



WEST TISBURY 2

MVC DRI #640

21 NEW LANE

WEST TISBURY, MA 02575

ZONING — NOT FOR CONSTRUCTION —

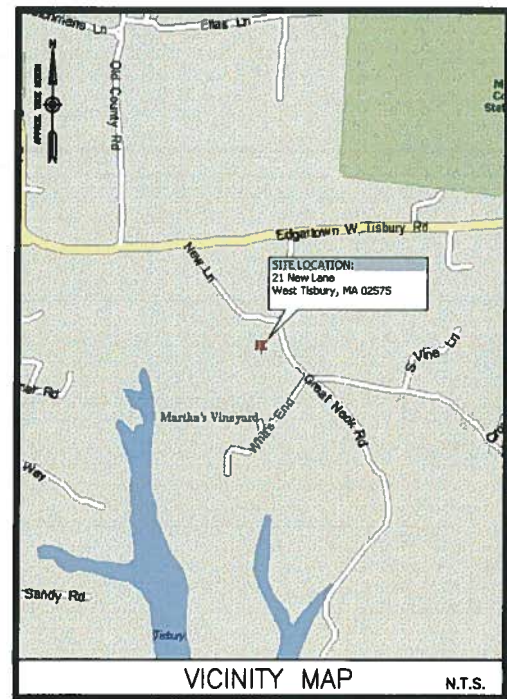
verizon wireless
 VERIZON WIRELESS
 400 FRIBERG PARKWAY
 WESTBOROUGH, MA 01581-3956

WEST TISBURY 2

ZONING DRAWINGS		
1	02/28/13	FOR SUBMITTAL
0	07/10/12	FOR SUBMITTAL
D	05/03/12	FOR COMMENT
C	02/07/12	FOR COMMENT
B	02/01/12	FOR COMMENT
A	09/23/10	FOR COMMENT



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



ENGINEER
 DEWBERRY ENGINEERS INC.
 280 SUMMER ST.
 10TH FLOOR
 BOSTON, MA 02210
 PHONE # (617) 695-3400
 FAX # (617) 695-3310
 CONTACT: OSCAR A. SUAREZ

CONSTRUCTION
 VERIZON WIRELESS
 400 FRIBERG PARKWAY
 WESTBOROUGH, MA 01581-3956
 PHONE # (508) 330-3335
 FAX # (508) 330-3405
 CONTACT: ERIC WAINWRIGHT

CONSULTANT TEAM

SITE NAME:
 WEST TISBURY 2

PROPERTY OWNER:
 THE IRREVOCABLE LIVING TRUST
 OF THE DOANE CHILDREN
 P.O. BOX 48
 WEST TISBURY, MA 02575

APPLICANT:
 BELL ATLANTIC MOBILE OF MASSACHUSETTS
 CORPORATION, LTD., D/B/A
 VERIZON WIRELESS
 400 FRIBERG PARKWAY
 WESTBOROUGH, MA 01581-3956

ELECTRIC UTILITY:
 NSTAR (800) 592-2000

TELEPHONE UTILITY:
 VERIZON (800) 870-9999

PARCEL ID:
 MAP 31 LOT 48

HORIZONTAL DATUM:
 NORTH AMERICAN DATUM OF 1983 (NAD 83)

CENTER OF PROPOSED COMMUNICATIONS TOWER*:
 LATITUDE: 41° 22' 47.31" N
 LONGITUDE: 70° 40' 01.76" W
 EXISTING GROUND EL.=28.6'
 *PER SURVEY ("NEW" LOCATION B)

PROJECT SUMMARY

SITE ADDRESS:
 21 NEW LANE
 WEST TISBURY, MA 02575

ZONING DISTRICT:
 RURAL (RU)

PROJECT DIRECTORY

THE SITE WILL CONSIST OF INSTALLING A COMMUNICATIONS TOWER WITHIN A PROPOSED 40'x40' FENCED AREA. POWER & TELCO WILL COME FROM EXISTING SOURCES ON SITE.

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	ABUTTERS PLAN
Z-2	EXISTING CONDITIONS PLAN
Z-3	AERIAL AND TOPOGRAPHIC MAPS
Z-4	PROPOSED SITE PLANS
Z-5	SITE PLANS ("NEW" LOCATION B)
Z-6	MONOPINE ELEVATIONS
Z-7	STEALTH POLE ELEVATIONS
Z-8	CONSTRUCTION DETAILS

SHEET INDEX

DRAWN BY: SK
 REVIEWED BY: GMT
 CHECKED BY: PPB
 PROJECT NUMBER: 50002925
 JOB NUMBER: 50040140
 SITE ADDRESS:

21 NEW LANE
 WEST TISBURY, MA 02575

SHEET TITLE
 TITLE SHEET
 SHEET NUMBER

MAP 31 LOT 43.1

ZONING REQUIREMENTS

ZONING DISTRICT: RURAL (RU)

DIMENSIONAL REQUIREMENTS

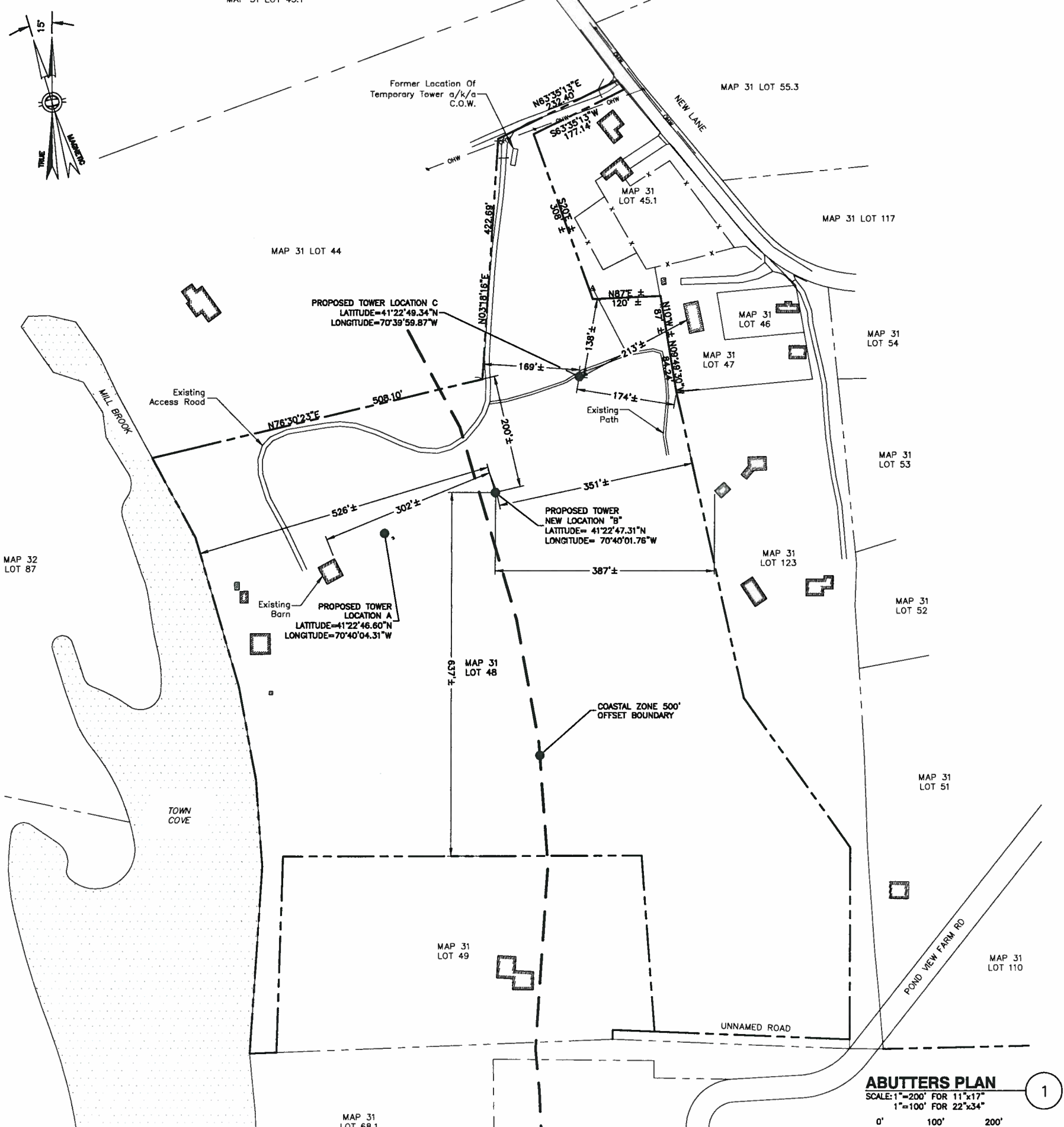
	REQUIRED	PROPOSED LOCATION A	PROPOSED "NEW" LOCATION B	PROPOSED LOCATION C
MIN. LOT SIZE:	3 ACRES	N/C	N/C	N/C
MIN. ROAD FRONTAGE:	PRIVATE: 100 FT. PUBLIC: 200 FT.	N/C	N/C	N/C
MIN. FRONT YARD SETBACK:	50 FT.	554± FT.	351± FT.	174± FT.
MIN. REAR YARD SETBACK:	50 FT.	320± FT.	526± FT.	169± FT.
MAX. FLOOR AREA (NON RESIDENTIAL)	2,000 SQ.FT.	312 SQ.FT. (EQUIPMENT SHELTER)	312 SQ.FT. (EQUIPMENT SHELTER)	312 SQ.FT. (EQUIPMENT SHELTER)
MAX. HEIGHT:	30 FT. (BUILDING)	15 FT. SHELTER		
	80 FT. (TOWER)	66 FT. MONOPINE/STEALTH POLE		
FALL ZONE (HABITABLE AREA) (PROPERTY LINE)	2 X TOWER HEIGHT	132 FT.		
	TOWER HT.+30 FT.	96 FT.		
OFF SITE DWELLING SETBACK	132' FOR 66' MONOPINE/STEALTH POLE	482± FT.	387± FT.	213± FT.
PROPERTY LINE SETBACK	96' FOR 66' MONOPINE/STEALTH POLE	224± FT.	200± FT.	138± FT.

