



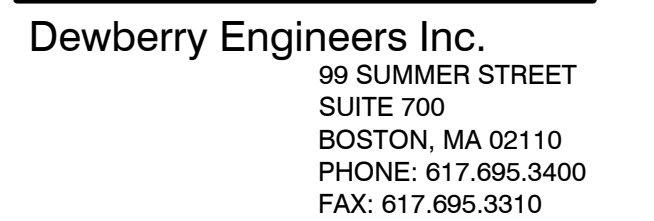
**CALL ROAD
COLRAIN, MA 01340**

**ZONING DRAWINGS
— NOT FOR CONSTRUCTION —**



ZONING DRAWINGS

O	01/28/25	FOR SUBMITTAL
B	01/02/25	FOR REVIEW
A	12/20/24	FOR REVIEW



SHEET NUMBER

TARPON TOWERS III,LLC
8916 77TH TERRACE EAST
SUITE 103
LAKEWOOD RANCH, FL 34202

TEAM

PROJECT SUMMARY

PROJECT DIRECTORY

PROJECT DESCRIPTION

A.D.A. COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

[illegible]

- GENERAL NOTES
1. FIELD SURVEY DATE: OCT 18, 2024

2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (2010.0 EPOCH)

3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988. (GEOID 18) ESTABLISHED BY STATIC GPS OBSERVATIONS.

4. CENTER PROPOSED TOWER: LAT:42° 38' 47.76"N
LONG:72° 42' 46.93"W
PROP. GROUND EL=578.75'

5. OWNER: MICHAEL J. BAILEY, JR
435 SHAWINIGAN DR.
CHICOPEE, MA 01020

5. SITE ID: MA1231

6. SITE ADDRESS: 0 CALL ROAD
COLRAIN, MA 01340

7. THE BEARINGS, DISTANCES, AND PHYSICAL FEATURES SHOWN HERE WERE CALCULATED, MEASURED, AND LOCATED FROM ON-THE-GROUND FIELD SURVEYS CONDUCTED IN OCTOBER 2024. THE SURVEYS WERE CONDUCTED USING AN ELECTRONIC TOTAL STATION INSTRUMENT, JAVAD GNSS TRIUMPH T3, AND A TRIUMPH LS PLUS. BASE STATION AND ROVER GPS RECEIVERS, BOTH STATIC AND RTK SOLUTIONS WERE USED TO ENSURE THE HIGHEST POSSIBLE ACCURACY.

8. HORIZONTAL DATUM: THE HORIZONTAL DATUM USED FOR THIS SURVEY IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (SPCS), NAD83(2011) EPOCH2010.0000. COORDINATES AND DISTANCES ARE GRID DISTANCES, WHICH ARE DERIVED FROM GROUND MEASUREMENTS USING A COMBINED SCALE FACTOR OF 0.99997487.

9. VERTICAL DATUM: THE VERTICAL DATUM USED FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

10. TITLE PROVIDED BY WESTCOR LAND TITLE COMPANY

11. VESTING DEED: BK 4837 PG 320

12. LOCUS PLAN: PLAN BOOK 48 PAGE 89,90

13. TOWER STAKE IS LOCATED IN FEMA ZONE C, AS SHOWN ON PANEL 2501130010B, EFFECTIVE JULY 2, 1980.

14. GRID NORTH TO MAGNETIC NORTH 2024 IS -13°30'26"

ZONING INFORMATION

DISTRICT: RURAL DISTRICT		
	REQUIRED	PROPOSED
MIN. FRONT YARD DEPTH:	50'	172'± (a)
MIN. SIDE YARD DEPTH:	40'	173'± (a)
MIN. REAR YARD DEPTH:	40'	1216'± (a)
MIN. TOWER SETBACK:	145'	172'± (a)

(a) DISTANCE FROM THE NEAREST PROPERTY LINE TO CENTER OF PROPOSED MONOPOLE.

LEGEND

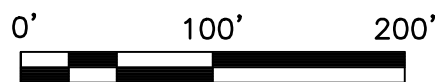
	Existing Property Line
	LOCUS PROPERTY LINE
	Existing Road
	FENCED COMPOUND
	RADIUS FALL ZONE
	PROPOSED ACCESS ROAD
	Existing Rock/Stonewall

NOTE:

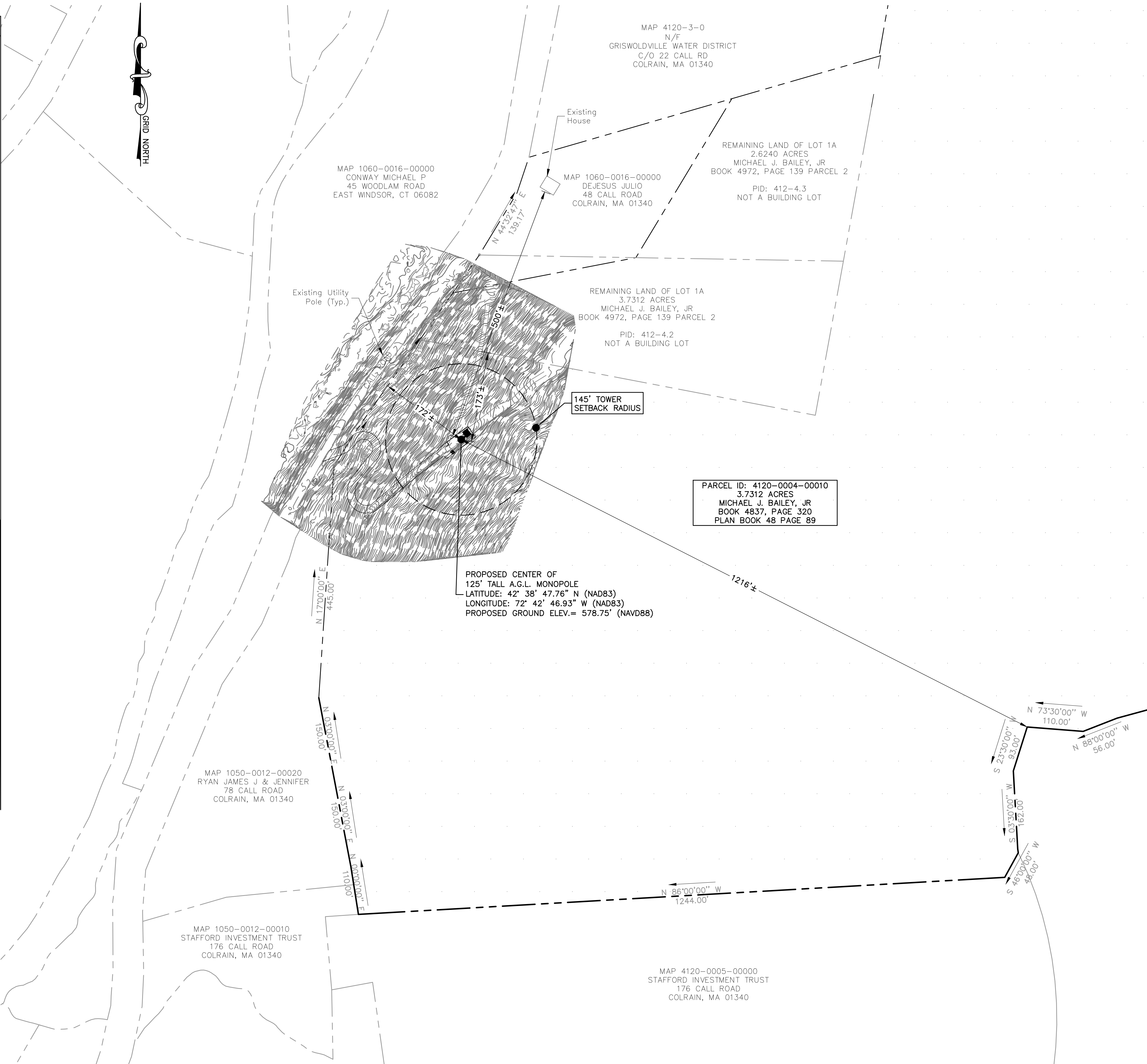
1. THIS DOCUMENT IS FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.

