



400 FRIBERG PARKWAY, WESTBOROUGH, MA 01581

LEICESTER 4

30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA 01524
RAW LAND MONOPOLE

verizonwireless
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3300 TEL

ADVANCED
ENGINEERING GROUP, P.C.
Civil Engineering - Site Development Surveying -
Telecommunications
500 NORTH BROADWAY
DEPT. PROVISIONS, R. 02914
PR. 401-336-2403
FAX: 401-633-8364



Marc R. Chretien

APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: _____ NA

DRAWN BY: _____ DD

CHECKED BY: _____ MRC

SUBMITTALS

REV.	DATE	DESCRIPTION
2	01/08/16	ZONING REVISED
1	12/14/15	ZONING REVISED
0	08/17/15	ZONING

LEICESTER 4
30 HUNTOON MEMORIAL HWY.
LEICESTER, MA 01524

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



PROJECT SUMMARY

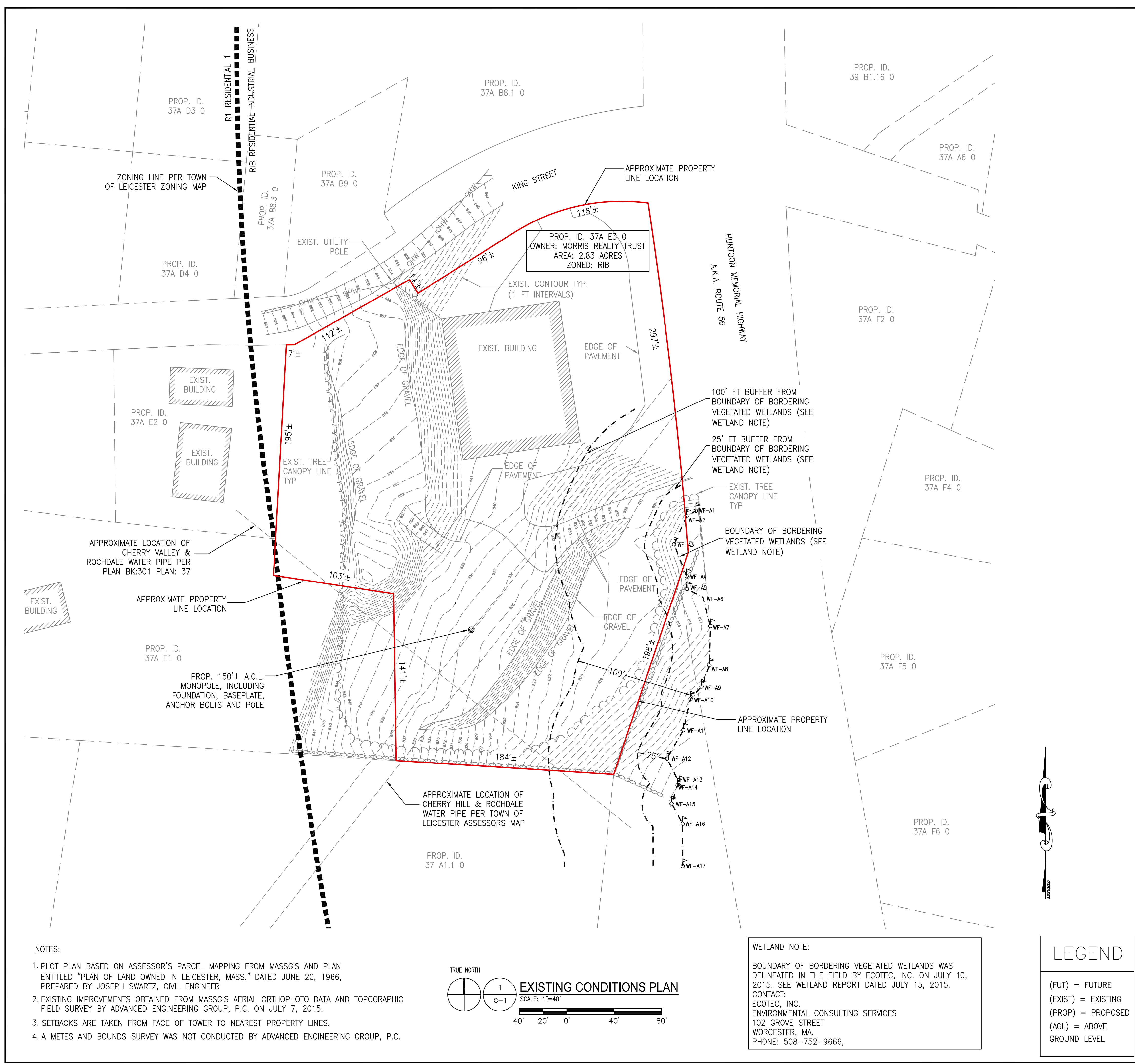
SITE NUMBER:	N/A
SITE NAME:	LEICESTER 4
SITE ADDRESS:	30 HUNTOON MEMORIAL HWY. LEICESTER, MA 01524
ASSESSOR'S PARCEL NO.:	37A-E3-0
CONSTRUCTION TYPE:	RAW LAND MONOPOLE
PROPERTY OWNER:	PAUL R. MORRIS & LAURA A. MORRIS TRUSTEES, MORRIS REALTY TRUST 50 PETER SALEM ROAD LEICESTER, MA 01524
APPLICANT, LESSEE/LICENSEE, PROJECT OWNER:	BELL ATLANTIC MOBILE OF MASSACHUSETTS CORPORATION, LTD D/B/A VERIZON WIRELESS 400 FRIBERG PARKWAY WESTBOROUGH, MA 01581

SHEET INDEX

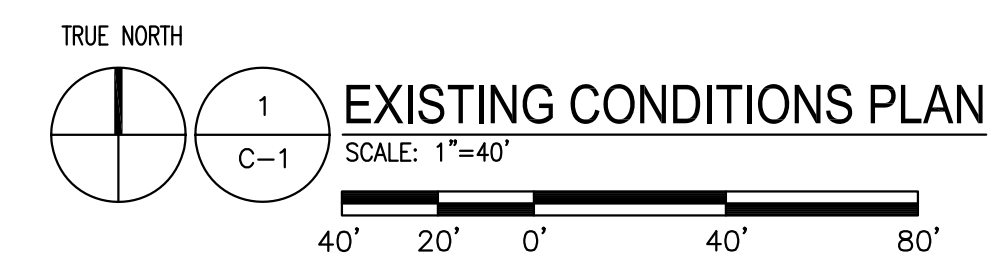
SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	2
C-1	EXISTING CONDITIONS PLAN & NOTES	2
Z-1	SITE PLAN AND NOTES	2
Z-2	COMPOUND PLAN AND ELEVATIONS	2
Z-3	DETAILS	2
Z-4	1000' LOCUS PLAN	2

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



- NOTES:**
1. PLOT PLAN BASED ON ASSESSOR'S PARCEL MAPPING FROM MASSGIS AND PLAN ENTITLED "PLAN OF LAND OWNED IN LEICESTER, MASS." DATED JUNE 20, 1966, PREPARED BY JOSEPH SWARTZ, CIVIL ENGINEER
 2. EXISTING IMPROVEMENTS OBTAINED FROM MASSGIS AERIAL ORTHOPHOTO DATA AND TOPOGRAPHIC FIELD SURVEY BY ADVANCED ENGINEERING GROUP, P.C. ON JULY 7, 2015.
 3. SETBACKS ARE TAKEN FROM FACE OF TOWER TO NEAREST PROPERTY LINES.
 4. A METES AND BOUNDS SURVEY WAS NOT CONDUCTED BY ADVANCED ENGINEERING GROUP, P.C.

