

SHEET NUMBER

T-1



TOWN OF STURBRIDGE
308 MAIN STREET
N/F
STURBRIDGE, MA 01566

245-02217-014
QUINCY, MA 02171
PETER F. O'CONNELL
500 VICTORY ROAD
N/F

605-02321-118
ROGER D. & LAURE RICHARD
118 STATION HILL ROAD
FISKDALE, MA 01518
N/F

605-02323-104
MICHAEL W. & ANN E. ROCHE
104 STATION HILL ROAD
FISKDALE, MA 01518
N/F

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

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

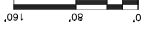
605-02812-094
BRIAN P. & LARA L. ANDERSEN
94 STATION HILL ROAD
FISKDALE, MA 01518
N/F

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

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

PROPOSED CENTER OF
130' ADJ. MONOTON
LONGITUDE: 72° 06' 44.6" W
ELEV. = 666' (NAVD 88)
ELEV. = 664.5' (NAVD 88)

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



ABUTTERS & EXISTING CONDITIONS PLAN
SCALE: 1"=60' FOR 11"x17"
1"=80' FOR 22"x34"

1

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: VT-MA-3155D STURBRIDGE MA
6. SITE ADDRESS: 92 STATION 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 480 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.
14. THE PROPOSED IMPROVEMENTS ARE LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON 25027C 0926 E, EFFECTIVE DATE 7/4/2011.
15. FIELD SURVEY BY RTK GPS & EDM TOTAL STATION. 25027C 0926 E, EFFECTIVE DATE 7/4/2011.
16. THIS IS NOT A BOUNDARY SURVEY.
17. DEEDS & PLANS OF RECORD AND GIS DATA AND ARE APPROXIMATE ONLY.
18. NO WETLANDS FLAGS WERE OBSERVED DURING THE FIELD SURVEY.



96 SUMMER STREET
SUITE 200
BOSTON, MA 02110
PHONE: 617.855.3900
FAX: 617.855.3910



CHECKED BY: MFT

APPROVED BY: BBR

SUBMITTALS

REV. DATE DESCRIPTION BY

0	11/01/2023	FOR SUBMITTAL	MFT
C	9/18/2023	ISSUED FOR REVIEW	MFT
B	9/23/2023	ISSUED FOR REVIEW	JOC
A	7/26/2023	ISSUED FOR REVIEW	JOC

SITE NAME: VT-MA-3155D
STURBRIDGE MA

SITE ADDRESS: 92 STATION HILL ROAD
STURBRIDGE, MA 01566

SHEET TITLE
ABUTTERS &
EXISTING
CONDITIONS PLAN

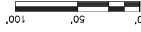
SHEET NUMBER
Z-1

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. UTILITIES SHOWN EXTEND BEYOND THE EXISTING UTILITY POLE TO THE COMPOUND, MAIN ROUTE AND DESIGNS TO BE COORDINATED WITH LOCAL UTILITY COMPANY & TO BE APPROVED BY LANDOWNER.
3. EXISTING UNDERGROUND UTILITIES SHOWN AS APPROXIMATE. UTILITY LOCATIONS OF PROPOSED UNDERGROUND UTILITY MAIN & APPROX. UTILITY LOCATIONS OF EXISTING UNDERGROUND UTILITIES.
4. MONOPILE AND FOUNDATION DESIGN BY OTHERS.
5. THIS DOCUMENT IS FOR ZONING PURPOSES ONLY AND NOT FOR CONSTRUCTION.
6. LOAN & NEED TO MAINT EXISTING AREAS AFTER CONDUIT INSTALLATION.
7. OWNER TO RECORD: 2009 RECORDING BOOK 134 P. 3038
8. ALL UNDERGROUND UTILITIES INFORMATION PRESENTED HEREIN WERE OBTAINED FROM RECORDS OF RECORDS OF THE TOWN OF RECORDS & INFORMATION MANAGEMENT DEPARTMENT. FEDERAL ENGINEERING MANAGEMENT, INC. 1000 STATE ST. SUITE 1000, BOSTON, MA 02111-1000
9. PROVIDE THE NOTES AS REQUIRED BY 900C AND 900D CONDITIONS. ALL TRAILERS MUST BE REMOVED FROM THE SITE WORK. (0.0000 - 2.25 - 484.4 A)

