



**GENERAL NOTES**

- FIELD SURVEY DATE: OCT 18, 2024
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (2010.0 EPOCH)
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988. (GEOID 18) ESTABLISHED BY STATIC GPS OBSERVATIONS.
- CENTER PROPOSED TOWER: LAT: 42° 38' 47.76"N  
LONG: 72° 42' 46.93"W  
PROP. GROUND EL.=578.75'
- OWNER: MICHAEL J. BAILEY, JR  
435 SHAWINIGAN DR.  
CHICOPEE, MA 01020
- SITE ID: MA1231
- SITE ADDRESS: 0 CALL ROAD  
COLRAIN, MA 01340
- 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.
- 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.
- VERTICAL DATUM: THE VERTICAL DATUM USED FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- TITLE PROVIDED BY WESTCOR LAND TITLE COMPANY
- VESTING DEED: BK 4837 PG 320
- LOCUS PLAN: PLAN BOOK 48 PAGE 89,90
- TOWER STAKE IS LOCATED IN FEMA ZONE C, AS SHOWN ON PANEL 2501130010B, EFFECTIVE JULY 2, 1980.
- 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**

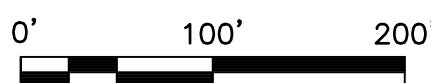
- Existing Property Line
- LOCUS PROPERTY LINE
- Existing Road
- x - x - FENCED COMPOUND
- . - . - RADIUS FALL ZONE
- PROPOSED ACCESS ROAD
- ⊘ Existing Rock/Stonewall

**NOTE:**

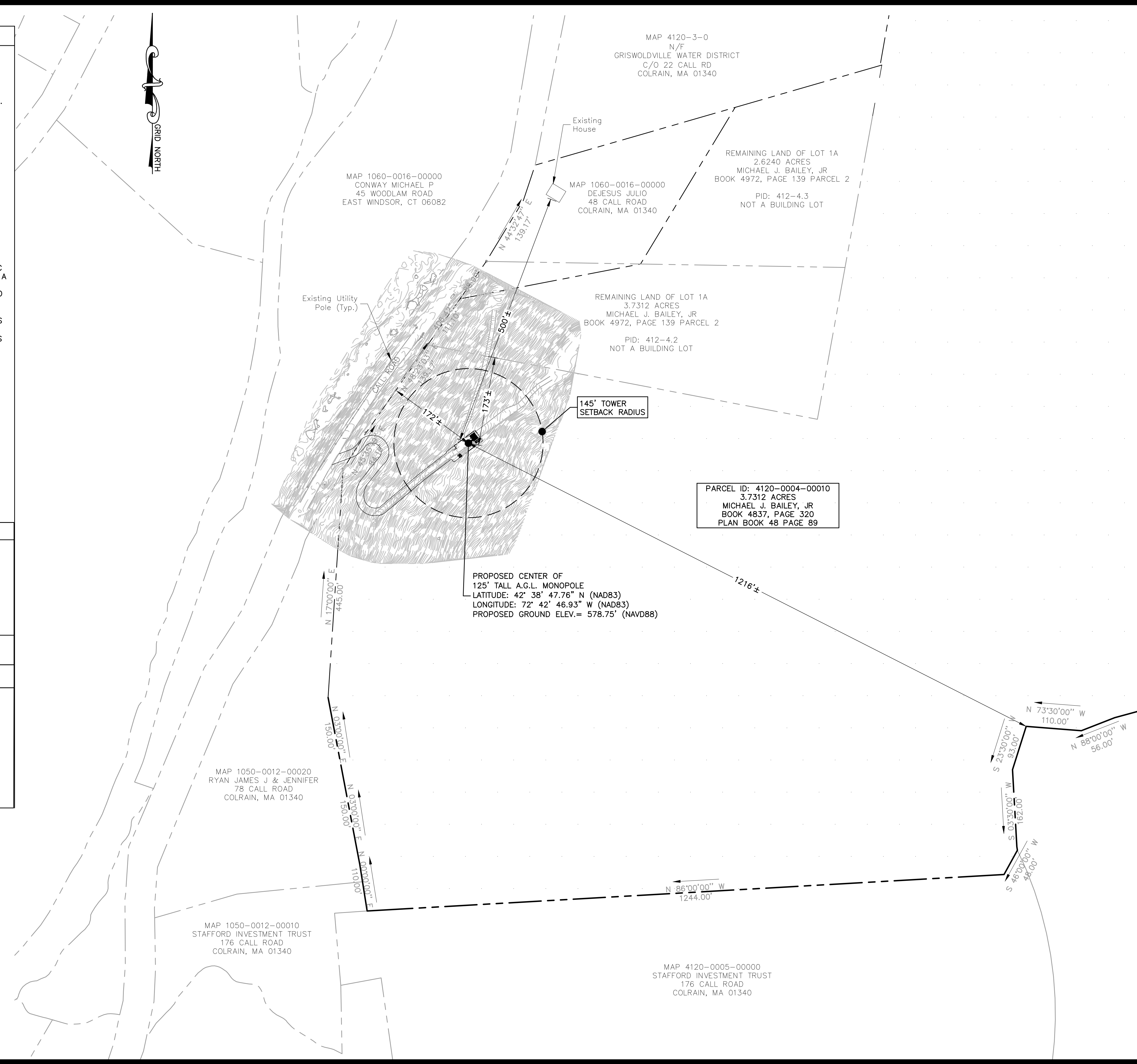
- THIS DOCUMENT IS FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.

**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

1	02/05/25	FOR SUBMITTAL
0	01/28/25	FOR SUBMITTAL
B	01/02/25	FOR REVIEW
A	12/20/24	FOR REVIEW



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

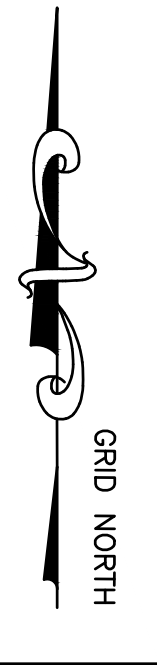
CALL ROAD  
COLRAIN, MA 01340

SHEET TITLE

ABUTTERS PLAN

SHEET NUMBER

Z-1



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

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ZONING DRAWINGS		
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B	01/02/25	FOR REVIEW
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DRAWN BY: MR

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SITE ADDRESS  
CALL ROAD  
COLRAIN, MA 01340

SHEET TITLE

AERIAL MAP

SHEET NUMBER

Z-2



MAP 4120-3-0  
N/F  
GRISWOLDVILLE WATER DISTRICT  
C/O 22 CALL RD  
COLRAIN, MA 01340

MAP 1060-0016-00000  
CONWAY MICHAEL P  
45 WOODLAM ROAD  
EAST WINDSOR, CT 06082

MAP 1060-0016-00000  
DEJESUS JULIO  
48 CALL ROAD  
COLRAIN, MA 01340

REMAINING LAND OF LOT 1A  
2.6240 ACRES  
MICHAEL J. BAILEY, JR  
BOOK 4972, PAGE 139 PARCEL 2  
PID: 412-4.3  
NOT A BUILDING LOT

REMAINING LAND OF LOT 1A  
3.7312 ACRES  
MICHAEL J. BAILEY, JR  
BOOK 4972, PAGE 139 PARCEL 2  
PID: 412-4.2  
NOT A BUILDING LOT

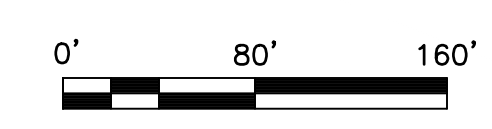
PARCEL ID: 4120-0004-00010  
3.7312 ACRES  
MICHAEL J. BAILEY, JR  
BOOK 4837, PAGE 320  
PLAN BOOK 48 PAGE 89

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)

