

SHEET NUMBER: T-1	REVISION: 4
	TEP #: 336809.476967

PROJECT NOTES:

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED TOWERCOM, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE THE TOWER IS LOCATED.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G AND CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, 10th EDITION (2021 IBC).
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, 10th ED.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION, AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE OWNER PROJECT MANAGER. THIS INCLUDES ALL SPECIFIC MILITARY INSTALLATION INSTRUCTIONS INCLUDING STAFF ACCESS AND GATE SPECIFIC INSTRUCTIONS.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER AS WELL AS ANY REQUIRED NOTICES SPECIFIC TO THE MILITARY INSTITUTION.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH OWNER SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL OR EQUIVALENT, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
25. THE CONTRACTOR SHALL PROVIDE DAILY UPDATES IN THE FORM OF WRITTEN NOTIFICATION VIA EMAIL OR APP AND PHOTOS TO THE BOINGO CONSTRUCTION MANAGER.

UTILITY NOTES

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORDINATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (MASSACHUSETTS UTILITY ONE-CALL 1-888-344-7233)
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.

PLANS PREPARED FOR:

TOWERCOM

241 ATLANTIC BLVD. SUITE 201
NEPTUNE BEACH, FL 32266

PROJECT INFORMATION:

GROTON MA

703 CHICOPEE ROW
GROTON, MA 01450
(MIDDLESEX COUNTY)

PLANS PREPARED BY:



326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net



6/2/26

SEAL: March 30, 2026

4	03-30-26	ZONING SUBMITTAL
3	03-06-26	ZONING SUBMITTAL
2	02-24-26	ZONING SUBMITTAL
1	01-30-26	ZONING SUBMITTAL
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DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:

PROJECT
NOTES

SHEET NUMBER: N-1	REVISION: 4 TEP#: 336809.476967
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LEGEND

	EXIST. PROPERTY LINE
	ADJ. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. HYDRANT
	EXIST. MANHOLE
	PROPERTY CORNER
	LEASE/EASE. CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	UNDERGROUND WIRE
	SEWER LINE
	WATER LINE
	RIGHT-OF-WAY
	CHAIN LINK FENCE
	EXISTING TREE LINE

1-A COORDINATES

LATITUDE: N 42° 38' 51.239" (NAD 83)
LONGITUDE: W 71° 32' 17.657" (NAD 83)
GROUND ELEVATION: 282.1' (NAVD 88)

NOTES:

- BEARINGS SHOWN ON THIS LAYOUT ARE BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, ZONE MA MAINLAND (2001).
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
- PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD.) COMMUNITY PANEL NO.: 25017C0093E DATED JUNE 16, 2010.

SITE PLAN

SCALE: 1" = 200'

N/F
TOWN OF GROTON, SCHOOL GDRHS
APN: 230_46_0
E-23D, PLAN OF LAND NO. 32
D.B. 19587, PAGE 8

N/F
DAVID S WOODS, REVOCABLE TRUST
APN: 230_49_0

N/F
TOWN OF GROTON, SCHOOL GDRHS
APN: 230_46_0
E-23D, PLAN OF LAND NO. 32
D.B. 19587, PAGE 8

N/F
SHELTON, CURTIS E.
APN: 230_48_0

N/F
CARLSON, JOHN E.
APN: 230_47_0

N/F
GALLAGHER, DAVID P.
APN: 230_45_0

N/F
CONNERTY, ANDREW
APN: 230_44_0

N/F
BOROFSKY, GERALD L.
APN: 230_42_0

N/F
BOROFSKY, JEAN S.
APN: 230_41_0

PROPOSED 12' WIDE GRAVEL
ACCESS DRIVE BY TOWERCOM.
SEE DETAIL ON SHEET C-7.

PROPOSED 120' MONOPOLE
BY TOWERCOM. SEE
ELEVATION ON SHEET C-5.

PROPOSED 35'x70' TOWERCOM
LEASE AREA. SEE DETAILS ON
SHEET C-3.

EXISTING SCHOOL
MAINTENANCE BUILDING

EXISTING 120' SELF-SUPPORT
TOWER BY TOWN OF GROTON

PROPOSED 25' ACCESS &
UTILITY EASEMENT BY TOWERCOM.

501'±
TO RESIDENCE/BLDG

672'±
TO PUBLIC ROW

1,250'±
TO SCHOOL BUILDINGS

CHICOPEE ROW

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TOWERCOM

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NEPTUNE BEACH, FL 32266

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SITE PLAN

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C-1	4
	TEP#: 336809.476967

0 200 400
SCALE IN FEET

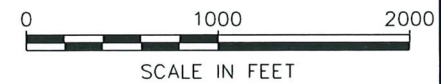


ABUTTING PARCELS WITHING 300' OF PROPERTY BOUNDARY								
Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
227-117	F_642181_306 1708	227-117	NASHUA RD	TOWN OF GROTON, CONSERVATION COMMISSION	173 MAIN ST	GROTON	MA	01450
229-14	F_643901_306 4685	229-14	179 WYMAN RD	MCDONOUGH, KATHRYN D.	179 WYMAN RD	GROTON	MA	01450
229-15	F_642636_306 4754	229-15	201 NORTH ST	BLOOD, RAY L.	71 GROTON STREET	PEPPERELL	MA	01463
229-29	F_643839_306 5099	229-29	158 NORTH ST	GAGNE, RODNEY A.	158 NORTH ST	GROTON	MA	01450
229-30	F_644099_306 5444	229-30	128 NORTH ST	REEVES, ELIZABETH L.	128 NORTH ROAD	GROTON	MA	01450
229-31	F_644409_306 4963	229-31	104 NORTH ST	BRUTLER, ZOLTAN S.	104 NORTH ST	GROTON	MA	01450
229-32	F_644634_306 4965	229-32	90 NORTH ST	BECKWITH, JEFFREY	90 NORTH ST	GROTON	MA	01450
229-33	F_644697_306 5404	229-33	NORTH ST	CROTEAU, JOAN M - TRUSTEE	66 NORTH ST	GROTON	MA	01450
229-34	F_645139_306 5285	229-34	66 NORTH ST	CROTEAU, JOAN M TRUSTEE	66 NORTH ST	GROTON	MA	01450
229-38	F_645895_306 3585	229-38	NORTH ST	GROTON- DUNSTABLE REGIONAL SCHOOL DISTRICT	145 MAIN ST	GROTON	MA	01450
229-39	F_645968_306 4315	229-39	55 NORTH ST	MWANGI, EDWARD	55 NORTH ST	GROTON	MA	01450
229-40	F_645271_306 4595	229-40	63 NORTH ST	WAITERS, CARL A.	63 NORTH ST	GROTON	MA	01450
229-42	F_643984_306 4412	229-42	180 WYMAN RD	SLOCOMBE LIVING TRUST, THE	180 WYMAN RD	GROTON	MA	01450
229-43	F_643902_306 2926	229-43	174 WYMAN RD	KNAPP, ANDREAS R.	174 WYMAN ROAD	GROTON	MA	01450
229-44	F_643776_306 3221	229-44	172 WYMAN RD	SMITH, STEVEN A.	172 WYMAN ROAD	GROTON	MA	01450
229-45	F_643672_306 3295	229-45	170 WYMAN RD	SIMEONE, ROBERT J.	170 WYMAN ROAD	GROTON	MA	01450
229-46	F_643755_306 4198	229-46	164 WYMAN RD	PARK, ALEXANDER N.	164 WYMAN ROAD	GROTON	MA	01450
229-47	F_643516_306 3314	229-47	160 WYMAN RD	CIRRISSI, BRIAN P.	160 WYMAN RD	GROTON	MA	01450
229-49	F_643094_306 2696	229-49	134 WYMAN RD	RYAN, THOMAS P. JR.	134 WYMAN ROAD	GROTON	MA	01450
230-22	F_642460_306 0435	230-22	REEDY MEADOW RD	TOWN OF GROTON, CONSERVATION COMMISSION	173 MAIN ST	GROTON	MA	01450
230-31	F_644713_306 0700	230-31	REEDY MEADOW RD	TOWN OF GROTON	173 MAIN ST	GROTON	MA	01450
230-32	F_644421_306 0395	230-32	293 REEDY MEADOW RD	WILSON, KEITH Z.	293 REEDY MEADOW RD	GROTON	MA	01450
230-33	F_644565_306 0137	230-33	295 REEDY MEADOW RD	DEGROOT, ROBERT TRUSTEE	295 REEDY MEADOW RD	GROTON	MA	01450
230-41	F_645672_306 0294	230-41	641 CHICOPEE ROW	JEAN, BOROFSKY S	641 CHICOPEE ROW	GROTON	MA	01450
230-42	F_645519_306 0629	230-42	CHICOPEE ROW	BOROFSKY, GERALD L.	641 CHICOPEE ROW	GROTON	MA	01450
230-43	F_646140_306 0522	230-43	673 CHICOPEE ROW	GANONG, GERALD D.	673 CHICOPEE ROW	GROTON	MA	01450
230-44	F_646206_306 0631	230-44	691 CHICOPEE ROW	CONNERTY, ANDREW J.	691 CHICOPEE ROW	GROTON	MA	01450
230-45	F_646375_306 0864	230-45	701 CHICOPEE ROW	GALLAGHER, DAVID P.	701 CHICOPEE ROW	GROTON	MA	01450
230-47	F_646562_306 1108	230-47	711 CHICOPEE ROW	CARLSON, JOHN E	711 CHICOPEE ROW	GROTON	MA	01450
230-48	F_646685_306 1307	230-48	731 CHICOPEE ROW	SHELTON, CURTIS E	731 CHICOPEE ROW	GROTON	MA	01450
230-49	F_646298_306 1888	230-49	CHICOPEE ROW	COMMONWEALTH OF MASSACHUSETTS	251 CAUSEWAY ST	BOSTON	MA	02114
230-50	F_647157_306 0974	230-50	730 CHICOPEE ROW	DAPOLITO, CHARLENE D.	730 CHICOPEE ROW	GROTON	MA	01450
230-51	F_647052_306 0759	230-51	712 CHICOPEE ROW	O'HALLORAN, RICHARD K.	712 CHICOPEE ROW	GROTON	MA	01450
230-52	F_646935_306 0682	230-52	704 CHICOPEE ROW	BURK, NATHAN	704 CHICOPEE ROW	GROTON	MA	01450
230-53	F_646875_306 0446	230-53	692 CHICOPEE ROW	KNEELAND, RADLEY F.	692 CHICOPEE ROW	GROTON	MA	01450
230-54	F_646570_306 0346	230-54	686 CHICOPEE ROW	MIRISOLA, VINCENT M.	686 CHICOPEE ROW	GROTON	MA	01450
230-55	F_646433_306 0256	230-55	676 CHICOPEE ROW	MERTES, BENJAMIN M.	676 CHICOPEE ROW	GROTON	MA	01450

