

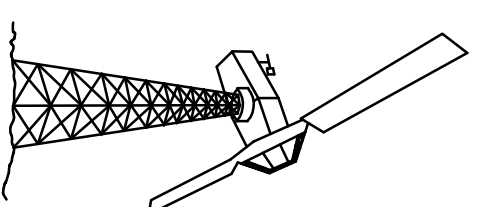
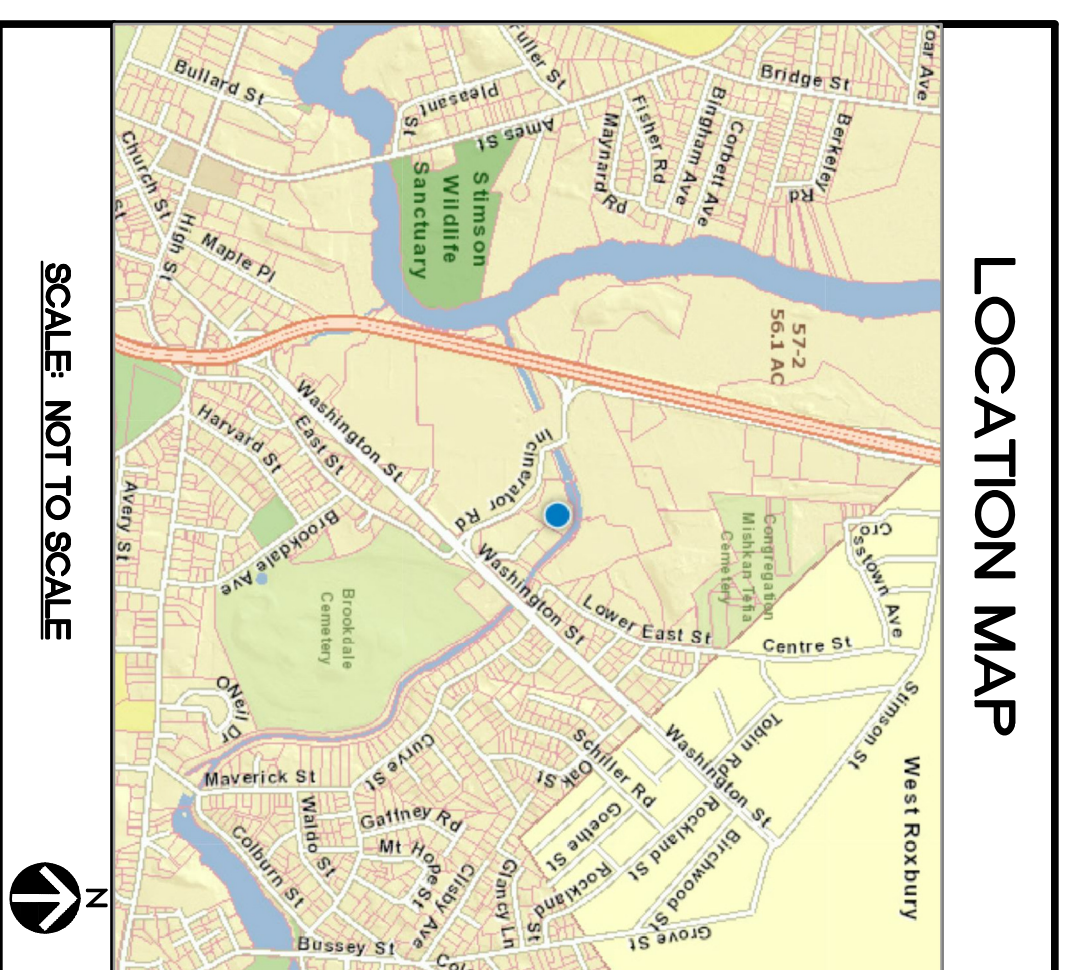
# Town of Dedham



