



FOR ZONING

PREPARED FOR:
verizon
118 FLANDERS ROAD
WESTBOROUGH, MA 01581

HG
HUDSON
Design Group LLC
45 BEECHWOOD DRIVE TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
2	3/23/22	RELOCATED TOWER	SLY
1	1/20/22	ADDED RADIUS MAPS	SLY
0	12/03/21	FOR REVIEW	SLY

SITE NAME:
WARE 4 MA

SITE ADDRESS:
148 WEST STREET
WARE, MA 01082

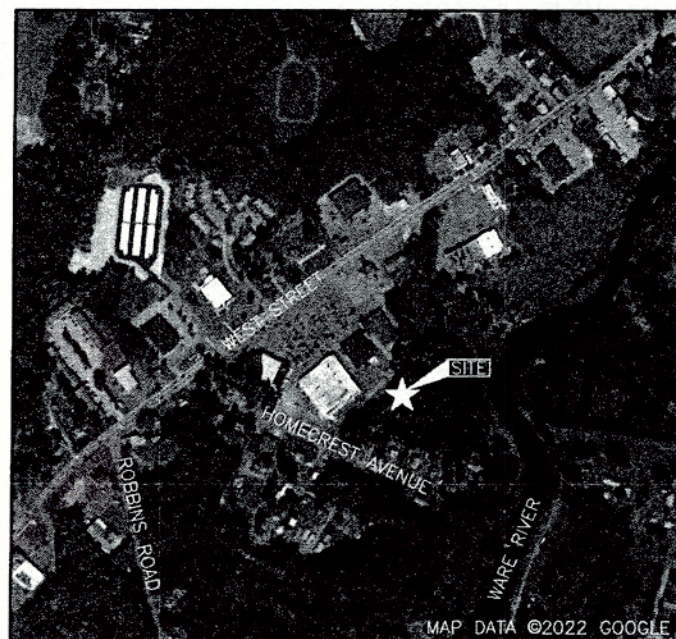
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

WARE 4 MA

148 WEST STREET

WARE, MA 01082



VICINITY MAP

SCALE: N.T.S.

DIRECTIONS TO SITE: FROM WESTBOROUGH, MA

GET ON I-495 S FROM CONNECTOR RD
HEAD SOUTHWEST TOWARD FLANDERS RD
TURN RIGHT ONTO FLANDERS RD
CONTINUE ONTO CONNECTOR RD
TURN RIGHT ONTO RESEARCH DR
USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO MA-9 E
USE THE RIGHT LANE TO MERGE ONTO I-495 S VIA THE RAMP TO CAPE COD
FOLLOW I-90 W TO PALMER. TAKE EXIT 63 FROM I-90 W
MERGE ONTO I-495 S
TAKE EXIT 58 TO MERGE ONTO I-90 W TOWARD ALBANY
TAKE EXIT 63 TOWARD MA-32/US-20/AMHERST/PALMER
FOLLOW MA-32 N TO YOUR DESTINATION IN WARE
TURN LEFT ONTO MA-32 N/THORNDIKE ST
TURN RIGHT, TURN LEFT
DESTINATION WILL BE ON THE RIGHT

PROJECT SUMMARY	
PROJECT ENGINEER	
HUDSON DESIGN GROUP, LLC 45 BEECHWOOD DRIVE NORTH ANDOVER, MA 01845 TEL: 1-(978)-557-5553 FAX: 1-(978)-336-5586	
MEP ENGINEER	
HUDSON DESIGN GROUP, LLC 45 BEECHWOOD DRIVE NORTH ANDOVER, MA 01845 TEL: 1-(978)-557-5553 FAX: 1-(978)-336-5586	
SURVEYOR	
NORTHEAST SURVEY CONSULTANTS 116 PLEASANT ST., SUITE 302 EASTHAMPTON, MA 01027 TEL: 1-(413)-203-5144	

PROJECT SUMMARY	
SITE NAME:	WARE 4 MA
SITE ADDRESS:	148 WEST STREET WARE, MA 01082
APPLICANT:	VERIZON WIRELESS 118 FLANDERS ROAD WESTBOROUGH, MA 01581
ZONING DISTRICT:	HIGHWAY COMMERCIAL (HC)
ZONING JURISDICTION:	TOWN OF WARE, HAMPSHIRE COUNTY
LATITUDE:	N42° 15' 14.60"
LONGITUDE:	W72° 15' 03.03"
PARCEL ID:	56-0-102
PROPERTY OWNER:	BIG Y FOODS, INC. BOX 7840 SPRINGFIELD, MA 01102

SHEET INDEX	
SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
Z-1	ONE QUARTER MILE RADIUS
Z-2	300' RADIUS PLAN
C-1	ABUTTERS PLAN
C-2	EXISTING CONDITIONS PLAN
C-3	SITE PLAN
C-4	COMPOUND GRADING PLAN
A-1	COMPOUND PLAN
A-2	ELEVATION

NOTE TO GENERAL CONTRACTOR:

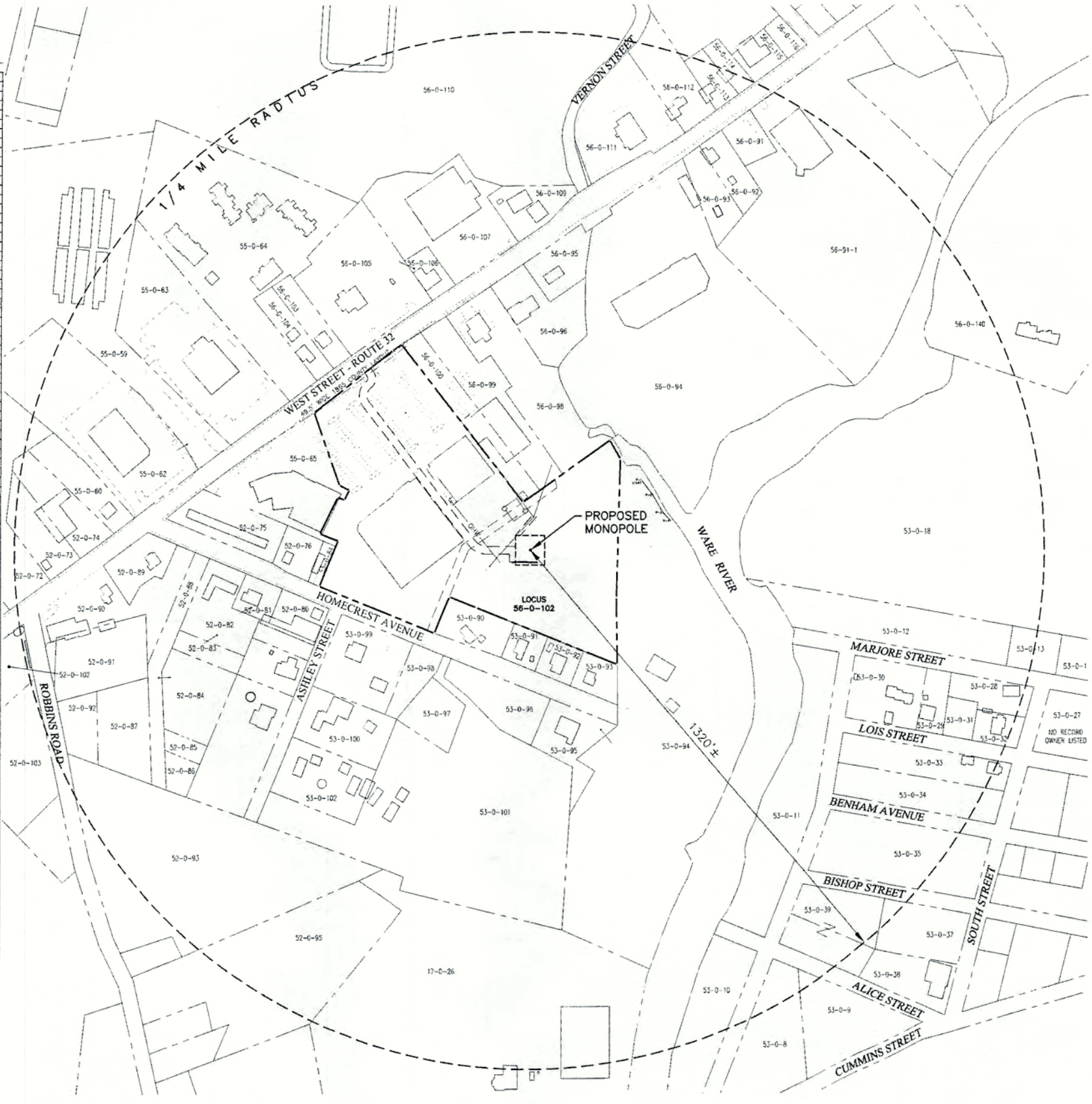
'RF' DESIGN AND EQUIPMENT IS BASED UPON
RFDS ISSUED BY VZW DATED: 3/23/2022
THE CONTRACTOR OF RECORD SHALL CONTACT VZW PRIOR TO ANY AND
ALL ORDERING/PURCHASING/INSTALLATION OF EQUIPMENT TO VERIFY THAT
THE 'RF' LISTED IN THE DRAWING SET IS CURRENT AND UP TO DATE.

