





348-02716-055  
N/F  
TOWN OF STURBRIDGE  
308 MAIN STREET  
STURBRIDGE, MA 01566

605-02454-052  
N/F  
TOWN OF STURBRIDGE  
308 MAIN STREET  
STURBRIDGE, MA 01566

245-02717-014  
N/F  
PETER F. O'CONNELL  
500 VICTORY ROAD  
QUINCY, MA 02171

605-02521-118  
N/F  
ROGER D. & LAURIE RICHARD  
118 STALLION HILL ROAD  
FISKDALE, MA 01518

605-02822-104  
N/F  
MICHAEL W. & ANN E. ROCHE  
104 STALLION HILL ROAD  
FISKDALE, MA 01518

605-02812-100  
N/F  
MICHAEL W. & ANN E. ROCHE  
104 STALLION HILL ROAD  
FISKDALE, MA 01518

605-02812-096  
N/F  
MICHAEL W. & ANN E. ROCHE  
104 STALLION HILL ROAD  
FISKDALE, MA 01518

605-02812-094  
N/F  
BRIAN P. & LAURA L. ANDERSEN  
94 STALLION HILL ROAD  
FISKDALE, MA 01518

605-02812-084  
N/F  
JENNIFER M. HENNESSEY  
84 STALLION HILL ROAD  
FISKDALE, MA 01518

605-02813-078  
N/F  
CHRISTOPHER ALGER  
78 STALLION HILL ROAD  
FISKDALE, MA 01518

605-02812-092  
N/F  
THE PAMELA A. SOPER  
2009 IRREVOCABLE TRUST  
P.O. BOX 134  
STURBRIDGE, MA 01566

PROPOSED CENTER OF  
130' AGL MONOPOLE  
LATITUDE: 42° 06' 31.0" N  
LONGITUDE: 72° 06' 44.6" W  
EXISTING GROUND  
ELEV. = 865' (NAVD 88)  
PROPOSED GROUND  
ELEV. = 864.5' (NAVD 88)

**SURVEY NOTES:**

1. FIELD SURVEY DATE: 5-4-2023 & 5-5-2023
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: THE PAMELA A. SOPER  
2009 IRREVOCABLE TRUST  
PO BOX 134  
STURBRIDGE, MA 01566
5. SITE NAME: STURBRIDGE MA  
VT-MA-3155D
6. SITE ADDRESS: 92 STALLION HILL ROAD  
STURBRIDGE, MA 01566
7. APPLICANT: VERTEX TOWERS, LLC  
2 COMMERCIAL STREET  
SHARON, MA 02067
8. JURISDICTION: TOWN OF STURBRIDGE  
WORCESTER COUNTY
9. TAX ID: 605-02812-092
10. DEED REFERENCE: DEED BOOK 45302 PAGE 267

11. PLAN REFERENCE: PLAN BOOK 349 PAGE 12  
PLAN BOOK 490 PAGE 94  
PLAN BOOK 546 PAGE 114  
PLAN BOOK 619 PAGE 77
12. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
13. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE ONLY. 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.
14. THE PROPOSED IMPROVEMENTS ARE LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25027C 0926 E, EFFECTIVE DATE 7/4/2011.
15. FIELD SURVEY BY RTK GPS & EDM TOTAL STATION.
16. THIS IS NOT A BOUNDARY SURVEY.
17. ALL PROPERTY LINES SHOWN ARE FROM FIELD EVIDENCE. DEEDS & PLANS OF RECORD AND GIS DATA AND ARE APPROXIMATE ONLY.
18. NO WETLANDS FLAGS WERE OBSERVED DURING THE FIELD SURVEY.

PREPARED FOR: VERTEX TOWERS, LLC.

