



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. = 868' (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 Engineers Inc.
99 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310

CHECKED BY: MFT

APPROVED BY: BBR

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	01/17/2024	FOR SUBMITTAL	MFT
0	11/01/2023	FOR SUBMITTAL	MFT
C	9/18/2023	ISSUED FOR REVIEW	MFT
B	8/23/2023	ISSUED FOR REVIEW	JDG
A	7/26/2023	ISSUED FOR REVIEW	JDG

SITE NAME:

STURBRIDGE MA
VT-MA-3155D

SITE ADDRESS:

92 STALLION HILL ROAD
STURBRIDGE, MA 01566

SHEET TITLE

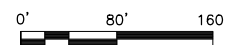
ABUTTERS &
EXISTING
CONDITIONS PLAN

SHEET NUMBER

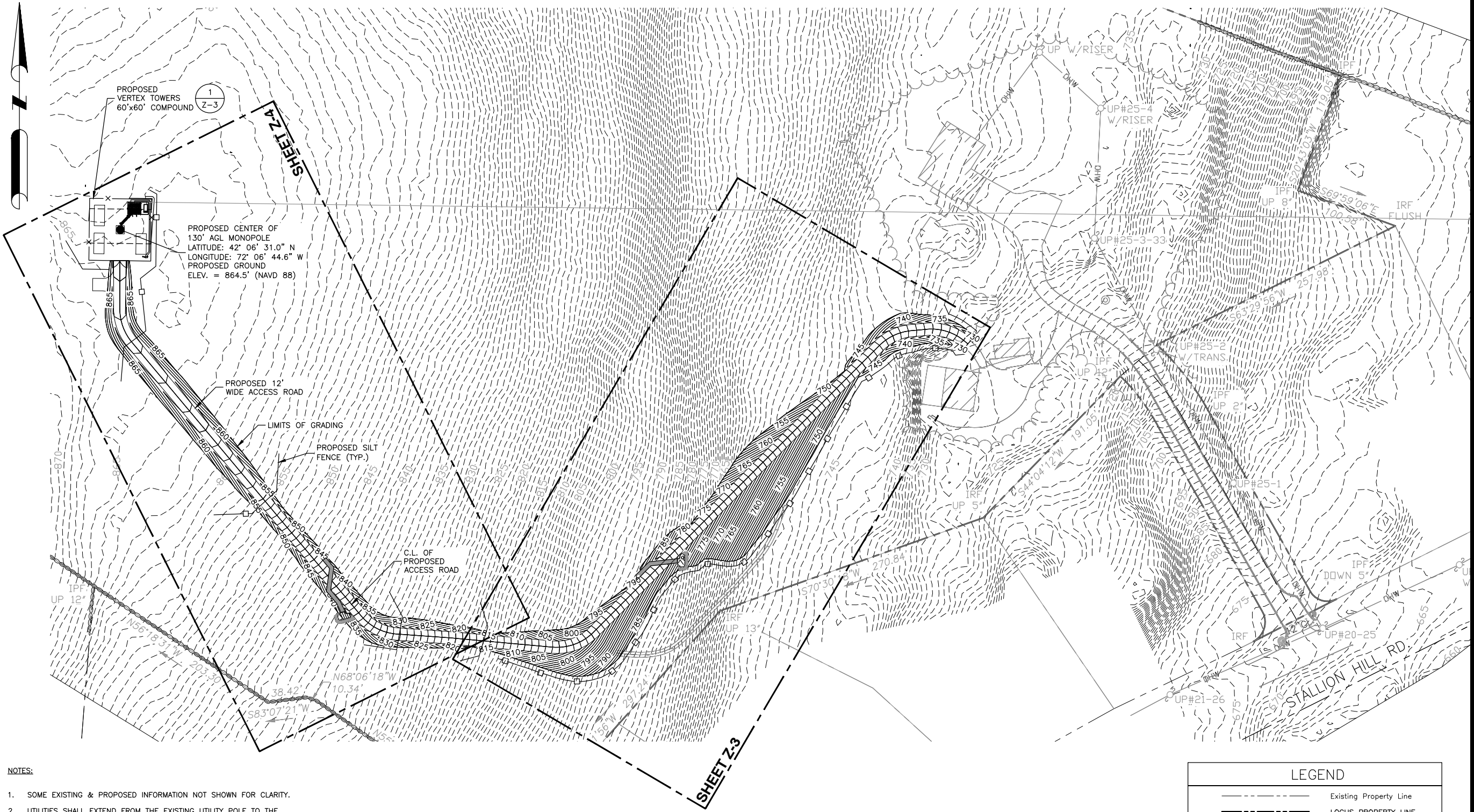
Z-1

ABUTTERS & EXISTING CONDITIONS PLAN

SCALE: 1"=160' FOR 11"x17"
1"=80' FOR 22"x34"