SOURCE:
PLAN ENTITLED, "ABUTTERS PLAN & EXISTING CONDITIONS"
DRAWING NO. C-1 & C-2,
DATED 02/22/22" BY NORTHEAST SURVEY CONSULTANTS
ASSESSORS GIS DATA MAPS FROM THE TOWN OF WARE MA,
VIEWED ON 01/07/2022

1/4 MILE RADIUS LIST OF ABUTTERS FOR PROPERTY LOCATED AT 148 WEST STREET, WARE, MA 01082	PARCEL NUMBER/PROPERTY ADDRESS/TOWNSHIP NAME	CO-OWNER NAME	MAILING ADDRESS	CITY	STATE/ZIP
56-0-102	148 WEST ST	THE BIG Y TRUST	P.O. BOX 7840	SPRINGFIELD,	MA 01102
17-0-26	30 ROBBINS RD	WARE TOWN OF	SEWER DEPT	WARE	MA 01082
52-0-72	181 WEST ST	COLONIAL WARE PARTNERSHIP			
52-0-73	WEST ST	MORAN FRANCIS E TRUSTEE	MORAN ELAINE J TRUSTEE	WARE	MA 01082
52-0-74	175 WEST ST	MORAN FRANCIS E	MORAN ELAINE J	WARE	MA 01082
52-0-75	7 HOMECREST AV	HANAWITS COSTAS D	PO BOX 129	CRANBY	MA 01082
52-0-76	31 HOMECREST AV	LETOURNEAU ERIN E		WARE	MA 01082
52-0-80	22 HOMECREST AV	ISOUR + SONS INC L		WARE	MA 01082
52-0-81	14 HOMECREST AV	ISOUR JOSEPH L JR		WARE	MA 01082
52-0-82	10 HOMECREST AV	TURNER MICHAEL A	TURNER JANICE E	WARE	MA 01082
52-0-83	LAFAYETTE ST	MORAN ELAINE J		WARE	MA 01082
52-0-84	LAFAYETTE ST	MORAN ELAINE J		WARE	MA 01082
52-0-85	LAFAYETTE ST	MORAN ELAINE J		WARE	MA 01082
52-0-86	LAFAYETTE ST	MORAN ELAINE J		WARE	MA 01082
52-0-87	LAFAYETTE ST	MORAN ELAINE J		WARE	MA 01082
52-0-88	LAFAYETTE ST	MORAN ELAINE J		WARE	MA 01082
52-0-89	170 WEST ST	MORAN THOMAS		WARE	MA 01082
52-0-90	176 WEST ST	MORAN ELAINE J		WARE	MA 01082
52-0-91	WEST ST	WARE TOWN OF	INDIAN CEMETERY	WARE	MA 01082
52-0-92	ROBBINS RD	MORAN ELAINE J		WARE	MA 01082
52-0-93	14 ROBBINS RD	BALON DONALD E		WARE	MA 01082
52-0-95	16 ROBBINS RD	FERBER ALAN F	ALDRICH PAULA A	WARE	MA 01082-9348
52-0-98	22 ROBBINS RD	CREVER LAWRENCE	CREVER GLORIA F	WARE	MA 01082
52-0-102	182 WEST ST	COLD SPRINGS MEDICAL LLC		WARE	MA 01082
52-0-103	1 ROBBINS RD	INHABITANTS OF THE TOWN OF WARE		WARE	MA 01082
53-0-8	CUMMINGS ST	KANZAKI SPECIALTY PAPERS INC		WARE	MA 01082
53-0-9	CUMMINGS ST	KANZAKI SPECIALTY PAPER INC		WARE	MA 01082
53-0-10	RIVERSIDE ST	KANZAKI SPECIALTY PAPERS INC		WARE	MA 01082
53-0-11	RIVERSIDE ST	WYZIK EDWARD V	WYZIK EDWARD V JR	WARE	MA 01082
53-0-12	MARJORIE ST	HAWLEY PAUL R	BOX 923	WARE	MA 01082
53-0-13	MARJORIE ST	HAWLEY PAUL R	BOX 923	WARE	MA 01082
53-0-14	MARJORIE ST	HAWLEY PAUL R	BOX 923	WARE	MA 01082
53-0-18	85 SOUTH ST	MARY LANE HOSPITAL ASSOCIATION	C/O BAYSTATE WING	WARE	MA 01082
53-0-28	54 MARJORIE ST	JACKMAN KAREN L	54 MARJORIE ST	WARE	MA 01082
53-0-29	51 LOIS ST	MICHALSKI HELEN V	51 LOIS ST	WARE	MA 01082
53-0-30	53 LOIS ST	WYMAN PAUL E	WYMAN JOANNE P	WARE	MA 01082
53-0-31	49 LOIS ST	ANNUNZIATA DAVID	ANNUNZIATA KATR	WARE	MA 01082
53-0-32	45 BOND ST	NICHOLAS ANDREA L		WARE	MA 01082
53-0-33	47 BOND ST	CLOUTIER SOPHIE DORIS	CLOUTIER LEO	WARE	MA 01082
53-0-34	BENHAM AV	KANZAKI SPECIALTY PAPERS INC		WARE	MA 01082
53-0-35	BISHOP ST	KANZAKI SPECIALTY PAPERS INC		WARE	MA 01082
53-0-37	RIVERSIDE ST	WYZIK EDWARD V	WYZIK EDWARD V JR	WARE	MA 01082
53-0-38	RIVERSIDE ST	WYZIK EDWARD V	WYZIK EDWARD V JR	WARE	MA 01082
53-0-39	RIVERSIDE ST	WYZIK EDWARD V	WYZIK EDWARD V JR	WARE	MA 01082
53-0-84	HOMECREST AV	ROGERS ANDREW J JR TRUSTEE	NEALON TIMOTHY J TRUSTEE	FRAMINGHAM	MA 01702
53-0-80	33 HOMECREST AV	BRIEL RUTH TR	KEANE HEATHER TR	WARE	MA 01082
53-0-91	35 HOMECREST AV	NO JAWAN	SITU XUE WEN	WARE	MA 01082
53-0-92	37 HOMECREST AV	DEFOZ ERIN L		WARE	MA 01082