ABUTTERS PLAN

SCALE: 1"=200' FOR 11"x17"
1"=100' FOR 22"x34"



1



8916 77TH TERRACE EAST, SUITE 103
LAKEWOOD RANCH, FL 34202

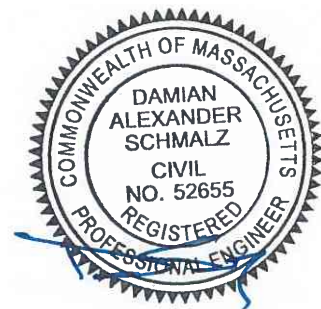
MA1231

ZONING DRAWINGS

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Dewberry Engineers Inc.
99 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310



DRAWN BY: MR

REVIEWED BY: MFT

CHECKED BY: BBR

PROJECT NUMBER: 50169882

JOB NUMBER: 50182466

SITE LOCATION CODE:

MA1231

SITE ADDRESS

CALL ROAD
COLRAIN, MA 01340

SHEET TITLE

ABUTTERS PLAN

SHEET NUMBER

Z-1



8916 77TH TERRACE EAST, SUITE 103
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SHEET TITLE

AERIAL MAP

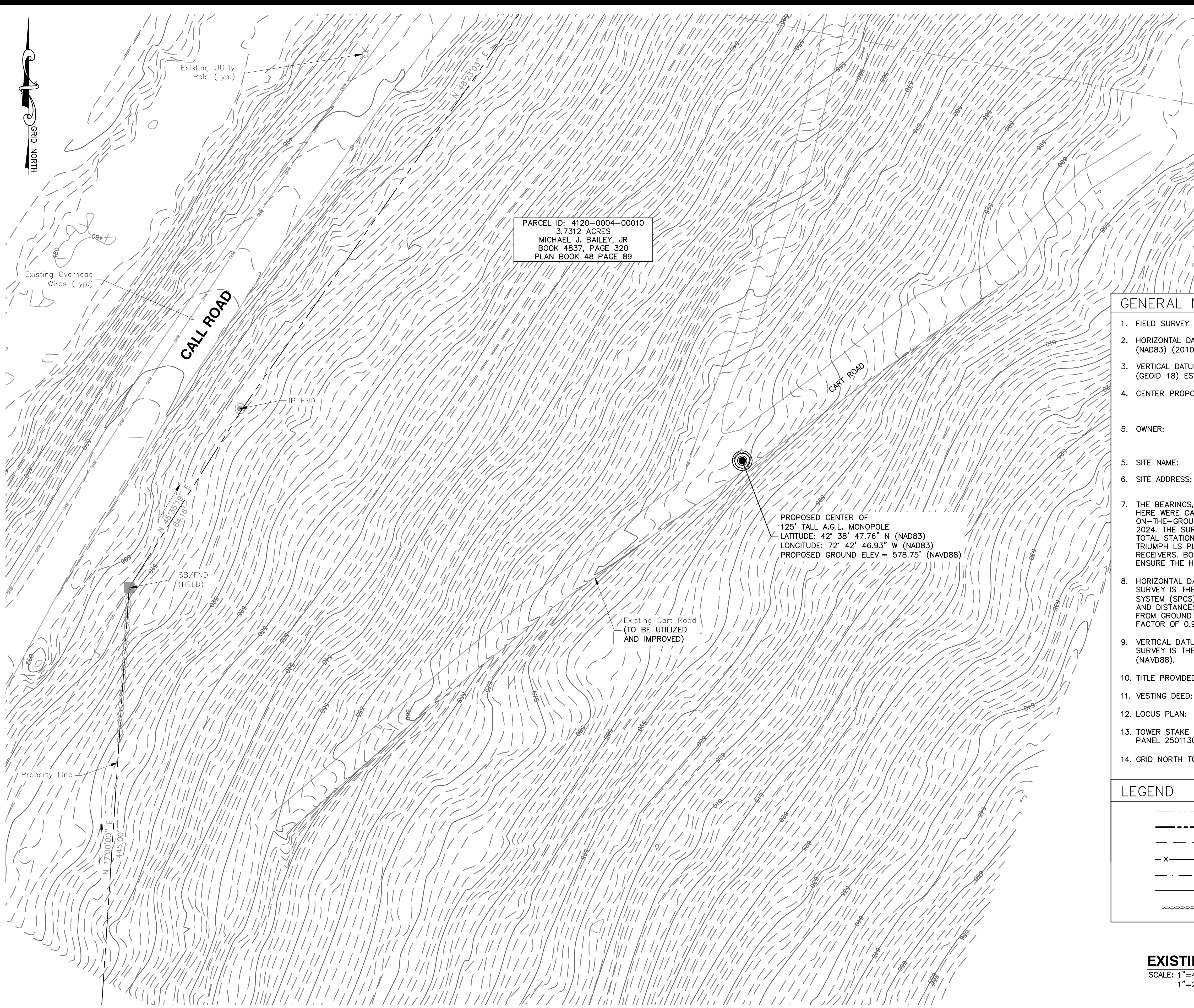
SHEET NUMBER

Z-2

AERIAL MAP

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

0' 80' 160'



PARCEL ID: 4120-0004-00010
3.7312 ACRES
MICHAEL J. BAILEY, JR
BOOK 4837, PAGE 320
PLAN BOOK 48 PAGE 89

PROPOSED CENTER OF
125' TALL A.G.L. MONOPOLE
LATITUDE: 42° 38' 47.76" N (NAD83)
LONGITUDE: 72° 42' 46.93" W (NAD83)
PROPOSED GROUND ELEV.= 578.75' (NAVD88)

Existing Cart Road
(TO BE UTILIZED
AND IMPROVED)

GENERAL NOTES

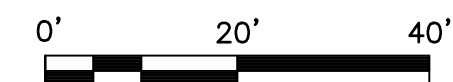
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LEGEND

- Existing Property Line
- LOCUS PROPERTY LINE
- Existing Road
- FENCED COMPOUND
- RADIUS FALL ZONE
- PROPOSED ACCESS ROAD
- Existing Rock/Stonewall

