

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**



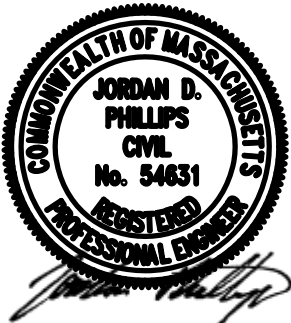
ZONING DRAWINGS

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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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	10/20/20	REVISED ZONING	JM
2	11/10/20	REVISED ZONING	JM
3	01/08/21	REVISED ZONING	JM
4	02/22/21	REVISED ZONING	JM

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:
02/22/21

SHEET NUMBER:
T-1

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.

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 2017
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.

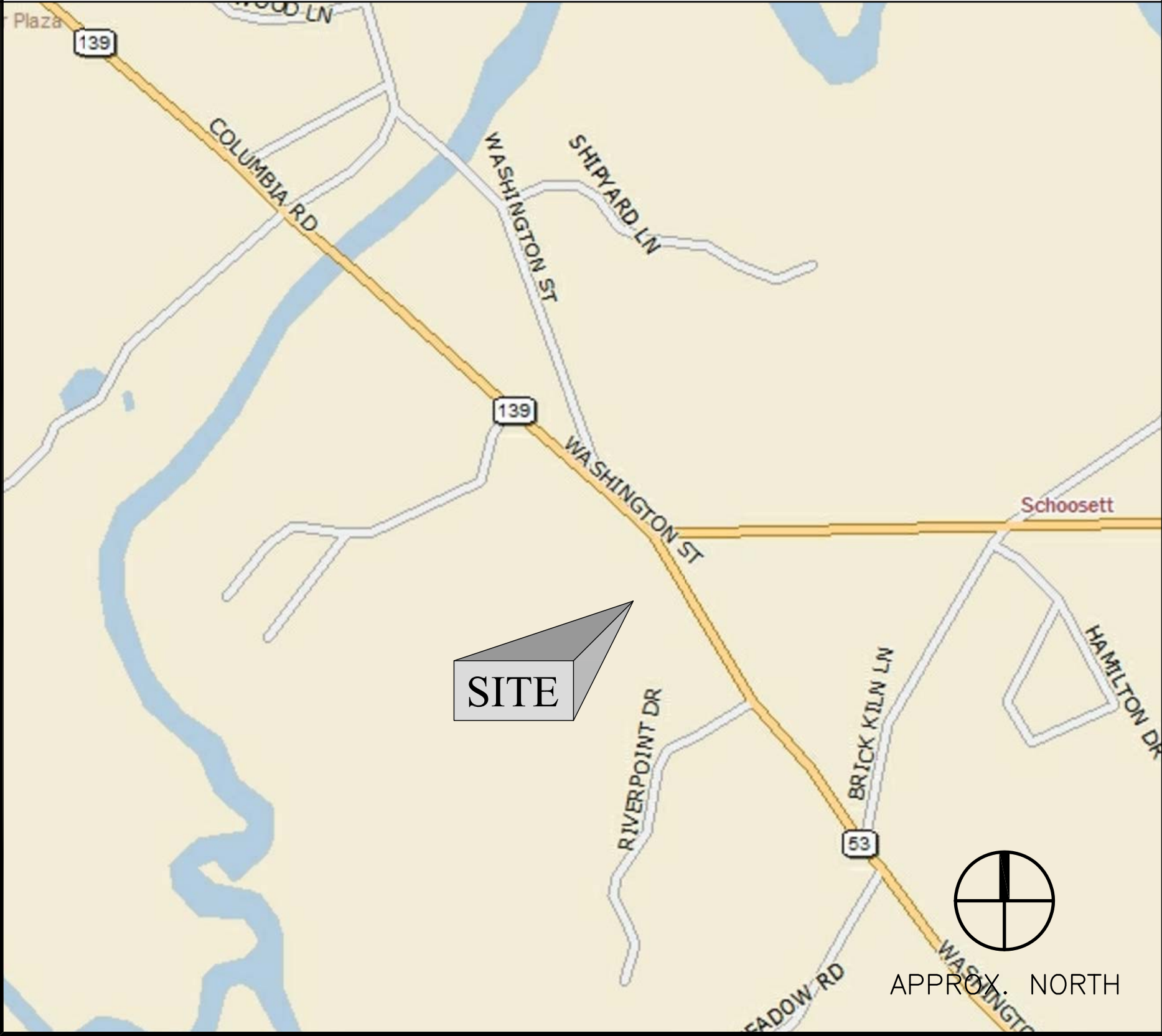
LEASING/SITE ACQUISITION: _____ DATE: _____

LANDLORD: _____ DATE: _____

VZW CM: _____ DATE: _____

VZW RF: _____ DATE: _____

VICINITY MAP SCALE: 1"=500'



ZONE: RESIDENCE A
 SINGLE FAMILY DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 40,000 S.F.
 MINIMUM FRONTAGE: 150'
 MINIMUM FRONT 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%

D14-130
N/F
LUCY REALTY TRUST
PO BOX 633
PEMBROKE, MA 02359

PLANNING BOARD
PEMBROKE, MASSACHUSETTS

[illegible]

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: _____

C14-3
N/F
WILDLANDS TRUST INC.
675 LONG POND ROAD
PLYMOUTH, MA 02360

HISTORIC SITE
FRIENDS QUAKER MEETING HOUSE
(1706)

