

PEMBROKE MA PLANNING BOARD:

NAME:

DATE:



CELLCO PARTNERSHIP 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



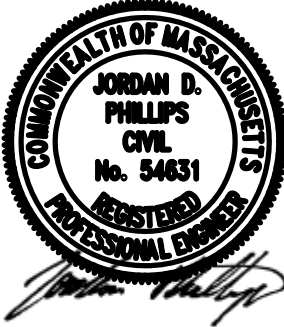
ZONING DRAWINGS

PREPARED BY:

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

APPLICANT:

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



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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
0	03/19/20	PRELIMINARY ZONING DRAWINGS	MLB
1	10/20/20	REVISED ZONING	JM
2	11/10/20	REVISED ZONING	JM
3	01/08/21	REVISED ZONING	JM
4	02/22/21	REVISED ZONING	JM
5	05/13/21	REVISED ZONING	AA
6	05/26/21	REVISED TOWER	JM
7	10/15/21	REVISED ZDS	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	SHEET NUMBER: <div>T-1</div>
CHECKED BY: JP	
CHECKED BY DATE: 05/13/21	

GENERAL NOTES AND APPLICABLE CODES

1. THIS IS AN UNMANNED TELECOMMUNICATION FACILITY AND NOT FOR HUMAN HABITATION.
- 1.1. HANDICAPPED ACCESS IS NOT REQUIRED.
- 1.2. POTABLE WATER OR SANITARY SERVICE IS NOT REQUIRED.
- 1.3. NO OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES REQUIRED.
2. 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.
3. DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND SPECIFICATIONS.
- 3.1 BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE 780 CMR 9TH EDITION W/ AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (IBC 2015)
- 3.2 ELECTRICAL CODE: NATIONAL ELECTRIC CODE 2020
- SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
- 3.4 AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- 3.5 AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION.
- 3.6 TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA)
- 3.6.1 TIA 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES AND ANTENNAS WITH ADDENDUM.
- 3.6.2 TIA 607, GENERIC TELECOMMUNICATIONS BONDING AND GROUNDING (EARTHING) FOR CUSTOMER PREMISES.
- 3.7 INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)
- 3.7.1 IEEE 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUNDING SYSTEM.
- 3.7.2 IEEE 1100 (2005) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.
- 3.7.3 IEEE C62.41.1, RECOMMENDED PRACTICES ON CHARACTERIZATION OF SURGES IN LOW VOLTAGE (1000V OR LESS) AC POWER CIRCUITS.
- 3.8 TELCORDIA, GR-1275, GENERAL INSTALLATION REQUIREMENTS.
- 3.9 TELCORDIA, GR-1503, COAXIAL CONNECTORS.
- 3.10 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
C-2	TREE SURVEY
Z-1	OVERALL SITE PLAN
Z-2	ENLARGED SITE & GRADING PLAN
Z-3	TOWER ELEVATION & DETAILS
Z-4	DETAILS
ES-1	SOIL EROSION & SEDIMENTATION CONTROL PLAN & NOTES
ES-2	SOIL EROSION & SEDIMENTATION CONTROL DETAILS & NOTES

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: _____

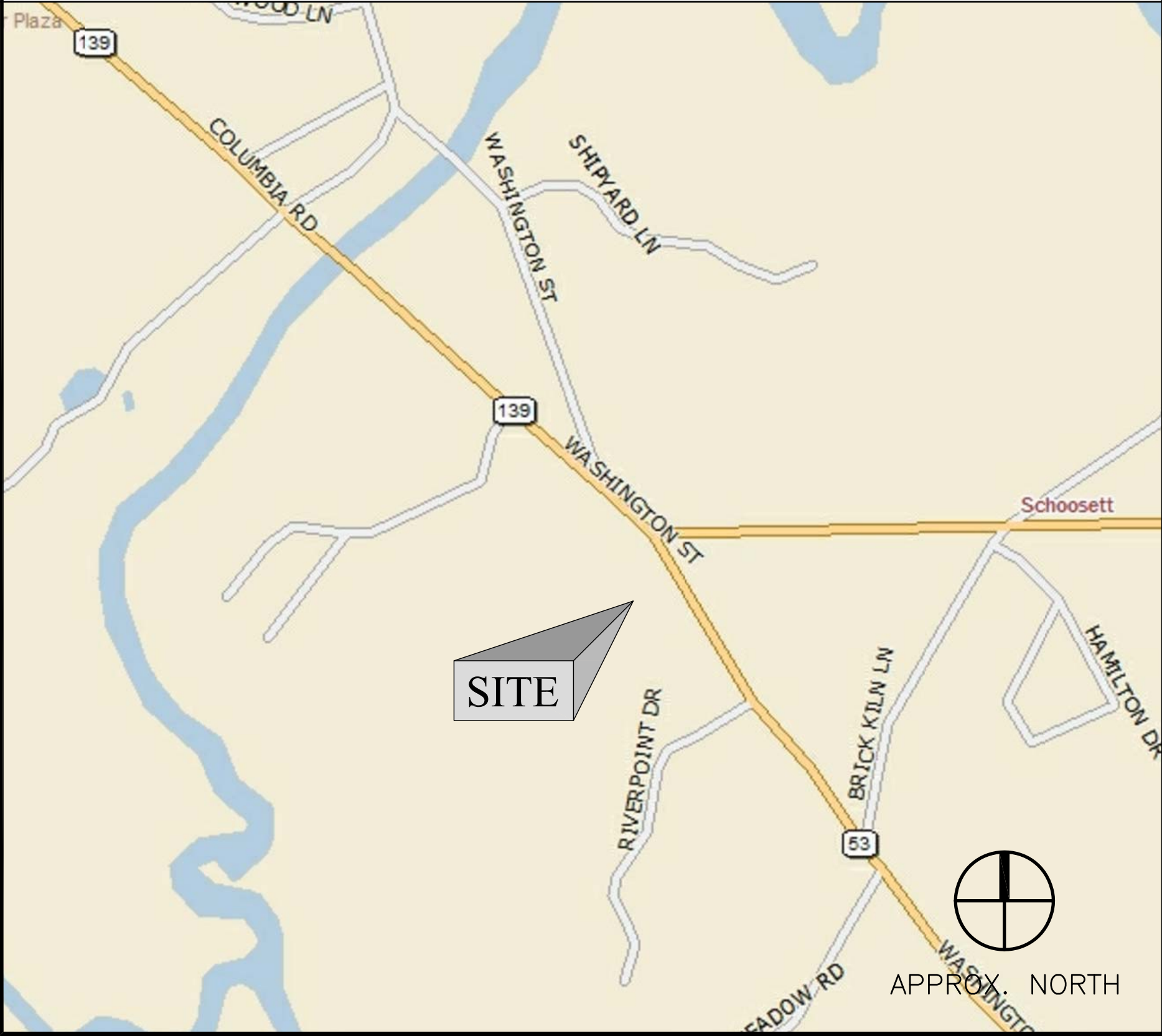
VZW CM: _____ DATE: _____

VZW RF: _____ DATE: _____

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 CONCEALMENT TOWER
STRUCTURE HEIGHT: 110'-0"± A.G.L.
HIGHEST APPURTENANCE: 114'-0"± A.G.L.
(4' LIGHTNING ROD)
VZW TOWER EQUIPMENT C.L.: 107'-0"± & 97'-0"± A.G.L.

VICINITY MAP SCALE: 1"=500'



ZONING INFORMATION
ZONE: RESIDENCE A
SINGLE FAMILY DIMENSIONAL REQUIREMENTS:
MINIMUM AREA: 40,000 S.F.
MINIMUM FRONTAGE: 150'
MINIMUM FONT SETBACK: 40'/55'
MINIMUM SIDE SETBACK: 25'
MINIMUM REAR SETBACK: 25'

ZONE: BUSINESS B
SINGLE FAMILY DIMENSIONAL REQUIREMENTS:
MINIMUM AREA: 40,000 S.F.
MINIMUM FRONTAGE: 150'
MINIMUM FONT SETBACK: 40'
MINIMUM SIDE SETBACK: 25'
MINIMUM REAR SETBACK: 20'
MAXIMUM BUILDING COVERAGE: 35%
MAXIMUM IMPERVIOUS SURFACE: 60%

EXISTING BUILDING COVERAGE: 9.5%
EXISTING IMPERVIOUS SURFACE: 24.3%
EXISTING OPEN SPACE: 55.2%

PLANNING BOARD
PEMBROKE, MASSACHUSETTS

DATE: _____

THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PEMBROKE ZONING BY-LAW

I, TOWN CLERK OF THE TOWN OF PEMBROKE, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE

DATE: _____

TITLE
LOCUS MAP
1"=200'



LEGEND:

