



at&t
Mobility

WORTHINGTON-CHOICE BUILDERS
SITE NO.: MA2214
OLD NORTH ROAD
WORTHINGTON, MA 01098

--- ZONING ---
NOT FOR CONSTRUCTION

at&t
Mobility
550 COCHITUATE ROAD
SUITES 13 & 14
FRAMINGHAM, MA 01701

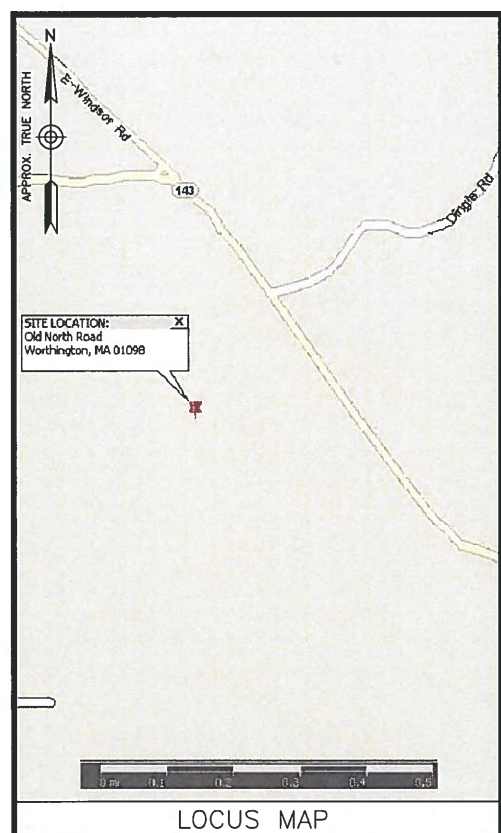
CENTERLINE
COMMUNICATIONS
750 W CENTER STREET, SUITE 301
W. BRIDGEWATER, MA 02379

WORTHINGTON
CHOICE BUILDERS
SITE NO: MA2214

ZONING DRAWINGS	
A	09/26/18 FOR COMMENT

Dewberry

Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310



ENGINEER
DEWBERRY ENGINEERS INC.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210

PHONE # (617) 695-3400
FAX # (617) 695-3310
CONTACT: BENJAMIN REVETTE, P.E.

SITE ACQUISITION
CENTERLINE COMMUNICATIONS, LLC
750 W CENTER STREET, SUITE 301
W. BRIDGEWATER, MA 02379

PHONE # (215) 803-4858
CONTACT: BERT STERN

SITE NAME:
WORTHINGTON-CHOICE BUILDERS

PROPERTY OWNER:
CHARLES AMO D/B/A CHOICE BUILDERS
P.O. BOX 716
GOSHEN, MA 01032

APPLICANT/DEVELOPER:
AT&T MOBILITY
550 COCHITUATE ROAD
SUITES 13 & 14
FRAMINGHAM, MA 01701

ELECTRIC UTILITY:
WESTERN MASSACHUSETTS ELECTRIC
(800) 286-2000

TELEPHONE UTILITY:
VERIZON
(866) 941-9000

CENTER OF PROPOSED TOWER:*
LATITUDE: 42°25'54.75" N LONGITUDE: 72°58'00.55" W
EXISTING GROUND ELEVATION: 1917.5' A.M.S.L.
PROPOSED GROUND ELEVATION: 1916.2' A.M.S.L.
* PER SURVEY

SITE ADDRESS:
OLD NORTH ROAD
WORTHINGTON, MA 01098

PARCEL ID:
MAP 406 LOT 9

ZONING DISTRICT:
RESIDENTIAL AGRICULTURAL (R-A)

PROJECT DIRECTORY

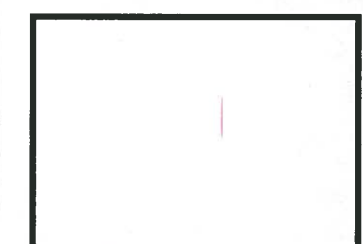
A PROPOSED 170' A.G.L. TALL MONOPOLE & AT&T EQUIPMENT PAD WILL BE INSTALLED AT GRADE INSIDE A PROPOSED FENCED COMPOUND. TWELVE (12) PANEL ANTENNAS WILL BE INSTALLED (4/SECTOR) ON THE PROPOSED MONOPOLE. POWER & TELCO WILL COME FROM AN EXISTING UTILITY POLE OFF OF OLD NORTH ROAD VIA UNDERGROUND CONDUITS.

PROJECT DESCRIPTION

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

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

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
Z-1	PROPERTY PLAN
Z-2	ACCESS PLAN
Z-3	SITE & GRADING PLANS
Z-4	COMPOUND PLAN & ELEVATION
Z-5	CONSTRUCTION DETAILS-I
Z-6	CONSTRUCTION DETAILS-II



DRAWN BY: SK

REVIEWED BY: KB

CHECKED BY: BBR

PROJECT NUMBER: 50074636

JOB NUMBER: 50090804

SITE ADDRESS:

OLD NORTH ROAD
WORTHINGTON, MA 02043

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

FROM FRAMINGHAM, MA: TAKE I-90 WEST. TAKE EXIT 4 FOR I-91 NORTH. TAKE EXIT 18 FOR RT-5. TURN LEFT AT MOUNT TOM RD/RT-5. TURN LEFT RT-10/RT-9/ MAIN ST. CONTINUE TO FOLLOW RT-9 FOR 8.5 MILES. TURN LEFT AT RT-143/MAIN RD. CONTINUE TO FOLLOW RT-143 INTO WORTHINGTON. TURN RIGHT ONTO RT-143/OLD NORTH RD. THE SITE WILL BE ON THE LEFT.