EXISTING CONDITIONS PLAN

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



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REVIEWED BY:	MFT
CHECKED BY:	BBR
PROJECT NUMBER:	50169882
JOB NUMBER:	50182466
SITE LOCATION CODE:	

MA1231

SITE ADDRESS

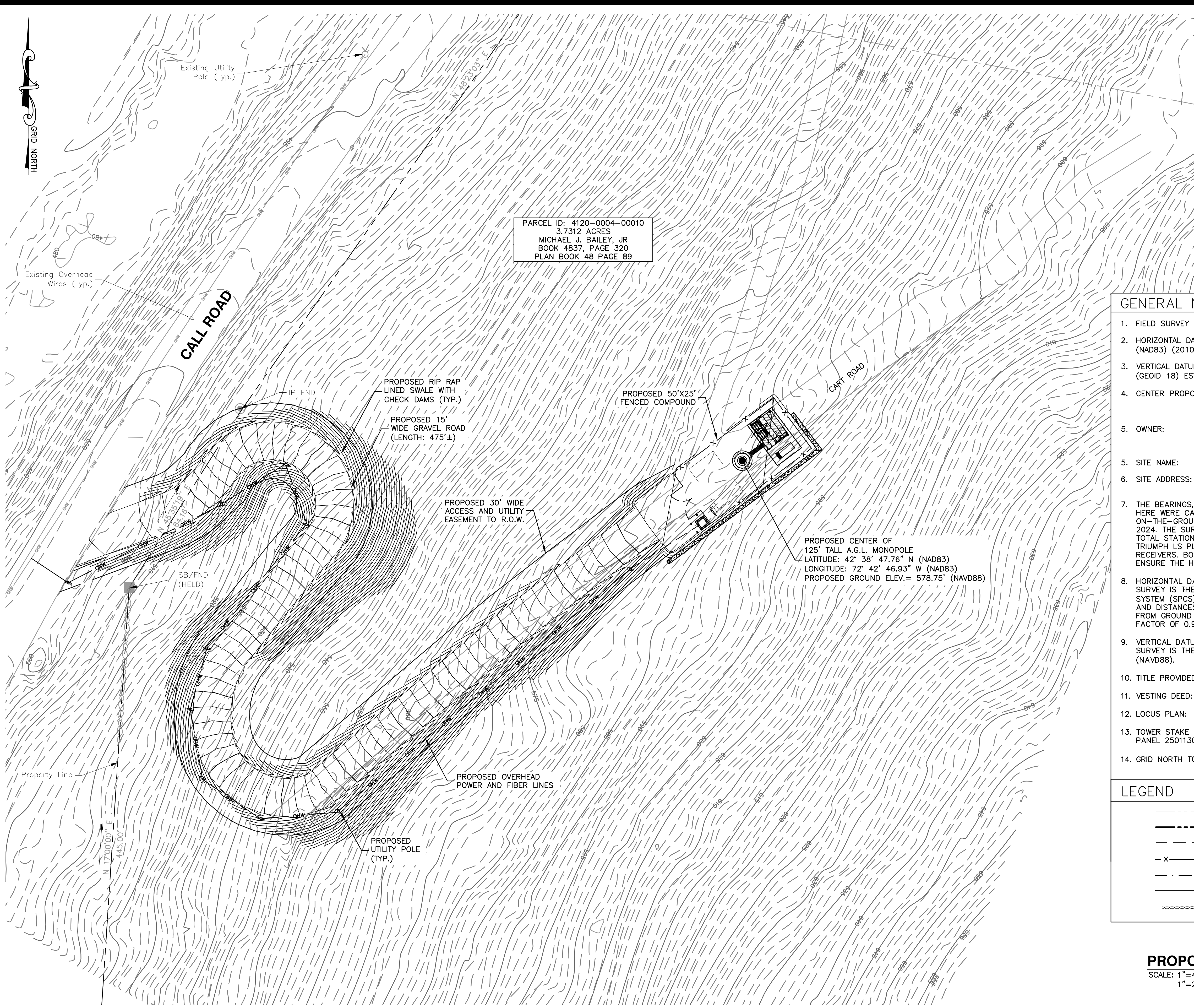
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SHEET TITLE

EXISTING
CONDITIONS PLAN

SHEET NUMBER

Z-3

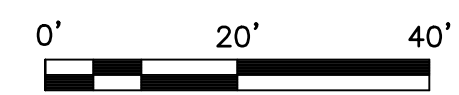


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LEGEND

---	Existing Property Line
---	LOCUS PROPERTY LINE
---	Existing Road
-x-x-	FENCED COMPOUND
-.-.-.-	RADIUS FALL ZONE
---	PROPOSED ACCESS ROAD
~ ~ ~ ~ ~	Existing Rock/Stonewall

PROPOSED CONDITIONS PLAN
SCALE: 1"=40' FOR 11"x17"
1"=20' FOR 22"x34"



