



IN CITY COUNCIL

Marlborough, Mass., JUNE 6, 2022

ORDERED:

IN CITY COUNCIL
NOTICE OF DECISION
GRANT OF SPECIAL PERMIT

Special Permit Application of:
Cellco Partnership d/b/a Verizon Wireless
118 Flanders Road
Westborough, MA 01581
Order No. 22-1008570C

Locus:
763-769 Donald J. Lynch Boulevard
Marlborough, MA 01752
Assessors Map 50, Parcel 7B

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of Cellco Partnership d/b/a Verizon Wireless, with a mailing address of 118 Flanders Road, Westborough, Massachusetts, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: **June 6, 2022.**

The Decision of the City Council was filed in the Office of the City Clerk of Marlborough on the **7th** day of **June 2022.**

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this **28th** day of **June 2022.**

Given under Chapter 40A Section 17 of the General Laws.

A TRUE COPY

ATTEST:

City Clerk



IN CITY COUNCIL

Marlborough, Mass., JUNE 6, 2022

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IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

DECISION ON A SPECIAL PERMIT ORDER NO. 22-1008570C

Application of:

Cellco Partnership d/b/a Verizon Wireless
118 Flanders Road
Westborough, MA 01581
Order No. 22-1008570C

Locus:

739-769 Donald Lynch Boulevard, Marlborough, MA
Assessor's Map 50, Parcel 7B

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Cellco Partnership d/b/a Verizon Wireless (the "Applicant") to allow for the construction of a new Wireless Communications Facility stealth monopole tower with accessory ground equipment including a diesel-fueled stand-by power generator pursuant to the submitted plans, as provided in the DECISION and subject to the Findings of Fact and Conditions therein.

FINDINGS OF FACT

1. The Applicant is a duly organized and existing corporation and FCC Licensee having a local business address of 118 Flanders Road, Westborough, MA 01581 with correspondences being sent via Applicant's Agent c/o Gehring & Associates, LLC, P. O. Box 98, West Mystic, CT 06388.
2. The Applicant is a lessee of a portion of the property located at 739-769 Donald Lynch Boulevard, Marlborough, MA (Assessor's Map 50, Parcel 7B), Marlborough, Massachusetts (the "Site").
3. On April 6, 2022, the Applicant filed with the City Clerk of the City of Marlborough an application (hereinafter referred to as the "Application") for a Special Permit under Chapter 650 (Zoning) of the Code of the City of Marlborough (hereinafter referred to as the "Zoning Ordinance"), Section 650-25 entitled Wireless Communications Facilities.



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ORDERED:

4. In accordance with Article V, Section 650-18(A)(20) and Section 650-25 of the Zoning Ordinance, the Applicant proposes the installation of a new Wireless Communications Facility stealth monopole tower with accessory ground equipment including a diesel-fueled stand-by power generator (the "Use") at the Site, as shown in the plans submitted with the Application and referenced in paragraph 5 below.
5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and plans entitled "Wireless Telecommunications Installation With New 80' RF-Transparent Monopole" by Chappell Engineering Associates, LLC, with the last revision date of March 18, 2022, including Title Sheet (T01), Property Plan (C01), Site Plan (C02), Equipment Area Plan (A01), Southeast Site Elevation and Southwest Site Elevation (A02), and Site Details (A03) (collectively the "Plans"), attached hereto as **"ATTACHMENT A"**.
6. Pursuant to the Application, the Applicant is licensed by the FCC to provide personal wireless services in the City of Marlborough and surrounding areas and currently has a problem with significant gaps in coverage and capacity issues with coverage that could be alleviated by installing a new site on the subject location as shown on the submitted RF Report and plans.
7. The Site is located in the Limited Industrial (LI) Zoning District which allows a Special Permit to be issued for a Wireless Communication Facility ("WCF").
8. Pursuant to the Rules and Regulations of the City Council of the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application, and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters and the planning boards of all surrounding towns entitled thereto in accordance with applicable regulations and law.
9. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on May 9, 2022. The public hearing was held in the City Council Chamber, at the Marlborough City Hall, 140 Main Street. The public hearing was closed on May 9, 2022.



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10. The Applicant presented testimony at the public hearing wherein all Twelve (12) Tabs of the contents of the submitted Application Binders were reviewed and the submitted materials and substantial evidence was recapped and reviewed as follows:
 - Tab 1 - City of Marlborough required application forms.
 - Tab 2 - Statement in Support of Application wherein all the Zoning Ordinance provisions pertaining to wireless facilities and special permits are analyzed line-by-line in addition to an Alternate Site Analysis justifying the choice of the subject property for the proposed installation of the Use.
 - Tab 3 - Landowner Authorization - demonstrating Applicant's leasehold interest in the property with permission to file the submitted application.
 - Tab 4 - Assessor's Field Card, Tax Map and Deed, for reference.
 - Tab 5 - Copies of Applicant's twelve (12) FCC Licenses authorizing broadcasts from Marlborough and the surrounding areas.
 - Tab 6 - Radio Frequency Engineer's RF Report describing why the site is needed, complete with coverage maps showing the significant capacity and coverage problems the subject site is designed to rectify.
 - Tab 7 - Confirmation of RF Emissions compliance pursuant to applicable FCC regulations wherein it is predicted the Use will give off less than six percent (6%) of the maximum allowed for such facilities on the ground adjacent to the facility.
 - Tab 8 - FAA clearance to build the proposed stealth pole as it will not be an obstruction or hazard to air navigation.
 - Tab 9 - An Acoustical Report demonstrating compliance with all applicable noise regulations.
 - Tab 10 - Statement from a licensed Real Estate Appraiser concluding that construction of the Use will have no deleterious impact on surrounding property values.
 - Tab 11 - Photosimulations created by performing a balloon float on March 23, 2022. An exhibit was passed out to the Councilors showing the proposed pole painted different colors so that the Council could choose.
 - Tab 12 - Site Plans and Elevation Drawings by Chappell Engineering, with last revision date March 18, 2022, showing the proposed facility which will occupy four (4) parking spaces adjacent to the existing building which currently hosts the EMS and DSW stores, next door to Best Buy.
11. At the Public Hearing, there were no members of the public speaking in opposition to the Use.



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ORDERED:

12. No written comments in favor or in opposition were received regarding the Use.
13. Only one member of the public had any questions or comments, which pertained to the stand-by generator's fuel source (diesel) and how the paint on the proposed pole would be adhered (Applicant said answer would be provided to committee).

BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND TAKES THE FOLLOWING ACTIONS:

- A. The Applicant has complied with the Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- B. The City Council finds the proposed Use of the Site is in harmony with the intent and general purpose of the Zoning Ordinance of the City of Marlborough when subject to appropriate terms and conditions as provided in this Decision. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.
- C. The City Council finds that the proposed Use is consistent with the purposes of Section 650-25 governing WCFs in the City. There are no other existing communications towers or tall buildings in the vicinity of the subject property that could accommodate the Applicant's antennas thereby justifying the need to construct this new proposed facility constituting the Use.
- D. The proposed WCF and location are consistent with both the applicable review standards in Section 650-25(D) and the development requirements in Section 650-25(E).
- E. The City Council recognizes the Applicant is a federal licensee afforded certain protection under federal telecommunications law, to the extent provided by law.
- F. The City Council confirms the Applicant has demonstrated the need to construct the proposed facility to solve certain wireless coverage and capacity issues that currently exist in its network in the vicinity as enumerated in the submitted RF report.
- G. The City Council finds that the proposed Use, which will enhance wireless telecommunications, is good for business and good for the public safety and convenience where much of the population now owns and relies on wireless connectivity and a majority of 911 calls are now made on wireless telephones.



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ORDERED:

- H. The City Council finds that there are adequate, ample, in-fact surplus, parking spaces on the host parcel so the Applicant's use of four (4) parking spaces for its development of the Use will have de minimis and negligible overall impact on the parking situation on site.
- I. The City Council finds the proposed Use, which consists of an unmanned and unoccupied facility, will have no impact on traffic and pedestrian safety in the area.
- J. The City Council finds the proposed Use will not be contrary to the public health, safety, convenience and welfare and will not be offensive or detrimental given its modest height which is in-fact lower than the average height of all the surrounding towers the Use will connect with.
- K. The City Council, pursuant to its authority under MGL Chapter 40A and the City of Marlborough Zoning Ordinance **GRANTS** to the Applicant a Special Permit for construction of the Use, a new stealth pole Personal Wireless Communications Facility as shown on the submitted Plans, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:
 1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.
 2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and no occupancy permit shall be issued until the Applicant has complied with all conditions. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
 3. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.