N/F	NOW OR FORMERLY
D14-38	ASSESSOR'S ID
⊙	TOWER CONTROL POINT
⊗	DECIDUOUS TREE
●	CONIFEROUS TREE
—	LOCUS PROPERTY LINE
- - -	ABUTTERS PROPERTY LINE (±)
- - - -	CONTOUR LINE
~~~~~	TREELINE

PREPARED BY:

**nexus**

TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

A&E OFFICE:  
300 APOLLO DRIVE, SUITE 7  
CHELMSFORD, MA 01824  
1 (978) 923-7965


APPLICANT:


**verizon**

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

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO MY KNOWLEDGE, BELIEF AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS;



  
DANIEL F. STASZ PLS #47160

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
1	02/24/2020	SUBMITTED FOR REVIEW	JDG
2	10/5/2020	SITE PLAN REQ'S	JDG
3	1/8/2021	SITE PLAN REQ'S	JDG
4	2/2/2021	TREE SURVEY	JDG
5	8/4/2021	ADD UG UTILITIES	BCF
6	10/13/2021	ADD TEST PITS	BCF

SITE INFO:

SITE NAME:  
**PEMBROKE_5_MA**

LOCATION CODE:

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

SHEET TITLE:

**TREE SURVEY**

NEXIUS PROJ. NO: 20161495803	SHEET NUMBER:  <b>C-2</b>
CHECKED BY: BCF	
CHECKED BY DATE: 2/2/2021	

PLANNING BOARD  
PEMBROKE, MASSACHUSETTS

DATE: _____

_____

_____

_____

_____

_____

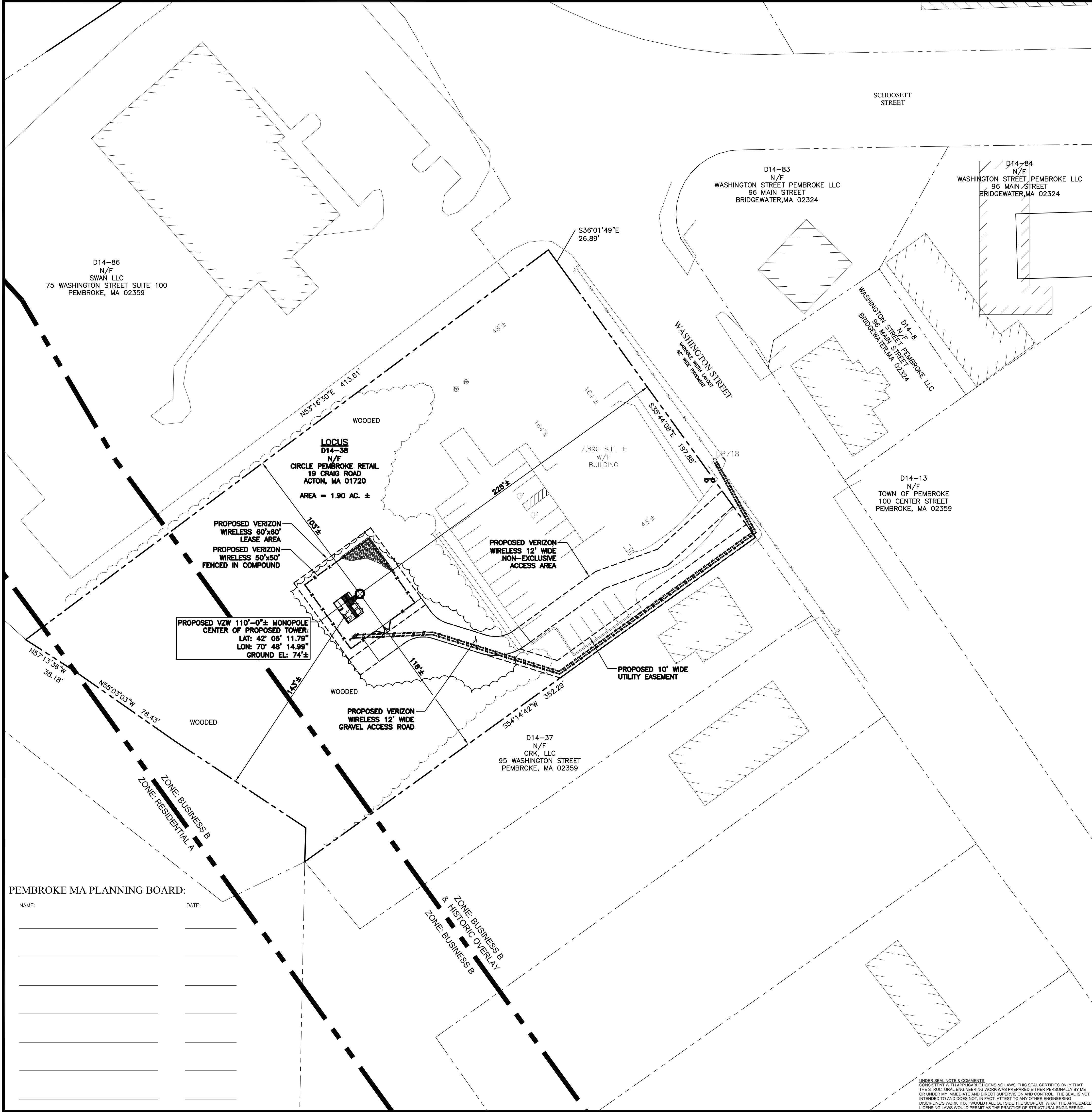
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DATE: _____

_____






PEMBROKE MA PLANNING BOARD:

NAME:	DATE:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____


ZONING DRAWINGS

PREPARED BY:

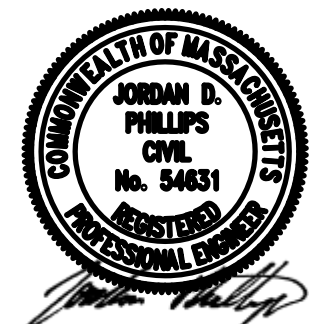


A&E OFFICE:  
300 APOLLO DRIVE , 2ND FLOOR  
CHELMSFORD, MA 01824

APPLICANT:



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



APPROX. NORTH

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:

CIRCLE PEMBROKE RETAIL  
19 CRAIG ROAD  
ACTON, MA 01720

PARCEL ID: D14-38

BUSINESS B & HISTORIC OVERLAY

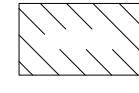
DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED±
FRONT YARD SETBACK:	40'	225'±
REAR YARD SETBACK:	40'	143'±
SIDE YARD SETBACK:	25'	103'±

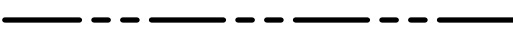
NOTES:

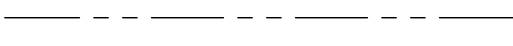