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SITE ADDRESS

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COLRAIN, MA 01340

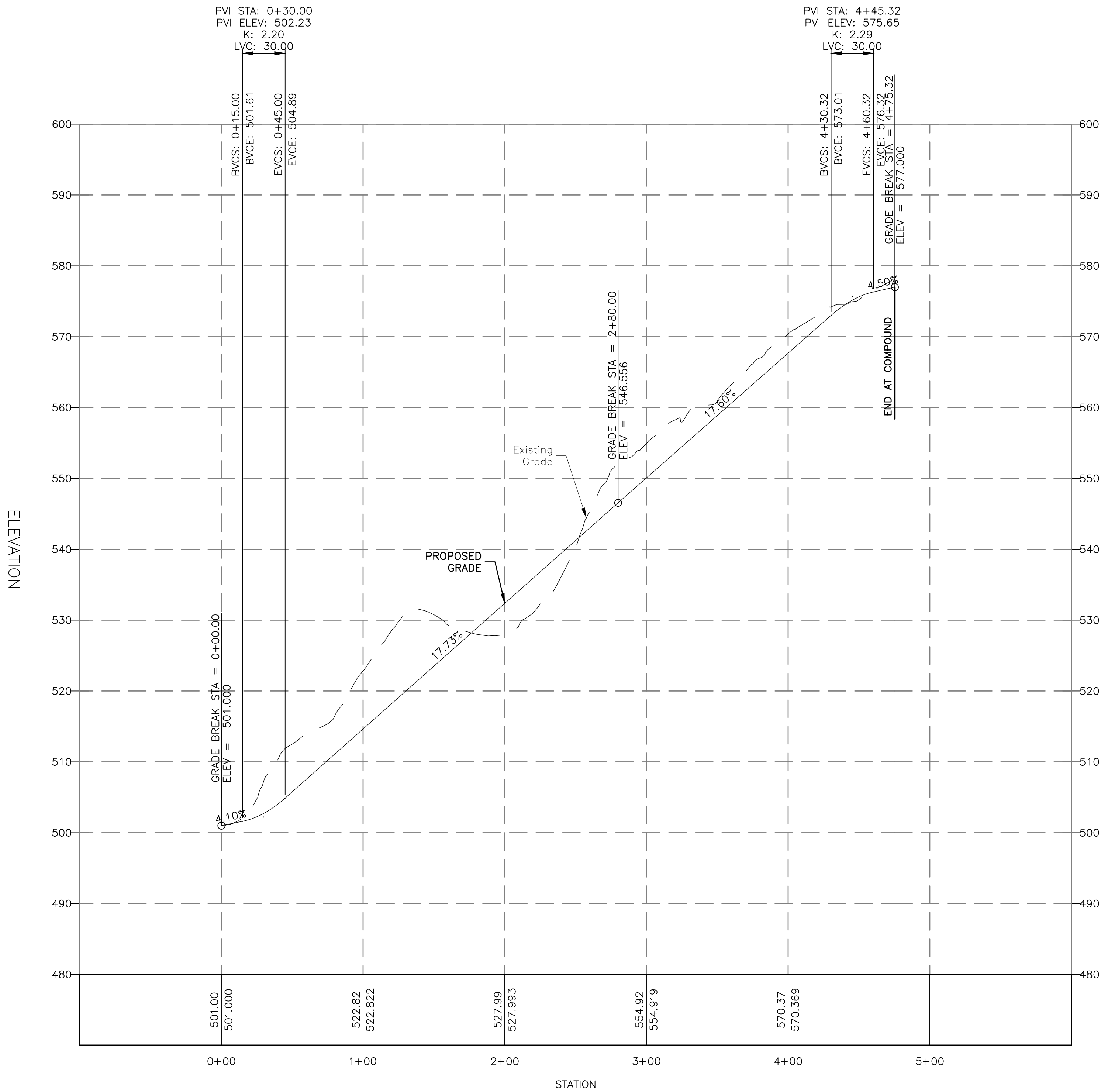
SHEET TITLE

PROPOSED
CONDITIONS PLAN
SHEET NUMBER

Z-4

LEGEND

BVCS—BEGINNING OF VERTICAL CURVE STATION
BVCE—BEGINNING OF VERTICAL CURVE ELEVATION
EVCS—END OF VERTICAL CURVE STATION
EVCE—END OF VERTICAL CURVE ELEVATION
PVI —POINT OF VERTICAL INTERSECTION



NOTES:

1. PROPOSED LOCATIONS ARE CONCEPTUAL AND FOR ZONING PURPOSES ONLY.
2. FINAL UTILITY ROUTING PENDING FINAL UTILITY DESIGN AND LANDOWNER APPROVAL.
3. TOWER AND TOWER FOUNDATION DESIGN & ANALYSIS BY OTHERS.
4. SOME EXISTING & FUTURE INFORMATION NOT SHOWN FOR CLARITY.
5. X - SPOT GRADE.
A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTERLINE
NAVD88 - NORTH AMERICAN VERTICAL DATUM OF 1988

PROPOSED ROAD PROFILE

HORIZONTAL SCALE: 1"=100' FOR 11"x17"
1"=50' FOR 22"x34"
VERTICAL SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"



1



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SITE LOCATION CODE:

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SITE ADDRESS

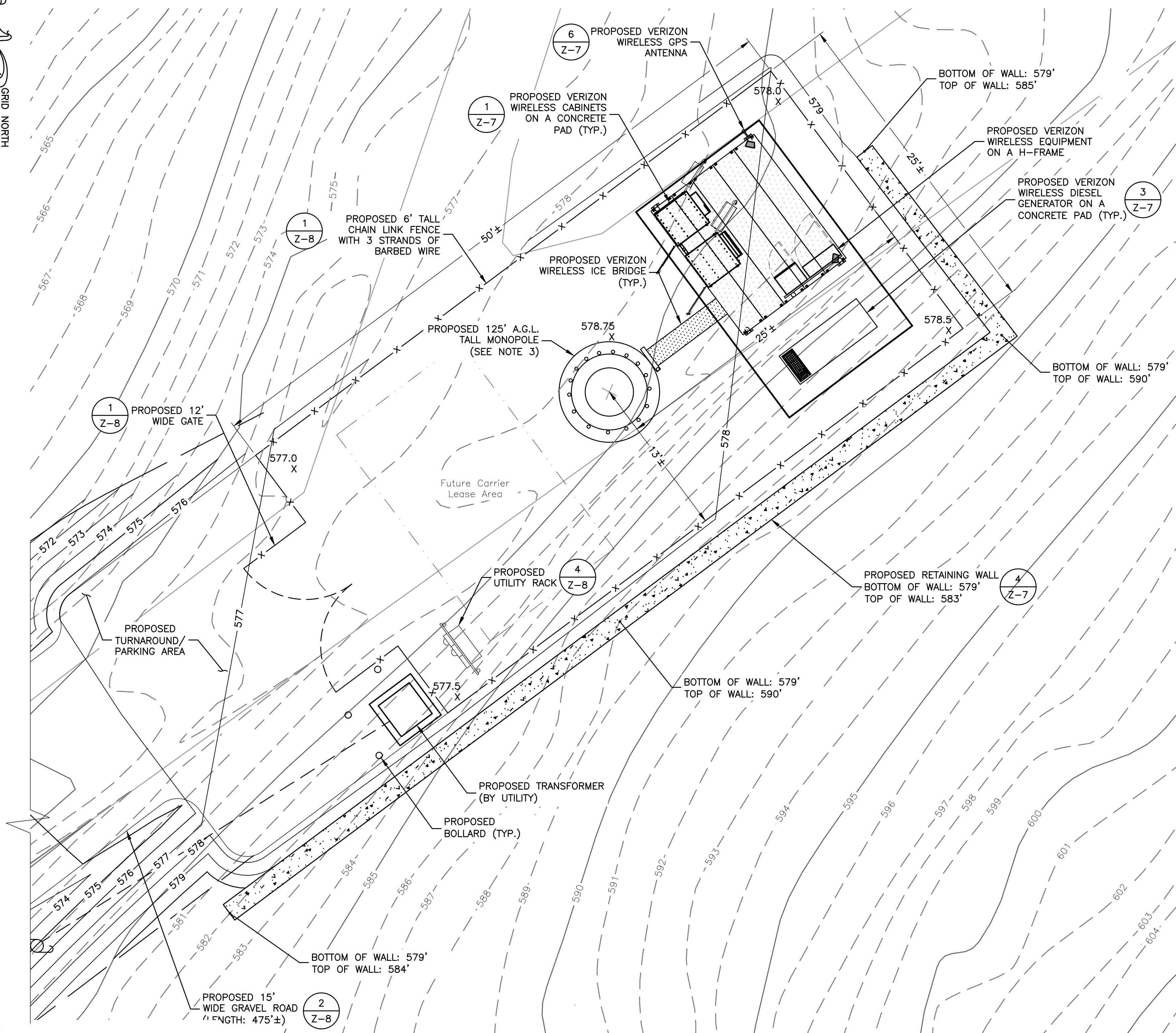
CALL ROAD
COLRAIN, MA 01340

SHEET TITLE

ROAD PROFILE

SHEET NUMBER

Z-5

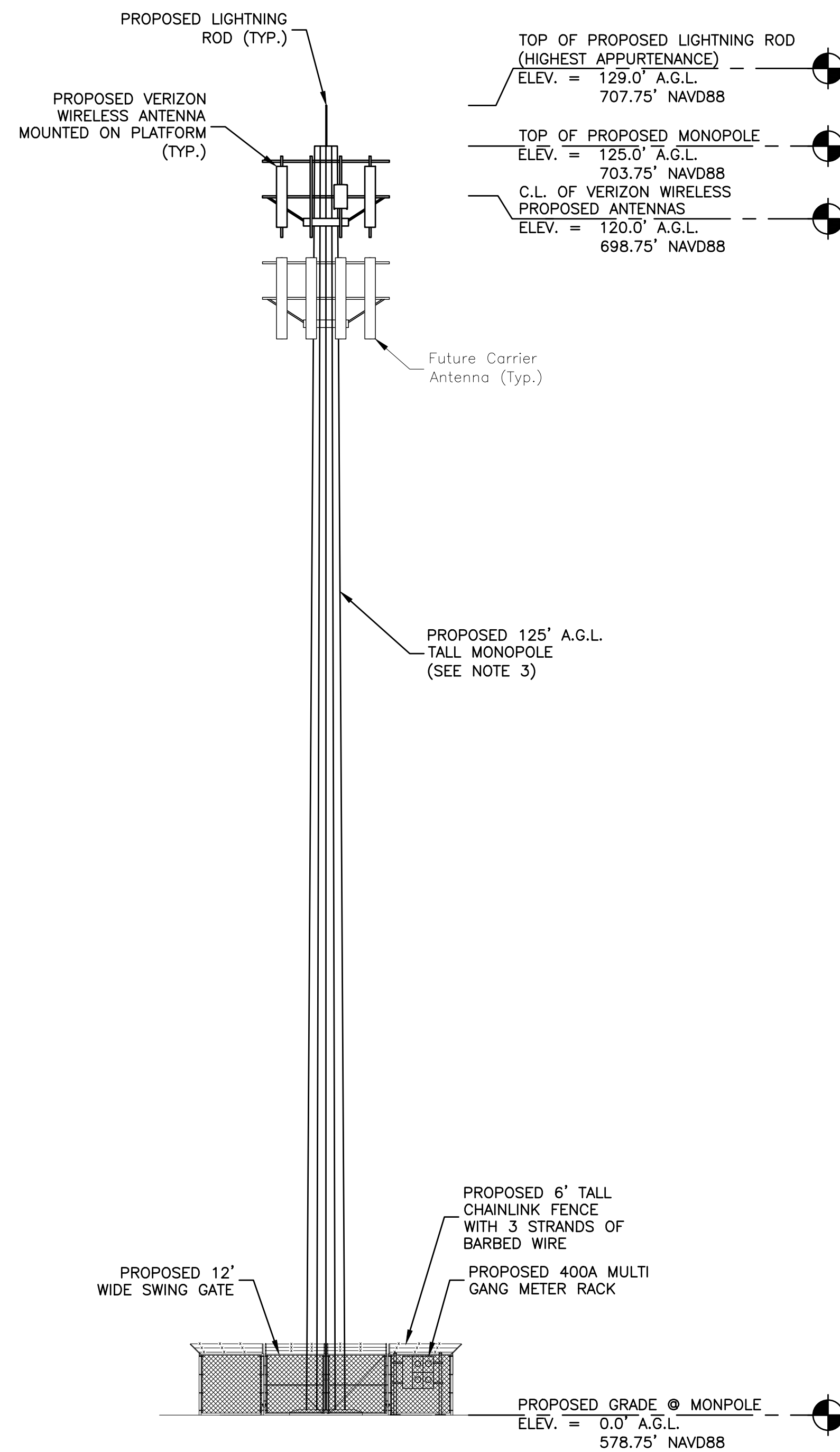
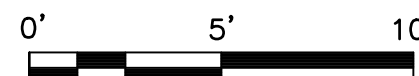


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C.L. - CENTERLINE
NAVD88 - NATIONAL VERTICAL DATUM OF 1988

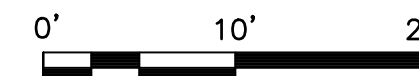
COMPOUND PLAN

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



ELEVATION

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



8916 77TH TERRACE EAST, SUITE 103
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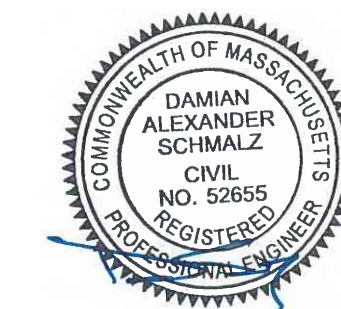
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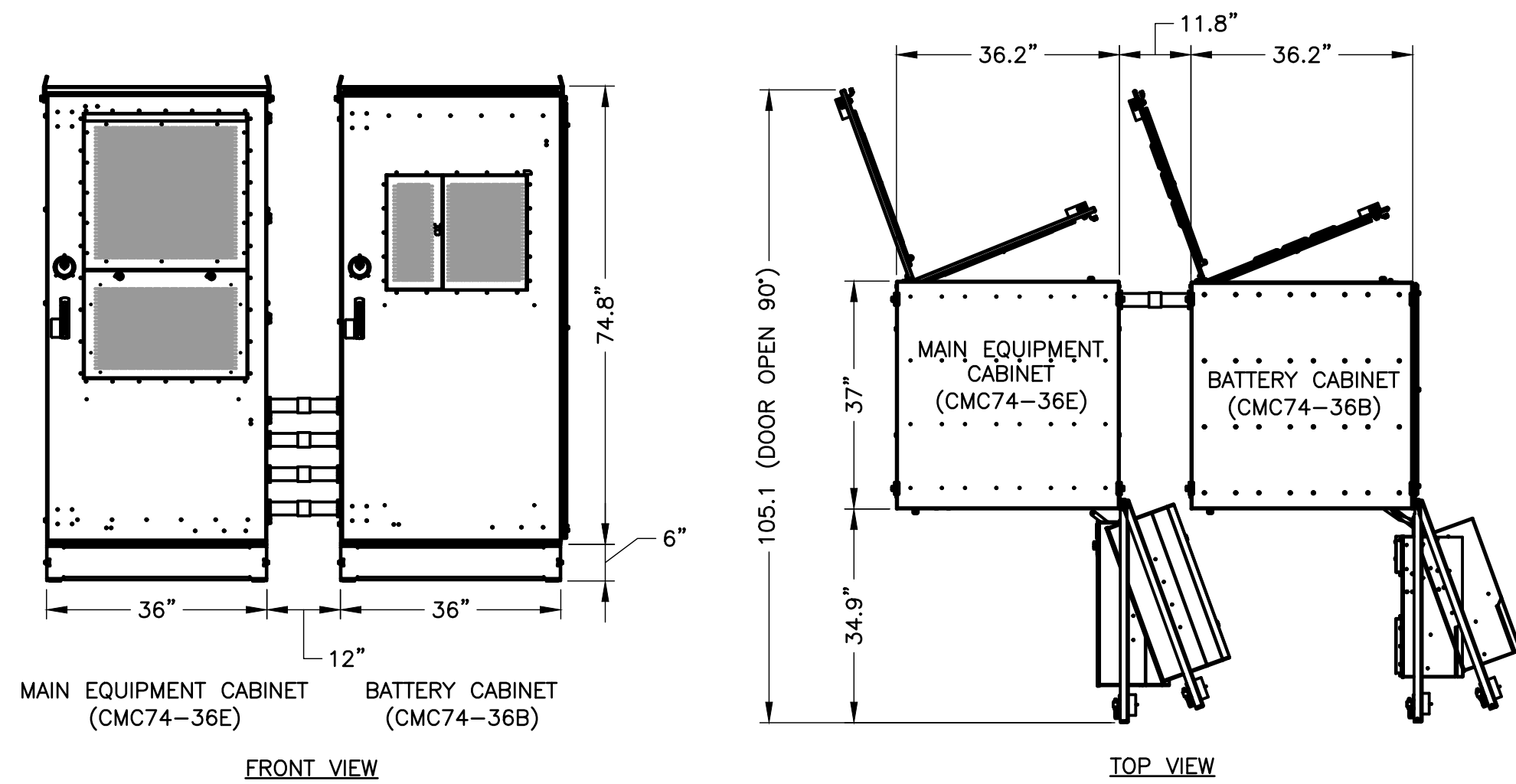
CALL ROAD
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SHEET TITLE