GENERAL NOTES

1. FIELD SURVEY DATE: JULY 8, 2018
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83).
4. CENTER OF TOWER: LATITUDE: 42°25'54.75" N
LONGITUDE: 72°58'00.55" W
EXISTING GROUND ELEV=1917.5'
PROPOSED GROUND ELEV=1916.2'
5. OWNER: CHARLES E. AMO
P.O. BOX 716
GOSHEN, MA 01032
6. SITE NAME: WORTHINGTON-CHOICE BUILDERS
7. SITE NUMBER: MA2214
8. SITE ADDRESS: OLD NORTH ROAD
WORTHINGTON, MA 01098
9. APPLICANT: AT&T MOBILITY
550 COCHITUATE ROAD
SUITES 13 & 14
FRAMINGHAM, MA 01701
10. JURISDICTION: TOWN OF WORTHINGTON
11. TAX ID: MAP 406 LOT 9
12. DEED REFERENCE: BOOK 10140 PAGE 259
13. PLAT REFERENCE: N/A
14. LEGAL DESCRIPTION: SUBMITTED WITH
ZONING APPLICATION
15. TRUE NORTH BASED ON GPS.
16. ELEVATIONS AND COORDINATES FROM GPS LOCATIONS.
17. 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 COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
18. ACCORDING TO FLOOD INSURANCE RATE MAP THE PROPOSED TOWER ON THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE X, AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN IN THE FLOOD INSURANCE RATE MAP NUMBER 250175 0006 B, PANEL 6 OF 25, TOWN OF WORTHINGTON, MASSACHUSETTS, HAMPSHIRE COUNTY, EFFECTIVE DATE: JUNE 19, 1989.
19. THIS IS A SITE PLAN OF EXISTING CONDITIONS AND IS NOT INTENDED TO DELINEATE OR DEFINE PROPERTY BOUNDARIES. PROPERTY LINES SHOWN ARE BASED ON REFERENCES CITED AND TIED TO EVIDENCE FOUND AND PHYSICAL FEATURES AND ARE SUBJECT TO THE FINDINGS OF A TITLE SEARCH AND BOUNDARY SURVEY. THIS PLAN IS ASSIGNED TO DEWBERRY AND USE OF THIS PLAN BY OTHERS IS PROHIBITED.
20. FIELD SURVEY PERFORMED BY: COLONIAL SURVEYING CO, INC.
28 WOODLAND WAY
STOW, MA 01775
P (617) 489-0880x1

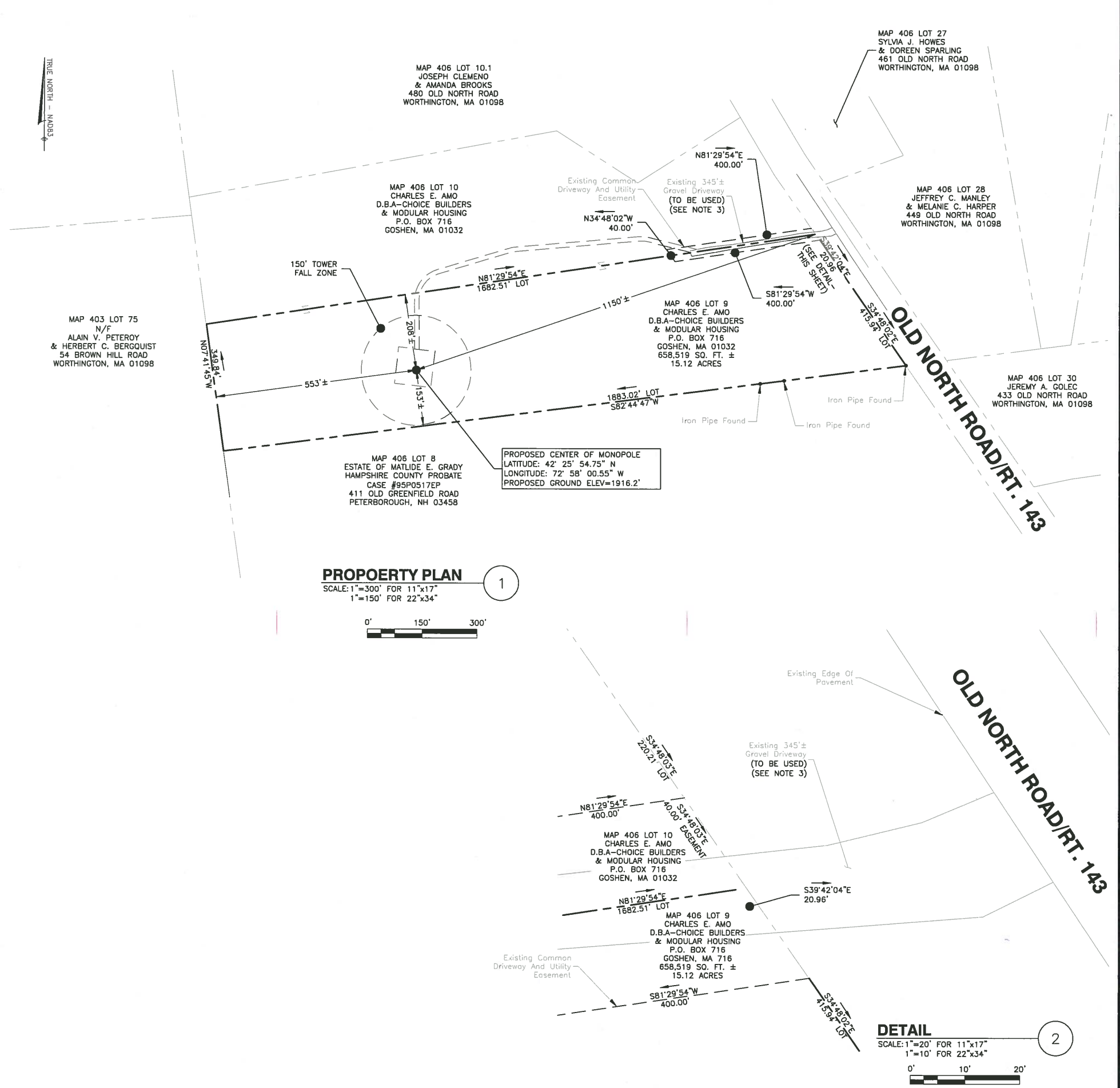
ZONING INFORMATION

DISTRICT:	R-A (RESIDENTIAL AGRICULTURAL)
MIN. AREA:	2 ACRES
MAX HEIGHT:	120'
MIN. FRONTAGE:	400'
MIN. FRONT YARD DEPTH:	40'
MIN. SIDE YARD DEPTH:	35'
MIN. REAR YARD DEPTH:	35'
TOWER HEIGHT SETBACK*:	150'
*125% OF TOWER HEIGHT	153'
TOWER HEIGHT:	170 FT.