1. BASE MAP WAS DEVELOPED FROM A SURVEY PREPARED BY NORTHEAST SURVEY CONSULTANTS PC DATED 02/02/21, SIGNED BY DAN F. STASZ, PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 47160.


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

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6	05/26/21	REVISED TOWER	JM
7	10/15/21	REVISED ZDS	JM

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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: <div>Z-1</div>
CHECKED BY: JP	
CHECKED BY DATE: 05/13/21	

UNDER SEAL NOTE & COMMENTS:  
CONSISTENT WITH APPLICABLE LICENSING LAWS, THIS SEAL CERTIFIES ONLY THAT THE STRUCTURAL ENGINEERING WORK WAS PREPARED EITHER PERSONALLY BY ME OR UNDER MY IMMEDIATE AND DIRECT SUPERVISION AND CONTROL. THE SEAL IS NOT INTENDED TO AND DOES NOT, IN FACT, ATTEST TO ANY OTHER ENGINEERING DISCIPLINE'S WORK THAT WOULD FALL OUTSIDE THE SCOPE OF WHAT THE APPLICABLE LICENSING LAWS WOULD PERMIT AS THE PRACTICE OF STRUCTURAL ENGINEERING.



APPLICANT:



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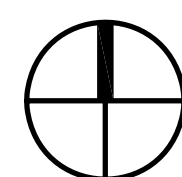
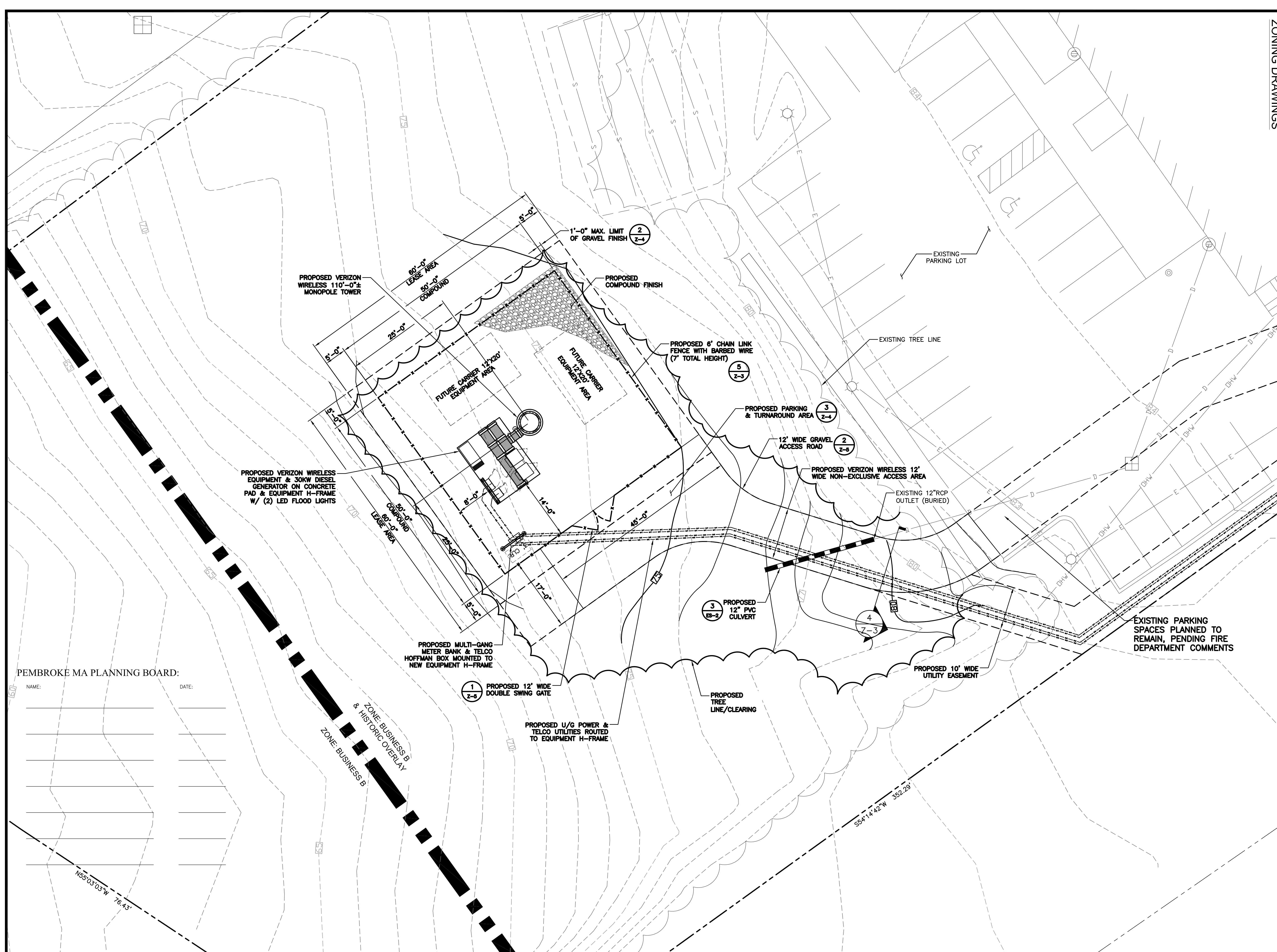
SITE ADDRESS:  
85 WASHINGTON ROAD  
PEMBROKE, MA 02359  
PLYMOUTH COUNTY

## ENLARGED SITE &amp; GRADING PLAN

VZ11509

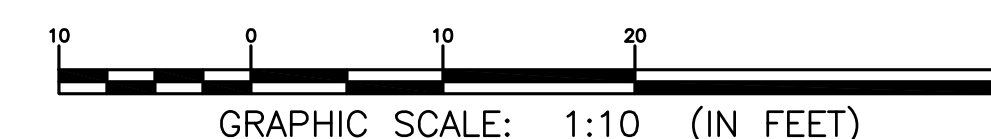
CHECKED BY DATE:  
05/13/21

Z-2



APPROX. NORTH

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



UNDER SEAL NOTE & COMMENTS:  
CONSISTENT WITH APPLICABLE LICENSING LAWS, THIS SEAL CERTIFIES ONLY THAT  
THE STRUCTURAL ENGINEERING WORK WAS PREPARED EITHER PERSONALLY BY ME  
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LICENSING LAWS WOULD PERMIT AS THE PRACTICE OF STRUCTURAL ENGINEERING.



PROPOSED MONOPOLE:

1. NO FAA OBSTRUCTION LIGHTING IS PROPOSED UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR LOCAL MUNICIPALITY.
2. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN DETAIL DRAWINGS BY THE TOWER SUPPLIER.
3. THERE SHALL BE NO PERMANENT CLIMBING PEGS ON THE TOWER.
4. 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.

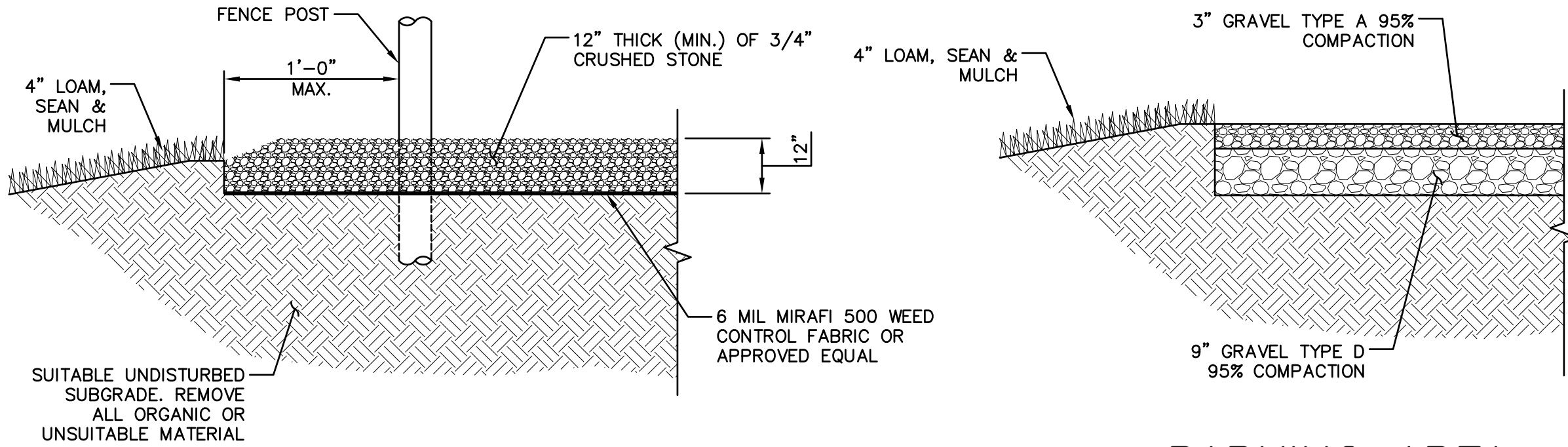
PEMBROKE MA PLANNING BOARD:

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DATE:

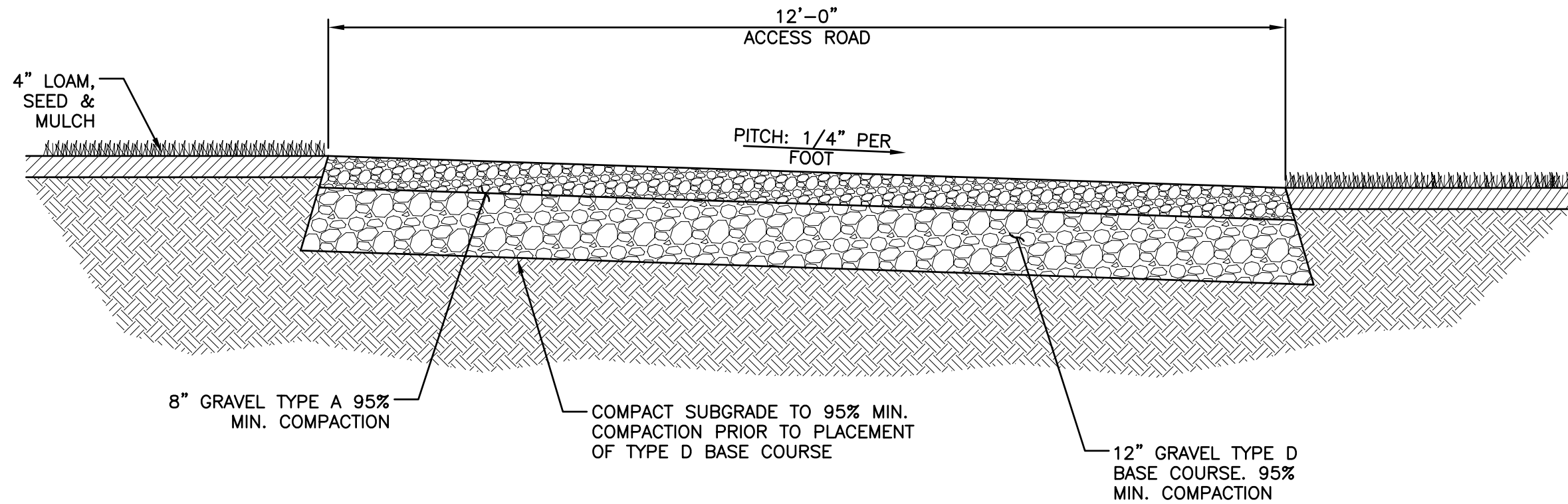