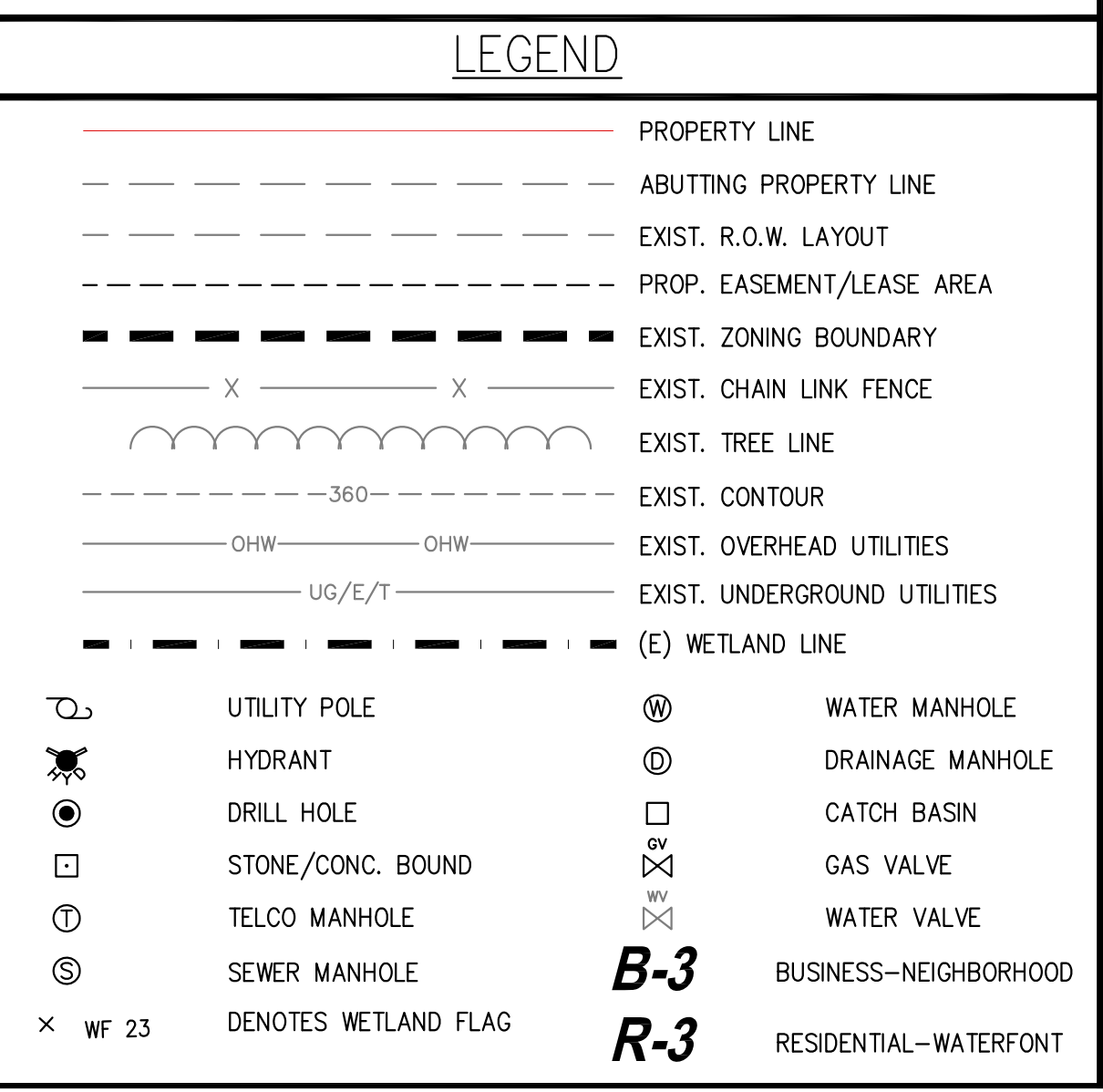


WETLAND NOTE:
 BOUNDARY OF BORDERING VEGETATED WETLANDS WAS DELINEATED IN THE FIELD BY ECOTEC, INC. ON JULY 10, 2015. SEE WETLAND REPORT DATED JULY 15, 2015.
 CONTACT:
 ECOTEC, INC.
 ENVIRONMENTAL CONSULTING SERVICES
 102 GROVE STREET
 WORCESTER, MA
 PHONE: 508-752-9666,

LEGEND

(FUT) = FUTURE
 (EXIST) = EXISTING
 (PROP) = PROPOSED
 (AGL) = ABOVE GROUND LEVEL

- GENERAL NOTES:**
1. FIELD SURVEY DATE: JULY 23, 2015
 2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
 4. CENTER OF PROPOSED TOWER: LATITUDE: 42°12'56.9" LONGITUDE: -71°54'41.7" ELEV. = 836'±
 5. PROPERTY OWNER: PAUL R. MORRIS & LAURA A. MORRIS TRUSTEES, MORRIS REALTY TRUST 50 PETER SALEM ROAD LEICESTER, MA 01524
 6. SITE ADDRESS: 30 HUNTOON MEMORIAL HWY. LEICESTER, MA 01524
 7. APPLICANT: BELL ATLANTIC MOBILE OF MASSACHUSETTS CORPORATION, LTD D/B/A VERIZON WIRELESS 400 FRIBERG PARKWAY WESTBOROUGH, MA 01581
 8. JURISDICTION: TOWN OF LEICESTER
 9. TAX ID: 37A E3 0
 10. DEED REFERENCE: DEED BOOK: 33669 PAGE: 153
 11. PLAN REFERENCES: TOWN OF LEICESTER ASSESSORS MAPS & PLAN REFERENCES AS INDICATED BELOW
 12. ZONING JURISDICTION: RIB RESIDENTIAL INDUSTRIAL BUSINESS
 13. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY:
 DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
 CALL BEFORE YOU DIG (CT): 1-800-922-4455
 14. PROPERTY LINE INFORMATION IS COMPILED FROM ASSESSORS PLAN AND RECORD DOCUMENTS AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. A FULL BOUNDARY SURVEY WAS NOT PERFORMED.
 15. THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN BELL ATLANTIC MOBILE OF MASSACHUSETTS CORPORATION, LTD D/B/A/ VERIZON WIRELESS AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
 16. BEARING SYSTEM OF THIS PLAN IS BASED ON TRUE NORTH. TRUE NORTH WAS ESTABLISHED FROM GPS READINGS ON 07/23/2015
 17. NO WETLANDS WERE OBSERVED WITHIN 100' OF THE LIMIT OF WORK.
 18. IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
 19. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



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 DEER FIELDS, MA 01914
 PH: 401-534-2400
 FAX: 401-633-6364

Marc R. Christen

APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: NA

DRAWN BY: DD

CHECKED BY: MRC

SUBMITTALS

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LEICESTER 4

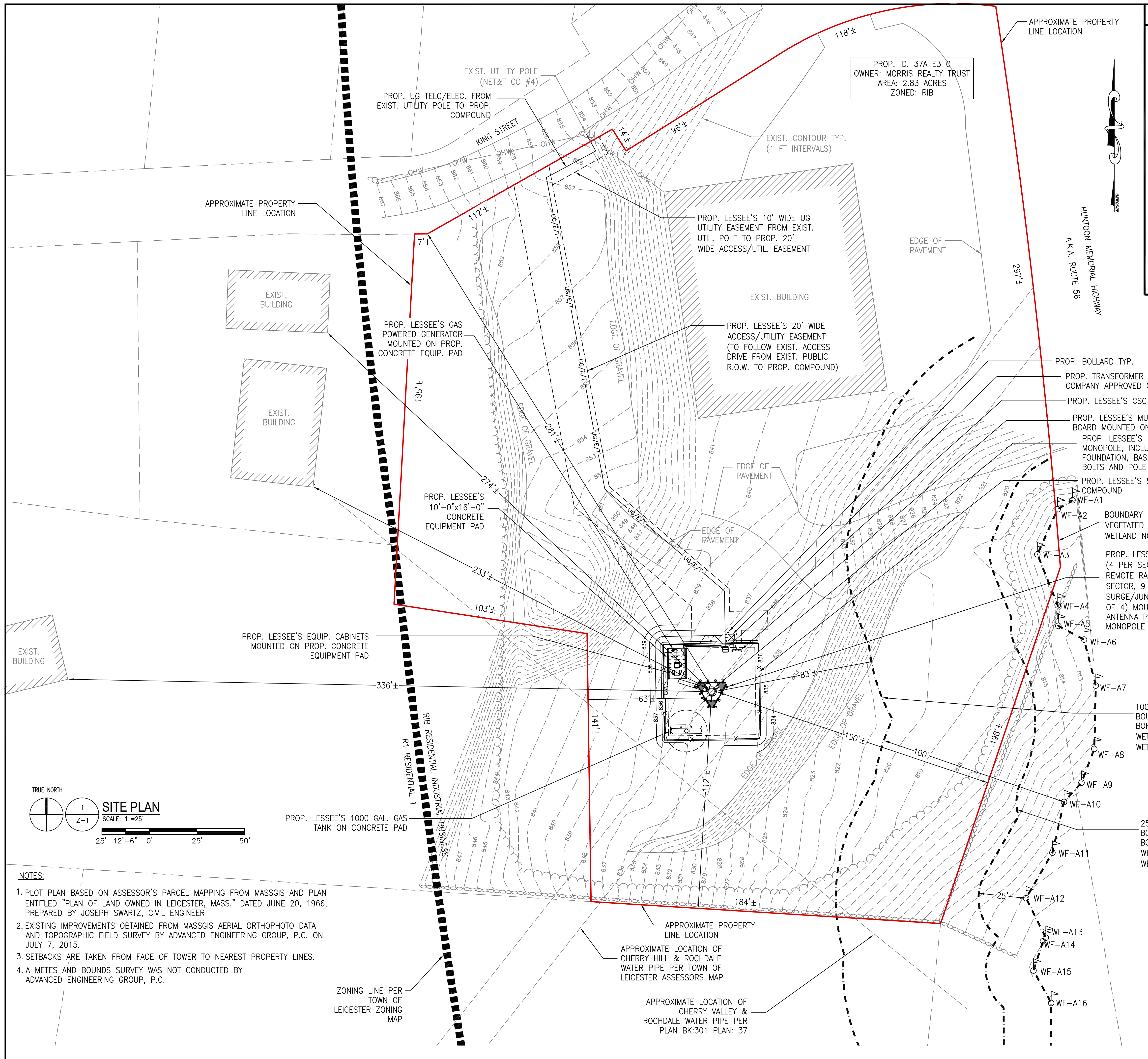
30 HUNTOON MEMORIAL HWY.
 LEICESTER, MA 01524