D14-2
N/F
PEMBROKE HISTORICAL SOCIETY
P.O. BOX 122
PEMBROKE, MA 02359

SCHOOSSETT STREET

WASHINGTON STREET

EDGE OF PAVEMENT

VARIABLE WIDTH LAYOUT

42' WIDE PAVEMENT

ORHW

EDGE OF PAVEMENT

S35+4

PROPOSED CENTER
OF TOWER
LAT: 42°06'11.79"
LON: 70°48'14.99"
N: 2863429.11
E: 844994.09
GROUND EL: 74'±

OCUS
4-38
N/F
BROKE RET
AIG ROAD
MA 01720

D14-89
N/F
NINETY-NINE WASHINGTON STREET
REALTY TRUST
288 GROVE STREET STE 128
BRAINTREE, MA 02184

D14-36
N/F
ONE S. FURTADO
WASHINGTON STREET
ROKE, MA 02359

N/F	NOW OR FORMERLY
D14—38	ASSESSOR'S ID
⊙	TOWER CONTROL POINT
△	CALCULATED POINT
○	CAPPED IRON ROD FOUND
▣	GRANITE BOUND FOUND
⊕	RAILROAD SPIKE FOUND
⌵ ⌴	WATER / GAS GATE VALVE
+	GUY WIRE ANCHOR
ℓ ²	UTILITY POLE
◆	BORING
•	BOLLARD
田	CATCH BASIN
—————	LOCUS PROPERTY LINE
—————	ABUTTER'S PROPERTY LINE (±)
——— OHW ———	OVERHEAD WIRES
——— G ———	BURIED GAS LINE
○○○○○○○○○○	STONEWALL
—————	ZONING LINE
- - - - -	CONTOUR LINE
~~~~~	TREELINE

1. FIELD SURVEY DATE:	2-19-2020
2. HORIZONTAL DATUM:	NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM:	NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER:	CIRCLE PEMBROKE RETAIL LLC 19 CRAIG ROAD ACTON, MA 01720