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NOTE:  
WEED CONTROL FABRIC SHALL BE USED UNDER ENTIRE PROPOSED GRAVELED AREA WITH A 36" MINIMUM OVERLAP. CONTRACTOR SHALL INSTALL FABRIC PER MFG. RECOMMENDATIONS.

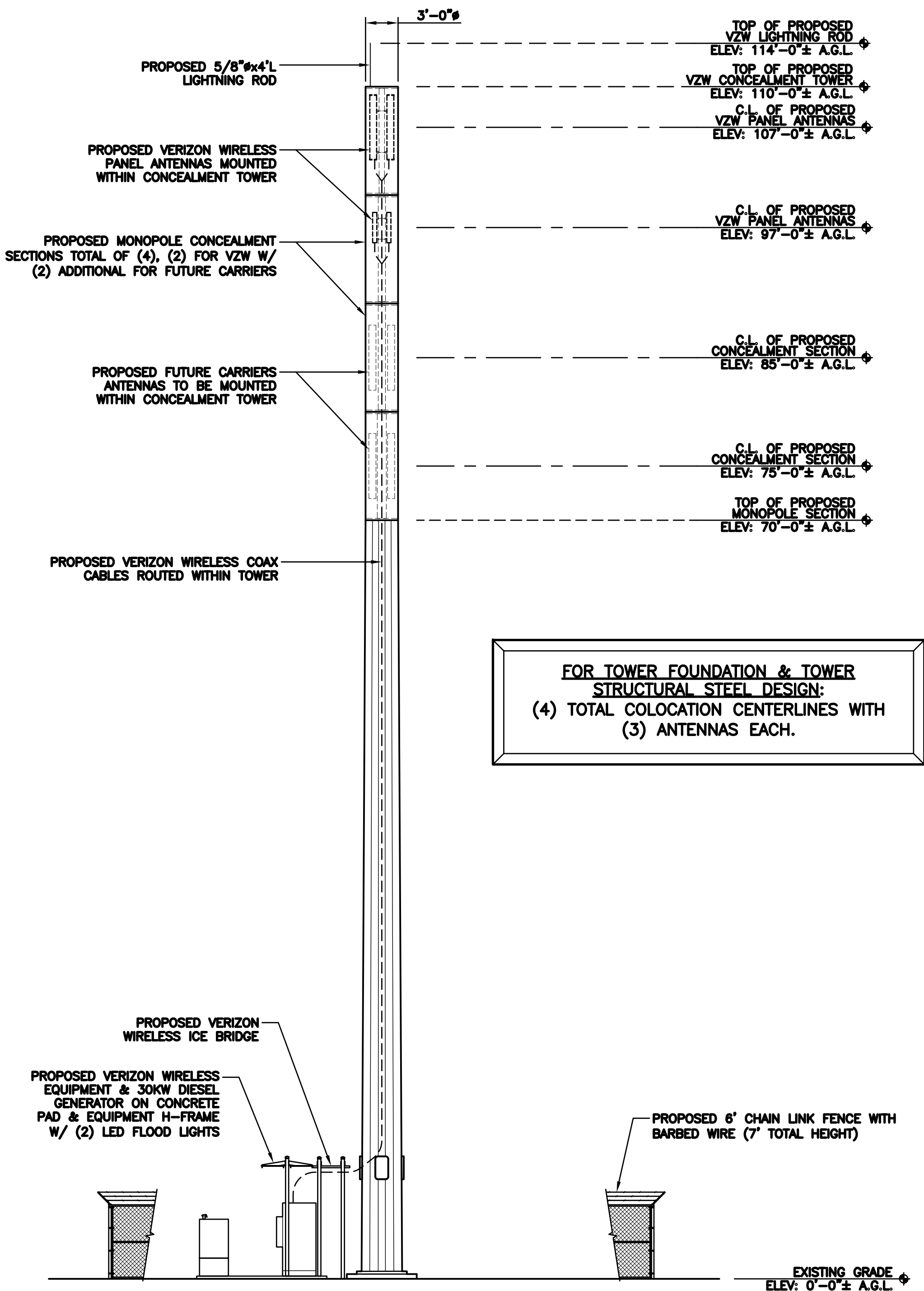


② COMPOUND FINISH DETAIL  
SCALE: N.T.S.

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

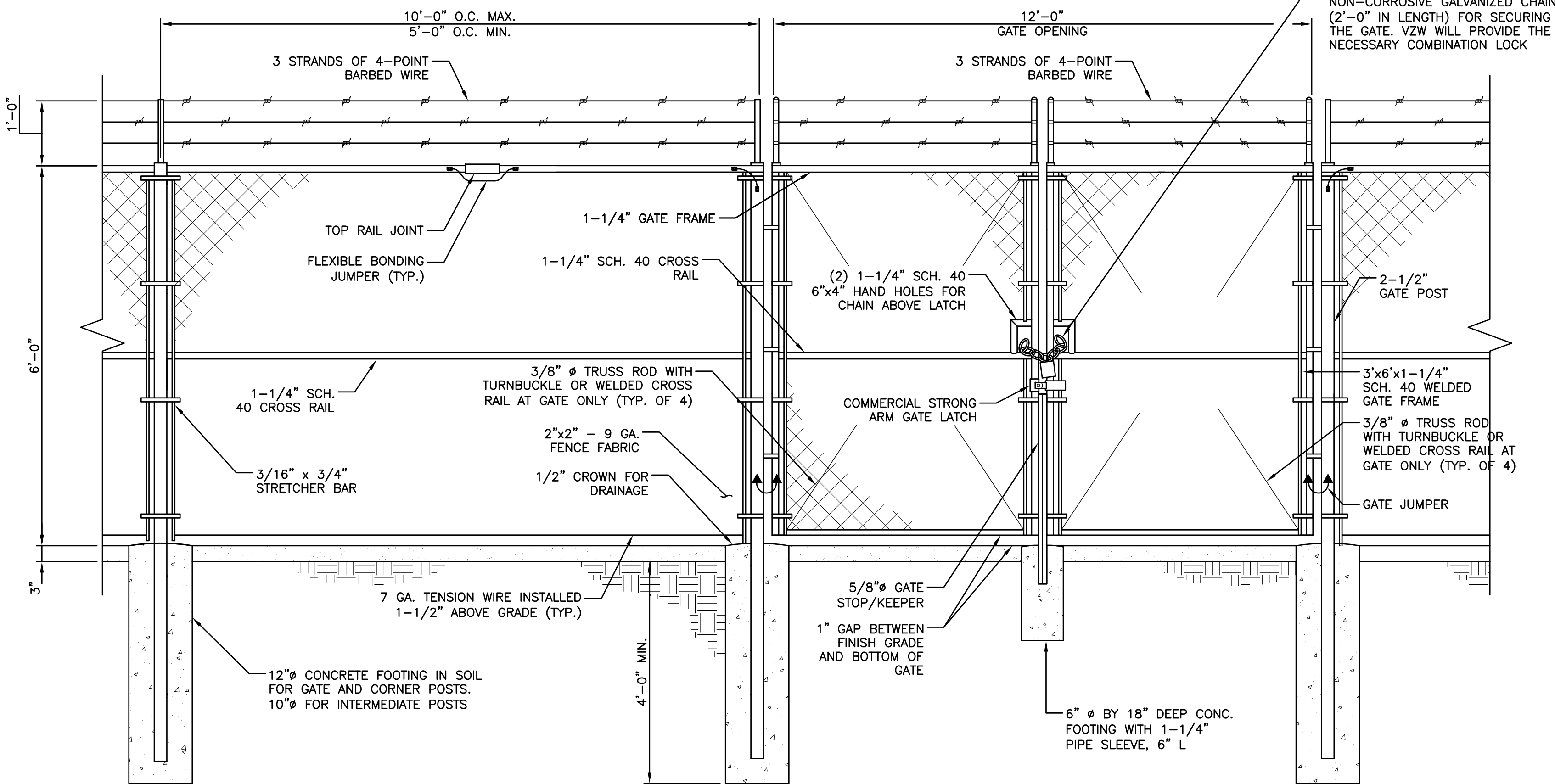


④ ACCESS ROAD DETAIL  
SCALE: N.T.S.



① TOWER ELEVATION  
SCALE: 1/8" = 1'-0"

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



⑤ FENCE DETAIL  
SCALE: N.T.S.

ZONING DRAWINGS

PREPARED BY:

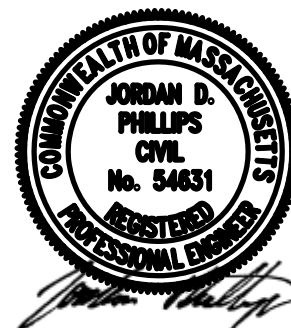
nexus

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

APPLICANT:

verizon

CELLCO PARTNERSHIP  
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85 WASHINGTON ROAD  
PEMBROKE, MA 02359  
PLYMOUTH COUNTY

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COMPOUND ELEVATION  
& DETAILS

NEXIUS PROJ. NO:

VZ11509

CHECKED BY:

JP

CHECKED BY DATE:

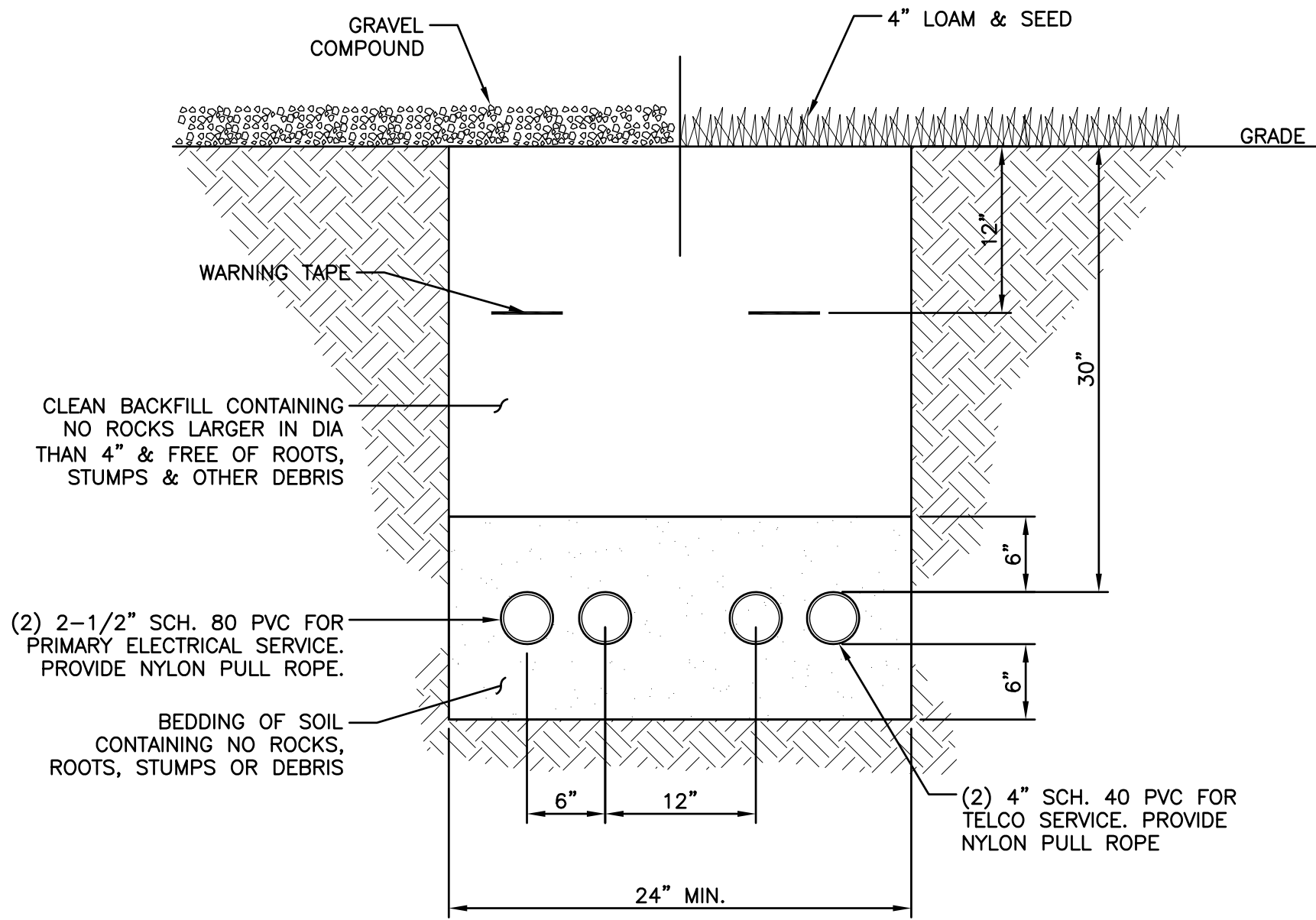
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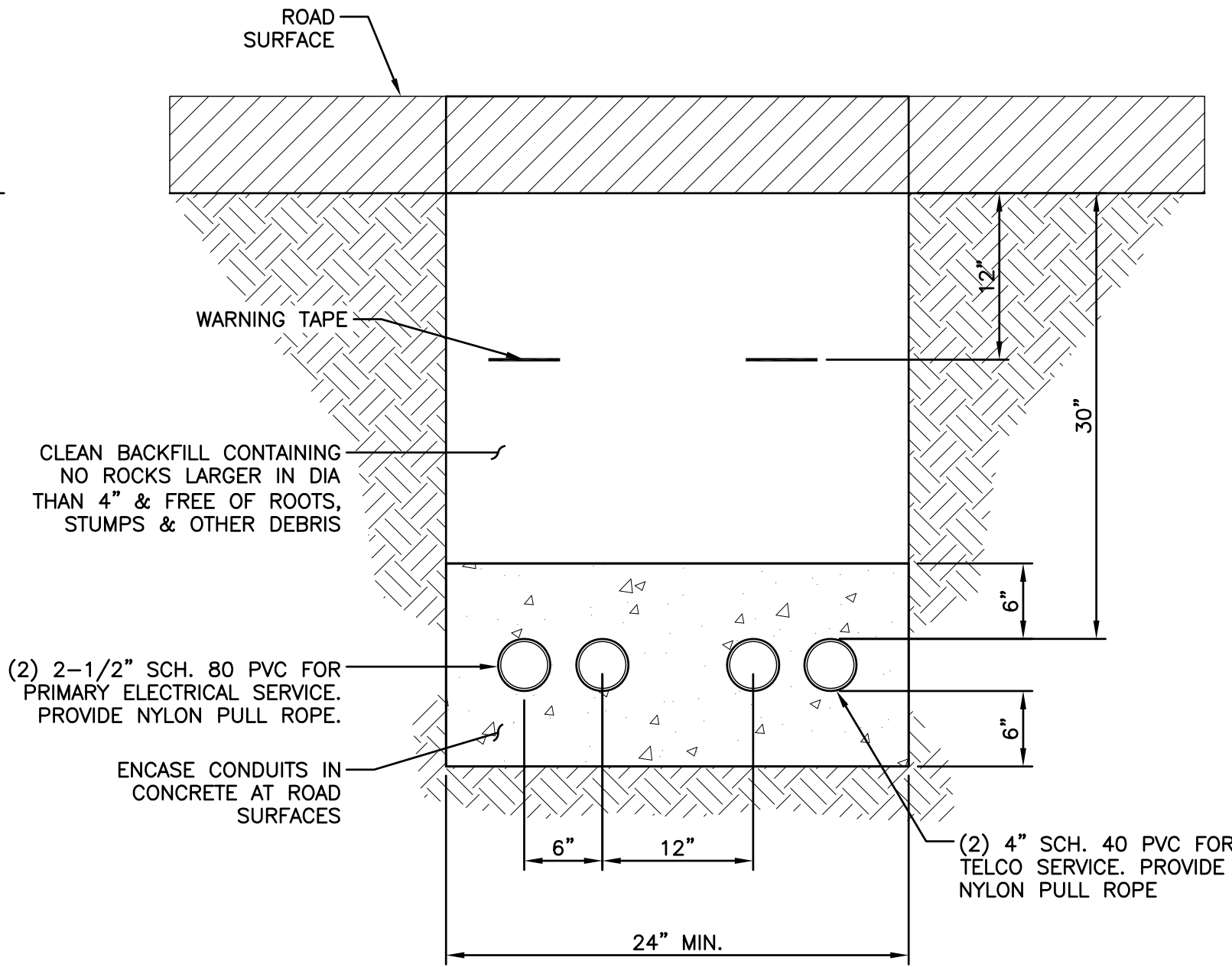
Z-3



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① CONDUIT BURIAL DETAIL  
SCALE: N.T.S.



② CONDUIT BURIAL  
DETAIL BELOW ROAD  
SCALE: N.T.S.

PEMBROKE MA PLANNING BOARD:

NAME:

DATE:

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PREPARED BY:

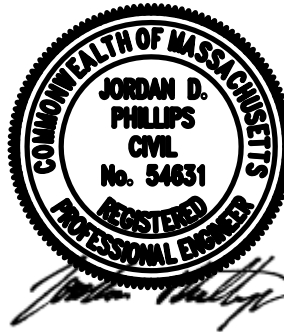
n e x i u s

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

APPLICANT:

verizon

CELLCO PARTERSHIP  
d/b/a VERIZON WIRELESS  
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7	10/15/21	REVISED ZDS	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:

05/13/21

SHEET NUMBER:

Z-4



**SITE EROSION/STABILIZATION MAINTENANCE:** THE CONTRACTOR SHALL INSPECT THE AREAS ROUTINELY AND ESPECIALLY AFTER RAIN EVENTS AND SHALL REPAIR THE SEDIMENTATION CONTROLS, AS NECESSARY. THE CONTRACTOR SHALL MAINTAIN THE TEMPORARY AND PERMANENT SITE EROSION AND STABILIZATION CONTROLS UNTIL FINAL ACCEPTANCE OF THE WORK. MAINTENANCE SHALL INCLUDE PROVIDING PROTECTION AGAINST SITE TRAFFIC AND REPAIRING DAMAGES TO CONTROLS RESULTING FROM RAIN, WIND, OR OTHER EVENTS. DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH SOIL CONDITIONS AND GRADES AND SHALL INCLUDE RE-ESTABLISHING THE TEMPORARY OR PERMANENT FERTILIZING, LIMING, SEEDING, MULCHING CONDITIONS OBTAINED PRIOR TO THE DAM AGES.