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4. Compliance with Applicable Laws. The Applicant, its successors and/or assigns agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.
5. All work performed on the Site shall comply with this Decision. No other building or construction or activity (including but not limited to any other communications device, WCF, tower, etc.) shall occur without further modification of this Special Permit. This condition shall be interpreted consistent with federal law governing WCF's.
6. The proposed stealth monopole shall be painted the color Delorean Gray as discussed and approved by Committee and ratified by the full Council.
7. Routine testing of the stand-by generator shall only occur during weekdays between 10:00 AM and 2:00 PM.
8. No signage or advertising of any sort shall be permitted on the proposed stealth pole.
9. There shall be no climbing pegs which would allow unauthorized individuals to climb the proposed pole.
10. The Applicant shall work with the Fire Department or its designee to provide space for the attachment of a public safety antenna on the top of the proposed tower along with ground space inside the compound for its municipal radio equipment should the City pursue attaching an antenna to the proposed site to improve public safety communications. The Applicant shall provide this space rent-free, but the City shall be responsible for the costs of the antenna, equipment, installation, and maintenance of said antenna and equipment. The Applicant and City shall work cooperatively to execute an agreement covering the terms of this installation as provided herein.
11. The Applicant shall comply with all applicable conditions for WCFs on private property as set forth in Section 650-25(F), each of which shall constitute conditions of this special permit, except that the Applicant does not need to provide annual certifications of compliance with FAA and FCC rules and regulations pursuant to Sections 650-25(F)(1) and 650-25(F)(2) to the extent that those annual certifications do not exist.



IN CITY COUNCIL

Marlborough, Mass., JUNE 6, 2022

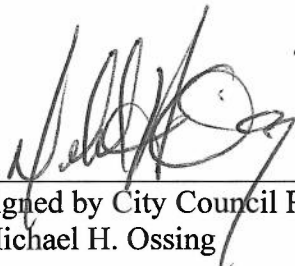
PAGE 7

ORDERED:

12. In accordance with the provisions of Massachusetts General Laws Chapter 40A, Section 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council Office, the Building Department and the City Solicitor's Office.

Yea: 11 – Nay: 0

Yea: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.



Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
22-1008570C

ORDER NO. 22-1008570C

ATTACHMENT

A



20 ALEXANDER DRIVE, WALLINGFORD, CT 06492

739 DONALD LYNCH BOULEVARD
MARLBOROUGH, MA 01752

PROJECT TYPE: WIRELESS TELECOMMUNICATIONS
INSTALLATION WITH NEW 80' RF-TRANSPARENT MONOPOLE

SITE INFORMATION:

PROPERTY OWNER: RK MARLBOROUGH LLC.
C/O RK CENTERS
50 CABOT STREET, STE. 200
NEEDHAM, MA 02464

APPLICANT: CELCO PARTNERSHIP
(dba VERIZON WIRELESS)
20 ALEXANDER DRIVE
WALLINGFORD, CT 06492

SITE ADDRESS: 739 DONALD LYNCH BOULEVARD
MARLBOROUGH, MA 01752

COUNTY: MIDDLESEX COUNTY, MA

SITE CONTROL POINT: CENTER OF PROPOSED RF-TRANSPARENT MONOPOLE
N 42°-21'-08.48" (42.352358) (NAD '83)
W 71°-57'-08.51" (71.9475) (NAD '83)

ZONING CLASSIFICATION: LI (LIMITED INDUSTRIAL)

ZONING JURISDICTION: CITY OF MARLBOROUGH, MA

TAX ID PARCEL NUMBER: MAP 50 PARCEL 7B

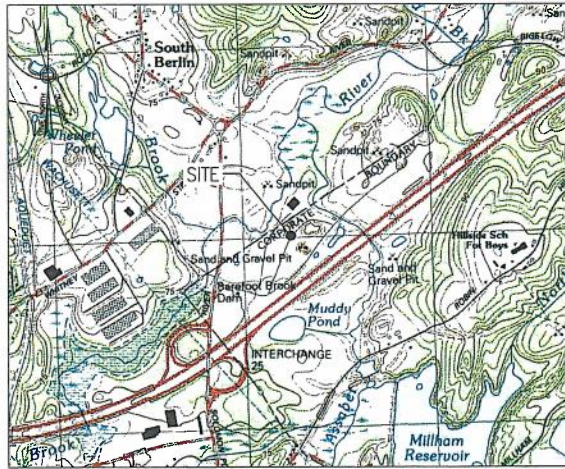
ARCHITECT / ENGINEER: CHAPPELL ENGINEERING ASSOCIATES, LLC
201 BOSTON POST ROAD WEST, SUITE 101
MARLBOROUGH, MA 01752

RESIDING POWER COMPANY: NATIONAL GRID (SOUTHEAST OPERATING AREA)
246 SOUTH MAIN STREET
HOPEDALE, MA 01747
(800) 975-7405

TELEPHONE COMPANY: VERIZON
185 FRANKLIN STREET
BOSTON, MA 02107
(800) 841-9900

VICINITY MAP

SCALE: 1"=1000'



DRIVING DIRECTIONS

FROM WALLINGFORD, TAKE I-91 NORTH, TAKE EXIT 29 ON LEFT FOR U.S. 5 N/CONNECTICUT 15 N/44 EAST TOWARD EAST HARTFORD/BOSTON, MERGE ONTO US-5 NORTH, CONTINUE ONTO CT-15 NORTH, TAKE THE EXIT ON THE LEFT ONTO I-84 EAST TOWARD BOSTON, TAKE THE EXIT ONTO I-90 EAST TOWARD BOSTON/MA - MAINE, TAKE EXIT 80 FOR I-290 EAST TOWARD WORCESTER, TAKE EXIT 30B FOR SOLOMON POND MALL ROAD TOWARD BERLIN, MERGE ONTO SOLOMON POND ROAD, CONTINUE ONTO SOLOMON POND MALL ROAD, TURN RIGHT ONTO DONALD LYNCH BOULEVARD. THE SITE WILL BE STRAIGHT AHEAD ON THE RIGHT HAND SIDE.

SHEET INDEX

DWG.	DESCRIPTION	REV.
T01	TITLE SHEET	3
C01	PROPERTY PLAN	3
C02	SITE PLAN	3
A01	EQUIPMENT AREA PLAN	3
A02	SOUTHEAST SITE ELEVATION AND SOUTHWEST SITE ELEVATION	3
A03	SITE DETAILS	3

DO NOT SCALE DRAWINGS

ALL PLANS, EXISTING DIMENSIONS AND CONDITIONS AT THE PROPOSED PROJECT SITE SHALL BE VERIFIED IN THE FIELD DURING THE CONSTRUCTION PHASE. THE PROJECT OWNERS REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IMMEDIATELY PRIOR TO PROCEEDING WITH THE PROPOSED WORK AFFECTED BY SUCH DISCREPANCIES. IN THE EVENT OF LACK OF SUCH NOTIFICATION, SUCH DISCREPANCIES SHALL BECOME THE RESPONSIBILITY OF THE PREVAILING CONTRACTOR RESPONSIBLE FOR CONSTRUCTION.