5. SITE NAME:	PEMBROKE_5_MA
6. SITE ADDRESS	85 WASHINGTON STREET PEMBROKE, MA 02359
7. APPLICANT:	CELLCO PARTNERSHIP d/b/o VERIZON WIRELESS 118 FLANDERS ROAD, 3RD FLOOR WESTBOROUGH, MA 01581
8. JURISDICTION:	TOWN OF PEMBROKE PLYMOUTH COUNTY
9. TAX ID:	D14-38
10. DEED REFERENCE:	BOOK 35997 PAGE 184
11. PLAN REFERENCE:	PLAN BOOK 43 PAGE 42
12. ZONING DISTRICT:	HISTORIC/BUSINESS B

14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.

15. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
COMMUNITY PANEL NO. 25023C0206J  
EFFECTIVE DATE: 07-17-2012

16. FIELD SURVEY BY EDM TOTAL STATION.

**17. THIS IS NOT A BOUNDARY SURVEY.**

18. ALL PROPERTY LINES SHOWN ARE FROM DEEDS AND PLANS OF RECORD AND GIS DATA AND ARE APPROXIMATE ONLY.

19. BUILDING COVERAGE: 9.5%, IMPERVIOUS SURFACE: 16%,  
OPEN SPACE: 55.6%.

PREPARED BY:

**nexus**  
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

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

APPLICANT:



CELLCO PARTNERSHIP d/b/a  