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

C-1



PROP. ID. 37A E3 0
 OWNER: MORRIS REALTY TRUST
 AREA: 2.83 ACRES
 ZONED: RIB

LEGEND

	PROPERTY LINE		ABUTTING PROPERTY LINE
	EXIST. R.O.W. LAYOUT		PROP. EASEMENT/LEASE AREA
	EXIST. ZONING BOUNDARY		EXIST. CHAIN LINK FENCE
	EXIST. TREE LINE		EXIST. CONTOUR
	EXIST. OVERHEAD UTILITIES		EXIST. UNDERGROUND UTILITIES
	(E) WETLAND LINE		UTILITY POLE
	WATER MANHOLE		DRAINAGE MANHOLE
	CATCH BASIN		GAS VALVE
	WATER VALVE		BUSINESS-NEIGHBORHOOD
	RESIDENTIAL-WATERFONT		WF 23 DENOTES WETLAND FLAG

LEGEND

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WETLAND NOTE:
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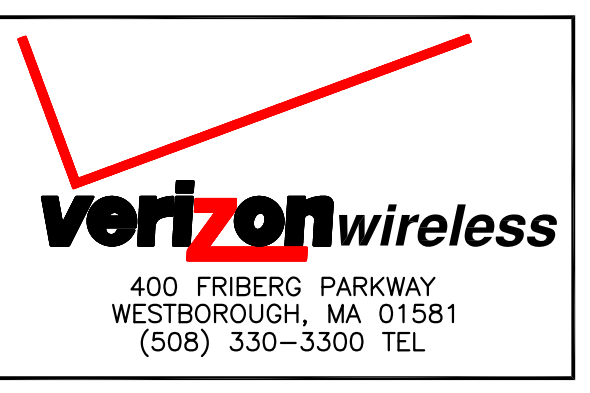
ZONING SUMMARY TABLE

DIMENSION:	REQUIRED MINIMUM	PROVIDED
LOT AREA	N/A	2.84± AC
LOT FRONTAGE	N/A	536± FT
FRONT YARD SETBACK*	N/A	281± FT
SIDE YARD SETBACK*	N/A	63± FT
REAR YARD SETBACK*	N/A	112± FT
MAXIMUM ZONING HEIGHT	N/A	150 FT

* DIMENSIONS MEASURED FROM THE FACE OF THE PROPOSED TOWER TO NEAREST LOT LINE.

IMPERVIOUS AREA TABLE:

EXIST. BUILDING AREA:	12,066± SQ. FT.
EXIST. PAVED AREA:	19,346± SQ. FT.
TOTAL EXIST. IMPERVIOUS	31,412± SQ. FT.
PROP. MONOPOLE BASE AREA:	20± SQ. FT.
PROP. EQUIP. PAD AREA:	160± SQ. FT.
GAS TANK CONCRETE PAD AREA:	49± SQ. FT.
TRANSFORMER & CSC VAULT AREA:	21± SQ. FT.
TOTAL PROP. IMPERVIOUS	250± SQ. FT.
TOTAL EXIST. & PROP. IMPERVIOUS	31,662± SQ. FT.
TTL PROPERTY BOUNDARY:	123,583± SQ. FT.
% IMPERVIOUS OF TOTAL PROPERTY	26± %



APPROVALS

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PROJECT NO: NA
 DRAWN BY: DD
 CHECKED BY: MRC

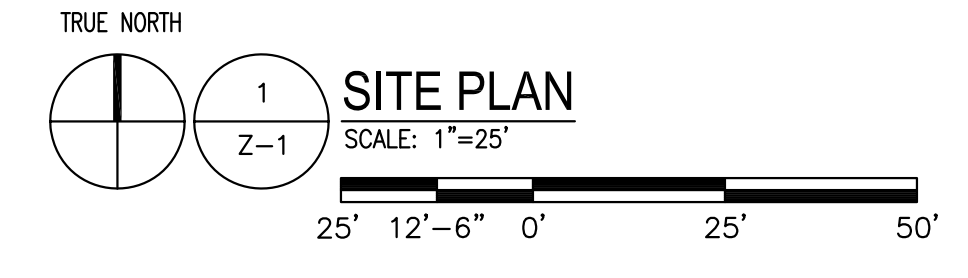
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LEICESTER 4
 30 HUNTOON MEMORIAL HWY.
 LEICESTER, MA 01524

SHEET TITLE
 SITE PLAN AND NOTES

SHEET NUMBER
Z-1



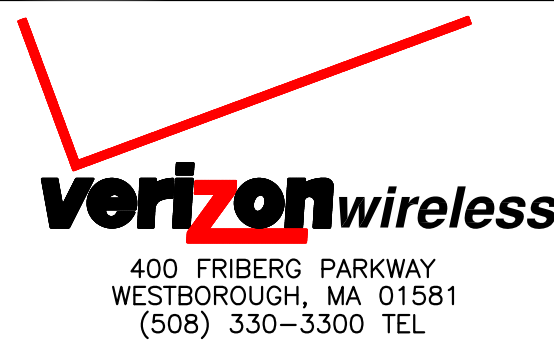
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ZONING LINE PER TOWN OF LEICESTER ZONING MAP