**TEMPORARY MEASURES FOR EROSION CONTROL:** THESE TEMPORARY MEASURES WILL PROTECT THE AREA UNTIL MORE PERMANENT SITE STABILIZATION MEASURES ARE ESTABLISHED. THE FOLLOWING MEASURES SHALL BE USED FOR TEMPORARY SITE STABILIZATION. REFER TO THE STATES EROSION AND SEDIMENT CONTROL BMP ES-1 AND ES-2 FOR ADDITIONAL INFORMATION ON TEMPORARY MEASURES FOR EROSION CONTROL.

**TEMPORARY SEEDING:** GRADE AND PREPARE AREA AS NEEDED TO PROVIDE FOR SEEDING. APPLY 10-10-10 FERTILIZER AT THE RATE OF 13.8#/1000FT2, APPLY LIMESTONE AT THE RATE OF 13B#/1000FT2, APPLY WINTER RYE AT THE RATE OF 2-1/2 #1000FT2. NOTE - SEEDING RATE MUST BE INCREASED BY 103 WHEN HYDRO-SEEDING. AFTER SEEDING, APPLY TEMPORARY HAY OR STRAW MULCHING AS FOLLOWS:

**TEMPORARY MULCHING:** APPLY HAY OR STRAW MULCHING OVER THE EXPOSED AREA AT THE RATE OF 2 BALES/1000FT2 TO COVER 75 TO 903 OF THE GROUND SURFACE. SECURE MULCH BY TRACKING, NETTING, OR PEG AND TWINE, AS NECESSARY, TO PREVENT LOSS OF COVER OVER EXPOSED AREA.

**PERMANENT MEASURES FOR EROSION CONTROL:** FOR DISTURBED AREAS WITH SLOPES GREATER THAN 2:1, EROSION CONTROLS AND AREA STABILIZATION SHALL BE PROVIDED AS SHOWN BY THE SITE PLAN.

**PERMANENT SEEDING:** PROVIDE PERMANENT SEEDING AS EACH CONSTRUCTION AREA IS BROUGHT TO FINISH GRADE. PREPARE AREA AS NEEDED TO PROVIDE FOR SEEDING. APPLY 10-20-20 FERTILIZER AT THE RATE OF 18.4#/1000FT2, APPLY LIMESTONE AT THE RATE OF 13B#/1000FT2, APPLY A MIXTURE OF KENTUCKY BLUEGRASS (453), CREEPING RED FESCUE (453), AND PERENNIAL RYEGRASS (10%) AT THE RATE OF 1#/1000FT2. NOTE - SEEDING RATE MUST BE

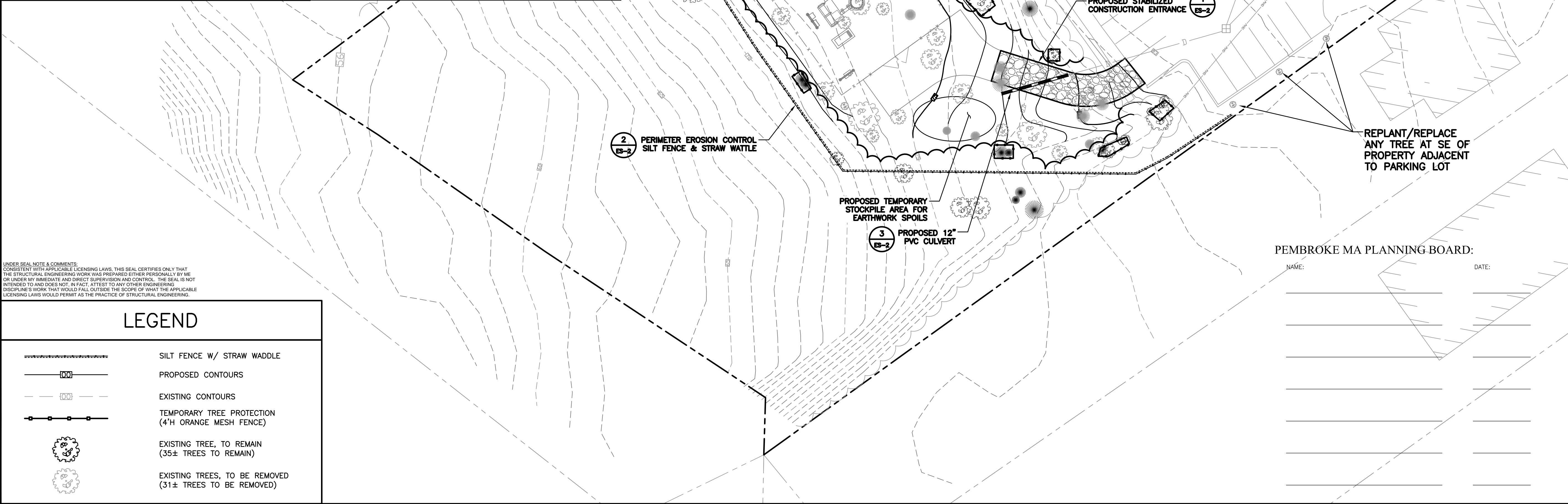
INCREASED BY 10% WHEN HYDRO-SEEDING. AFTER SEEDING, APPLY TEMPORARY HAY OR STRAW MULCHING.