## Telecommunications Project

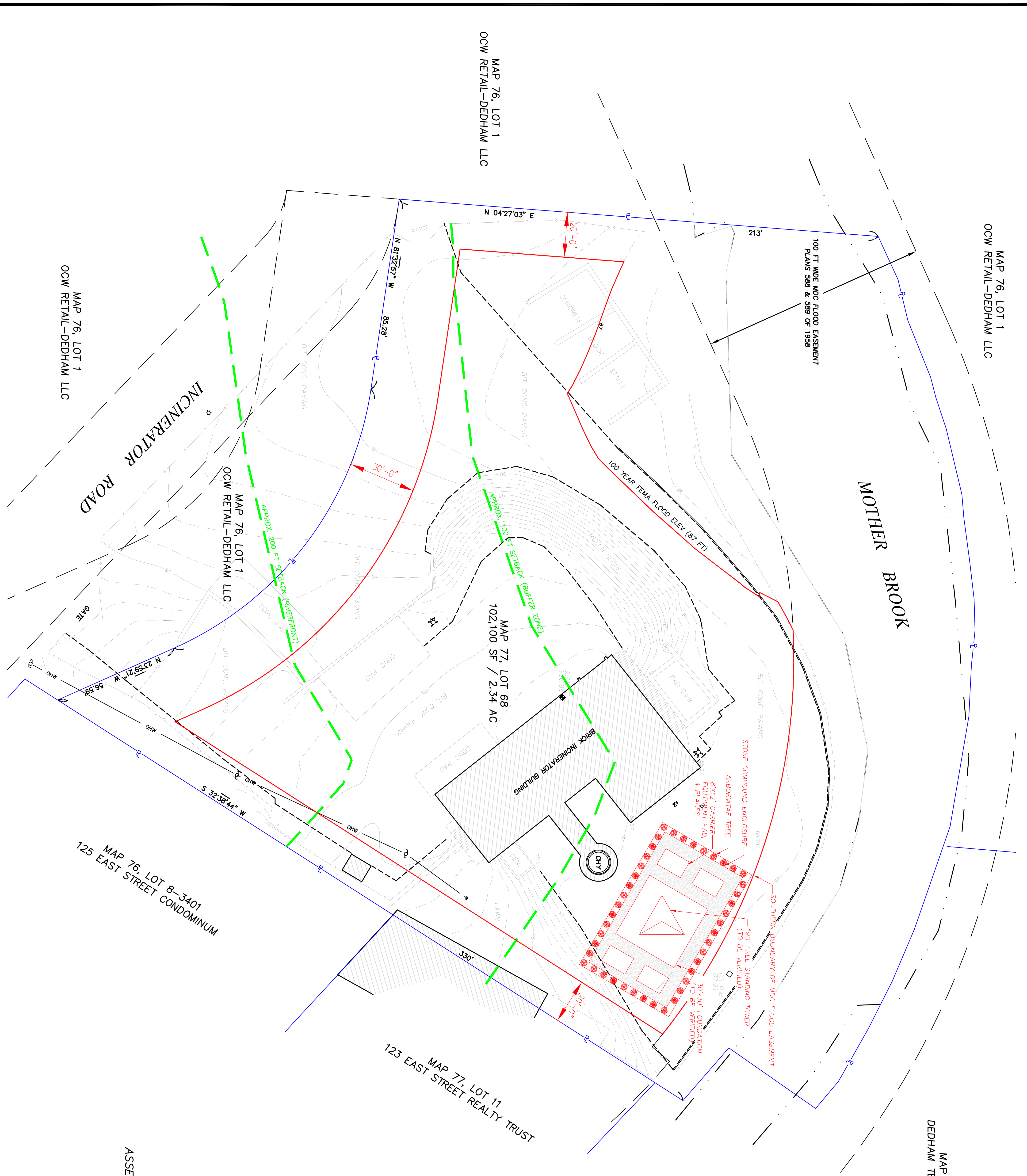
### Department of Public Works

For facility located at  
 5 Incinerator Rd  
 Dedham, MA 02026



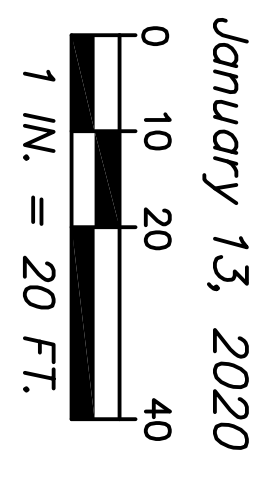
**Bergman & Associates, Inc.**  
**Engineers**  
 20 WASHINGTON STREET  
 HAVERHILL, MA 01832-5524  
 (978) 372-1125 TEL

SHEET INDEX				
SHEET NUMBER	SHEET TITLE	ISSUE DATE	REVISION	ISSUE FOR
T	COVER SHEET	APR 9, 2020	-	APPROVAL
C1	PLOT PLAN	APR 9, 2020	-	APPROVAL
C2	ELEVATIONS	APR 9, 2020	-	APPROVAL



- NOTES**
1. THE FACILITY IS NOT INTENDED OR DESIGNED FOR AUTOMATIC HANDOFFED ACCESS REQUIREMENTS DO NOT APPLY.
  2. THE FACILITY SHALL NOT REQUIRE ANY WATER SERVICE OR SANITARY FACILITIES.
  3. NOT ALL UTILITIES SHOWN. FINAL UTILITY LOCATIONS TBD.
  4. EXACT TOWER AND FOUNDATION SIZES AND LOCATION WITHIN YARD TBD.

TOPOGRAPHIC PLAN OF LAND  
 LOCATED AT 5 INCINERATOR DRIVE IN  
**DEDHAM, MA.**  
 RECORD OWNER  
**Town of Dedham**  
 ASSESSOR MAP REFERENCE - MAP 77, LOT 68  
 ZONING: HB OVERLAY: WIRELESS



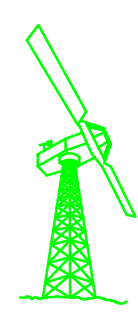
January 13, 2020

DRAWN BY: T. MOYLAN	CHECKED BY: P. BERGMAN	APPROVED BY: P. BERGMAN
DATE: 04/09/20	ISSUE FOR: COMMENTS	PROJECT NO.: 2270
DRAWING NO.: <b>01</b>	DRAWING TITLE: CONCEPTUAL PLAN	SHEET 1 OF 2