APPROXIMATE PROPERTY LINE LOCATION

APPROXIMATE LOCATION OF CHERRY HILL & ROCHDALE WATER PIPE PER TOWN OF LEICESTER ASSESSORS MAP

APPROXIMATE LOCATION OF CHERRY VALLEY & ROCHDALE WATER PIPE PER PLAN BK:301 PLAN: 37



APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

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LEICESTER 4

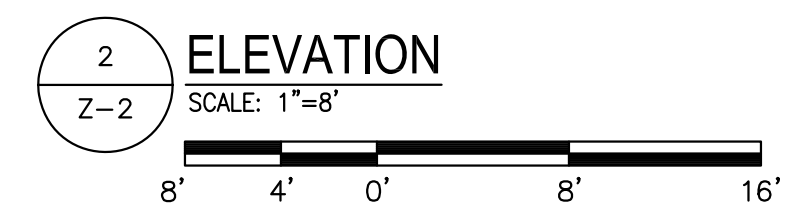
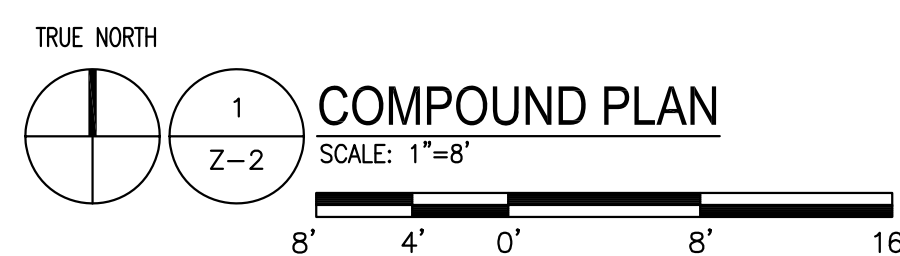
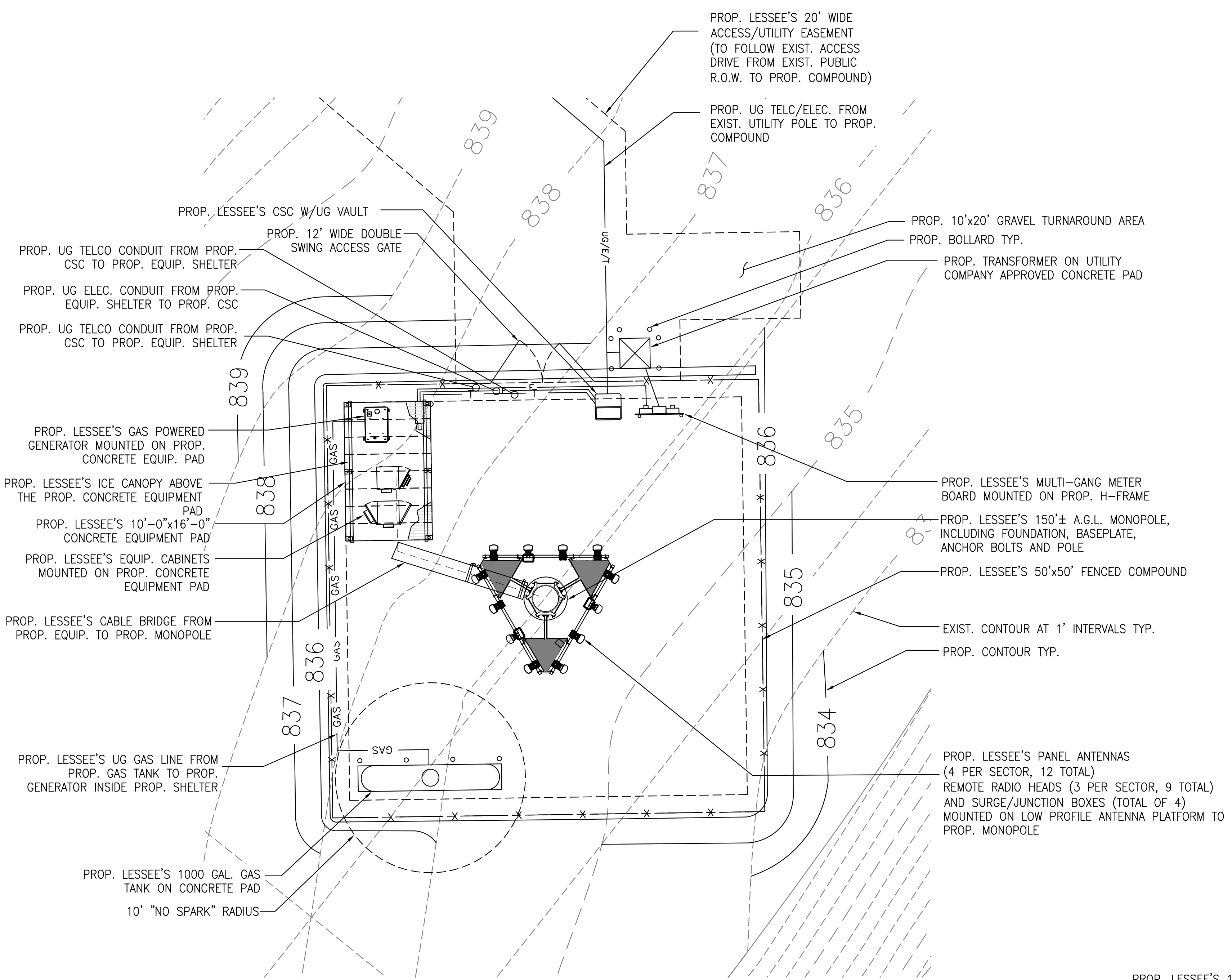
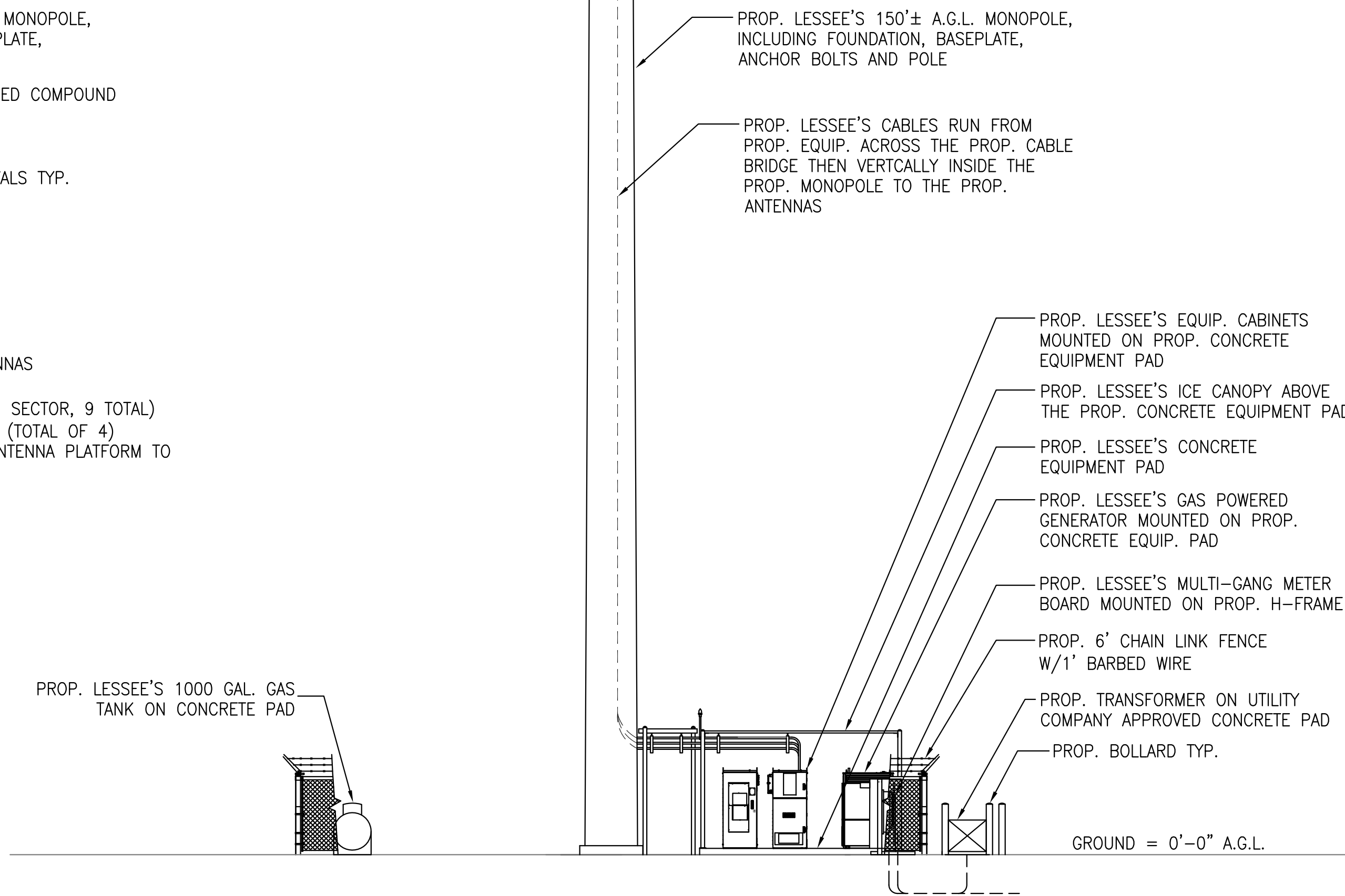
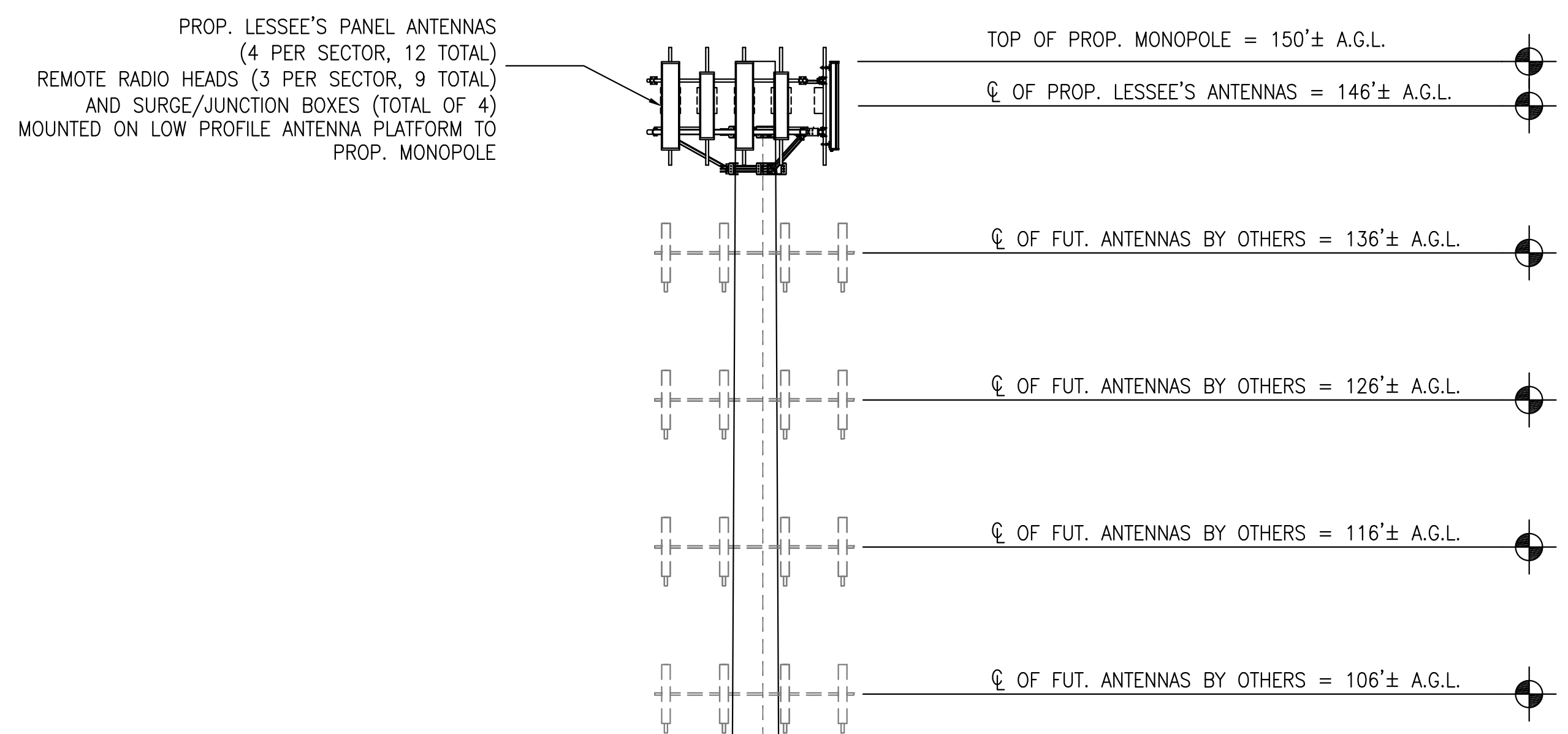
30 HUNTOON MEMORIAL HWY.
LEICESTER, MA 01524