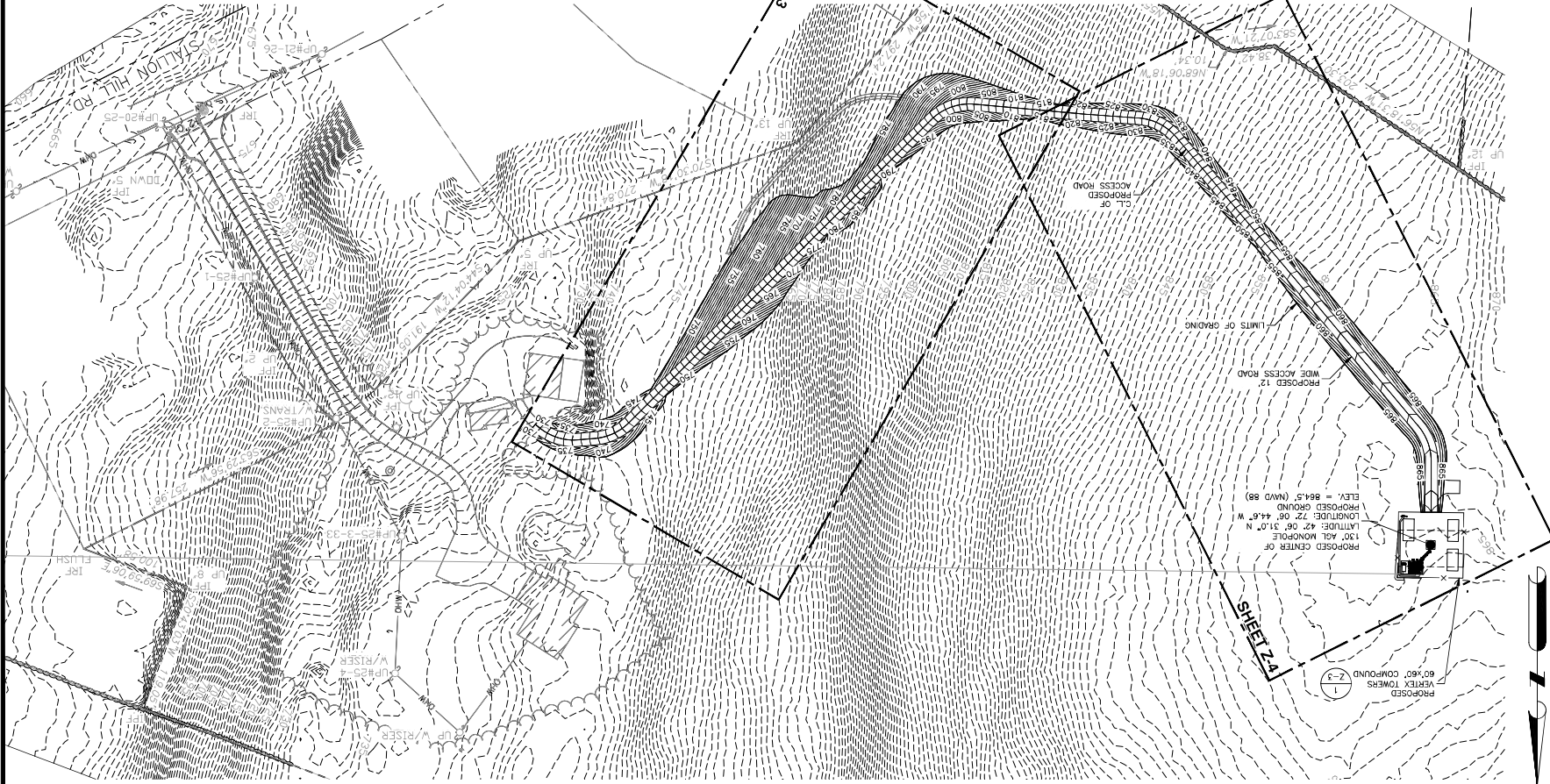
ZONING DISTRICT	
RR - RURAL, RESIDENTIAL	
SETBACKS	
SETBACK: PROPOSED*	FRONT: 60.0'±
	SIDE: 30.1'±
	REAR: 33.8'±
* SETBACK DISTANCES ARE TAKEN FROM TOWER CENTER TO PROJECT UNITS.	
A.G.L. = ABOVE GROUND LEVEL.	