PROJECT DESCRIPTION

- THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT INSTALLATION AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNAL FOR THE PURPOSE OF PROVIDING PUBLIC WIRELESS TELECOMMUNICATIONS SERVICE.
- THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

ZONING DRAWINGS
(NOT FOR CONSTRUCTION)

CLIENT:



ARCHITECT/ENGINEER:



R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508) 481-7400
www.chappellengineering.com

SEAL:



ENGINEER/LAND SURVEYOR DATE

DRAWING SCALE NOTE:

THESE DIMENSIONS HAVE BEEN PROVIDED IN ARCH & EXISTING FORMS. AS SUCH, THE WIDTH SCALE SHALL BE USED FOR THE PURPOSE OF A CONTRACTOR'S USE. ALL DIMENSIONS SHALL BE REPRODUCED AS SHOWN. IN THE EVENT OF A CONFLICT, THE SCALE SHALL SUPERSEDE WRITTEN NOTES.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR \$3X REVIEW	1/7/22
1	REVISED PER COMMENTS	2/8/22
2	REVISED PER (2/10/22) RTDS	2/18/22
3	ISSUED FOR ZONING	3/18/22

PROJECT LOCATION:

739 DONALD LYNCH BOULEVARD
MARLBOROUGH, MA 01752

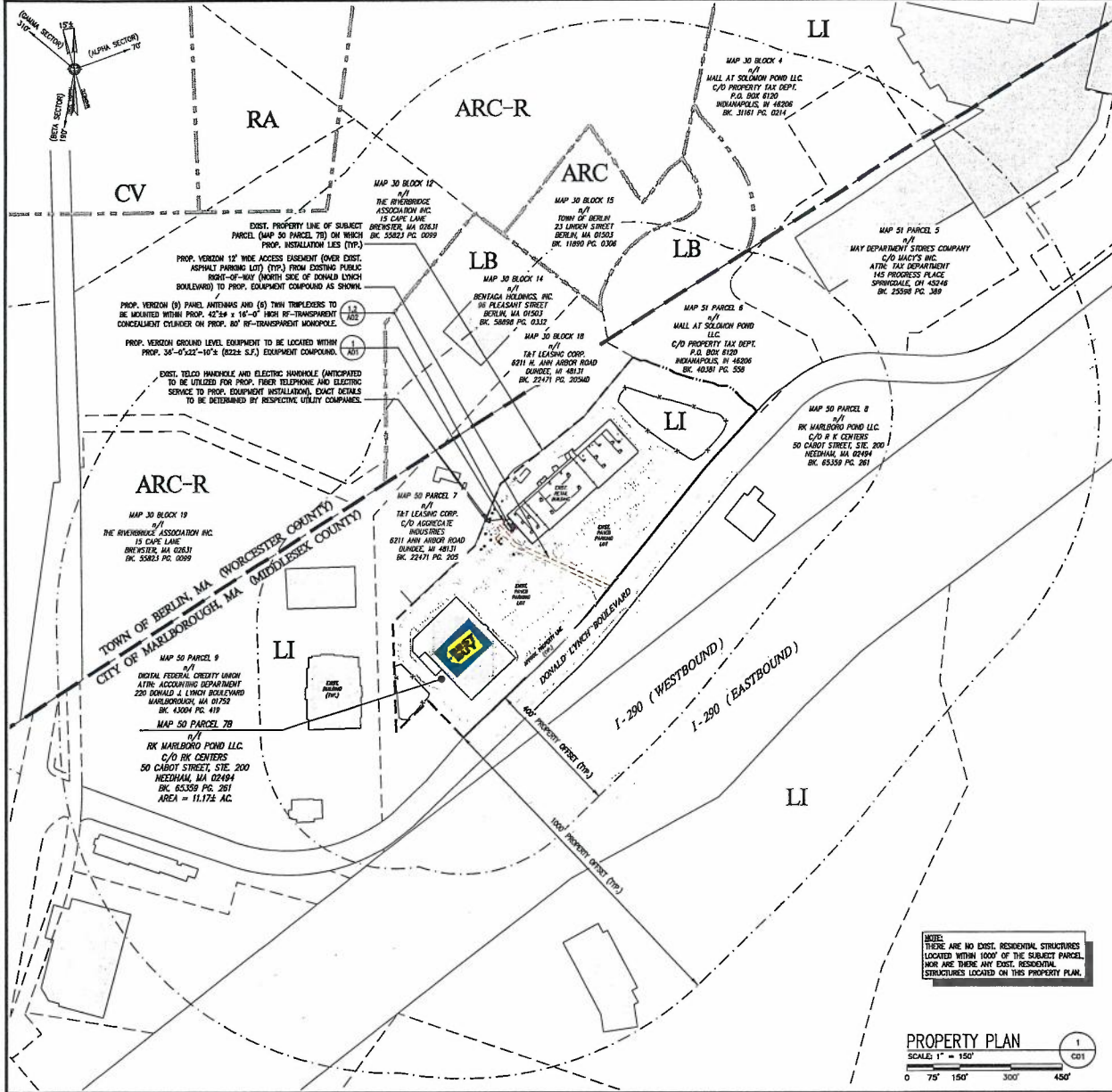
DRAWING TITLE:

TITLE SHEET

DRAWING NO.:

T01

SCALE:	DESIGNED BY: GRS	VIEW PROJECT CODE:
AS SHOWN	CHECKED BY: GRS	29181072
CSA PROJECT NO: 96210.363	ORIGINAL ISSUE DATE: 1/7/22	VIEW PROJECT NO: 18034178
		VIEW LOCATION CODE: 2953253



GENERAL NOTES:

- LIMITED DESIGN VISIT DATE: 6/30/21
- LIMITED FIELD SURVEY DATE: 1/25/22
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD '83)
- SITE CONTROL POINT: CENTER OF PROPOSED 8F-TRANSPARENT MONOPOLE
LATITUDE N. 42°-21'-08.48" (42.352356°) (NAD '83)
LONGITUDE W. 71°-37'-08.51" (71.618475°) (NAD '83)
- LAND OWNER: BK MARLBORO POND LLC
C/O BK CENTERS
50 CABOT STREET, STE. 200
NEEDHAM, MA 02464
- SITE ADDRESS: 739 DONALD LYNCH BOULEVARD
MARLBOROUGH, MA 01752
- APPLICANT: CELCO PARTNERSHIP
(AKA VERIZON WIRELESS)
20 ALEXANDER DRIVE
WALLINGFORD, CT 06492
- ZONING JURISDICTION: CITY OF MARLBOROUGH, MA
- TAX ID: MAP 50 PARCEL 7B
BK. 65359 PG. 261
- DEED REFERENCE: CITY OF MARLBOROUGH ASSESSOR/OS MAPS
- PLAN REFERENCES: U (LIMITED INDUSTRIAL)
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. CALL DUGSAFE 1-888-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- THE PROPERTY LINES SHOWN WERE COMPILED UTILIZING CITY OF MARLBOROUGH ASSESSOR'S PLANS, OS, RECORDED DEEDS AND PLANS OF REFERENCE AS INDICATED. A COMPLETE BOUNDARY SURVEY WAS NOT UTILIZED IN THE PREPARATION OF THESE PLANS.
- THE SITE IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF MARLBOROUGH, (MAP NUMBER 201010419S) EFFECTIVE 7/07/2014.
- BEARING SYSTEM OF THIS PLAN IS BASED ON GRID NORTH. TRUE NORTH WAS ESTABLISHED FROM GPS OBSERVATIONS. IT IS NOT INTENDED TO BE AN EXACT REPRESENTATION OF TRUE NORTH.

LEGEND

- OR --- STREET
- PROPERTY LINE
- - - - - ABUTTING PROPERTY LINE
- - - - - PROPERTY OFFSET/RADIUS
- - - - - EXIST. EASEMENT
- - - - - EXIST. CHAIN LINK FENCE
- - - - - EXIST. STOCKADE FENCE
- - - - - EXIST. EDGE OF PAVEMENT
- - - - - EXIST. OVERHEAD UTILITIES
- - - - - APPROXIMATE ZONING BOUNDARY
- - - - - APPROXIMATE TOWN LINE

ZONING DISTRICT LEGEND

CITY OF MARLBOROUGH	
LI	LIMITED INDUSTRIAL
TOWN OF BERLIN	
ARC	AGRICULTURAL-RECREATIONAL-CONSERVATION
ARC-R	ARC-CONSERVATION RESTRICTION
CV	COMMERCIAL-VILLAGE
RA	RESIDENTIAL AGRICULTURE
LB	LIMITED BUSINESS
LI	LIMITED INDUSTRIAL



ARCHITECT/ENGINEER:

R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508) 481-7400
www.chappellengineering.com

SEAL:

ENGINEER/LAND SURVEYOR DATE

DRAWING SCALE NOTE:

THESE DRAWINGS HAVE BEEN PREPARED BY ME (OR BY MY EMPLOYER) IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND REGULATIONS OF THE STATE OF MASSACHUSETTS. I AM A LICENSED PROFESSIONAL ENGINEER AND I AM NOT PROVIDING ANY SERVICES OUTSIDE THE SCOPE OF MY LICENSE. I AM NOT PROVIDING ANY SERVICES OUTSIDE THE SCOPE OF MY LICENSE. I AM NOT PROVIDING ANY SERVICES OUTSIDE THE SCOPE OF MY LICENSE.

REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERM REVIEW	1/7/22
1	REVISED PER COMMENTS	2/8/22
2	REVISED PER (2/10/22) RFDS	2/16/22
3	ISSUED FOR ZONING	3/16/22

PROJECT LOCATION:

739 DONALD LYNCH BOULEVARD
MARLBOROUGH, MA 01752

DRAWING TITLE:

PROPERTY PLAN

DRAWING NO.:

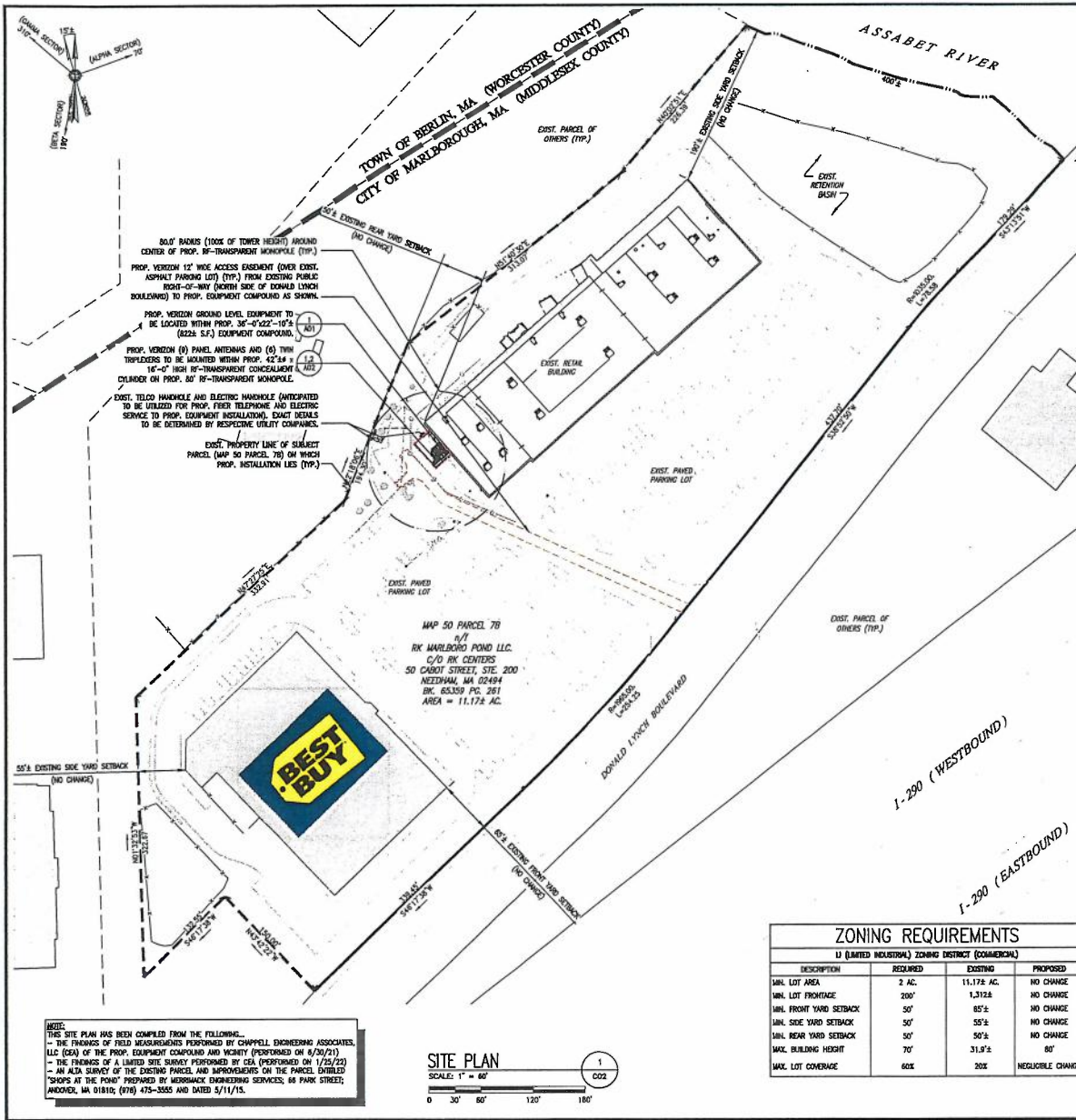
C01

SCALE:

DESIGNED BY: GRS	VIEW PROJECT CODE:
CHECKED BY: GRS	2018031727
DATE PROJECT NO.:	18034179
98210-363	1/7/22
	VIEW LOCATION CODE:
	295353

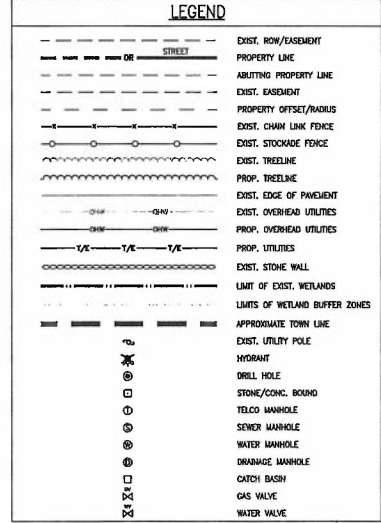
NOTE:
THERE ARE NO EXIST. RESIDENTIAL STRUCTURES LOCATED WITHIN 1000' OF THE SUBJECT PARCEL, NOR ARE THERE ANY EXIST. RESIDENTIAL STRUCTURES LOCATED ON THIS PROPERTY PLAN.





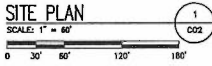
NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROMISING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS SHOWN HEREIN.
2. ALL DIMENSIONS SHOWN THIS & ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WHICH EFFECT THE CONTRACTORS WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH PROJECT OWNER PRIOR TO CONSTRUCTION.
3. NORTH ARROW SHOWN ON PLANS REFERS TO APPROXIMATE TRUE NORTH. PRIOR TO THE START OF CONSTRUCTION, ORDERING OR FABRICATING OF ANTENNA MOUNTS, CONTRACTOR SHALL CONSULT WITH PROJECT OWNER'S RF ENGINEER AND FIELD VERIFY ALL ANTENNA SECTION LOCATIONS AND ANTENNA IDENTIFIERS.
4. THE CONTRACTOR AND HIS SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AGENCIES.
5. ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
6. COAXIAL CABLE CONDUITS AND TRANSMITTER EQUIPMENT SHALL BE PROVIDED BY THE PROJECT OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. A SCHEDULE OF PROJECT OWNER SUPPLIED MATERIALS IS ATTACHED TO THE BID DOCUMENTS (SEE EXHIBIT 3). ALL OTHER HARDWARE TO BE PROVIDED BY THE CONTRACTOR. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
7. WHEN "PAINT TO MATCH" IS SPECIFIED FOR ANTENNA CONCEALMENT, PAINT PRODUCT FOR ANTENNA RADOME SHALL BE SHOWN INCLUDING COORDINATE 1. SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PROJECT OWNER'S GUIDELINES.
8. COORDINATION, LAYOUT, AND FURNISHING OF CONDUIT, CABLE AND ALL APPURTENANCES REQUIRED FOR PROPER INSTALLATION OF ELECTRICAL AND TELECOMMUNICATION SERVICE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
10. ALL EXISTING SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED AT THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.
11. ALL EXISTING SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS BECAUSE WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF UTILITY COMPANY ENGINEERING.
12. THE AREAS OF THE PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT, DRIVEWAY OR GRAVEL, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDING AND COVERED WITH MULCH UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROLS AT ALL TIMES DURING CONSTRUCTION.
14. PER FCC WANTED, EMERGENCY (911) SERVICE IS REQUIRED TO MEET HARDSHIP STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER'S SCHEDULING REQUIRES SCHEDULING OF EQUIPMENT AND ANTENNAS GENSELY DEFICENT ON THIS PLAN ATTACHED TO OR LOCATED IN CLOSE PROX. TO THIS SIGN CHANGES. PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO D11 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.
15. THE TOTAL IMPACT AREA OF THE DISTURBED CONSTRUCTION SITE IS BOUNDED BY THE LIMIT OF WORK AS SHOWN HEREIN. THE MAXIMUM AREA OF DISTURBANCE WITHIN THE LIMIT OF WORK IS APPROXIMATELY 650 SQUARE FEET. THE PROJECT IMPACT AREA IS BELOW THE CRITERION THRESHOLD OF 43,500 SQUARE FEET IN 40 CFT. PAGES 4, 123-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA OR STATE-MANAGED IMPACTS GENERAL CONSTRUCTION PERMIT PROGRAM. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT WORK IN A MANNER THAT DOES NOT EXCEED THE LIMITS OF WORK SHOWN ON THE PLANS. ADDITIONALLY, THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN A MANNER THAT DOES NOT RESULT IN STORM WATER DISCHARGES WITH AN ADVERSE IMPACT ON ANY STORM WATER COLLECTION/CONVEYANCE SYSTEM, WETLAND, WATER BODY, OR OTHER WATER RESOURCE AREAS.
16. ANY FILL UTILIZED FOR THIS PROJECT SHALL BE FREE OF HAZARDOUS MATERIALS AS REQUIRED BY EPLAC.
17. THE LIMITS OF CONSTRUCTION ACTIVITY SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.