REV. NO.	DATE	REVISION DESCRIPTION	MADE BY	CHKD BY	APVD BY

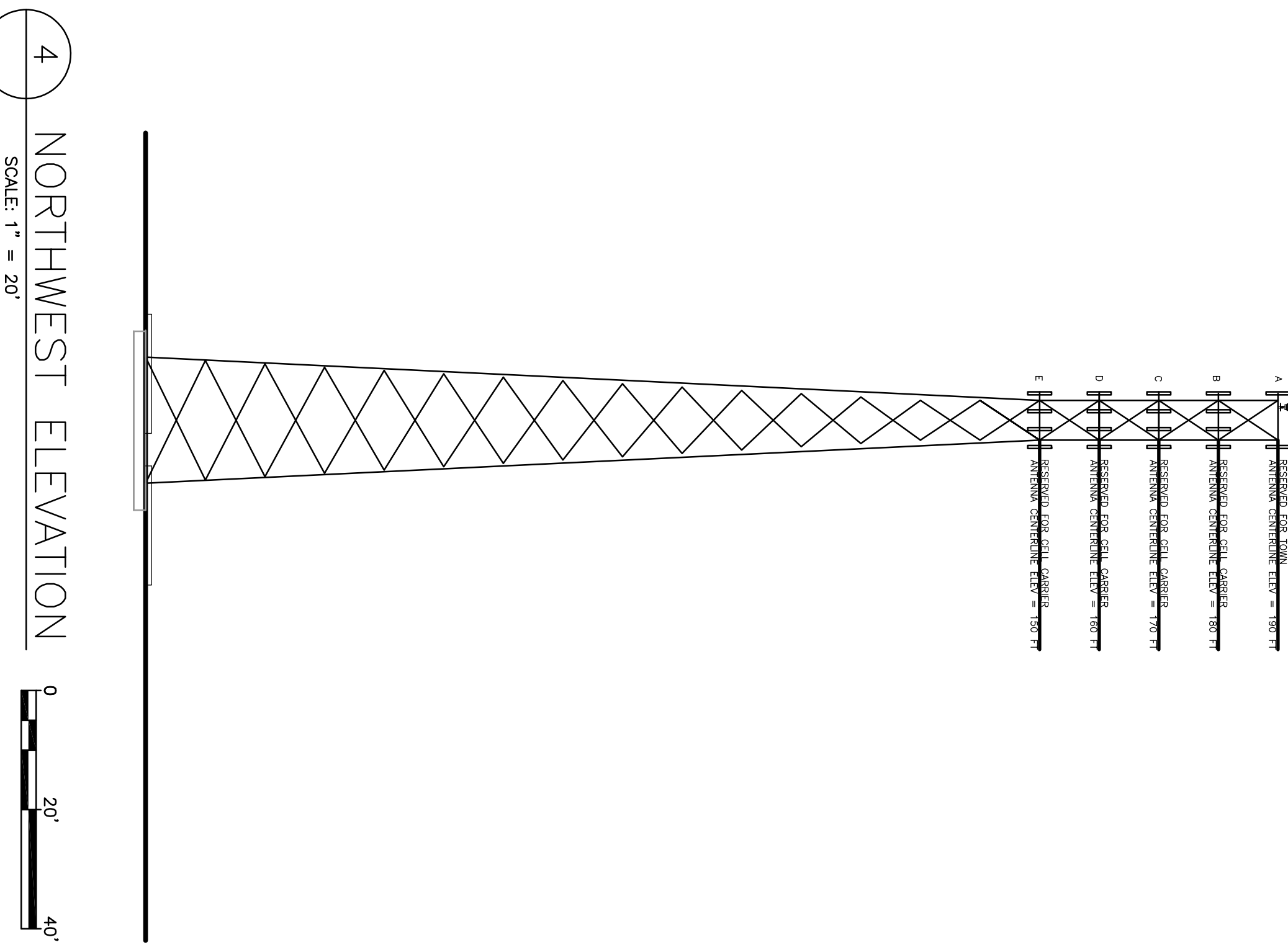