53-0-93	39 HOMECREST AV	BEAUMER JAMMY L		WARE	MA 01082
53-0-94	41 HOMECREST AV	SCHMIDT SALLY A	SCHMIDT ROBERT F	WARE	MA 01082
53-0-95	38 HOMECREST AV	JACKSON WILLIAM A	JACKSON BARBARA E	WARE	MA 01082
53-0-96	HOMECREST AV	LUKASIEWICZ MARK E	LUKASIEWICZ TRACIE A	WARE	MA 01082
53-0-97	ASHLEY ST	LUKASIEWICZ MARK E		WARE	MA 01082
53-0-98	24 HOMECREST AV	ADAMSKY WILLIAM D	ADAMSKY MARLENE M	WARE	MA 01082
53-0-100	1 ASHLEY ST	ADAMSKY WILLIAM M	ADAMSKY BEVERLY A	WARE	MA 01082
53-0-101	ASHLEY ST	LUKASIEWICZ MARK E		WARE	MA 01082
53-0-102	3 ASHLEY ST	LUKASIEWICZ MARK E	LUKASIEWICZ TRACIE A	WARE	MA 01082
55-0-59	167 WEST ST	ANDREWS MARK A	PO BOX 524	SPENCER	MA 01562
55-0-60	173 WEST ST	CHILLON NEHAL LLC		WARE	MA 01082
55-0-62	171 WEST ST	KOK WARE LLC	WARE GREEN CO REAL ESTATE TAX D	DEERFIELD	MA 01082
55-0-63	165 WEST ST	J S GOVT POST OFFICE	C/O OFFICE OF FIELD LEGAL	WINDSOR	CT 06096
55-0-64	161 WEST ST	WARE HOUSING AUTHORITY	20 VALLEY VIEW	WARE	MA 01082
55-0-65	164 WEST ST	ROGERS ANDREW J JR TRUSTEE	NEALON J TIMOTHY TRUSTEE	FRAMINGHAM	MA 01702
56-0-91	110 WEST ST	BRAMBIA DAVID F		WARE	MA 01082
56-0-92	114 WEST ST	LUKASIEWICZ MARK	BRAMBIA ALMA ROSA	WARE	MA 01082
56-0-93	118 WEST ST	ALDRICH MANAGEMENT CO LLC	LUKASIEWICZ TRACIE A	1975 HEMPSTEAD TPKE #309	EAST MEADOW NY 11554-1703
56-0-94	124 WEST ST	ALDRICH MANAGEMENT CO LLC		1975 HEMPSTEAD TPKE #309	EAST MEADOW NY 11554-1703
56-0-95	132 WEST ST	EDGAR DAVID S	PO BOX 1325	WARE	MA 01082
56-0-96	134 WEST ST	NORCOR AUTOWASH INC	22 PELLIOT ROAD	SOUTHAMPTON	MA 01073
56-0-98	136 WEST ST	MONSON SAVINGS BANK	107 MAIN ST	MONSON	MA 01057
56-0-99	140 WEST ST	JOSEPHAK RONALD J TRUSTEE	ACCOUNTS PAYABLE	WARE	MA 01082
56-0-100	142 WEST ST	MARTINS CARLOS F	MARTINS MARIA M	LUULOW	MA 01056
56-0-103	159 WEST ST	SPASSOV ATANAS		WARE	MA 01082
56-0-104	157 WEST ST	SPASSOV ATANAS R		WARE	MA 01082
56-0-105	155 WEST ST	WARE SAVINGS BANK	C/O COUNTRY BANK FOR SAVINGS	WARE	MA 01082
56-0-106	143 WEST ST	MARTINS CARLOS F	MARTINS MARIA M	LUULOW	MA 01056
56-0-107	139 WEST ST	ALEXANDRIA TRUST LLC	30 ANDERSON RD	WARE	MA 01082
56-0-109	131 WEST ST	BROOKSIDE MART INC	P O BOX 376	WEST BROOKFIELD	MA 01585
56-0-110	WEST MAIN ST	ROMAN CATHOLIC BISHOP OF SEPLD	ST WILLIAMS CEMETERY (NEW)	P O BOX 1730	SPRINGFIELD MA 01101
56-0-111	117 WEST ST	MC DONALD'S CORP (20/107)	C/O MCDONALDS CORPORATION	P O BOX 182571	COLUMBUS OH 43218
56-0-112	115 WEST ST	SHAWLETT ROBERT S		WARE	MA 01082
56-0-113	111 WEST ST	ELLET JENNIFER A		WARE	MA 01082
56-0-114	109 WEST ST	LOWELL PROPERTIES LLC		SPENCER	MA 01562
56-0-115	105 WEST ST	CRG PROPERTIES LLC		WARE	MA 01082
56-0-116	103 WEST ST	IFMAITRE CORINNE	P O BOX 86	HARDWICK	MA 01037
56-0-140	MORRIS ST	WARE HOUSING AUTHORITY		WARE	MA 01082
56-0-141	104 WEST ST	SEARS-RENEFER WAYNE E	REV INDEMTURE OF RJJ	51 LONGVIEW AVE	SAN ANSELMO CA 94960

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OVERHEAD WIRE (TRANSMISSION LINE)
- EXISTING CHAIN LINK FENCE
- 1086 PROPOSED CONTOUR LINE
- PROPOSED CONSTRUCTION SILT SOCK
- EXISTING BUILDING



1/4 MILE RADIUS PLAN
22x34 SCALE: 1"=160'
11x17 SCALE: 1"=320'

FOR ZONING

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

HG HUDSON Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586

COUNTY OF MASSACHUSETTS
DANIEL HAMM
PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