2 COMMERCIAL STREET  
SHARON, MA 02067

**Dewberry**  
Dewberry Engineers Inc.  
99 SUMMER STREET  
SUITE 700  
BOSTON, MA 02110  
PHONE: 617.665.3400  
FAX: 617.665.3510

CHECKED BY: MFT  
APPROVED BY: BBR

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
D	11/01/2023	FOR SUBMITTAL	MFT
C	9/18/2023	ISSUED FOR REVIEW	MFT
B	8/23/2023	ISSUED FOR REVIEW	JDC
A	7/26/2023	ISSUED FOR REVIEW	JDC

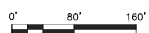
SITE NAME:  
STURBRIDGE MA  
VT-MA-3155D

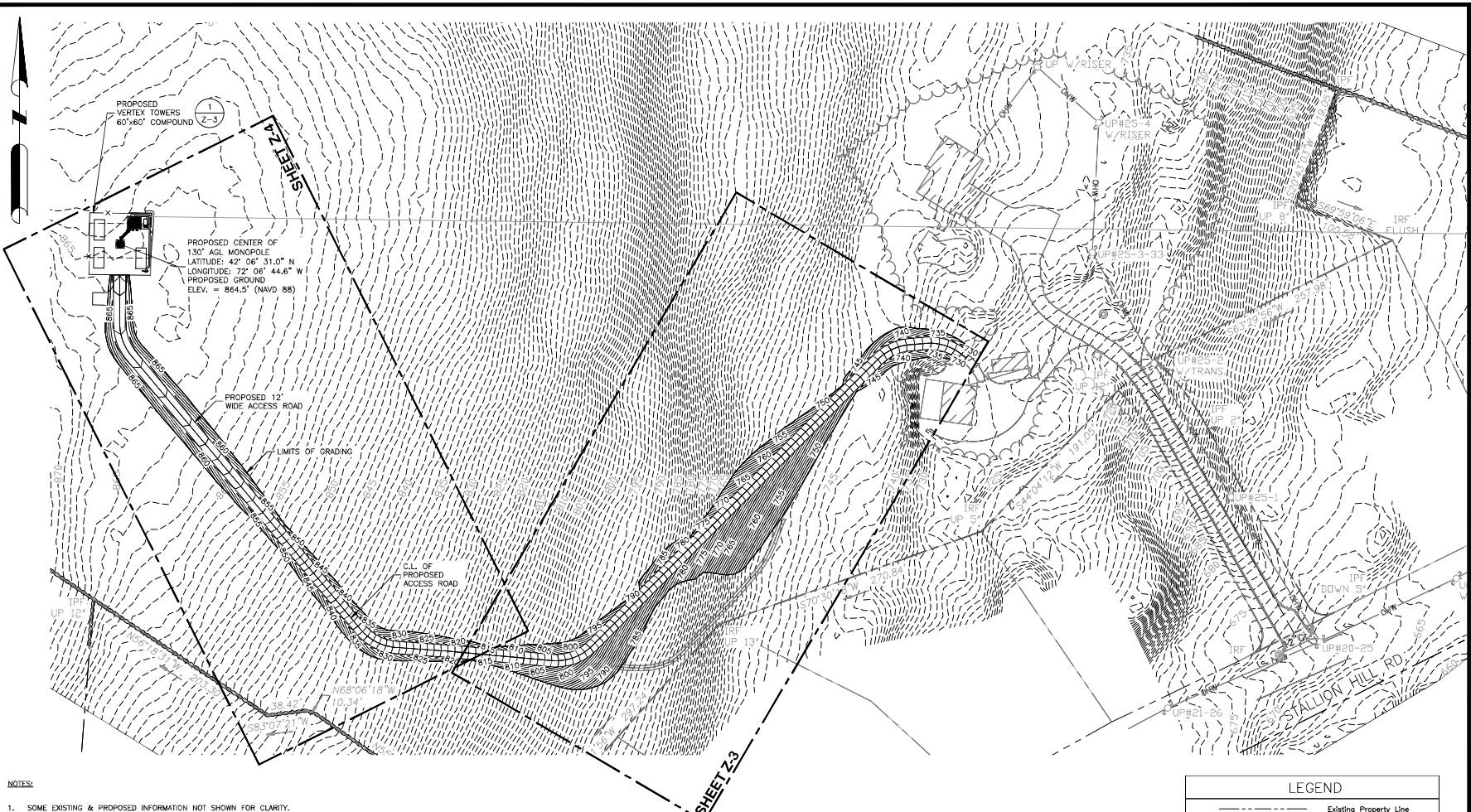
SITE ADDRESS:  
92 STALLION HILL ROAD  
STURBRIDGE, MA 01566