COMPOUND PLAN
& ELEVATION

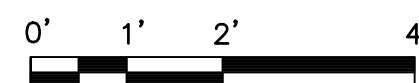
SHEET NUMBER

Z-6

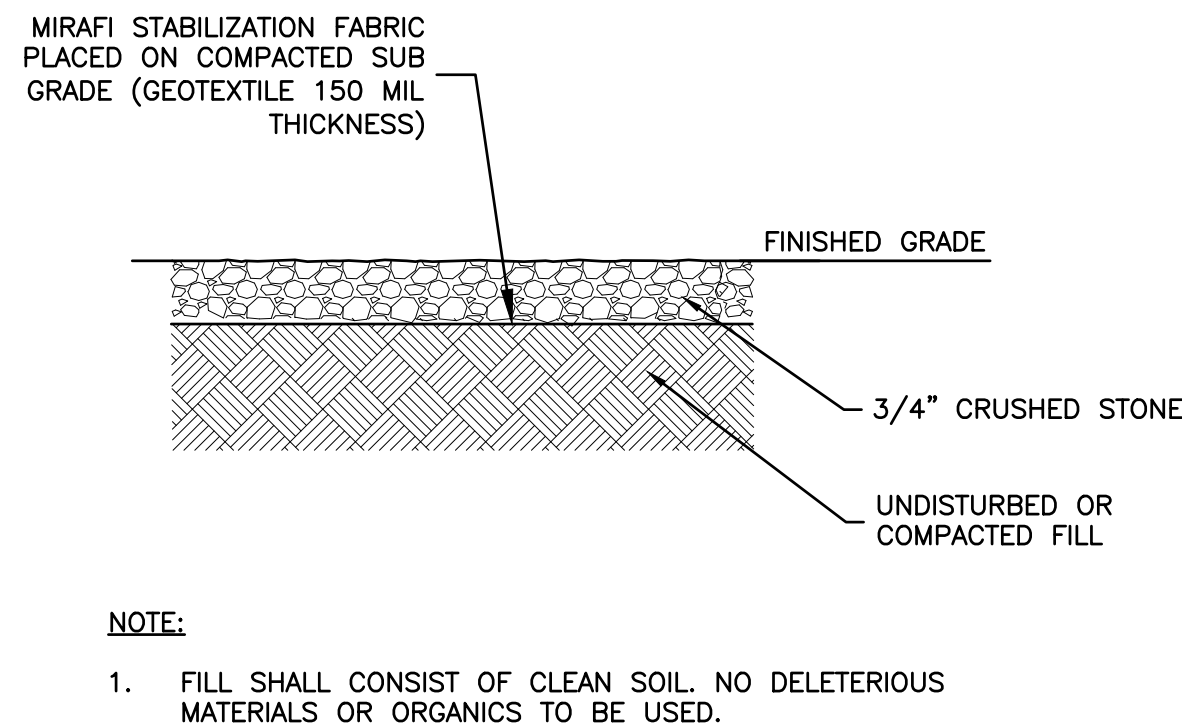


COMMSCOPE EQUIPMENT CABINETS

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x34"