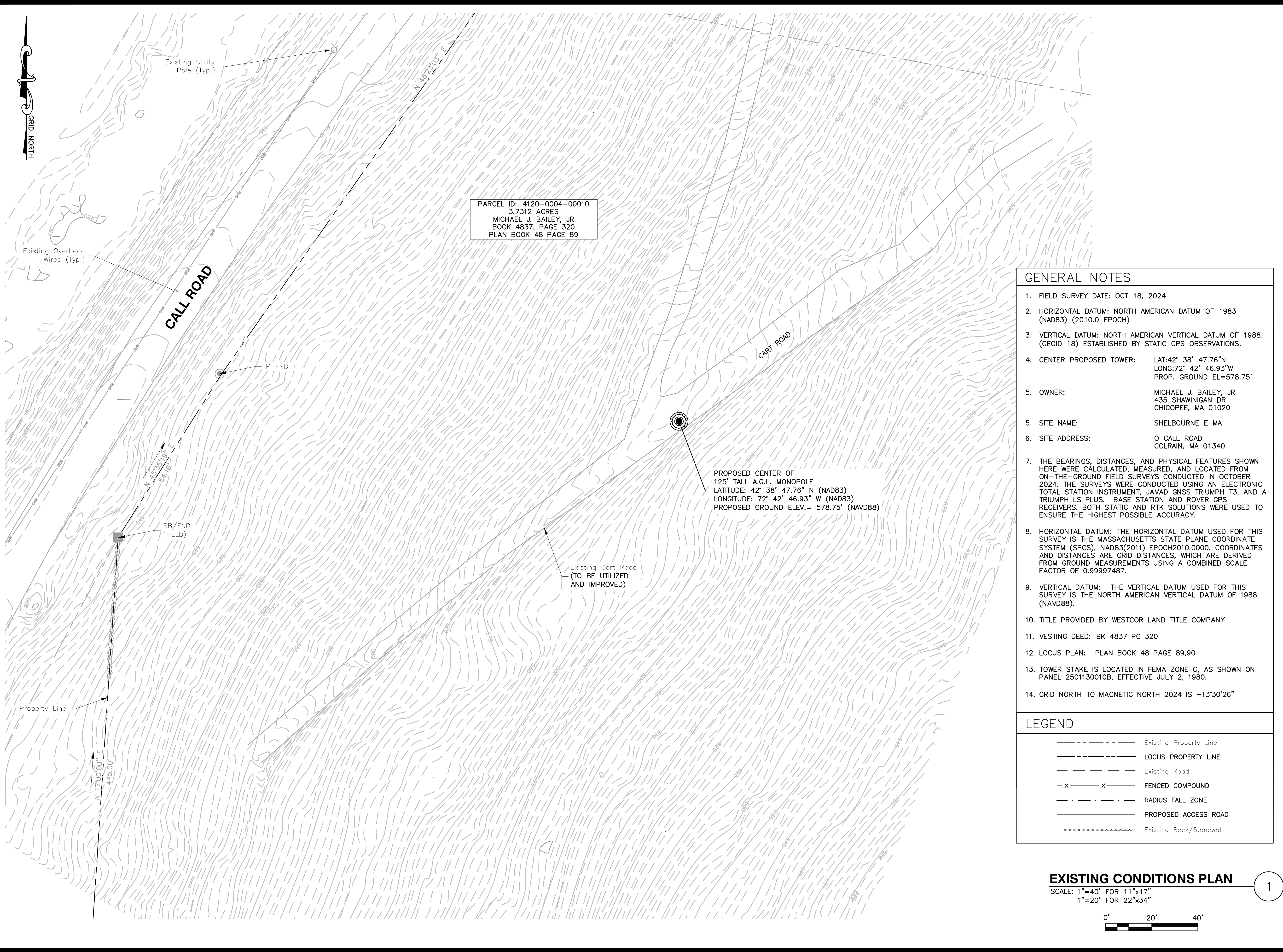
MAP 1050-0012-00020  
RYAN JAMES J & JENNIFER  
78 CALL ROAD  
COLRAIN, MA 01340

**AERIAL MAP**

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



1



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

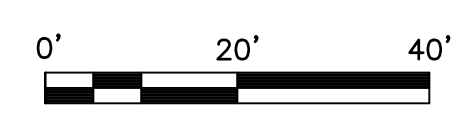
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435 SHAWINIGAN DR.  
CHICOPEE, MA 01020
  6. SITE NAME: SHELBOURNE E MA  
SITE ADDRESS: 0 CALL ROAD  
COLRAIN, MA 01340
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  10. TITLE PROVIDED BY WESTCOR LAND TITLE COMPANY
  11. VESTING DEED: BK 4837 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"

**LEGEND**

-----	Existing Property Line
-----	LOCUS PROPERTY LINE
-----	Existing Road
- x - x -	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"



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

**MA1231**

**ZONING DRAWINGS**

NO.	DATE	DESCRIPTION
1	02/05/25	FOR SUBMITTAL
0	01/28/25	FOR SUBMITTAL
B	01/02/25	FOR REVIEW
A	12/20/24	FOR REVIEW



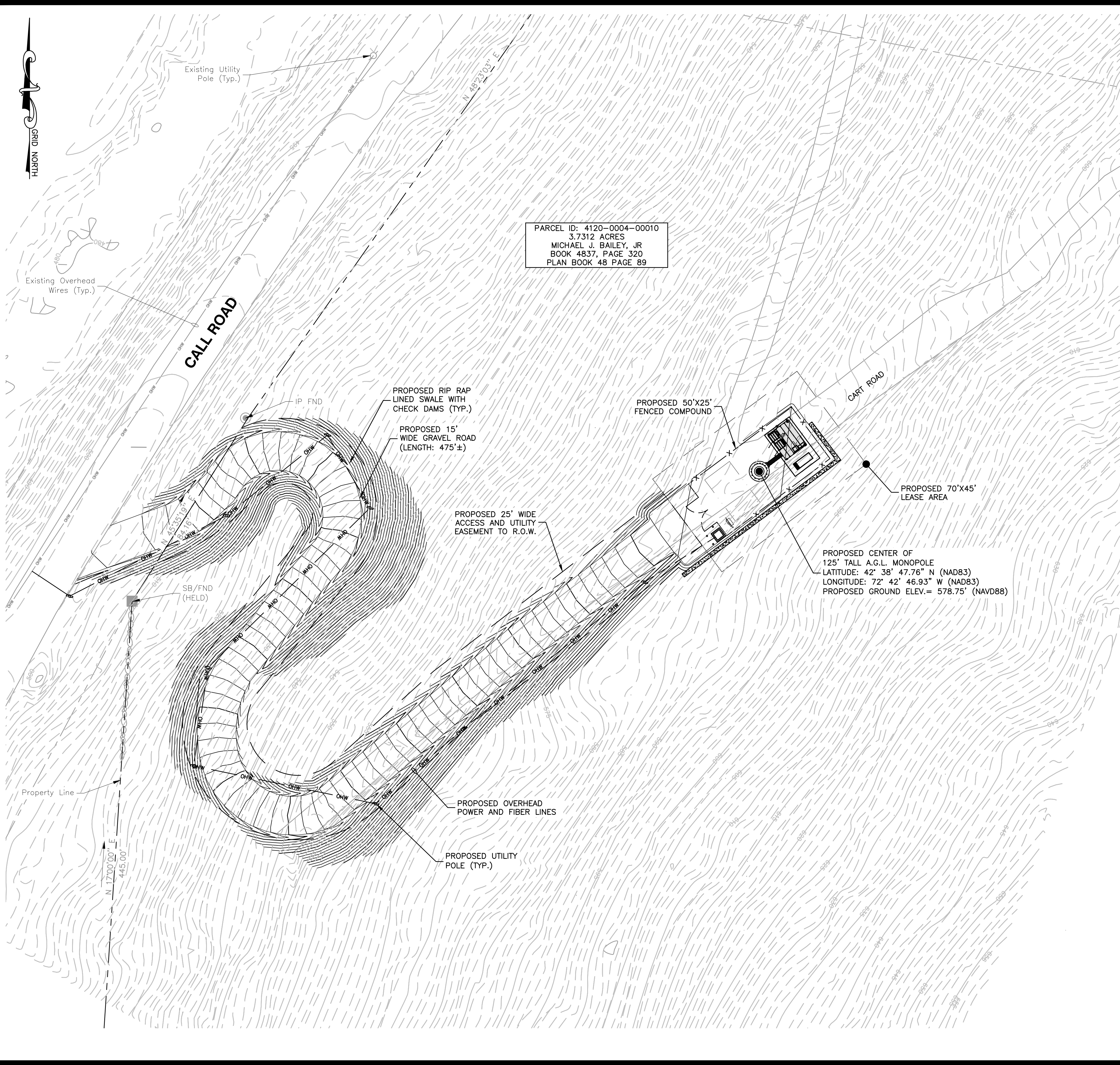
**Dewberry Engineers Inc.**  
 99 SUMMER STREET  
 SUITE 700  
 BOSTON, MA 02110  
 PHONE: 617.695.3400  
 FAX: 617.695.3310



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  
 EXISTING  
 CONDITIONS PLAN  
 SHEET NUMBER

Z-3



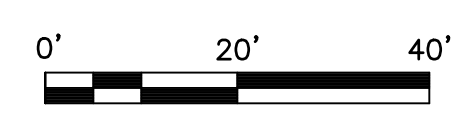
PARCEL ID: 4120-0004-00010  
 3.7312 ACRES  
 MICHAEL J. BAILEY, JR  
 BOOK 4837, PAGE 320  
 PLAN BOOK 48 PAGE 89

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**LEGEND**

---	Existing Property Line
---	LOCUS PROPERTY LINE
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**PROPOSED CONDITIONS PLAN**  
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DRAWN BY: MR  
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 PROJECT NUMBER: 50169882  
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 SITE LOCATION CODE:

MA1231  
 SITE ADDRESS  
 CALL ROAD  
 COLRAIN, MA 01340  
 SHEET TITLE  
 PROPOSED  
 CONDITIONS PLAN  
 SHEET NUMBER

Z-4

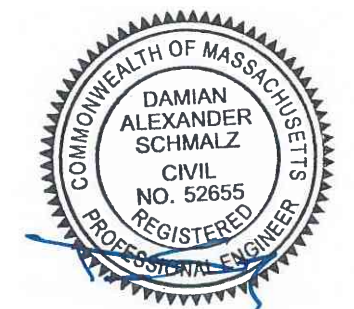
**MA1231**

ZONING DRAWINGS

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0	01/28/25	FOR SUBMITTAL
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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