VERIZON WIRELESS  
18 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

**SITE INFO:**

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PEMBROKE_5_MA  
LOCATION CODE:

SITE ADDRESS:  
85 WASHINGTON STREET  
PEMBROKE, MA 02359

SHEET TITLE:

## ABUTTERS PLAN & EXISTING CONDITIONS

NEXIUS PROJ. NO:  
20161495803

CHECKED BY:  
BCF

CHECKED BY DATE:  
2/2/2021

SHEET NUMBER:

C-1



**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
DANIEL F. STASZ PLS #47160

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PEMBROKE_5_MA

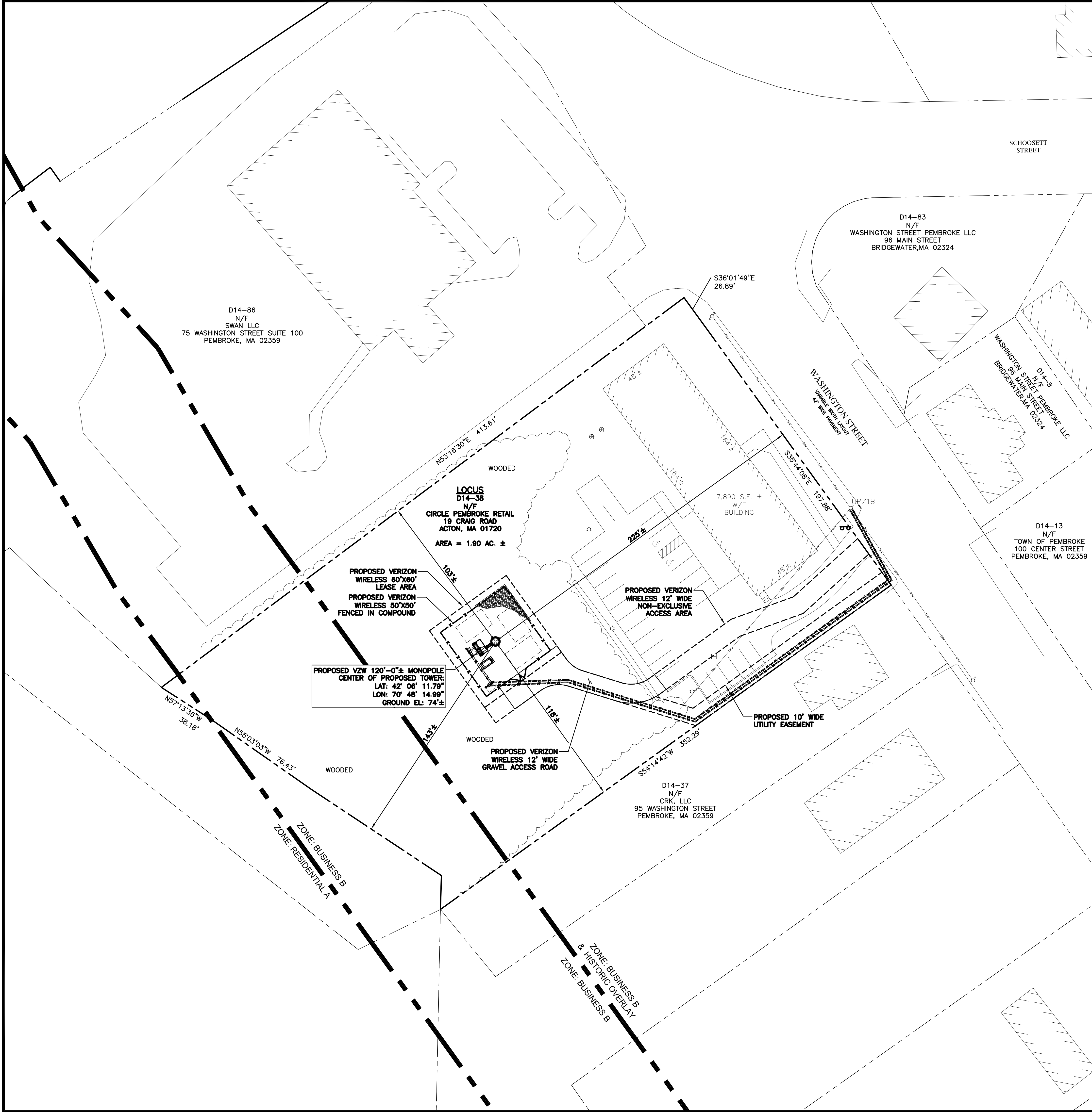
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85 WASHINGTON STREET
PEMBROKE, MA 02359

SHEET TITLE:

TREE SURVEY

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



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
PROFESSIONAL ENGINEER

APPROX. NORTH

1 OVERALL SITE PLAN

SCALE: 1" = 30'

300 0 30 60 120

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.

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85 WASHINGTON ROAD
PEMBROKE, MA 02359
PLYMOUTH COUNTY