ZONING REQUIREMENTS
U (LIMITED INDUSTRIAL) ZONING DISTRICT (COMMERCIAL)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 AC.	11,172 AC.	NO CHANGE
MIN. LOT FRONTAGE	200'	1,312ft	NO CHANGE
MIN. FRONT YARD SETBACK	50'	85±	NO CHANGE
MIN. SIDE YARD SETBACK	50'	55±	NO CHANGE
MIN. REAR YARD SETBACK	50'	50±	NO CHANGE
MAX. BUILDING HEIGHT	70'	31.9±	80'
MAX. LOT COVERAGE	60%	20%	NEGOTIABLE CHANGE



NOTE:
THIS SITE PLAN HAS BEEN COMPILED FROM THE FOLLOWING:
- THE PROGRESS OF FIELD MEASUREMENTS PERFORMED BY CHAPPELL, ENGINEERING ASSOCIATES, LLC (CEA) OF THE PROP. EQUIPMENT COMPOUND AND VICINITY (PERFORMED ON 8/30/21)
- THE PROGRESS OF A LIMITED SITE SURVEY PERFORMED BY CEA (PERFORMED ON 1/25/22)
- AN ALTA SURVEY OF THE EXISTING PARCEL AND IMPROVEMENTS ON THE PARCEL ENTITLED "SHOPS AT THE POND" PREPARED BY MERRISAGE ENGINEERING SERVICES, 66 PARK STREET, ANDOVER, MA 01810, (978) 475-3555 AND DATED 5/11/15.

CLIENT:
verizon

ARCHITECT/ENGINEER:
CHAPPELL ENGINEERING ASSOCIATES, LLC

R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508) 481-7400
www.chappellengr.com

SEAL:

ENGINEER/LAND SURVEYOR DATE

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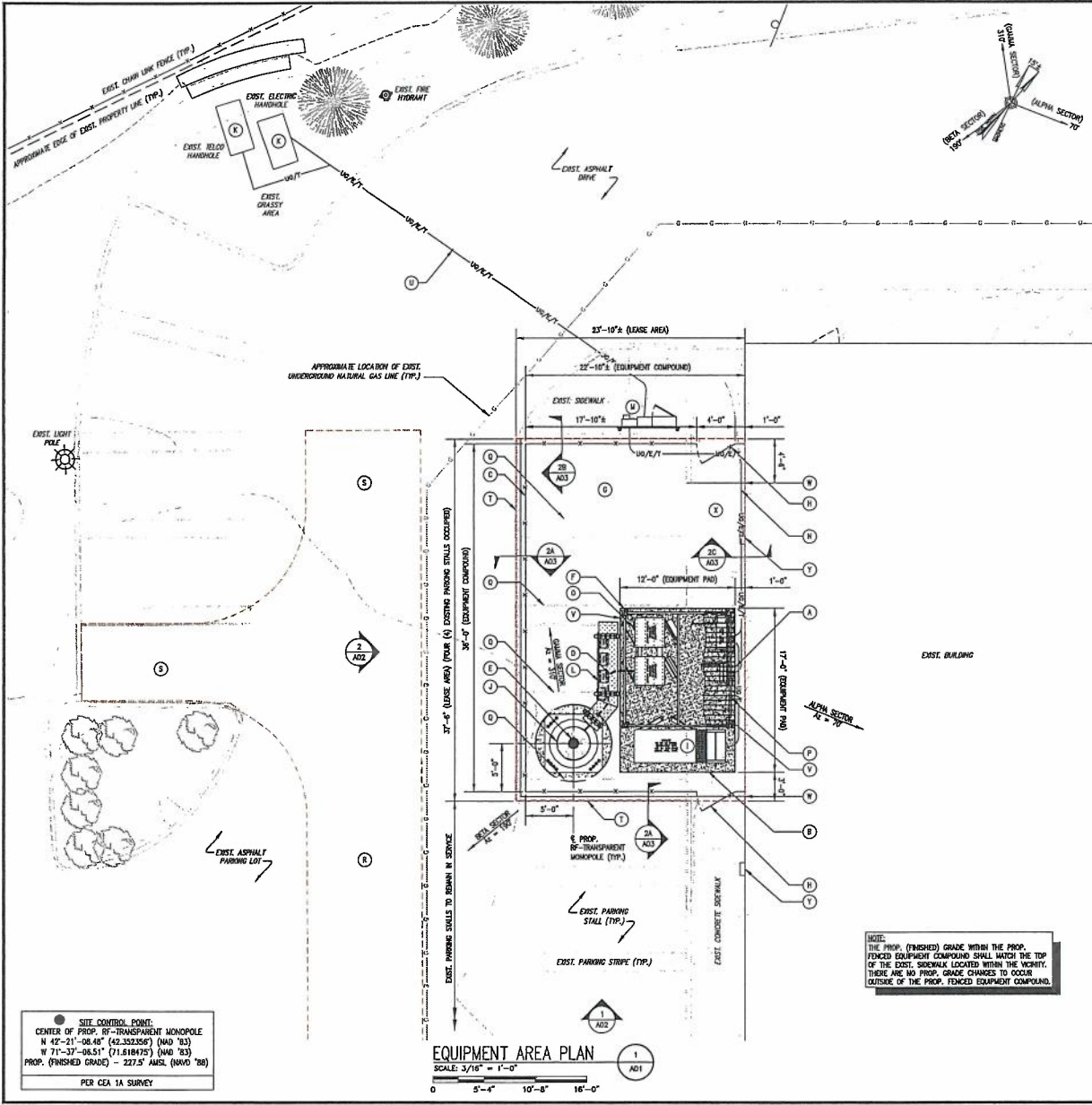
REVISIONS		
NO.	DESCRIPTION	DATE
0	ISSUED FOR 95% REVIEW	1/7/22
1	REVISED PER COMMENTS	2/4/22
2	REVISED PER (1/10/22) RFDS	2/18/22
3	ISSUED FOR ZONING	3/18/22

PROJECT LOCATION:
739 DONALD LYNCH BOULEVARD
MARLBOROUGH, MA 01752

DRAWING TITLE:
SITE PLAN

DRAWING NO.:
C02

SCALE: 1" = 60'	DESIGNED BY: CEA ROBERT J. CHAPPELL	NEW PROJECT CODE: 2018151272
CEA PROJECT NO.: 98210.363	CHECKED BY: CEA ORIGINAL DATE: 1/7/22	NEW PROJECT NO.: 1824179
		NEW LOCATION CODE: 295553