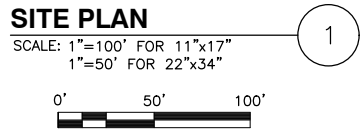


1



- 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.
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 - 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
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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
	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

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Dewberry[®]

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99 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310

CHECKED BY: MFT

APPROVED BY: BBR

SUBMITTALS

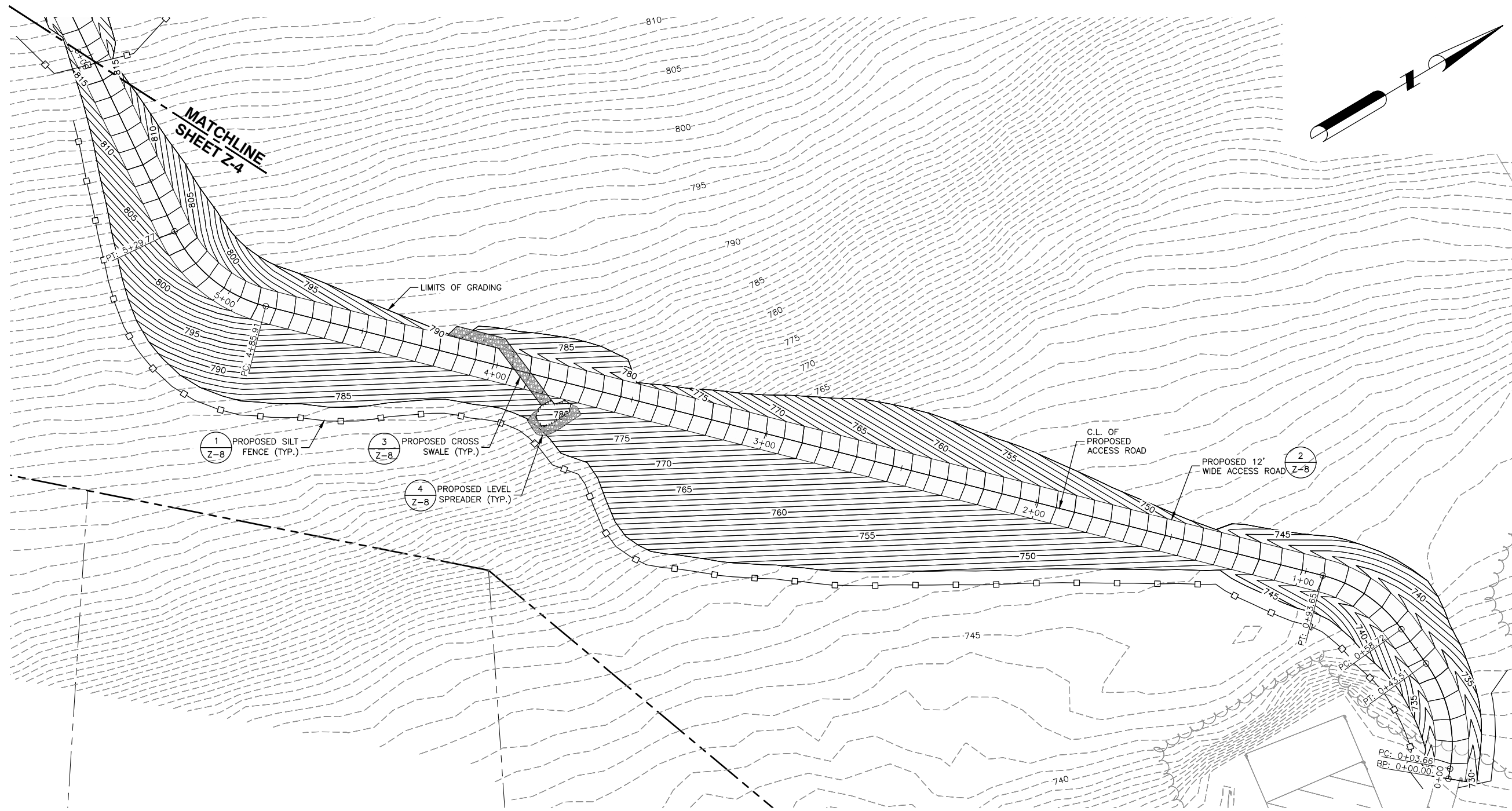
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VT-MA-3155D**