SITE PLAN

SCALE: 1"=100' FOR 11"x17"
1"=50' FOR 22"x34"



L



LEGEND

- | | |
|--------------------------|--|
| Existing Property Line | |
| Basement Stone Wall | |
| Existing Overhead Wires | |
| Existing Contour Line | |
| Existing Tree Line | |
| Existing Pipe Or Road | |
| Existing Drill Hole | |
| Computed Point | |
| Tower Control Point | |
| Existing Utility Pole | |
| Existing Guy Wire Anchor | |

Z-2

SHEET NUMBER

SITE PLAN

SHEET TITLE

STURBRIDGE, MA 01566

SITE ADDRESS:

STURBRIDGE MA
VT-MA-3155D

SITE NAME:

REV.	DATE	DESCRIPTION	BY
0	1/10/2023	FOR SUBMITTAL	W-T
C	9/18/2023	ISSUED FOR REVIEW	W-T
B	8/23/2023	ISSUED FOR REVIEW	JOG
A	7/26/2023	ISSUED FOR REVIEW	JOG

SUBMITTALS

APPROVED BY: BBR

CHECKED BY: MFT



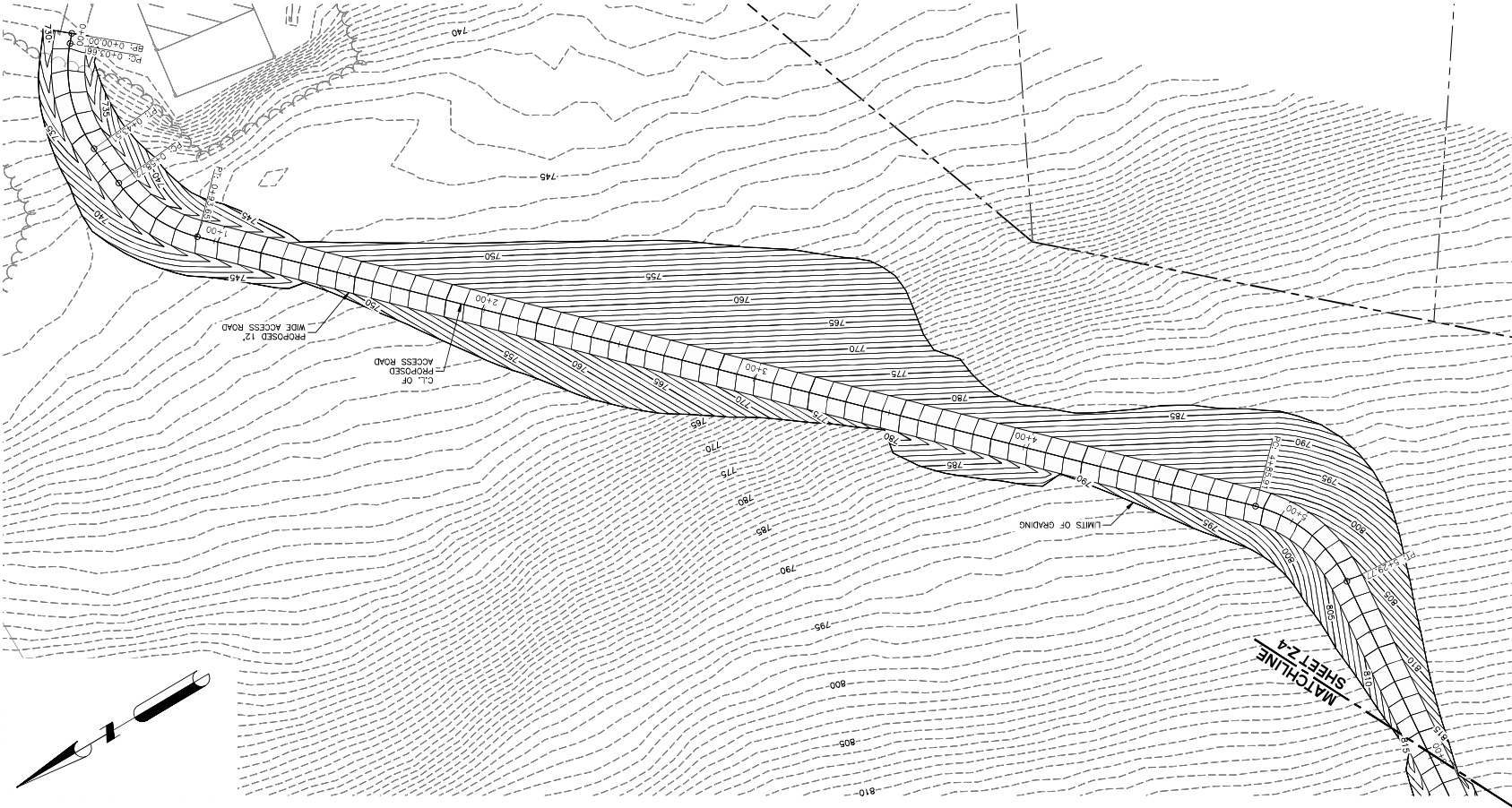
Dewberry
Dewberry Engineers Inc.