1



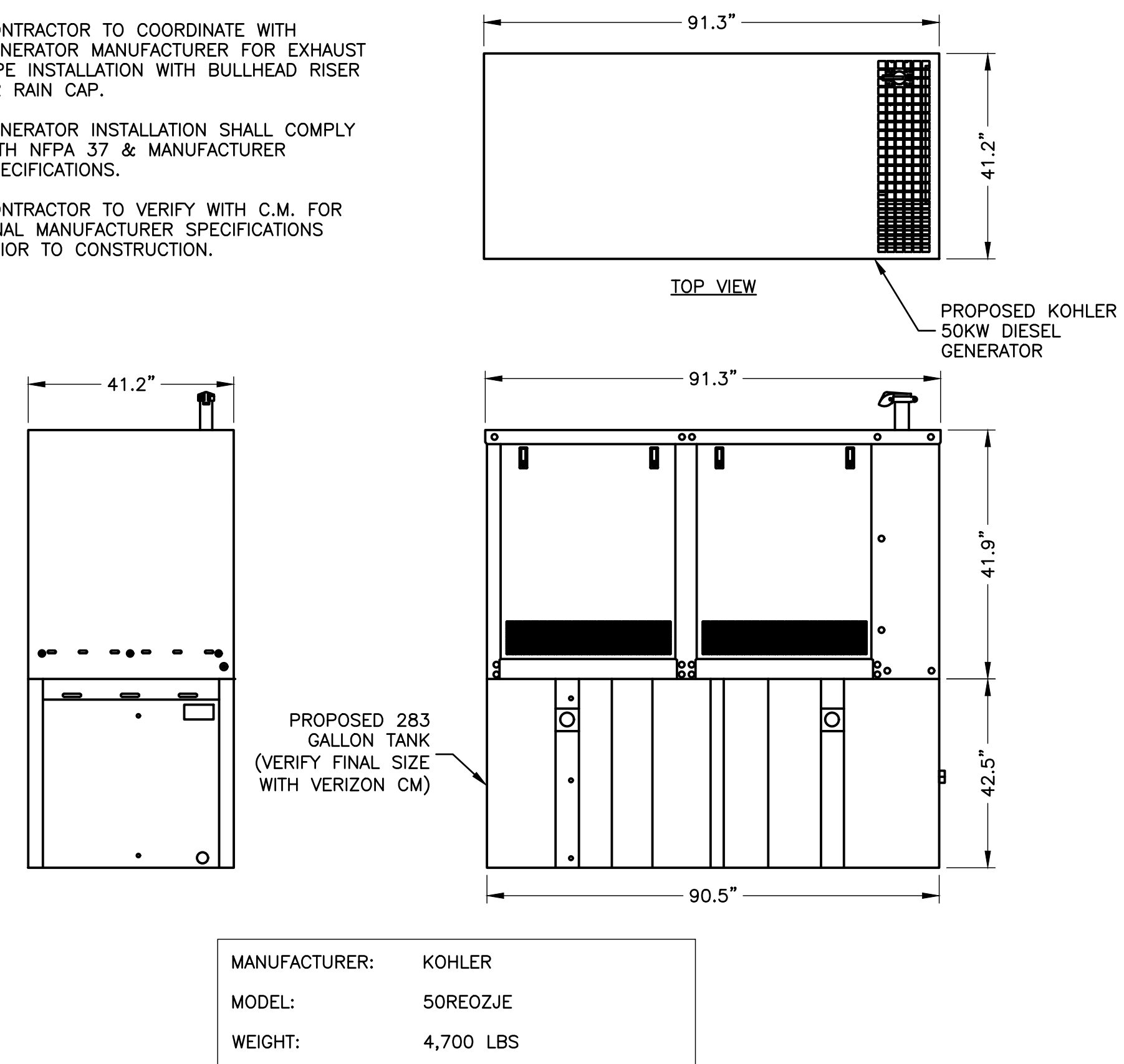
GRAVEL YARD DETAIL

SCALE: N.T.S.

2

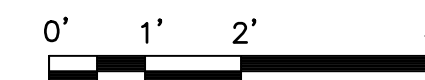
NOTES:

1. STUB-UPS MAY VARY ON LOCATION WITH GENERATOR USED.
2. CONTRACTOR TO COORDINATE WITH GENERATOR MANUFACTURER FOR EXHAUST PIPE INSTALLATION WITH BULLHEAD RISER OR RAIN CAP.
3. GENERATOR INSTALLATION SHALL COMPLY WITH NFPA 37 & MANUFACTURER SPECIFICATIONS.
4. CONTRACTOR TO VERIFY WITH C.M. FOR FINAL MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.

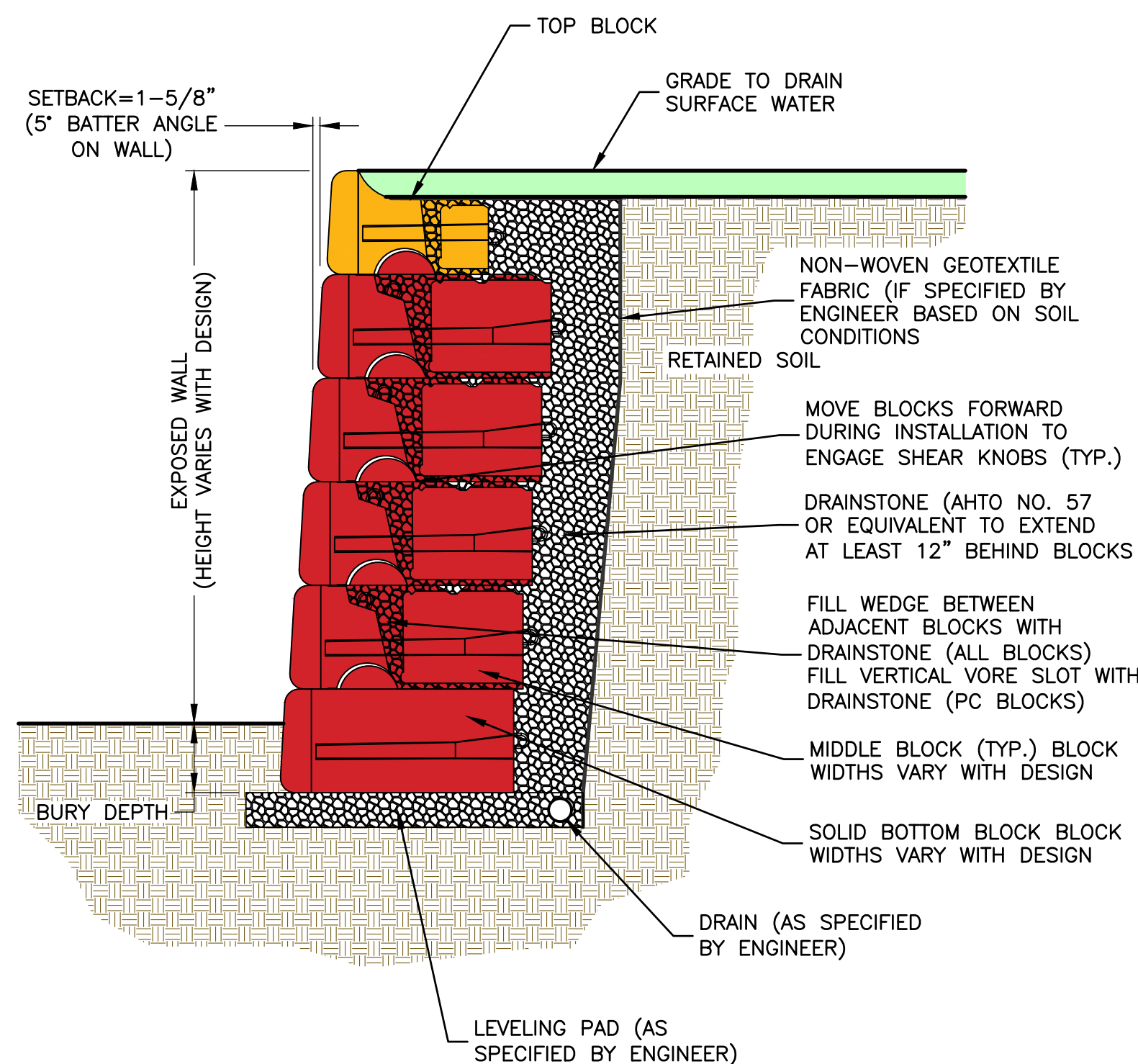


50KW DIESEL GENERATOR

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x34"