SHEET TITLE  
ABUTTERS &  
EXISTING  
CONDITIONS PLAN

SHEET NUMBER  
**Z-1**

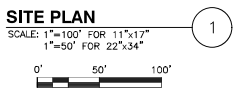
**ABUTTERS & EXISTING CONDITIONS PLAN** 1  
SCALE: 1"=160' FOR 11"x17"  
1"=80' FOR 22"x34"





- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
  - UTILITIES SHALL EXTEND FROM THE EXISTING UTILITY POLE TO THE COMPOUND. FINAL ROUTE AND DESIGN TO BE COORDINATED WITH LOCAL UTILITY COMPANY & TO BE APPROVED BY LANDOWNER.
  - EXISTING UNDERGROUND UTILITIES SHOWN AS APPROXIMATE. UTILITY LOCATIONS & SERVICES PENDING LOCAL UTILITY REVIEW & APPROVAL AND FIELD VERIFICATION OF EXISTING UNDERGROUND UTILITIES.
  - MONOPOLE AND FOUNDATION DESIGN BY OTHERS.
  - THIS DOCUMENT IS FOR ZONING PURPOSES ONLY AND NOT FOR CONSTRUCTION.
  - LOAM & SEED TO MATCH EXISTING AREAS AFTER CONDUIT INSTALLATION.
  - OWNER OF RECORD: THE PAMELA A. SOPER 2009 IRREVOCABLE TRUST PO BOX 134 STURBRIDGE, MA 01566
  - ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WERE 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 DIG SAFE (1(800) 322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT.
  - PROVIDE PULL BOXES AS REQUIRED BY CODE AND JOB CONDITIONS. ALL PULL BOXES UNDER TRAVELED WAY SHALL BE RATED FOR VEHICULAR TRAVEL.

ZONING DISTRICT	
RR - RURAL RESIDENTIAL	
SETBACKS	
SETBACK:	PROPOSED:*
FRONT	680'±*
SIDE	301'±*
REAR	338'±*
* SETBACK DISTANCES ARE TAKEN FROM TOWER CENTER TO PROPERTY LINES.	
A.G.L. = ABOVE GROUND LEVEL.	



LEGEND	
---	Existing Property Line
---	LOCUS PROPERTY LINE
---	Easement Line
---	Existing Stone Wall
---	CHW
---	Existing Overhead Wires
---	Existing Contour Line
---	Existing Tree Line
○	Existing Pipe Or Rod
●	Existing Drill Hole
△	Calculated Point
○	Tower Control Point
○	Existing Utility Point
◆	Existing Guy Pole
•	Existing Guy Wire Anchor

PREPARED FOR: VERTEX TOWERS, LLC.

2 COMMERCIAL STREET  
 SHARON, MA 02067

Dewberry Engineers Inc.  
 99 SUMMER STREET  
 SUITE 700  
 BOSTON, MA 02110  
 PHONE: 617.695.3400  
 FAX: 617.695.3510