SHEET TITLE

COMPOUND PLAN & ELEVATION

SHEET NUMBER

Z-2





APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: NA

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LEICESTER 4

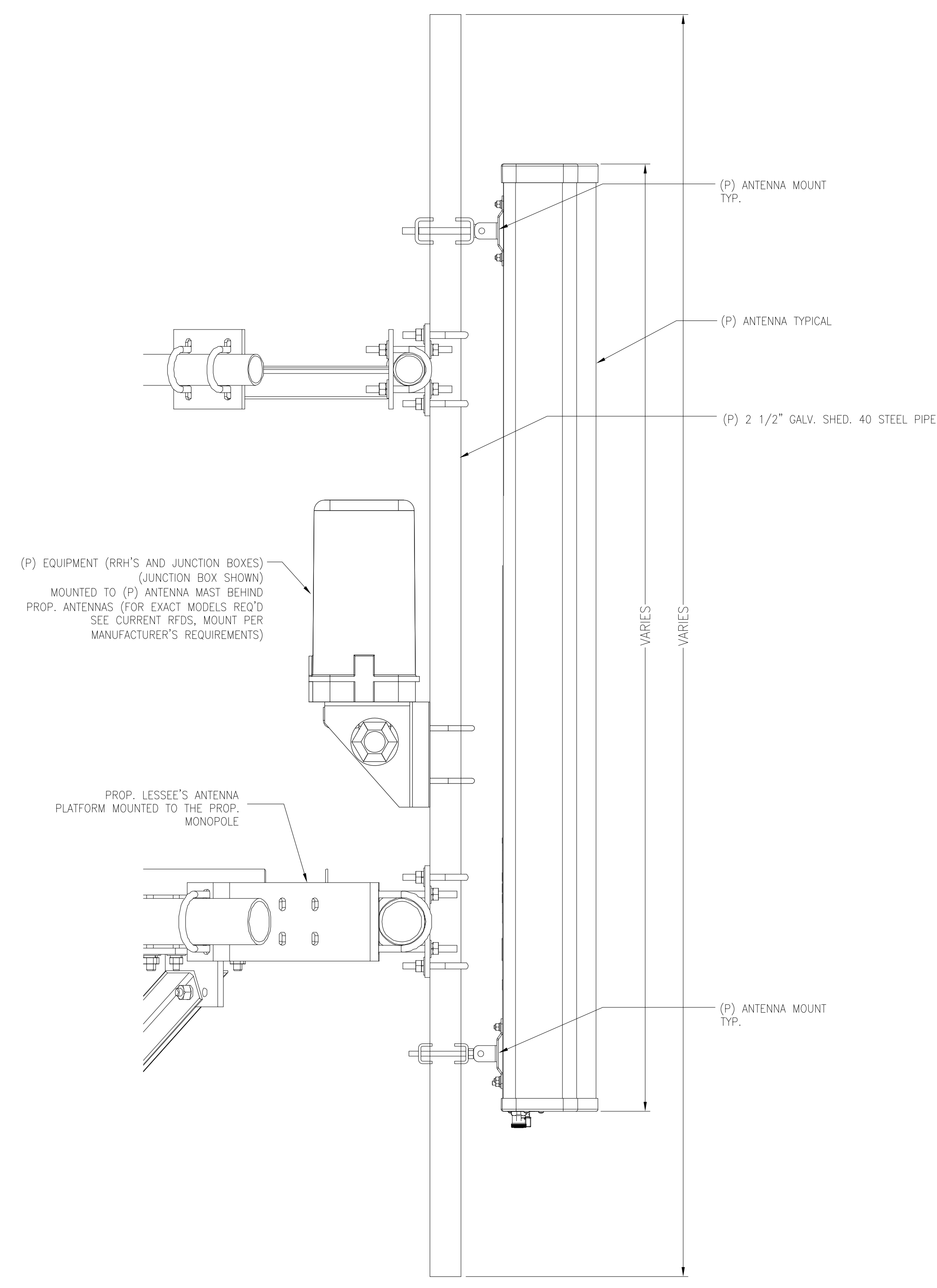
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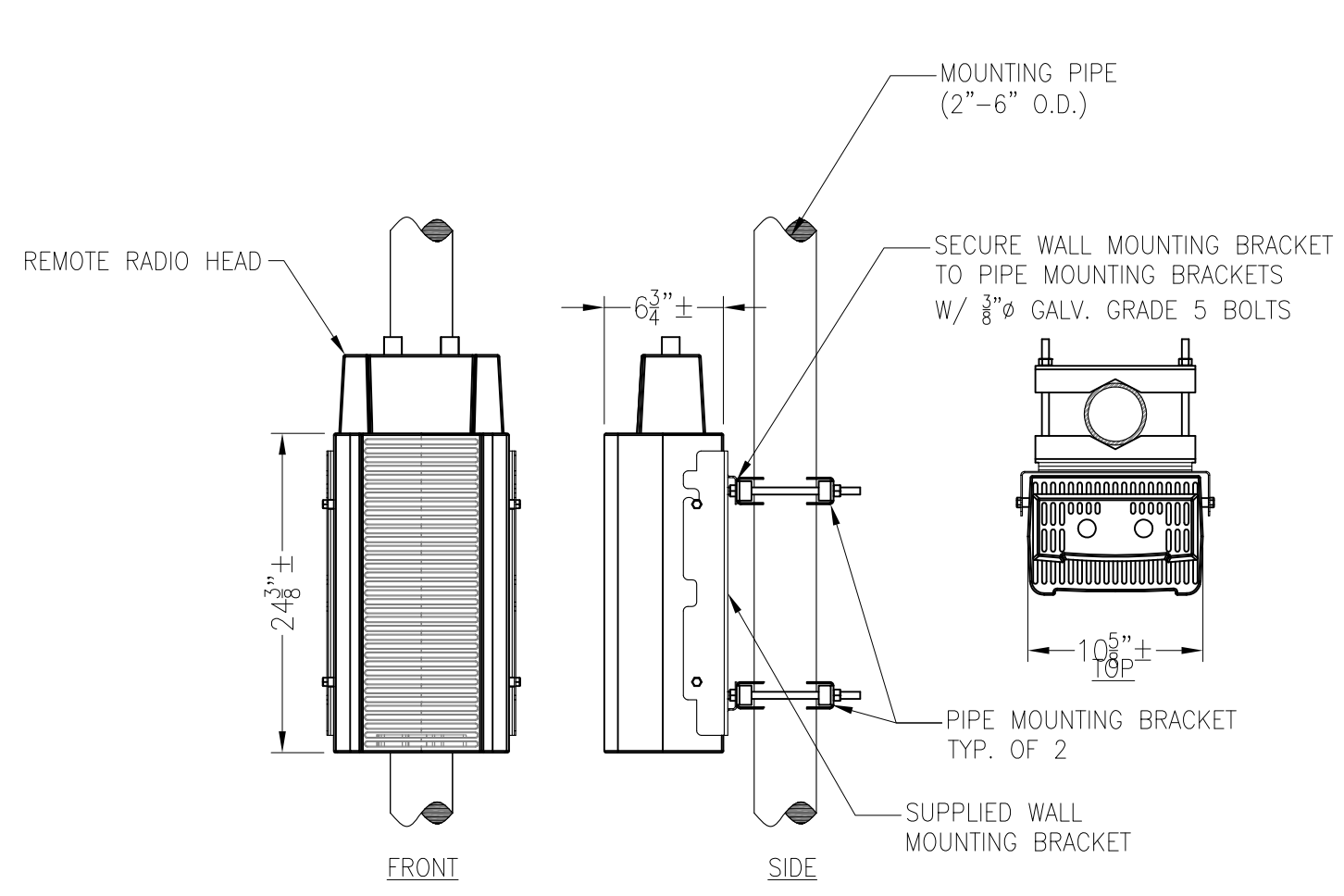
DETAILS