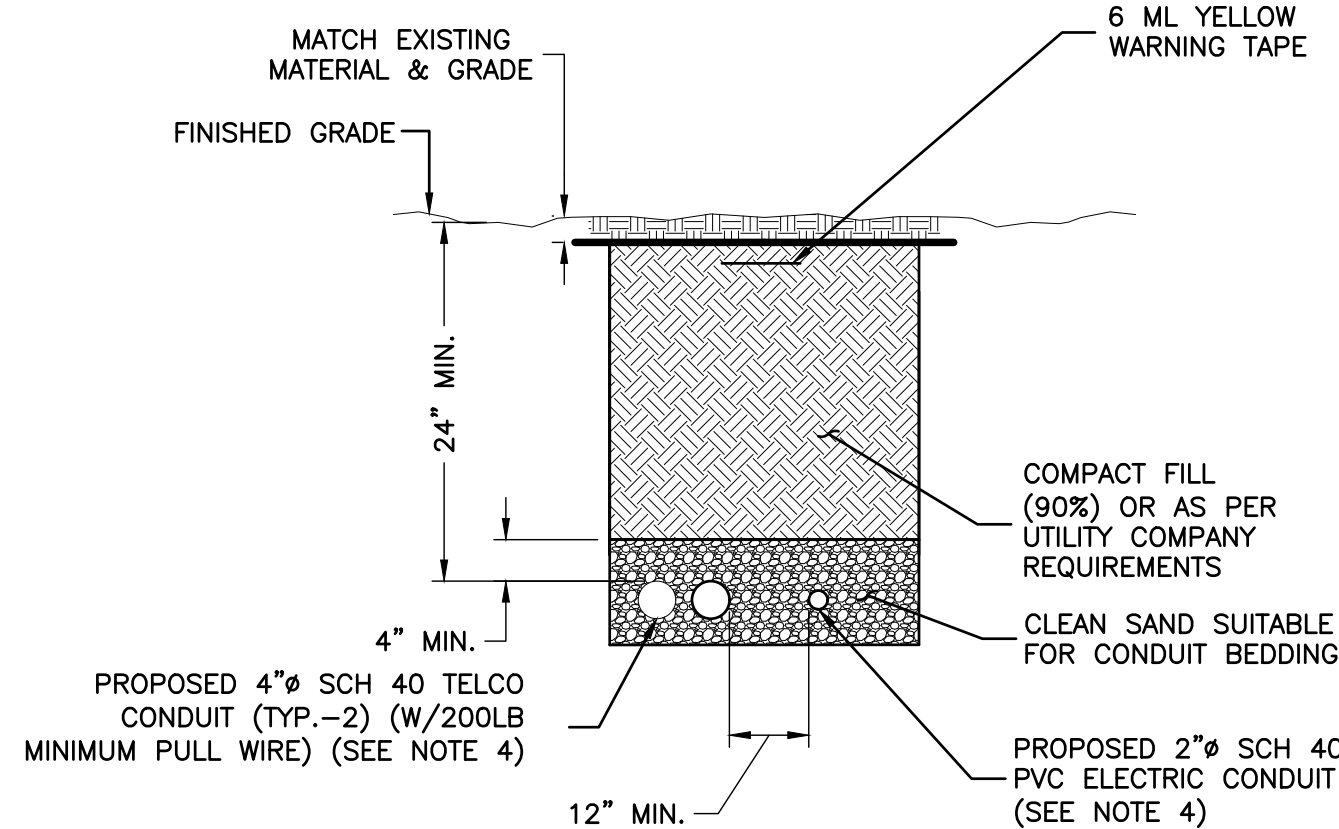
3



GRAVITY RETAINING WALL SECTION

SCALE: N.T.S.

4



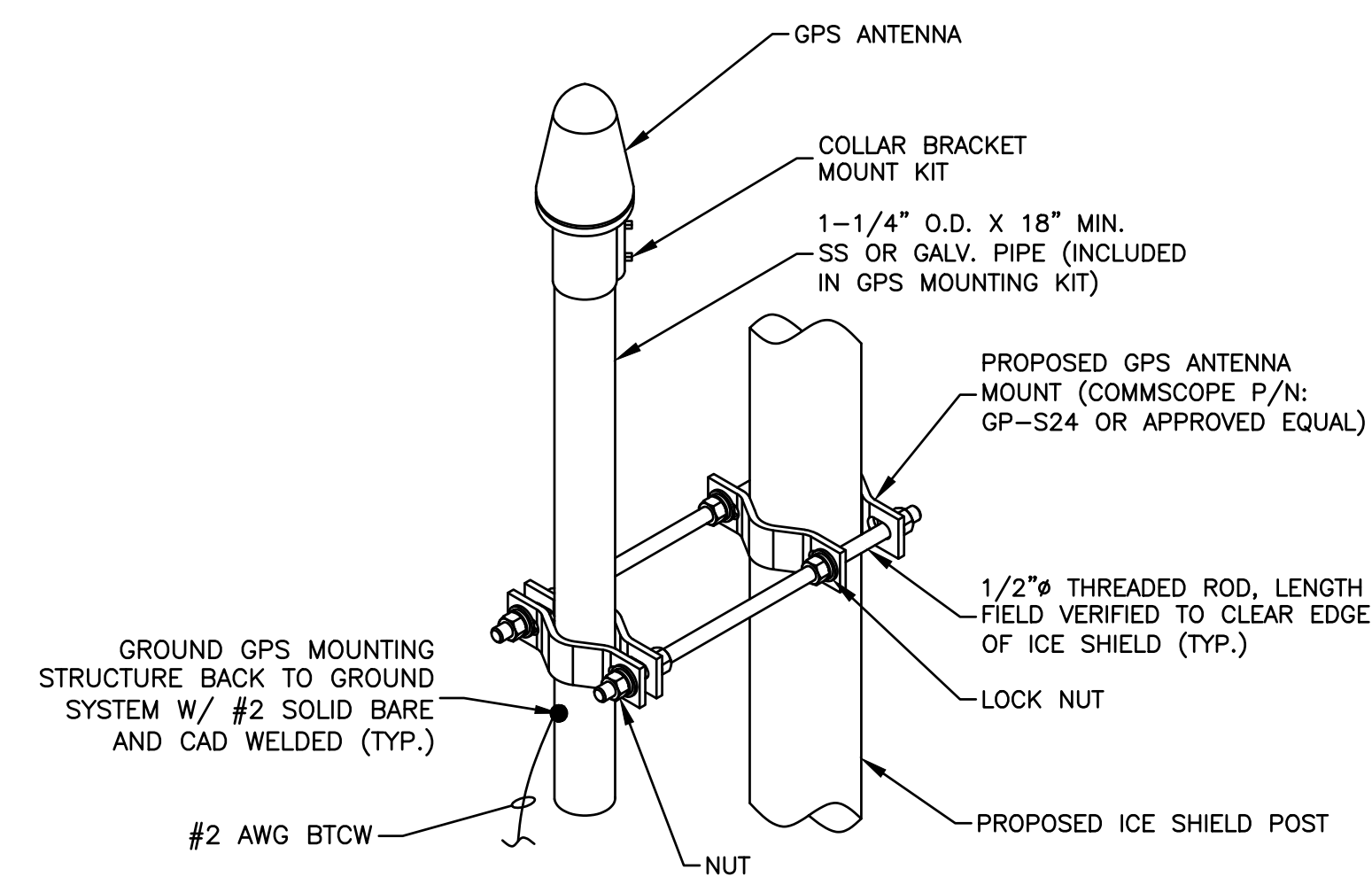
NOTES:

1. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL.
2. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
3. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.

JOINT SERVICE TRENCH BURIED CONDUIT (ELECTRIC/TELEPHONE)

SCALE: N.T.S.

5



NOTES:

1. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/2"-3-1/2" O.D. GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END.
2. GROUND ANTENNA & COAX MOUNTING FRAMES PER CARRIER STANDARDS.

GPS MOUNT

SCALE: N.T.S.

6



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SHEET TITLE

TYPICAL DETAILS-I

SHEET NUMBER

Z-7