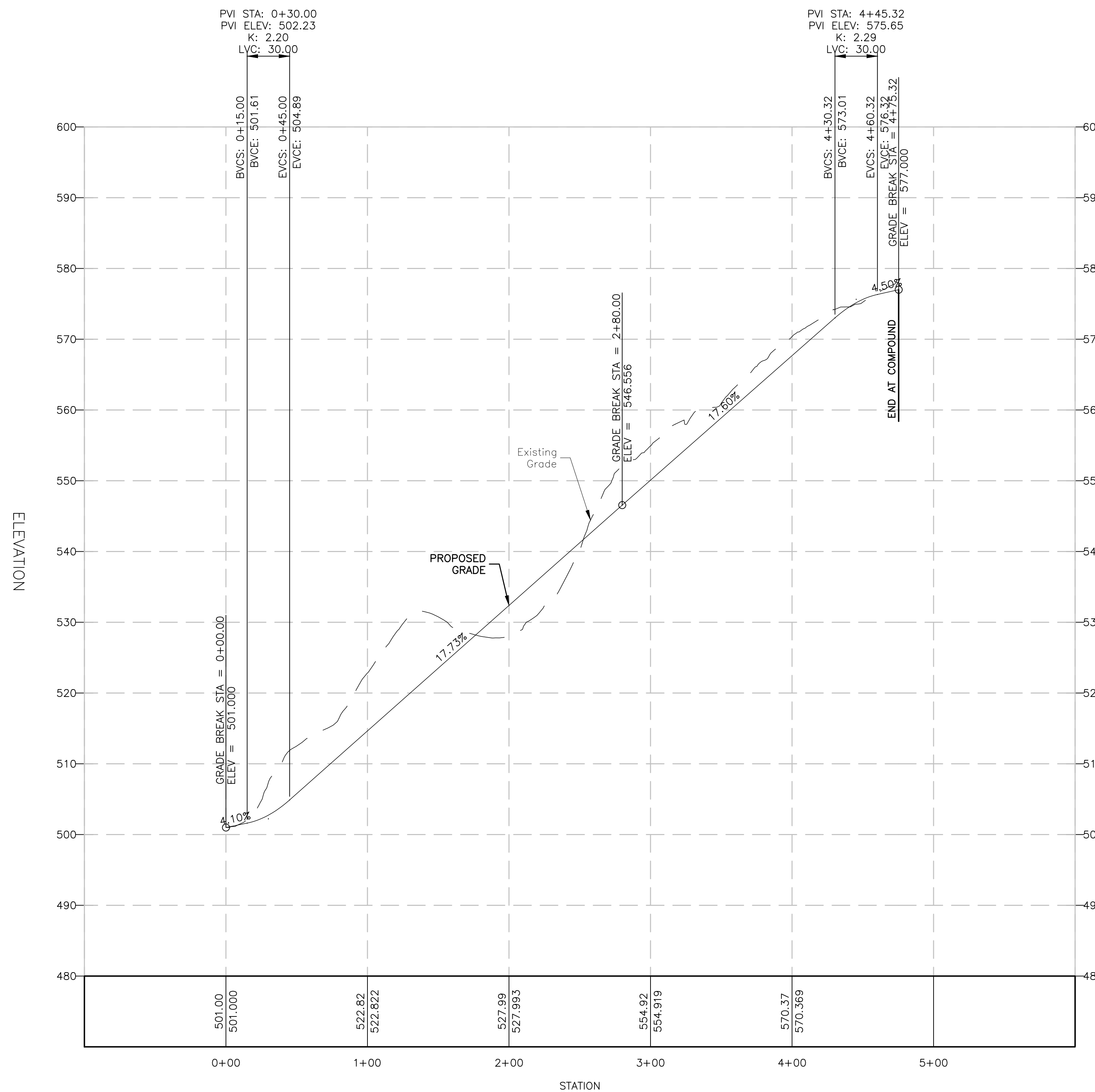
ROAD PROFILE

SHEET NUMBER

Z-5

**LEGEND**

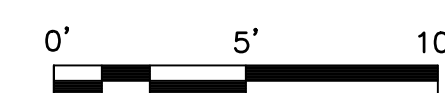
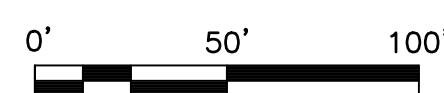
- BVCS - BEGINNING OF VERTICAL CURVE STATION
- BVCE - BEGINNING OF VERTICAL CURVE ELEVATION
- EVCS - END OF VERTICAL CURVE STATION
- EVCE - END OF VERTICAL CURVE ELEVATION
- PVI - POINT OF VERTICAL INTERSECTION



**PROPOSED ROAD PROFILE**

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

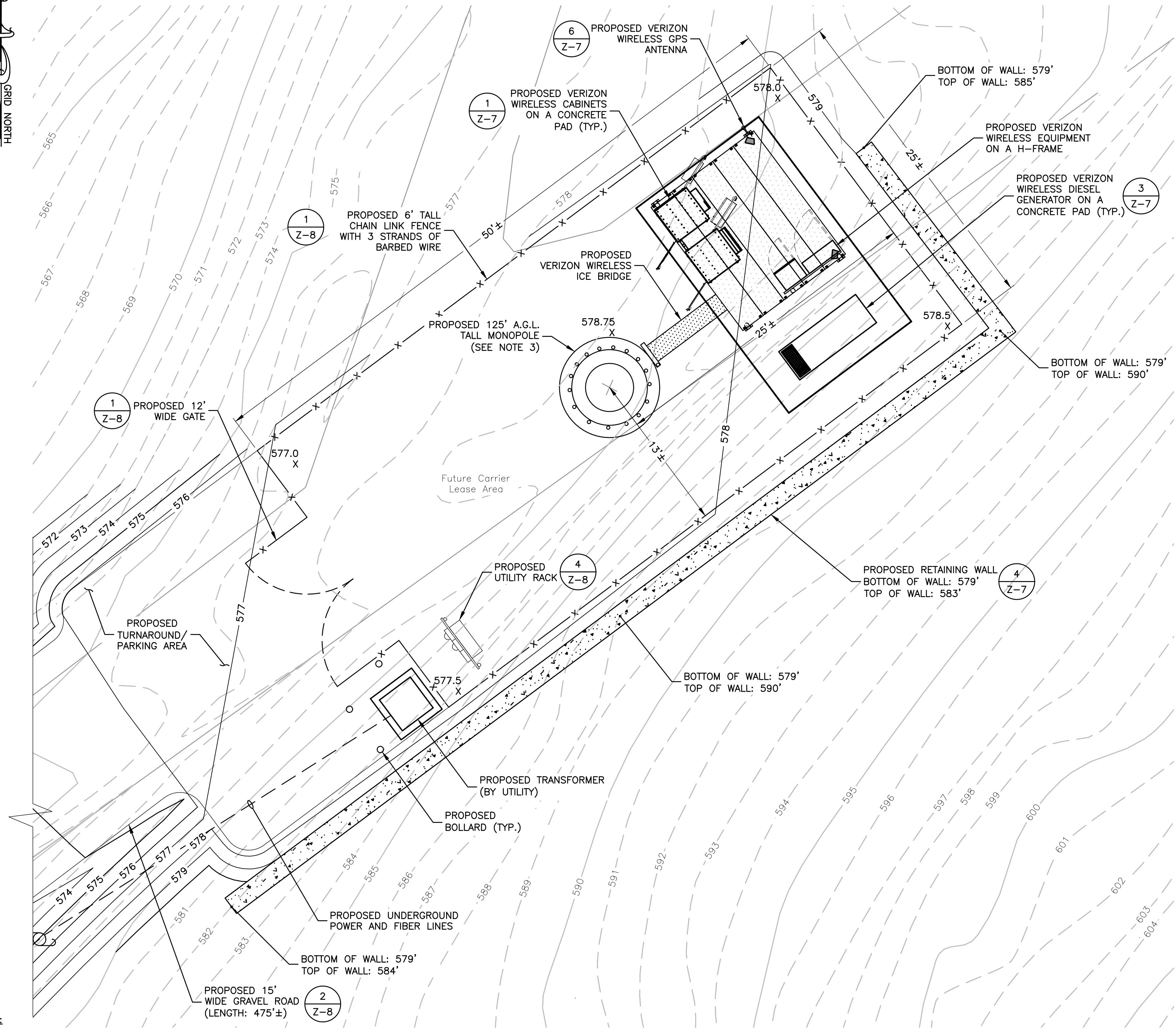
VERTICAL SCALE: 1"=10' FOR 11"x17"  
1"=5' FOR 22"x34"