NOTE:
ALL THREE LOCATIONS ARE SHOWN FOR REFERENCE ONLY.
ONLY ONE SITE WILL BE DEVELOPED.

LEGEND

	LOCUS PROPERTY LINE
	Existing Property Line
	Existing Fence
	Existing Road
	COASTAL ZONE 500' OFFSET BOUNDARY
	Existing Building
	Water
	Existing Treeline

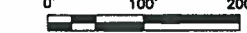
MAP LOT	OWNER	MAILING ADDRESS
31 43.1	DOANE, RICHARD & MARTHA	PO BOX 273, WEST TISBURY, MA 02575
31 44	DOANE, RICHARD & MARTHA	PO BOX 273, WEST TISBURY, MA 02575
31 45.1	ALLEY, JAMES & LINDA	PO BOX 222, WEST TISBURY, MA 02575
31 46	JONES, VIRGINIA	PO BOX 400, WEST TISBURY, MA 02575
31 47	HAYDEN, MATTHEW & STACY	PO BOX 1483, WEST TISBURY, MA 02575
31 49	EPPLE, DUDLEY & NANCY	711 SHADY LAKE LN, VERO BEACH, FL 32983
31 51	MANTER, GEORGE & JANICE	PO BOX 94, WEST TISBURY, MA 02575
31 52	PIGEON, DEBORAH	PO BOX 3056, WEST TISBURY, MA 02575
31 53	ARMER, EBEN	PO BOX 1653, WEST TISBURY, MA 02575
31 54	FLANDERS, JOHN & C GLENN & URBAN & HEALY	66 NORTH MAIN ST WINDSOR LOCKS, CT 06096
31 55.1	STOERTZ, MARY WILDER	19 ARDEN PL, ATHENS, OH 45701
31 55.3	FIELDER, ANN	PO BOX 156, WEST TISBURY, MA 02575
31 68	ATHEARN, JAMES GEORGE & JOHN & TAYLOR CONSTANCE	RFD 39 100 MESHAKET RD EDGARTOWN, MA 02539
31 68.1	EPPLE, NANCY	711 SHADY LAKE LN, VERO BEACH, FL 32983
31 68.2	ATHEARN, JAMES GEORGE & JOHN & TAYLOR CONSTANCE	RFD 39 100 MESHAKET RD EDGARTOWN, MA 02539
31 110	MANTER, GEORGE & JANICE	PO BOX 94, WEST TISBURY, MA 02575
31 117	FIELDER, WILLIAM & ANN	PO BOX 156, WEST TISBURY, MA 02575
31 123	BROWN, ROBIN & DUNN FAMILY LLC	PO BOX 504, W TISBURY, MA 02575
31 87	RUNNER, FAITH I & FAITH D	PO BOX 3000, PMB 3025, WEST TISBURY, MA 02575
32 107	MCISAAC, I S & CHRISTOPHER	180 WILLIAMS AVE, MILTON, MA 02186



ABUTTERS INFORMATION PROVIDED BY VS LAND DATA (COMPLETED AUGUST 30, 2010).
ABUTTERS INFORMATION HAS NOT BEEN VERIFIED SINCE DATE OF SURVEY.

ABUTTERS PLAN

SCALE: 1"=200' FOR 11"x17"
1"=100' FOR 22"x34"



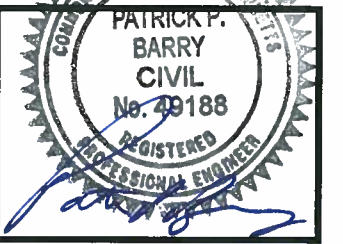
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WESTBOROUGH, MA 01581-3956

WEST TISBURY 2

ZONING DRAWINGS		
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PROJECT NUMBER:	50002925
JOB NUMBER:	50040140
SITE ADDRESS:	

21 NEW LANE
WEST TISBURY, MA 02575

SHEET TITLE

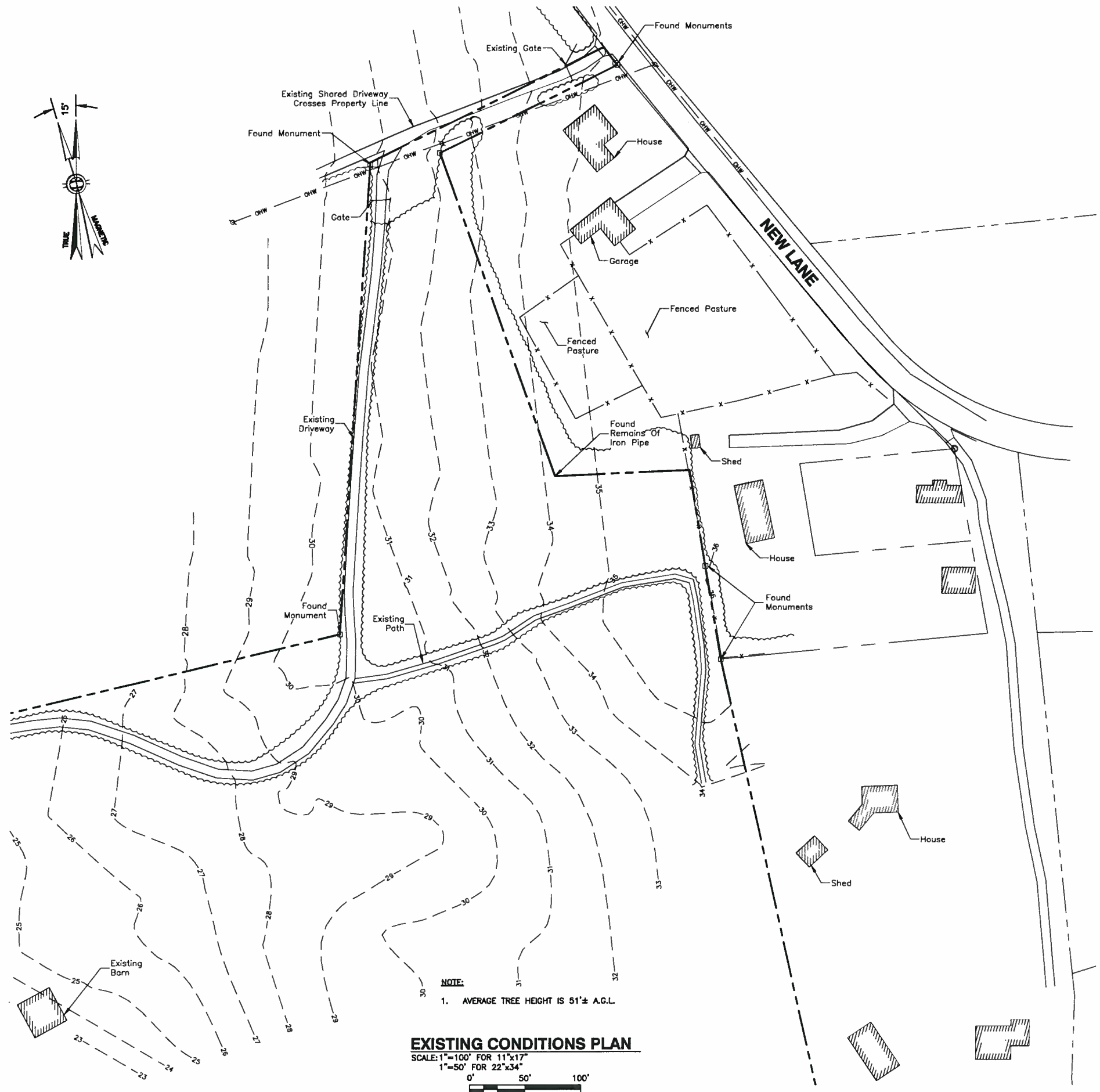
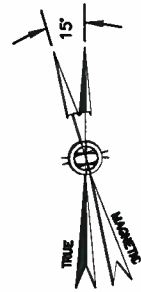
ABUTTERS PLAN