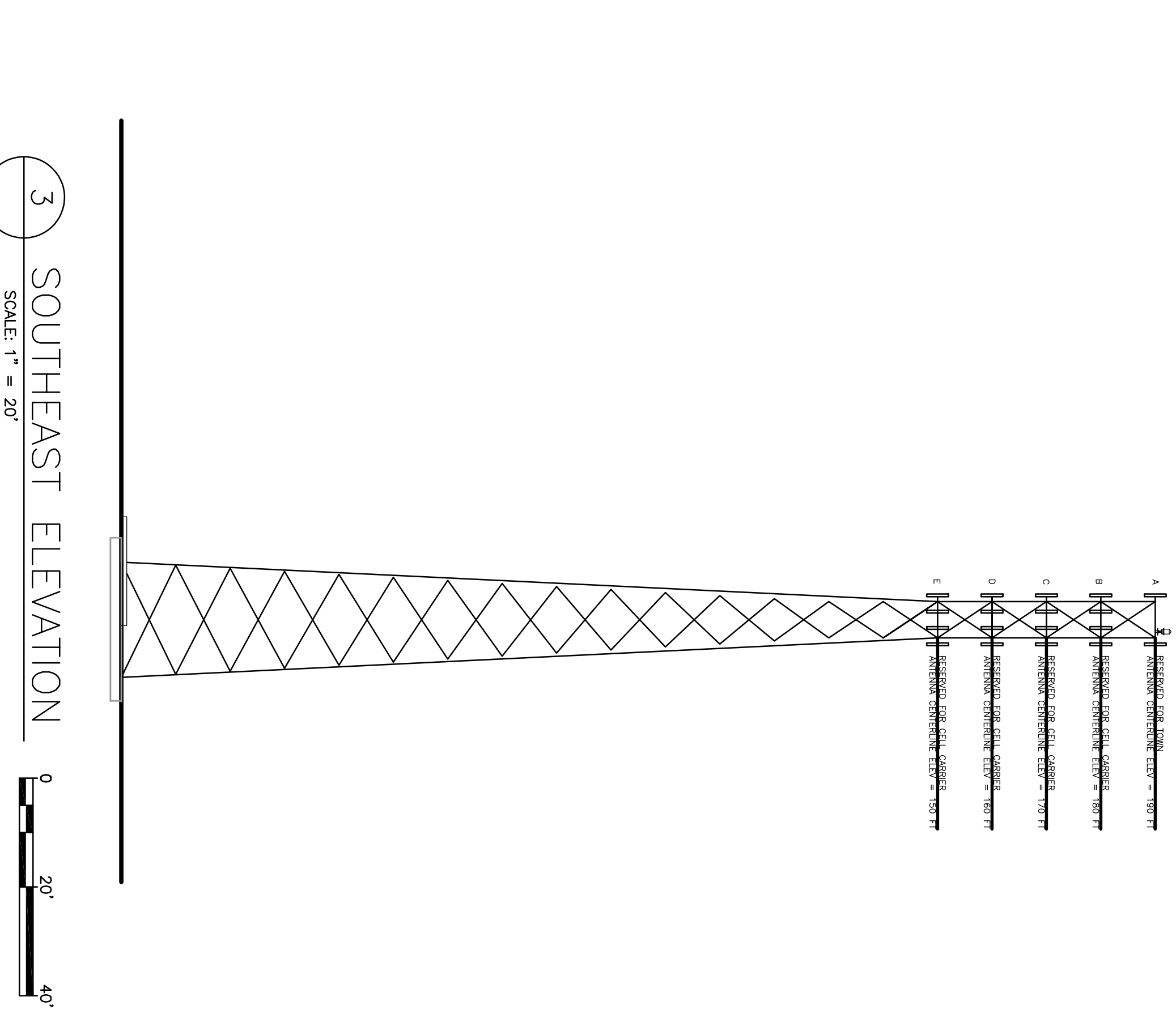
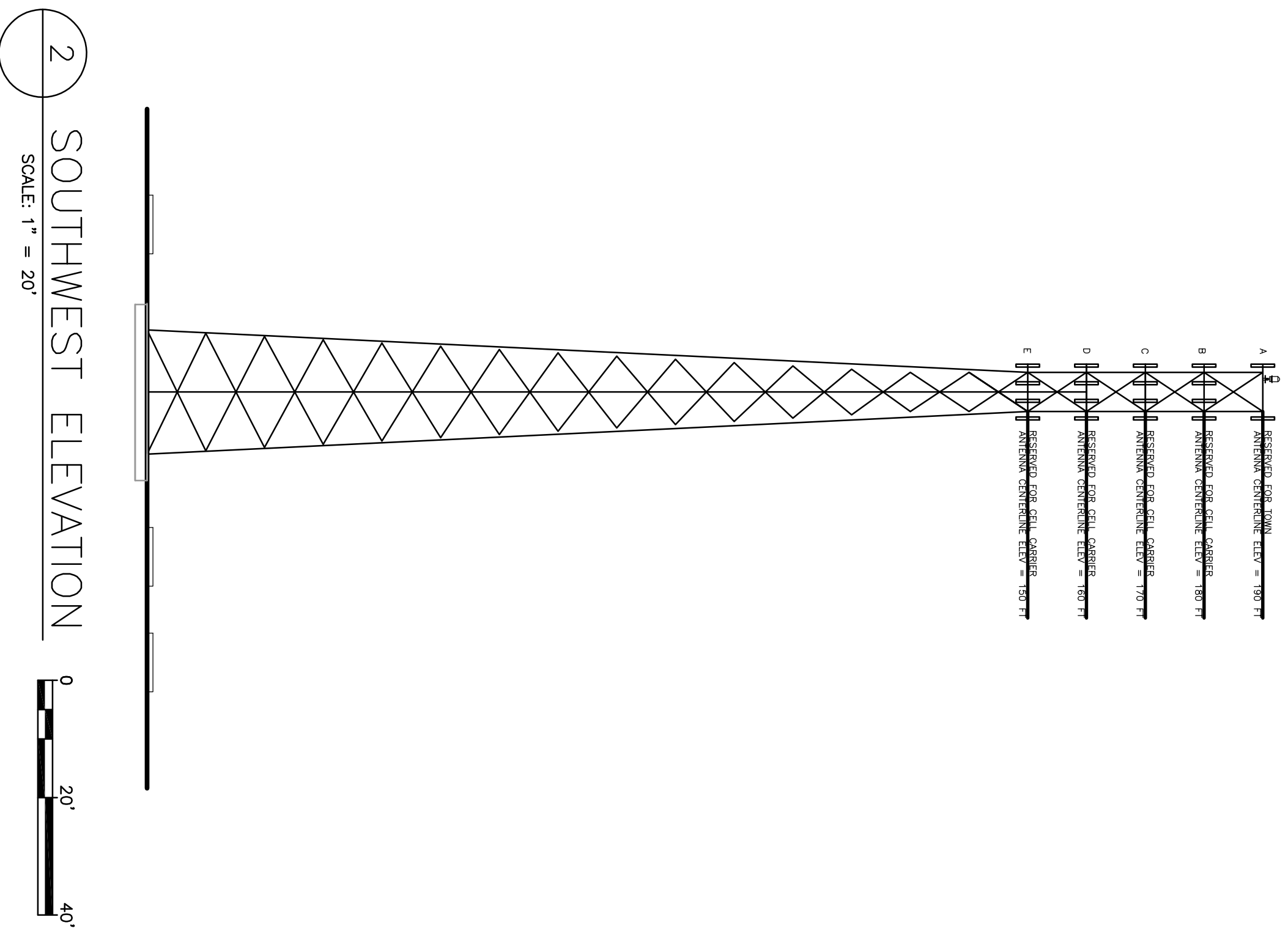