**NOTES:**

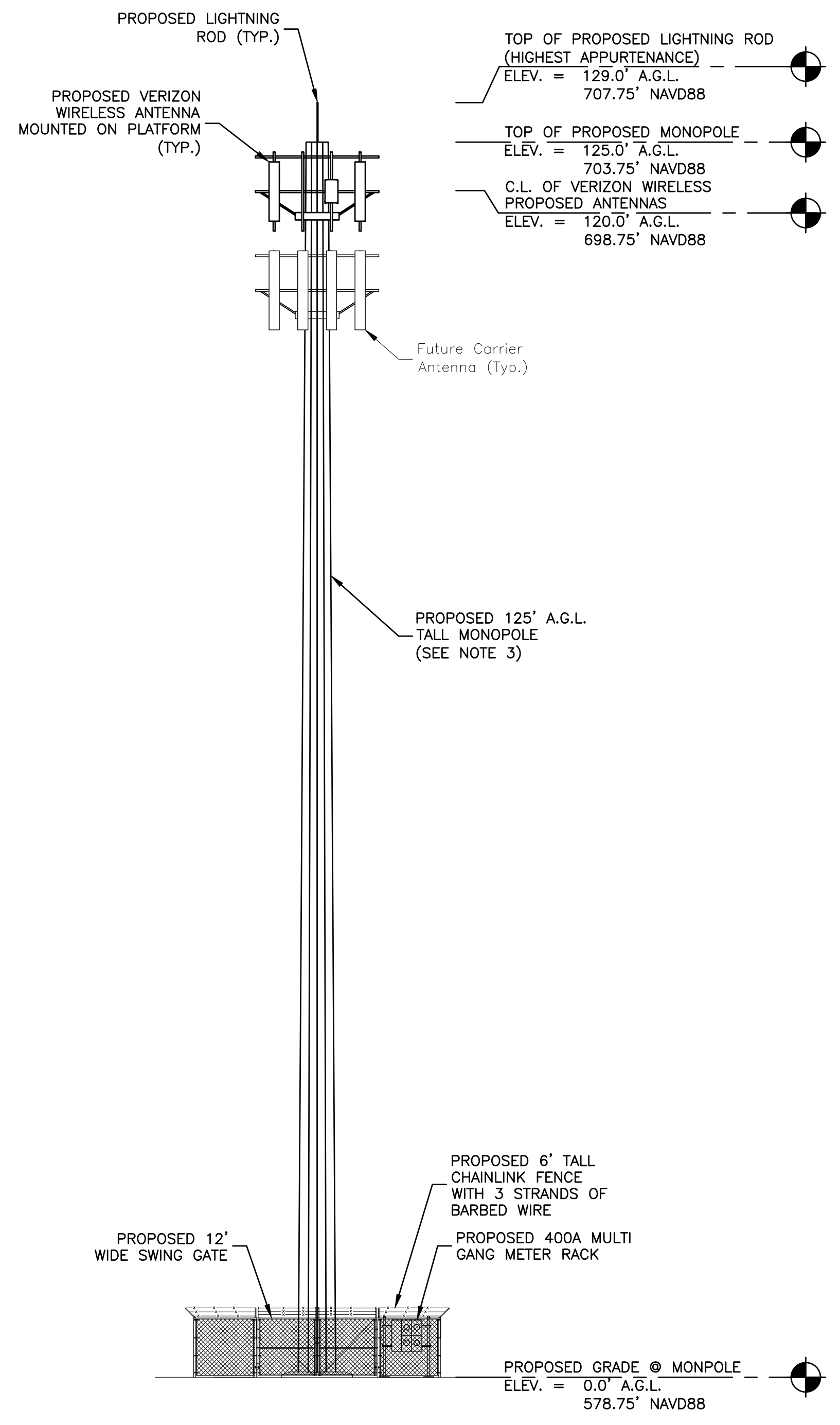
- PROPOSED LOCATIONS ARE CONCEPTUAL AND FOR ZONING PURPOSES ONLY.
- FINAL UTILITY ROUTING PENDING FINAL UTILITY DESIGN AND LANDOWNER APPROVAL.
- TOWER AND TOWER FOUNDATION DESIGN & ANALYSIS BY OTHERS.
- SOME EXISTING & FUTURE INFORMATION NOT SHOWN FOR CLARITY.
- X - SPOT GRADE.  
A.G.L. - ABOVE GROUND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

1



- NOTES:**
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  5. X - SPOT GRADE.  
A.G.L. - ABOVE GROUND LEVEL  
C.L. - CENTERLINE  
NAVD88 - NATIONAL VERTICAL DATUM OF 1988

**COMPOUND PLAN** ①  
 SCALE: 1"=10' FOR 11"x17"  
 1"=5' FOR 22"x34"  
 0' 5' 10'



**ELEVATION** ②  
 SCALE: 1"=20' FOR 11"x17"  
 1"=10' FOR 22"x34"  
 0' 10' 20'



8916 77TH TERRACE EAST, SUITE 103  
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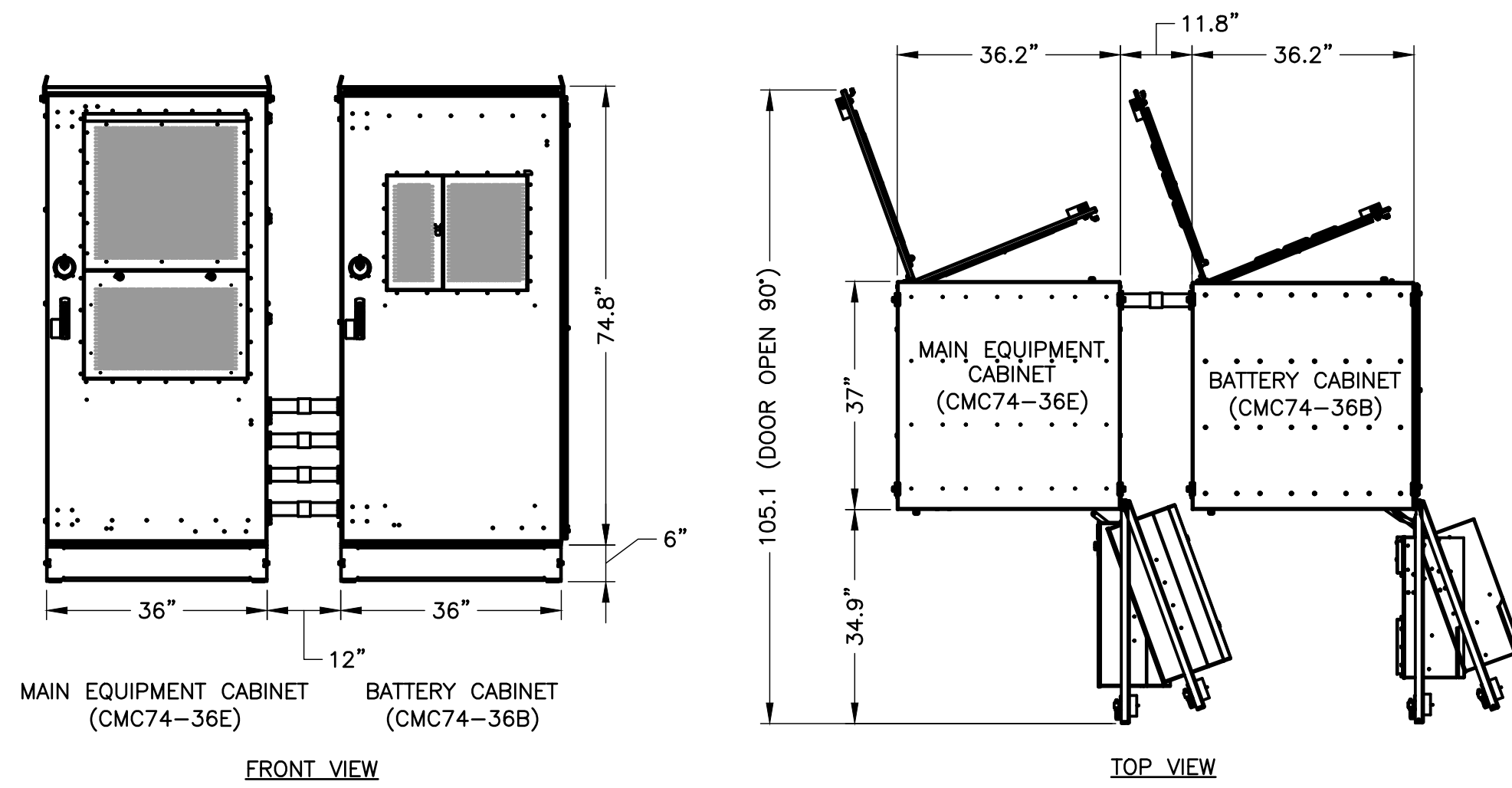
CALL ROAD  
 COLRAIN, MA 01340