CHECKED BY:	MFT
APPROVED BY:	BBR

**SUBMITTALS**

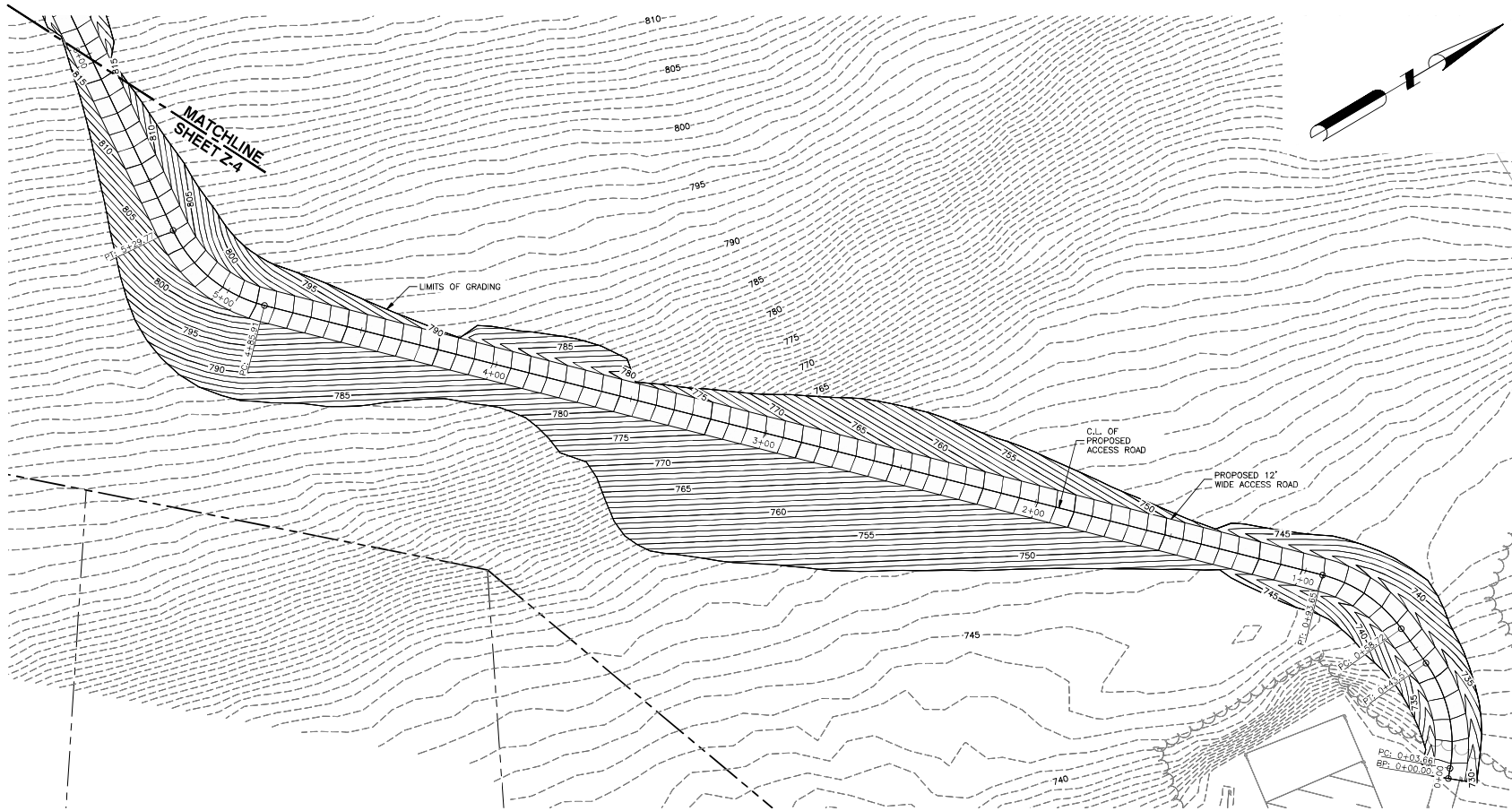
REV.	DATE	DESCRIPTION	BY
D	11/01/2023	FOR SUBMITTAL	MFT
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 STURBRIDGE, MA 01566

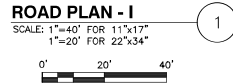
SHEET TITLE  
 SITE PLAN

SHEET NUMBER  
 Z-2



**NOTES:**

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
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9. PROVIDE PULL BOXES AS REQUIRED BY CODE AND JOB CONDITIONS. ALL FULL BOXES UNDER TRAVELED WAY SHALL BE RATED FOR VEHICULAR TRAVEL.



LEGEND	
	Existing Property Line
	LOCUS PROPERTY LINE
	Easement Line
	Existing Stone Wall
	Existing Overhead Wires
	Existing Contour Line
	Existing Tree Line
	Existing Pipe Or Rod
	Existing Drill Hole
	Calculated Point
	Tower Control Point
	Existing Utility Point
	Existing Guy Pole
	Existing Guy Wire Anchor

PREPARED FOR: VERTEX TOWERS, LLC.



2 COMMERCIAL STREET  
SHARON, MA 02067



Dewberry Engineers Inc.  
89 SUMMER STREET  
SUITE 700  
BOSTON, MA 02110  
PHONE: 617.695.3400  
FAX: 617.695.3510