SITE ADDRESS:
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STURBRIDGE, MA 01566

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-2



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ROAD PLAN - I
 SCALE: 1"=40' FOR 11"x17"
 1"=20' FOR 22"x34"
 0' 20' 40'

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

CHECKED BY: MFT

APPROVED BY: BBR

SUBMITTALS

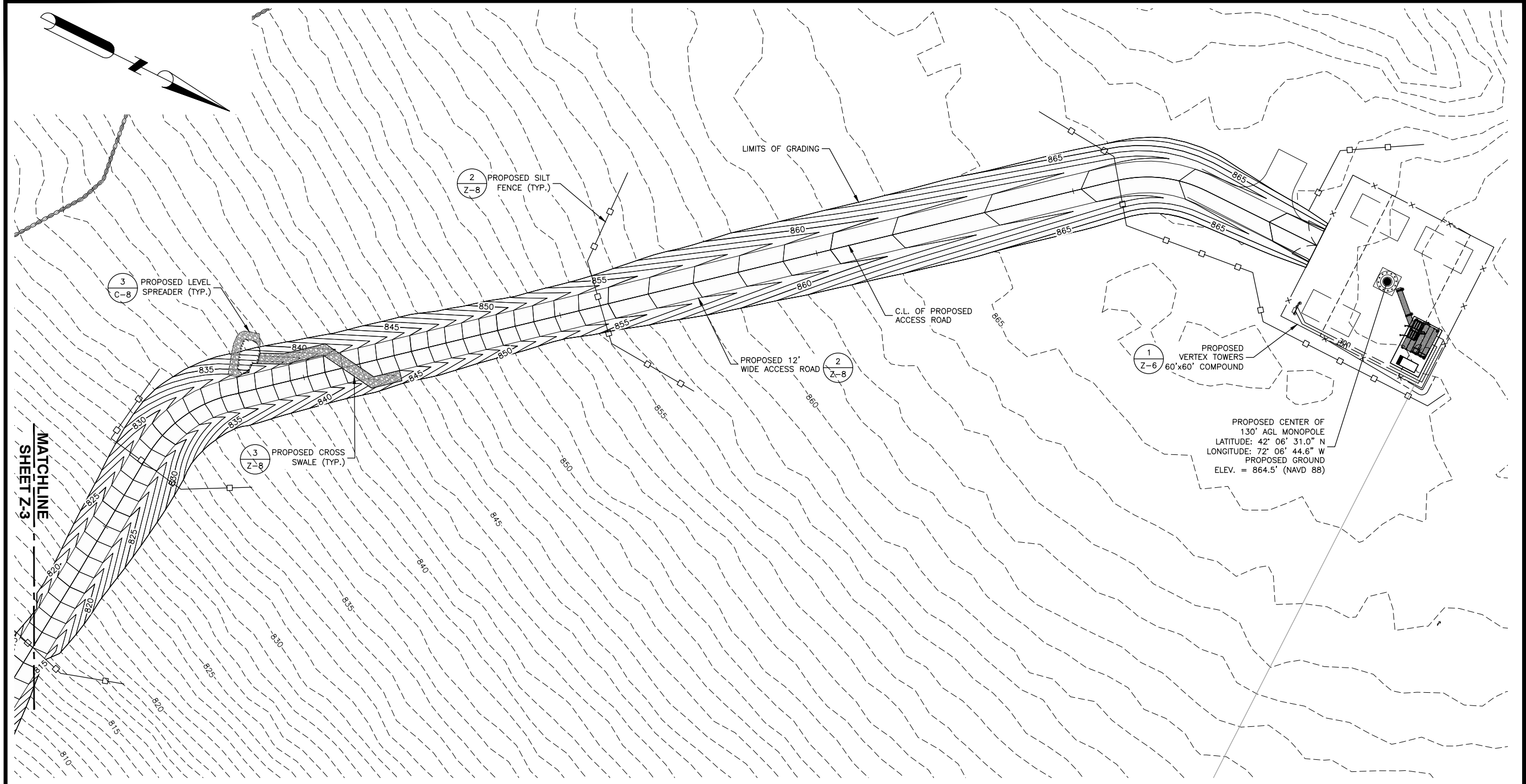
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 STURBRIDGE, MA 01566