SHEET TITLE

COMPOUND PLAN  
 & ELEVATION

SHEET NUMBER

Z-6

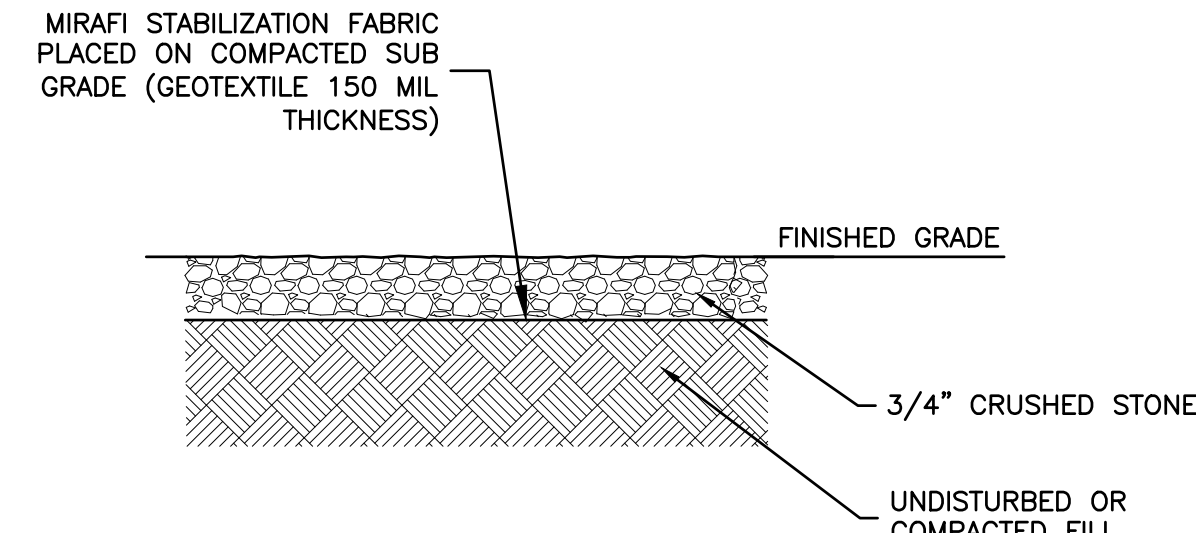


**COMMSCOPE EQUIPMENT CABINETS**

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



1



**NOTE:**

1. FILL SHALL CONSIST OF CLEAN SOIL, NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.

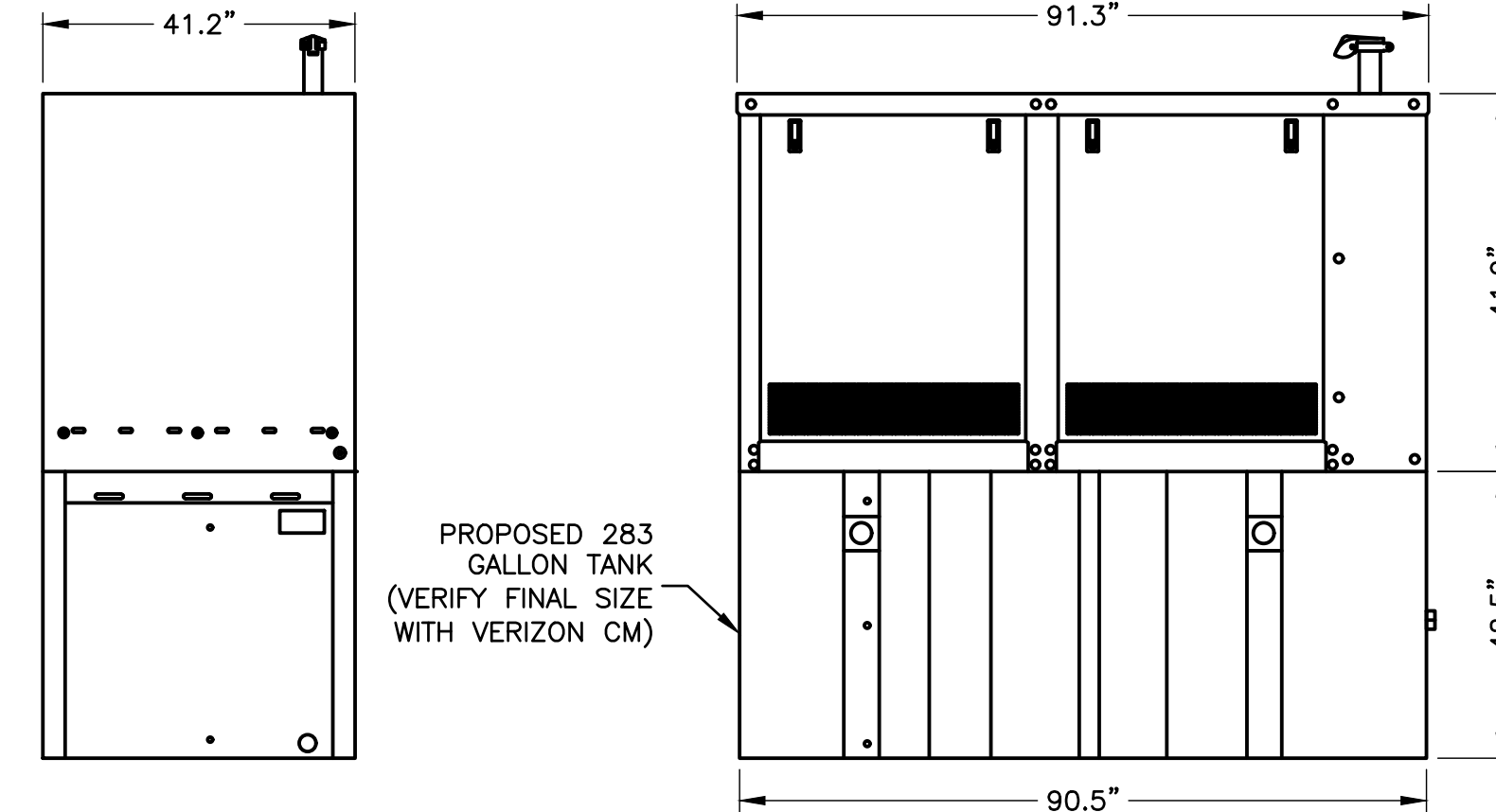
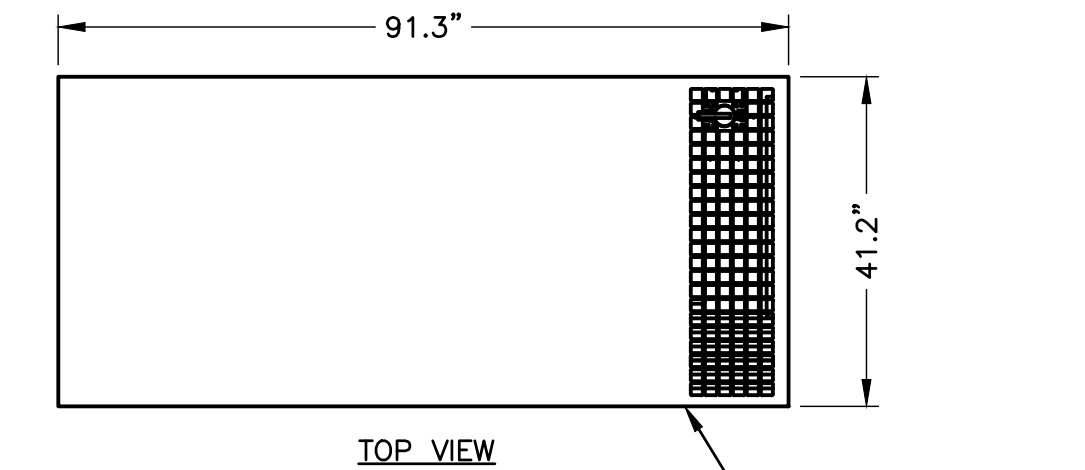
**GRAVEL YARD DETAIL**

SCALE: N.T.S.

2

**NOTES:**

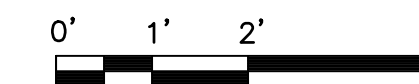
1. STUB-UPS MAY VARY ON LOCATION WITH GENERATOR USED.
2. CONTRACTOR TO COORDINATE WITH GENERATOR MANUFACTURER FOR EXHAUST PIPE INSTALLATION WITH BULLHEAD RISER OR RAIN CAP.
3. GENERATOR INSTALLATION SHALL COMPLY WITH NFPA 37 & MANUFACTURER SPECIFICATIONS.
4. CONTRACTOR TO VERIFY WITH C.M. FOR FINAL MANUFACTURER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



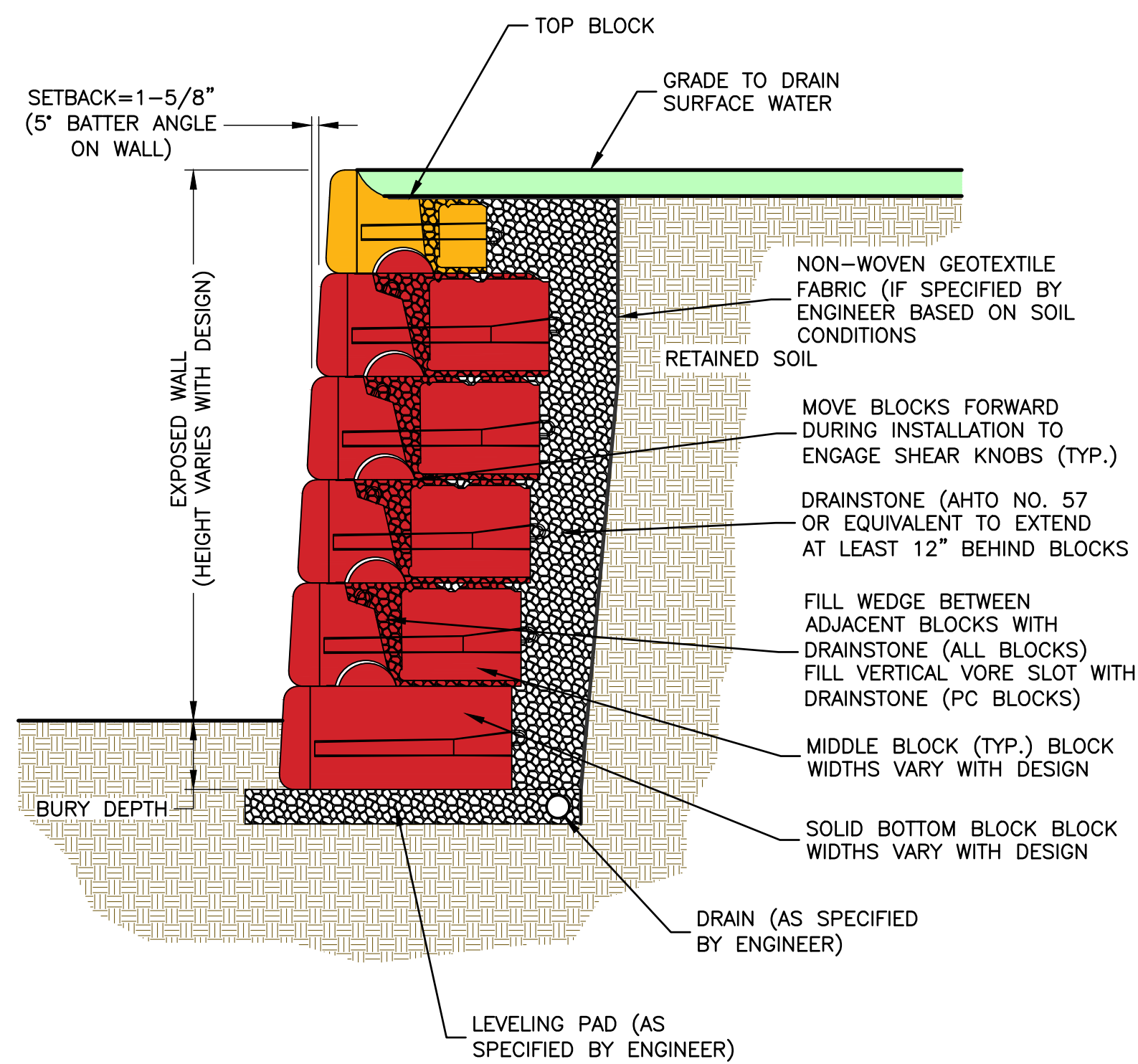
MANUFACTURER:	KOHLER
MODEL:	50REOZJE
WEIGHT:	4,700 LBS