CHECKED BY: MFT

APPROVED BY: BBR

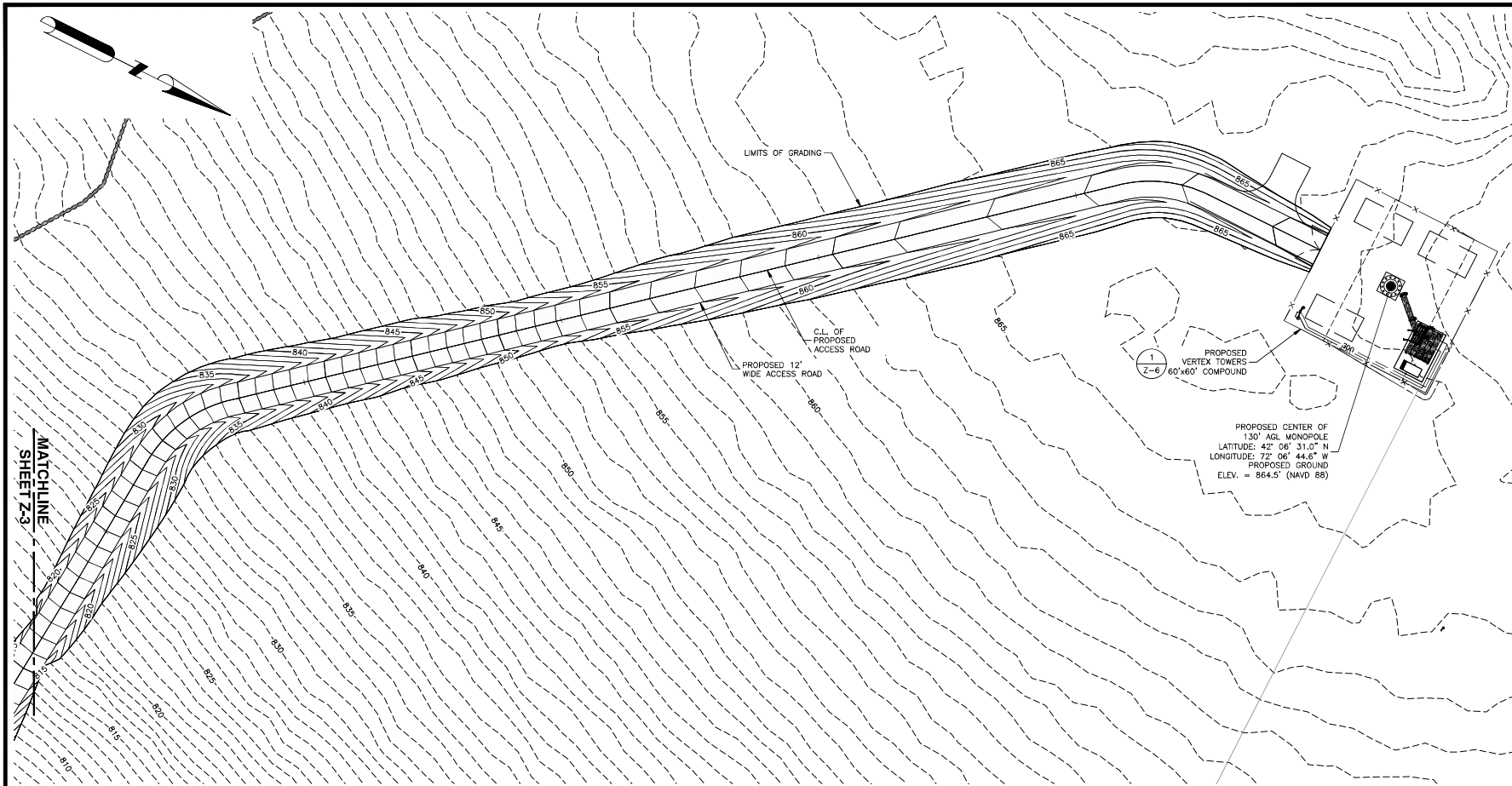
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B	8/23/2023	ISSUED FOR REVIEW	JDC
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**STURBRIDGE, MA  
VT-MA-3155D**

SITE ADDRESS:  
92 STALLION HILL ROAD  
STURBRIDGE, MA 01566

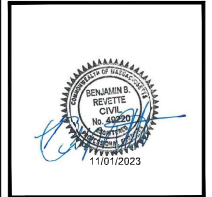
SHEET TITLE  
**ROAD PLAN - I**

SHEET NUMBER  
**Z-3**



PREPARED FOR: VERTEX TOWERS, LLC.  
  