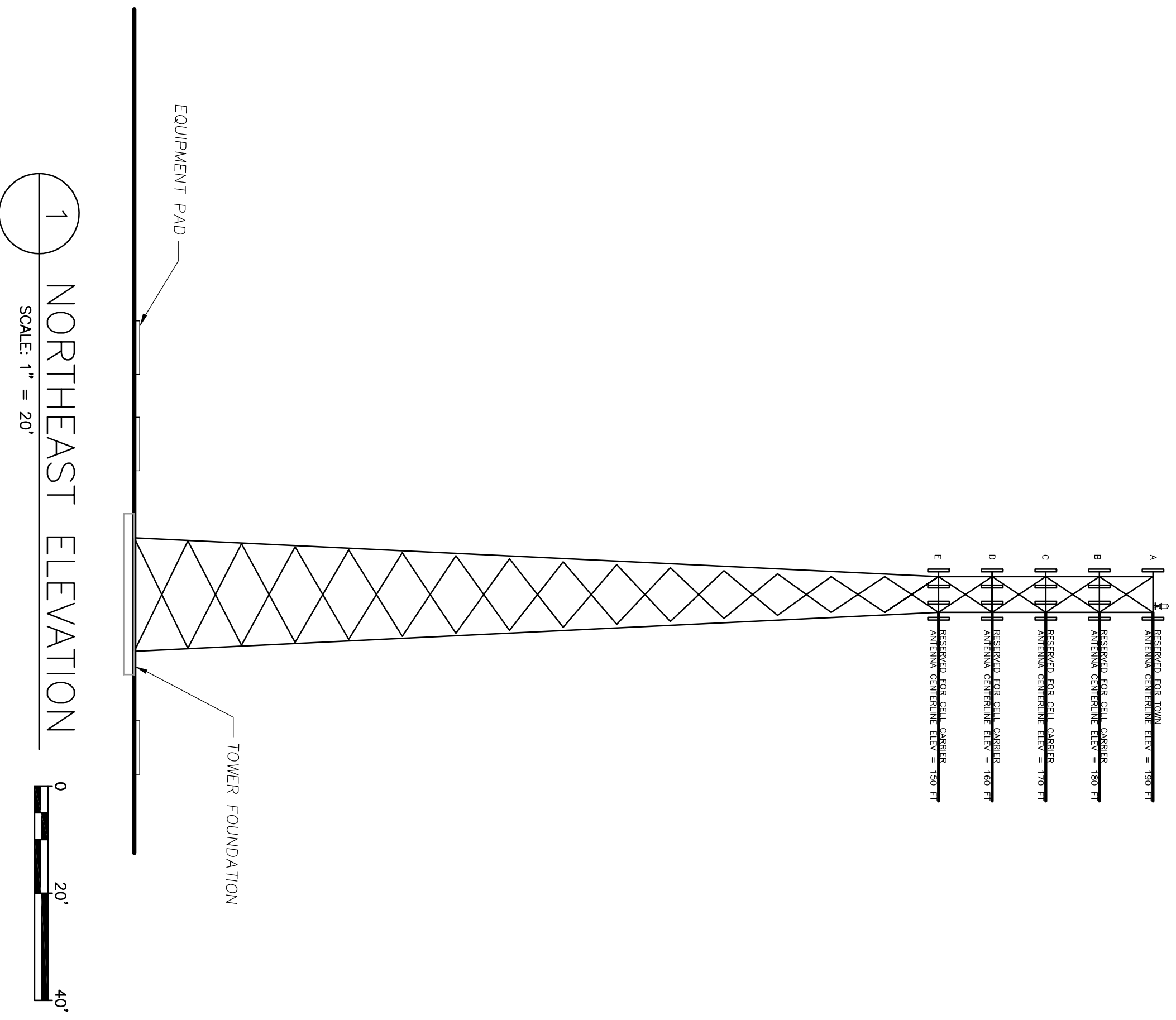
PROJECT: TOWN OF DEDHAM TOWER  
 5 INCINERATOR RD  
 DEDHAM, MA 02026