**50KW DIESEL GENERATOR**

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



3



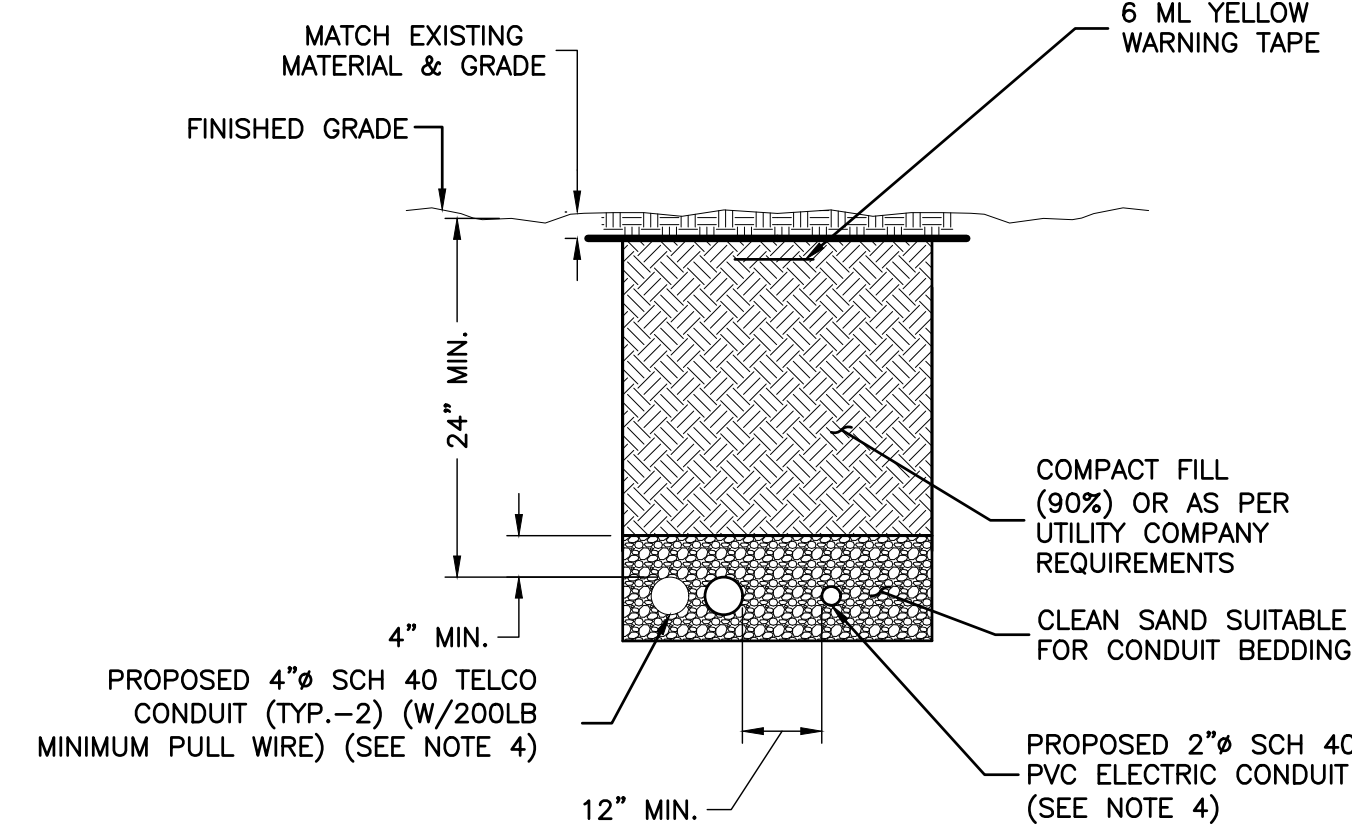
**NOTE:**

1. THIS DRAWING IS FOR REFERENCE ONLY. FINAL DESIGN BY REDI-ROCK LICENSED PROFESSIONAL ENGINEER.

**GRAVITY RETAINING WALL SECTION**

SCALE: N.T.S.

4



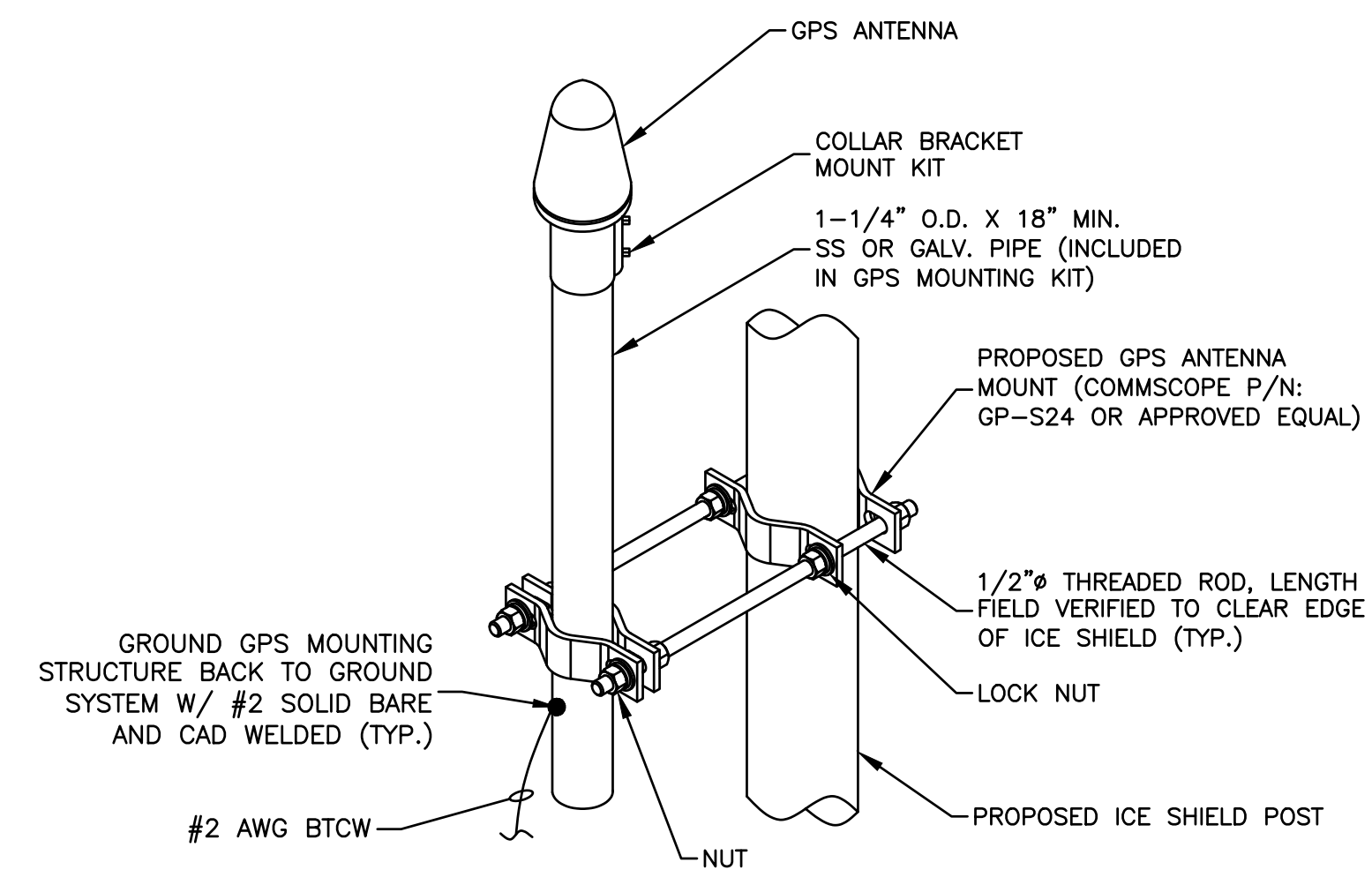
**NOTES:**

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



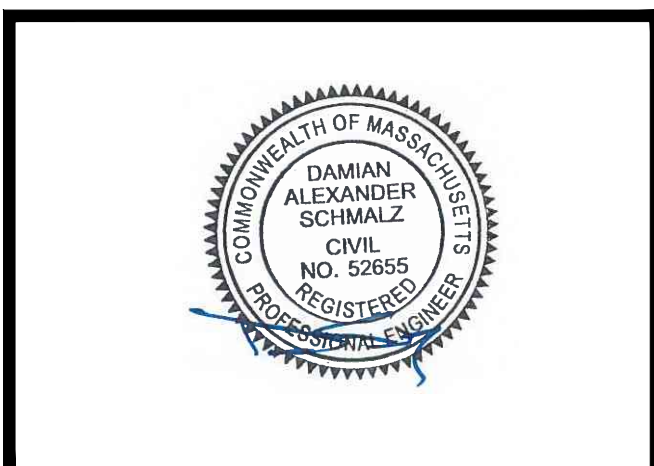
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FAX: 617.695.3310