 2 COMMERCIAL STREET  
 SHARON, MA 02067

**Dewberry**  
 Dewberry Engineers Inc.  
 99 SUMMER STREET  
 SUITE 700  
 BOSTON, MA 02110  
 PHONE: 617.695.3400  
 FAX: 617.695.3510



CHECKED BY: MFT  
 APPROVED BY: BBR

SUBMITTALS

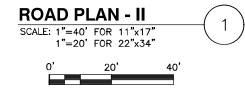
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B	8/23/2023	ISSUED FOR REVIEW	JDC
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 STURBRIDGE, MA  
 VT-MA-3155D  
 SITE ADDRESS:  
 92 STALLION HILL ROAD  
 STURBRIDGE, MA 01566

SHEET TITLE  
 ROAD PLAN - II

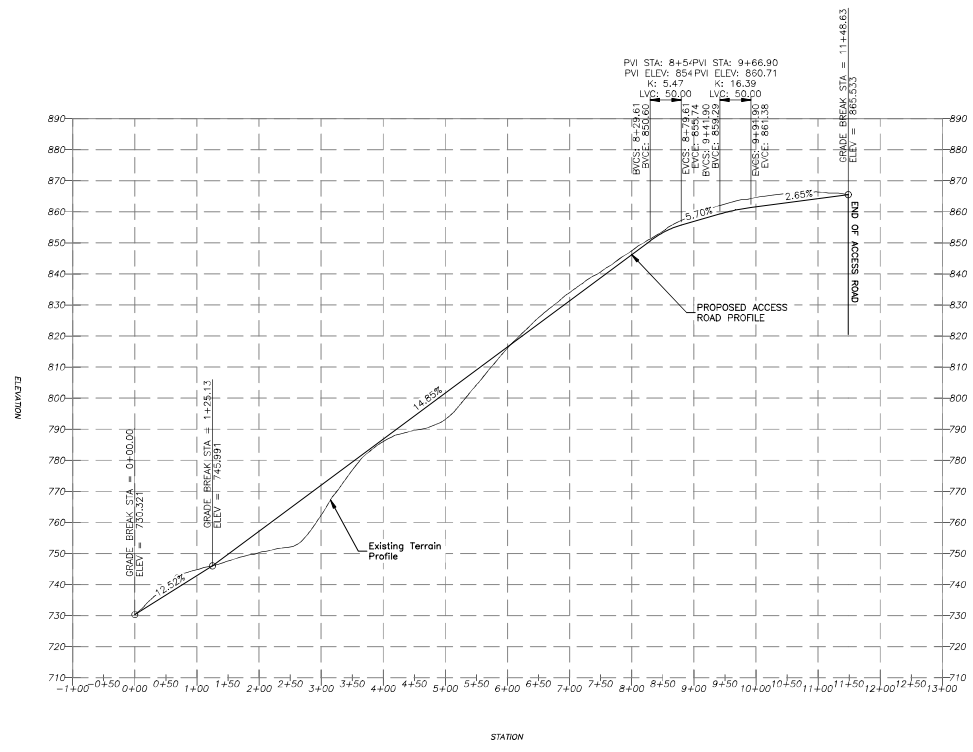
SHEET NUMBER  
**Z-4**

- NOTES:
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**LEGEND**

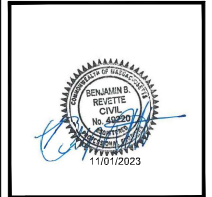
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---	LOCUS PROPERTY LINE
---	Easement Line
---	Existing Stone Wall
---	CHW
---	Existing Overhead Wires
---	Existing Contour Line
---	Existing Tree Line
○	Existing Pipe Or Rod
●	Existing Drill Hole
△	Calculated Point
○	Tower Control Point
○	Existing Utility Point
→	Existing Guy Pole
•	Existing Guy Wire Anchor



**ROAD PROFILE**  
 HORIZONTAL SCALE: 1"=200' FOR 11"x17"  
 1"=100' FOR 22"x34"  
 VERTICAL SCALE: 1"=20' FOR 11"x17"  
 1"=10' FOR 22"x34"