**TEMPORARY MULCHING:** APPLY HAY OR STRAW MULCHING OVER THE EXPOSED AREA AT THE RATE OF 2 BALES/1000FT2 TO COVER 75 TO 90% OF THE GROUND SURFACE. SECURE MULCH BY TRACKING, NETTING, OR PEG AND TWINE, AS NECESSARY, TO PREVENT LOSS OF COVER OVER EXPOSED AREA.

**CONSTRUCTION SCHEDULE**

(IN FOLLOWING SEQUENCE, COORDINATE WITH OTHER CONSTRUCTION ACTIVITIES, MAINTAIN CONTINUOUSLY)

1. ALL SOIL AND EROSION CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THE PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. FLAG WORK LIMITS & MARK PROTECTED TREES.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
4. CLEARING AND GRUBBING.
5. STRIP AND STOCKPILE TOPSOIL. PROTECT WITH FILTER FABRIC.
6. EXCAVATE FOR ELECTRIC AND TELEPHONE, INSTALL CONDUIT AND IMMEDIATELY BACKFILL TRENCH.
7. ROUGH GRADING OF THE SITE ACCESS ROAD & INSTALLATION OF APPROPRIATE DRAINAGE CONTROLS INCLUDING CULVERT.
8. EXCAVATE FOR TOWER AND EQUIPMENT BUILDING FOUNDATIONS WITH EXCAVATED MATERIALS STOCKPILED FOR FUTURE FINAL GRADING. ERECT TOWER AND EQUIPMENT SHELTER. ESTABLISH STONE YARD. INSTALL FENCE, AND ROUGH GRADE.
9. REPLACE TOPSOIL ON DISTURBED AREAS TO BE SEEDED. FINE GRADE, LIME, FERTILIZE, SEED & MULCH AREA.
10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS REMAINING AFTER 70% UNIFORM VEGETATIVE COVER STABILIZATION IS ACHIEVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY.



UNDER SEAL NOTE & COMMENTS:  
CONSISTENT WITH APPLICABLE LICENSING LAWS, THIS SEAL CERTIFIES ONLY THAT THE STRUCTURAL ENGINEERING WORK WAS PREPARED EITHER PERSONALLY BY ME OR UNDER MY IMMEDIATE AND DIRECT SUPERVISION AND CONTROL. THE SEAL IS NOT INTENDED TO AND DOES NOT, IN FACT, ATTEST TO ANY OTHER ENGINEERING DISCIPLINE'S WORK THAT WOULD FALL OUTSIDE THE SCOPE OF WHAT THE APPLICABLE LICENSING LAWS WOULD PERMIT AS THE PRACTICE OF STRUCTURAL ENGINEERING.

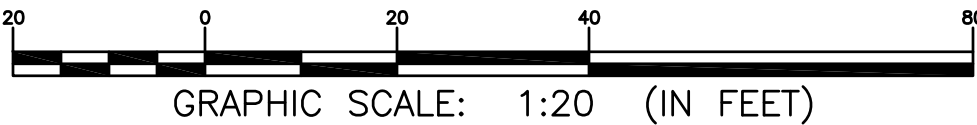
**LEGEND**

- SILT FENCE W/ STRAW WADDLE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- TEMPORARY TREE PROTECTION (4'H ORANGE MESH FENCE)
- EXISTING TREE, TO REMAIN (35± TREES TO REMAIN)
- EXISTING TREES, TO BE REMOVED (31± TREES TO BE REMOVED)



1

**SOIL EROSION & SEDIMENTATION CONTROL PLAN**  
SCALE: 1" = 20'



ZONING DRAWINGS

PREPARED BY:

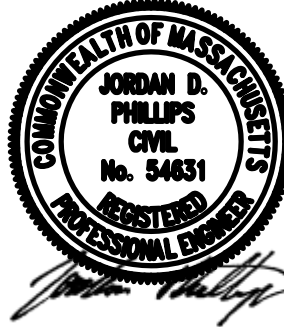