SHEET NUMBER

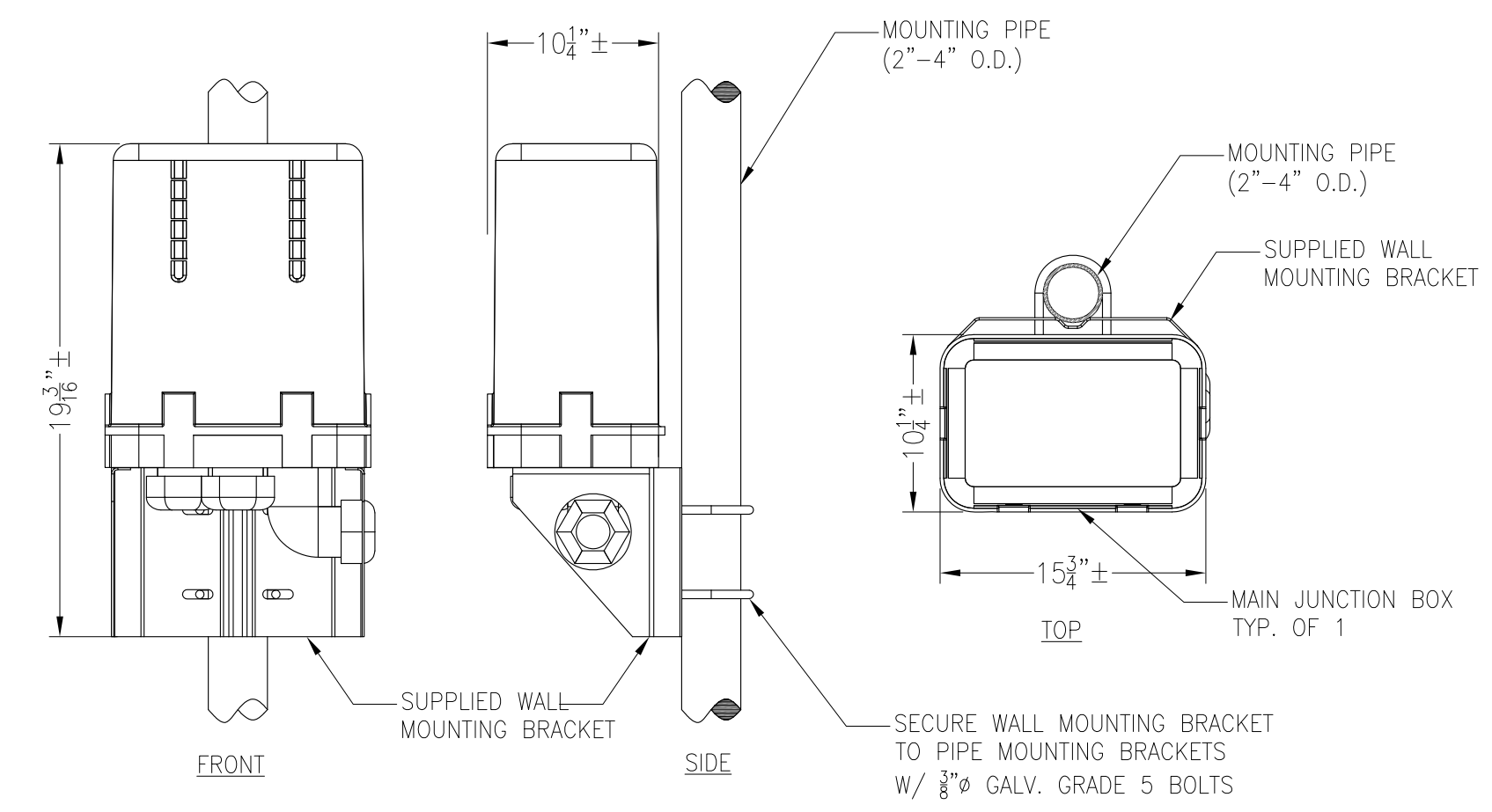
Z-3



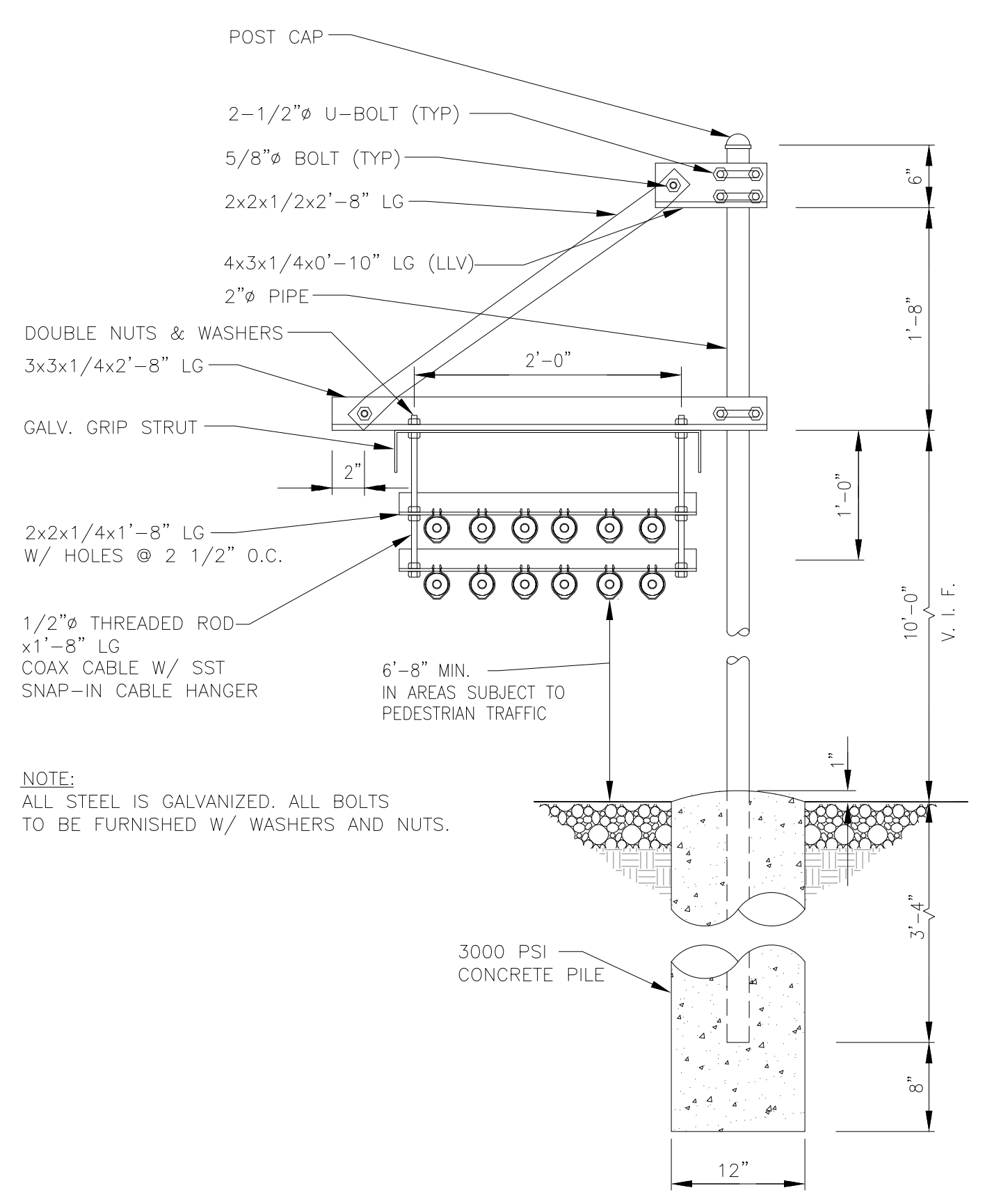
1 TYP. ANTENNA /EQUIPMENT MOUNTING DETAIL
 SCALE: 1/2" = 1'-0"