1



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 APPROVED BY: BBR

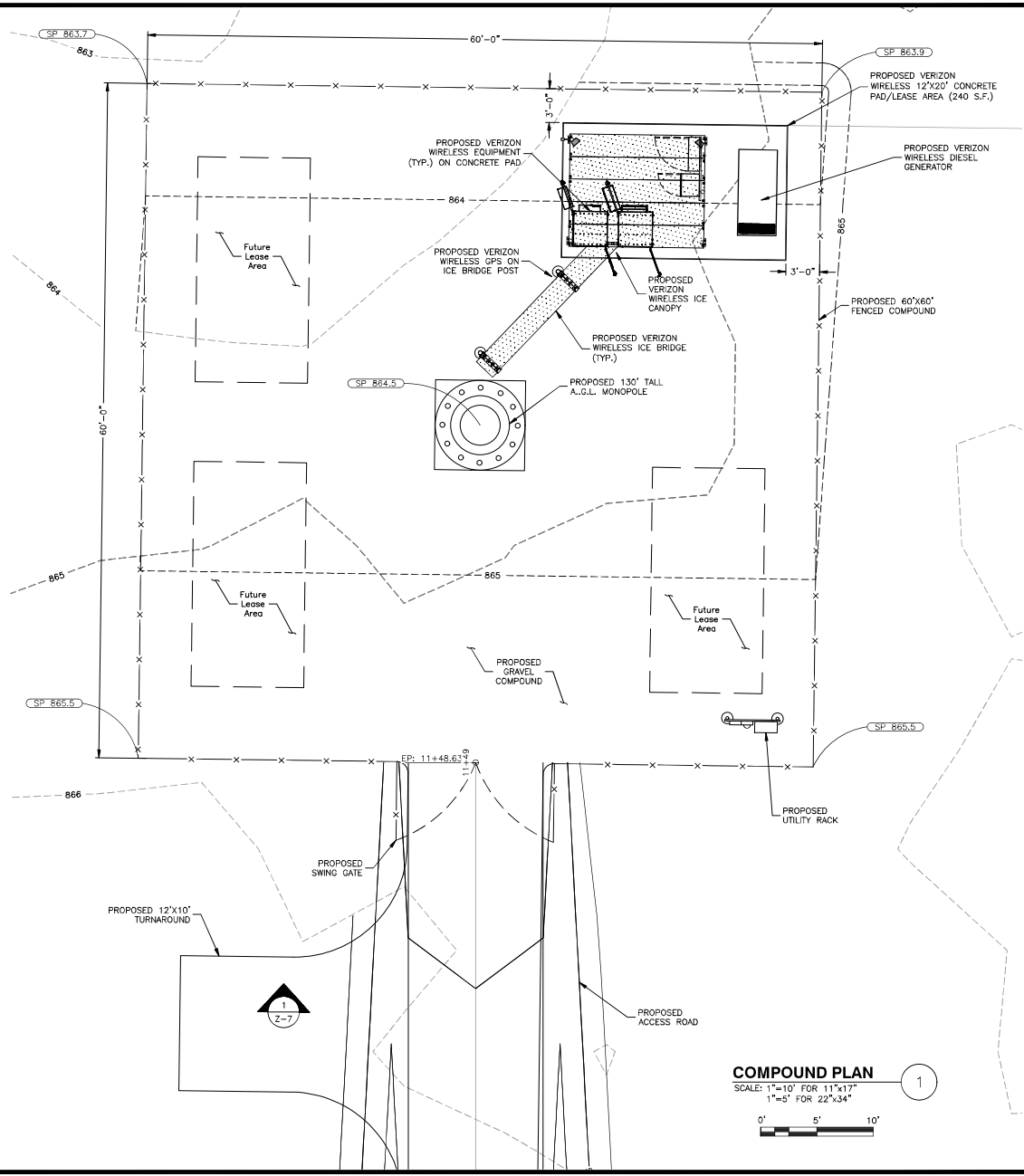
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SITE NAME:  
 STURBRIDGE MA  
 VT-MA-3155D  
 SITE ADDRESS:  
 92 STALLION HILL ROAD  
 STURBRIDGE, MA 01566

SHEET TITLE  
 ROAD PROFILE

SHEET NUMBER  
**Z-5**



- NOTES:**
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PO BOX 134  
STURBRIDGE, MA 01566
  - ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WERE 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 DIG SAFE 1(800) 322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT.
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**COMPOUND PLAN**  
 SCALE: 1"=10' FOR 11"x17"  
 1"=5' FOR 22"x34"

PREPARED FOR: VERTEX TOWERS, LLC.  
  