**nexus**

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  
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**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
0	03/19/20	PRELIMINARY ZONING DRAWINGS	MLB
1	10/20/20	REVISED ZONING	JM
2	11/10/20	REVISED ZONING	JM
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SHEET TITLE:

**SOIL EROSION & SEDIMENTATION  
CONTROL PLAN & NOTES**

NEXIUS PROJ. NO:

**VZ11509**

SHEET NUMBER:

CHECKED BY:

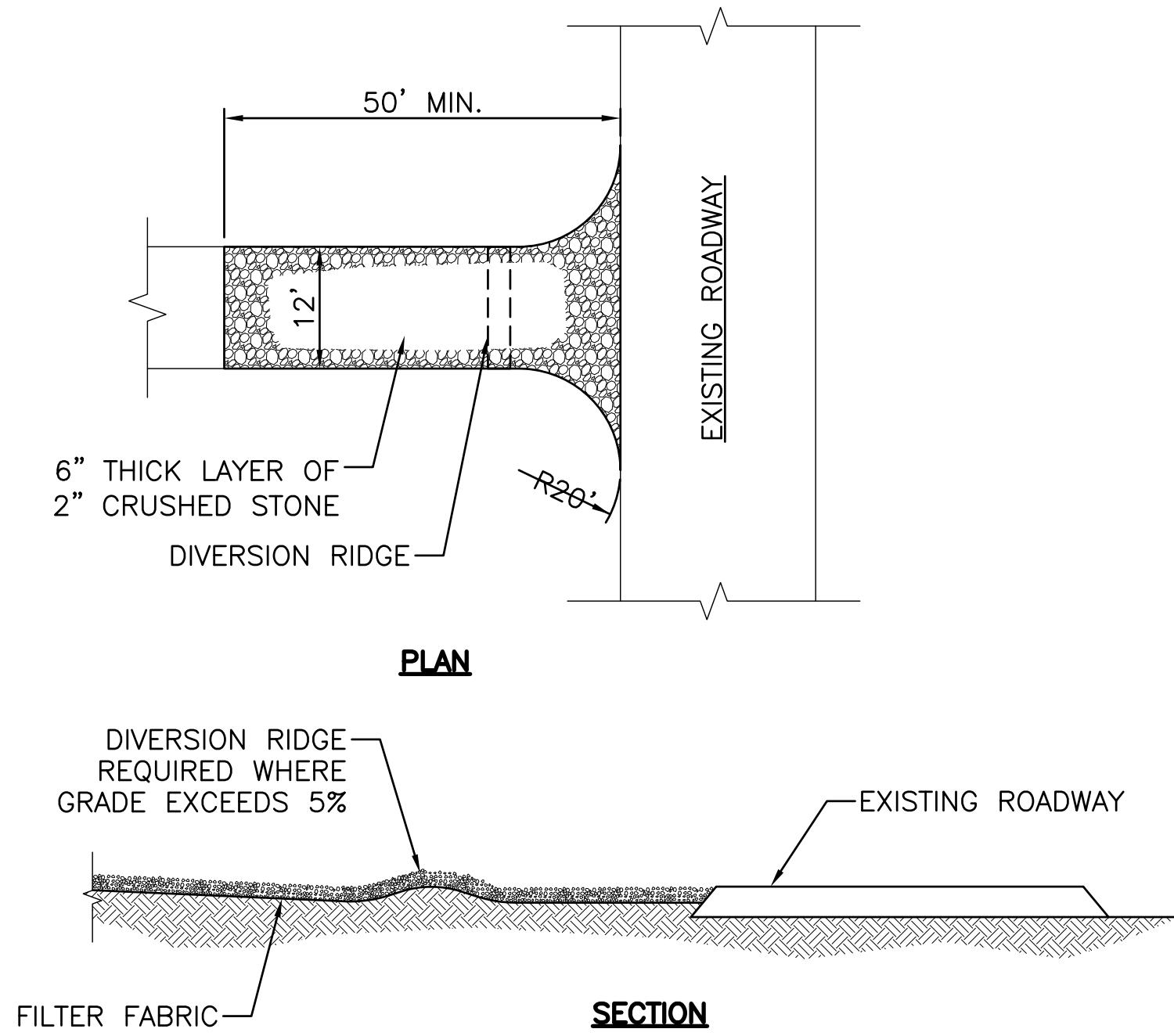
JP

CHECKED BY DATE:

05/13/21

**ES-1**

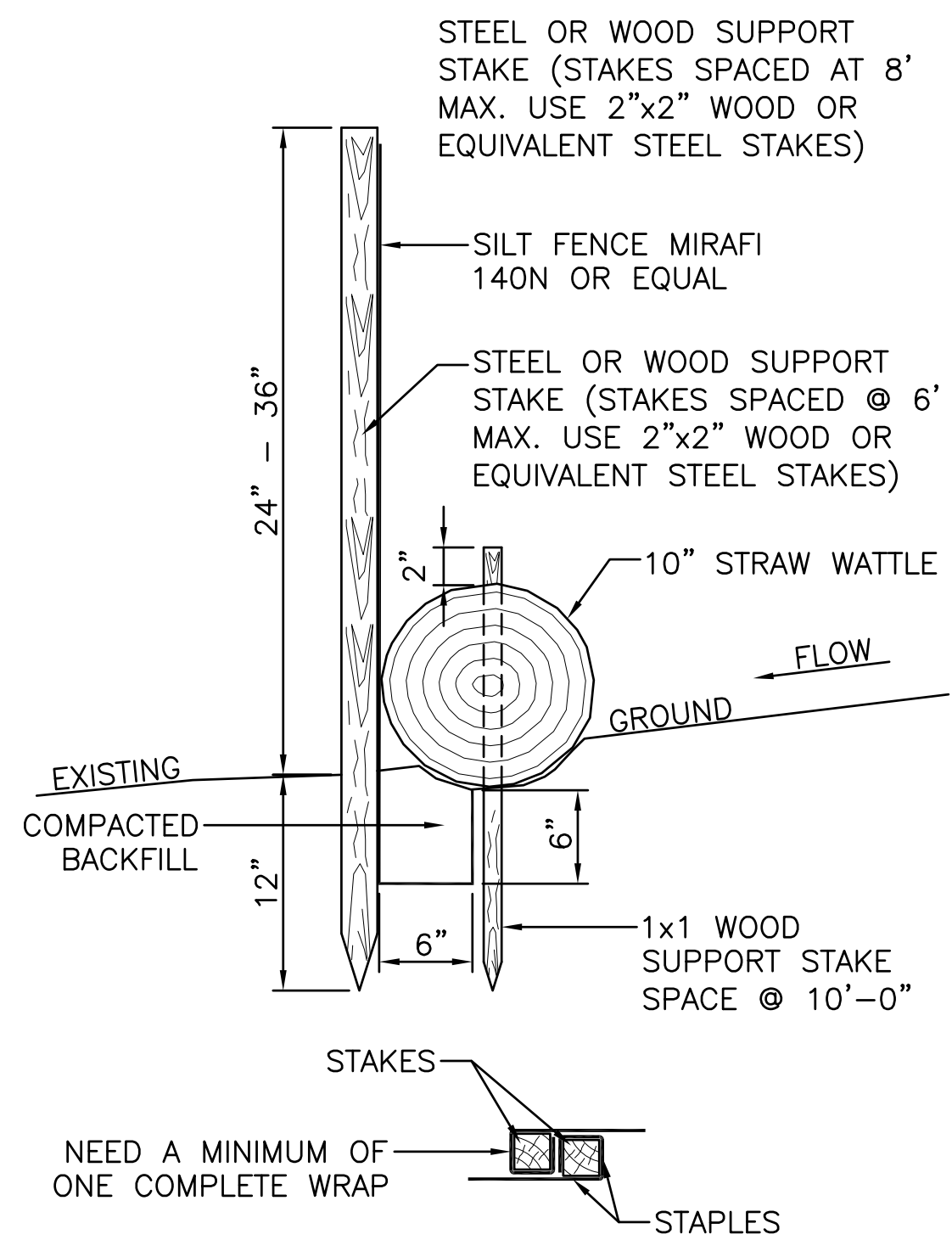




1. THE ENTRANCE/EXIT PAD SHOULD HAVE A LENGTH OF 50 FEET OR MORE AND A 12-FOOT MINIMUM WIDTH (OR AS APPROPRIATE TO CONTAIN THE WHEEL BASE OF CONSTRUCTION VEHICLES PLUS 3 FEET ON EITHER SIDE).
2. THE PAD SHOULD BE 6 INCHES OR MORE THICK WITH ANGULAR AGGREGATE (2-3 INCH DIAMETER). APPROPRIATE RECLAIMED CONCRETE MATERIAL MAY BE USED.
3. THE AGGREGATE SHOULD BE PLACED OVER A GEOTEXTILE FILTER TO PREVENT THE STONES FROM PUSHING INTO THE NATIVE SOIL.
4. AT THE BOTTOM OF SLOPES, A DIVERSION RIDGE SHOULD BE PROVIDED TO INTERCEPT RUNOFF.
5. BERMS MAY BE NECESSARY TO DIVERT WATER AROUND ANY EXPOSED SOIL, AND RUNOFF SHOULD BE DIRECTED TO A SEDIMENT TRAP.
6. THE WHEELS OF CONSTRUCTION EQUIPMENT MAY BE WASHED PRIOR TO EXITING THE SITE. WASHING SHOULD BE PERFORMED IN AN AREA THAT DRAINS TO A SEDIMENT TRAP OR BASIN.
7. THE PAD SHOULD BE INSPECTED WEEKLY, AND BEFORE AND AFTER EACH STORM. THE PAD MAY HAVE TO BE REPLACED IF THE VOIDS BECOME FILLED WITH SEDIMENT. STREET SWEEPING MAY BE NECESSARY.

### 1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.



#### JOINING FENCE SECTIONS

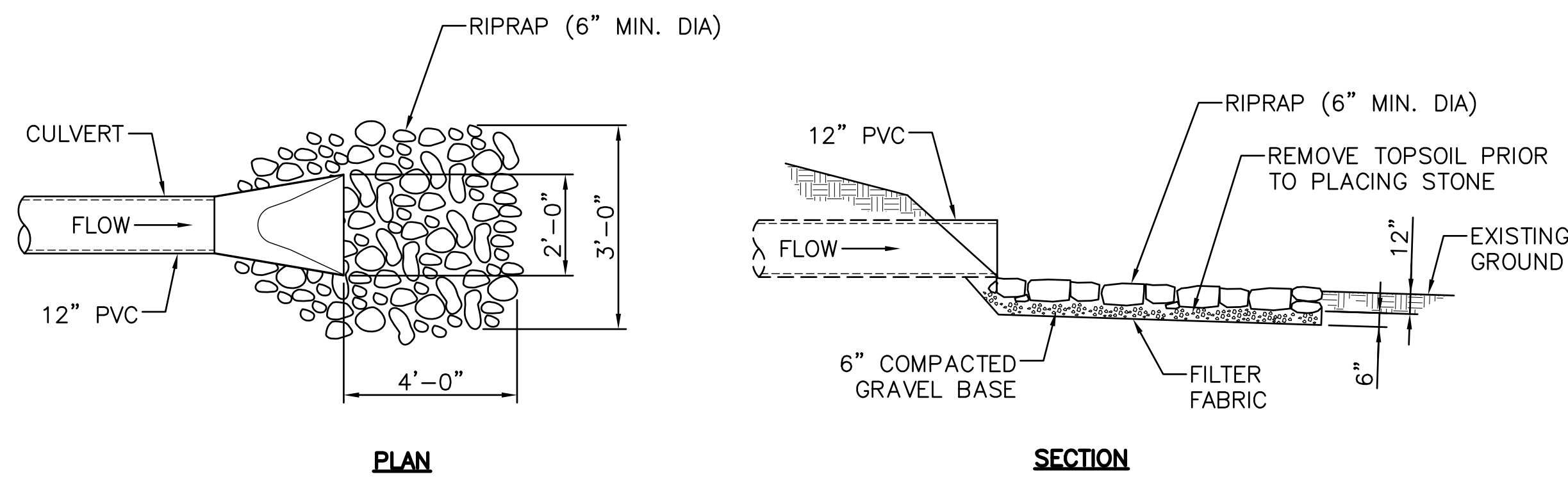
### 2 SILT-FENCE DETAIL

SCALE: N.T.S.

#### NOTES:

1. FILTER FABRIC FENCE MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
3. ANY SECTION OF FILTER FABRIC FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.

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### 3 ROAD CULVERT DETAIL

SCALE: N.T.S.