SHEET TITLE
ROAD PLAN - I

SHEET NUMBER
Z-3



CHECKED BY: MFT

APPROVED BY: BBR

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 VT-MA-3155D**

SITE ADDRESS:
 92 STALLION HILL ROAD
 STURBRIDGE, MA 01566

SHEET TITLE
ROAD PLAN - II

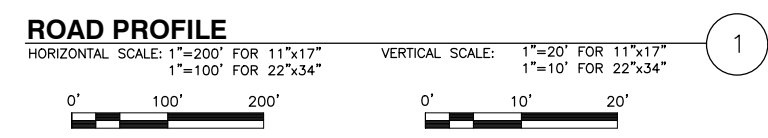
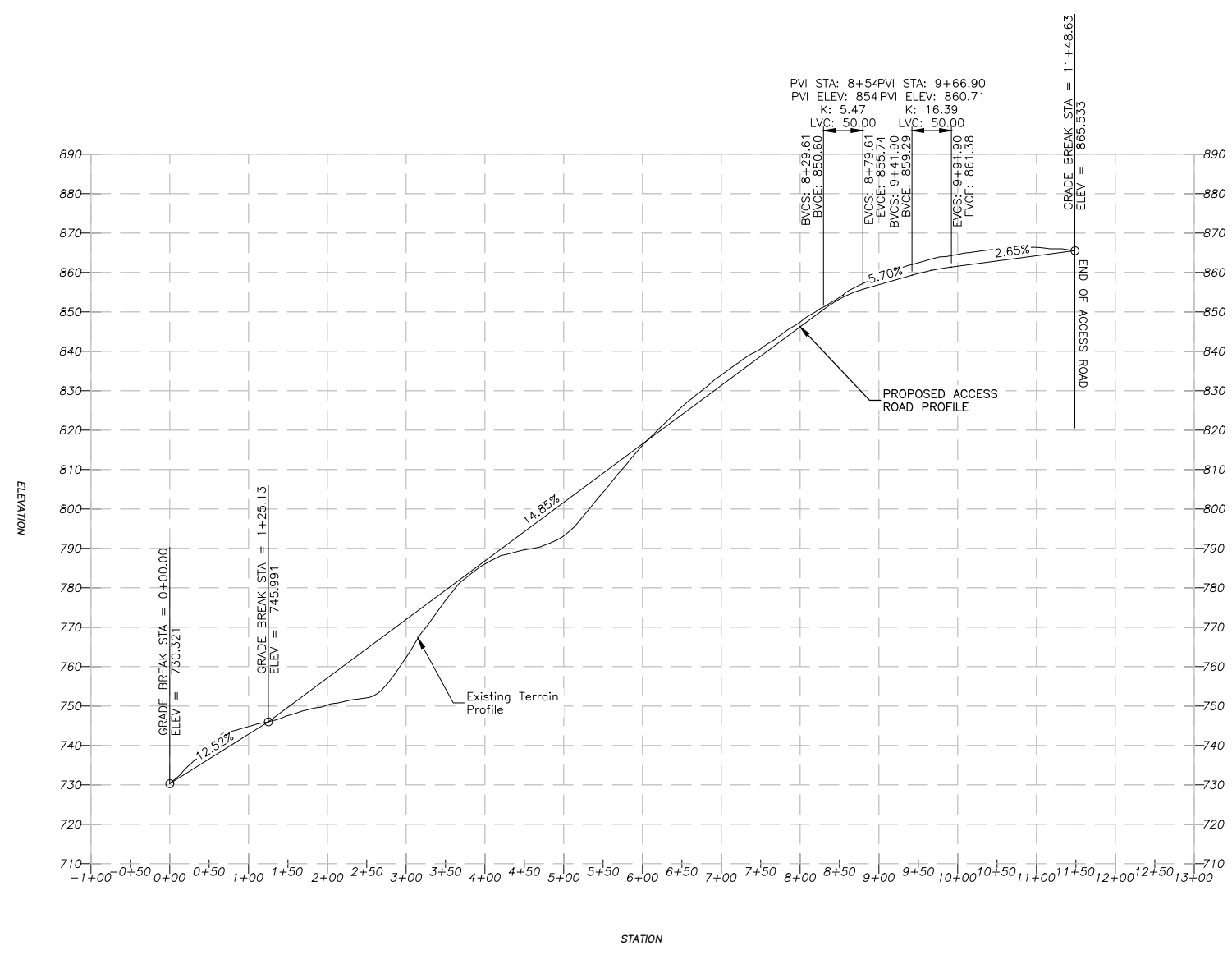
SHEET NUMBER
Z-4