CLIENT: DEDHAM PUBLIC WORKS  
 55 RIVER ST  
 DEDHAM, MA 02026



**Bergman & Associates, Inc.**  
 Engineers

20 WASHINGTON STREET  
 HAVERHILL, MA 01832-5524  
 (978) 372-1125 TEL



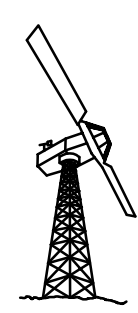
FILE: C:\Users\Tmoylan\Documents\Project Files\04191920 - Town of Dedham Telecommunications Project\DWG\Sheet\A122702 - Dedham 284 Rod Pole.dwg

DRAWN BY: T. MOYLAN	CHECKED BY: P. BERGMAN	APPROVED BY: P. BERGMAN
DATE: 04/09/20	ISSUE FOR: COMMENTS	PROJECT NO.: 2270
DRAWING NO.: <b>E1</b>	DRAWING TITLE: ELEVATIONS	
SHEET 2 OF 2		

REV. NO.	DATE	REVISION DESCRIPTION	MADE BY	CHKD BY	APVD BY

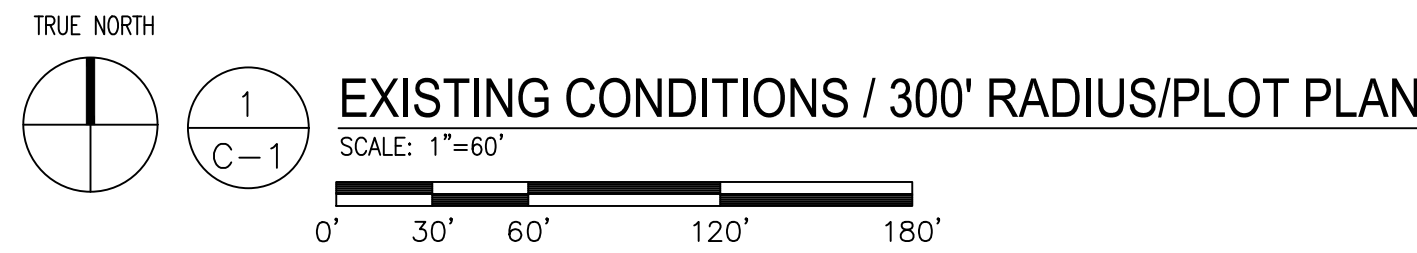
PROJECT: TOWN OF DEDHAM TOWER  
5 INCINERATOR RD  
DEDHAM, MA 02026

CLIENT: DEDHAM PUBLIC WORKS  
55 RIVER ST  
DEDHAM, MA 02026



**Bergman & Associates, Inc.**  
Engineers

20 WASHINGTON STREET  
HAVERHILL, MA 01832-5524  
(978) 372-1125 TEL



ABUTTERS SUMMARY TABLE

MAP	LOT	OWNER	USE	ZONE
76	01	OCW RETAIL-DEDHAM LLC	BUSINESS	HB
77	12	DEDHAM TENNIS ASSOC RLTY TRUST	BUSINESS	HB
77	11	123 EAST ST REALTY TRUST	BUSINESS	HB
77	9	PETRUZZIELLO PROPERTIES LLC	BUSINESS	HB
77	8	20-30 EASTBROOK RD LLC	BUSINESS	HB
77	8	20-30 EASTBROOK RD LLC	BUSINESS	HB
77	7	20-30 EASTBROOK RD LLC	BUSINESS	HB
96	109	TOWN OF DEDHAM	BUSINESS	HB
96	109	TOWN OF DEDHAM	RESIDENTIAL	SRB

ZONING SUMMARY TABLE

ZONING DISTRICT: HIGHWAY BUSINESS		
ASSESSORS ID: MAP: 77 LOT: 68		
PROPOSED USE: WIRELESS COMMUNICATION FACILITY		
DIMENSION:	REQUIRED MINIMUM	PROVIDED
FRONT YARD SETBACK*	30 FT	253± FT
SIDE YARD SETBACK*	20 FT	38± FT
REAR YARD SETBACK*	25 FT	33± FT
AREA (SQUARE FEET)	43560 S.F.	102670± S.F.
FRONTAGE	200 FT	196± FT

\* DIMENSIONS MEASURED FROM FACE OF TOWER TO THE NEAREST PROPERTY LINE.