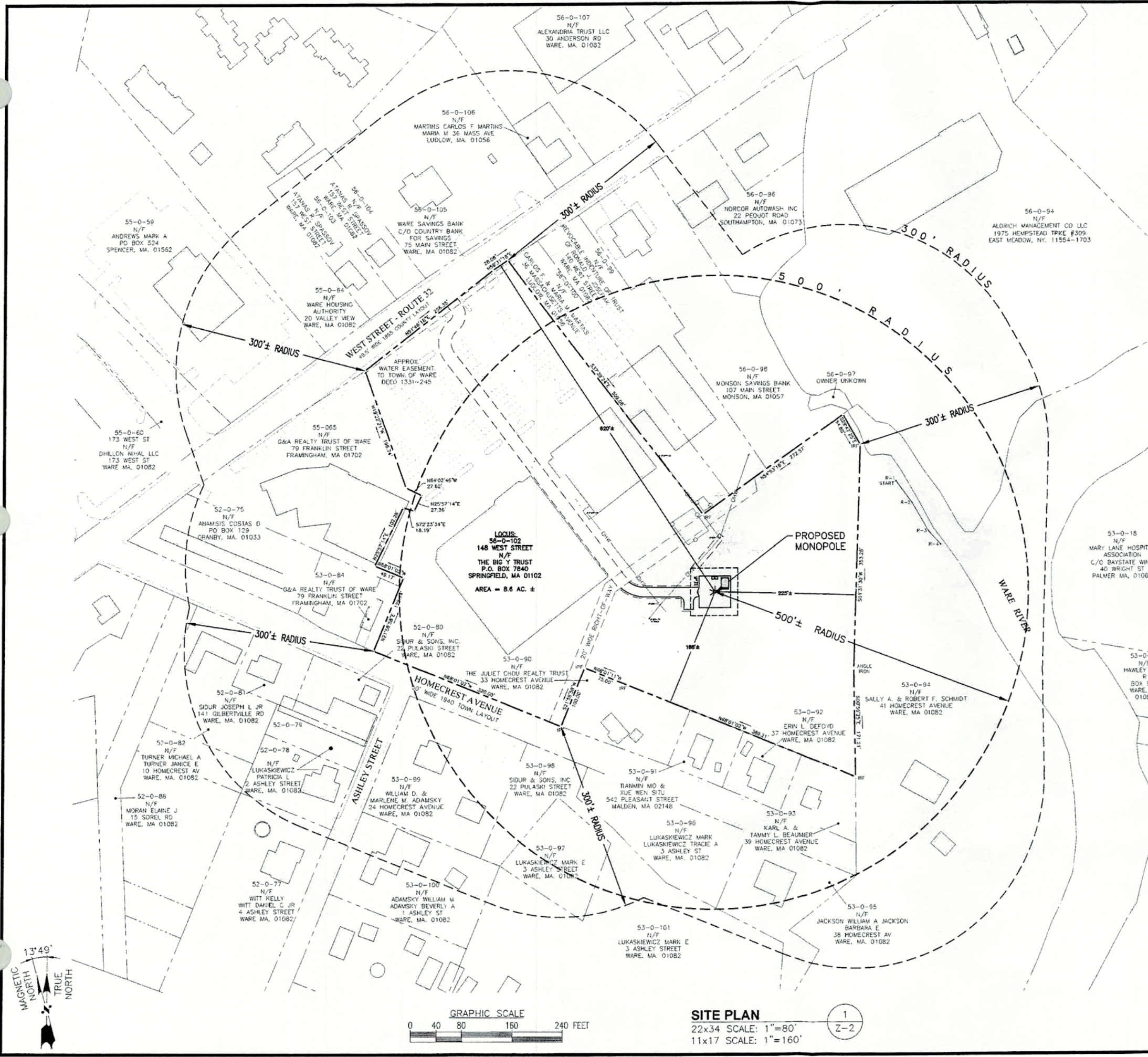
REV.	DATE	DESCRIPTION	BY
2	3/23/22	RELOCATED TOWER	SLY
1	1/20/22	ADDED RADIUS MAPS	SLY
0	12/03/21	FOR REVIEW	SLY

SITE NAME:
WARE 4 MA

SITE ADDRESS:
148 WEST STREET
WARE, MA 01082

SHEET TITLE
ONE QUARTER MILE RADIUS

SHEET NUMBER
Z-1



SOURCE:
PLAN ENTITLED, "ABUTTERS PLAN & EXISTING CONDITIONS" DRAWING No. C-1 & C-2, DATED 02/22/22" BY NORTHEAST SURVEY CONSULTANTS

ASSESSORS GIS DATA MAPS FROM THE TOWN OF WARE MA, VIEWED ON 01/07/2022

- LEGEND**
- PROPERTY LINE - SUBJECT PARCEL
 - ABUTTERS PROPERTY LINE
 - EXISTING CONTOUR LINE
 - TREE LINE
 - BARBED WIRE FENCE REMAINS
 - OVERHEAD WIRE (TRANSMISSION LINE)
 - EXISTING CHAIN LINK FENCE
 - EXISTING UNDERGROUND SEWER LINE
 - DELINEATED WETLAND LINE
 - EXISTING BUILDING
 - PROPOSED EQUIPMENT CONCRETE PAD
 - CATCH BASIN
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - EXISTING GROUND WELL
 - EXISTING SEWER MANHOLE
 - STONEWALL
 - WELL
 - UTILITY POLE
 - PROPOSED CONTOUR LINE
 - PROPOSED CONSTRUCTION SILT SOCK
 - PROPOSED TOWER

FOR ZONING

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

HG HUDSON
Design Group LLC

45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5386

Professional Engineer Seal for Daniel H. Hudson, State of Massachusetts, License No. 10000, Professional Engineer, Civil.

CHECKED BY: JX
APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
2	3/23/22	RELOCATED TOWER	SLY
1	1/20/22	ADDED RADIUS MAPS	SLY
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SITE NAME:
WARE 4 MA

SITE ADDRESS:
148 WEST STREET
WARE, MA 01082

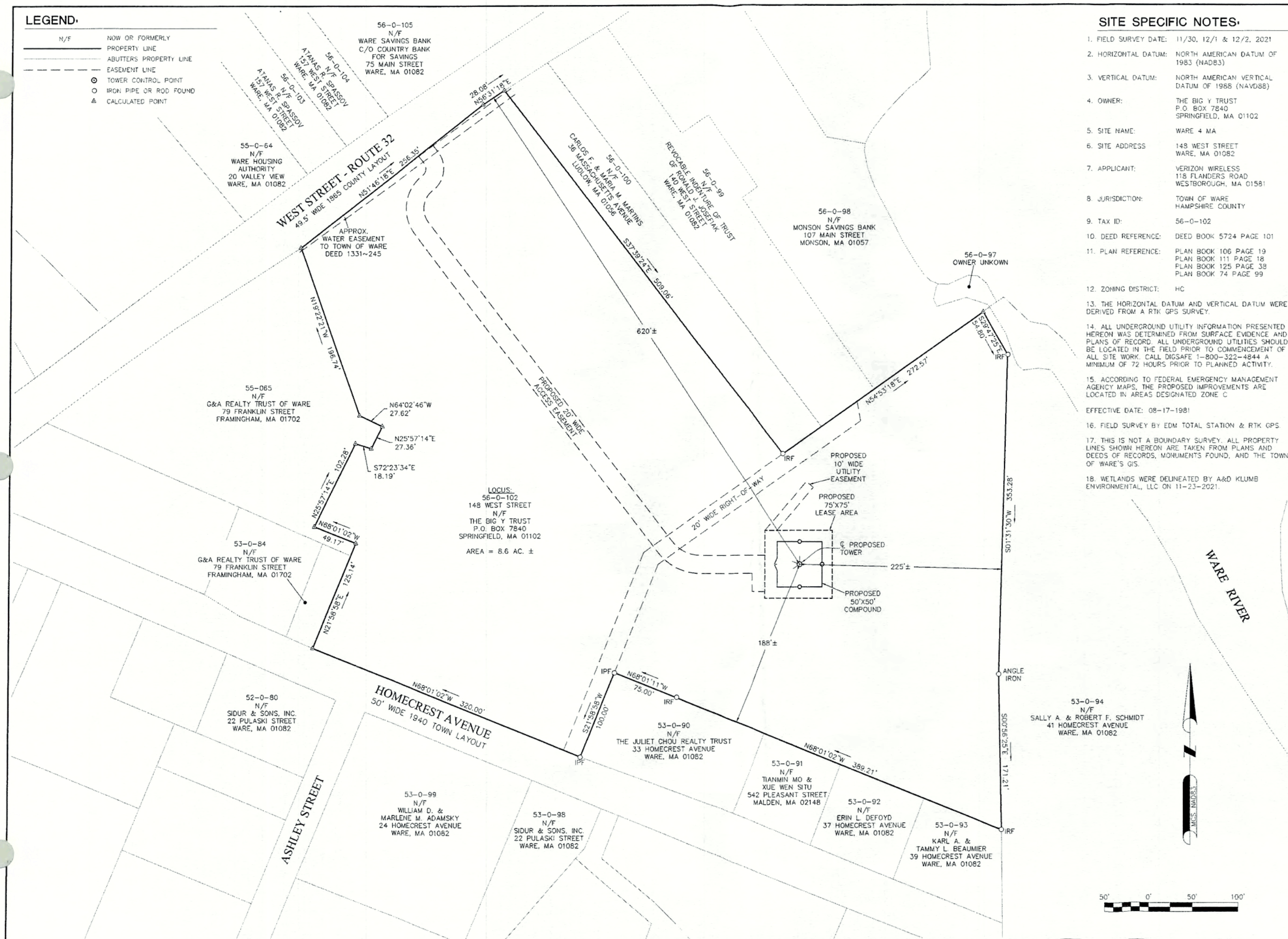
SHEET TITLE
300' RADIUS PLAN

SHEET NUMBER
Z-2

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

LEGEND:

- N/F NOW OR FORMERLY
- PROPERTY LINE
- ADJUTERS PROPERTY LINE
- EASEMENT LINE
- TOWER CONTROL POINT
- IRON PIPE OR ROD FOUND
- CALCULATED POINT



SITE SPECIFIC NOTES:

1. FIELD SURVEY DATE: 11/30, 12/1 & 12/2, 2021
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
4. OWNER: THE BIG Y TRUST
P.O. BOX 7840
SPRINGFIELD, MA 01102
5. SITE NAME: WARE 4 MA
6. SITE ADDRESS: 148 WEST STREET
WARE, MA 01082
7. APPLICANT: VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581
8. JURISDICTION: TOWN OF WARE
HAMPSHIRE COUNTY
9. TAX ID: 56-0-102
10. DEED REFERENCE: DEED BOOK 5724 PAGE 101
11. PLAN REFERENCE: PLAN BOOK 106 PAGE 19
PLAN BOOK 111 PAGE 18
PLAN BOOK 125 PAGE 38
PLAN BOOK 74 PAGE 99
12. ZONING DISTRICT: HC
13. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM A RTK GPS SURVEY.
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 PROPOSED IMPROVEMENTS ARE LOCATED IN AREAS DESIGNATED ZONE C
16. FIELD SURVEY BY EDM TOTAL STATION & RTK GPS
17. THIS IS NOT A BOUNDARY SURVEY. ALL PROPERTY LINES SHOWN HEREON ARE TAKEN FROM PLANS AND DEEDS OF RECORDS, MONUMENTS FOUND, AND THE TOWN OF WARE'S GIS.
18. WETLANDS WERE DELINEATED BY A&D KLUMB ENVIRONMENTAL, LLC ON 11-23-2021.

EFFECTIVE DATE: 08-17-1981

PREPARED FOR:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

HG HUDSON
Design Group LLC

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NORTHEAST SURVEY CONSULTANTS

3 Ferry Street
Studio 1 East
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com



Daniel F. Stasz
DANIEL F. STASZ PLS #47160

CHECKED BY: BCF

APPROVED BY: DFS

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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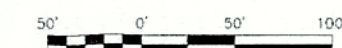
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SITE ADDRESS:
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SHEET TITLE
ABUTTERS PLAN

SHEET NUMBER

C-1



N/F	NOW OR FORMERLY
=====	PROPERTY LINE
-----	ABUTTERS PROPERTY LINE
-----	EASEMENT LINE
----- OHW -----	OVERHEAD WIRES
-----	CONTOUR LINE
=====	FEMA FLOOD ZONE LINE
-----	WETLAND DELINEATION
~~~~~	TREELINE
♂	UTILITY POLE
+	GUY WIRE ANCHOR
⊗	GAS METER
▴	SIGN POST
▣	WETLAND FLAG

BLDG.

BLDG.

53-0-90  
N/F  
THE JULIET CHOU REALTY TRUST  
33 HOMECREST AVENUE  
WARE, MA 01082

LOCUS:  
56-0-102  
148 WEST STREET  
N/F  
THE BIG Y TRUST  
P.O. BOX 7840  
SPRINGFIELD, MA 01102  
AREA = 8.6 AC. ±

AREA = 8.6 AC.  $\pm$

20' WIDE  
RIGHT-OF-WAY

PROPOSED  
20' WIDE  
ACCESS  
EASEMENT

CONTROL POINT A  
-IRON ROD SET-  
N: 2918484.17  
E: 452779.20

UP #26-29  
W/RISER

CENTER OF  
PROPOSED TOWER  
LAT: 42°15'14.60"  
LON: 72°15'03.03"  
N: 2918499.15  
E: 452896.92  
GROUND EL: 408'±

SPIKE IN UP#26-21  
FI=406.90

PROpane  
TANKS

PROPOSED  
10' WIDE  
UTILITY—  
EASEMENT

CONTROL POINT B  
-IRON ROD SET-  
N: 2918606.98  
E: 452898.57

PROPOSED  
75'X75'  
LEASE AREA

PROPOSED  
50'X50'  
COMPOUND

CONCRETE  
DUMP

10'X12'  
BOULDER

56-0-98  
N/F  
MONSON SAVINGS BANK  
107 MAIN STREET  
MONSON, MA 01057

56-0-99  
N/F  
REVOCABLE INDENTURE OF TRUST  
OF RONALD J. JOSEFIAK  
140 WEST STREET  
WARE, MA 01082

LOCUS:  
56-0-102  
148 WEST STREET  
N/F  
THE BIG Y TRUST  
P.O. BOX 7840  
SPRINGFIELD, MA 01102  
  
AREA = 8.6 AC. ±

R-1  
START

R-2 11

WARE RIVER

R-3 ☐

R-4 Y

100' WETLAND BUFFER

53-0-94  
N/F  
SALLY A. & ROBERT F. SCHMIDT  
41 HOMECREST AVENUE  
WARE, MA 01082

PREPARED FOR:



118 FLANDERS ROAD  
WESTBOROUGH, MA 01581



**HUDSON**  
Design Group LLC

45 BEECHWOOD DRIVE TEL: (978) 557-5553  
N. ANDOVER, MA 01845 FAX: (978) 336-5586

NORTHEAST SURVEY  
CONSULTANTS



  
DANIEL F STASZ PLS #47160

CHECKED BY: BCF

APPROVED BY: DFS

## SUBMITTALS

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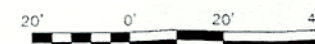
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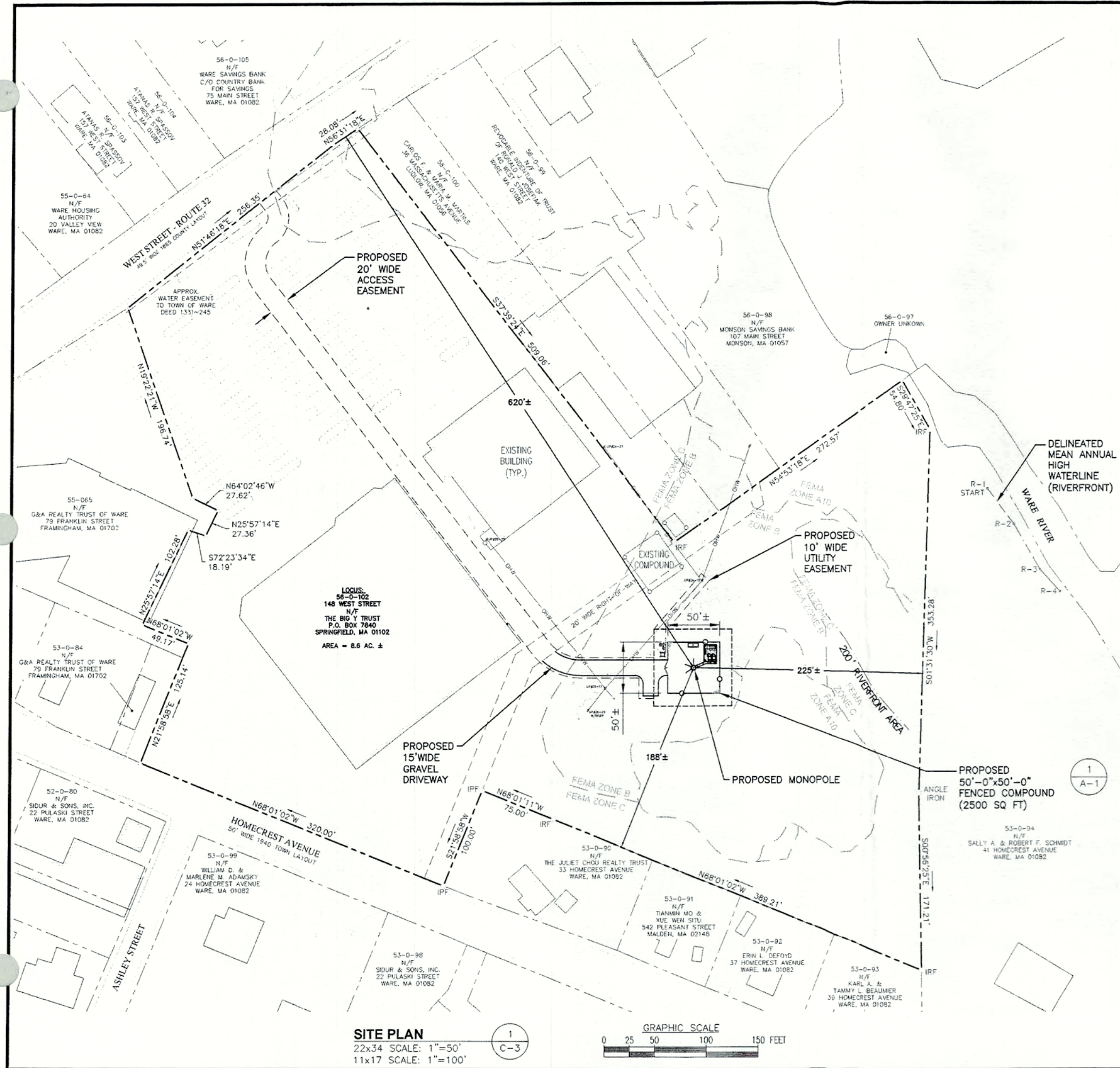
SHEET TITLE  
EXISTING CONDITIONS  
PLAN

SHEET NUMBER

C-2



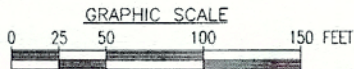




**SITE PLAN**

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

1  
C-3



**LEGEND**

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OVERHEAD WIRE (TRANSMISSION LINE)
- EXISTING CHAIN LINK FENCE
- EXISTING UNDERGROUND SEWER LINE
- DELINEATED WETLAND LINE
- EXISTING BUILDING
- PROPOSED EQUIPMENT CONCRETE PAD
- CATCH BASIN
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING GROUND WELL
- EXISTING SEWER MANHOLE
- STONEWALL
- WELL
- UTILITY POLE
- PROPOSED CONTOUR LINE
- PROPOSED CONSTRUCTION SILT SOCK
- PROPOSED TOWER

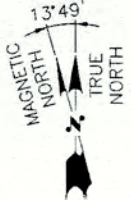
NOTE:  
DELINEATION OF WETLAND RESOURCE AREA WAS  
PERFORMED BY AUDRA KLUMB, NH CERTIFIED WETLAND  
SCIENTIST, A & D KLUMB ENVIRONMENTAL, LLC ON  
11.23.2021.

**SOURCE:**

PLAN ENTITLED, "ABUTTERS PLAN & EXISTING CONDITIONS"  
DRAWING No. C-1 & C-2,  
DATED 2/2/22" BY NORTHEAST SURVEY CONSULTANTS

**ZONING INFORMATION**

JURISDICTION: TOWN OF WARE, MA		
ZONING DISTRICT TYPE: HIGHWAY COMMERCIAL (HC)		
DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
FRONT YARD SETBACK:	25'	620'-0"
SIDE YARD SETBACK:	20'	188'-0"
REAR YARD SETBACK:	30'	225'-0"
SETBACK SHOWN ARE TAKEN FROM THE CORNERS OF PROPOSED FENCED COMPOUND TO PROPERTY LINES AND ARE APPROXIMATE		



FOR ZONING

PREPARED FOR:

**verizon**

118 FLANDERS ROAD  
WESTBOROUGH, MA 01581

**HG HUDSON**  
Design Group LLC

45 BEECHWOOD DRIVE  
N. ANDOVER, MA 01845

TEL: (978) 557-5553  
FAX: (978) 336-5586



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
2	3/23/22	RELOCATED TOWER	SLY
1	2/20/22	ADDED RADIUS MAPS	SLY
0	12/03/21	FOR REVIEW	SLY

SITE NAME:  
WARE 4 MA

SITE ADDRESS:  
148 WEST STREET  
WARE, MA 01082

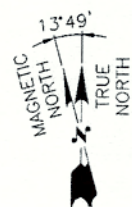
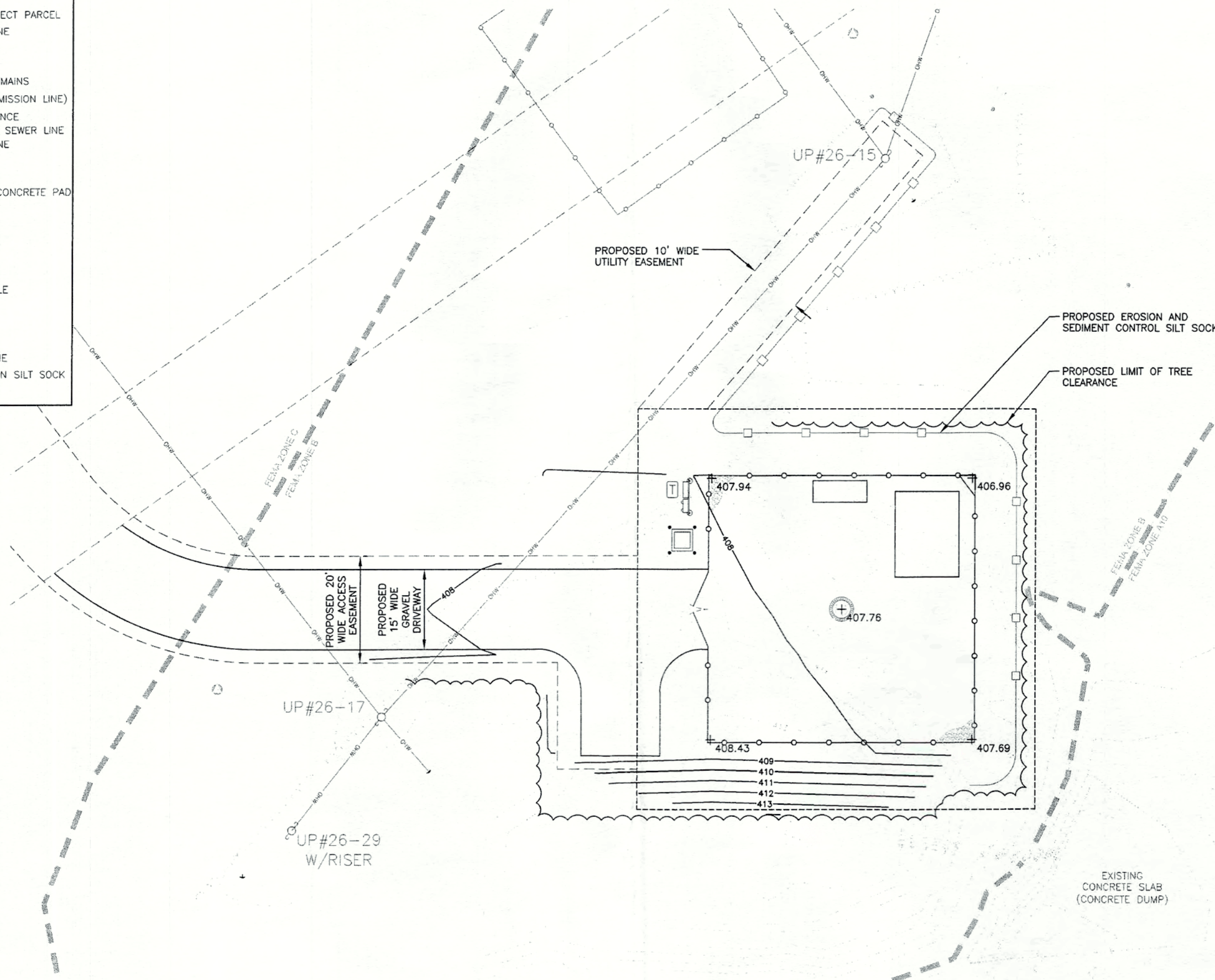
SHEET TITLE  
SITE PLAN

SHEET NUMBER  
C-3



# LEGEND

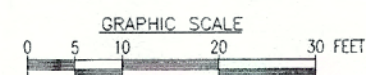
- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OHW --- OVERHEAD WIRE (TRANSMISSION LINE)
- EXISTING CHAIN LINK FENCE
- S --- EXISTING UNDERGROUND SEWER LINE
- DELINEATED WETLAND LINE
- A-1 --- A-2 --- EXISTING BUILDING
- PROPOSED EQUIPMENT CONCRETE PAD
- CB --- CATCH BASIN
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING GROUND WELL
- EXISTING SEWER MANHOLE
- STONEWALL
- WELL
- UTILITY POLE
- 1086 --- PROPOSED CONTOUR LINE
- PROPOSED CONSTRUCTION SILT SOCK
- PROPOSED TOWER



## COMPOUND GRADING PLAN

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

1  
C-4



FOR ZONING

PREPARED FOR:

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CHECKED BY: JX

APPROVED BY: DPH

## SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	3/23/22	RELOCATED TOWER	SLY
1	2/03/22	ADDED RADIUS MAPS	SLY
0	12/03/21	FOR REVIEW	SLY

SITE NAME:  
WARE 4 MA

SITE ADDRESS:  
148 WEST STREET  
WARE, MA 01082

SHEET TITLE  
COMPOUND  
GRADING PLAN

SHEET NUMBER

C-4



FOR ZONING

PREPARED FOR:

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CHECKED BY: JX

APPROVED BY: DPH

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
2	3/23/22	RELOCATED TOWER	SLY
1	1/20/22	ADDED RADIUS MAPS	SLY
0	12/03/21	FOR REVIEW	SLY

SITE NAME:  
WARE 4 MA

SITE ADDRESS:  
148 WEST STREET  
WARE, MA 01082

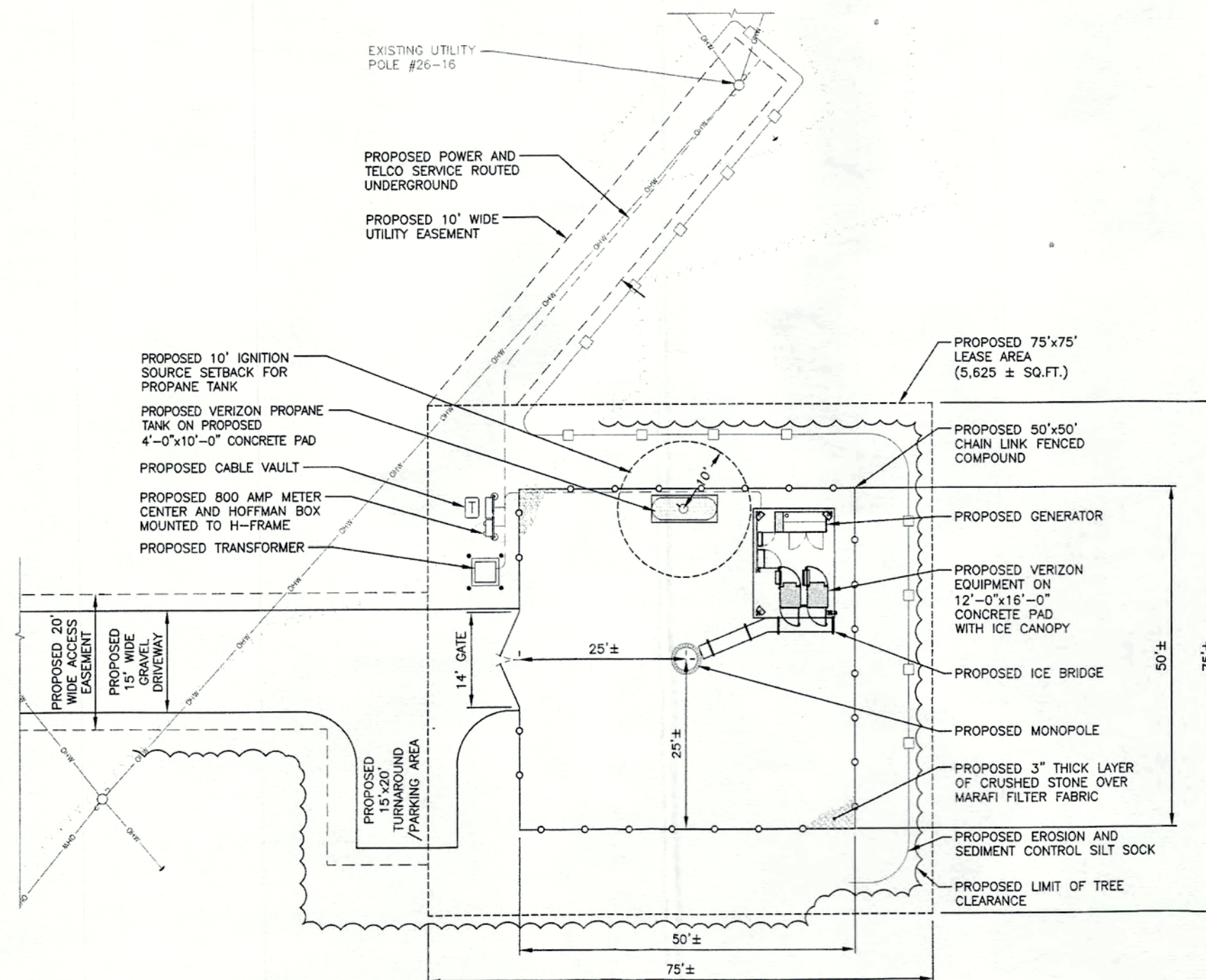
SHEET TITLE  
**COMPOUND PLAN**

SHEET NUMBER

**A-1**

**LEGEND**

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OHW --- OVERHEAD WIRE (TRANSMISSION LINE)
- EXISTING CHAIN LINK FENCE
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- DELINEATED WETLAND LINE
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- WELL
- UTILITY POLE
- 1086 PROPOSED CONTOUR LINE
- PROPOSED CONSTRUCTION SILT SOCK
- PROPOSED TOWER

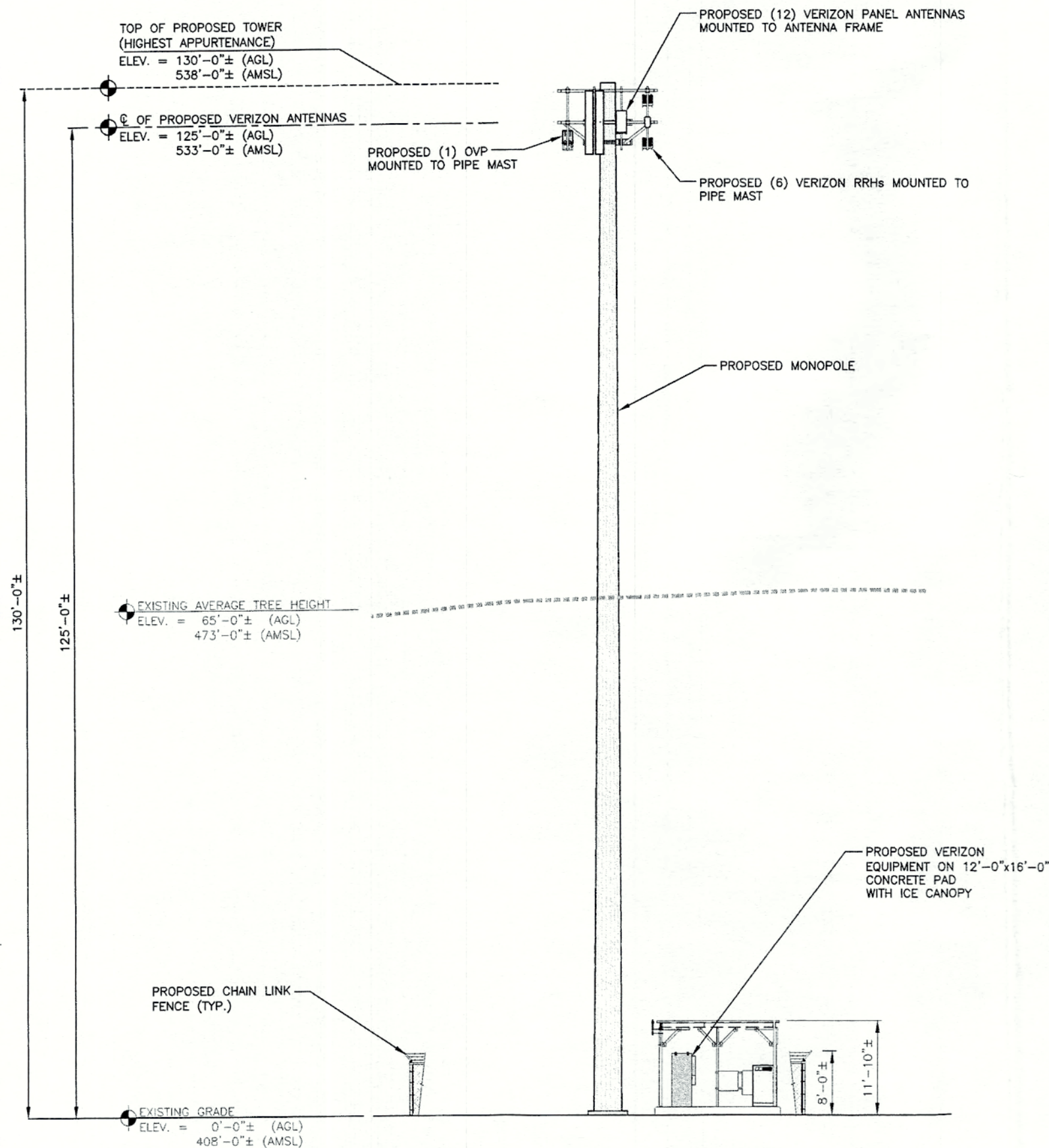


**COMPOUND PLAN**  
22x34 SCALE: 1"=10'  
11x17 SCALE: 1"=20'

1  
A-1







# PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
ALPHA	PROPOSED	40°	165'
BETA	PROPOSED	150°	165'
GAMMA	PROPOSED	270°	165'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'.  
CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

FOR ZONING

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WESTBOROUGH, MA 01581

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## SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	3/23/22	RELOCATED TOWER	SLY
1	1/20/22	ADDED RADIUS MAPS	SLY
0	12/03/21	FOR REVIEW	SLY

SITE NAME:

WARE 4 MA

SITE ADDRESS:

148 WEST STREET  
WARE, MA 01082

SHEET TITLE

ELEVATION

SHEET NUMBER

A-2

## TOWER NOTES:

- 1.) TOWER ELEVATION IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO TOWER MANUFACTURER DRAWINGS FOR COMPLETE INSTALLATION AND BILL OF MATERIAL INFORMATION.
- 2.) TOWER MINIMUM DESIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH ANSI/TIA/EIA 222-H "STRUCTURAL STANDARDS FOR SUPPORTING STRUCTURES AND ANTENNAS, REVISION H" AND GOVERNING FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS
- 3.) TOWER MANUFACTURER SHALL BE RESPONSIBLE FOR DESIGN AND STRUCTURAL COMPONENTS OF THE TOWER.
- 4.) FINAL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE LOCAL UTILITIES.

## NOTE TO GENERAL CONTRACTOR:

'RF' DESIGN AND EQUIPMENT IS BASED UPON  
RFDS ISSUED BY VZW DATED: 3/23/2022  
THE CONTRACTOR OF RECORD SHALL CONTACT VZW PRIOR TO ANY AND ALL ORDERING/PURCHASING/INSTALLATION OF EQUIPMENT TO VERIFY THAT THE 'RF' LISTED IN THE DRAWING SET IS CURRENT AND UP TO DATE.

**ELEVATION**  
22x34 SCALE: 1/8"=1'-0"  
11x17 SCALE: 1/16"=1'-0"

1  
A-2