ABUTTER PARCELS WITHIN 300' OF PROPERTY BOUNDARIES SUPPLIED BY
<https://www.axisgis.com/GrotonMA/> ON MARCH 29, 2026.

1:1000 LOCUS MAP

SCALE: 1" = 1000'



PLANS PREPARED FOR:

TOWERCOM

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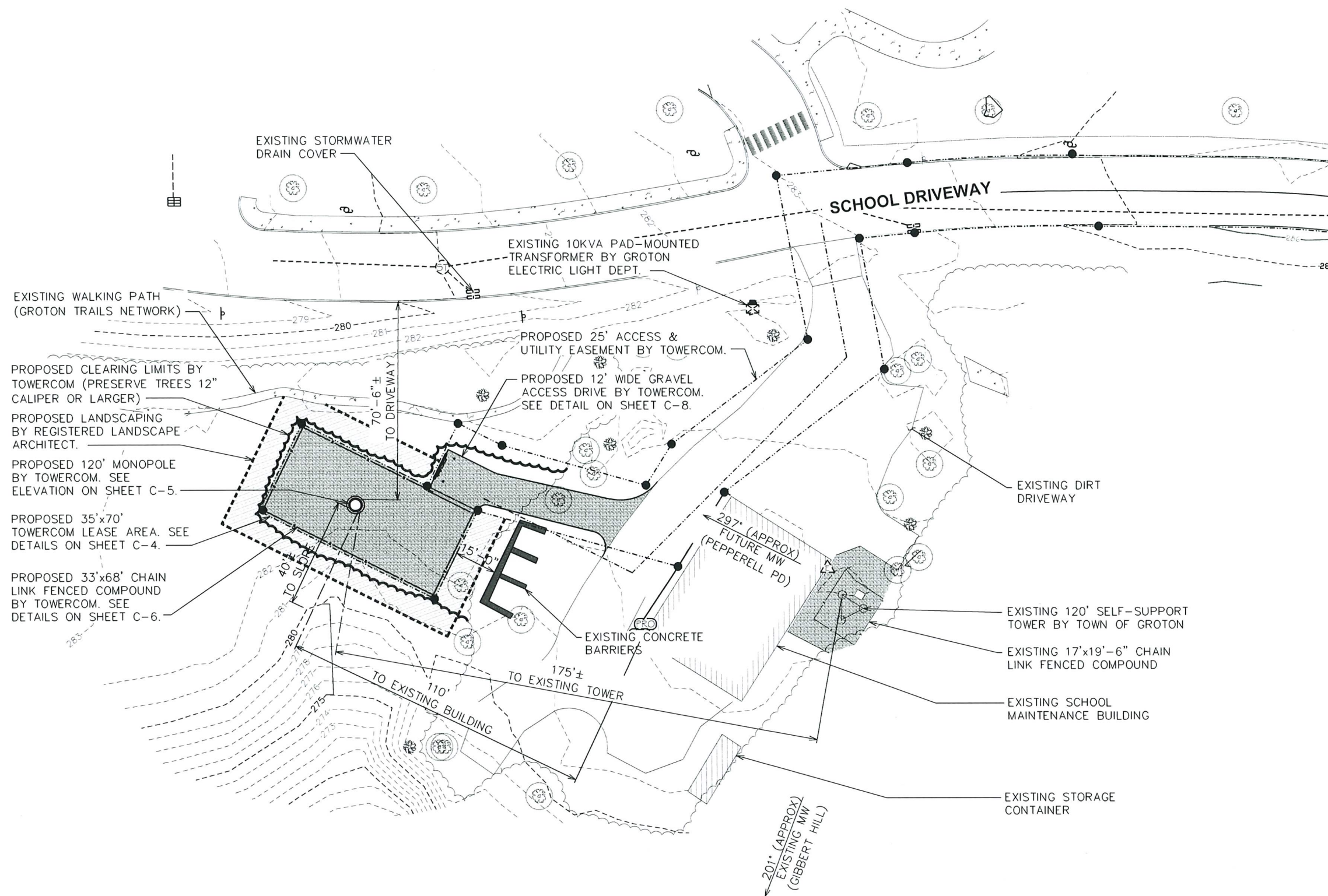
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1:1000 LOCUS MAP

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C-2	4
	TEP#: 336809.476967



ENLARGED SITE PLAN

SCALE: 1" = 40'

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PROJECT INFORMATION:

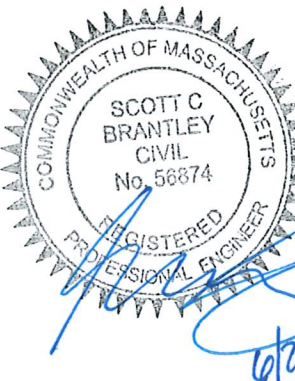
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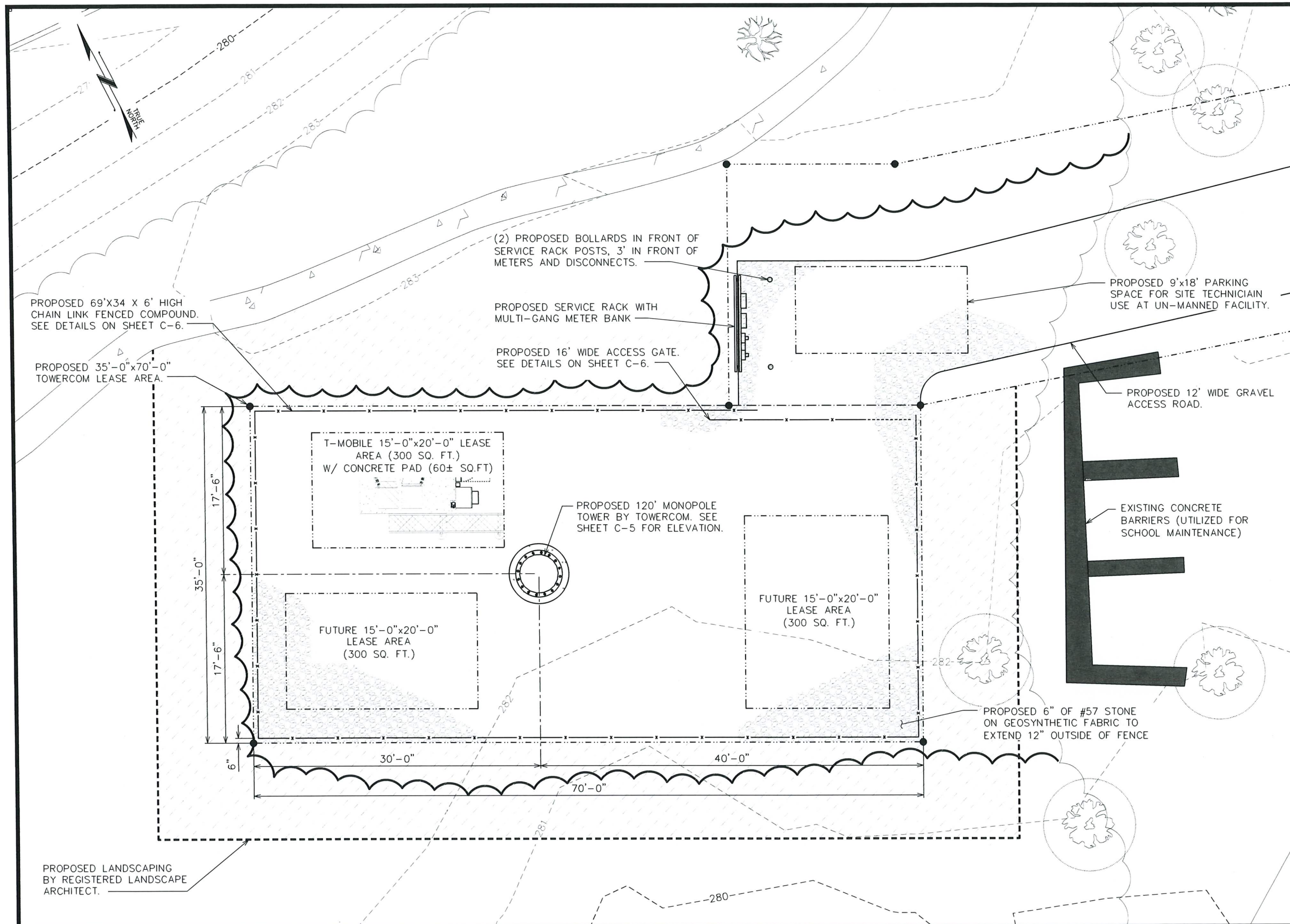
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SHEET TITLE:

**ENLARGED
SITE PLAN**

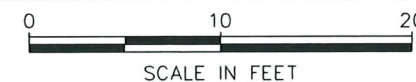
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C-3	4
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COMPOUND DETAIL

SCALE: 1" = 10'



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TOWERCOM

241 ATLANTIC BLVD. SUITE 201
NEPTUNE BEACH, FL 32266

PROJECT INFORMATION:

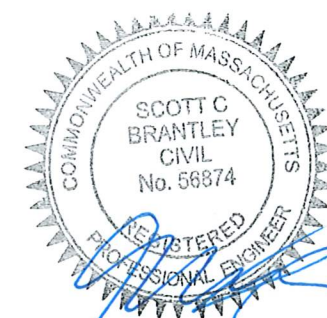
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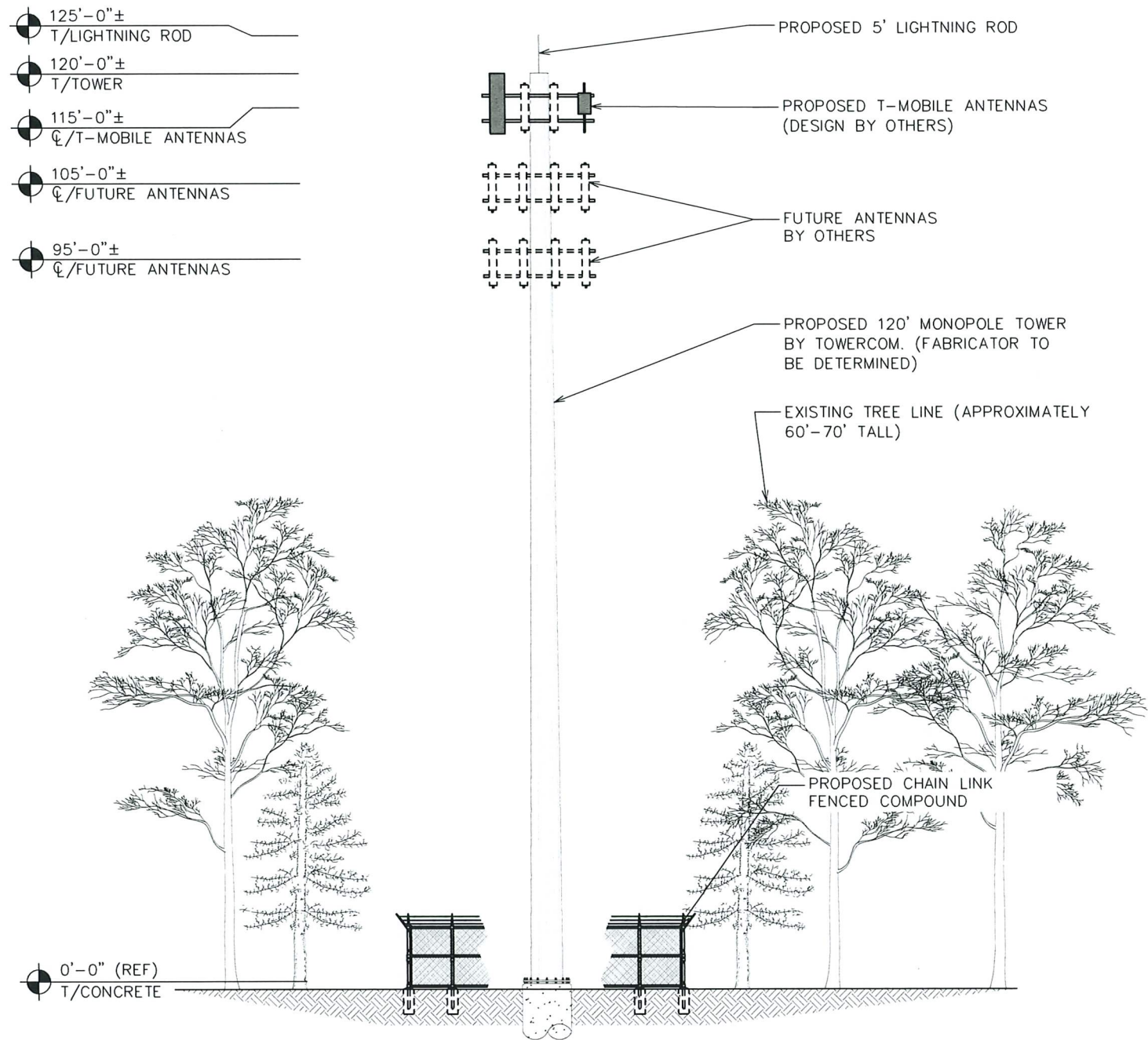
SHEET TITLE:

COMPOUND DETAIL

SHEET NUMBER:	REVISION:
C-4	4
	TEP#: 336809.476967

NOTES:

- 1. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
- 2. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
- 3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT OWNER IN THE EVENT OF ANY DISCREPANCIES.
- 4. THE TOWER SHALL NOT BE LIT UNLESS REQUIRED BY THE FAA AND/OR MA AERONAUTICAL COMMISSION. AT THIS TIME NO LIGHTING IS EXPECTED TO BE REQUIRED. TOWAIR DETERMINATION PROVIDED BY THE FCC RESULTS IN "STRUCTURE DOES NOT REQUIRE REGISTRATION, THERE ARE NO AIRPORTS WITHIN 8 KILOMETERS (5 MILES) OF THE COORDINATES PROVIDED".
- 5. NO LIGHTING IS PROPOSED FOR GROUND MOUNTED EQUIPMENT.



TOWER ELEVATION

SCALE: 1" = 20'



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SEAL: March 30, 2026

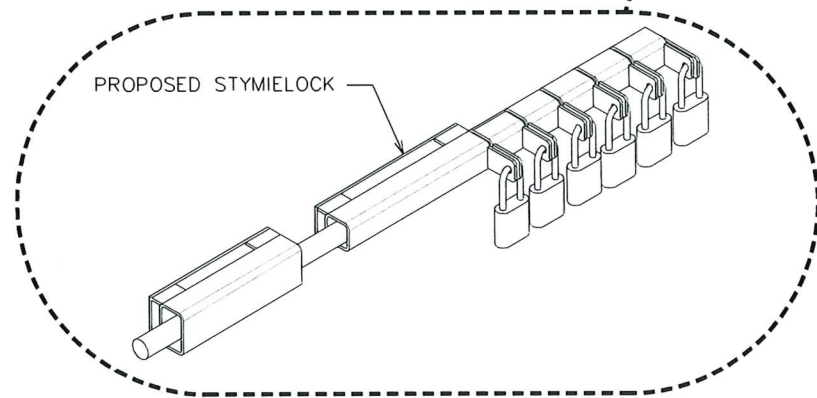
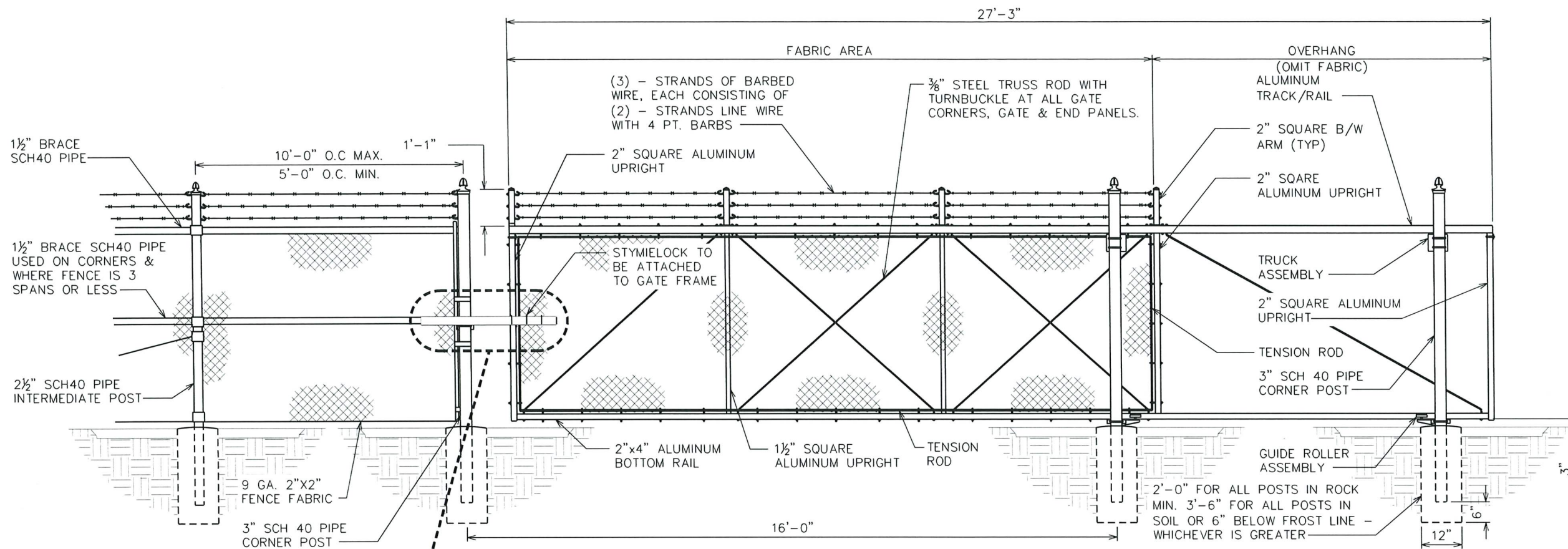
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3	03-06-26	ZONING SUBMITTAL
2	02-24-26	ZONING SUBMITTAL
1	01-30-26	ZONING SUBMITTAL
REV	DATE	ISSUED FOR:

DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:

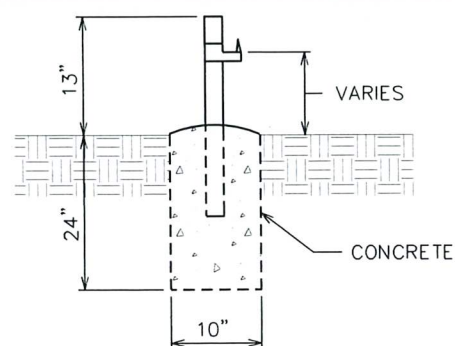
TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-5	4
	TEP#: 336809.476967



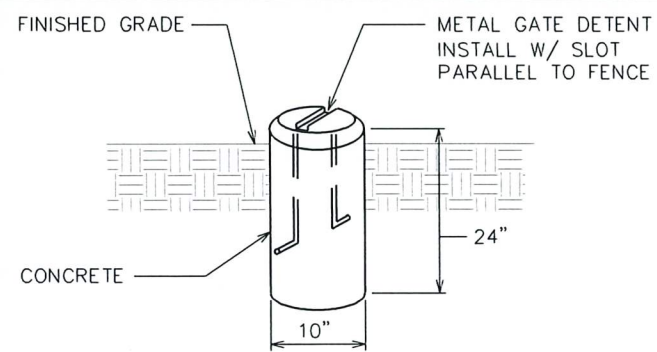
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



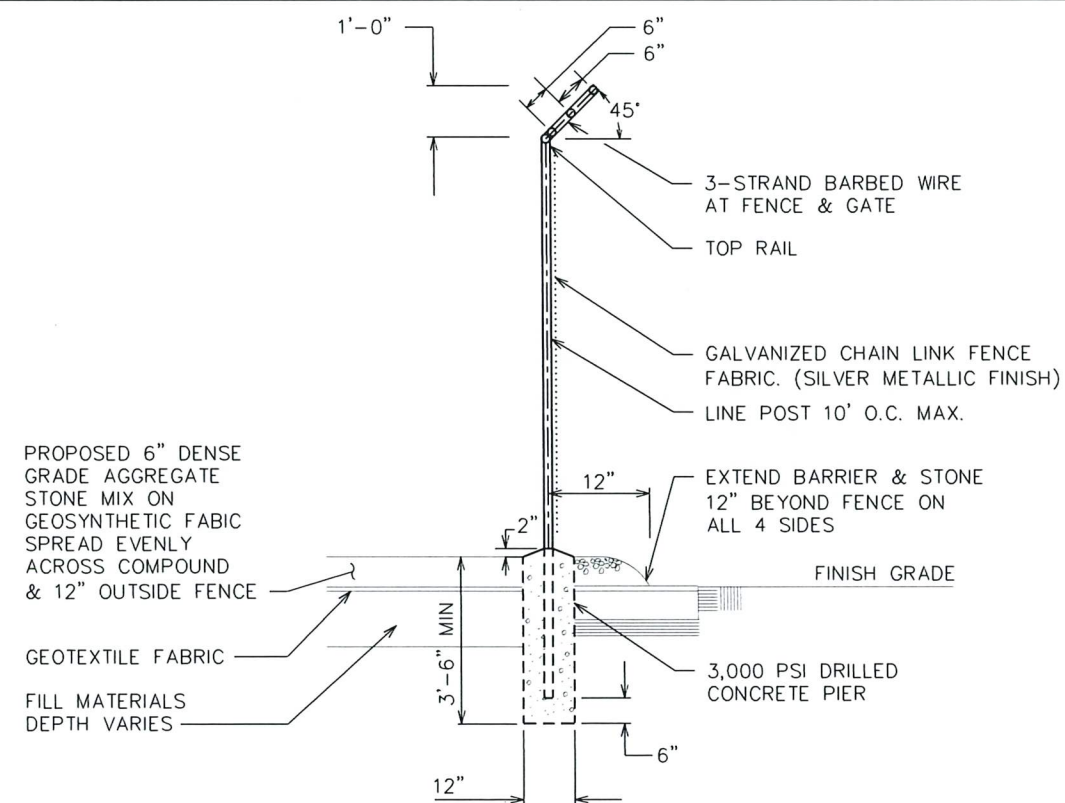
GATE STOP / KEEPER DETAIL

SCALE: N.T.S.



GATE DETENT DETAIL

SCALE: N.T.S.



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

TOWERCOM

241 ATLANTIC BLVD. SUITE 201
NEPTUNE BEACH, FL 32266

PROJECT INFORMATION:

GROTON MA

703 CHICOPEE ROW
GROTON, MA 01450
(MIDDLESEX COUNTY)

PLANS PREPARED BY:



326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net



SEAL: March 30, 2026

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DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:

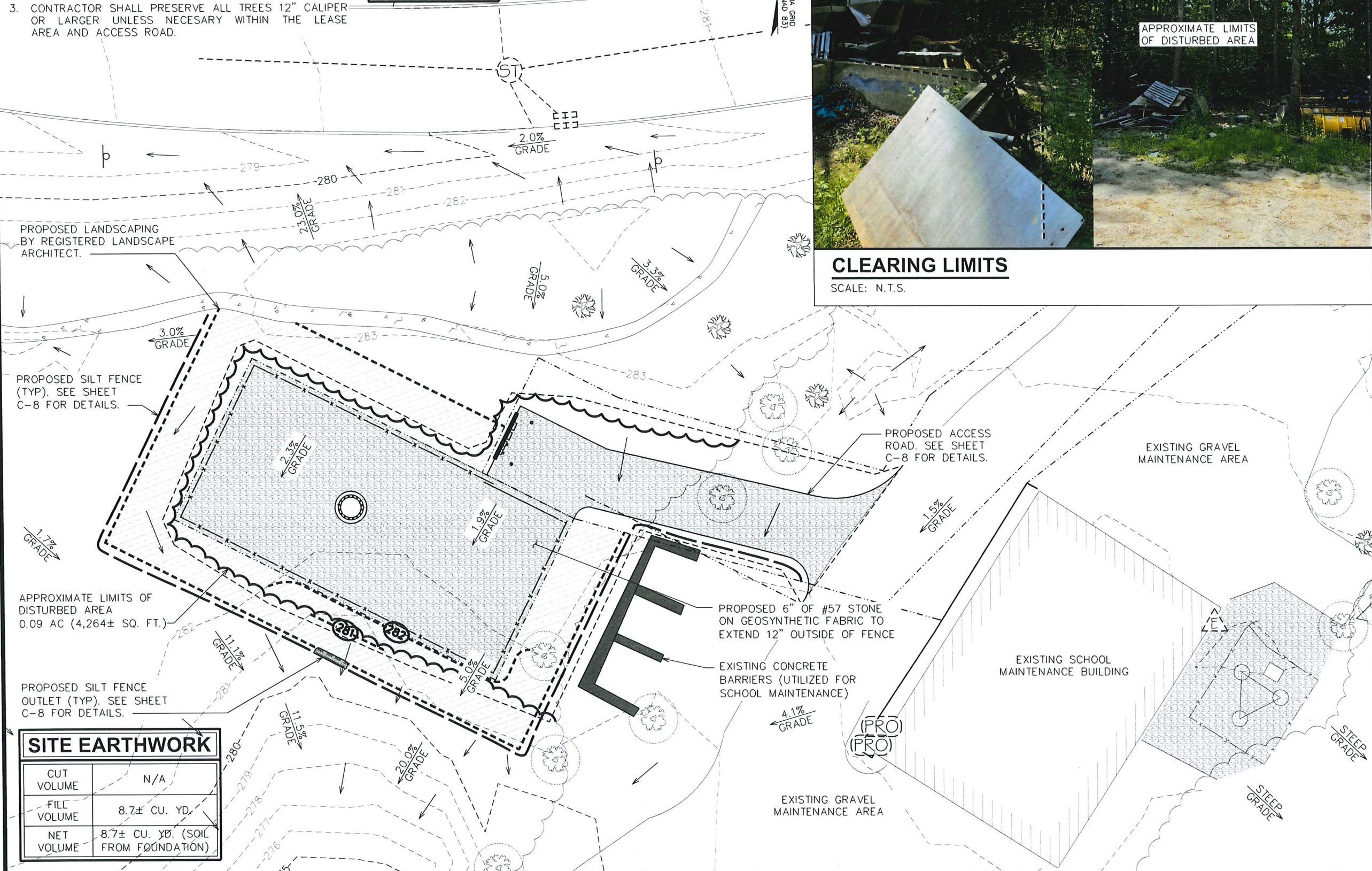
**COMPOUND
FENCE DETAILS**

SHEET NUMBER:	REVISION:
C-6	4
	TEP#: 336809.476967

NOTE:

1. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS COMPOUND AND ACCESS DRIVE.
2. 3:1 CUT/FILL SLOPE TO BE USED FOR DAYLIGHTING UNLESS OTHERWISE NOTED
3. CONTRACTOR SHALL PRESERVE ALL TREES 12" CALIPER OR LARGER UNLESS NECESSARY WITHIN THE LEASE AREA AND ACCESS ROAD.

LEGEND	
SILT FENCE	
LODA	



APPROXIMATE LIMITS
OF DISTURBED AREA

APPROXIMATE LIMITS
OF DISTURBED AREA

CLEARING LIMITS

SCALE: N.T.S.



PLANS PREPARED FOR:

TOWERCOM

241 ATLANTIC BLVD. SUITE 201
NEPTUNE BEACH, FL 32266

PROJECT INFORMATION:

GROTON MA

703 CHICOPEE ROW
GROTON, MA 01450
(MIDDLESEX COUNTY)

PLANS PREPARED BY:



326 TRYON ROAD
RALEIGH, NC 27603-3530
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www.tepgroup.net



SEAL:

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1	01-30-26	ZONING SUBMITTAL
REV	DATE	ISSUED FOR:

DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:

**SOIL AND EROSION
CONTROL PLAN**

SHEET NUMBER: REVISION:

C-7

4

TEP#: 336809.476967

SITE EARTHWORK

CUT VOLUME	N/A
FILL VOLUME	8.7± CU. YD.
NET VOLUME	8.7± CU. YD. (SOIL FROM FOUNDATION)

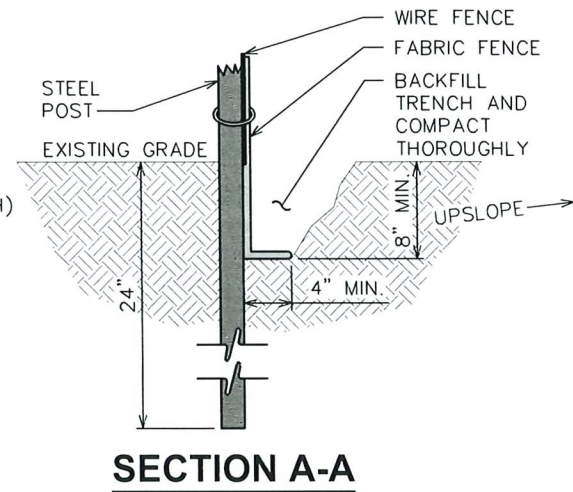
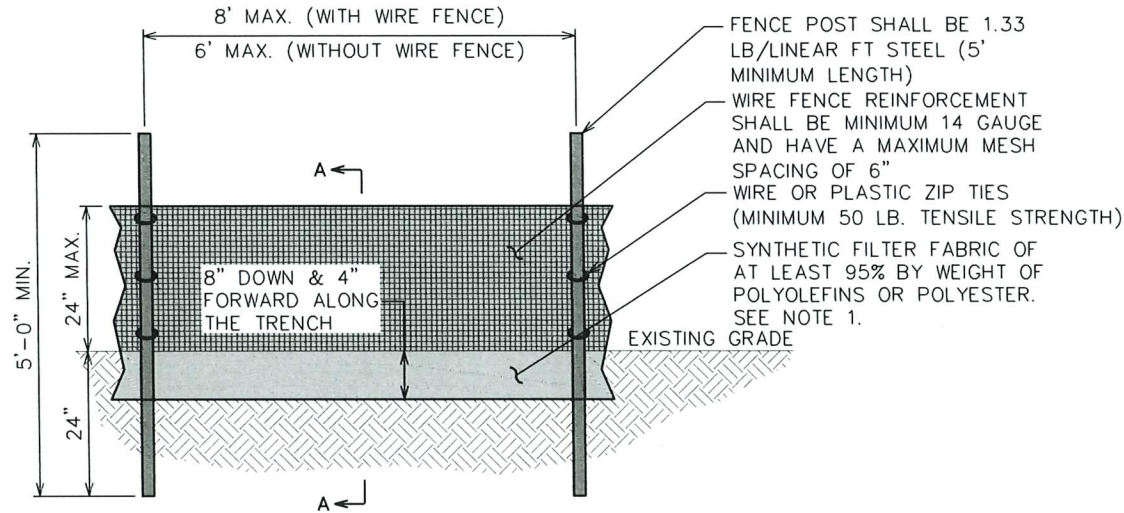
SOIL & EROSION CONTROL PLAN

SCALE: 1" = 20'



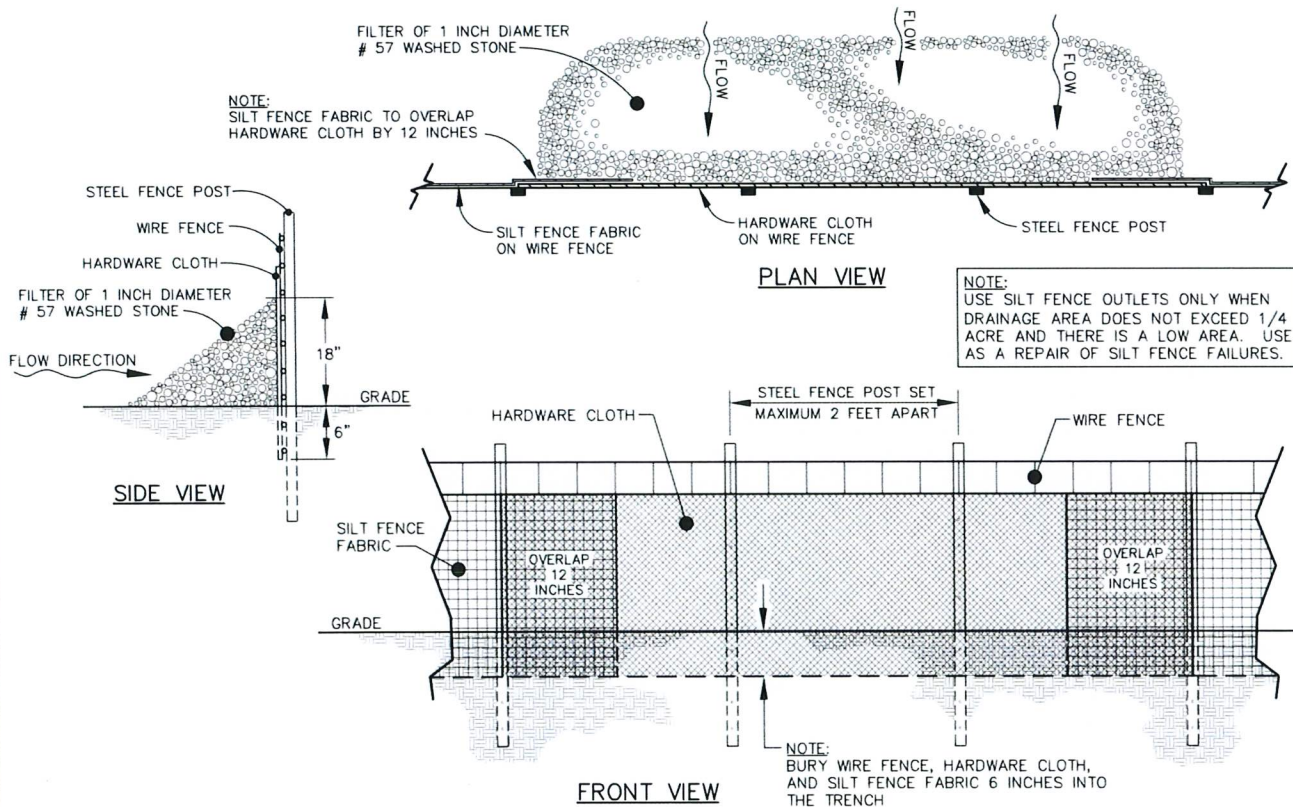
NOTES:

1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
3. PLACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND PROPERLY STABILIZE THE SITE.



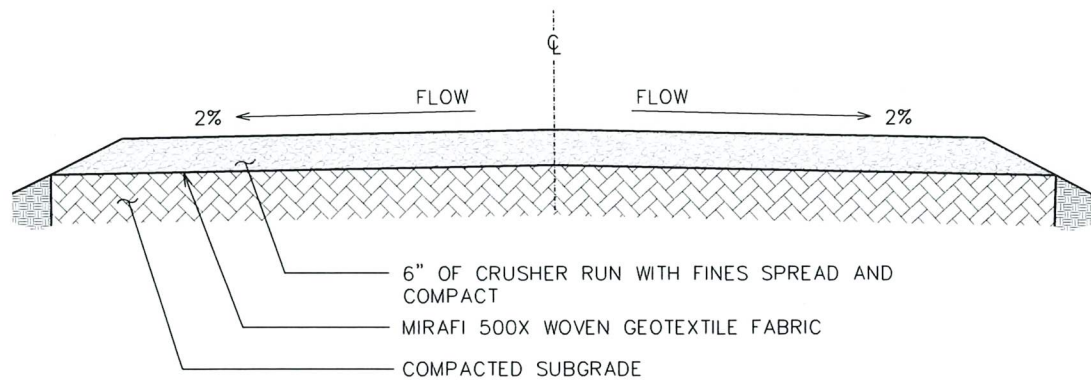
SILT FENCE DETAIL

SCALE: N.T.S.



STANDARD SILT FENCE OUTLET DETAIL

SCALE: N.T.S.



STANDARD ROAD SECTION (GOOD SUBGRADE)

SCALE: 3/8" = 1'-0"

PLANS PREPARED FOR:

TOWERCOM

241 ATLANTIC BLVD. SUITE 201
NEPTUNE BEACH, FL 32266

PROJECT INFORMATION:

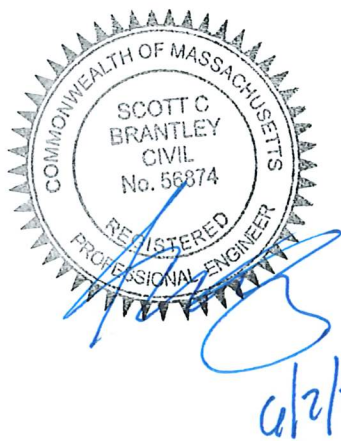
GROTON MA

703 CHICOPEE ROW
GROTON, MA 01450
(MIDDLESEX COUNTY)

PLANS PREPARED BY:



326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net



SEAL: March 30, 2026

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1	01-30-26	ZONING SUBMITTAL

DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:

**SILT FENCE &
ACCESS ROAD
DETAILS**

SHEET NUMBER: REVISION:

C-8 **4**

TEP#: 336809.476967

NOTES:

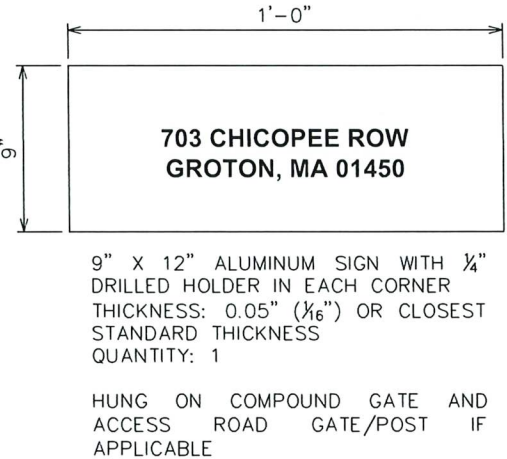
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESS SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
4. ADDITIONAL FCC REGISTRATION # SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF. SIGN SHALL MEASURE (20" LONG x 4" TALL). THE LETTERS SHALL BE 1" AND THE NUMBERS SHALL BE 2".
5. POST ADDRESS NUMBERS WITH AT LEAST 6" NUMBERS WITH THE COLOR CONTRASTING WITH THE BACKGROUND; ADDRESS NUMBERS SHOULD BE POSTED SO THAT THEY ARE VISIBLE FROM THE NEAREST PUBLIC RIGHT OF WAY.

- ① SITE IDENTIFICATION SIGN (TYP)
- ② FCC/RF EXPOSURE SIGN
- ③ STREET ADDRESS SIGN
- ④ TOWER REGISTRATION SIGN



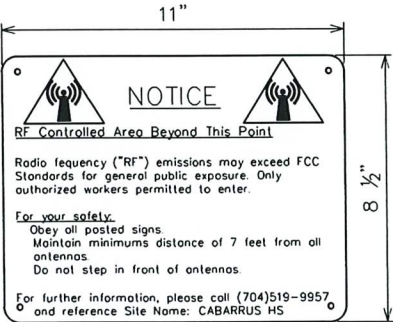
① **SITE IDENTIFICATION**
18" X 24" ALUMINUM SIGN WITH ¼" DRILLED HOLDER IN EACH CORNER
THICKNESS: 0.05" (⅛") OR CLOSEST STANDARD THICKNESS
QUANTITY: 1

HUNG ON COMPOUND GATE AND ACCESS ROAD GATE/POST IF APPLICABLE

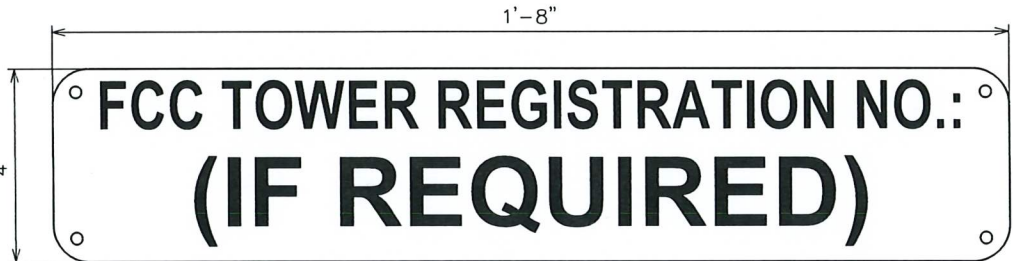


12" X 18" ALUMINUM SIGN WITH ¼" DRILLED HOLDER IN EACH CORNER
THICKNESS: 0.05" (⅛") OR CLOSEST STANDARD THICKNESS
QUANTITY: 1

HUNG ON COMPOUND GATE



② WHITE BACKGROUND W/ BLACK LETTERING



④ WHITE BACKGROUND WITH BLACK LETTERING
QUANTITY: (2)
TO BE MOUNTED ON: COMPOUND ACCESS GATE
ACCESS DRIVE GATE
(SEE NOTE 4)

NOTE:
NUMBER SHOWN IS GENERIC,
CONTACT CONSTRUCTION MANAGER
FOR ACTUAL FCC TOWER REG. #.



18" X 24" ALUMINUM SIGN WITH ¼" DRILLED HOLDER IN EACH CORNER
THICKNESS: 0.05" (⅛") OR CLOSEST STANDARD THICKNESS
QUANTITY: 1

HUNG ON COMPOUND GATE AND ACCESS ROAD GATE IF APPLICABLE

TYPICAL SIGNS AND SPECIFICATIONS

SCALE: N.T.S.

PLANS PREPARED FOR:

TOWERCOM

241 ATLANTIC BLVD. SUITE 201
NEPTUNE BEACH, FL 32266

PROJECT INFORMATION:

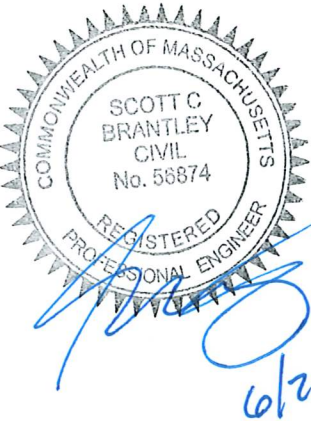
GROTON MA

703 CHICOPEE ROW
GROTON, MA 01450
(MIDDLESEX COUNTY)

PLANS PREPARED BY:



326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net



SEAL: March 30, 2026

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DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:

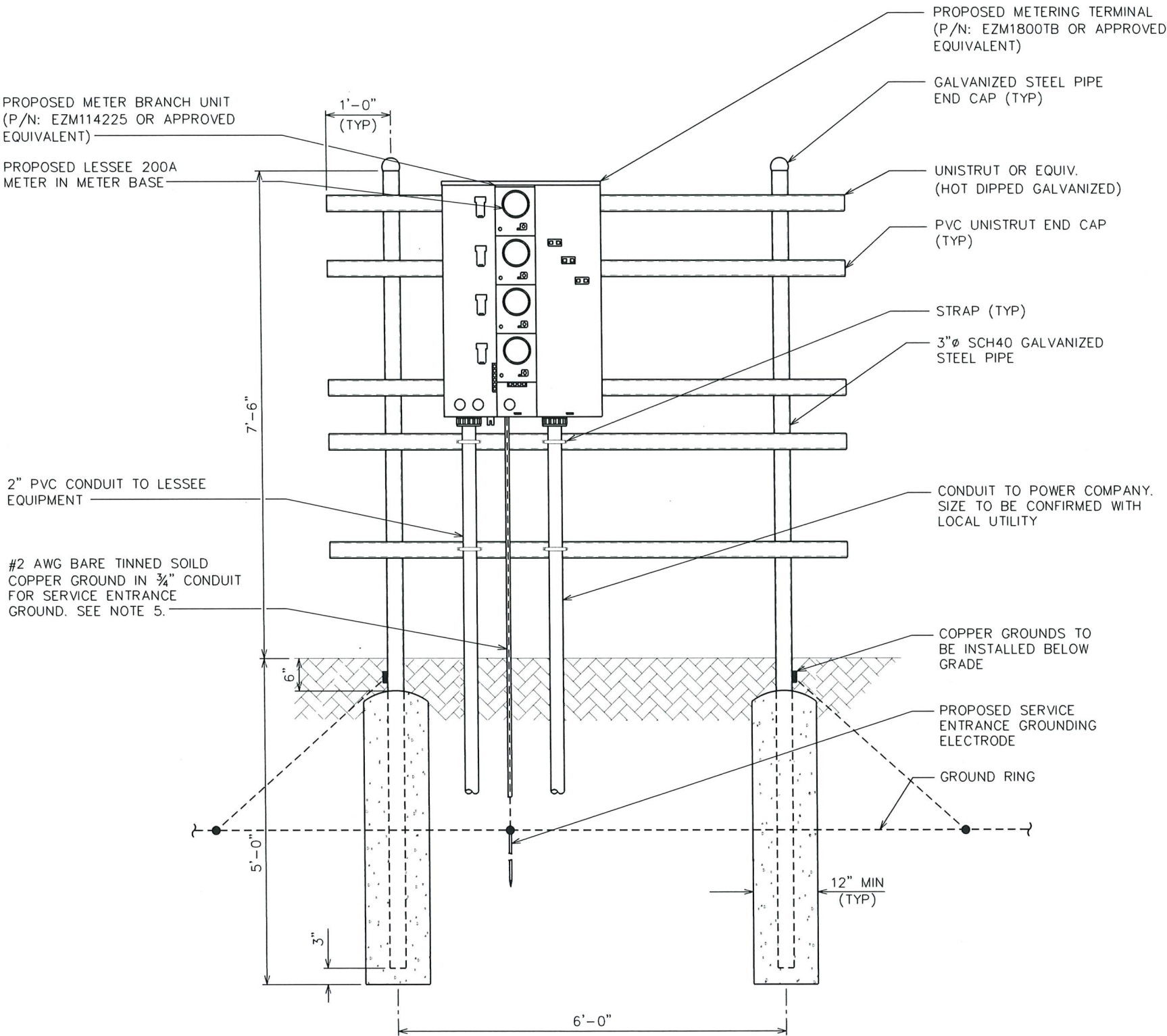
SIGNAGE DETAILS

SHEET NUMBER:	REVISION:
C-9	4
	TEP#: 336809.476967

TEP is a family of companies licensed to provide different services in different jurisdictions. Depending on the jurisdiction, professional engineering and land surveying services are provided by TEP OpCo LLC, a Delaware limited liability company. TEP Engineering, PLLC, a North Carolina professional limited liability company, or M&H Engineering, PLLC, a New York professional limited liability company. General contractor services are provided by TEPDB OpCo LLC, a Delaware limited liability company. We acquire the requisite licenses in each state. Additional information can be obtained from the company.

NOTES:

- 1. ELECTRIC SERVICE: 240/120V, 1Ø, 3W, 800A UNDERGROUND SERVICE TO POLE RISER.
- 2. USE COPPER STRANDED, 600V, TYPE THW/THWN, WITH CROSS LINKED POLYETHYLENE INSULATION FOR #8 AWG AND LARGER WIRE.
- 3. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC (MEET UL STANDARDS G51 AND NEMA TC2-1990). EXPOSED CONDUITS SHALL BE PVC UV RESISTANT OR RIGID GALVANIZED STEEL. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 36" RADIUS.
- 4. GROUNDING CONDUCTOR SHALL BE #2 AWG SOLID BARE TINNED COPPER UNLESS OTHERWISE NOTED.
- 5. GROUNDING ELECTRODE CONDUCTOR IS SIZED FOR SINGLE 200A SERVICE ONLY. IF METER BANK SHARES A COMMON NEUTRAL/GROUND POINT, CONTRACTOR WILL INSTALL (1) 3/0 COPPER GEC INSTEAD.
- 6. BREAKER AND CONDUCTOR SIZES ARE BASED ON TYPICAL CONFIGURATIONS. CONTRACTOR WILL VERIFY WITH MANUFACTURER SPECIFICATIONS BEFORE ORDERING OR INSTALLING PARTS.



SERVICE RACK DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

TOWERCOM

241 ATLANTIC BLVD. SUITE 201
NEPTUNE BEACH, FL 32266

PROJECT INFORMATION:

GROTON MA

703 CHICOPEE ROW
GROTON, MA 01450
(MIDDLESEX COUNTY)

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SEAL: March 30, 2026

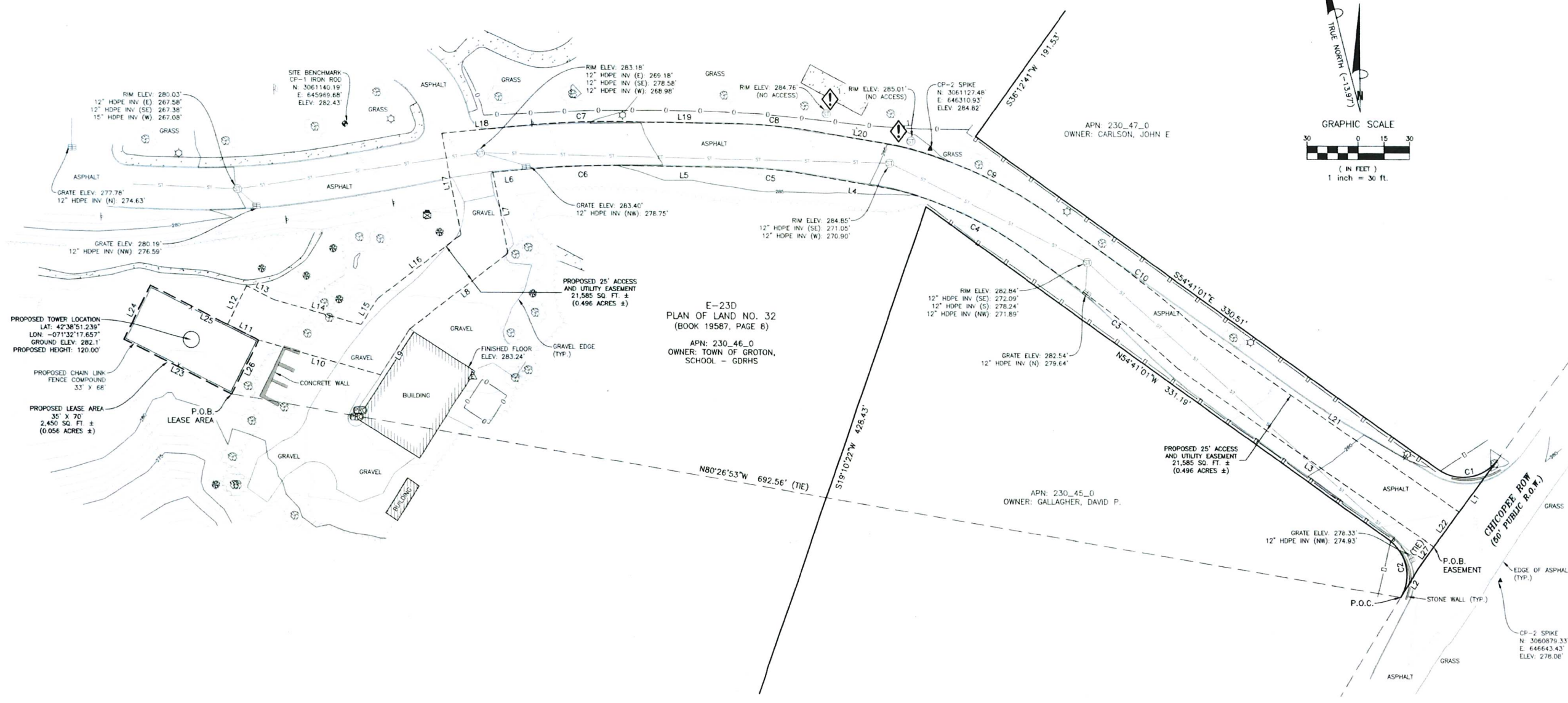
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1	01-30-26	ZONING SUBMITTAL
REV	DATE	ISSUED FOR:

DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:

TOWERCOM
SERVICE RACK
DETAILS

SHEET NUMBER:	REVISION:
C-10	4
	TEP#: 336809.476967



- LEGEND**
- ◆ SITE BENCHMARK
 - ▲ FOUND CONTROL POINT
 - ⊕ STORM MANHOLE
 - ⊞ STORM INLET (RECTANGLE)
 - ⊙ LIGHT POLE
 - ⊗ ELECTRIC METER
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ PROPANE TANK
 - ⊗ CONIFEROUS TREE
 - ⊗ DECIDUOUS TREE
 - ⊙ FLAG POLE
 - LS LANDSCAPED AREA
 - ST STORM LINE (UNDERGROUND)
 - CHAIN LINK FENCE
 - WOOD FENCE
 - TREE DRIP EDGE
 - CONCRETE AREA
 - ⚠ AREA OF CONCERN

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	RADIAL BEARING
C1	38.85'	25.00'	89°01'51"	N35°18'59"E
C2	37.62'	25.00'	89°12'34"	N58°28'26"W
C3	97.84'	670.63'	8°21'32"	S41°39'00"W
C4	99.40'	228.37'	24°58'16"	S36°27'18"W
C5	48.11'	302.55'	9°06'36"	S09°37'36"W
C6	66.06'	535.62'	7°04'11"	S01°34'03"W
C7	68.94'	540.62'	7°02'48"	S05°30'09"E
C8	52.02'	327.55'	9°08'00"	S00°31'00"W
C9	110.06'	253.37'	24°53'18"	S13°18'27"W
C10	98.80'	695.63'	8°08'17"	S33°22'56"W

LINE	BEARING	DISTANCE
L1	S36°17'06"W	77.58'
L2	S11°31'42"W	20.44'
L3	N55°29'25"W	181.57'
L4	N80°37'45"W	48.28'
L5	N89°29'00"W	52.13'
L6	S84°29'51"W	19.88'
L7	S10°23'33"E	47.59'
L8	S52°43'27"W	72.40'
L9	S32°17'53"W	31.42'
L10	N74°32'03"W	74.39'
L11	N63°24'46"W	20.00'
L12	N26°35'14"E	25.00'
L13	S63°24'46"E	17.57'
L14	S74°32'03"E	53.40'
L15	N32°17'53"E	17.37'
L16	N52°43'27"E	61.55'
L17	N10°23'33"W	59.26'
L18	N84°29'51"E	47.11'
L19	S89°29'00"E	51.90'
L20	S80°37'45"E	49.11'
L21	S55°29'25"E	180.80'
L22	S36°17'06"W	25.01'
L23	N63°24'46"W	70.00'
L24	N26°35'14"E	35.00'
L25	S63°24'46"E	70.00'
L26	S26°35'14"W	35.00'
L27(TIE)	N36°17'06"E	14.94'

E-23D
PLAN OF LAND NO. 32
(BOOK 19587, PAGE 8)

APN: 230_46_0
OWNER: TOWN OF GROTON,
SCHOOL - GDRHS

APN: 230_45_0
OWNER: GALLAGHER, DAVID P.

APN: 230_47_0
OWNER: CARLSON, JOHN E

Site coordinated by:

Clark

177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkls.com

Surveying Associates, LLC
201 CHRISTIAN LANE BERLIN CT 06037
860.832.6328

martin

No.	Description	By	Date
1	TITLE UPDATE	AK	05/05/2026

RAW LAND SURVEY

A PORTION OF PARCEL E-23D,
PLAN OF LAND, PLAN NO. 32, BOOK 19587, PAGE 8,
TOWN OF GROTON, MIDDLESEX COUNTY, MASSACHUSETTS.