LEGEND

---	EXISTING PROPERTY LINE
- - -	LOCUS PROPERTY LINE
---	EXISTING ROAD
---	EXISTING EASEMENT
- - -	PROPOSED EASEMENT

- NOTES:**
1. THIS IS NOT A FULL BOUNDARY SURVEY. ALL DISTANCES AND BEARINGS SHOWN AS APPROXIMATE.
 2. SOME EXISTING INFORMATION IS NOT SHOWN FOR CLARITY.
 3. EXISTING GRAVEL DRIVEWAY SERVES AS ACCESS FOR BOTH LOTS 9 AND 10 OF MAP 406.



550 COCHITUATE ROAD
SUITES 13 & 14
FRAMINGHAM, MA 01701

750 W CENTER STREET, SUITE 301
W. BRIDGEWATER, MA 02379

WORTHINGTON CHOICE BUILDERS
SITE NO: MA2214

ZONING DRAWINGS

A 09/26/18 FOR COMMENT

Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310

Blank rectangular area for drawing or notes.

DRAWN BY:	SK
REVIEWED BY:	KB
CHECKED BY:	BBR
PROJECT NUMBER:	50074636
JOB NUMBER:	50090804
SITE ADDRESS:	

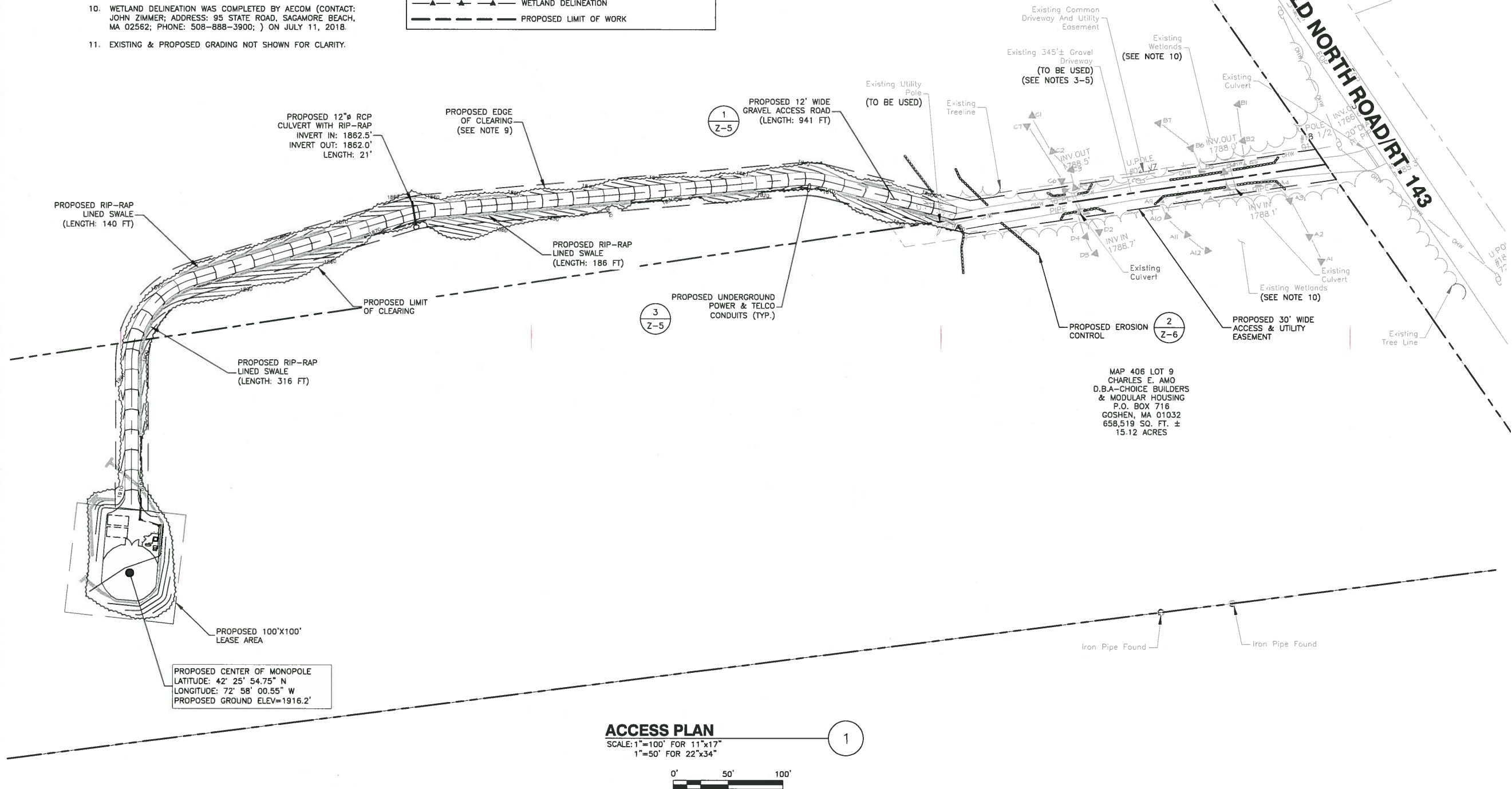
OLD NORTH ROAD
WORTHINGTON, MA 02043

SHEET TITLE	PROPERTY PLAN
SHEET NUMBER	Z-1



- NOTES:**
- SOME EXISTING INFORMATION IS NOT SHOWN FOR CLARITY.
 - TOTAL LENGTH OF PROPOSED GRAVEL ACCESS ROAD: 941 FT.
 - TOTAL LENGTH OF EXISTING GRAVEL DRIVEWAY (ON SUBJECT PARCEL): 345 FT.
 - TOTAL LENGTH OF EXISTING GRAVEL DRIVEWAY (FROM OLD NORTH ROAD TO END OF EXISTING GRAVEL DRIVEWAY): 397 FT.
 - EXISTING GRAVEL DRIVEWAY SERVES AS ENTRANCE FOR LOTS 9 AND 10.
 - TOTAL LENGTH OF PROPOSED ACCESS (FROM OLD NORTH ROAD TO PROPOSED COMPOUND): 1,338 FT.
 - PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY, THE EXISTING SOIL IN THE AREA OF THE PROPOSED COMPOUND AND THE PROPOSED ACCESS ROAD CONSISTS OF PERU-MARLOW ASSOCIATION, ROLLING, EXTREMELY STONY, AND OF TUNBRIDGE-LYMAN ASSOCIATION, STEEP, EXTREMELY STONY (ACCESSED ON NOV. 11, 2010).
 - REFER TO PHASE 1 ENVIRONMENTAL SITE ASSESSMENT FOR INFORMATION REGARDING SURFICIAL GEOLOGY OF THE AREA OF THE PROPOSED COMPOUND AND THE PROPOSED ACCESS ROAD.
 - PROPOSED CLEARING TO PRESERVE EXISTING VEGETATION TO THE MAXIMUM EXTENT POSSIBLE. CONTRACTOR SHALL CLEAR AREAS ONLY AS NEEDED.
 - WETLAND DELINEATION WAS COMPLETED BY AECOM (CONTACT: JOHN ZIMMER; ADDRESS: 95 STATE ROAD, SAGAMORE BEACH, MA 02562; PHONE: 508-888-3900;) ON JULY 11, 2018.
 - EXISTING & PROPOSED GRADING NOT SHOWN FOR CLARITY.

LEGEND	
	PROPOSED LEASE AREA
	LOCUS PROPERTY LINE
	EXISTING UTILITY POLE & NUMBER
	PROPOSED UTILITY POLE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED ROAD CENTERLINE
	PROPOSED 30' ACCESS & UTILITY EASEMENT
	PROPOSED OVERHEAD UTILITY LINES
	PROPOSED COMPOUND FENCE
	PROPOSED EROSION CONTROL
	RUNOFF FLOW LINE
	PROPOSED EDGE OF CLEARING
	PROPOSED SPOT GRADE
	WETLAND DELINEATION
	PROPOSED LIMIT OF WORK





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 Mobility
 550 COCHITUATE ROAD
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 W. BRIDGEWATER, MA 02379

**WORTHINGTON
CHOICE BUILDERS
SITE NO: MA2214**

ZONING DRAWINGS	
A 09/26/18 FOR COMMENT	


Dewberry[®]
 Dewberry Engineers Inc.
 280 SUMMER STREET
 10TH FLOOR
 BOSTON, MA 02210
 PHONE: 617.695.3400
 FAX: 617.695.3310



DRAWN BY:	SK
REVIEWED BY:	KB
CHECKED BY:	BBR
PROJECT NUMBER:	50074636
JOB NUMBER:	50090804
SITE ADDRESS	

OLD NORTH ROAD
WORTHINGTON, MA 02043

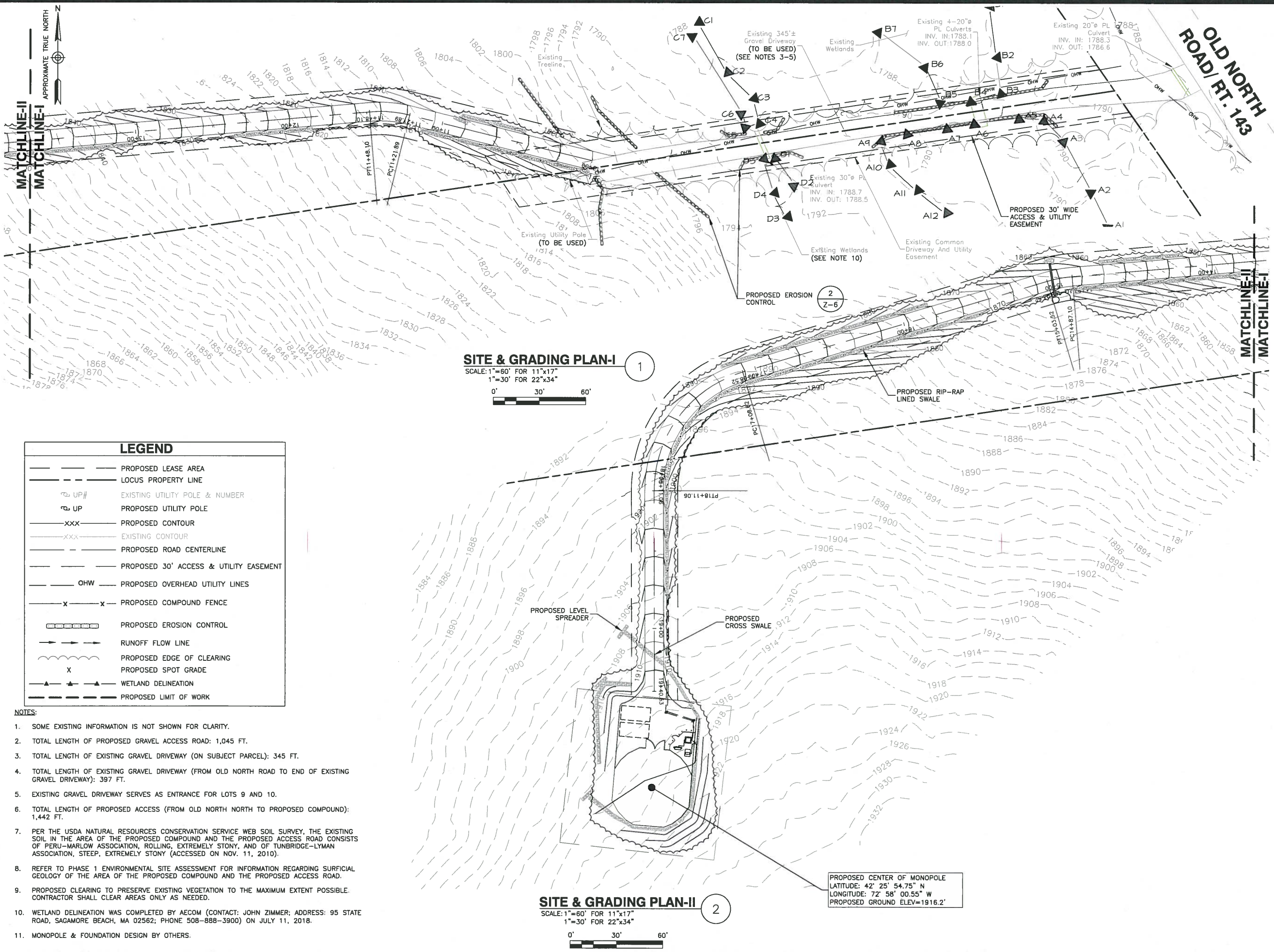
SHEET TITLE

ACCESS PLAN

SHEET NUMBER

Z-2

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



LEGEND

	PROPOSED LEASE AREA
	LOCUS PROPERTY LINE
	EXISTING UTILITY POLE & NUMBER
	PROPOSED UTILITY POLE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED ROAD CENTERLINE
	PROPOSED 30' ACCESS & UTILITY EASEMENT
	PROPOSED OVERHEAD UTILITY LINES
	PROPOSED COMPOUND FENCE
	PROPOSED EROSION CONTROL
	RUNOFF FLOW LINE
	PROPOSED EDGE OF CLEARING
	PROPOSED SPOT GRADE
	WETLAND DELINEATION
	PROPOSED LIMIT OF WORK

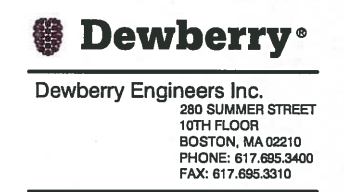
- NOTES:**
- SOME EXISTING INFORMATION IS NOT SHOWN FOR CLARITY.
 - TOTAL LENGTH OF PROPOSED GRAVEL ACCESS ROAD: 1,045 FT.
 - TOTAL LENGTH OF EXISTING GRAVEL DRIVEWAY (ON SUBJECT PARCEL): 345 FT.
 - TOTAL LENGTH OF EXISTING GRAVEL DRIVEWAY (FROM OLD NORTH ROAD TO END OF EXISTING GRAVEL DRIVEWAY): 397 FT.
 - EXISTING GRAVEL DRIVEWAY SERVES AS ENTRANCE FOR LOTS 9 AND 10.
 - TOTAL LENGTH OF PROPOSED ACCESS (FROM OLD NORTH NORTH TO PROPOSED COMPOUND): 1,442 FT.
 - PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY, THE EXISTING SOIL IN THE AREA OF THE PROPOSED COMPOUND AND THE PROPOSED ACCESS ROAD CONSISTS OF PERU-MARLOW ASSOCIATION, ROLLING, EXTREMELY STONY, AND OF TUNBRIDGE-LYMAN ASSOCIATION, STEEP, EXTREMELY STONY (ACCESSED ON NOV. 11, 2010).
 - REFER TO PHASE 1 ENVIRONMENTAL SITE ASSESSMENT FOR INFORMATION REGARDING SURFICIAL GEOLOGY OF THE AREA OF THE PROPOSED COMPOUND AND THE PROPOSED ACCESS ROAD.
 - PROPOSED CLEARING TO PRESERVE EXISTING VEGETATION TO THE MAXIMUM EXTENT POSSIBLE. CONTRACTOR SHALL CLEAR AREAS ONLY AS NEEDED.
 - WETLAND DELINEATION WAS COMPLETED BY AECOM (CONTACT: JOHN ZIMMER; ADDRESS: 95 STATE ROAD, SAGAMORE BEACH, MA 02562; PHONE 508-888-3900) ON JULY 11, 2018.
 - MONOPOLE & FOUNDATION DESIGN BY OTHERS.



**WORTHINGTON
 CHOICE BUILDERS
 SITE NO: MA2214**

ZONING DRAWINGS

A 09/26/18 FOR COMMENT



DRAWN BY:	SK
REVIEWED BY:	KB
CHECKED BY:	BBR
PROJECT NUMBER:	50074636
JOB NUMBER:	50090804
SITE ADDRESS	

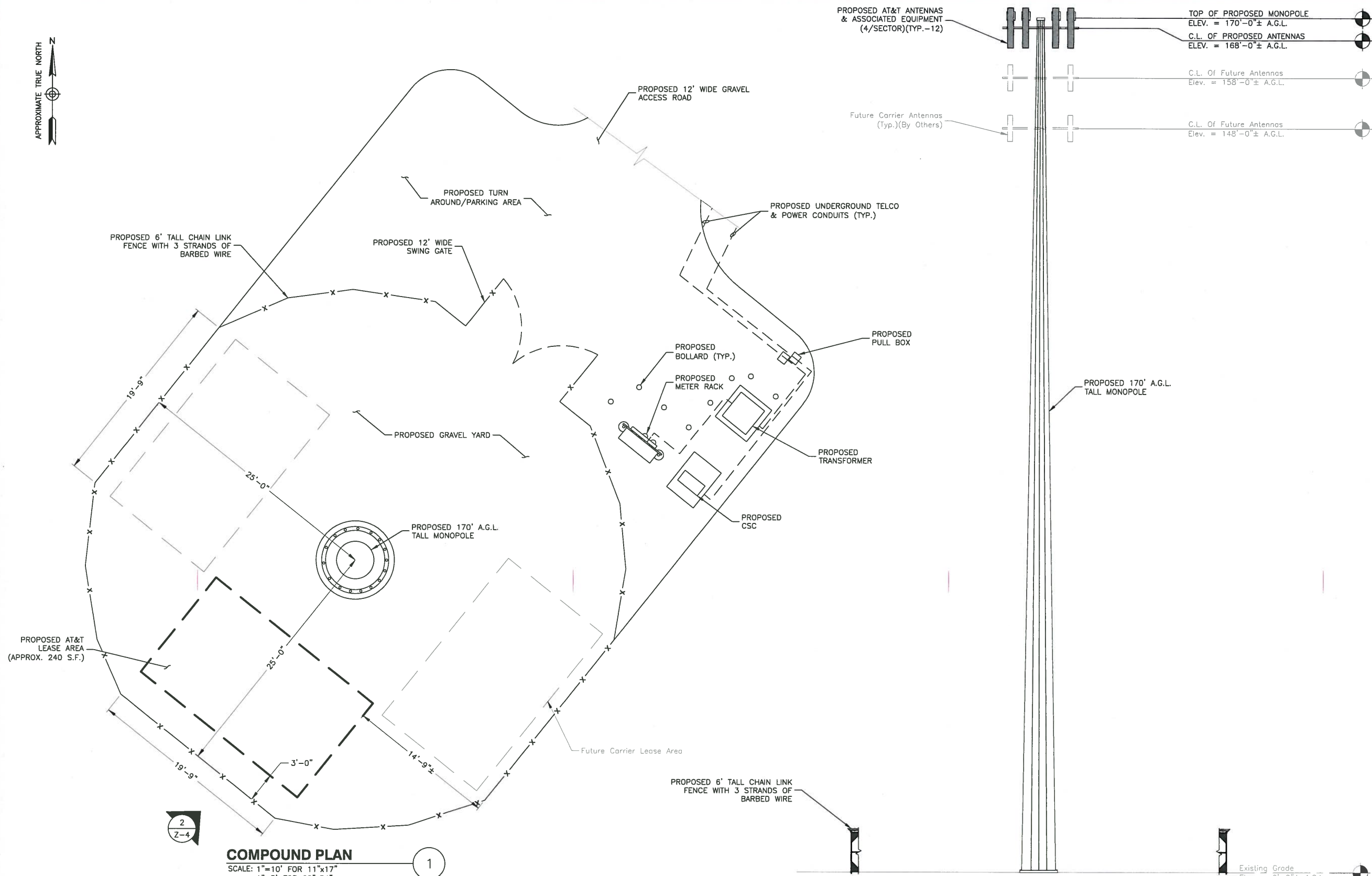
OLD NORTH ROAD
 WORTHINGTON, MA 02043

SHEET TITLE

SITE & GRADING PLANS

SHEET NUMBER

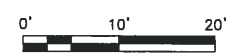
Z-3



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



CONCEPTUAL ELEVATION



A.G.L. = ABOVE GRADE LEVEL
 C.L. = CENTER LINE

- NOTES:**
1. NORTH ARROW SHOWN AS APPROXIMATE.
 2. NOT ALL INFORMATION SHOWN FOR CLARITY.
 3. MONOPOLE & FOUNDATION DESIGN BY OTHERS.

550 COCHITUATE ROAD
 SUITES 13 & 14
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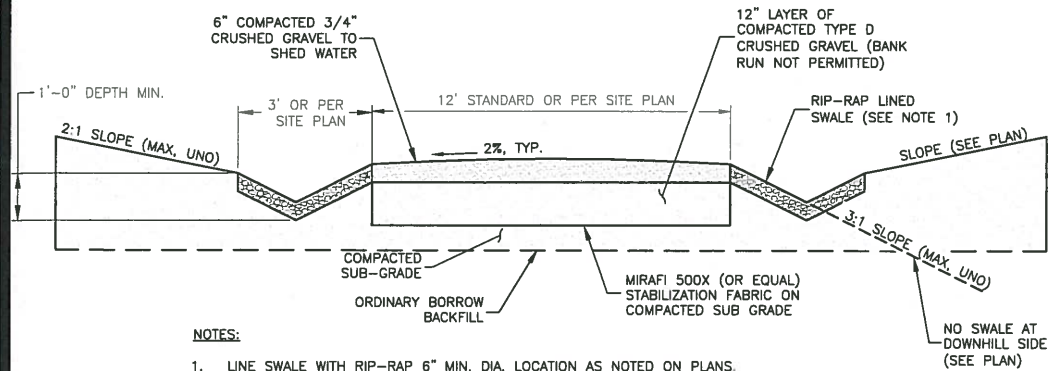
Dewberry Engineers Inc.
 280 SUMMER STREET
 10TH FLOOR
 BOSTON, MA 02210
 PHONE: 617.695.3400
 FAX: 617.695.3310

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PROJECT NUMBER:	50074636
JOB NUMBER:	50090804
SITE ADDRESS	

OLD NORTH ROAD
 WORTHINGTON, MA 02043

SHEET TITLE	
COMPOUND PLAN & ELEVATION	
SHEET NUMBER	

Z-4



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.

ROAD CROSS SECTION WITH SWALES

SCALE: N.T.S.

1

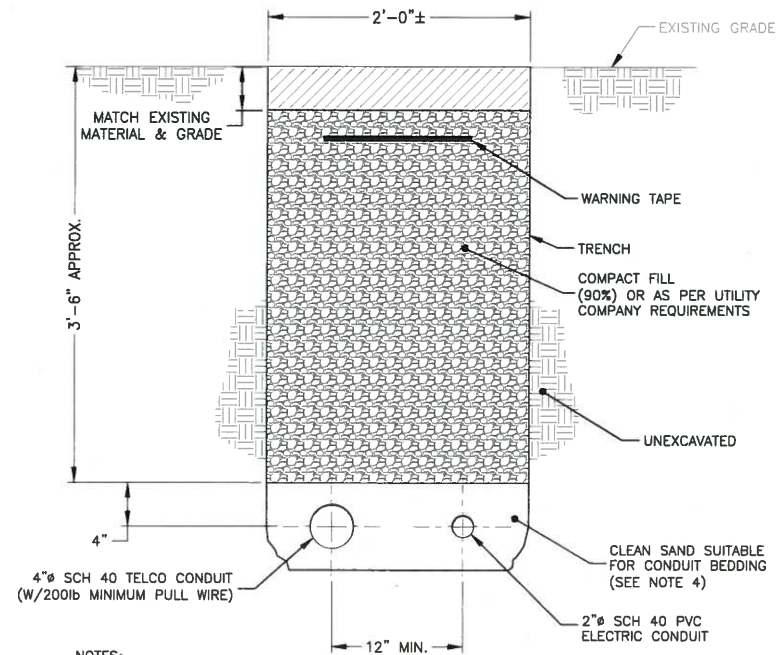


GRAVEL YARD DETAIL

GRAVEL YARD DETAIL

SCALE: N.T.S.

2



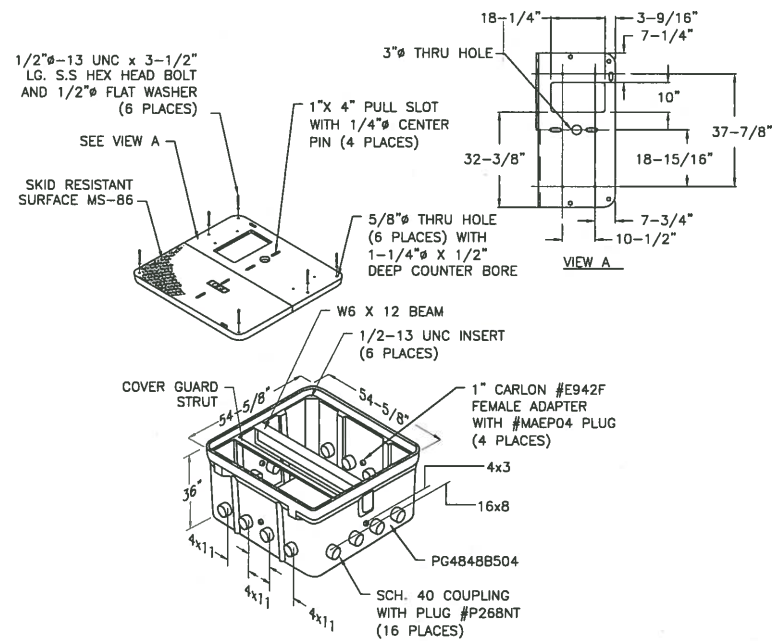
NOTES:

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. CONCRETE ENCASE CONDUIT WHEN TRENCHING UNDER SITE ACCESS ROAD.