 2 COMMERCIAL STREET  
 SHARON, MA 02067

**Dewberry Engineers Inc.**  
 99 SUMMER STREET  
 SUITE 700  
 BOSTON, MA 02110  
 PHONE: 617.695.3400  
 FAX: 617.695.3510



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 APPROVED BY: BBR

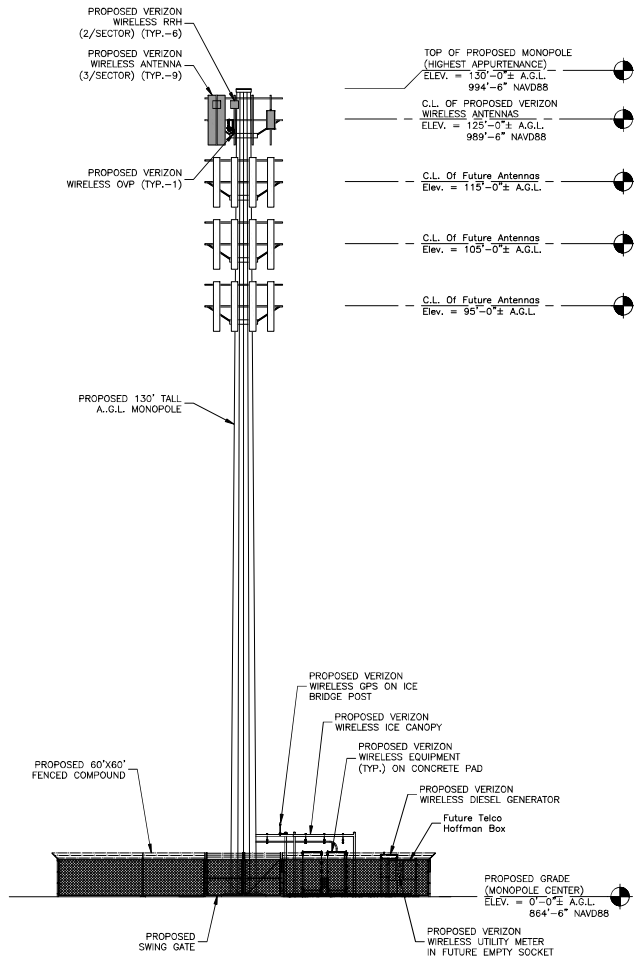
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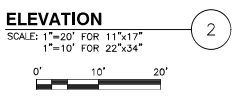
SITE NAME:  
 STURBRIDGE MA  
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 SITE ADDRESS:  
 92 STALLION HILL ROAD  
 STURBRIDGE, MA 01566

SHEET TITLE  
**COMPOUND PLAN**

SHEET NUMBER  
**Z-6**



- TOP OF PROPOSED MONOPOLE (HIGHEST APPURTENANCE)  
ELEV. = 130'-0"± A.G.L.  
994'-6" NAVD88
- C.L. OF PROPOSED VERIZON WIRELESS ANTENNAS  
ELEV. = 125'-0"± A.G.L.  
989'-6" NAVD88
- C.L. Of Future Antennas  
Elev. = 115'-0"± A.G.L.
- C.L. Of Future Antennas  
Elev. = 105'-0"± A.G.L.
- C.L. Of Future Antennas  
Elev. = 95'-0"± A.G.L.



- NOTES:**
- SOME FUTURE & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
  - NORTH ARROW SHOWN AS APPROXIMATE.
  - ANTENNA MOUNTS, ANTENNAS, RRH'S, OVP'S & ASSOCIATED EQUIPMENT TO BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS & TOWER ANALYSIS SPECIFICATIONS.
  - A.G.L. = ABOVE GROUND LEVEL  
C.L. = CENTER LINE
  - FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.

PREPARED FOR: VERTEX TOWERS, LLC.

2 COMMERCIAL STREET  
SHARON, MA 02067

**Dewberry Engineers Inc.**  
89 SUMMER STREET  
SUITE 700  
BOSTON, MA 02110  
PHONE: 617.665.3400  
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VT-MA-3155D**

SITE ADDRESS:  
92 STALLION HILL ROAD  
STURBRIDGE, MA 01566

SHEET TITLE  
**ELEVATION**

SHEET NUMBER  
**Z-7**