SHEET TITLE:

OVERALL SITE PLAN

NEXIUS PROJ. NO:
VZ11509

CHECKED BY:
JP

CHECKED BY DATE:
02/22/21

SHEET NUMBER:

Z-1

Z-2

GRAPHIC SCALE: 1:30 (IN FEET)

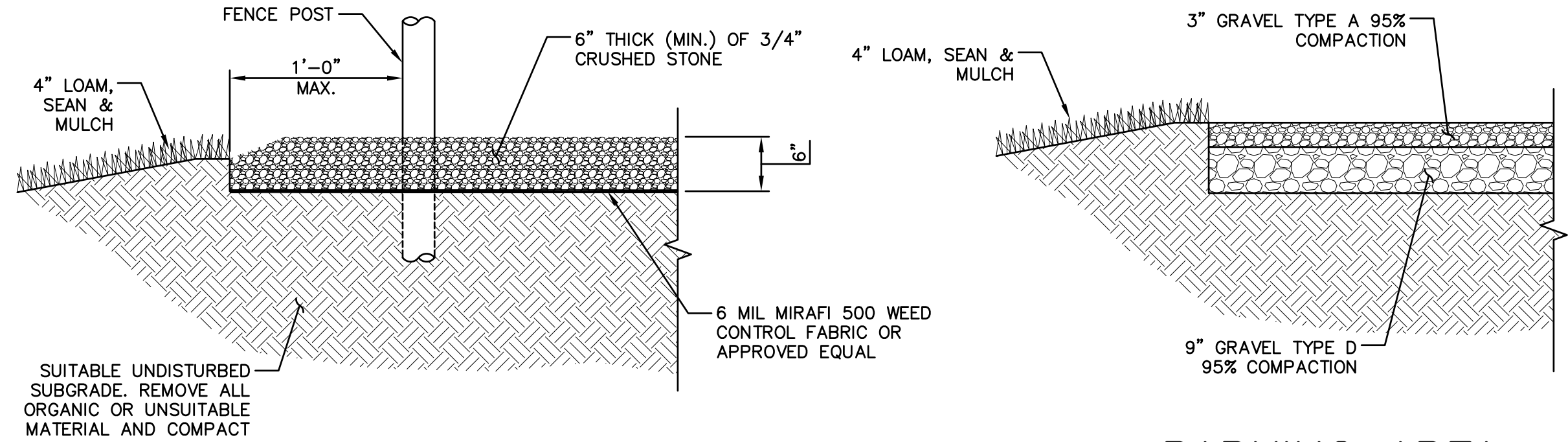
GRAPHIC SCALE: 1:30 (IN FEET)

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.

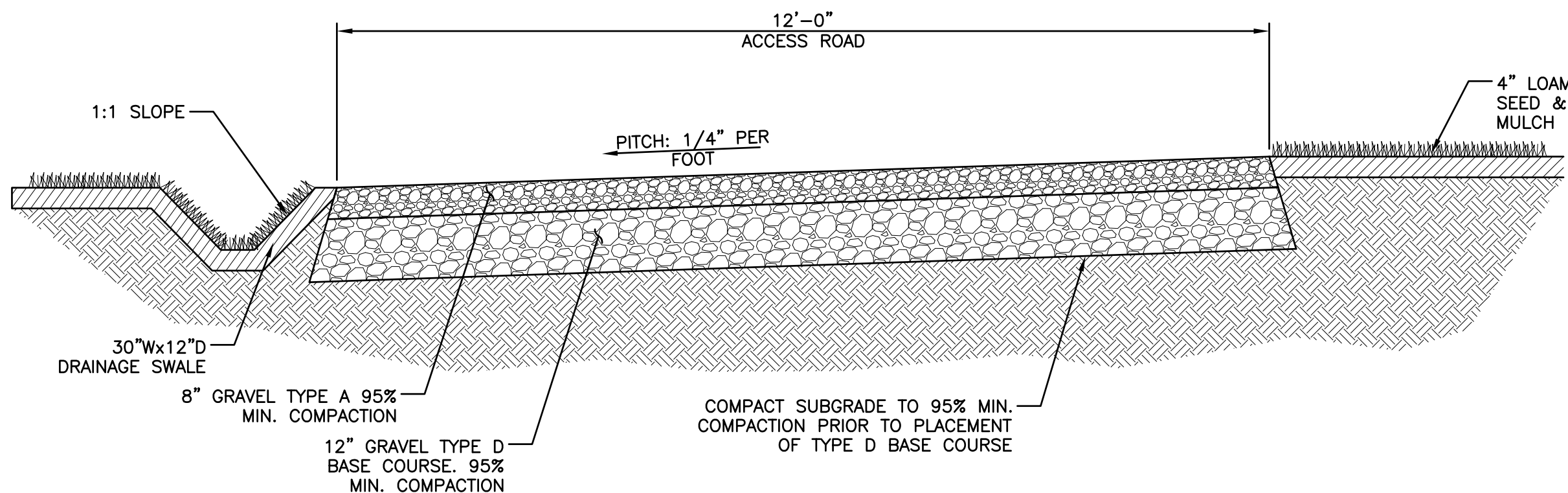
FOR TOWER FOUNDATION & TOWER
STRUCTURAL STEEL DESIGN:
(4) TOTAL COLOCATION CENTERLINES WITH
(12) ANTENNAS EACH.

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

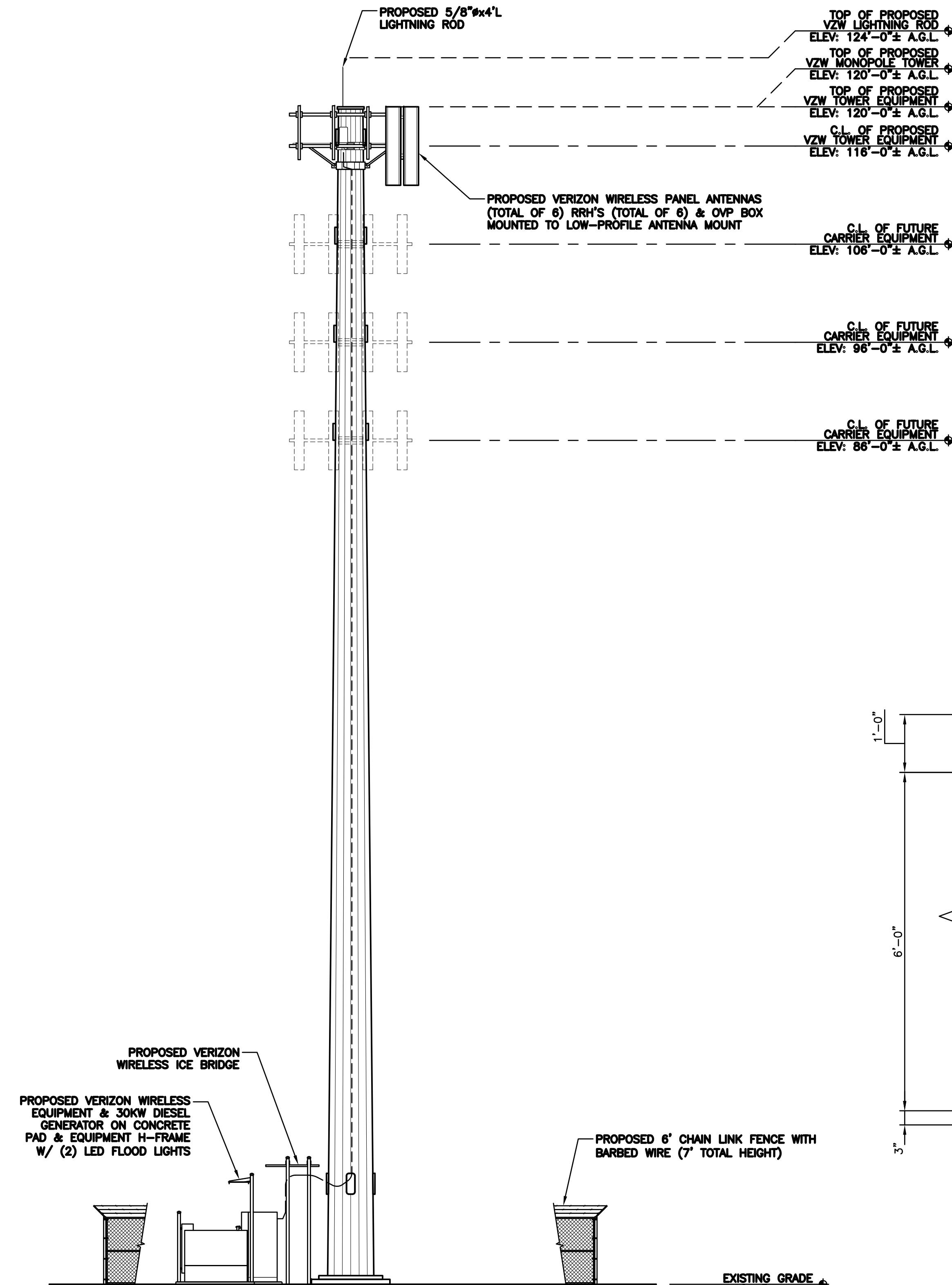


② COMPOUND FINISH DETAIL
SCALE: N.T.S.

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

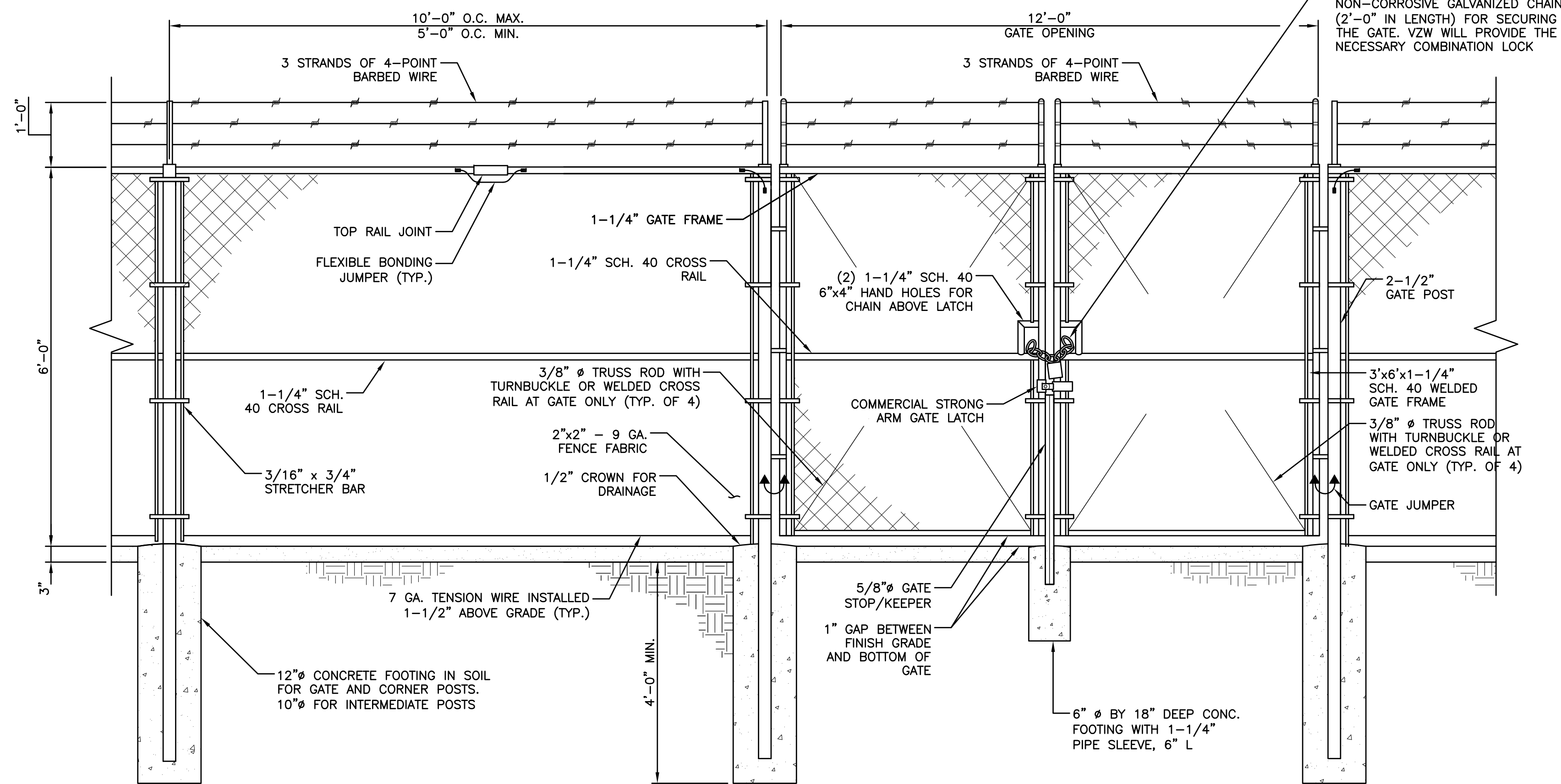


④ ACCESS ROAD DETAIL
SCALE: N.T.S.



① TOWER ELEVATION
SCALE: 1/8" = 1'-0"

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



⑤ FENCE DETAIL
SCALE: N.T.S.

ZONING DRAWINGS

PREPARED BY:

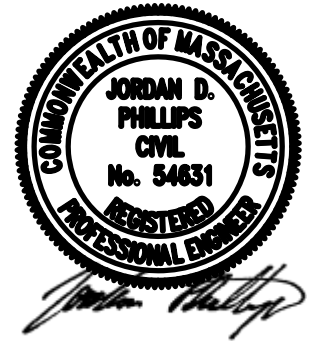
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COMPOUND ELEVATION
& DETAILS

NEXIUS PROJ. NO:

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CHECKED BY:

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02/22/21

SHEET NUMBER:

Z-3

PREPARED BY:

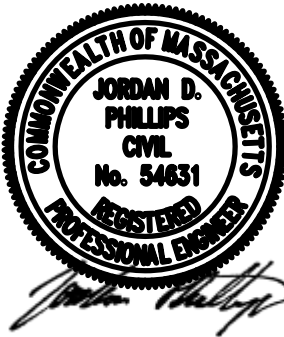
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CHELMSFORD, MA 01824

APPLICANT:

verizon

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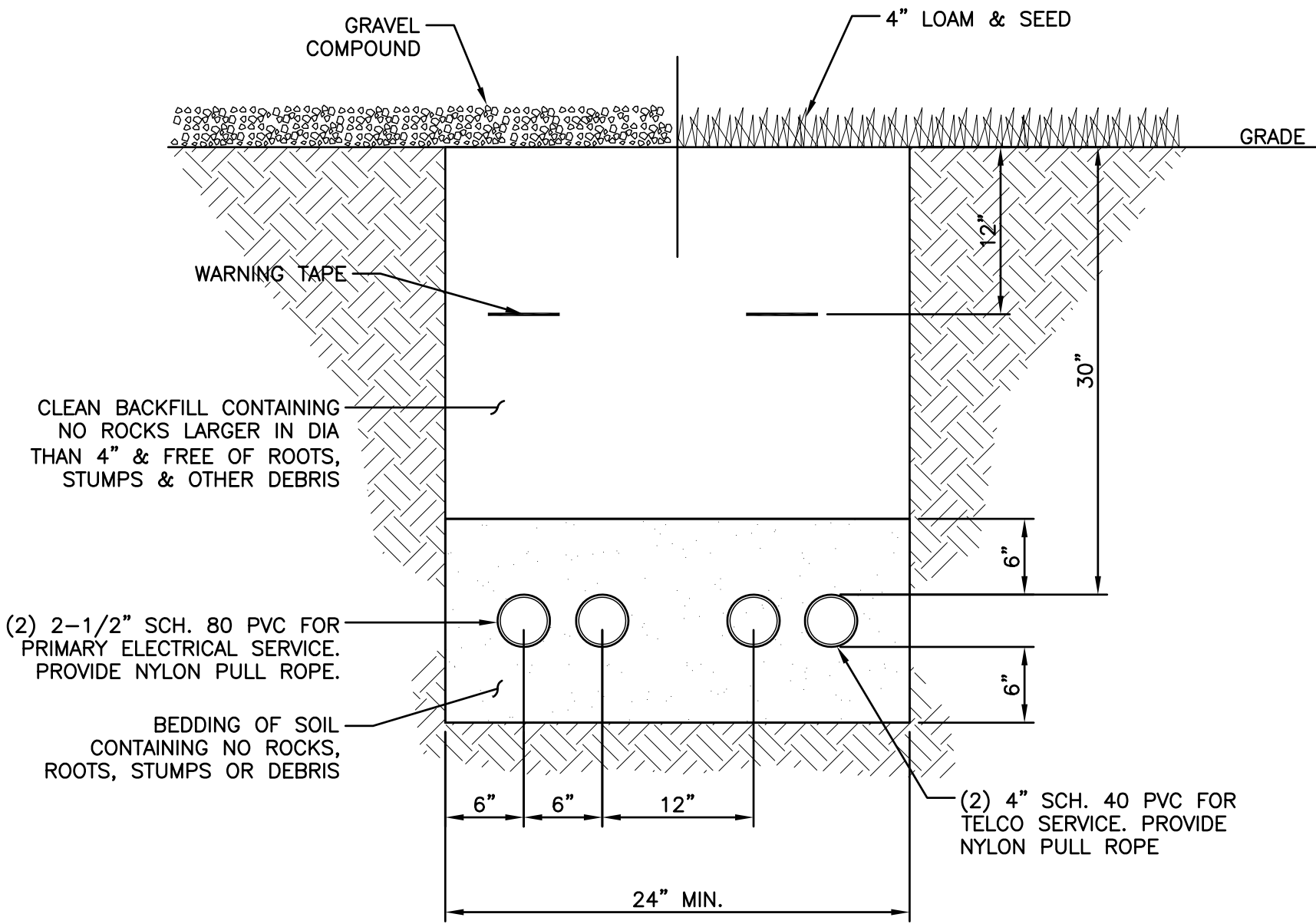
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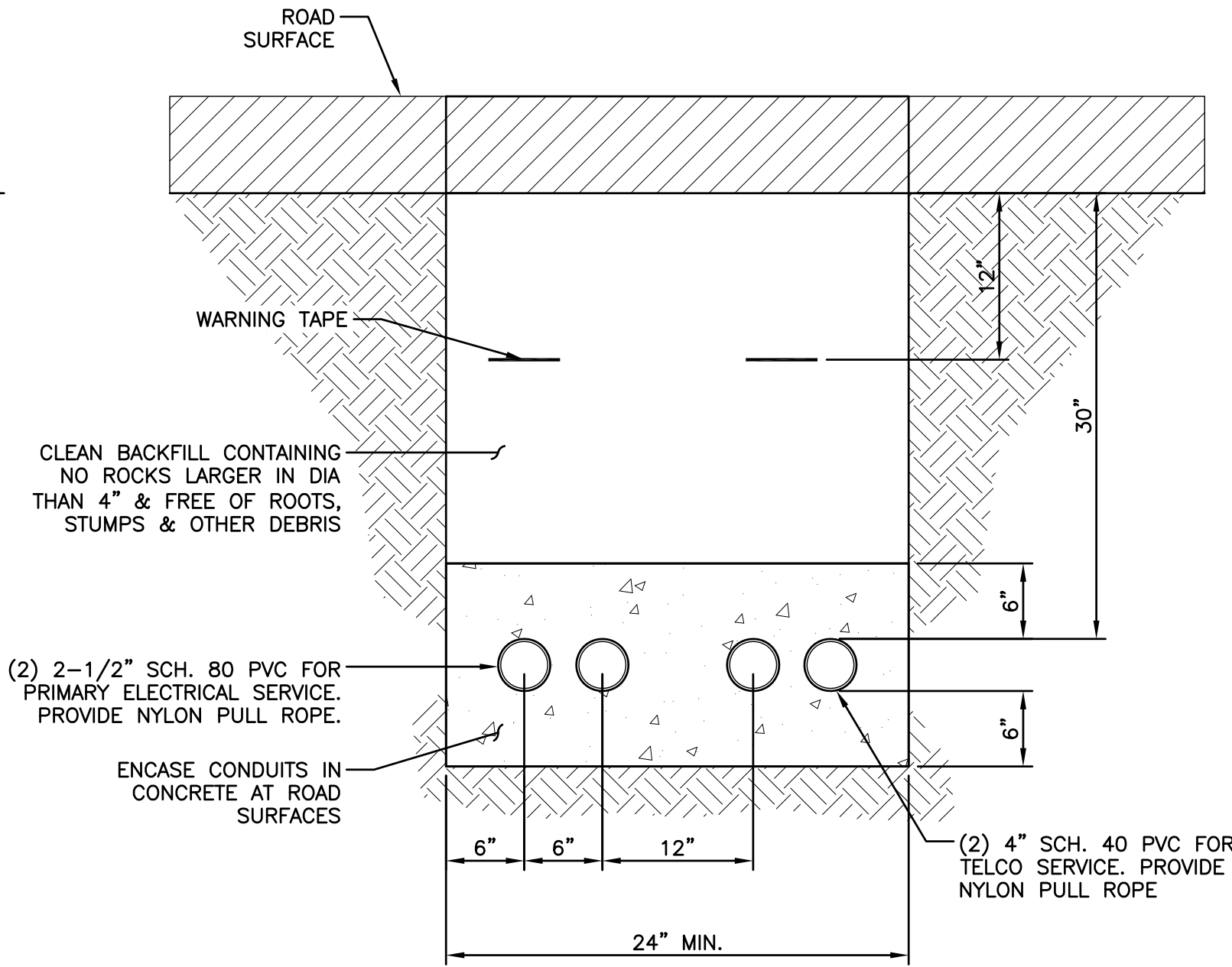
SHEET NUMBER:

Z-4

ZONING DRAWINGS



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



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

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.

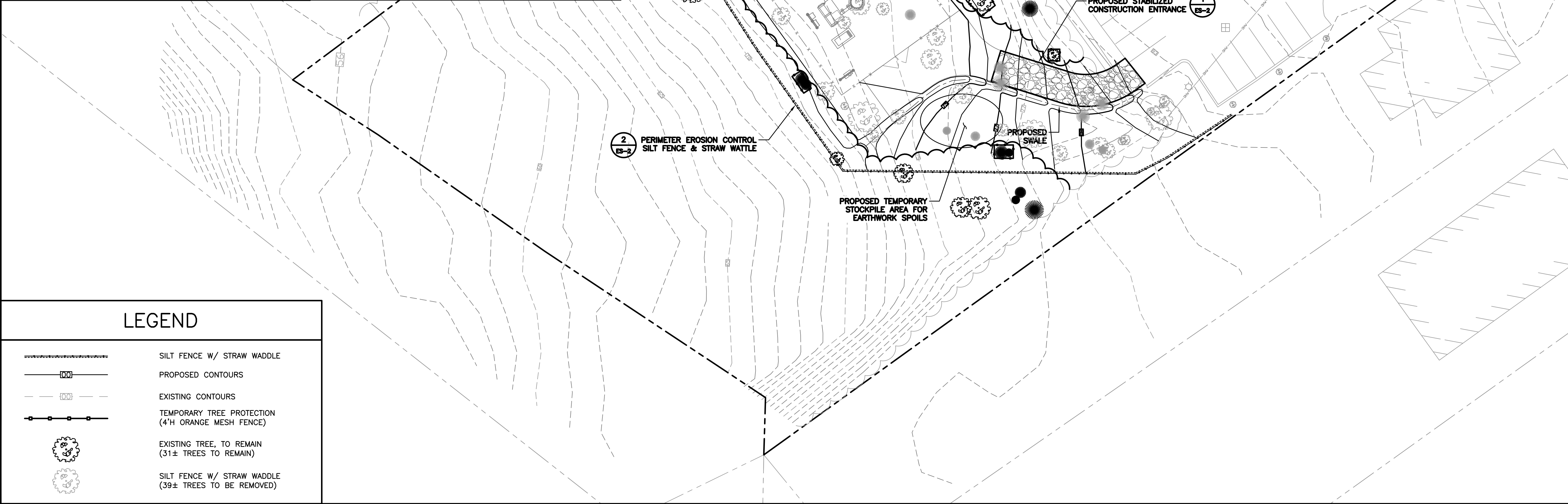
TEMPORARY SEEDING: GRADE AND PREPARE AREA AS NEEDED TO PROVIDE FOR SEEDING. APPLY 10-10-10 FERTILIZER AT THE RATE OF 13.8#/1000FT2, APPLY LIMESTONE AT THE RATE OF 13B#/1000FT2, APPLY WINTER RYE AT THE RATE OF 2-1/2 #1000FT2. NOTE - SEEDING RATE MUST BE INCREASED BY 103 WHEN HYDRO-SEEDING. AFTER SEEDING, 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 KEN TUCK Y 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. ROUGH GRADING INCLUDING SWALES. INSTALL CHECK DAMS IN SWALES AS CONSTRUCTION PROGRESSES CONSTRUCT ACCESS ROAD.