JOINT SERVICE TRENCH BURIED CONDUIT (ELECTRIC/TELEPHONE)

SCALE: N.T.S.

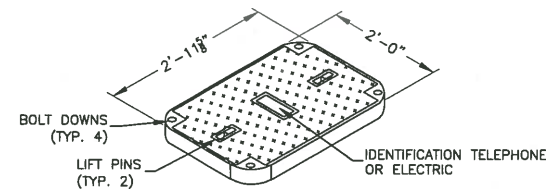
3



STRONGWELL BOX DETAIL

SCALE: N.T.S.

4



NOTE:

1. ALL STUB-UP CONDUITS INSIDE PULL BOXES WILL BE 6" FROM TOP OF BOX AND HAVE PULL STRING AND CAPS.
2. INSTALL AS SITE CONDITIONS REQUIRE & PER N.E.C.

HAND HOLE/PULL BOX DETAIL

SCALE: N.T.S.

5

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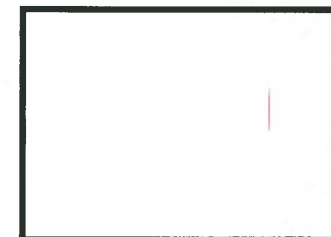
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280 SUMMER STREET
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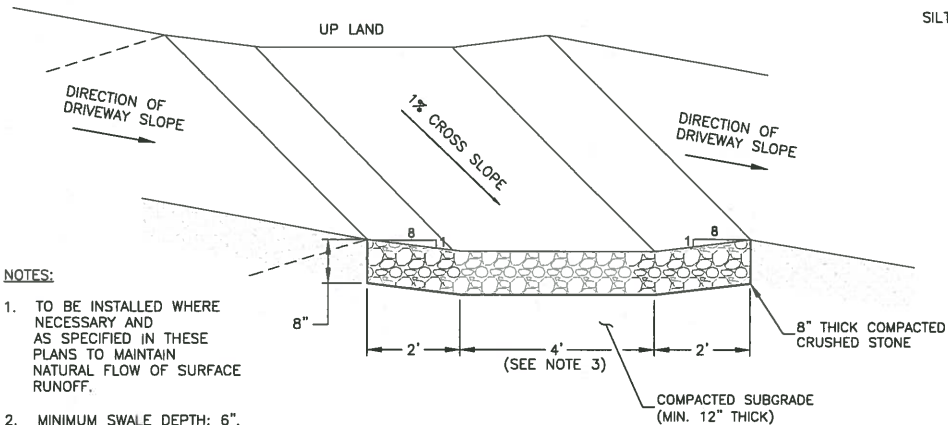
OLD NORTH ROAD
WORTHINGTON, MA 02043

SHEET TITLE

CONSTRUCTION DETAILS-I

SHEET NUMBER

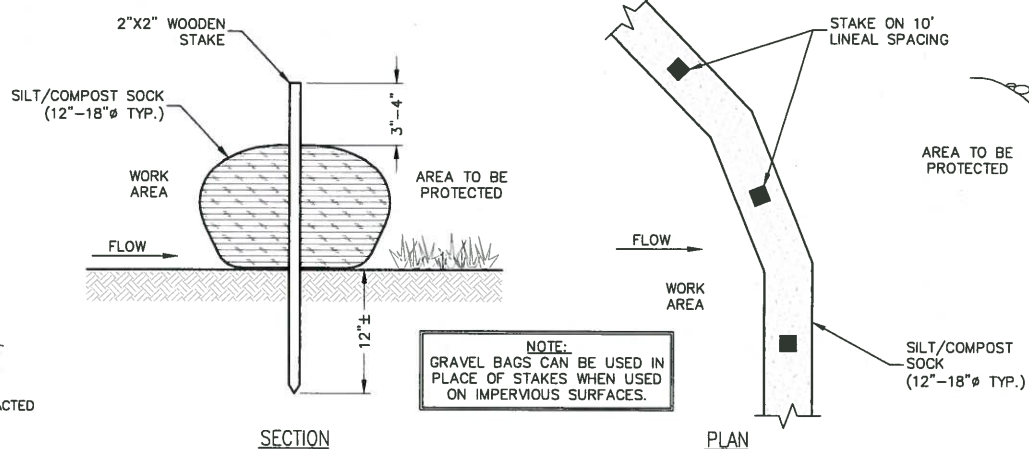
Z-5



- NOTES:**
1. TO BE INSTALLED WHERE NECESSARY AND AS SPECIFIED IN THESE PLANS TO MAINTAIN NATURAL FLOW OF SURFACE RUNOFF.
 2. MINIMUM SWALE DEPTH: 6".
 3. THE 4' WIDE SWALE BASE IS TO BE CONSTRUCTED LEVEL ACROSS ITS WIDTH.

CROSS DRAINAGE SWALE DETAIL

SCALE: N.T.S.

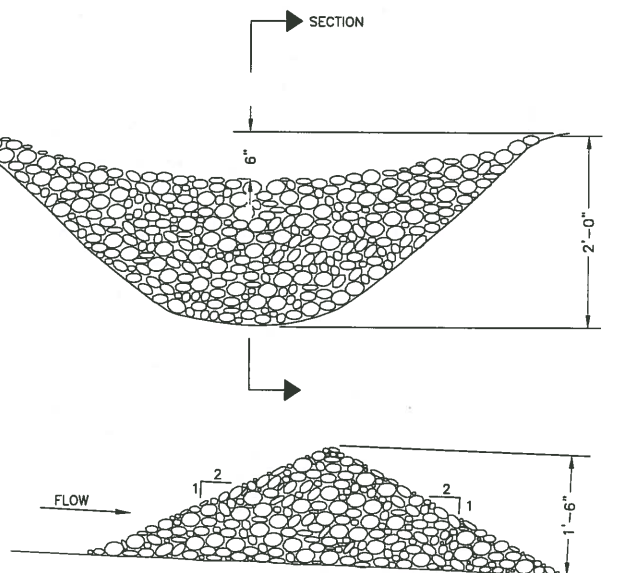


FILTER SOCK NOTES:

1. NO TRENCHING IS REQUIRED. TIE A KNOT IN ONE END OF THE MESH SOCK, FILL THE SOCK WITH COMPOSTED MATERIAL (USING A PNEUMATIC BLOWER) AND KNOT THE OPPOSITE END ONCE THE DESIRED LENGTH IS ACHIEVED.
2. COMPOST FILTER SOCKS SHOULD BE INSPECTED REGULARLY, AS WELL AS AFTER EACH RAINFALL EVENT, TO ENSURE THEY ARE INTACT AND THE AREA BEHIND THE SOCK IS NOT FILLED WITH SEDIMENT. ONCE SEDIMENT REACHES ONE HALF THE HEIGHT OF THE SOCK, REMOVE SEDIMENT BY HAND AND DISPOSE OF PROPERLY.
3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR PROPER INSTALLATION AND MAINTENANCE METHODS.