SHEET NUMBER

Z-1

GENERAL NOTES

1. SURVEY PERFORMED BY: VS LAND DATA
35 WEDFORD ST. SUITE 113
SOMERVILLE, MA 02143
2. FIELD SURVEY DATE: AUGUST 30, 2010
3. ADDITIONAL SURVEY BY: COLONIAL SURVEY CO., INC.
28 WOODLAND WAY
STOW, MA 01775
4. FIELD SURVEY DATE: MARCH 4, 2012
5. VERTICAL DATUM: NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD88)
6. HORIZONTAL DATUM: NORTH AMERICAN
DATUM OF 1983 (NAD83)
7. CENTER OF TOWER: LATITUDE=41°22'47.31"N
LONGITUDE=70°40'01.76"W
EXISTING GROUND ELEV=28.6'
8. OWNER: THE IRREVOCABLE LIVING
TRUST OF THE DOANE CHILDREN
P.O. BOX 46
WEST TISBURY, MA 02575
9. SITE NAME: WEST TISBURY 2
10. SITE NUMBER: N/A
11. SITE ADDRESS: 21 NEW LANE
WEST TISBURY, MA 02575
- 10 APPLICANT: VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
11. JURISDICTION: TOWN OF WEST TISBURY
12. TAX ID: MAP 31 LOT 48
13. DEED REFERENCE: DEED BOOK 531 PAGE 254
14. PLAT REFERENCE: N/A
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 DIG-SAFE 811
A MINIMUM OF 72 HOURS PRIOR.
18. ACCORDING TO FLOOD INSURANCE RATE MAP THE
PROPOSED TOWER ON THIS PROPERTY IS LOCATED IN AN
AREA DESIGNATED AS ZONE X - "AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,"
PER MAP NUMBER 25007C0093H, PANEL 93 OF 227,
DUKES COUNTY, MASSACHUSETTS.
19. THIS IS A SITE PLAN OF EXISTING CONDITIONS AND 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.



LEGEND	
	LOCUS PROPERTY LINE
	Existing Fence
	Existing Road
	Existing Building
	Water
	Existing Treeline

NOTE:
1. AVERAGE TREE HEIGHT IS 51'± A.G.L.

EXISTING CONDITIONS PLAN

SCALE: 1"=100' FOR 11"x17"
1"=50' FOR 22"x34"
0' 50' 100'



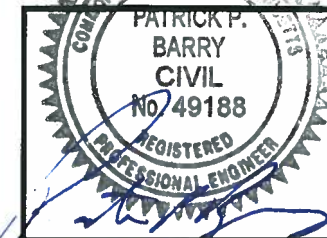
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WEST TISBURY 2

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2-28-13

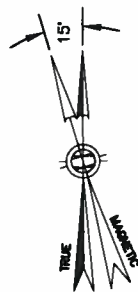
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21 NEW LANE
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SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER



LEGEND	
	Existing Contour (Feet)
	LOCUS PROPERTY LINE

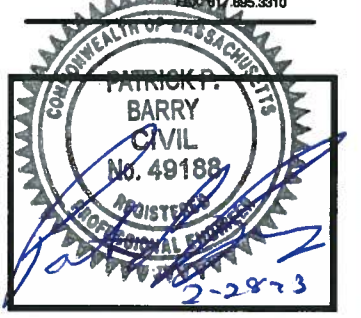
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JOB NUMBER:	50040140
SITE ADDRESS:	

21 NEW LANE
 WEST TISBURY, MA 02575

SHEET TITLE
 AERIAL AND TOPOGRAPHIC
 MAPS

SHEET NUMBER
 Z-3

- NOTE:**
1. AERIAL VIEW COURTESY OF MASS GIS (OBTAINED 07-07-12).
 2. ALL THREE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. ONLY ONE SITE WILL ACTUALLY BE DEVELOPED.
 3. SUBJECT PROPERTY LINE IS AN APPROXIMATION.

AERIAL AND TOPOGRAPHIC MAPS
 SCALE: 1"=300' FOR 11"x17"
 1"=150' FOR 22"x34"
 0' 150' 300'



VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581-3956

WEST TISBURY 2

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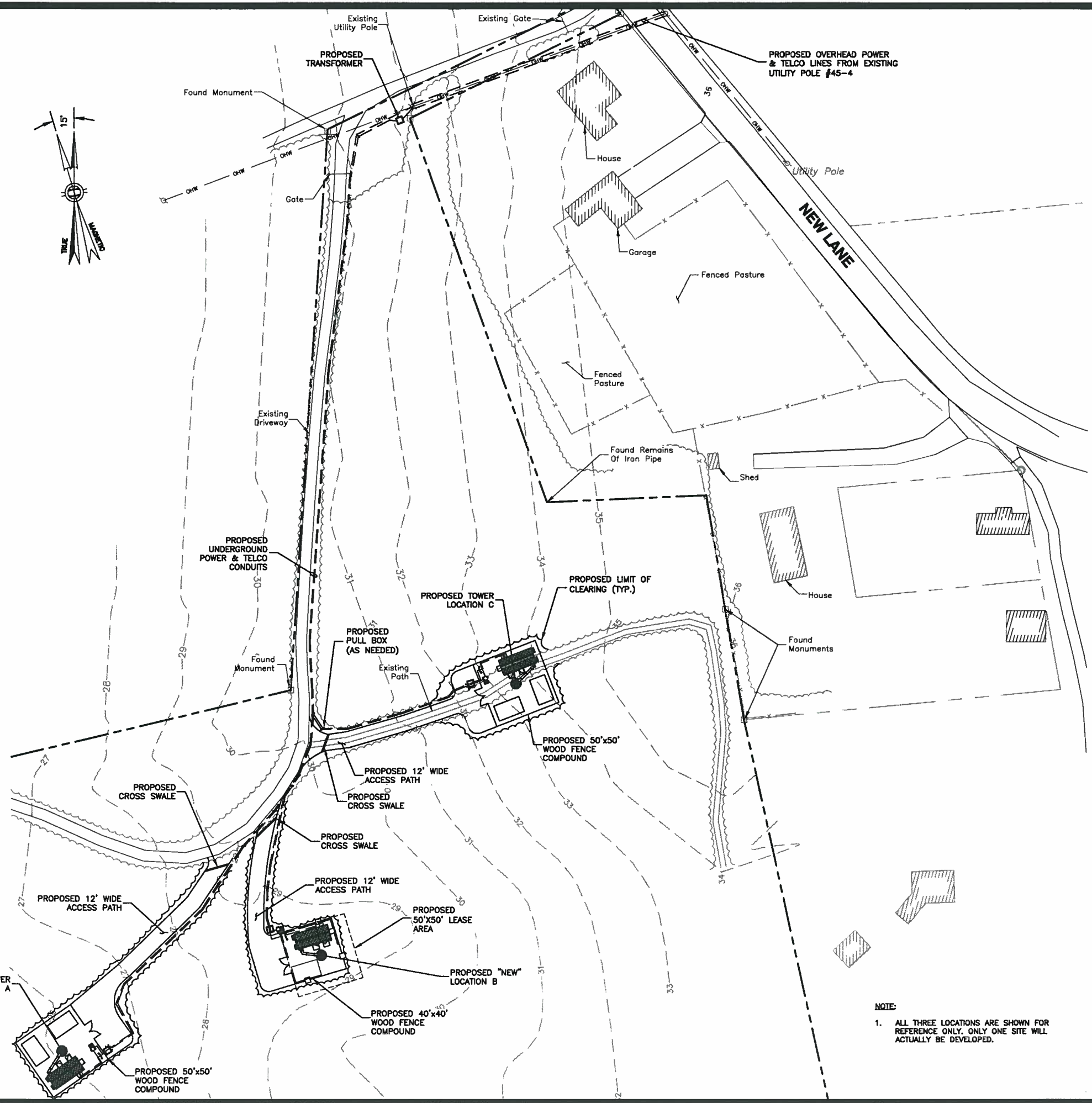
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PHONE: 617.895.3400
FAX: 617.895.3310