LEGEND	
ITEM	DESCRIPTION
A	LIMITS OF VERIZON'S PROP. 23'-10"x33'-0" (804± S.F.) LEASE AREA WITH PROPERTY OWNER (TYP.)
B	PROP. VERIZON 8" HIGH CHAIN LINK FENCE (WITH WHITE VINYL PRIVACY SLATS) SURROUNDING VERIZON'S PROP. 22'-10"x33'-0" (822± S.F.) EQUIPMENT COMPOUND (TYP.)
C	PROP. VERIZON 8" HIGH CHAIN LINK FENCE (WITH WHITE VINYL PRIVACY SLATS) SURROUNDING VERIZON'S PROP. 22'-10"x33'-0" (822± S.F.) EQUIPMENT COMPOUND (TYP.)
D	PROP. VERIZON (1)-2x12 LOW INDUCTANCE HYBRID SIGNAL CABLE AND (12)-3/4" COAXIAL SIGNAL CABLES ROUTED ALONG PROP. OVERHEAD CABLE ICE BRIDGE (TYP.) FROM VERIZON'S PROP. EQUIPMENT TO PROP. RF-TRANSPARENT MONOPOLE AS SHOWN.
E	PROP. 8" RF-TRANSPARENT MONOPOLE (PROPOSED BY THIS APPLICANT AND TO BE DESIGNED AND SUPPLIED BY OTHERS)
F	PROP. VERIZON GPS ANTENNA MOUNTED TO PROP. METAL DECK ICE SHIELD, TOP OF GPS ANTENNA SHALL BE MARKED 7'-0" ABOVE TOP OF ICE SHIELD.
G	PROP. GRAVEL SURFACING WITHIN PROP. EQUIPMENT COMPOUND (TO REPLACE PORTION OF EXIST. ASPHALT SURFACE AND PORTION OF EXIST. SIDEWALK TO BE REMOVED)
H	PROP. 4" MAN GATE (TOTAL OF 2)
I	PROP. VERIZON 50 HP BACK-UP DIESEL GENERATOR WITH 400 GALLON SUB-BASE DIESEL FUEL TANK MOUNTED TO PROP. 12'-0"x17'-0" (204 S.F.) REINFORCED CONCRETE PAD
J	PROP. VERIZON (8) PANEL ANTENNAS AND (8) TWIN TRIPLEXERS MOUNTED WITHIN PROP. 8" RF-TRANSPARENT MONOPOLE
K	EXIST. TELCO HANGAR AND ELECTRIC HANGAR (ANTICIPATED TO BE UTILIZED FOR PROP. FIBER TELEPHONE AND ELECTRIC SERVICE TO PROP. EQUIPMENT INSTALLATION). EXACT DETAILS TO BE DETERMINED BY RESPECTIVE UTILITY COMPANIES.
L	PROP. VERIZON (6) ROTARY RADIO HEAD (RRH) UNITS, (6) TWIN TRIPLEXERS AND (1) FIBER ANCHOR BOX MOUNTED TO UNISTRUT BACK ON PROP. OVERHEAD CABLE ICE BRIDGE
M	PROP. ELECTRIC METER BANK (SIZED APPROPRIATELY TO ACCOMMODATE PROP. 200A ELECTRIC SERVICE TO PROP. EQUIPMENT COMPOUND) AND PROP. TELCO CABINET MOUNTED TO PROP. PRE-STRESSED UNISTRUT BACK (EXACT DETAILS AND DESIGN TO BE DETERMINED BY RESPECTIVE UTILITY COMPANIES).
N	PROP. VERIZON ELECTRIC SERVICE AND FIBER TELEPHONE SERVICE CONDUITS ROUTED UNDERGROUND (TYP.) FROM VERIZON'S PROP. EQUIPMENT TO PROP. ELECTRIC METER AND PROP. TELCO CABINET
O	PROP. VERIZON EQUIPMENT CABINET MOUNTED TO PROP. WML'S STEEL SLEEPER BEAMS ON PROP. 12'-0"x17'-0" (204 S.F.) REINFORCED CONCRETE PAD
P	PROP. VERIZON 11"-10"x12'-0" (142± S.F.) METAL DECK ICE SHIELD (SHOWN TRANSPARENT FOR CLARITY) ABOVE PROP. EQUIPMENT
Q	EXIST. PARKING STRIPING TO BE REMOVED (TYP. AT 4 LOCATIONS) FOUR (4) EXIST. PARKING STALLS TO BE REMOVED AS PART OF THIS APPLICATION
R	PROP. VERIZON 12" WIDE ACCESS EASEMENT (OVER EXIST. ASPHALT DRIVE) (TYP.) FROM EXIST. PUBLIC RIGHT-OF-WAY (NORTH SIDE OF DONALD LYNCH BOULEVARD), TO PROP. EQUIPMENT COMPOUND AS SHOWN. SEE SHEET C02 FOR CONTINUATION TO DONALD LYNCH BOULEVARD.
S	PROP. 12'x20' PARKING SPACE/TURN-AROUND AREA
T	PROP. 8" CONCRETE CURB/EDGING ENCLOSING VERIZON'S PROP. 23'-10"x33'-0" (804± S.F.) LEASE AREA (TYP.)
U	PROP. VERIZON ELECTRIC AND FIBER TELEPHONE SERVICE CONDUITS ROUTED UNDERGROUND (TYP.) FROM EXIST. ELECTRIC AND TELEPHONE HANGAR/BOXES TO PROP. MUNICIPAL UTILITY CONNECTION/HANGAR/BOXES. ALL DISTURBED AREAS SHALL BE REPAIRED TO MATCH EXIST. CONDITIONS.
V	PROP. VERIZON LED DUAL FLOOD LIGHT FIXTURE (TYP. AT (2) LOCATIONS).
W	PROP. SAWCUT EDGE OF EXIST. SIDEWALK
X	PORTION OF EXIST. CURB/SIDEWALK TO BE REMOVED
Y	EXIST. OVERHEAD FLOOD LIGHT (TYP.) (EACH TO REMAIN)

CLIENT:

ARCHITECT/ENGINEER:
CHAPPELL ENGINEERING ASSOCIATES, LLC
 R.M. EXECUTIVE CENTRE
 201 BOSTON POST ROAD WEST SUITE 101
 MARLBOROUGH, MA 01752
 (508) 481-7400
 www.chappellengineering.com

SEAL:

ENGINEER/LAND SURVEYOR DATE

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 THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF MASSACHUSETTS. ALL DIMENSIONS SHALL BE GIVEN UNLESS OTHERWISE SPECIFIED. IF IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

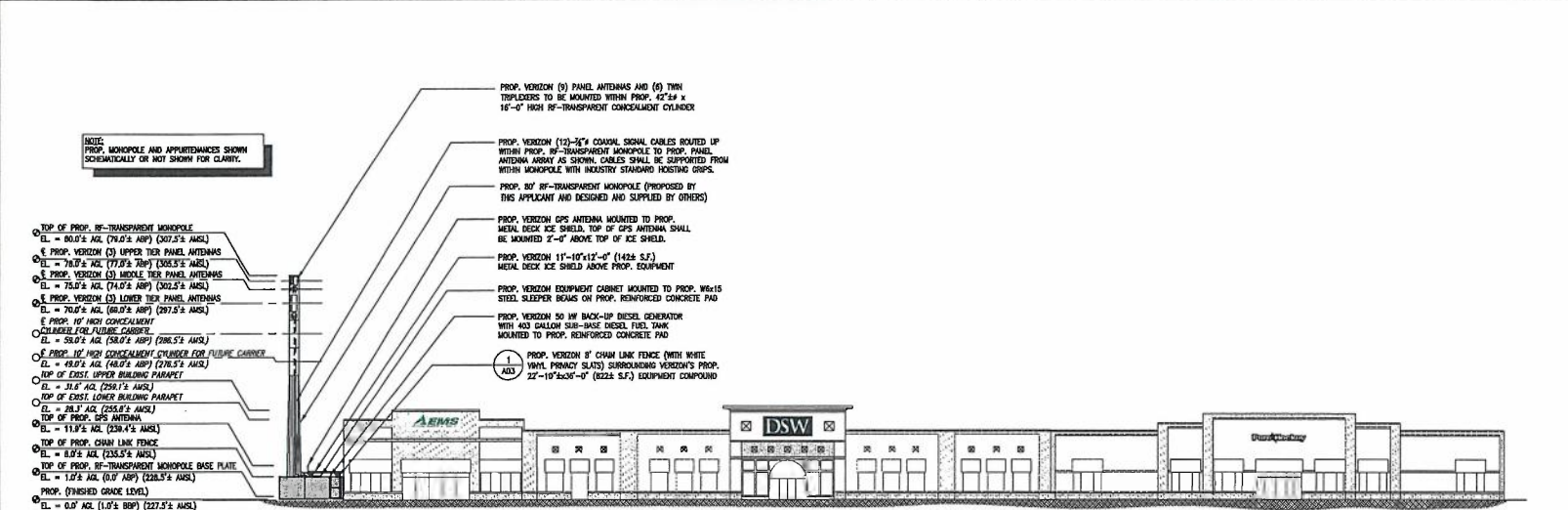
REVISIONS		
NO.	DESCRIPTION	DATE
0	ISSUED FOR B26 REVIEW	1/7/22
1	REVISED PER COMMENTS	2/9/22
2	REVISED PER (2/10/22) RFDS	2/18/22
3	ISSUED FOR ZONING	3/18/22