SITE NAME:
Groton, MA

Project No. **240777**

Drawn By: SRC
Checked By: JFW
Date: 7/16/2024
Sheet 2 of 2

LEGAL DESCRIPTION:

A portion of Parcel E-23D per Plan of Land, Plan No. 32, recorded as Book 19587, Page 8, on January 10, 1989, Town of Groton, Middlesex County, Massachusetts.

LEGAL DESCRIPTION OF LEASE AREA:

A portion of Parcel E-23D per Plan of Land, Plan No. 32, recorded as Book 19587, Page 8, on January 10, 1989, Town of Groton, Middlesex County, Massachusetts, being more particularly described as follows:

COMMENCING at the eastern most, south east corner of said Parcel E-23D, thence N80°26'53"W, (bearings are based on those shown on Plan of Land, Plan No. 32, recorded as Book 19587, Page 8, on January 10, 1989, Town of Groton, Middlesex County, Massachusetts if rotated 14°30'24" clockwise) a distance of 692.56 feet, to the POINT OF BEGINNING, thence along the following four (4) courses:

1. N63°24'46"W, a distance of 70.00 feet;
2. N26°35'14"E, a distance of 35.00 feet;
3. S63°24'46"E, a distance of 70.00 feet;
4. S26°35'14"W, a distance of 35.00 feet, to the POINT OF BEGINNING.

Containing 2,450 Sq. Ft. or 0.056 acres, more or less.

LEGAL DESCRIPTION OF ACCESS AND UTILITY EASEMENT:

A portion of Parcel E-23D per Plan of Land, Plan No. 32, recorded as Book 19587, Page 8, on January 10, 1989, Town of Groton, Middlesex County, Massachusetts, being more particularly described as follows:

COMMENCING at the eastern most, south east corner of said Parcel E-23D, thence along the east boundary of said parcel, N31°31'42"E, (bearings are based on those shown on Plan of Land, Plan No. 32, recorded as Book 19587, Page 8, on January 10, 1989, Town of Groton, Middlesex County, Massachusetts if rotated 14°30'24" clockwise) 20.44 feet, thence continuing along said east line, N36°17'06"E, a distance of 14.94 feet; thence leaving said east line the following twenty-seven (27) courses:

1. N55°29'25"W, a distance of 181.57 feet;
 2. thence a non-tangent curve to the left, with an arc length of 97.84 feet, a radius of 670.63 feet, a delta angle of 08°21'32", a radial of S41°39'00"W;
 3. thence a compound curve to the left, with an arc length of 99.40 feet, a radius of 228.37 feet, a delta angle of 24°56'16", a radial of S38°27'18"W;
 4. N80°37'45"W, a distance of 46.28 feet;
 5. thence a non-tangent curve to the left, with an arc length of 48.11 feet, a radius of 302.55 feet, a delta angle of 09°06'36", a radial of S09°37'36"W;
 6. N89°29'00"W, a distance of 52.13 feet;
 7. thence a non-tangent curve to the left, with an arc length of 66.09 feet, a radius of 535.62 feet, a delta angle of 07°04'11", a radial of S01°34'03"W;
 8. S84°29'51"W, a distance of 19.88 feet;
 9. S10°23'33"E, a distance of 47.39 feet;
 10. S52°43'27"W, a distance of 72.40 feet;
 11. S32°17'53"W, a distance of 31.42 feet;
 12. N74°32'03"W, a distance of 74.39 feet;
 13. N63°24'46"W, a distance of 20.00 feet;
 14. N26°35'14"E, a distance of 25.00 feet;
 15. S63°24'46"E, a distance of 17.57 feet;
 16. S74°32'03"E, a distance of 53.40 feet;
 17. N32°17'53"E, a distance of 17.37 feet;
 18. N52°43'27"E, a distance of 61.55 feet;
 19. N10°23'33"W, a distance of 59.26 feet;
 20. N84°29'51"E, a distance of 47.11 feet;
 21. thence a curve to the right, with an arc length of 68.94 feet, a radius of 560.62 feet, a delta angle of 07°02'46", a radial of S89°29'00"E, a distance of 51.90 feet;
 22. S89°29'00"E, a distance of 51.90 feet;
 23. thence a curve to the right, with an arc length of 52.02 feet, a radius of 327.55 feet, a delta angle of 09°06'00", a radial of S80°37'45"E, a distance of 49.11 feet;
 24. S80°37'45"E, a distance of 49.11 feet;
 25. thence a non-tangent curve to the right, with an arc length of 110.06 feet, a radius of 253.37 feet, a delta angle of 24°53'18", a radial of S13°18'27"W;
 26. thence a compound curve to the right, with an arc length of 98.80 feet, a radius of 695.63 feet, a delta angle of 08°08'17", a radial of S33°22'56"W;
 27. S55°29'25"E, a distance of 180.80 feet, to the east line of said parcel;
- thence along said east line, S36°17'06"W, a distance of 25.01 feet, to the POINT OF BEGINNING.

Containing 21,585 Sq. Ft. or 0.496 acres, more or less.

EASEMENTS AND ENCUMBRANCES:

Item No.

1. The property insured herein is now listed as tax-exempt for the year 2025. This policy is subject to all taxes which may be hereafter levied against said property.
-MAY BE LOCATED ON THE SURVEY AREA, DESCRIPTION UNCLEAR.

2. Matters as shown and noted on Plat recorded in Plat Book 12277, Page 475.
-IS NOT LOCATED ON THE SURVEY AREA.

3. Matters as shown and noted on Plat recorded in Plat Book 19587, Page 8.
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

4. Easement Agreement in favor of The Groton-Dunstable Regional School District set forth in instrument recorded on April 1, 1993 in Deed Book 23037, Page 604.
-IS NOT LOCATED ON THE SURVEY AREA.

5. Easement in favor of Groton Dunstable Regional School District as evidenced in document recorded on January 25, 2001 in Deed Book 32275, Page 15.
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

6. Terms, provisions, covenants, conditions, restrictions, reservations, easements, charges, assessments and liens provided in a Deed or Covenants, Conditions and Restrictions recorded in Deed Book 42922, Page 292, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
-IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

7. Order of Conditions recorded on August 29, 2024 in Deed Book 83186, Page 340.
-MAY BE LOCATED ON THE SURVEY AREA, DESCRIPTION UNCLEAR.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

1. The purpose of this survey is to depict the existing physical improvements at the time of the survey and to define the limits of a lease area and easements appurtenant thereto. This survey is not a boundary survey nor does it represent a monumented land survey. This survey is not intended to be used for the creation, conveyance, or transfer of any fee simple parcel. Monuments shown hereon are for reference only and are not intended to be relied upon for the establishment of any boundary shown on this document. No monuments were established from this survey.
2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.
3. Easements and public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte published April 29, 2026, referencing Flood Insurance Rate Map, Map Number 25017C0093F effective date July 6, 2025, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon a Search Report, prepared by Fidelity National Title Insurance Company with a commitment number of 5000022940, with a commitment date of March 23, 2026, at 12:00 AM.
5. Elevations are based on NAVD 88 datum.
6. BENCHMARK: Iron rod in grass, as shown. Elevation: 282.43' (NAVD 88).
7. BASIS OF BEARINGS: Bearings are based upon Massachusetts State Plane Coordinate System, Zone MA Mainland (2001) and are relative to those shown upon the plat of Plan of Land, Plan No. 32, according to the map or plat thereof, recorded as Book 19587, Page 8, on January 10, 1989, of the Official Public Records of Middlesex County, Massachusetts, if rotated 14°30'24" clockwise.
8. Site Address: 703 Chicopee Row, Groton, Massachusetts, 01450
9. Field work for this survey was completed on July, 11, 2024.

AREAS OF CONCERN:

1. Unable to determine location of underground utility lines near above ground utility features.

Surveyor can revise if provided with additional documentation.

SURVEYOR'S STATEMENT:

I hereby certify to Tower Engineering Professionals, Inc.:

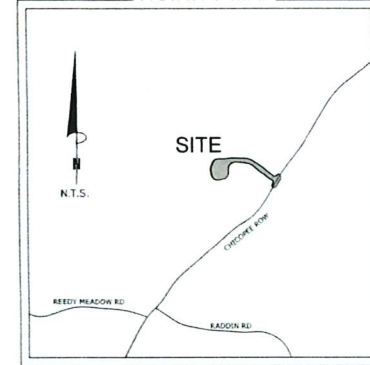
I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the Commonwealth of Massachusetts and that the information shown hereon is true correct to the best of my knowledge and belief. Also, I report that this plan and survey conform to the technical and procedural standards for the practice of land surveying in the Commonwealth of Massachusetts.

This statement is neither a warranty nor a guarantee, either expressed or implied.

John F. Wagenblatt
Massachusetts Registered Professional Land Surveyor No. 36396
Land Resource Consultants Engineering & Surveying, LLC



VICINITY MAP



Surveying Associates, LLC
207 CHRISTIAN LANE, BERLIN, CT 06037
860-332-9328



Revisions		By	Date
No.	Description		
1	TITLE UPDATE	AK	05/05/2026

SITE NAME:
Groton, MA

RAW LAND SURVEY

A PORTION OF PARCEL E-23D,
PLAN OF LAND, PLAN NO. 32, BOOK 19587, PAGE 8,
TOWN OF GROTON, MIDDLESEX COUNTY, MASSACHUSETTS.

Date: 7/16/2024
Sheet 1 of 2

Drawn By: SRC
Checked By: JFW

Project No. 240777

Site coordinated by:
Clark
177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.6533
www.clarkis.com