38 SUMMIT STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310



PREPARED FOR: VERTEX TOWERS, LLC.

LEGEND	
Existing Property Line	---
Locust Property Line	---
Essement 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 Pole	●
Existing Guy Pole	+
Existing Guy Wire Anchor	+



- NOTES:
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. 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.
 3. EXISTING UNDERGROUND UTILITIES SHOWN AS APPROXIMATE. UTILITY LOCATIONS & SERVICES PROVIDING LOCAL UTILITY REVIEW & APPROVAL AND FIELD VERIFICATION OF MONOPOLE AND FOUNDATION DESIGN BY OTHERS.
 4. THIS DOCUMENT IS FOR ZONING PURPOSES ONLY AND NOT FOR CONSTRUCTION.
 5. LOAM & SEED TO MATCH EXISTING AREAS AFTER CONDUIT INSTALLATION.
 6. OWNER OF RECORD, THE PAMELA A. SCOPER 2009 IRREDEEMABLE TRUST PO BOX 134 STURBRIDGE, MA 01566
 7. 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 (1800) 322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT.
 8. PROVIDE PULL BOXES AS REQUIRED BY CODE AND JOB CONDITIONS. ALL PULL BOXES UNDER TRAVELED WAY SHALL BE RATED FOR VEHICULAR TRAVEL.

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

1

Z-3

SHEET NUMBER

ROAD PLAN - 1

SHEET TITLE

92 STATION HILL ROAD
STURBRIDGE, MA 01566
SITE ADDRESS:

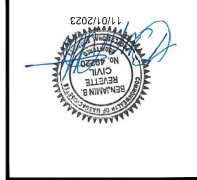
VT-MA-3155D
STURBRIDGE MA
SITE NAME:

REV	DATE	DESCRIPTION	BY
0	11/01/2023	FOR SUBMITTAL	MFT
1	9/18/2023	ISSUED FOR REVIEW	MFT
2	9/23/2023	ISSUED FOR REVIEW	JOC
3	7/26/2023	ISSUED FOR REVIEW	JOC

SUBMITTALS

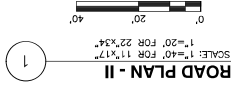
APPROVED BY: BBR

CHECKED BY: MFT



Dewberry
Dewberry Engineers Inc.
88 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.653.3400
FAX: 617.653.3510

Vertex Towers
2 COMMERCIAL STREET
SHAWAN, MA 02067
PREPARED FOR: VERTEX TOWERS, LLC

[illegible]

LEGEND	
Existing Property Line	---
LOCUS PROPERTY LINE	---
Encasement 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	⊙ _U
Existing Guy Pole	⊙ _G
Existing Guy Wire Anchor	•