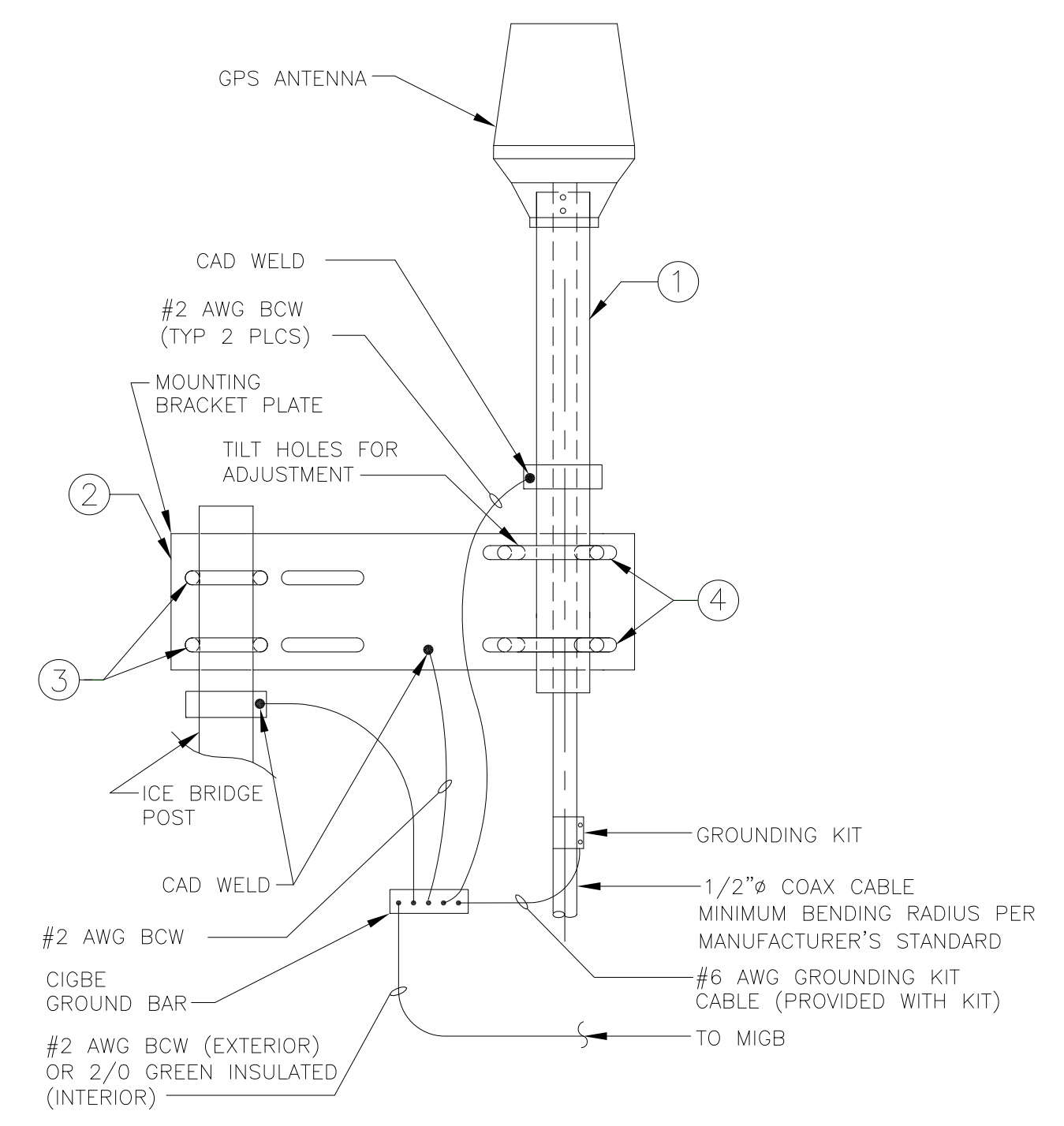
2 RRR PIPE MOUNTING TYP.
 SCALE: N.T.S.



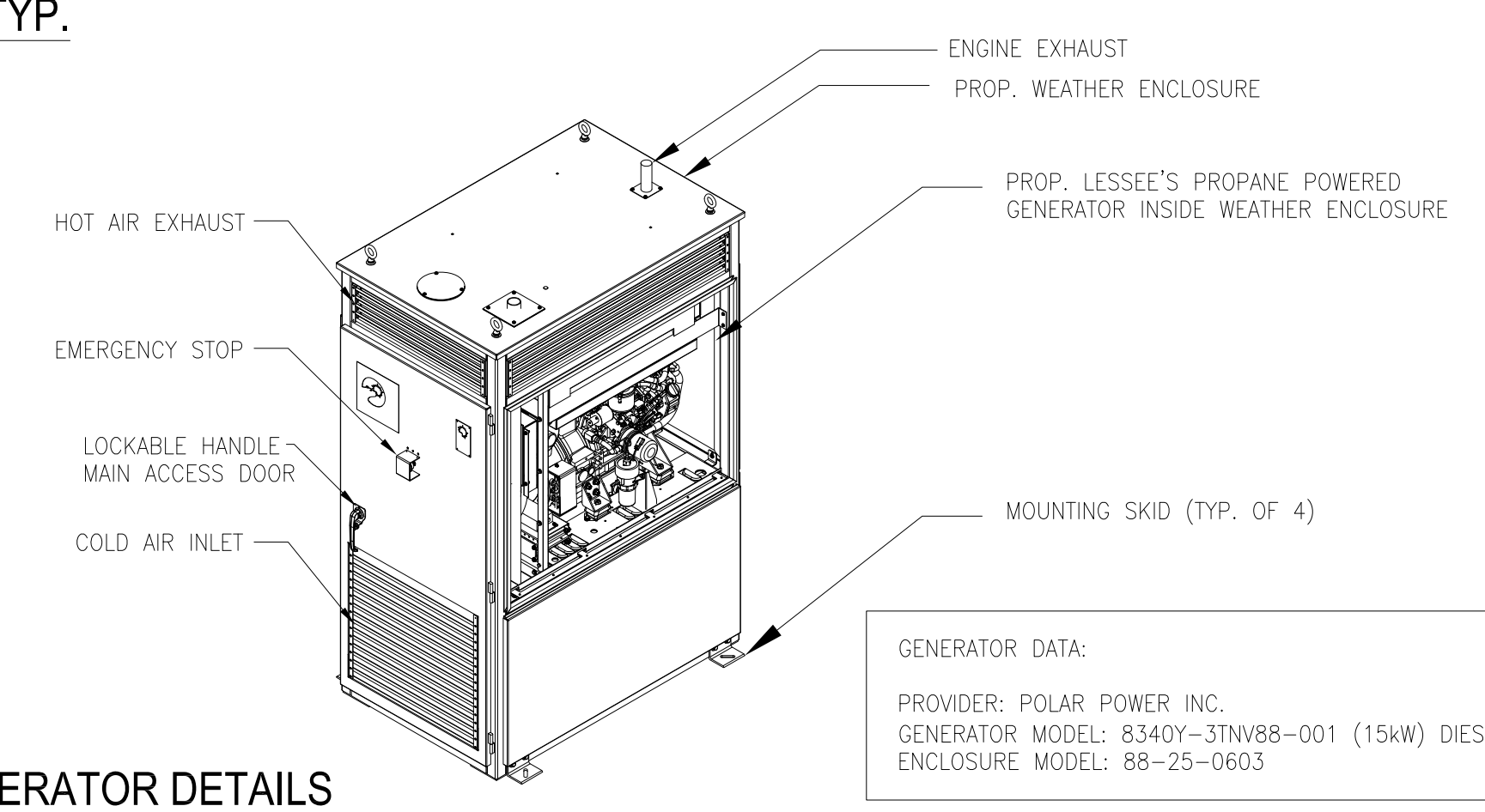
3 MAIN JUNCTION BOX MOUNTING TYP.
 SCALE: N.T.S.