#### NOTES:

TO PROTECT CONSTRUCTION SITE AREAS AND ADJACENT SENSITIVE LAND AND WATERS OF THE STATE, THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED. THESE MEASURES HAVE BEEN ESTABLISHED TO CONFORM TO STATE OF MAINE EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES (BMP)".

THIS EROSION/STABILIZATION PLAN IS A MINIMUM THAT THE CONTRACTOR MUST DO. GIVEN SITE AND WEATHER CONDITIONS, ADDITIONAL MEASURES MAYBE NEEDED.

**SOIL DISTURBANCE:** THE CONTRACTOR SHALL LIMIT THE EXTENT OF SOIL EXPOSED DURING CONSTRUCTION TO THE MINIMUM POSSIBLE. EXPOSED AREAS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 15 DAYS AFTER INITIAL DISTURBANCE OF THE SOIL AND WITHIN 7 DAYS OF FINAL GRADING.

**ROAD DITCHES; INLET AND OUTLET PROTECTION FOR CULVERTS:** EXPOSED AREAS FOR ROAD DITCHING SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 7 DAYS AFTER INITIAL DISTURBANCE OF THE SOIL. INLET AND OUTLET PROTECTION FOR CULVERTS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 24 HOURS OF INSTALLING EACH CULVERT, FIELD INLET OR STORM DRAIN OUTFALL.

**SILT FENCING AND/OR HAY BALES:** INSTALL SILT FENCES AND/OR HAY BALES AROUND SITE EXPOSED AREAS AS SHOWN ON THE SITE PLAN AND FOR ANY ADDITIONAL AREAS DETERMINED TO BE SUBJECT TO SEDIMENT EROSION AS A RESULT OF SITE CONDITIONS. SILT FENCING AND/OR HAY BALES WILL REMAIN IN PLACE UNTIL EXPOSED AREAS HAVE ACQUIRED STABILIZATION. INSTALL THE SILT FENCING AND/OR HAY BALES IN ACCORDANCE WITH DETAILS PROVIDED BY THE SITE PLAN.

**STOCK PILING, HAUL ROADS, BORROW AREAS:** THE CONTRACTOR SHALL VERIFY THAT STOCKPILING, HAUL ROAD, AND BORROW AREAS SHALL NOT BE LOCATED IN WETLANDS AND AREAS OF CONCENTRATED FLOWS. SILT FENCES, MULCHING, AND OTHER EROSION CONTROL MEASURES SHALL BE PROVIDED TO PROVIDE SEDIMENTATION CONTROL TO THESE AREAS.

**DUST CONTROL:** THE EXPOSED SOIL SURFACE SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

#### PEMBROKE MA PLANNING BOARD:

NAME:	DATE:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ZONING DRAWINGS

PREPARED BY:

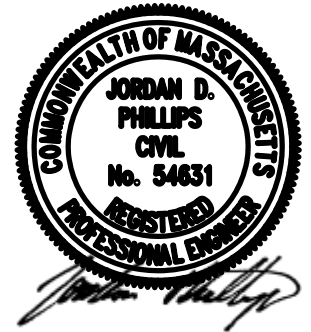
**n e x i u s**

A&E OFFICE:  
300 APOLLO DRIVE , 2ND FLOOR  
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**verizon**

CELLCO PARTNERSHIP  
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