GENERAL NOTES:

- FIELD SURVEY DATE: JUNE 01, 2018
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- CENTER OF PROPOSED TOWER: LAT: N 42° 15' 21.62" LONG: W -71° 09' 59.79" ELEV: 88±
- PROPERTY OWNER: TOWN OF DEDHAM 5 INCINERATOR ROAD DEDHAM, MA 02026
- SITE NUMBER: 4DET111B
- SITE ADDRESS: 5 INCINERATOR ROAD DEDHAM, MA 02026
- APPLICANT, LESSEE/LICENSEE & PROJECT OWNER: T-MOBILE NORTHEAST, LLC 15 COMMERCE WAY, SUITE B NORTON, MA 02766
- JURISDICTION: TOWN OF DEDHAM
- TAX ID: MAP: 77 LOT: 68
- DEED REFERENCE: N/A
- PLAN REFERENCES: TOWN OF DEDHAM ASSESSORS MAPS & PLAN REFERENCES AS INDICATED BELOW
- ZONING JURISDICTION: TOWN OF DEDHAM HIGHWAY BUSINESS
- 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
- PROPERTY LINE INFORMATION IS COMPILED FROM ASSESSORS' PLANS AND RECORD PLAN ENTITLED: "PLAN OF LAND 5 INCINERATOR ROAD DEDHAM, MASSACHUSETTS", SCALE: 1"=20', BY WSP TRANSPORTATION & INFRASTRUCTURE, DATED SEPTEMBER 5, 2015, PROVIDED BY THE TOWN OF DEDHAM, MASSACHUSETTS.
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN CENTERLINE, AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
- PROPERTY LIES WITHIN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NORFOLK COUNTY, TOWN OF DEDHAM COMMUNITY PANEL NUMBER 25021C0043E, EFFECTIVE DATE JULY 17, 2012
- WETLANDS WERE OBSERVED WITHIN 100' OF THE LIMIT OF WORK. WETLAND DELINEATION HAS NOT BEEN PERFORMED.
- IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

LEGEND

- PROPERTY LINE
- 300' PROPERTY LINE OFFSET
- 500' TOWER OFFSET
- ABUTTING PROPERTY LINE
- EXIST. R.O.W. LAYOUT
- PROP. EASEMENT/LEASE AREA
- EXIST. ZONING BOUNDARY
- EXIST. CHAIN LINK FENCE
- EXIST. TREE LINE
- EXIST. CONTOUR
- EXIST. OVERHEAD UTILITIES
- EXIST. UNDERGROUND UTILITIES
- (E) FEMA FLOODPLAIN LINE (FROM FEMA DATA ZONE AE)
- MASS. D.E.P. WETLAND LINE (FROM MASSGIS)
- UTILITY POLE
- DRILL HOLE
- STONE/CONC. BOUND
- TELCO MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- GAS VALVE
- WATER VALVE

T-MOBILE NORTHEAST, LLC  
 15 COMMERCE WAY, SUITE B  
 NORTON, MA 02766  
 OFFICE: (508) 286-2700  
 FAX: (508) 286-2893



AEG PROJECT #: 2018-0144

DRAWN BY: SMB

CHECKED BY: SNA

SUBMITTALS		
REV#	DATE	DESCRIPTION
0	06/20/18	ISSUED FOR REVIEW
1	07/19/18	REVISIONS

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.

4DET111B  
 5 INCINERATOR ROAD  
 DEDHAM, MA 02026  
 NORFOLK COUNTY

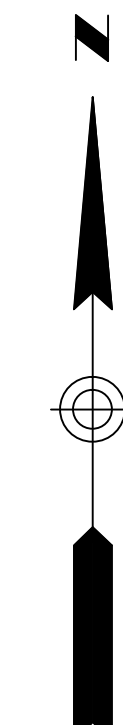
SHEET TITLE  
 EXISTING CONDITIONS/  
 300' RADIUS PLAN

SHEET NUMBER  
**C-1**

300 PROVIDENCE HWY  
MAP 76 LOT 1  
N/F  
OCW RETAIL-DEDHAM, LLC  
BK 24786 PG 68

200 PROVIDENCE HWY  
MAP 77 LOT 12  
N/F  
DEDHAM TENNIS ASSOCIATION  
REALTY TRUST  
LC CERT #125772  
LC BK 629 PG 172

MOTHER BROOK  
(FORMERLY MILL CREEK)



**NOTES**

1. THIS PLAN WAS PREPARED FROM AN ACTUAL, ON THE GROUND FIELD SURVEY CONDUCTED BY WSP BETWEEN SEPTEMBER 15 AND SEPTEMBER 25, 2015.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO A COORDINATE SYSTEM OF A SURVEY TITLED "EXISTING CONDITIONS PLAN" BY GEOD CONSULTING, DATED MAY 15, 2014, PROJECT 14655M, RECEIVED FROM WOODARD & CURRAN AS A CAD FILE IN AUGUST 2015.
3. THE TOPOGRAPHIC DETAIL SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY TITLED "EXISTING CONDITIONS PLAN" BY GEOD CONSULTING, DATED MAY 15, 2014, PROJECT 14655M, RECEIVED FROM WOODARD & CURRAN AS A CAD FILE IN AUGUST 2015.