4 COAX ICE BRIDGE TYP.
 SCALE: 1" = 1'-0"

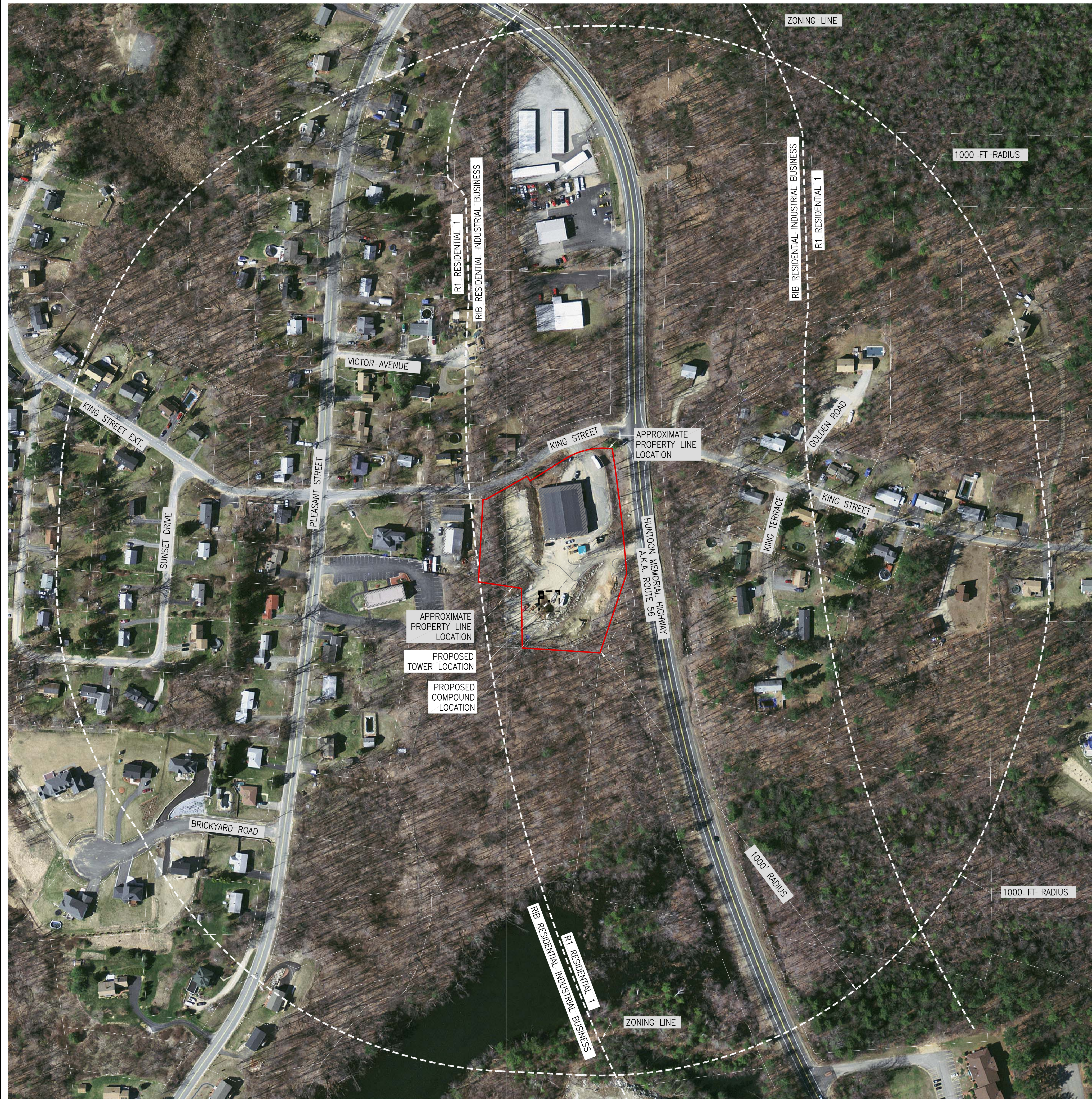


5 GPS ANTENNA MOUNTING TYP.
 SCALE: N.T.S.

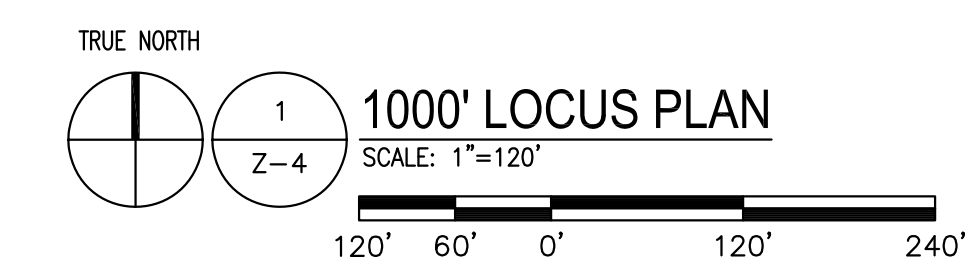


6 GENERATOR DETAILS
 SCALE: N.T.S.

GENERATOR DATA:
 PROVIDER: POLAR POWER INC.
 GENERATOR MODEL: 8340Y-3TNV88-001 (15kW) DIESEL
 ENCLOSURE MODEL: 88-25-0603



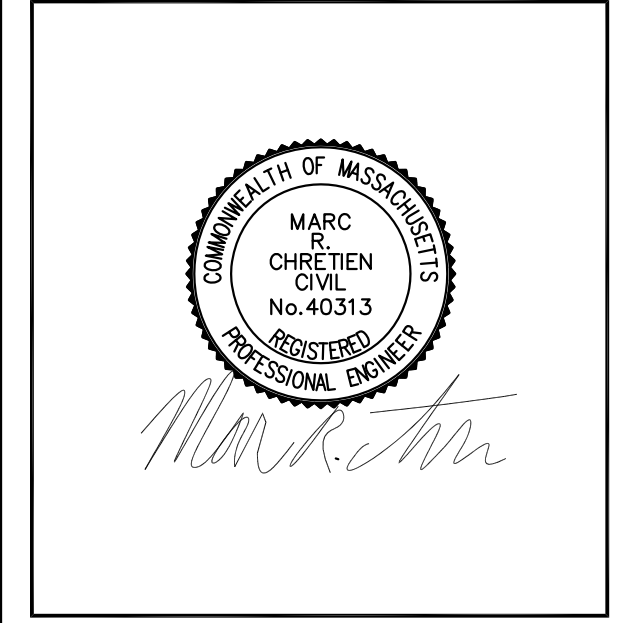
LEGEND	
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	EXIST. R.O.W. LAYOUT
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	(E) WETLAND LINE



- NOTES:**
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1000' LOCUS PLAN

SHEET NUMBER

Z-4