DRAWN BY:	ALH
REVIEWED BY:	GHN
CHECKED BY:	PPB
PROJECT NUMBER:	50002925
JOB NUMBER:	50040140
SITE ADDRESS:	

21 NEW LANE
WEST TISBURY, MA 02575

SHEET TITLE	PROPOSED SITE PLANS
SHEET NUMBER	Z-4



LEGEND	
---	PROPOSED LEASE AREA
---	LOCUS PROPERTY LINE
---	Existing Property Line
---	Existing Dirt Road
UP#	Existing Utility Pole & Number
XXX	Existing Contour
~~~~~	PROPOSED LIMIT OF CLEARING
~~~~~	Existing Treeline
OHW	PROPOSED OVERHEAD UTILITIES
OHW	Existing Overhead Wire
□-□	PROPOSED COMPOUND FENCE
▨	Existing Building
---	Existing Fence

PROPOSED SITE PLANS
SCALE: 1"=80' FOR 11"x17"
1"=40' FOR 22"x34"

NOTE:
1. ALL THREE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. ONLY ONE SITE WILL ACTUALLY BE DEVELOPED.

WEST TISBURY 2

ZONING DRAWINGS		
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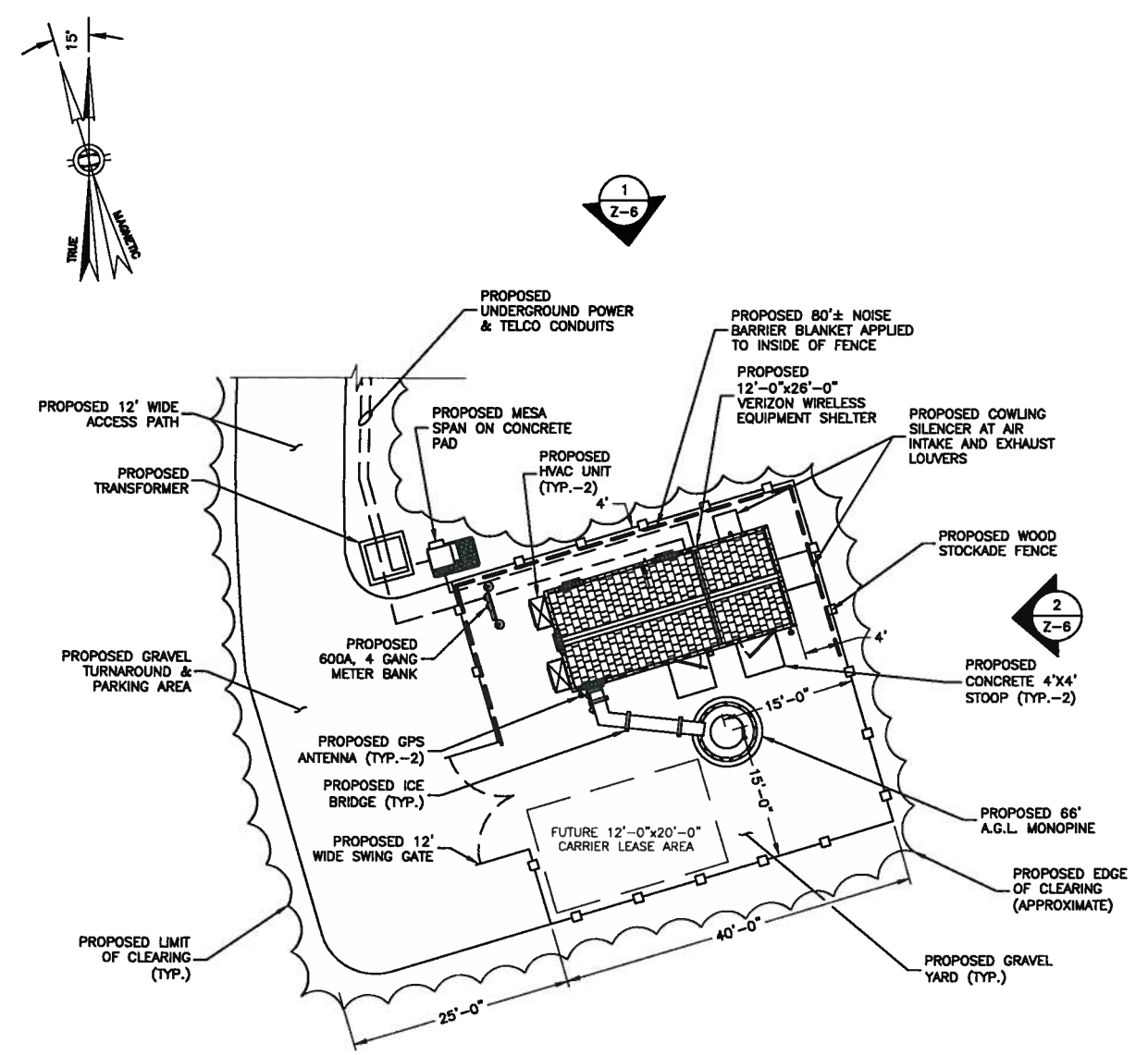
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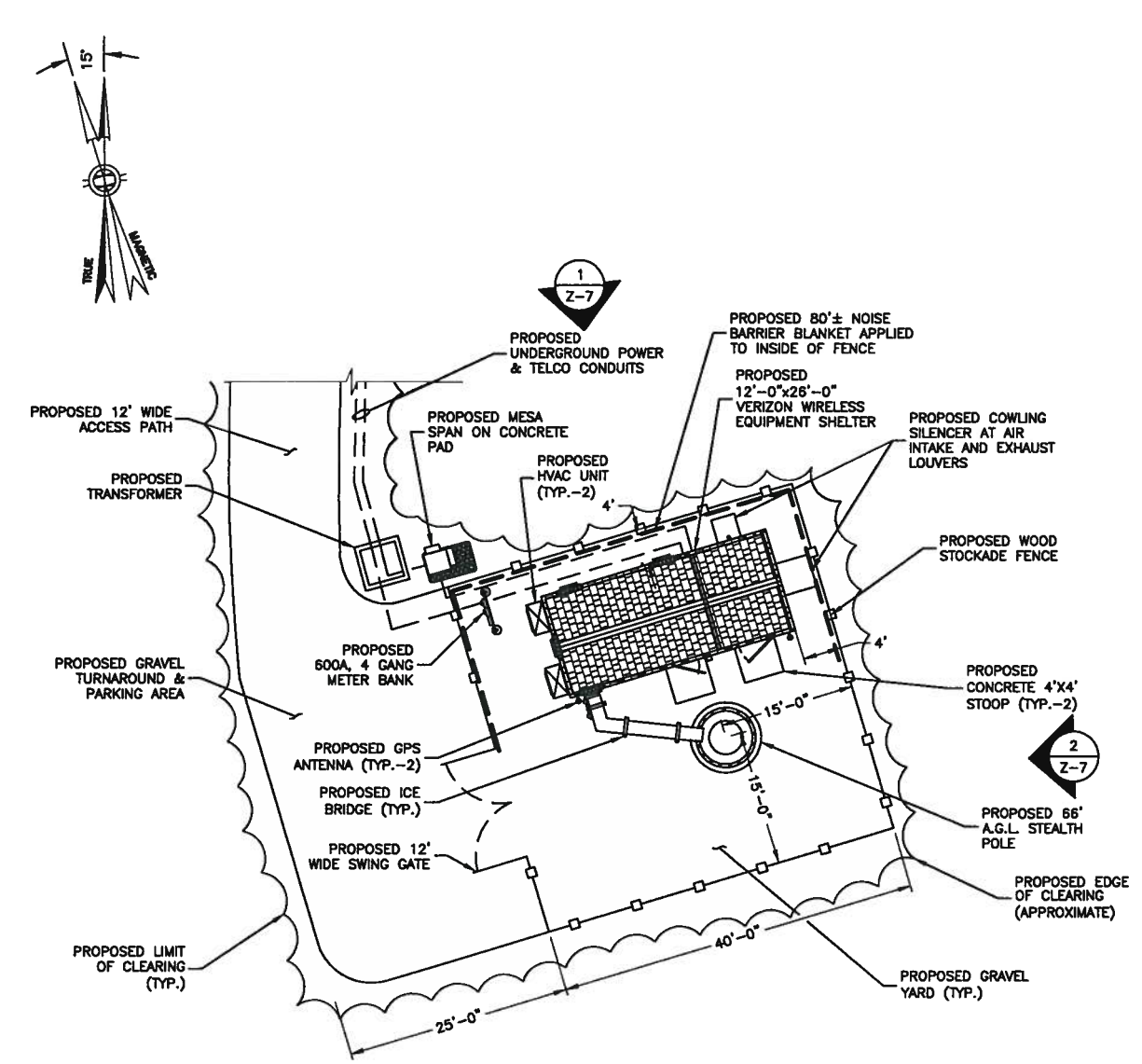
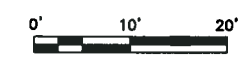
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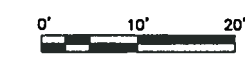
SHEET TITLE	
SITE PLANS ("NEW" LOCATION B)	
SHEET NUMBER	