 7. EXCAVATE FOR ELECTRIC AND TELEPHONE, INSTALL CONDUIT AND IMMEDIATELY BACKFILL TRENCH.
 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 AND LIME, FERTILIZE, SEED AND 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.



ZONING DRAWINGS

PREPARED BY:

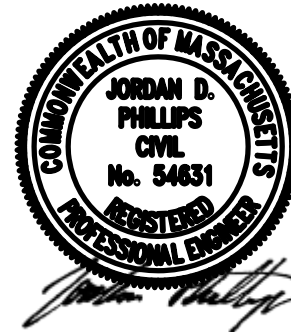
n e x i u s

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APPLICANT:

verizon

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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

SITE INFO:

SITE NAME:

PEMBROKE_5_MA

LOCATION CODE:

430514

SITE ADDRESS:

**85 WASHINGTON ROAD
PEMBROKE, MA 02359
PLYMOUTH COUNTY**

SHEET TITLE:

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

NEXIUS PROJ. NO:

VZ11509

SHEET NUMBER:

ES-1

CHECKED BY:

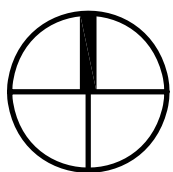
JP

CHECKED BY DATE:

02/22/21

LEGEND

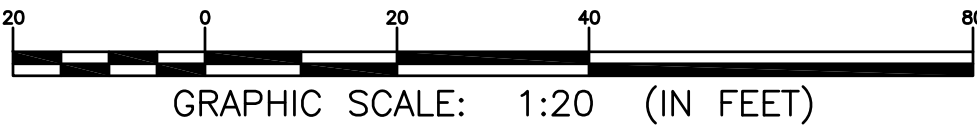