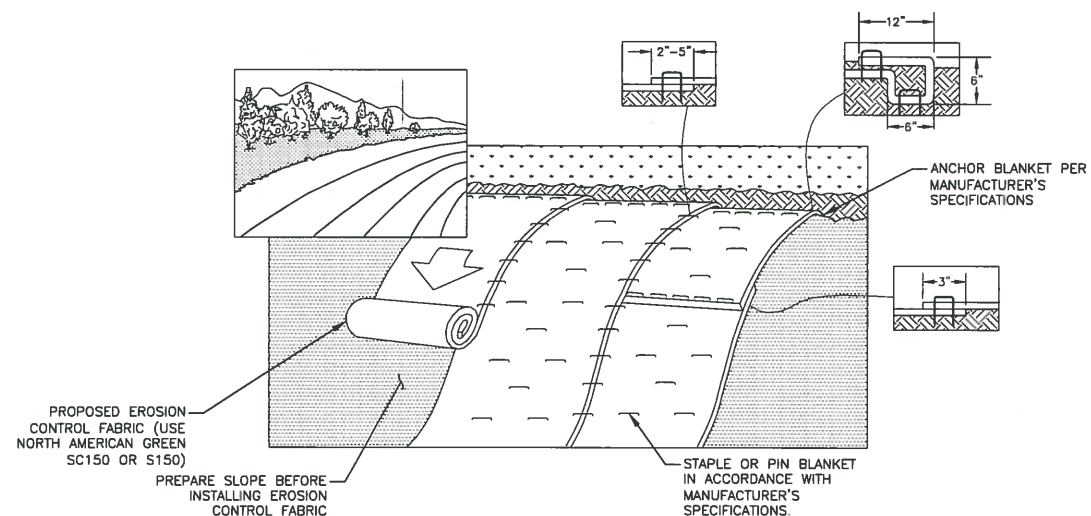
SEDIMENTATION FILTER SOCK DETAIL

SCALE: N.T.S.



CHECK DAM DETAIL

SCALE: N.T.S.

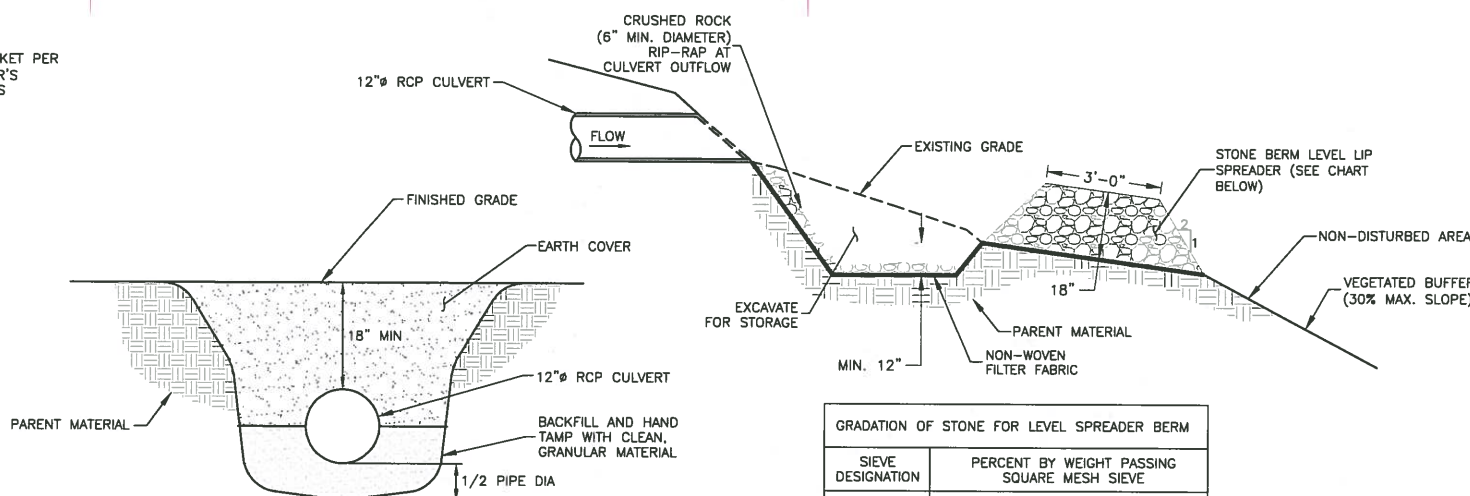


NOTES:

1. USE ON SLOPES 3:1 OR GREATER.
2. REMOVE ALL ROCKS, CLODS, TRASH, VEGETATIVE OR OTHER OBSTRUCTIONS PRIOR TO INSTALLATION. BLANKETS SHALL HAVE GOOD SOIL CONTACT.
3. PREPARE SEEDBED BY LOOSENING 2-3 INCHES OF TOPSOIL ABOVE FINAL GRADE.
4. SEED AREA BEFORE BLANKET INSTALLATION FOR EROSION CONTROL AND REVEGETATION.
5. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL BLANKET

SCALE: N.T.S.



NOTES:

1. MAINTAIN 18" MINIMUM COVER FOR 12" CULVERTS.
2. LEVEL SPREADER SHALL BE INSTALLED WITH 0% GRADE ON THE SPREADER BASE AND LIP.
3. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL WHERE POSSIBLE.

CULVERT WITH STONE BERMED LEVEL SPREADER

SCALE: N.T.S.

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%



**WORTHINGTON
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ZONING DRAWINGS

A 09/26/18 FOR COMMENT	



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PROJECT NUMBER: 50074636

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SITE ADDRESS

OLD NORTH ROAD
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SHEET TITLE

CONSTRUCTION DETAILS-II

SHEET NUMBER