MONOPINE 2 CARRIER SITE PLAN ("NEW" LOCATION B) 1
SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



STEALTH POLE 1 CARRIER SITE PLAN ("NEW" LOCATION B) 2
SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



- NOTES:**
- SOME PROPOSED AND EXISTING INFORMATION NOT SHOWN FOR CLARITY.
 - TOWER & FOUNDATION DESIGN BY OTHERS.
 - CONTRACTOR TO CONFIRM FINAL POWER & TELCO ROUTING WITH UTILITY COMPANY.
 - COMPOUND LAYOUT TYPICAL FOR ALL LOCATIONS.
 - ORIENTATION WILL VARY. LOCATION A SHOWN FOR REFERENCE.
 - PROPOSED EQUIPMENT SHELTER TO BE CUSTOM SHINGLE STYLE STRUCTURE.

WEST TISBURY 2

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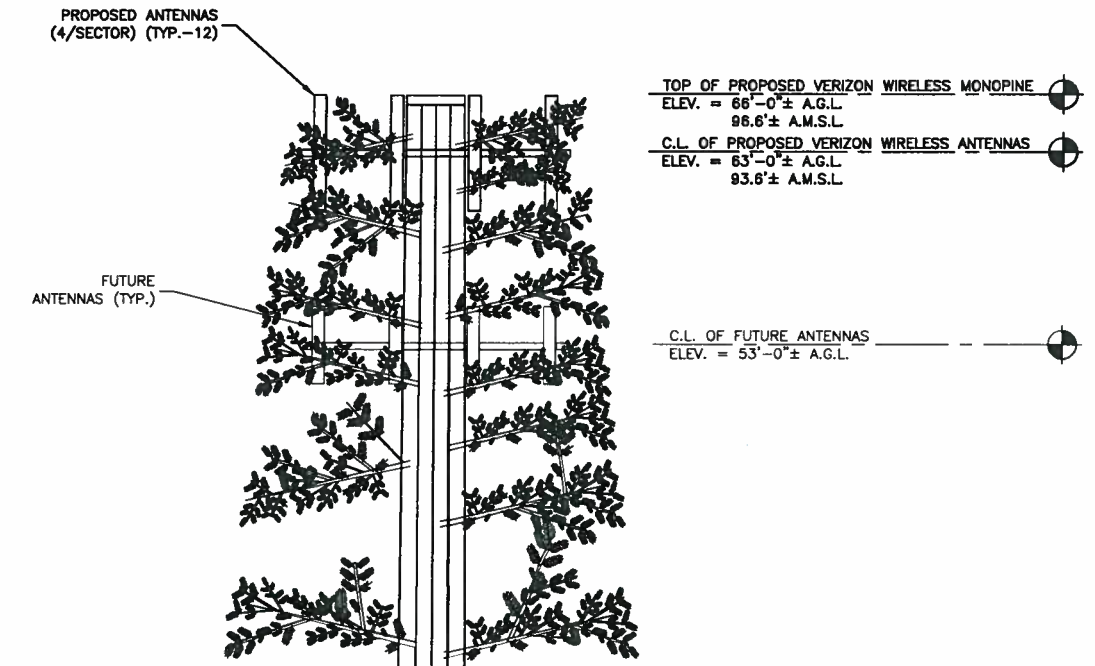
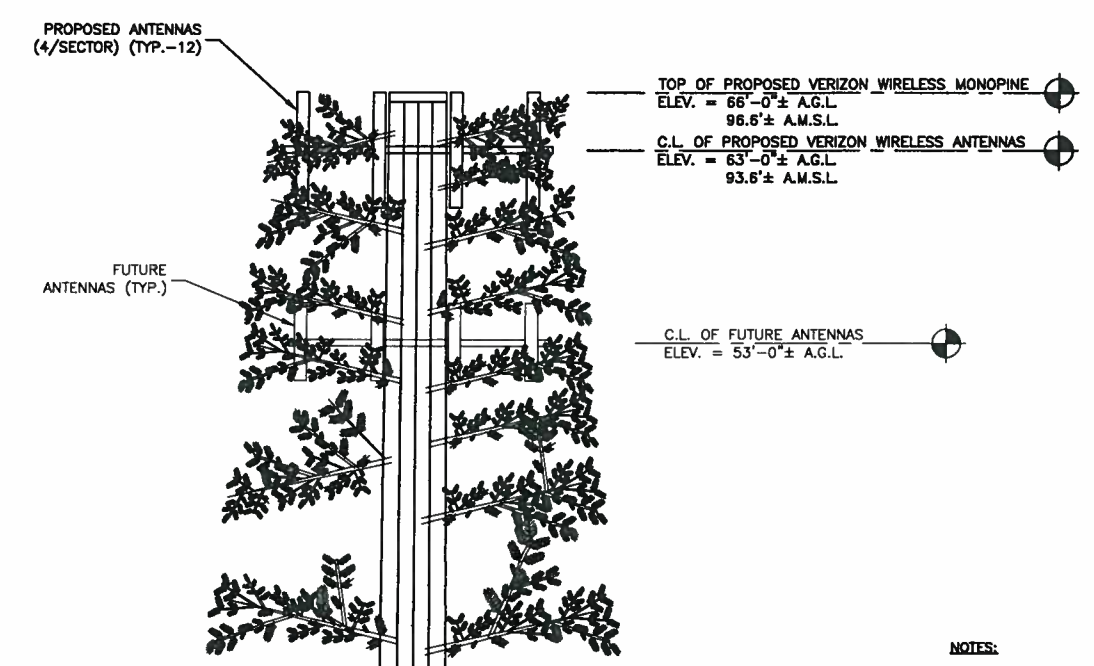
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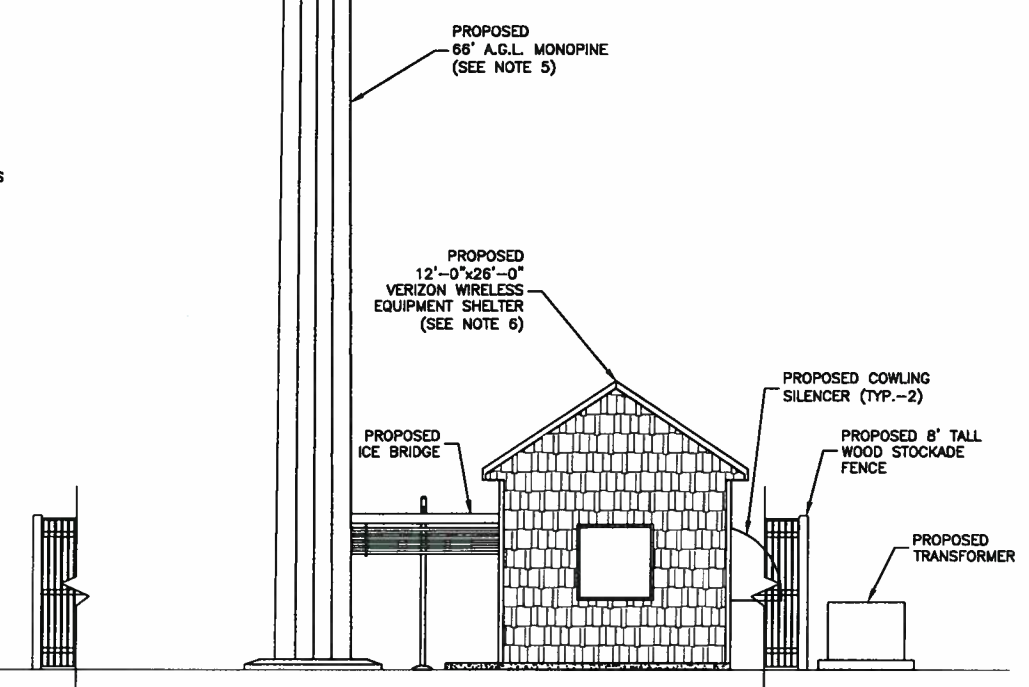
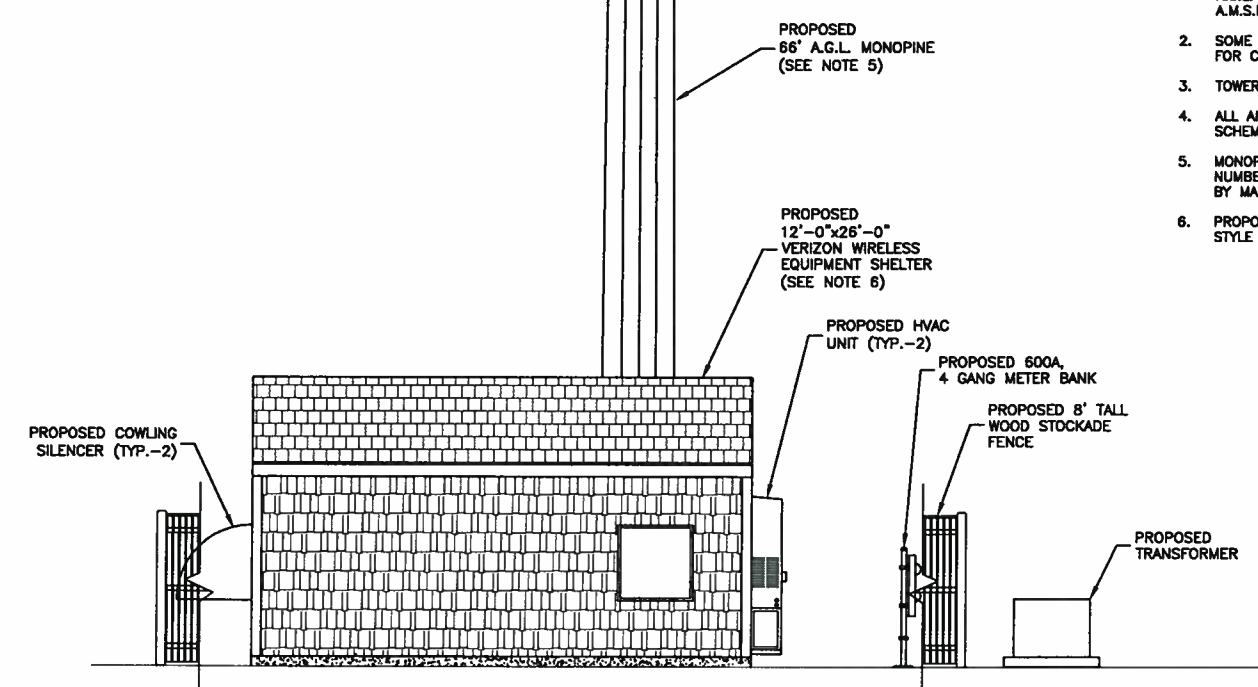
21 NEW LANE
WEST TISBURY, MA 02575