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ROAD PLAN - II
 SCALE: 1"=40' FOR 11"x17"
 1"=20' FOR 22"x34"

1

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



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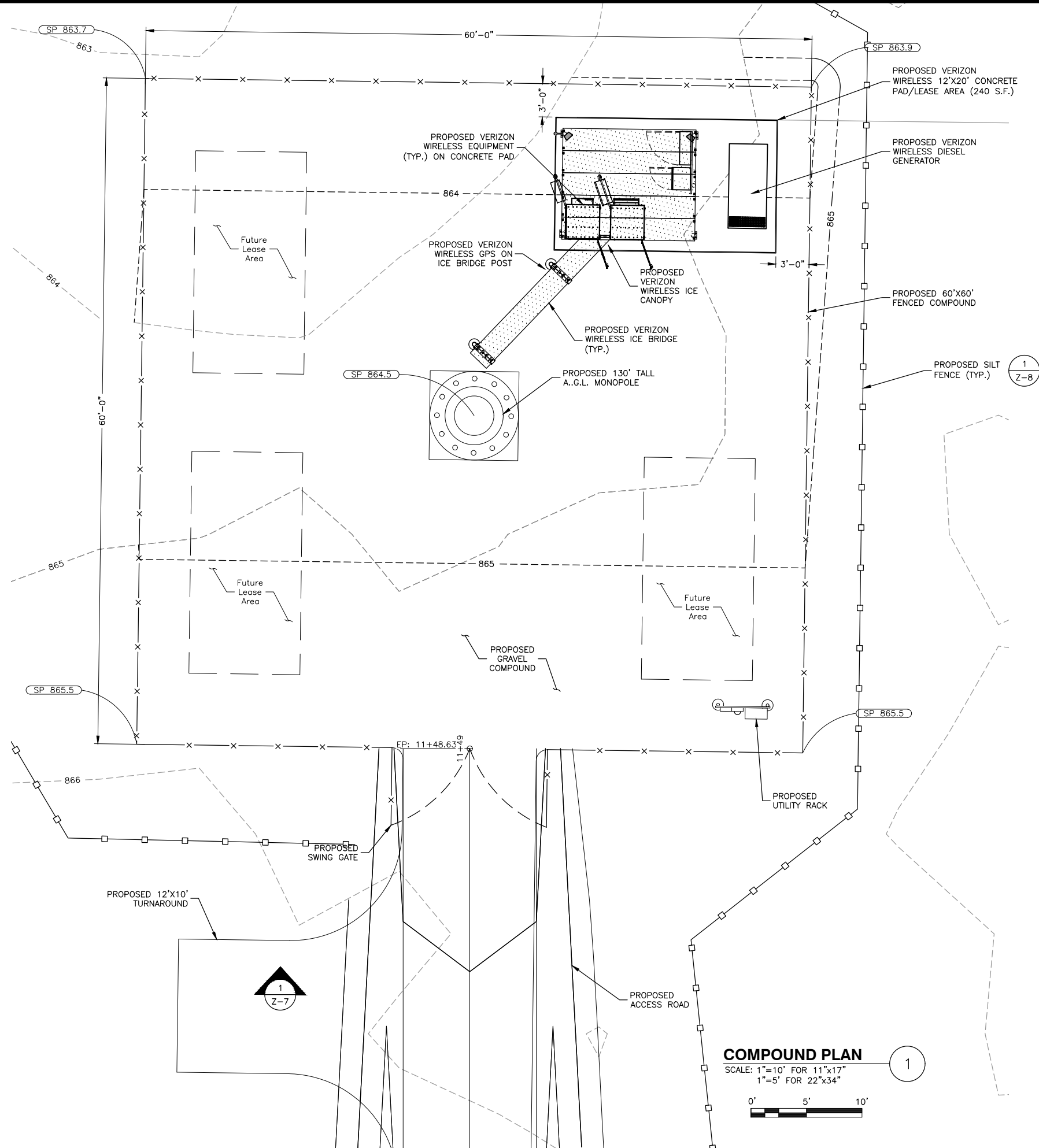
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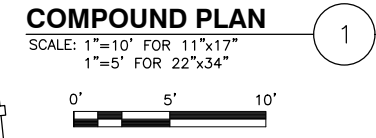
SITE ADDRESS:
 92 STALLION HILL ROAD
 STURBRIDGE, MA 01566

