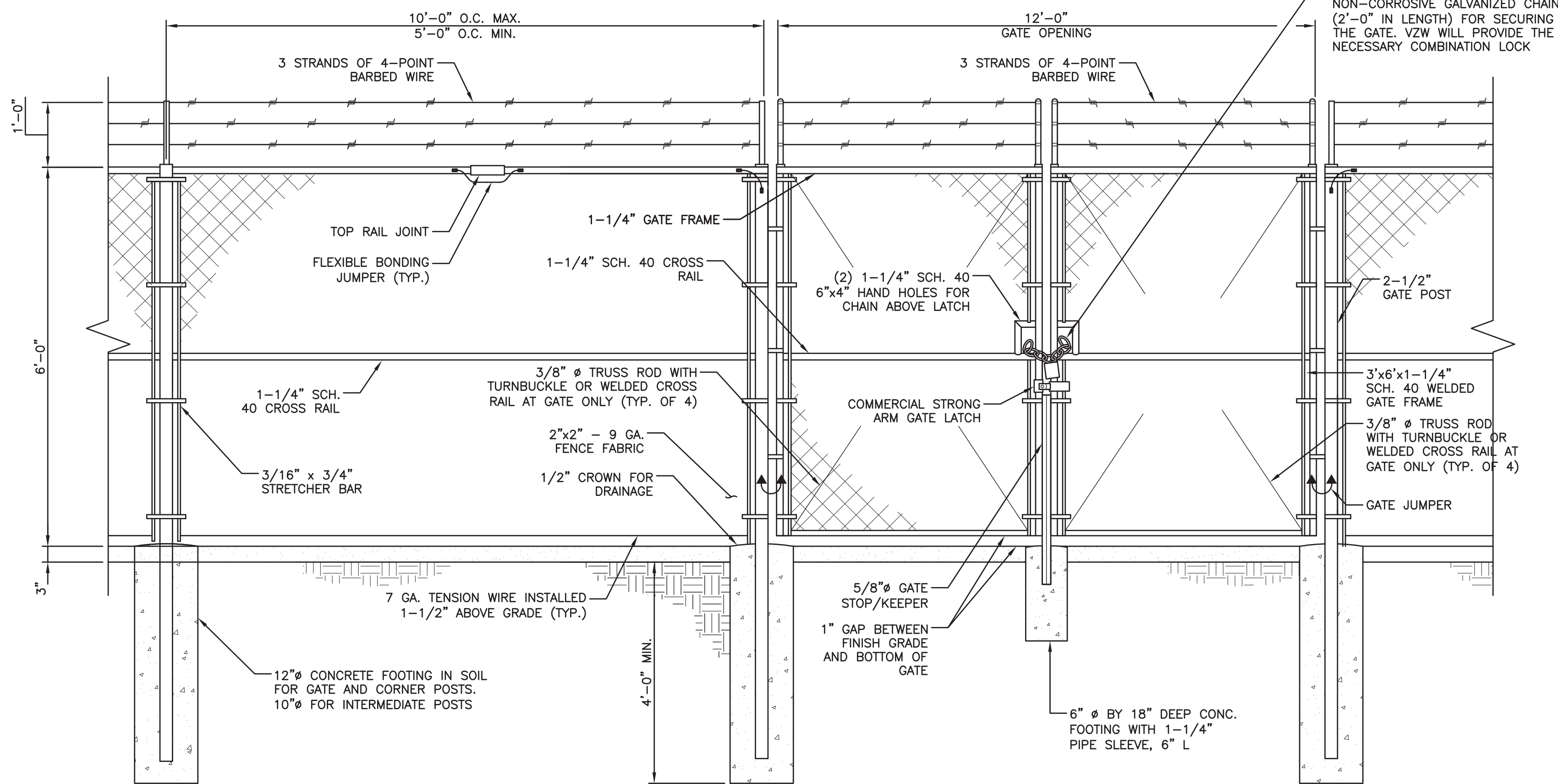


④ ACCESS ROAD DETAIL
SCALE: N.T.S.



① TOWER ELEVATION
SCALE: 1/8" = 1'-0"

0 4 8 16
GRAPHIC SCALE: 1/8" = 1'-0"



⑤ FENCE DETAIL
SCALE: N.T.S.

ZONING DRAWINGS

PREPARED BY:

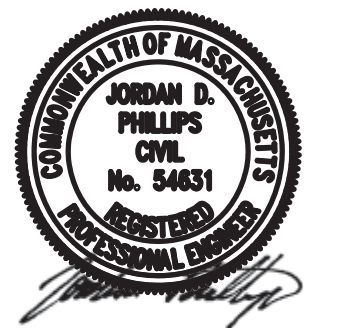
nexus

A&E OFFICE:
300 APOLLO DRIVE, 2ND FLOOR
CHELMSFORD, MA 01824

APPLICANT:

verizon

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS
118 FLANDERS ROAD, 3RD FLOOR
WESTBOROUGH, MA 01581



THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/19/20	PRELIMINARY ZONING DRAWINGS	MLB
1	10/20/2020	REVISED ZONING	JM

SITE INFO:

SITE NAME:

PEMBROKE_5_MA

LOCATION CODE:

430514

SITE ADDRESS:

85 WASHINGTON ROAD
PEMBROKE, MA 02359
PLYMOUTH COUNTY

SHEET TITLE:

COMPOUND ELEVATION
& DETAILS

NEXIUS PROJ. NO:

VZ11509

CHECKED BY:

JP

CHECKED BY DATE:

10/20/2020

SHEET NUMBER:

Z-3