SHEET TITLE	MONOPINE ELEVATIONS
SHEET NUMBER	Z-6



NOTES:

1. C.L. - CENTERLINE
A.G.L. - ABOVE GROUND LEVEL
A.M.S.L. - ABOVE MEAN SEA LEVEL
2. SOME PROPOSED AND EXISTING INFORMATION NOT SHOWN FOR CLARITY.
3. TOWER & FOUNDATION DESIGN BY OTHERS.
4. ALL ANTENNAS & TOWER INFORMATION SHOWN AS SCHEMATIC.
5. MONOPINE SHOWN AS SCHEMATIC DESIGN ONLY. ACTUAL NUMBER OF BRANCHES, BRANCH LENGTH & FOLIAGE VARIES BY MANUFACTURER AND ARE BASED ON WHAT IS ORDERED.
6. PROPOSED EQUIPMENT SHELTER TO BE CUSTOM SHINGLE STYLE STRUCTURE.



SIDE ELEVATION (66' TALL MONOPINE) 1
SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"
0' 5' 10'

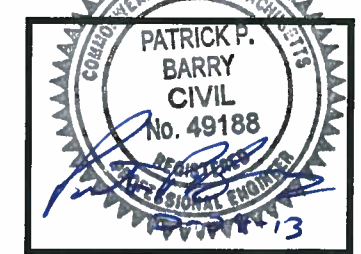
END ELEVATION (66' TALL MONOPINE) 2
SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"
0' 5' 10'

WEST TISBURY 2

ZONING DRAWINGS		
1	02/28/13	FOR SUBMITTAL
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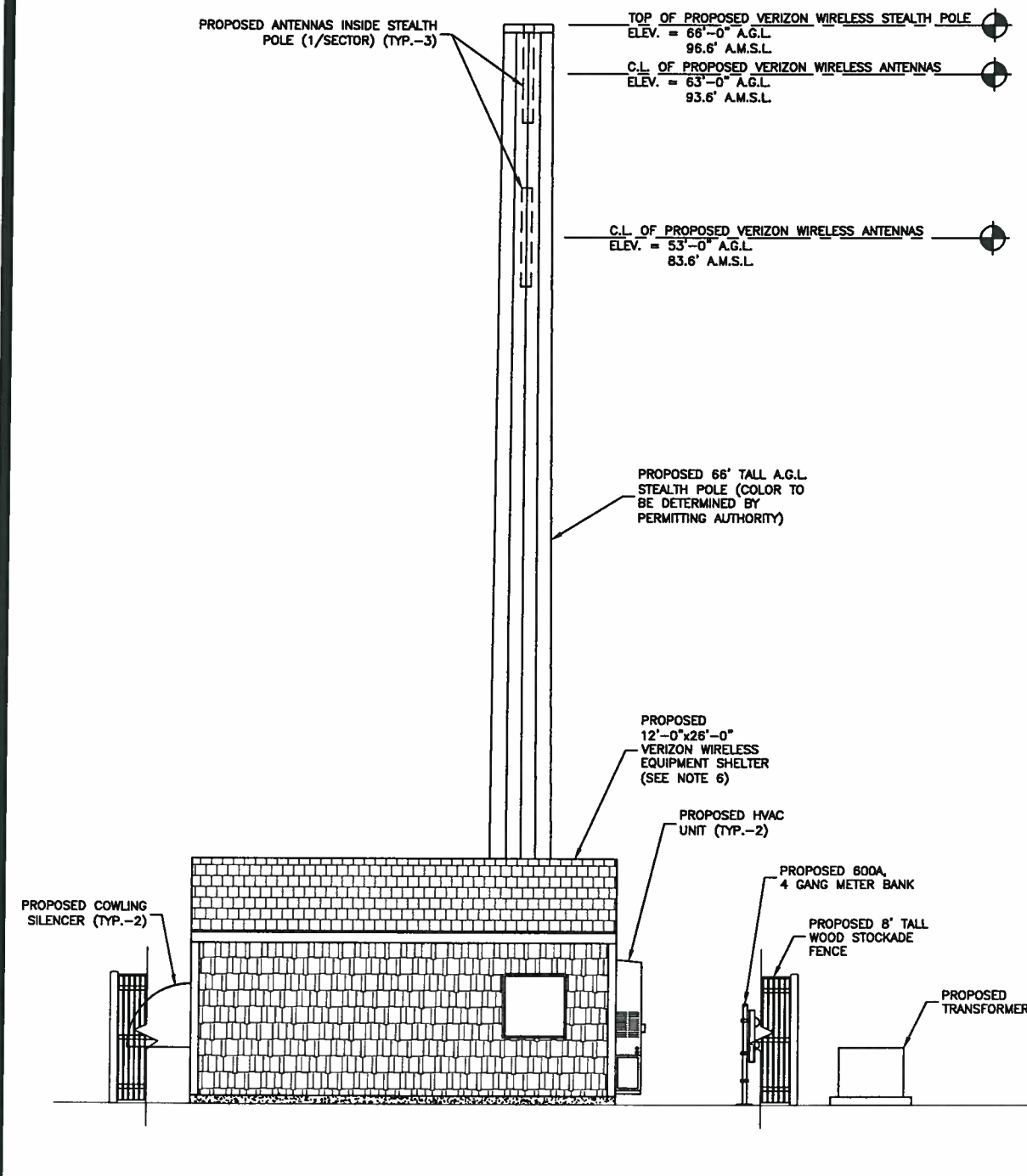
21 NEW LANE
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SHEET TITLE