- SILT FENCE W/ STRAW WADDLE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- TEMPORARY TREE PROTECTION (4'H ORANGE MESH FENCE)
- EXISTING TREE, TO REMAIN (31± TREES TO REMAIN)
- SILT FENCE W/ STRAW WADDLE (39± TREES TO BE REMOVED)

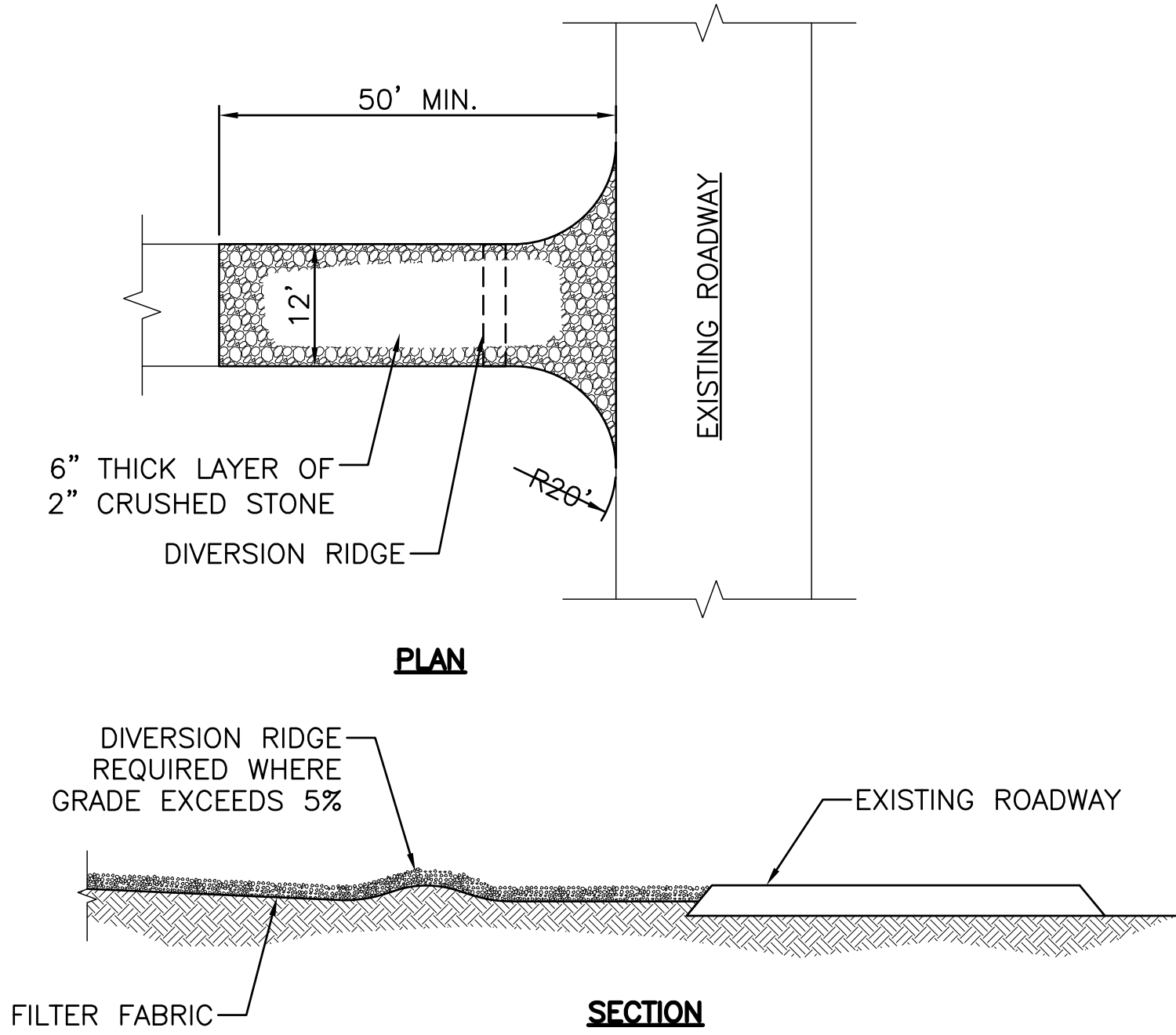


APPROX. NORTH

1

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

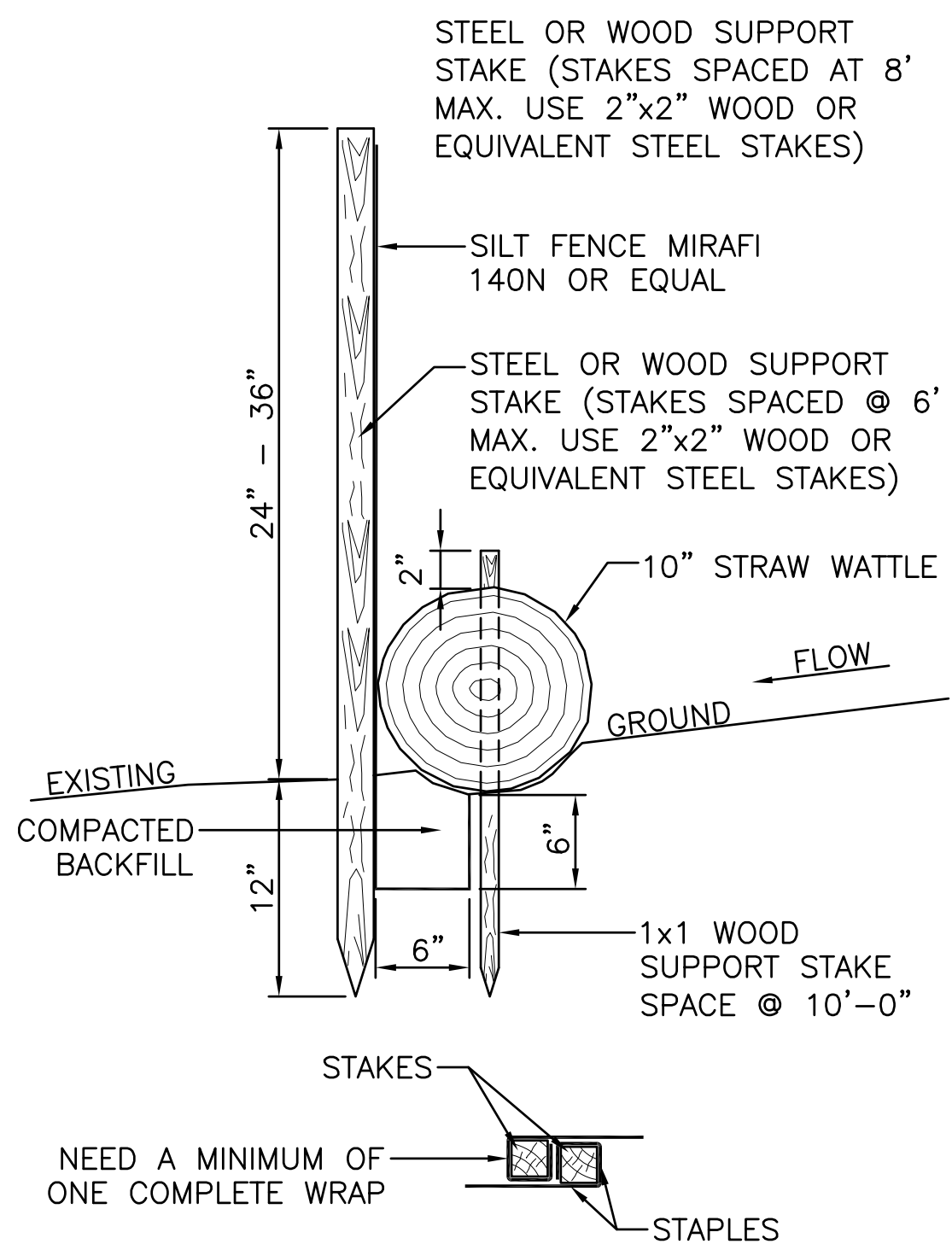




1. THE ENTRANCE/EXIT PAD SHOULD HAVE A LENGTH OF 50 FEET OR MORE AND A 12–FOOT MINIMUM WIDTH (OR AS APPROPRIATE TO CONTAIN THE WHEEL BASE OF CONSTRUCTION VEHICLES PLUS 3 FEET ON EITHER SIDE).
2. THE PAD SHOULD BE 6 INCHES OR MORE THICK WITH ANGULAR AGGREGATE (2–3 INCH DIAMETER). APPROPRIATE RECLAIMED 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 STABALIZED 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.

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.

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APPLICANT:

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JP

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02/22/21

SHEET NUMBER:

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