

TRINITY EPISCOPAL CHURCH

124 RIVER STREET
TOPSFIELD, MA 01983

SITE NUMBER: 4BS0265-D

SITE TYPE: RAWLAND MONOPOLE

TOWN OF TOPSFIELD, MA

FIRE DEPARTMENT
POLICE DEPARTMENT
DEPARTMENT OF PUBLIC WORKS
ZONING BOARD
PLANNING BOARD

T-MOBILE NORTHEAST LLC

15 COMMERCE WAY
NORTON, MA 02766

OFFICE: (508) 286-2700
FAX: (508) 286-2893

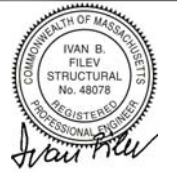


MAXTON TECHNOLOGY, INC.
BAY STATE DESIGN

BAY STATE DESIGN, INC.
Architects • Engineers
241 Boston Post Rd. West
Marlborough, MA. 01752
Phone: 508-229-4100
Fax: 508-485-5321

APPROVALS

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____



ENGINEER

PROJECT NO: 2912.142

DRAWN BY: NS

CHECKED BY: K.B.

SUBMITTALS

REV 0	09-29-10	ZONING
REV C	09-01-10	ZONING REVIEW
REV B	08-17-10	ZONING REVIEW
REV A	08-04-10	ZONING REVIEW

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SITE
4BS0265-D
TRINITY EPISCOPAL CHURCH
124 RIVER STREET
TOPSFIELD, MA 01983

SHEET TITLE

TITLE SHEET

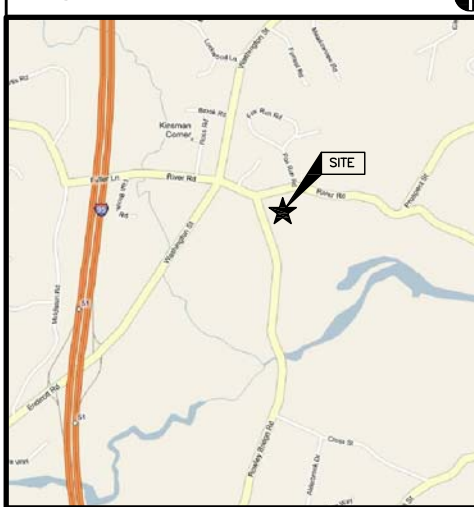
SHEET NUMBER

T-1

GENERAL NOTES

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE LESSEE REPRESENTATIVE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS / CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS, ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS AS SHOWN HEREIN.
- THE 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 AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE LESSEE REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE LESSEE REPRESENTATIVE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-922-4455
- PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. THE PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.

VICINITY MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE T-MOBILE NORTHEAST LLC REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	0
C-1	SURVEY	1
C-2	SITE PLAN	0
C-2	ABUTTERS LIST	0
Z-1	COMPOUND PLAN	0
Z-2	NORTH ELEVATION & DETAILS	0
Z-2	ELEVATIONS	0

PROJECT SUMMARY

SITE NUMBER: 4BS0265-D
SITE NAME: TRINITY EPISCOPAL CHURCH
SITE ADDRESS: 124 RIVER STREET
TOPSFIELD, MA 01983
ASSESSOR'S MAP: 47
PARCEL NO.: PARCEL: 32
ZONING DISTRICT: INNER RESIDENTIAL & AGRICULTURAL DISTRICT
JURISDICTION: TOWN OF TOPSFIELD, MA
CONSTRUCTION TYPE: RAWLAND MONOPOLE
PROPERTY OWNER: TRINITY EPISCOPAL CHURCH
124 RIVER STREET
TOPSFIELD, MA 01983
APPLICANT: T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766

LEGEND

- 048-077 - ASSESSOR'S MAP-LOT
- 5201~332 - BOOK AND PAGE REFERENCE
- - UTILITY POLE
- ☆ - LIGHT POLE
- - STONE OR CONC. BOUND FOUND
- 田 - CATCH BASIN
- - LOCUS BOUNDARY
- - TREE LINE
- - STONE WALL
- - OVERHEAD WIRES
- - EASEMENT LINE


GENERAL NOTES

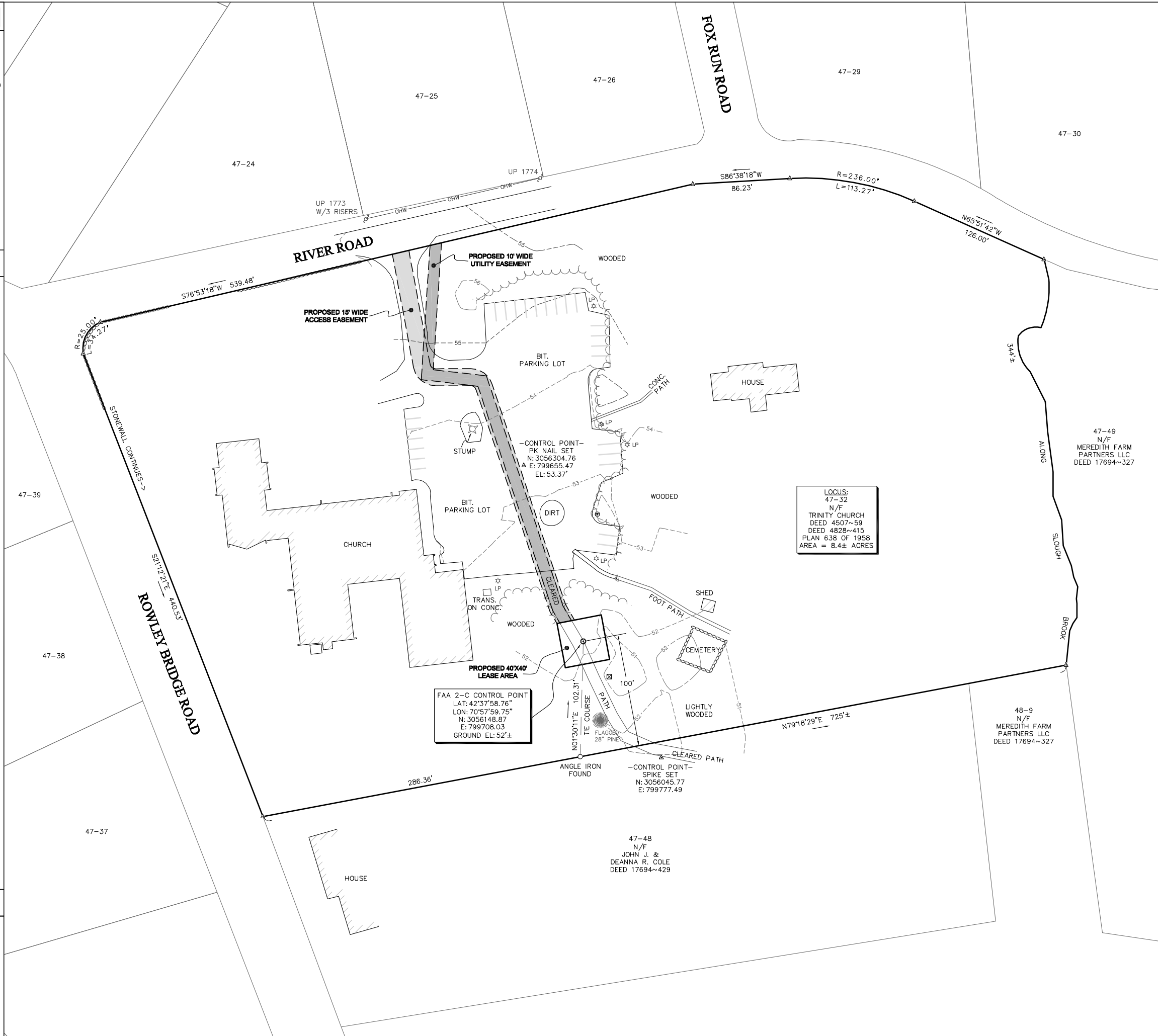
1. FIELD SURVEY DATE: JULY 23, 2010
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
4. CENTER OF: FAA 2-C CONTROL POINT
LATITUDE: 42°37'58.76"
LONGITUDE: 70°57'59.75"
GROUND EL: 52± (AMSL)
5. OWNER: TRINITY CHURCH
6. SITE NAME: TRINITY EPISCOPAL CHURCH
7. SITE NUMBER: 4BS0265-D
8. SITE ADDRESS: 124 RIVER ROAD
TOPSFIELD, MA 01983
9. ZONING: INNER RESIDENTIAL & AGRICULTURAL DISTRICT
10. TAX ID: MAP 47 LOT 32
11. DEED REFERENCE: BOOK 4507 PAGE 59
BOOK 4828 PAGE 415
12. PLAN REFERENCE: PLAN 638 OF 1958,
PLAN BOOK 152 PLAN 52
13. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM STATIC SINGLE FREQUENCY GPS SURVEY POINTS USING MTS REFERENCE STATION WOBURN.
14. 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 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
15. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY ARE NOT LOCATED IN AN AREA DESIGNATED AS ZONE X NO SHADING, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 250106 0002 D EFFECTIVE DATE: JUNE 2, 1994
16. BEARING SYSTEM OF THIS PLAN IS BASED ON MCS NAD83.
17. FIELD SURVEY BY EDM TOTAL STATION.
18. THIS IS NOT A BOUNDARY SURVEY.
19. ABUTTING PROPERTY LINES, ABUTTING STREET LINES AND ABUTTING BUILDING LOCATIONS ARE COMPILED FROM THE REFERENCE PLAN, THE TOWN OF TOPSFIELD ASSESSORS' MAPS AND ARE APPROXIMATE ONLY.
20. PROPERTY LINES ARE BASE ENTIRELY UPON THE PLAN REFERENCED IN NOTE 12, AS ALLOWED BY 250CMR 6.02(2)(D)6.
21. WETLANDS SITE VISIT & ANALYSIS PERFORMED BY NORTHEAST LAND & WATER, LLC ON 07/20/2010. NO WETLANDS DELINEATED WITHIN 200' OF SITE. SEE: REPORT PREPARED BY NORTHEAST LAND & WATER, LLC.

FAA 2C SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE AND ELEVATIONS PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

- ± TWENTY (20) FEET VERTICALLY
- ± FIFTY (50) FEET HORIZONTALLY


 DANIEL F. STASZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 47160
 SEPTEMBER 1, 2010
 DATE



T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY
 NORTON, MA 02766
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 FAX: (508) 286-2893

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 Fax: 508-485-5321

NORTHEAST SURVEY CONSULTANTS
 116 PLEASANT ST. SUITE 302
 P.O. BOX 109
 EASTHAMPTON, MA 01027
 (413) 203-5144

APPROVALS

LANDLORD	_____
LEASING	_____
R.F.	_____
ZONING	_____
CONSTRUCTION	_____
A/E	_____

PROJECT NO: 2912.142

DRAWN BY: BCF (10-097)

CHECKED BY: DFS

SUBMITTALS

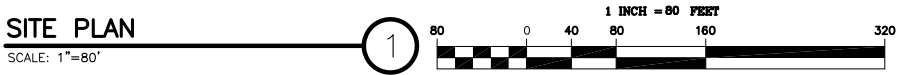
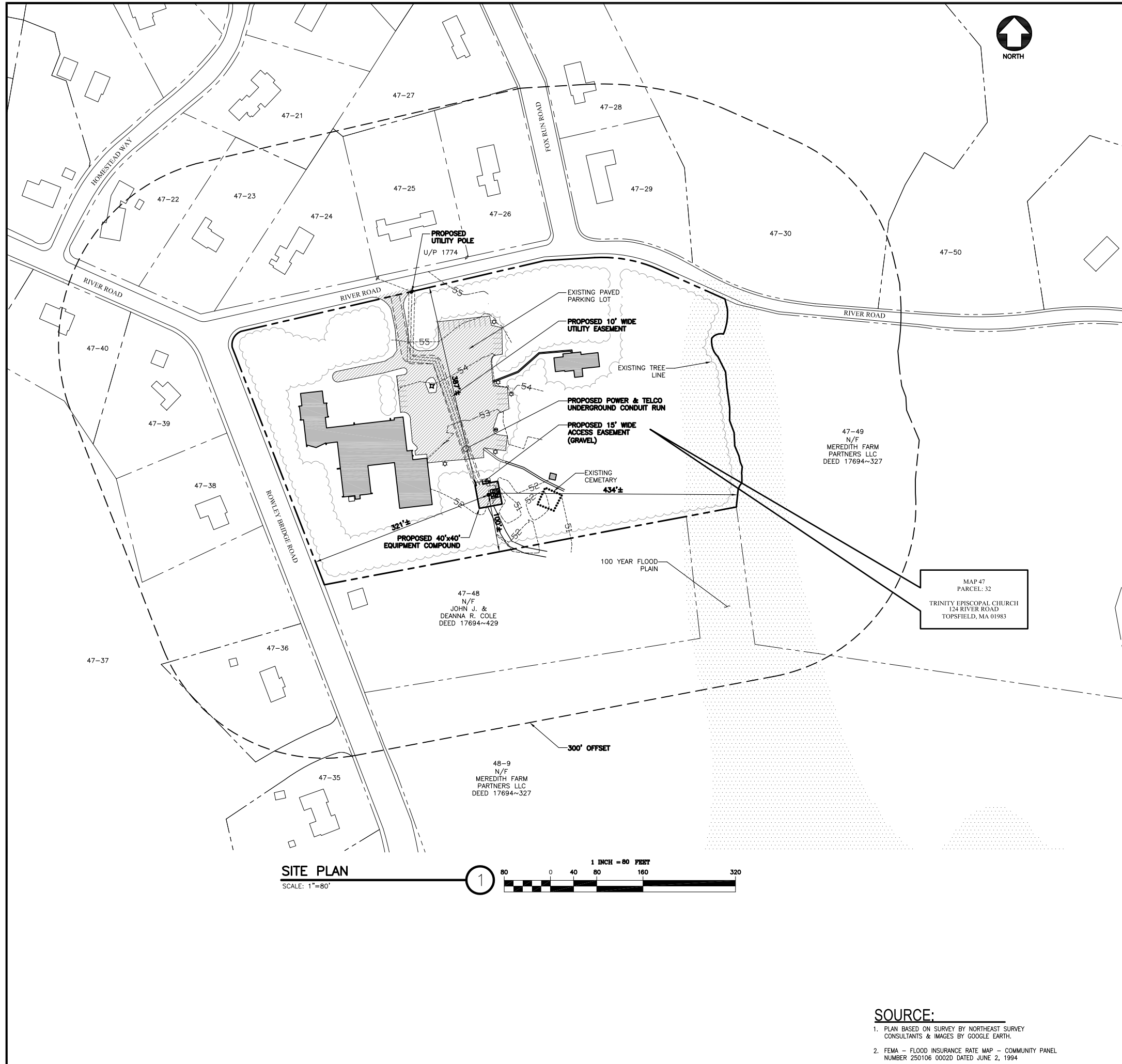
NO.	DATE	DESCRIPTION
1	09/01/10	MOVE TOWER & EASE.
0	07/28/10	ISSUED FOR REVIEW

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SITE
 4BS0265-D
 TRINITY EPISCOPAL CHURCH
 124 RIVER ROAD
 TOPSFIELD, MA 01983

SHEET TITLE
 SURVEY PLAN

SHEET NUMBER
 C-1



GENERAL NOTES

- NOTES:**
1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
 2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
 3. THE PROJECT OWNER'S BASE TRANSMISSION STATION (BTS) CABINET IS A WEATHER RESISTANCE VANDAL RESISTANT STEEL CABINET CONTAINING RECTIFIERS, AMPLIFIERS, RADIOS, AND OTHER INTEGRATED ELECTRONIC CONTROL EQUIPMENT. THE BTS IS ENVIRONMENTALLY CONTROLLED BY A SELF-CONTAINED AC POWERED HEATING AND COOLING SYSTEM USING CO-FREE THERMAL TRANSFER COMPOUNDS. MANUFACTURER'S SPECIFICATIONS INDICATE THAT AT FULL LOAD CONDITIONS, MAXIMUM ACOUSTICAL NOISE LEVELS ARE 50 DB(A) AT A DISTANCE OF 13 FEET AND 40 DB(A) AT A DISTANCE OF 46 FEET. BATTERY BACKUP FOR EMERGENCY STANDBY POWER IS CONTAINED WITHIN EACH SEALED BTS CABINET AND CONSISTS OF EIGHT 12-VOLT, CLOSED-CELL DC BATTERIES PLUS A SEPARATE BATTERY BACKUP UNIT WITH SIXTEEN BATTERIES (SITE TOTAL OF 40 BATTERIES). BATTERIES ARE LEAD-ACID RECHARGEABLE STANDBY INDUSTRIAL POWER CELLS MANUFACTURED TO MEET ENVIRONMENTAL QUALITY AND RUGGEDNESS STANDARDS OF THE INTERNATIONAL AIR TRANSPORT ASSOCIATION (IATA). THE BATTERY CHARGING SYSTEM IS COMPUTER-CONTROLLED AND THE EQUIPMENT CABINET IS REMOTELY MONITORED AT PROJECT OWNER'S NETWORK OPERATIONS CONTROL CENTER 24-HOURS A DAY, 7 DAYS A WEEK FOR FAULTS AND ALARMS.
 4. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222-G STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
 5. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY PROJECT OWNER'S TECHNICIANS WILL BE PERFORMED ON A MONTHLY BASIS. THEREFORE, THE ESTIMATED VEHICLE TRIP GENERATION RATE IS 2 TRIPS PER MONTH. THE AVERAGE DAILY TRIP GENERATION RATE (ADT) IS .007.
 6. PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET MANDATED ACCURACY SPECIFICATIONS.
 7. PERMANENT STANDBY EMERGENCY POWER WILL NOT BE UTILIZED BY PROJECT OWNER. IF NECESSARY, DURING AN EXTENDED POWER OUTAGE, A PORTABLE EMERGENCY GENERATOR WILL BE USED TO PROVIDE TEMPORARY EMERGENCY POWER. THERE IS NO ON-SITE BULK STORAGE OF FLAMMABLE OR COMBUSTIBLE FUELS FOR OPERATING AN EMERGENCY GENERATOR FOR THE PROJECT OWNER'S EQUIPMENT.
 8. MARKING AND LIGHTING OF THE TOWER, IF REQUIRED BY THE FAA, WILL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF AN AIRSPACE SAFETY CONSULTANT AND WILL MEET ALL DESIGN GUIDELINES IN FAA AC 70/7460-1K. IF DAYTIME FAA OBSTRUCTION MARKING IS USED, PAINT ANTENNAS, MOUNTING HARDWARE, AND EXPOSED VERTICAL CABLE RUNS TO MATCH EXISTING TOWER BACKGROUND PATTERN (AVIATION ORANGE OR WHITE).
 9. THE TOTAL IMPACT AREA OF THE DISTURBED CONSTRUCTION SITE IS BOUNDED BY THE LIMIT OF WORK AS SHOWN HEREON. THE MAXIMUM AREA OF DISTURBANCE WITHIN THE LIMIT OF WORK IS APPROXIMATELY (6,233) SQUARE FEET. THE PROJECT IMPACT AREA IS BELOW THE EXEMPTION THRESHOLD OF 43,560 SQUARE FEET IN 40 CFR PARTS 9, 122-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA OR STATE-MANAGED NPDES 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.

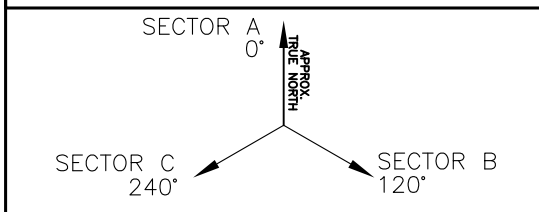
ZONING INFORMATION

DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
TOWER SETBACKS:		
FRONT YARD SETBACK:	N/A	387'±
SIDE YARD SETBACK:	N/A	293'±
REAR YARD SETBACK:	N/A	44'±
MAXIMUM ZONING HEIGHT:	120'	120'
APPLICANT:	T-MOBILE NORTHEAST LLC 15 COMMERCE WAY, SUITE B NORTON, MA 02766	
OWNER:	TRINITY EPISCOPAL CHURCH 124 RIVER ROAD TOPSFIELD, MA 01983	
COMBINED LOT SIZE:	8.128 ACRES	
PARCEL ID:	47-32	
ZONING DISTRICT:	TOPSFIELD, MA	
JURISDICTION:	TOPSFIELD, MA	

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- ||||| ZONING BOUNDARY LINE
- ~~~~~ TREE LINE ON SUBJECT PARCEL
- CONTOUR LINE
- EXISTING BUILDINGS
- 72-12 ASSESSORS PARCEL I.D. NO.
- ☼ EXISTING LIGHT POLE
- ⊕ EXISTING MAN HOLE

ANTENNA ORIENTATION KEY



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ENGINEER

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DRAWN BY: NS

CHECKED BY: K.B.

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124 RIVER STREET
TOPSFIELD, MA 01983

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-2

SOURCE:

1. PLAN BASED ON SURVEY BY NORTHEAST SURVEY CONSULTANTS & IMAGES BY GOOGLE EARTH.
2. FEMA - FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 250106 0002D DATED JUNE 2, 1994

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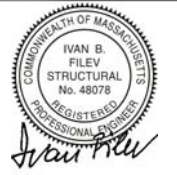
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ENGINEER

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124 RIVER STREET
TOPSFIELD, MA 01983

SHEET TITLE

ABUTTERS LIST

SHEET NUMBER

C-3

**ABUTTER'S LIST FOR 47-32 114-124 RIVER ROAD WITH IN 300' FOR THE PLANNING BOARD
TOPSFIELD, MA**

Map	Block Lot	Location	OWNER-S NAME	CO-OWNER-S NAME	Mailing Address	City	St Zip
47	29	1 FOX RUN RD	LEBEL DAVID M	LEBEL LISA I	1 FOX RUN RD	TOPSFIELD	MA 01983
47	26	4 FOX RUN RD	BRENNAN STANLEY T JR	BRENNAN MYRTLE C	4 FOX RUN RD	TOPSFIELD	MA 01983
47	28	5 FOX RUN RD	EVANS JEFFREY C	EVANS LYNNE M	5 FOX RUN RD	TOPSFIELD	MA 01983
47	27	8 FOX RUN RD	ORCUTT ROBERT M	ORCUTT ANN C	8 FOX RUN RD	TOPSFIELD	MA 01983
47	21	9 HOMESTEAD WY	BANCLAY WILLIAM C & FRANCES TR	W & F REALTY TRUST	9 HOMESTEAD WY	TOPSFIELD	MA 01983
48	9	68 RIVER RD	MCLAUGHLIN DANIEL T	MCLAUGHLIN RACHEL R	204 GARRISON LN	OSTERVILLE	MA 02658
47	49	102 RIVER RD	ESPOSITO CHRISTOPHER R		102 RIVER RD	TOPSFIELD	MA 01983
47	50	103 RIVER RD	O'HARA MICHAEL TRUSTEE	103 RIVER ROAD REALTY TRUST	103 RIVER RD	TOPSFIELD	MA 01983
47	30	111 RIVER RD	MADHERNY ROBERT C & KAREN E TRS	ROBERT C MADHERNY 2005 REVOC TR	111 RIVER RD	TOPSFIELD	MA 01983
47	25	121 RIVER RD	HUNTIKER STUART T	HUNTIKER RONNIE B	121 RIVER RD	TOPSFIELD	MA 01983
47	24	123 RIVER RD	CHADWICK KATHRYN G		123 RIVER RD	TOPSFIELD	MA 01983
47	23	131 RIVER RD	HIGGINS TIMOTHY J	HIGGINS WENDY FRANK	131 RIVER RD	TOPSFIELD	MA 01983
47	39	132 RIVER RD	IDE JAN R A	IDE LISA MARIE	132 RIVER RD	TOPSFIELD	MA 01983
47	22	135 RIVER RD	MCGINLEY BRIAN	MCGINLEY CHRISTINE	135 RIVER RD	TOPSFIELD	MA 01983
47	40	136 RIVER RD	SCHILLING GERALD D	SCHILLING CHARLOTTE A	136 RIVER RD	TOPSFIELD	MA 01983
47	38	5 ROWLEY BRIDGE RD	DEANGELIS JOSEPH	DEANGELIS DIANE	5 ROWLEY BRIDGE RD	TOPSFIELD	MA 01983
47	37	9 ROWLEY BRIDGE RD	NASH CHRISTOPHER F		41 CROSS ST	TOPSFIELD	MA 01983
47	48	10 ROWLEY BRIDGE RD	COLE JOHN J	COLE DEANNA R	101 HILL ST	TOPSFIELD	MA 01983
47	36	11 ROWLEY BRIDGE RD	CREIGHTON ERIC A	CREIGHTON LAURIE A	11 ROWLEY BRIDGE RD	TOPSFIELD	MA 01983

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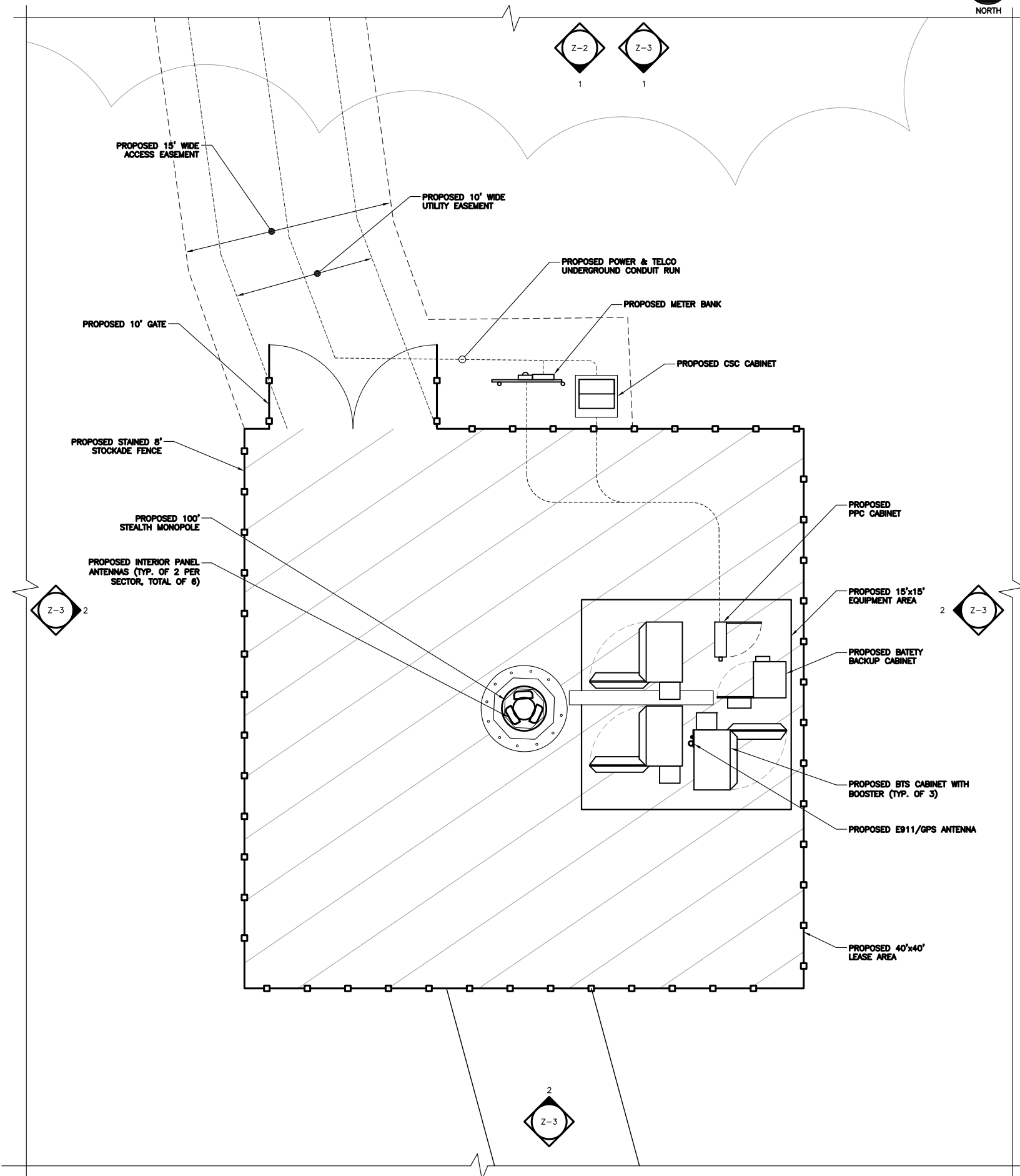
Page

NOTE:

ABUTTERS LIST PROVIDED BY TOWN OF TOPSFIELD.

NOTES

- ALL DIMENSIONS SHOWN THUS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WHICH EFFECT THE CONTRACTORS WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH OWNER PRIOR TO CONSTRUCTION.
- NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. C'
- AUTHORITY. COUNTY, OR LOCAL GOVERNMENT
- ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
- COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE PROVIDED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. A SCHEDULE OF OWNER SUPPLIED MATERIALS IS ATTACHED TO THE BID DOCUMENTS (SEE ATTACHMENT K). ALL OTHER HARDWARE TO BE PROVIDED BY THE CONTRACTOR CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- ANTENNAS, SUPPORTS AND CABLE MOUNTS SHALL BE PAINTED TO MATCH EXISTING SURFACES TO WHICH IT IS ATTACHED. PAINT SHALL BE SHERWIN WILLIAMS, COROTHANE II. SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND PROJECT OWNER GUIDELINES.
- 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.
- EQUIPMENT WILL BE INDEPENDENTLY POWERED WITH SEPARATE METER.
- ALL (E) ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS LAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF UTILITY COMPANY ENGINEERING.
- 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, SEEDED AND COVERED WITH MULCH.
- THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROLS AT ALL TIMES DURING CONSTRUCTION.
- ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
- PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.



ABBREVIATIONS

ADJ	ADJUSTABLE	NTS	NOT TO SCALE
APPROX	APPROXIMATE	OC	ON CENTER
BTS	BASE TRANSMISSION STATION	OPP	OPPOSITE
C	CONDUIT	(P)	PROPOSED
CMU	CONCRETE MASONRY UNIT	SF	SQUARE FOOT
CONC	CONCRETE	SHT	SHEET
CONT	CONTINUOUS	SIM	SIMILAR
CJ	CONSTRUCTION JOINT	STL	STEEL
DIA	DIAMETER	TOC	TOP OF CONCRETE
DWG	DRAWING	TOM	TOP OF MASONRY
EGB	EQUIPMENT GROUND BAR	TYP	TYPICAL
EA	EACH	VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	UON	UNLESS OTHERWISE NOTED
EL	ELEVATION	WWF	WELDED WIRE FABRIC
EQ	EQUAL	W/	WITH
EQUIP	EQUIPMENT	PCS	PERSONAL COMMUNICATIONS SERVICES
(E)	EXISTING	A-1	ANTENNA MARK NO.
EXT	EXTERIOR		
FF	FINISHED FLOOR		
FG	FINISHED GRADE		
GA	GAUGE	PL	PLATE
GALV	GALVANIZED	&	AND
GC	GENERAL CONTRACTOR	@	AT
GWB	GYPSUM WALLBOARD		
LG	LONG		
LNA	LOW NOISE AMPLIFIER		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MGB	MASTER GROUND BAR		
MIN	MINIMUM		
MTL	METAL		
NIC	NOT IN CONTRACT		

SYMBOLS AND MATERIALS

	NEW ANTENNA		GROUT OR PLASTER
	EXISTING ANTENNAS		GWB
	ASPHALT		(E)CONSTRUCTION
	NEW ACCESS EASEMENT		CONCRETE
	CONCRETE		EARTH
	ELECTRIC BOX		GRAVEL
	LIGHT POLE		PLYWOOD
	FND. MONUMENT		SAND
	SPOT ELEVATION		WOOD CONT.
	SET POINT		WOOD BLOCKING
	REVISION		STEEL
	GRID REFERENCE		CENTER LINE
	DETAIL REFERENCE		PROPERTY LINE
	ELEVATION		STEPPED FOOTING
	SECTIONS & DETAILS		MATCH LINE
	WORK ITEM NOTE		WORK POINT
			GROUND WIRE
			COAXIAL CABLE
			CHAIN LINK FENCE

NOTES:
1. CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING SITE CONDITIONS AND THAT WHICH IS REPRESENTED HERE.

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Fax: 508-485-5321

APPROVALS

LANDLORD: _____
LEASING: _____
R.F.: _____
ZONING: _____
CONSTRUCTION: _____
A/E: _____

ENGINEER

PROJECT NO: 2912.142

DRAWN BY: NS

CHECKED BY: K.B.

SUBMITTALS

REV 0	09-29-10	ZONING
REV C	09-01-10	ZONING REVIEW
REV B	08-17-10	ZONING REVIEW
REV A	08-04-10	ZONING REVIEW

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SITE
4BS0265-D
TRINITY EPISCOPAL CHURCH
124 RIVER STREET
TOPSFIELD, MA 01983

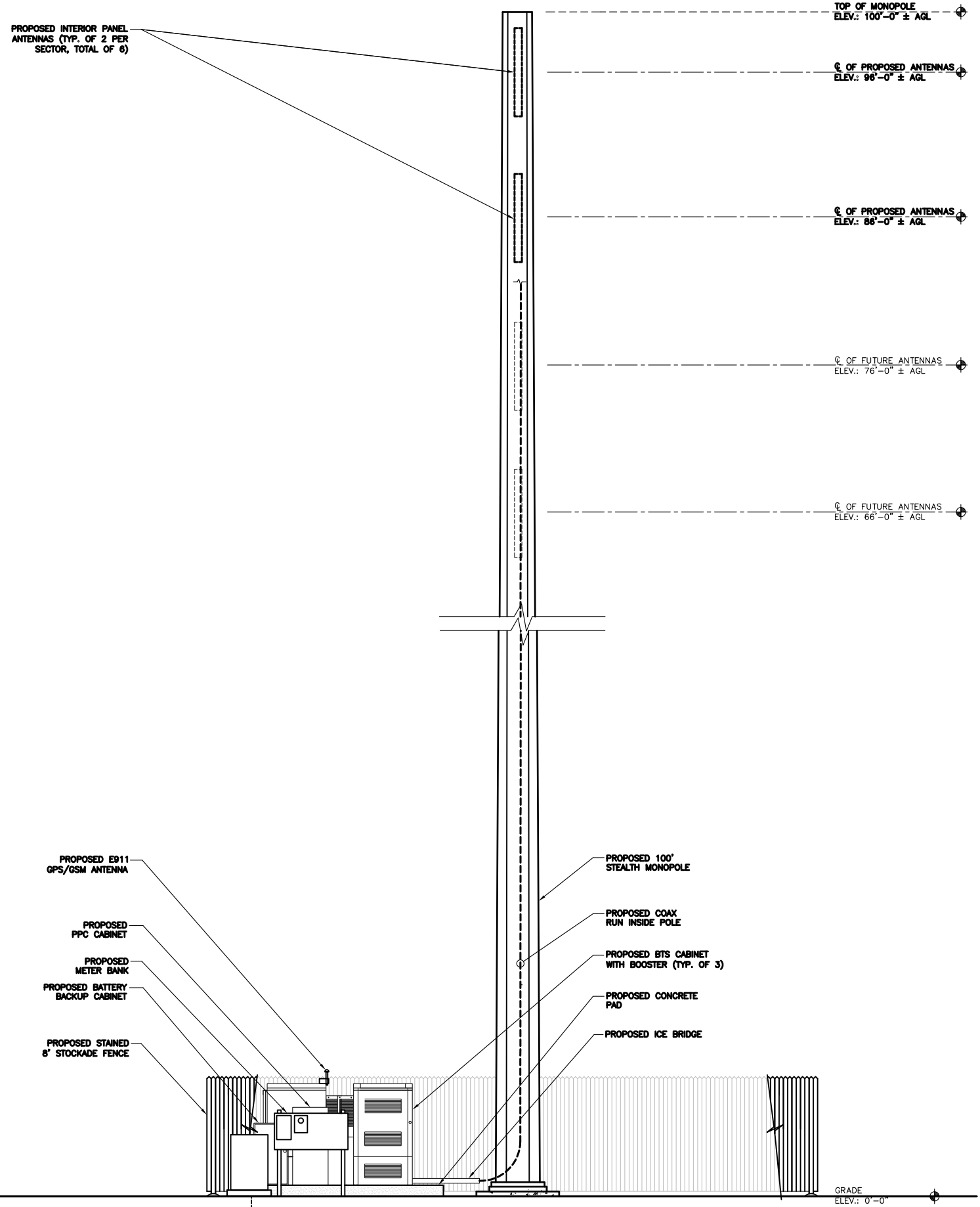
SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
Z-1

COMPOUND PLAN
SCALE: 1/4"=1'-0"

SCALE: 1/4" = 1'-0"

INTERIOR LOT LINES NOT SHOWN FOR CLARITY

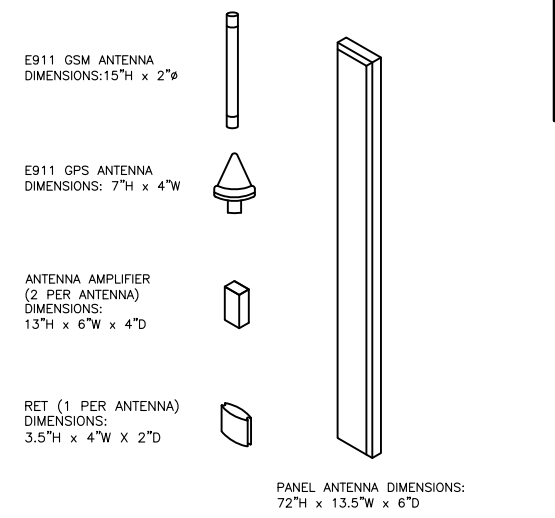


PROJECT DESCRIPTION AND ENVIRONMENTAL DATA

1. T-MOBILE NORTHEAST LLC PROPOSED TO CONSTRUCT A CELLULAR TELECOMMUNICATIONS FACILITY. IMPROVEMENTS CONSIST OF: CONSTRUCTION OF A PROPOSED 1,600 SQ. FT. STOCKADE FENCE COMPOUND SURFACED WITH CRUSHED STONE, CONCRETE EQUIPMENT MOUNTING PAD, RADIO CABINETS, LIGHTNING PROTECTION GROUND RING, ELECTRIC & TELEPHONE CONDUITS FROM EXISTING SERVICE POINTS AND COAXIAL CABLES RUN TO ANTENNAS ON THE PROPOSED TOWER & SHRUBS FOR LANDSCAPING.
2. THE PHASING AND SEQUENCING OF THE WORK FOR THE SITE PREPARATION FOR THE TELECOMMUNICATIONS EQUIPMENT INSTALLATION CONSISTS OF INSTALLING TEMPORARY EROSION AND SEDIMENTATION CONTROL BARRIERS; LIMITED CLEARING AS SHOWN ON PLANS, GRUBBING AND ROUGH GRADING OF THE EQUIPMENT COMPOUND; EXCAVATION OF EQUIPMENT/TOWER MOUNTING PAD FOUNDATION; FOUNDATION WORK; EXCAVATION FOR UTILITIES; BACK FILL FOUNDATION AND UTILITY TRENCHES; INSTALL EQUIPMENT ON TOWER AND IN COMPOUND; FENCING; GROUNDING AND LIGHTNING PROTECTION; FINAL GRADING AND STABILIZATION OF EQUIPMENT COMPOUND; LOAM AND SEED DISTURBED AREAS OUTSIDE COMPOUND; FINAL CLEANUP AND EQUIPMENT TESTING. THE ESTIMATED TIME FOR COMPLETION OF THE WORK IS APPROXIMATELY FOUR (4) WEEKS.
3. THE COMPOUND ENCLOSURE IS SURFACED WITH CRUSHED STONE UNDERLAIN BY A WEED-BLOCK SYNTHETIC FILTER FABRIC. DRAINAGE PATTERNS, RUNOFF VOLUMES AND PEAK FLOW RATES WILL NOT BE ALTERED BY THE PROPOSED CONSTRUCTION. MATERIAL REMOVED FOR THE COMPOUND GRADING WILL BE TEMPORARILY STOCKPILED ON SITE IN THE DESIGNATED AREA. MATERIAL WILL BE RE-USED OFF SITE AS DETERMINED BY THE CONTRACTOR.
4. IF REQUIRED, TEMPORARY DEWATERING OF THE TRENCH EXCAVATIONS WILL BE DIVERTED INTO A TEMPORARY STILLING BASIN. INFILTRATION IN THE STILLING BASIN AND FLOW THROUGH THE CRUSHED STONE CONTAINMENT BERM WILL RESULT IN DIFFUSE, NON-POINT SOURCE RUNOFF OVER VEGETATED AREAS.
5. FLAT SLOPES MAINTAINED WITHIN THE EQUIPMENT COMPOUND AND THE CRUSHED STONE SURFACE WILL PROMOTE INFILTRATION. RUNOFF FROM THE COMPOUND WILL BE DIFFUSE, NON-POINT SOURCE SHEET FLOW. NO NEW STORM WATER CONVEYANCES AREA CREATED BY THE INTENDED SITE ALTERATIONS AND THEREFORE THE PROJECT IS EXEMPT FROM THE DEP STORM WATER MANAGEMENT POLICY ADOPTED NOVEMBER 18, 1996.

CONSTRUCTION NOTES

- IN ORDER TO PROTECT THE SOIL, WATER, WETLANDS, AND WILDLIFE RESERVES OF THE PROPOSED DEVELOPMENT AND ADJACENT LANDS, ONLY THOSE AREAS NECESSARY TO INSTALL THE UTILITIES, AND EQUIPMENT WILL BE DISTURBED.
- EQUIPMENT ANTICIPATED TO BE USED FOR CONSTRUCTION INCLUDE BACKHOE(S), TRUCK(S), LOADER(S), AND ROLLER(S). THE FOLLOWING ACTIONS WILL BE TAKEN:
- 1.) AREAS UNDERGOING ACTUAL CONSTRUCTION THAT WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MAXIMUM OF 14 DAYS WILL BE PROTECTED WITH TEMPORARY EROSION CONTROL. AREAS WITHIN 100 FEET OF DRAINAGE COURSES AND WETLANDS WILL BE STABILIZED WITHIN 7 DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL WILL INCLUDE EROSION CONTROL BLANKETS (EAST COAST EROSION CONTROL BLANKETS, BERNVILLE, PA).
 - 2.) ALL TOPSOIL WILL BE STOCKPILED FOR FUTURE USE AND PROTECTED FROM ANY EROSION. SILT FENCING WILL BE PLACED DOWN GRADIENT FROM THE TOPSOIL STOCKPILE. THE LOCATION OF THE TOPSOIL STOCKPILES WILL BE DETERMINED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
 - 3.) PRIOR TO CLEARING AND GRUBBING THE SITE, EROSION CONTROL MESH WILL BE INSTALLED AND STAKED ACROSS THE SLOPE(S) ALONG POINTS OF CONCENTRATION AND/OR GRADES IN EXCESS OF 3%, AND AT THE INLETS OF ALL EXISTING CULVERTS.
 - 4.) PRIOR TO CLEARING AND GRUBBING, SILT FENCING WILL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OF WETLAND TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEE EROSION CONTROL PLAN.
 - 6.) ANY FILL USED ON THE SITE WILL MEET DOT STANDARD 703.16 FOR COMMON BORROW AND DOT STANDARD 703.06(B) FOR SUB BASE AGGREGATE.
 - 7.) IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED BY SEPTEMBER 15TH OF THE YEAR OF CONSTRUCTION, THEN ON THAT DATE THESE AREAS WILL BE GRADED AND SMOOTHED, THEN PREPARED TO BE SEEDING WITH A WINTER COVER CROP OF WINTER RYE (SECALE CEREALE), HAIRY VETCH (VICIA VILLOSA), OR A COMBINATION OF THE TWO.
- VEGETATION**
- REVEGETATION MEASURES WILL COMMENCE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED UNDER PARAGRAPH 7 ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
- 1.) FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - 2.) IN LIEU OF SOIL TESTS, AGRICULTURAL LIMESTONE WILL BE SPREAD AT THE RATE OF THREE TONS PER ACRE. 10-20-20 FERTILIZER WILL FOLLOW AT THE RATE OF 800 LBS. PER ACRE. THESE TWO SOIL AMENDMENTS WILL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING.
 - 3.) FOLLOWING SEED BED PREPARATION, ANY SEDIMENT-STORMWATER DETENTION STRUCTURES, SWALE AREAS, FILL AREAS, AND BACK SLOPES WILL BE SEEDING TO A MIXTURE OF 80% FRESCUE, 20% RYE. LAWN AREAS WILL BE SEEDING TO A PREMIUM TURF MIXTURE.
 - 4.) HAY MULCH AT THE RATE OF 100 LBS/1,000 SQ. FT. OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER WILL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER, WILL BE USED ON HAY MULCH FOR WIND CONTROL. AT A MINIMUM, THE SOIL MUST BE COVERED.
 - 5.) ALL EROSION CONTROL MEASURES WILL REMAIN IN PLACE UNTIL SEEDLINGS HAVE BECOME 90% ESTABLISHED AND THEN REMOVED WITHIN 10 DAYS.
 - 6.) CUT AND FILL SLOPES TO BE SEEDING/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- MONITORING AND MAINTENANCE**
- 1.) A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS WILL BE MADE IMMEDIATELY AS NEEDED TO INSURE THEIR CONTINUING FUNCTION AS DESIGNED.
 - 2.) INSTALLED EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH 1/2" OF RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
 - 3.) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - 4.) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - 5.) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATION. POST SEEDING SEDIMENT, IF ANY, WILL BE HAULED TO AN APPROVED DISPOSAL AREA.
 - 6.) FOLLOWING THE FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY FIFTEEN DAYS UNTIL THE SEEDLINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREA VEGETATED WITH VIGOROUS GROWTH. RESEEDING WILL BE CARRIED OUT, WITH FOLLOW-UP INSPECTIONS, IN THE EVENT OF ANY FAILURES.



GENERAL ANTENNA DIMENSIONS
SCALE: N.T.S.

2

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Fax: 508-485-5321

APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

COMMONWEALTH OF MASSACHUSETTS
FILED
STRUCTURAL
No. 48078
REGISTERED PROFESSIONAL ENGINEER
Ivan B. Filev
ENGINEER

PROJECT NO: 2912.142

DRAWN BY: NS

CHECKED BY: K.B.

SUBMITTALS

REV	DATE	DESCRIPTION
REV O	09-29-10	ZONING
REV C	09-01-10	ZONING REVIEW
REV B	08-17-10	ZONING REVIEW
REV A	08-04-10	ZONING REVIEW

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SITE
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124 RIVER STREET
TOPSFIELD, MA 01983

SHEET TITLE
NORTH ELEVATION & DETAILS

SHEET NUMBER
Z-2

T-MOBILE NORTHEAST LLC

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BAY STATE DESIGN

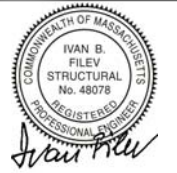


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ENGINEER

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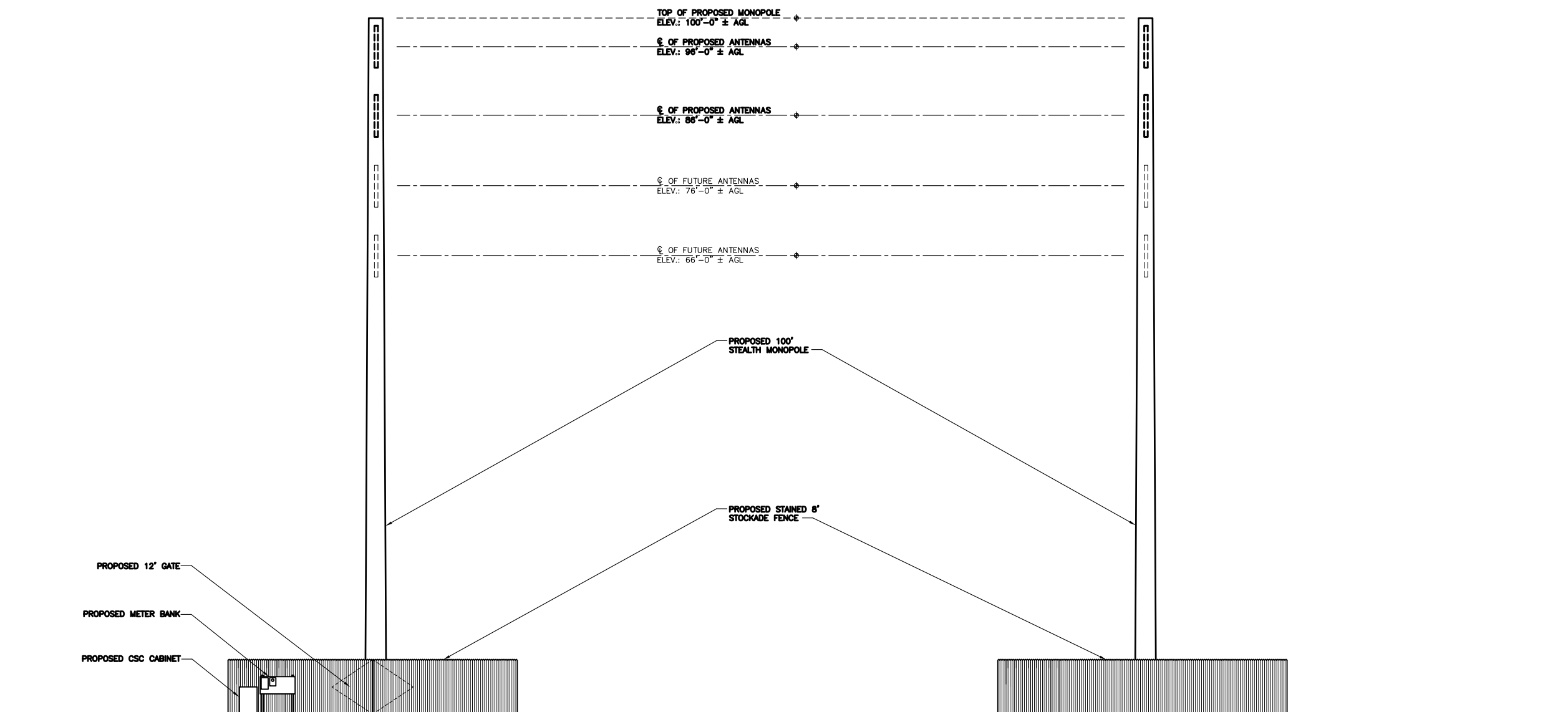
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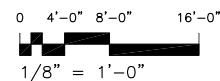
SHEET NUMBER

Z-2



NORTH ELEVATION

SCALE: 1/8"=1'-0"



EAST, SOUTH, & WEST ELEVATIONS

SCALE: 1/8"=1'-0"