STEALTH POLE ELEVATIONS

SHEET NUMBER

Z-7

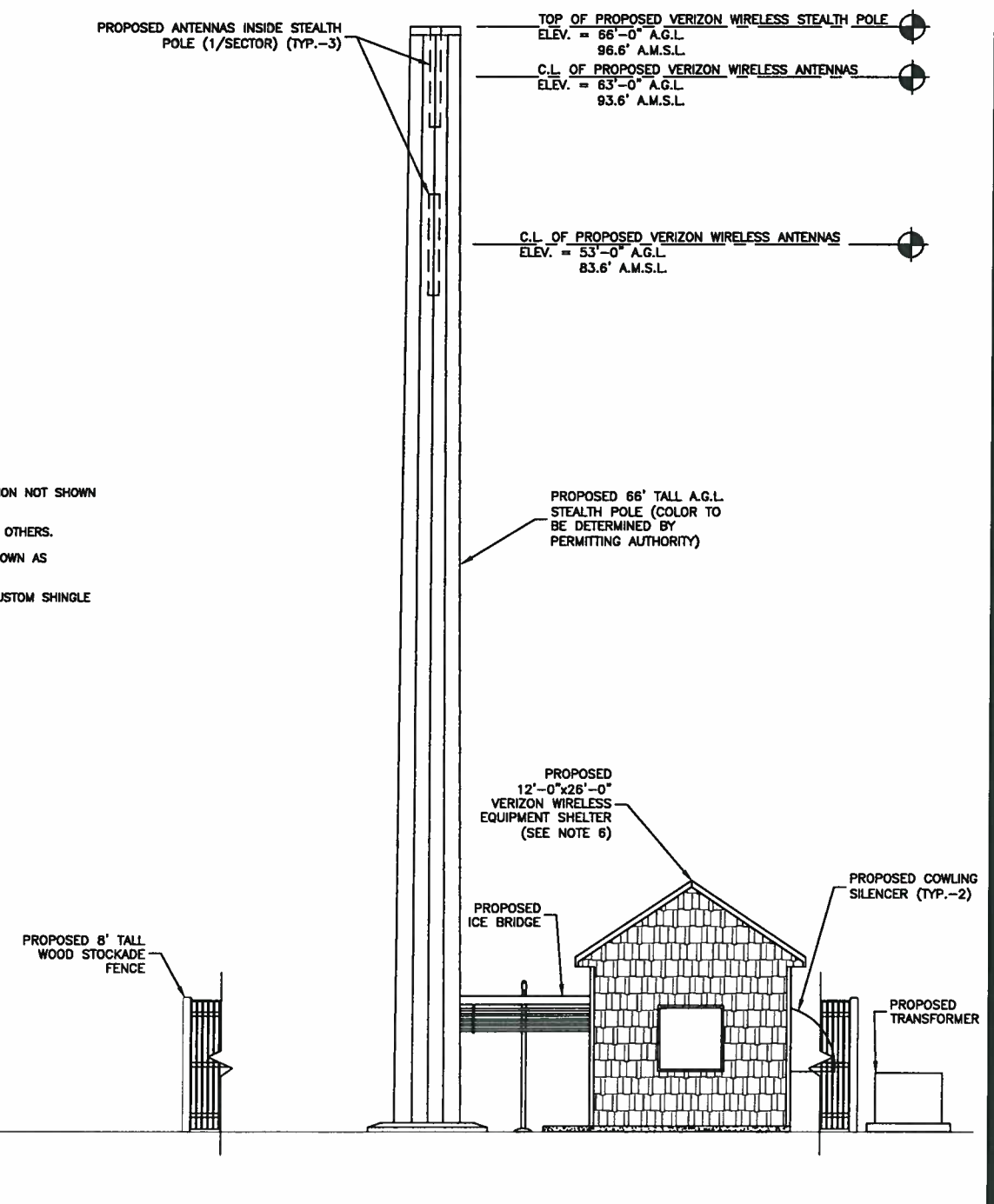


SIDE ELEVATION (66' TALL STEALTH POLE) 1

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

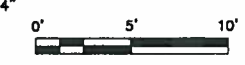


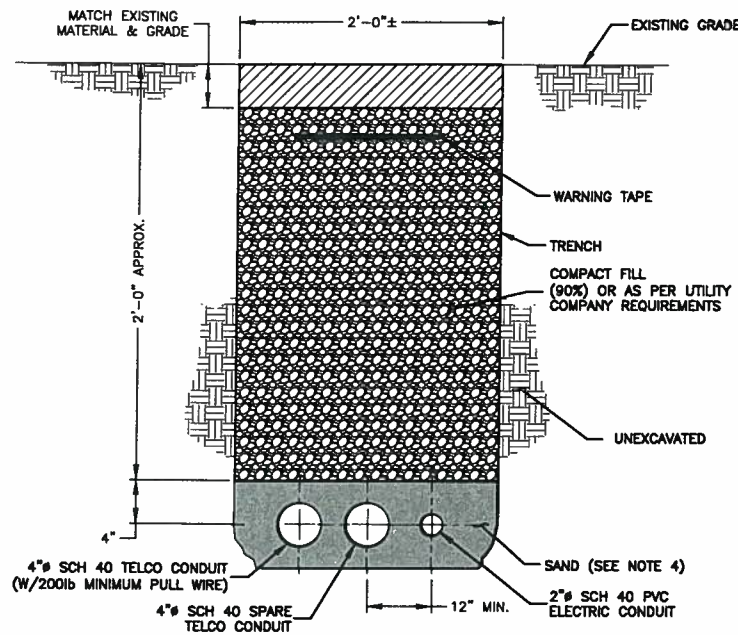
- NOTES:**
1. C.L. - CENTERLINE
A.G.L. - ABOVE GROUND LEVEL
A.M.S.L. - ABOVE MEAN SEA LEVEL
 2. SOME PROPOSED AND EXISTING INFORMATION NOT SHOWN FOR CLARITY.
 3. STEALTH POLE & FOUNDATION DESIGN BY OTHERS.
 4. ALL ANTENNAS & TOWER INFORMATION SHOWN AS SCHEMATIC.
 5. PROPOSED EQUIPMENT SHELTER TO BE CUSTOM SHINGLE STYLE STRUCTURE.