SHEET TITLE
 ROAD PROFILE

SHEET NUMBER
Z-5



- NOTES:**
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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: 617.695.3310

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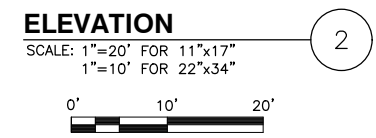
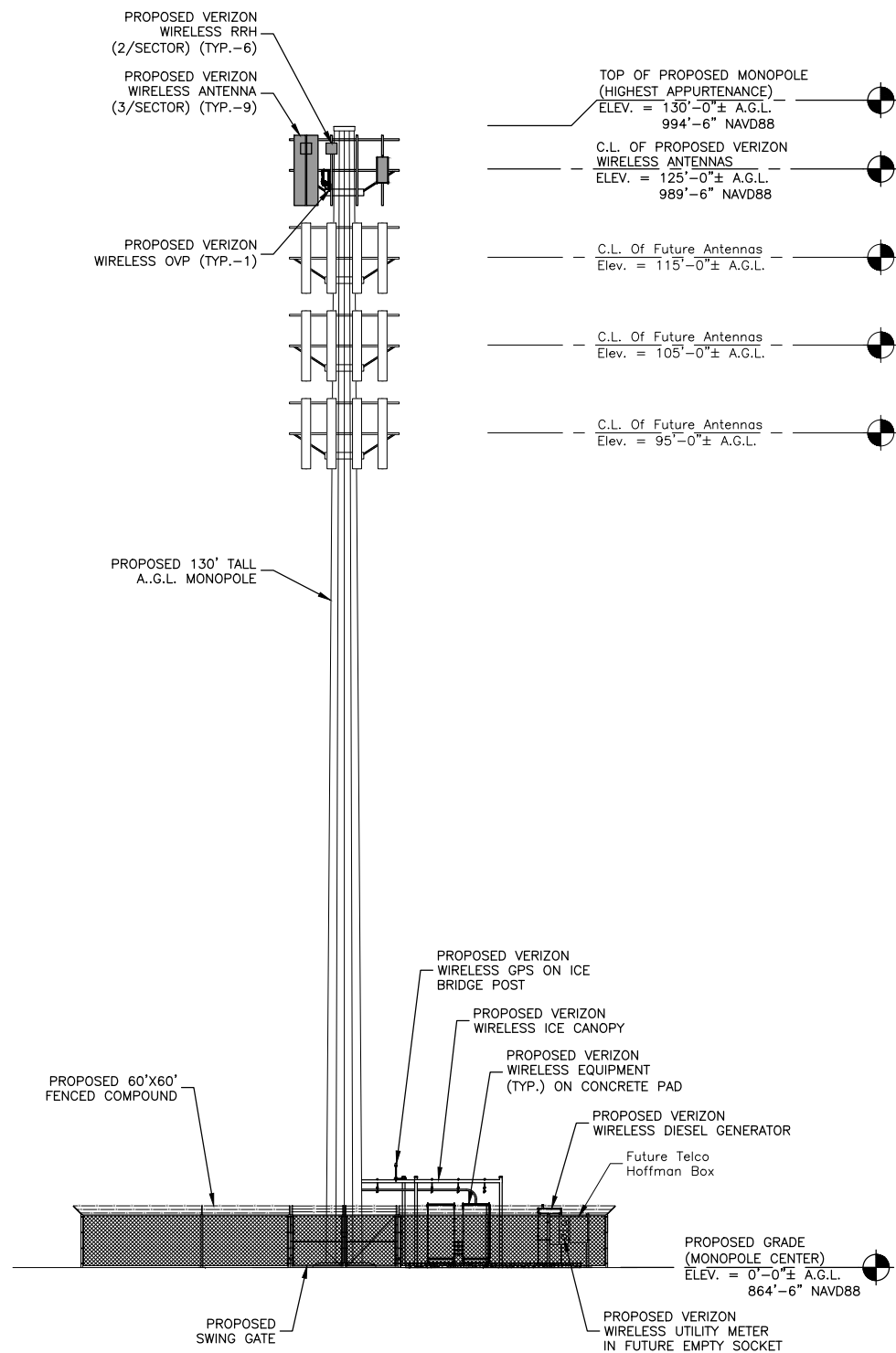
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SITE NAME:
**STURBRIDGE MA
VT-MA-3155D**

SITE ADDRESS:
92 STALLION HILL ROAD
STURBRIDGE, MA 01566

SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
Z-6



- 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.

CHECKED BY: MFT

APPROVED BY: BBR

SUBMITTALS

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SHEET TITLE
ELEVATION

SHEET NUMBER
Z-7

EROSION AND SEDIMENT CONTROL PLAN:

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 6" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

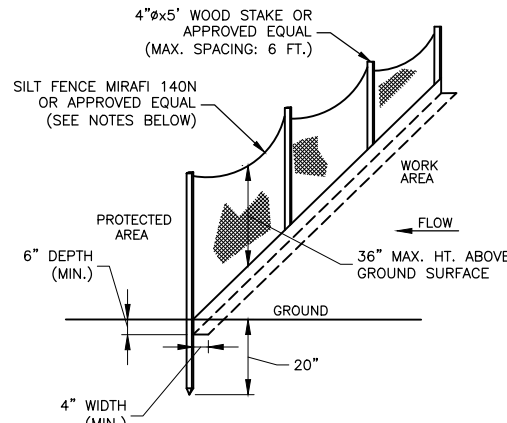
WILDFLOWER SLOPE (NHDOT TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):

- 38% CREEPING RED FESCUE (MIN. 60 LBS/ACRE)
- 32% PERENNIAL RYEGRASS (MIN. 51 LBS/ACRE)
- 5% REDTOP (MIN. 8 LBS/ACRE)
- 5% ALSIKE CLOVER (MIN. 8 LBS/ACRE)
- 5% BIRDSFOOT TREFOIL (MIN. 8 LBS/ACRE)
- 3% LANCE-LEAF COREOPSIS (MIN. 3 LBS/ACRE)
- 3% OXEYE DANSY (MIN. 3 LBS/ACRE)
- 3% BUTTERFLY WEED (MIN. 3 LBS/ACRE)
- 3% BLACKKEYED SUSAN (MIN. 3 LBS/ACRE)
- 3% WILD LUPINE (MIN. 3 LBS/ACRE)

GENERAL SLOPE (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):

- 44% CREEPING RED FESCUE (MIN. 70 LBS/ACRE)
- 38% PERENNIAL RYEGRASS (MIN. 60 LBS/ACRE)
- 6% REDTOP (MIN. 10 LBS/ACRE)

- A. PLACING LOAM ON SITE:
- a. ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
 - b. PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
 - c. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.
- B. SEED BED PREPARATION:
- AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDDED SHALL BE LOOSENEED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS TEXTURE CAPABLE OF RETAINING WATER, SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.



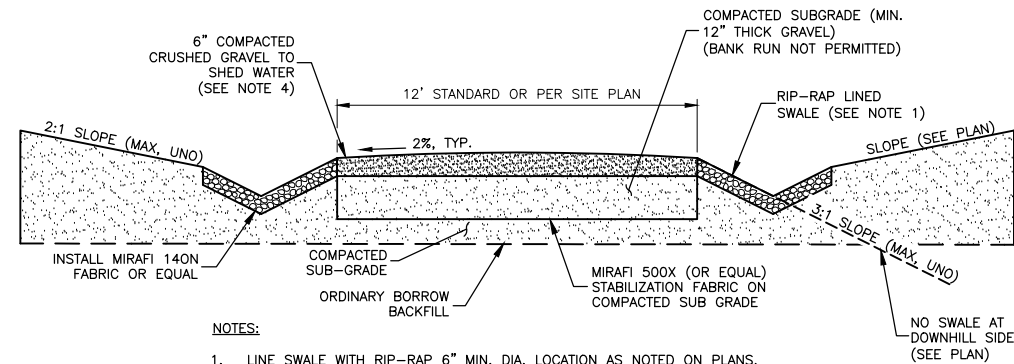
SILT FENCE NOTES:

1. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 6 INCHES IN DEPTH AND 4 INCHES IN WIDTH IN A TRENCH EXCAVATED INTO THE GROUND. IF SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE, OR THE PRESENCE OF HEAVY ROOTS, THE BASE OF THE FABRIC SHALL BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
2. THE TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPGRADIENT FROM THE BARRIER.
3. THE SOIL SHALL BE COMPACTED OVER THE EMBEDDED FABRIC.
4. ADJOINING SECTIONS OF THE FENCE SHALL BE OVERLAPPED BY A MINIMUM OF 24 INCHES, FOLDED AND STAPLED TO A SUPPORT POST.

SILT FENCE BARRIER

SCALE: N.T.S.

1



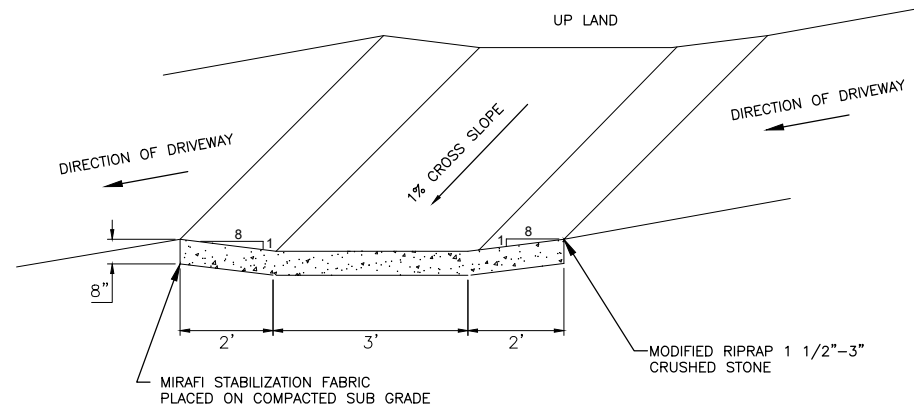
NOTES:

1. LINE SWALE WITH RIP-RAP 6" MIN. DIA. LOCATION AS NOTED ON PLANS.
2. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
3. REMOVE MINIMUM OF 12" OF TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD.
4. THE EDGE OF GRAVEL ROADS MUST BE GRADED SUCH THAT WATER CAN FREELY FLOW TO THE ABUTTING DITCH/SWALE OR GROUND SURFACE. GRAVEL THAT FALLS INTO DRAINAGE DITCHES AND SWALES MUST BE REMOVED.

ROAD CROSS SECTION WITH SWALES

SCALE: N.T.S.

2



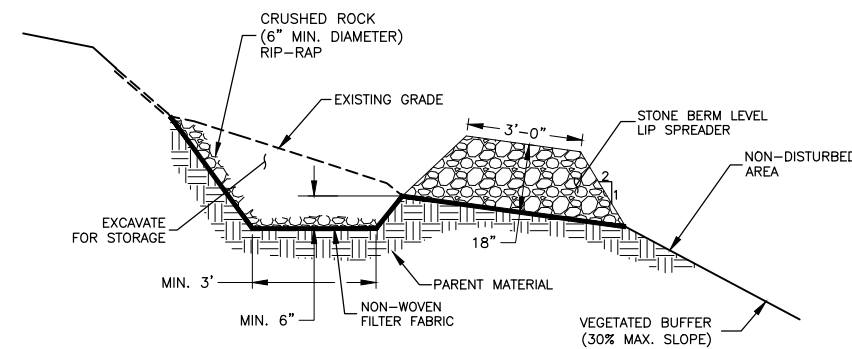
NOTE:

1. TO BE INSTALLED WHERE NECESSARY TO MAINTAIN NATURAL FLOW OF SURFACE RUNOFF

CROSS DRAINAGE SWALE

SCALE: N.T.S.

3



GRADATION OF STONE FOR LEVEL SPREADER BERM	
SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVE
12-INCH	100%
6-INCH	84% - 100%
3-INCH	68% - 83%
1-INCH	42% - 55%
NO. 4	8% - 12%

LEVEL SPREADER NOTES:

1. LEVEL SPREADER SHALL BE INSTALLED WITH 0% GRADE ON THE SPREADER BASE AND LIP.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL WHERE POSSIBLE.
3. LEVEL SPREADER SHALL CONFORM TO NHDES STANDARDS.

STONE BERMED LEVEL SPREADER

SCALE: N.T.S.

4

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: 617.695.3310

CHECKED BY: MFT

APPROVED BY: BBR

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	01/17/2024	FOR SUBMITTAL	MFT
0	11/01/2023	FOR SUBMITTAL	MFT
C	9/18/2023	ISSUED FOR REVIEW	MFT
B	8/23/2023	ISSUED FOR REVIEW	JDG
A	7/26/2023	ISSUED FOR REVIEW	JDG

SITE NAME:

STURBRIDGE MA
VT-MA-3155D

SITE ADDRESS:

92 STALLION HILL ROAD
STURBRIDGE, MA 01566

SHEET TITLE

TYPICAL DETAILS

SHEET NUMBER

Z-8