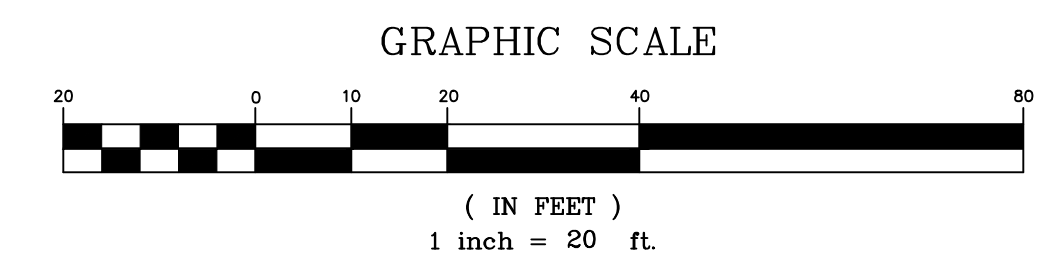
**PLAN REFERENCES**

- |                  |                   |
|------------------|-------------------|
| PLAN 16 OF 2006  | PLAN 504 OF 1974  |
| PLAN 32 OF 2010  | PLAN 563 OF 1961  |
| PLAN 43 OF 2004  | PLAN 588 OF 1958  |
| PLAN 44 OF 2004  | PLAN 589 OF 1958  |
| PLAN 60 OF 1976  | PLAN 755 OF 1966  |
| PLAN 93 OF 2005  | PLAN 947 OF 1966  |
| PLAN 169 OF 1988 | PLAN 960 OF 1966  |
| PLAN 173 OF 1924 | PLAN 963 OF 1981  |
| PLAN 226 OF 1954 | PLAN 1006 OF 1984 |
| PLAN 270 OF 1935 | PLAN 1044 OF 1926 |
| PLAN 379 OF 1971 | PLAN 1602 OF 1954 |

- PLAN IN DEED BOOK 1611 PAGE 56  
 PLAN IN DEED BOOK 1758 PAGE END  
 PLAN IN DEED BOOK 1786 PAGE 487  
 PLAN IN DEED BOOK 2025 PAGE 328  
 PLAN IN DEED BOOK 2059 PAGE 378  
 PLAN IN DEED BOOK 2484 PAGE 54  
 LAND COURT CASE #32538A-D  
 LAND COURT CASE #21560A-C  
 1927 COUNTY LAYOUT, PLANS 354-357 OF 1927 (WASHINGTON STREET)  
 1928 STATE HIGHWAY LAYOUT #2509 (WASHINGTON STREET)  
 2008 STATE HIGHWAY ALTERATION #7930 (WASHINGTON STREET)

**LEGEND**

- ABUTTERS LOT LINE
- PROPERTY LINE
- EASEMENT LINE
- MDC EASEMENT LINE
- RIGHT-OF-WAY EASEMENT LINE
- EDGE OF WATER
- RAILROAD BASELINE



REVISION			
DATE	DESCRIPTION		

**PLAN OF LAND**  
 5 INCINERATOR ROAD  
 DEDHAM, MASSACHUSETTS  
 PREPARED FOR  
 WOODARD & CURRAN

**WSP**  
 Transportation & Infrastructure

1" = 20' Coordinate System: NAD 83, Zone 18N, UTM, Datum: NAD 83, Spheroid: GRS 1980, Datum Shift: 1115000.0000, Easting: 180000.0000, Northing: 4600000.0000, Units: Meter

Drawn By	MB	Date	Job No.
Surveyed By	JO	SEPTEMBER 5, 2015	188209A
Checked By	DP	Scale	Sheet No.
Book No.	CHA-50	1" = 20'	1 OF 1

300 PROVIDENCE HWY  
MAP 76 LOT 1  
N/F  
OCW RETAIL-DEDHAM, LLC  
BK 24786 PG 68

5 INCINERATOR ROAD  
MAP 77 LOT 68  
N/F  
TOWN OF DEDHAM  
BK 1611 PG 56

25 EASTBROOK RD  
MAP 77 LOT 11  
N/F  
123 EAST STREET  
REALTY TRUST  
BK 10105 PG 314  
BK 27789 PG 247

21 EASTBROOK RD  
MAP 77 LOT 10  
N/F  
PETRUZZIELLO PROPERTIES LLC  
BK 27662 PG 91  
BK 27662 PG 88

20-30 EASTBROOK RD  
MAP 77 LOT 8-3401  
N/F  
125 EAST STREET CONDOMINIUM  
BK 7620 PG 76 (MASTER DEED)  
BK 33202 PG 223

300 PROVIDENCE HWY  
MAP 76 LOT 1  
N/F  
OCW RETAIL-DEDHAM, LLC  
BK 24786 PG 68

20' WIDE UTILITY EASEMENT  
PLAN 16 OF 2006  
BK 4380 PG 537

20' WIDE UTILITY EASEMENT  
PLAN 16 OF 2006