END ELEVATION (66' TALL STEALTH POLE) 2

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





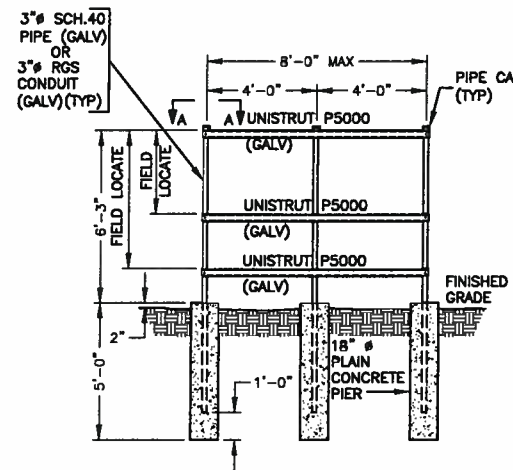
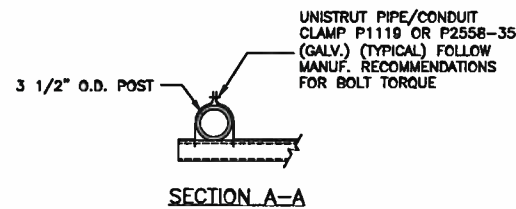
NOTES:

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. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
4. CONDUIT TO BE CONCRETE ENCASED UNDER TRAVELED WAY.

JOINT SERVICE TRENCH

SCALE: N.T.S.

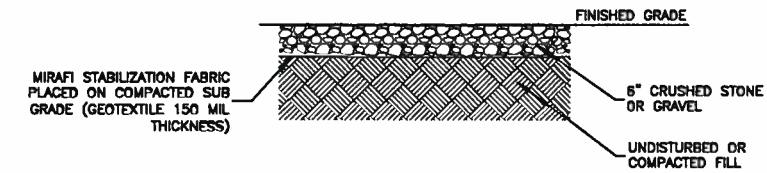
1



METER RACK DETAIL

SCALE: N.T.S.

2

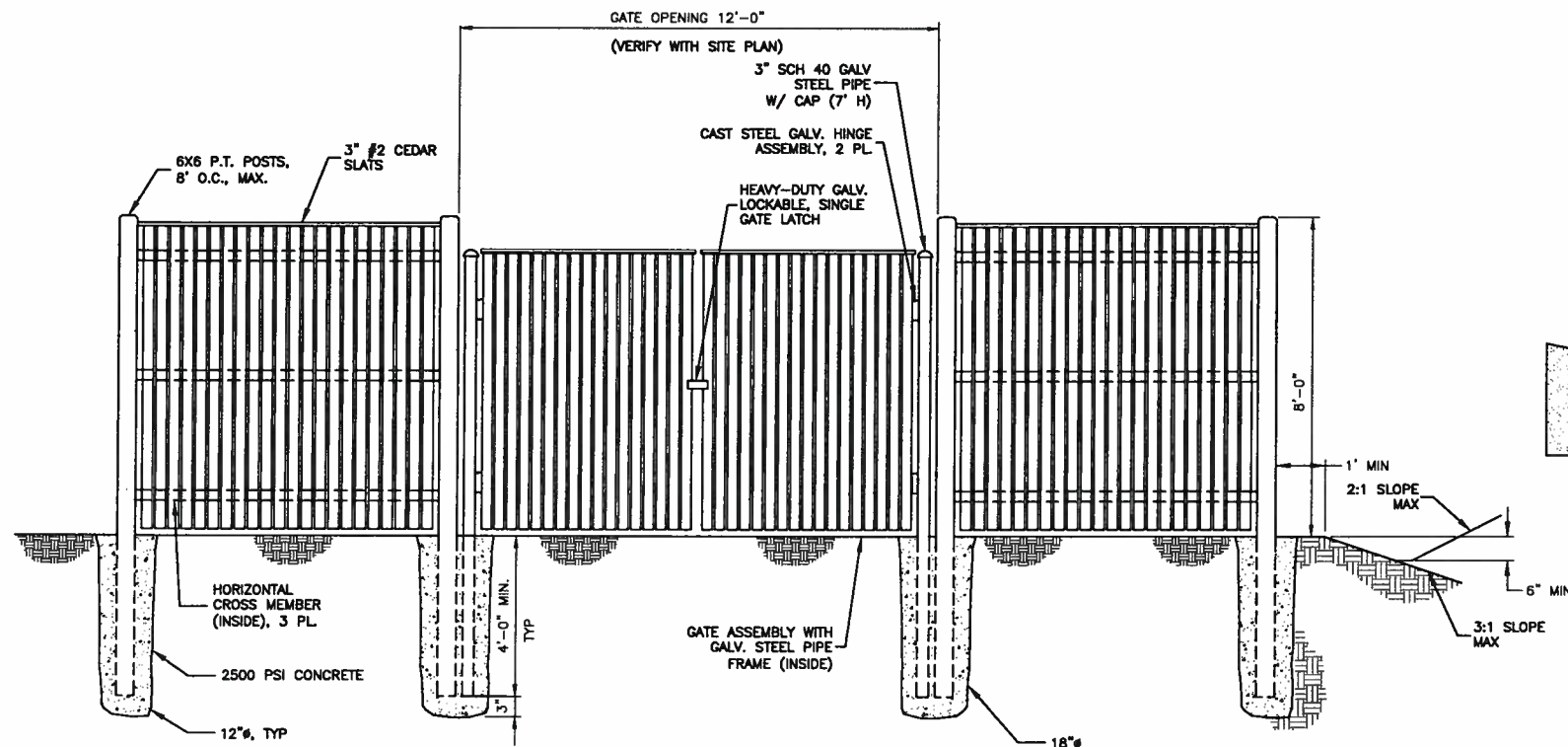


1. BEARING STRATA MEDIUM TO DENSE INSET GRANULAR MATERIAL OR COMPACTED GRAVEL FILL. 95% COMPACTION.
2. FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.

GRAVEL YARD DETAIL

SCALE: N.T.S.

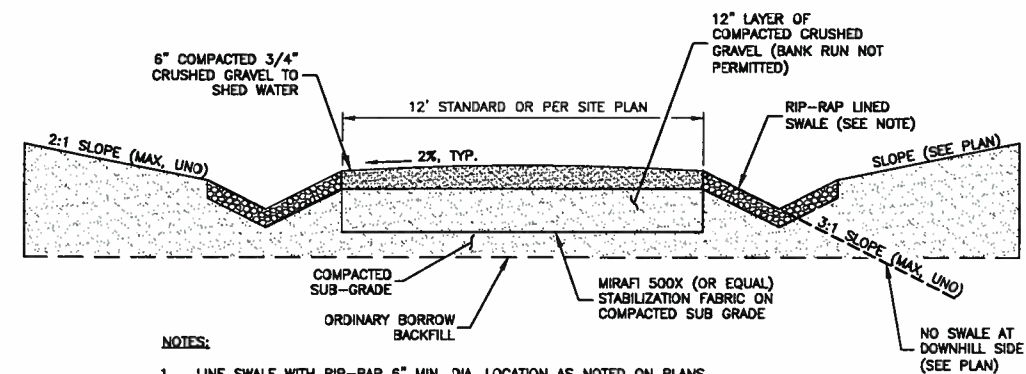
3



12' DOUBLE SWING GATE - STOCKADE

SCALE: N.T.S.

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.

ACCESS PATH CROSS SECTION WITH SWALES

SCALE: N.T.S.

5



VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581-3956

WEST TISBURY 2

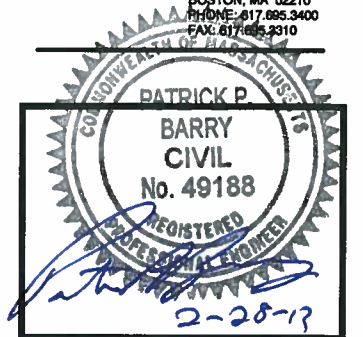
ZONING DRAWINGS

1	02/28/13	FOR SUBMITTAL
0	07/10/12	FOR SUBMITTAL
D	05/03/12	FOR COMMENT
C	02/07/12	FOR COMMENT
B	02/01/12	FOR COMMENT
A	09/23/10	FOR COMMENT



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DRAWN BY:	SK
REVIEWED BY:	GMT
CHECKED BY:	PPB
PROJECT NUMBER:	50002925
JOB NUMBER:	50040140
SITE ADDRESS:	

21 NEW LANE
WEST TISBURY, MA 02575

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

Z-8