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

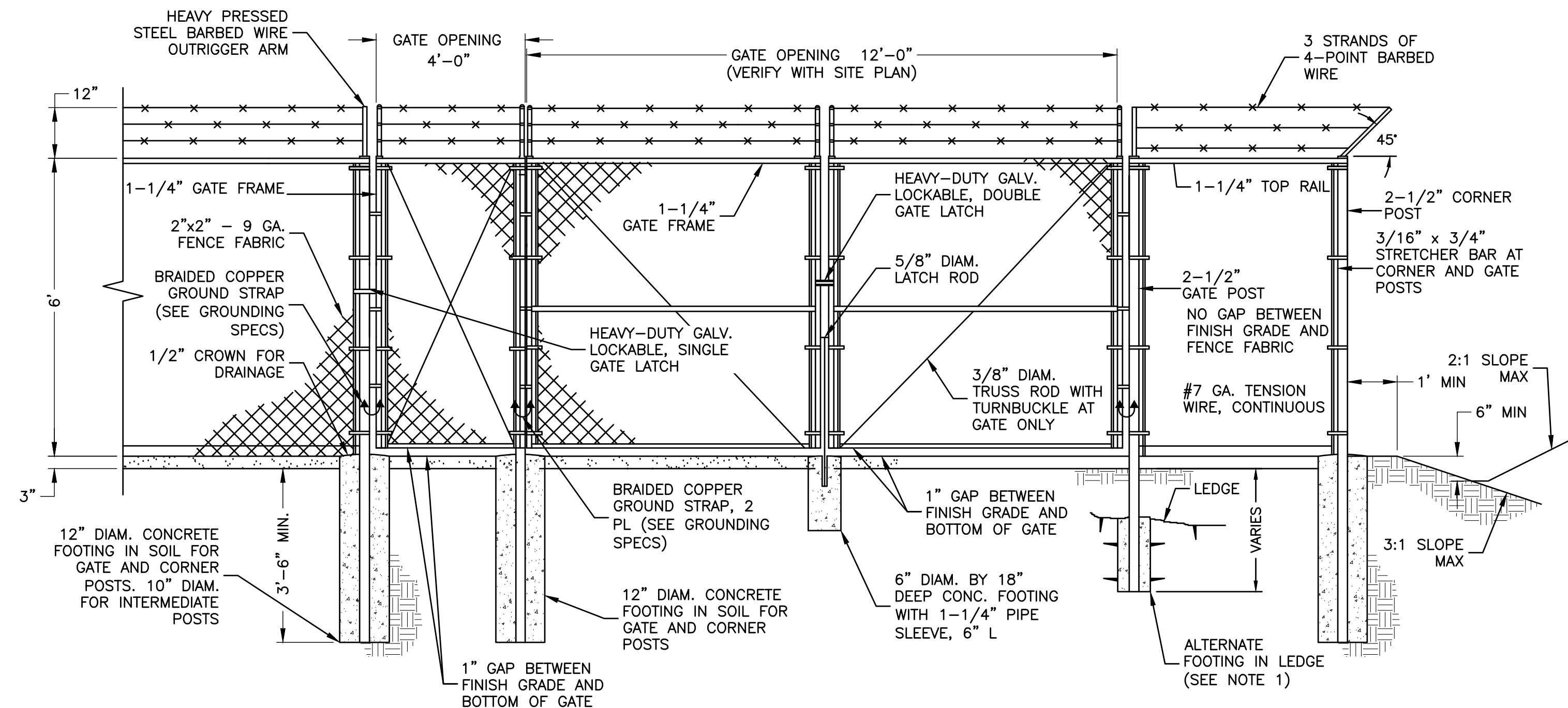
SHEET TITLE

TYPICAL DETAILS-I

SHEET NUMBER

Z-7





**FENCE NOTES:**

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.

**GATE & FENCE DETAIL**

SCALE: N.T.S.

1

**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:

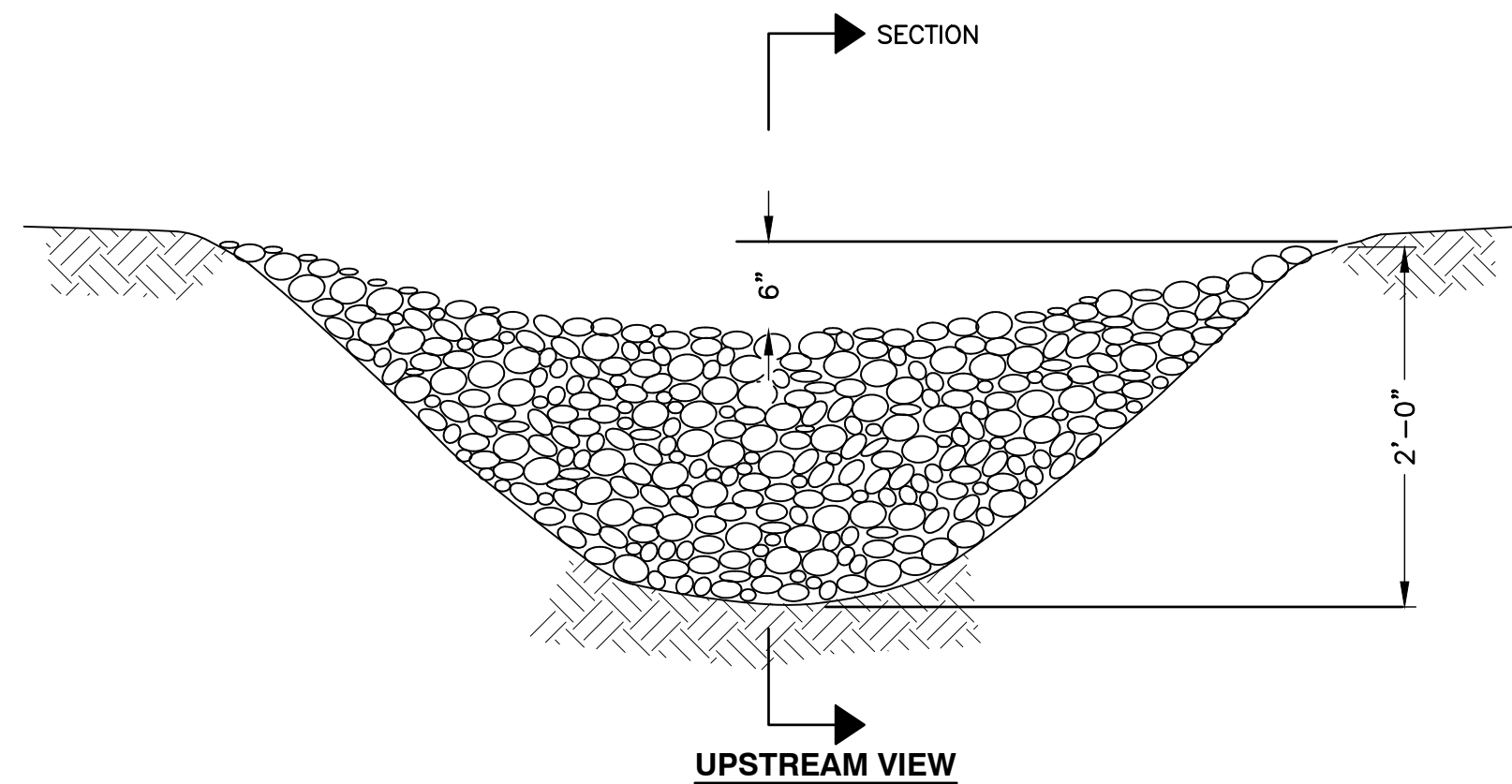
**WILDFLOWER SLOPE MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):**

- 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 TREFLOIL (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% BLACKEYED SUSAN (MIN. 3 LBS/ACRE)
- 3% WILD LUPINE (MIN. 3 LBS/ACRE)