PROJECT LOCATION:
 739 DONALD LYNCH BOULEVARD
 MARLBOROUGH, MA 01752

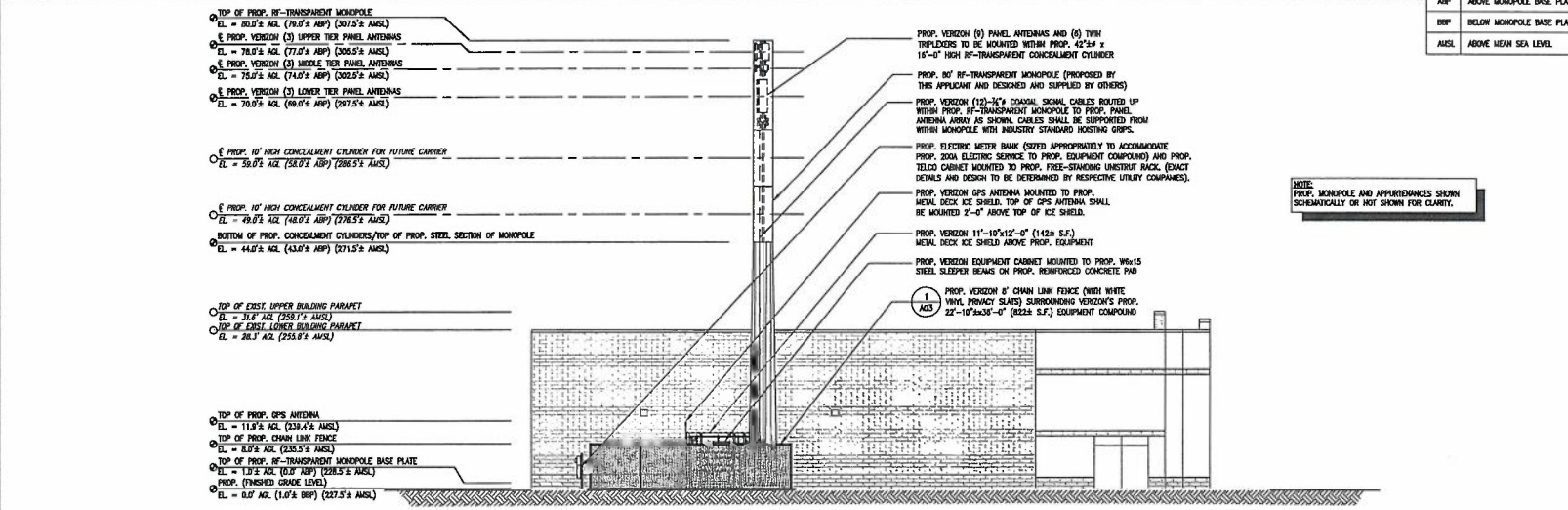
DRAWING TITLE:
 EQUIPMENT AREA PLAN

DRAWING NO.:
 A01

SCALE: 3/16" = 1'-0"	DESIGNED BY: GRS	NEW PROJECT CODE: 20181022
CEA PROJECT NO.: #0210.363	CHECKED BY: GRS	NEW PROJECT NO.: 168187
	ORIGINAL ISSUE DATE: 1/7/22	NEW LOCATION CODE: 295363



SOUTHEAST SITE ELEVATION 1
 SCALE: 1" = 20'
 0 10' 20' 40' 60'



SOUTHWEST SITE ELEVATION 2
 SCALE: 1" = 10'
 0 5' 10' 20' 30'

NOTE:
 PROP. MONOPOLE AND APPURTENANCES SHOWN SCHEMATICALLY OR NOT SHOWN FOR CLARITY.

- TOP OF PROP. RF-TRANSPARENT MONOPOLE
- EL. = 80.0' ± AGL (79.0' ± ABP) (267.5' ± AMSL)
- PROP. VERIZON (3) UPPER TIER PANEL ANTENNAS
- EL. = 76.0' ± AGL (77.0' ± ABP) (302.5' ± AMSL)
- PROP. VERIZON (3) MIDDLE TIER PANEL ANTENNAS
- EL. = 75.0' ± AGL (74.0' ± ABP) (292.5' ± AMSL)
- PROP. VERIZON (3) LOWER TIER PANEL ANTENNAS
- EL. = 70.0' ± AGL (69.0' ± ABP) (287.5' ± AMSL)
- PROP. 10' HIGH CONCEALMENT CYLINDER FOR FUTURE CARRIER
- EL. = 58.0' ± AGL (58.0' ± ABP) (288.5' ± AMSL)
- PROP. 10' HIGH CONCEALMENT CYLINDER FOR FUTURE CARRIER
- EL. = 48.0' ± AGL (48.0' ± ABP) (278.5' ± AMSL)
- TOP OF EXIST. UPPER BUILDING PARAPET
- EL. = 31.6' ± AGL (299.1' ± AMSL)
- TOP OF EXIST. LOWER BUILDING PARAPET
- EL. = 11.0' ± AGL (239.4' ± AMSL)
- TOP OF PROP. CHAIN LINK FENCE
- EL. = 8.0' ± AGL (235.5' ± AMSL)
- TOP OF PROP. RF-TRANSPARENT MONOPOLE BASE PLATE
- EL. = 1.0' ± AGL (0.0' ± ABP) (228.5' ± AMSL)
- PROP. (FINISHED GRADE LEVEL)
- EL. = 0.0' ± AGL (1.0' ± BBP) (227.5' ± AMSL)

- PROP. VERIZON (3) PANEL ANTENNAS AND (6) TWIN TRIPLEXERS TO BE MOUNTED WITHIN PROP. 42.5' ± x 15'-0" HIGH RF-TRANSPARENT CONCEALMENT CYLINDER
- PROP. VERIZON (12)-36" COAXIAL SIGNAL CABLES ROUTED UP WITHIN PROP. RF-TRANSPARENT MONOPOLE TO PROP. PANEL ANTENNA ARRAY AS SHOWN. CABLES SHALL BE SUPPORTED FROM WITHIN MONOPOLE WITH INDUSTRY STANDARD HOISTING CRIPS.
- PROP. 80' RF-TRANSPARENT MONOPOLE (PROPOSED BY THIS APPLICANT AND DESIGNED AND SUPPLIED BY OTHERS)
- PROP. VERIZON GPS ANTENNA MOUNTED TO PROP. METAL DECK ICE SHIELD, TOP OF GPS ANTENNA SHALL BE MOUNTED 2'-0" ABOVE TOP OF ICE SHIELD.
- PROP. VERIZON 11'-10" x 12'-0" (142± S.F.) METAL DECK ICE SHIELD ABOVE PROP. EQUIPMENT
- PROP. VERIZON EQUIPMENT CABINET MOUNTED TO PROP. W6x15 STEEL SLEEPER BEAMS ON PROP. REINFORCED CONCRETE PAD
- PROP. VERIZON 50 HP BACK-UP DIESEL GENERATOR WITH 403 GALLON SUE-BASE DIESEL FUEL TANK MOUNTED TO PROP. REINFORCED CONCRETE PAD
- PROP. VERIZON 8' CHAIN LINK FENCE (WITH WHITE VINYL PRIVACY SLATS) SURROUNDING VERIZON'S PROP. 22'-10" x 30'-0" (682± S.F.) EQUIPMENT COMPOUND