SHEET NUMBER

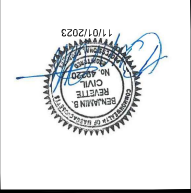
SHEET TITLE

TE ADDRESS:

SITE NAME:

REV.	DATE	DESCRIPTION	BY
0	11/01/2023	SUBMITTAL	MET
C	9/18/2023	ISSUED FOR REVIEW	MET
C	8/23/2023	ISSUED FOR REVIEW	JOG
B	7/26/2023	ISSUED FOR REVIEW	JOG
A			

CHECKED BY: MFT

[illegible]

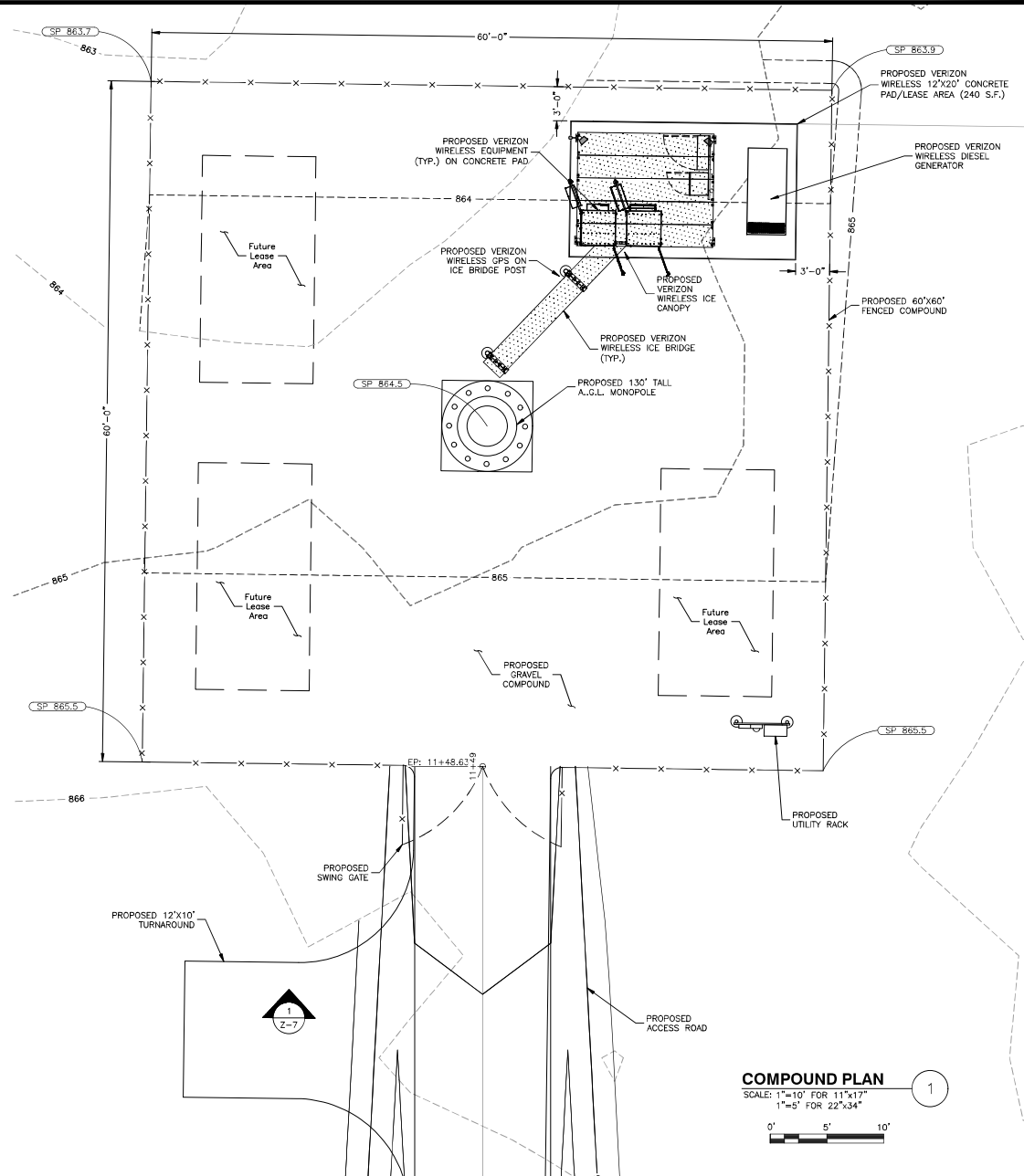
Dewberry
Dewberry Engineers Inc.
89 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3910

PREPARED FOR: VERTEx TOWERS, LLC.



Vertex Towers

2 COMMERCIAL STREET
SHARON, MA 02067



NOTES:

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7. OWNER OF RECORD: THE PAMELA A. SOPER
2009 IRREVOCABLE TRUST
PO BOX 134
STURBRIDGE, MA 01566
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9. PROVIDE PULL BOXES AS REQUIRED BY CODE AND JOB CONDITIONS. ALL PULL BOXES UNDER TRAVELED WAY SHALL BE RATED FOR VEHICULAR TRAVEL.

COMPOUND PLAN

SCALE: 1"=10' FOR 11'x17"
1"=5' FOR 22'x34'



1

PREPARED FOR: VERTEX TOWERS, LLC.



2 COMMERCIAL STREET
SHARON, MA 02067



Dewberry Engineers Inc.
88 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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D	11/01/2023	FOR SUBMITTAL	MFT
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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:

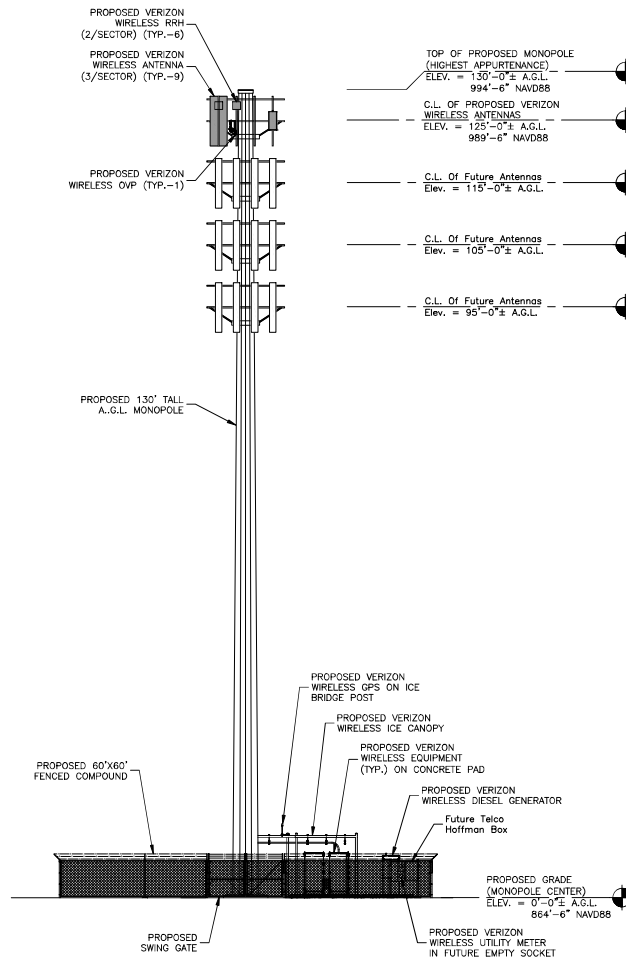
92 STALLION HILL ROAD
STURBRIDGE, MA 01566

SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

Z-6



ELEVATION

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



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.



Dewberry Engineers Inc.
88 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
C	9/18/2023	ISSUED FOR REVIEW	MFT
B	8/23/2023	ISSUED FOR REVIEW	JGC
A	7/26/2023	ISSUED FOR REVIEW	JGC

SITE NAME:

STURBRIDGE, MA
VT-MA-3155D

SITE ADDRESS:

92 STALLION HILL ROAD
STURBRIDGE, MA 01566

SHEET TITLE

ELEVATION

SHEET NUMBER

Z-7