**GENERAL SLOPE 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)

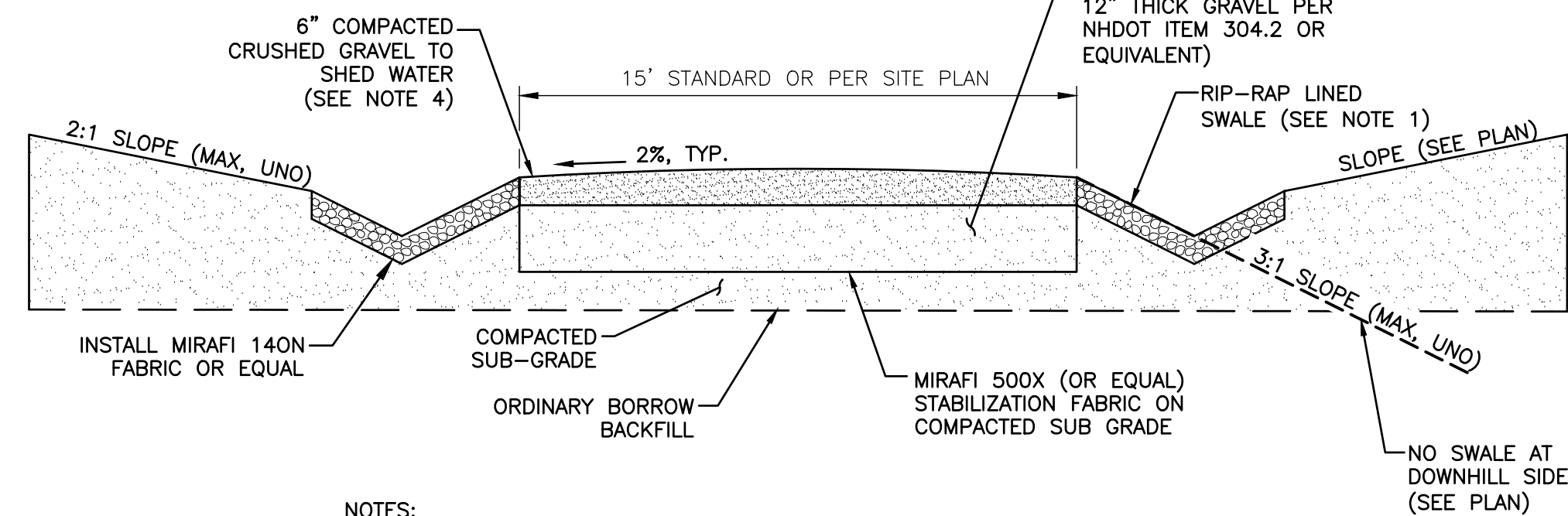
- a. PLACING LOAM ON SITE:  
ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
- b. PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
- c. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.
- B. SEED BED PREPARATION:  
AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDED 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.



**CHECK DAM DETAIL**

SCALE: N.T.S.

3

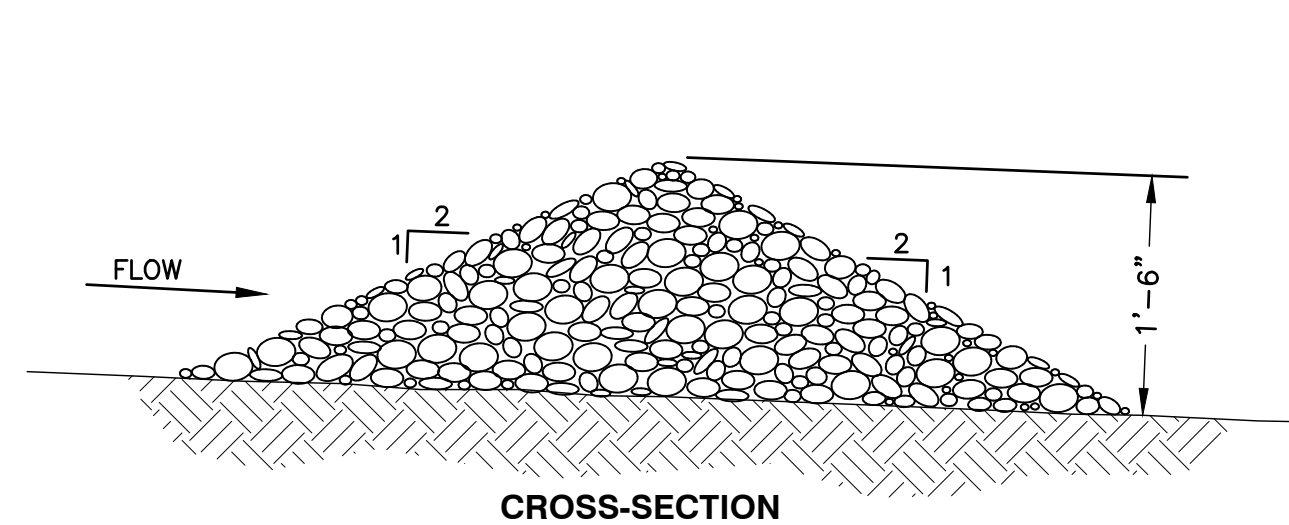


**NOTES:**

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. CRUSHED GRAVEL TO BE PER NHDOT ITEM 304.4 OR EQUIVALENT.
5. 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.

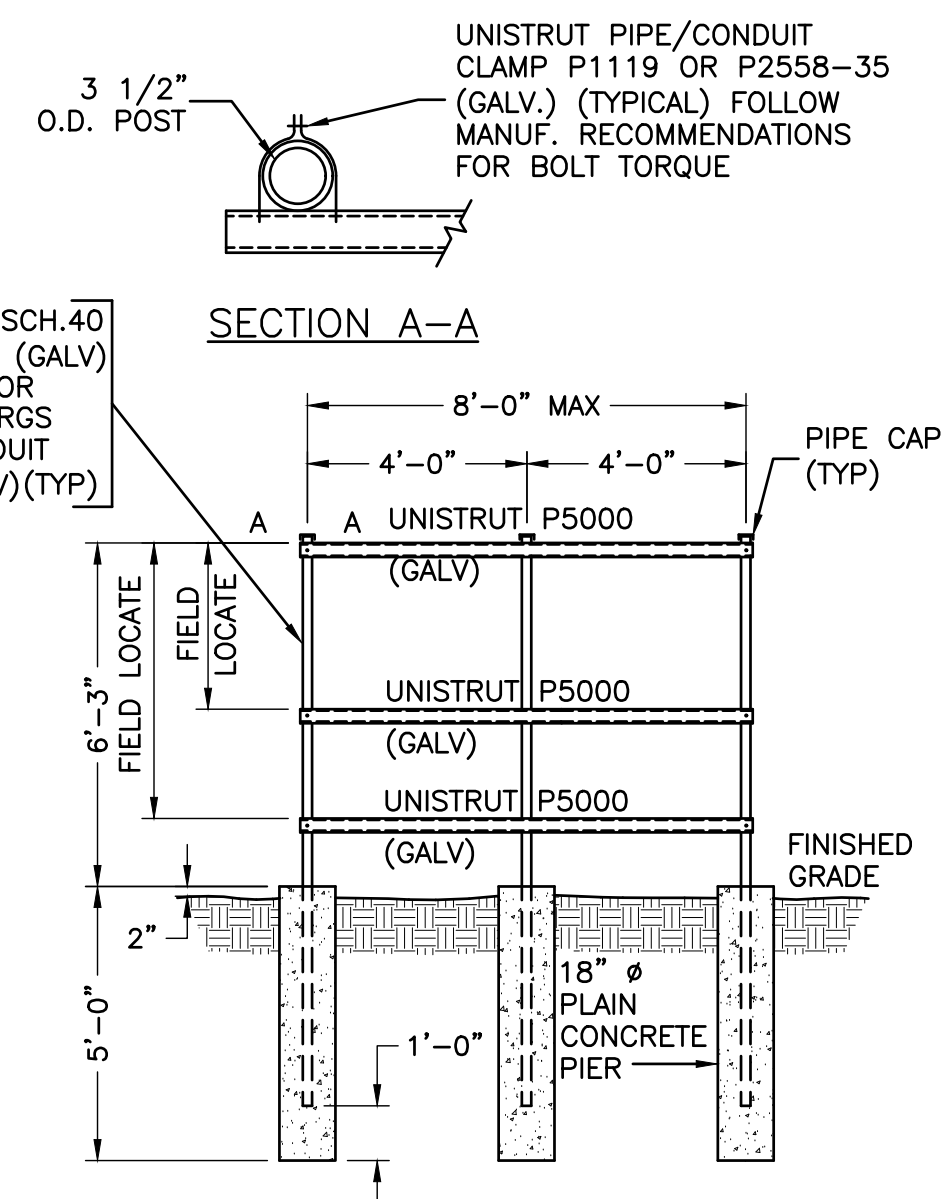
**TYP. ROAD CROSS SECTION WITH SWALES**

2



**NOTES:**

1. DAM TO BE CONSTRUCTED OF 2 - 3" STONE.
2. DURING CONSTRUCTION, SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE HALF OF THE CHECK DAM HEIGHT.



**UTILITY MOUNTING RACK DETAIL**

SCALE: N.T.S.

4



8916 77TH TERRACE EAST, SUITE 103  
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**ZONING DRAWINGS**

NO.	DATE	DESCRIPTION
1	02/05/25	FOR SUBMITTAL
0	01/28/25	FOR SUBMITTAL
B	01/02/25	FOR REVIEW
A	12/20/24	FOR REVIEW



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NOT FOR CONSTRUCTION