1
 A02

LEGEND

AGL	ABOVE GROUND LEVEL
ABP	ABOVE MONOPOLE BASE PLATE
BBP	BELOW MONOPOLE BASE PLATE
AMSL	ABOVE MEAN SEA LEVEL

CLIENT:
verizon

ARCHITECT/ENGINEER:
CHAPPELL ENGINEERING ASSOCIATES, LLC
 R.K. EXECUTIVE CENTRE
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 MARLBOROUGH, MA 01752
 (508) 481-7400
 www.chappellengineering.com

SEAL:

ENGINEER/LAND SURVEYOR DATE

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REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERM REVIEW	1/7/22
1	REVISED PER COMMENTS	2/8/22
2	REVISED PER (2/10/22) RFDS	2/18/22
3	ISSUED FOR ZONING	3/18/22

PROJECT LOCATION:
 739 DONALD LYNCH BOULEVARD
 MARLBOROUGH, MA 01752

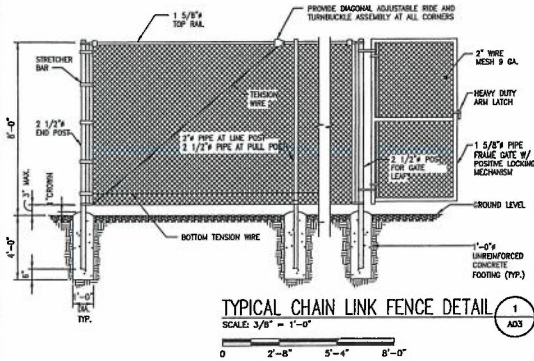
DRAWING TITLE:
SOUTHEAST SITE ELEVATION AND SOUTHWEST SITE ELEVATION

DRAWING NO.:
A02

SCALE:
 AS SHOWN
 CEA PROJECT NO.: 86210.363
 ORIGINAL ISSUE DATE: 1/7/22

DESIGNED BY: GRS
 CHECKED BY: GRS
 201613173

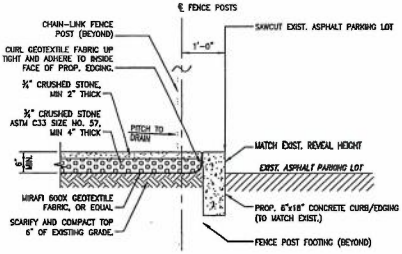
VZW PROJECT CODE:
 1863479
 VZW LOCATION CODE: 2895583



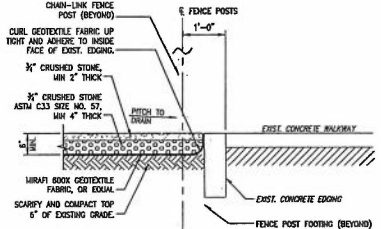
TYPICAL CHAIN LINK FENCE DETAIL 1
SCALE: 3/8" = 1'-0"
A03

FENCING NOTES

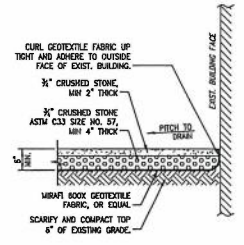
1. INSTALL FENCING PER ASTM F-567, SWING GATE PER ASTM F-900.
2. ALL POSTS AND TOP RAILS SHALL BE SCHEDULE 40 PIPE PER ASTM F-1063.
3. ALL FABRIC SHALL BE 12 GA. CORE WIRE SIZE 2" MESH CONFORMING TO ASTM A-392.
4. TENSION WIRE SHALL BE 7 GA. GALV. STEEL.
5. THE WIRE SHALL BE 11 GA. GALV. STEEL (MIN.) AT POSTS AND RAILS. A SINGLE WRAP FABRIC TIE AT TENSION WIRE BY HOG RINGS SPACED MAX. OF 24" INTERVALS.
6. STEEL FENCE SYSTEM SHALL INCLUDE THE POSTS, FABRIC, GATE SYSTEM AND ALL NECESSARY BRACKET ACCESSORIES, FITTINGS AND FASTENERS. ALL FENCE SYSTEM COMPONENTS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153. GATES SHALL BE SWING GATES (SEE PLAN FOR SIZE(S)).
7. VINYL SCREENING SLATS SHALL BE INSTALLED ON PROPOSED FENCING (COLOR: WHITE OR AS DET'S BY PROJECT OWNER).



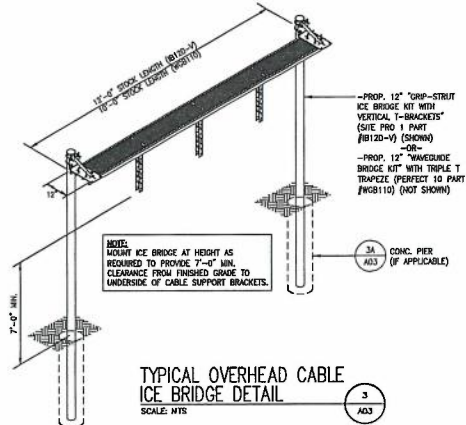
EQUIPMENT COMPOUND EDGE TREATMENT/GRAVEL SURFACING DETAIL 2A
SCALE: 3/4" = 1'-0"
A03



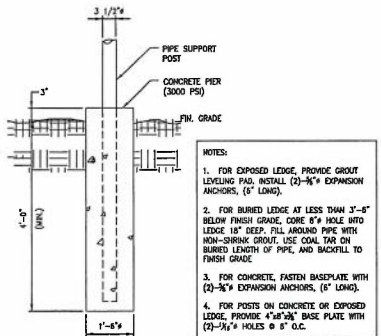
EQUIPMENT COMPOUND EDGE TREATMENT/GRAVEL SURFACING DETAIL 2B
SCALE: 3/4" = 1'-0"
A03



EQUIPMENT COMPOUND EDGE TREATMENT/GRAVEL SURFACING DETAIL 2C
SCALE: 3/4" = 1'-0"
A03



TYPICAL OVERHEAD CABLE ICE BRIDGE DETAIL 3
SCALE: NTS
A03



CABLE BRIDGE PIER 3A
SCALE: NTS
A03

NOTES:

1. FOR EXPOSED LEDGE, PROVIDE GROUT LEVELING PAD, INSTALL (2)-3/8" EXPANSION ANCHORS, (6" LONG).
2. FOR BURIED LEDGE AT LESS THAN 3'-6" BELOW FINISH GRADE, CORE 8" HOLE INTO LEDGE 18" DEEP, FILL AROUND PIPE WITH NON-SHRINK GROUT, USE COAL TAR ON BURIED LENGTH OF PIPE, AND BACKFILL TO FINISH GRADE.
3. FOR CONCRETE, FASTEN BASEPLATE WITH (2)-3/8" EXPANSION ANCHORS, (6" LONG).
4. FOR POSTS ON CONCRETE OR EXPOSED LEDGE, PROVIDE 4"x6"x2" BASE PLATE WITH (2)-3/8" HOLES @ 8" O.C.

CLIENT:
verizon

ARCHITECT/ENGINEER:
CHAPPELL ENGINEERING ASSOCIATES, LLC
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MARLBOROUGH, MA 01752
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SEAL:

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REVISIONS		
NO.	DESCRIPTION	DATE
0	ISSUED FOR Bidding	1/7/22
1	REVISED PER COMMENTS	2/8/22
2	REVISED PER (1/10/22) RT55	2/10/22
3	ISSUED FOR ZONING	3/18/22

PROJECT LOCATION:
739 DONALD LYNCH BOULEVARD
MARLBOROUGH, MA 01752

DRAWING TITLE:
SITE DETAILS

DRAWING NO.:
A03

SCALE:	CREATED BY: DATE:	VIEW PROJECT CODE:
AS SHOWN	DAVID B. INC. 20181131/22	
	CHECKED BY: DATE:	VIEW PROJECT NO.: