



FALMOUTH 4 ME

121 FIELD ROAD
FALMOUTH, ME 04105

FOR ZONING



VICINITY MAP SCALE: N.T.S.

CONSULTANT TEAM	
PROJECT ENGINEER	HUDSON DESIGN GROUP LLC 1600 OSGOOD STREET BUILDING 20 NORTH, SUITE 3090 N. ANDOVER, MA 01845 TEL: 1-(978)-557-5553 FAX: 1-(978)-336-5586
MEP ENGINEER	HUDSON DESIGN GROUP LLC 1600 OSGOOD STREET BUILDING 20 NORTH, SUITE 3090 N. 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: (413) 203-5144

PROJECT SUMMARY	
SITE NAME:	FALMOUTH 4 ME
SITE ADDRESS:	121 FIELD ROAD FALMOUTH, ME 04105
APPLICANT:	PORTLAND CELLULAR PARTNERSHIP D/B/A VERIZON WIRELESS 400 FRIBERG PARKWAY WESTBOROUGH, MA 01581
CONSTRUCTION DISTRICT:	N/A
MAP-LOT:	R03-079
DEED REFERENCE:	14173~348 26666~19
PROPERTY OWNER:	ANN R. & DAVID H. GAGNON, TRUSTEES OF THE ANN R. GAGNON LIVING TRUST 121 FIELD ROAD FALMOUTH, ME 04105
LATITUDE:	N43° 45' 18.99"
LONGITUDE:	W70° 16' 22.65"

SHEET INDEX	
SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	EXISTING CONDITIONS
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
A-1	COMPOUND PLAN AND ELEVATION

REV	DATE	DESCRIPTION	BY		CHK		APP'D	
			CHK	APP'D	SZB	JX	DPH	DPH
0	5/14/14	FOR REVIEW						
1	6/06/14	FOR ZONING						

TITLE SHEET

DIRECTIONS FROM WESTBOROUGH:

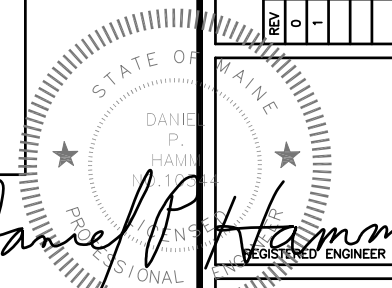
DEPART FRIBERG PKWY / WESTBOROUGH BUSINESS PARK TOWARD RESEARCH DR
TURN LEFT ONTO RESEARCH DR
TAKE RAMP RIGHT FOR RT-9 E / TURNPIKE RD
TAKE RAMP RIGHT FOR I-495 NORTH TOWARD LOWELL
KEEP STRAIGHT ONTO I-95 N
AT EXIT 53, TAKE RAMP RIGHT FOR ME-26 / ME-100 TOWARD WEST FALMOUTH
TURN LEFT ONTO ME-26 / ME-100 / GRAY RD
TURN RIGHT ONTO FALMOUTH RD
BEAR LEFT ONTO WINN RD
TURN RIGHT ONTO FIELD RD
ARRIVE AT 121 FIELD RD, FALMOUTH, ME 04105

PREPARED FOR:

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

PREPARED BY:

1600 OSGOOD STREET
SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586



DIG SAFE
3 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 888-DIG-SAFE
UNDERGROUND SERVICE ALERT

FALMOUTH 4 ME
121 FIELD ROAD
FALMOUTH, ME 04105

T-1


LEGEND

- PROPERTY LINE ±
- ABUTTING PROPERTY LINE ±
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- DEED LINE
- N/F NOW OR FORMERLY
- SBF STONE BOUND FOUND
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND

GENERAL NOTES

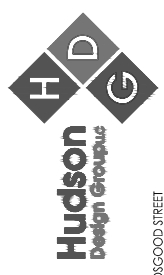
1. FIELD SURVEY DATE: 05-02-2014
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: GAGNON
121 FIELD ROAD
FALMOUTH, ME 04105
5. SITE NAME: FALMOUTH 4 ME
6. SITE ADDRESS: 121 FIELD ROAD
FALMOUTH, ME 04105
7. APPLICANT: PORTLAND CELLULAR PARTNERSHIP
d/b/a VERIZON WIRELESS,
400 FRIBERG PARKWAY,
WESTBOROUGH, MA 01581
8. JURISDICTION: TOWN OF FALMOUTH,
CUMBERLAND COUNTY
9. TAX ID: R03-079
10. DEED REFERENCE: BOOK 14173 PAGE 348
BOOK 26666 PAGE 19
11. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM A DUAL FREQUENCY GPS SURVEY.
12. 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.
13. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING).
- COMMUNITY PANEL NO. 2300450 003B
EFFECTIVE DATE: OCTOBER 16, 1984
14. FIELD SURVEY BY EDM TOTAL STATION.
15. ALL ABUTTING PROPERTY LINES SHOWN ARE FROM PLANS OF RECORD & MAINE GIS AND ARE APPROXIMATE ONLY.
16. NORTHEAST SURVEY CONSULTANTS, PC HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.
17. ON 1/4/1916, JAMES BRECK GRANTED TO EDGAR LEIGHTON (DEED 3100~354) HIS LAND ON THE SOUTHEAST SIDE OF THE RAILROAD ALONG WITH A RIGHT OF WAY THROUGH HIS LAND ON THE NORTHWEST SIDE OF THE RAILROAD TO GET TO THE LAND HE WAS CONVEYING TO LEIGHTON.
ON 1/14/1916, JAMES BRECK GRANTS TO MABEL BRECK (DEED 961~397) HIS LAND ON THE NORTHWEST SIDE OF THE RAILROAD, SPECIFICALLY NOT INCLUDING THE LAND OVER WHICH HE GRANTED LEIGHTON THE RIGHT OF WAY.
- IT IS POSSIBLE THAT THE FEE OWNERSHIP TO THE LAND DESCRIBED IN THE RIGHT OF WAY IS STILL OWNED BY THE HEIRS OF JAMES BRECK, BECAUSE IT COULD BE INTERPRETED THAT HE NEVER CONVEYED THE FEE IN SAID LAND TO ANYONE.
- IT IS THIS SURVEYORS OPINION THAT (BECAUSE TO THE LANGUAGE USED IN BOTH DEEDS REFERENCED ABOVE) BRECK CONVEYED THE FEE TO THE LAND DESCRIBED IN THE RIGHT OF WAY, AND WAS USING THE TERM "A RIGHT OF WAY" IN A FASHION THAT IS NOT SYNONYMOUS WITH "AN EASEMENT".

PREPARED FOR:



400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 350-3300 TEL

PREPARED BY:



1400 OSGOOD STREET
BUILDING 20 NORTH SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5596

ABUTTERS PLAN

REV	DATE	DESCRIPTION	CHK APP'D		
			BY	CHK	APP'D
0	06/02/14	ISSUED FOR REVIEW	BCF	DFS	DFS

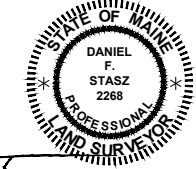
REGISTERED ENGINEER

FALMOUTH 4 ME
121 FIELD ROAD
FALMOUTH, ME
04105

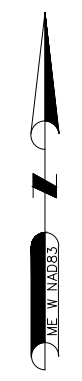
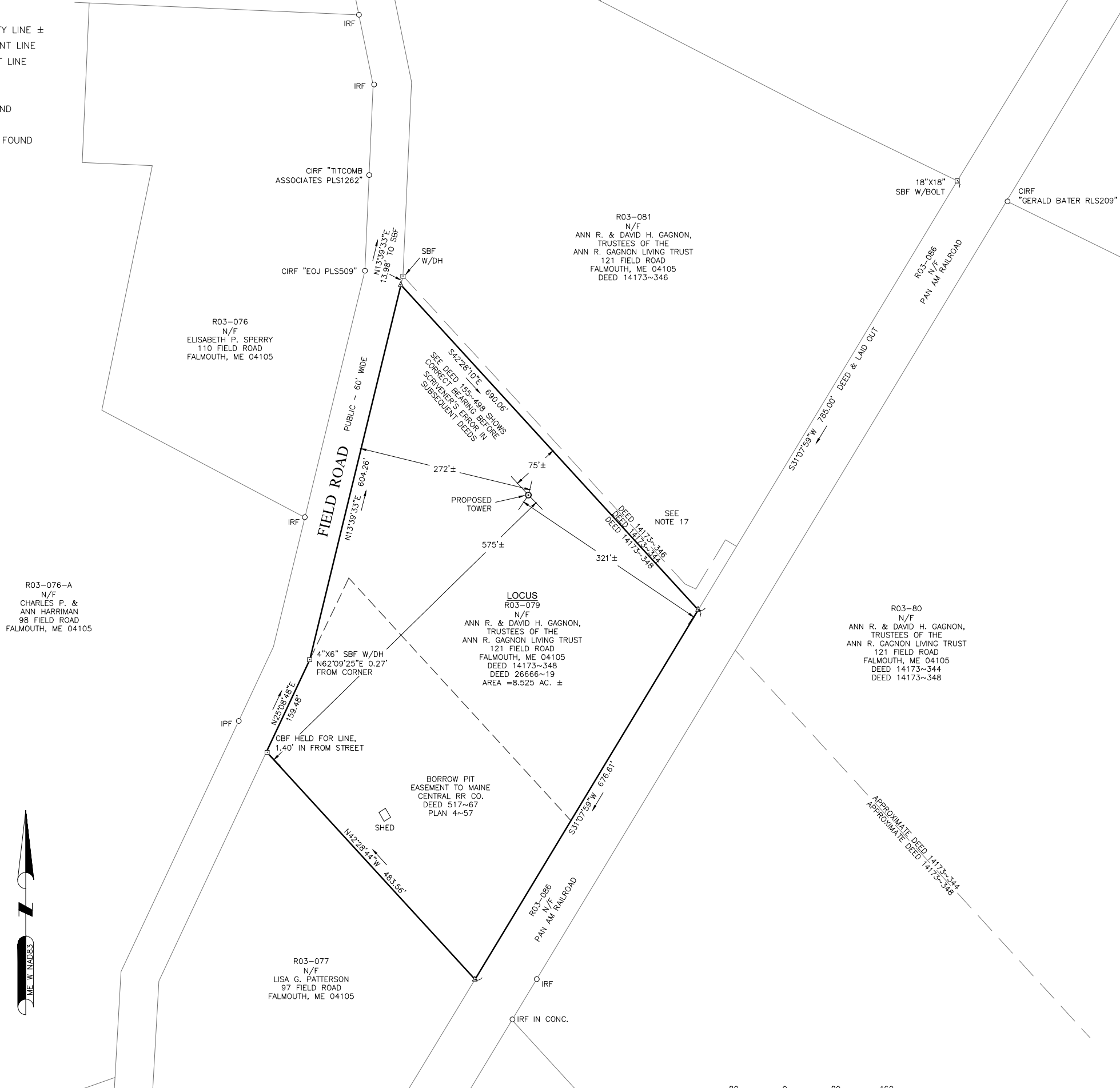
C-1

FAA 1-A CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:
THREE (3) FEET VERTICALLY
TWENTY (20) FEET HORIZONTALLY




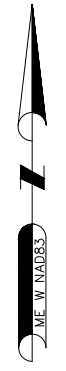
Daniel F. Stasz
DANIEL F. STASZ, PLS #2268
DATE: 6-2-2014



LEGEND

- PROPERTY LINE ±
- ABUTTING PROPERTY LINE ±
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- OHW — OVERHEAD WIRES
- - - CONTOUR LINE
- ⊙ UTILITY POLE
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC METER
- ⊙ STAKE FOUND


 DANIEL F. STASZ, PLS #2268



FIELD ROAD
 PUBLIC - 60' WIDE
 EDGE OF BIT. ROAD

R03-081
 N/F
 ANN R. & DAVID H. GAGNON,
 TRUSTEES OF THE
 ANN R. GAGNON LIVING TRUST
 121 FIELD ROAD
 FALMOUTH, ME 04105

**PROPOSED 20' WIDE
 ACCESS & UTILITY
 EASEMENT**

**PROPOSED 10' WIDE
 UTILITY EASEMENT**

THERE ARE NO TREES
 GREATER THAN 10" DBH
 WITHIN 75' OF THE
 PROPOSED TOWER

**PROPOSED CENTER
 OF TOWER**
 LAT: 43°45'18.99"
 LON: 70°16'22.65"
 N: 336050.82
 E: 2924666.56
 GROUND EL: 85'±

LOCUS
 R03-079
 N/F
 ANN R. & DAVID H. GAGNON,
 TRUSTEES OF THE
 ANN R. GAGNON LIVING TRUST
 121 FIELD ROAD
 FALMOUTH, ME 04105

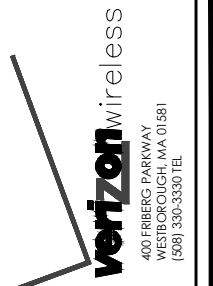
QUARRY POND

CONTROL POINT
 IRON ROD SET
 N: 335915.92
 E: 2924824.90
 EL: 70.20'

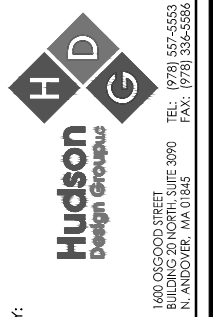
CONTROL POINT
 SPIKE SET
 N: 335915.92
 E: 2924824.90

WOODED
 AVE. HEIGHT = 35'

PREPARED FOR:



PREPARED BY:



EXISTING CONDITIONS

REV	DATE	DESCRIPTION	BY			CHK APP'D		
			BCF	DFS	DFS	BCF	DFS	DFS
0	06/02/14	ISSUED FOR REVIEW						

REGISTERED ENGINEER

FALMOUTH 4 ME
 121 FIELD ROAD
 FALMOUTH, ME
 04105

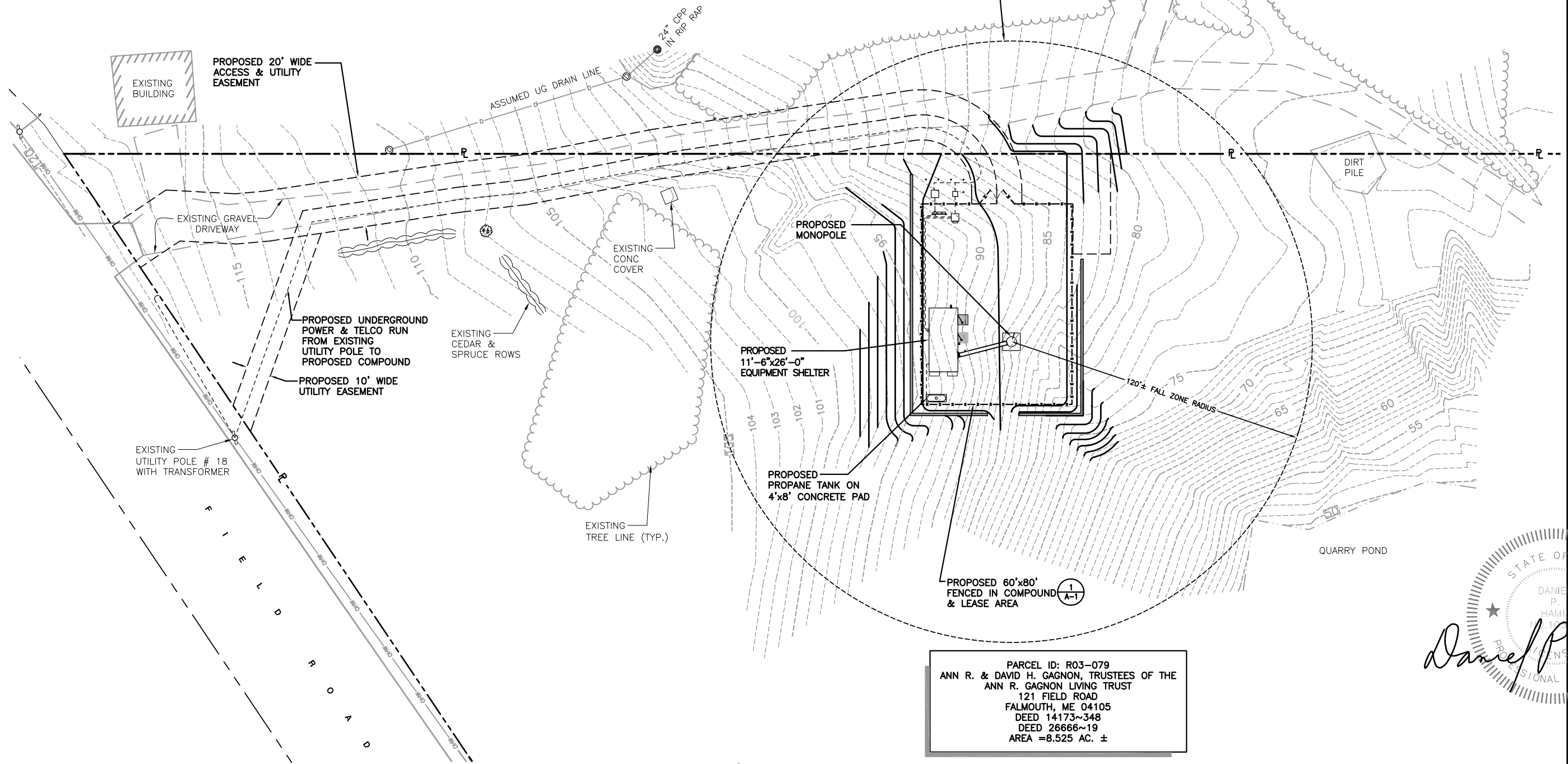
C-2

LEGEND

- P----- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- ~~~~~ TREE LINE
- 100----- PROPOSED CONTOURS
- 100----- EXISTING CONTOURS
- OHW ----- EXISTING OVERHEAD WIRE
- ⊙ EXISTING UTILITY POLE
- ▭ EXISTING BUILDING

FALL ZONE EASEMENT
AS DESCRIBED IN REGISTRY OF DEEDS IN
BOOK 14173, PAGE 346

REFER TO DOCUMENT ENTITLED
"MEMORANDUM OF LEASE"
DATED "29th DAY OF APRIL, 2014"



PARCEL ID: R03-079
ANN R. & DAVID H. GAGNON, TRUSTEES OF THE
ANN R. GAGNON LIVING TRUST
121 FIELD ROAD
FALMOUTH, ME 04105
DEED 14173~348
DEED 26666~19
AREA = 8.525 AC. ±

STATE OF MAINE
DANIEL P. HAMM
REGISTERED ENGINEER
Daniel P. Hamm

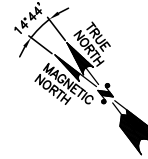
PREPARED FOR:
verizon wireless
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL.

PREPARED BY:
Hudson Design Group, Inc.
1600 OSCOOD STREET
SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 527-5553
FAX: (978) 336-5566

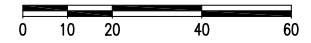
SITE PLAN

REV	DATE	DESCRIPTION	BY	CHK	APP'D
0	5/14/14	FOR REVIEW	SZB	JX	DPH
1	6/06/14	FOR ZONING	SZB	JX	DPH

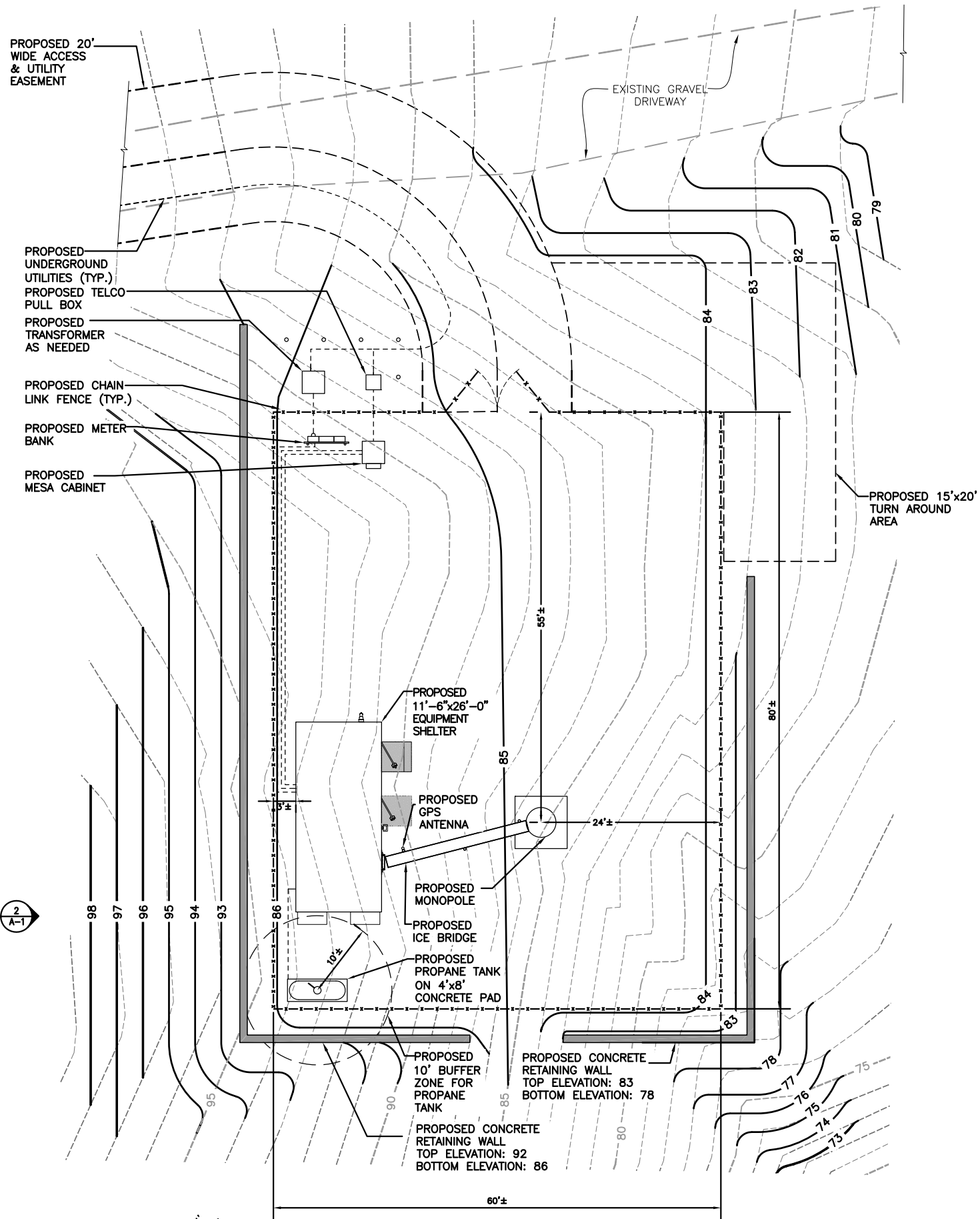
FALMOUTH 4 ME
121 FIELD ROAD
FALMOUTH, ME 04105



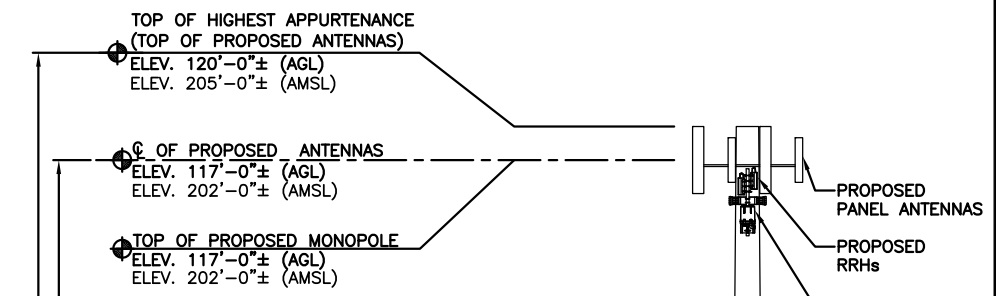
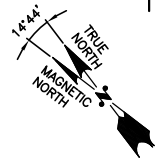
SITE PLAN
SCALE: 1" = 20'



C-3



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

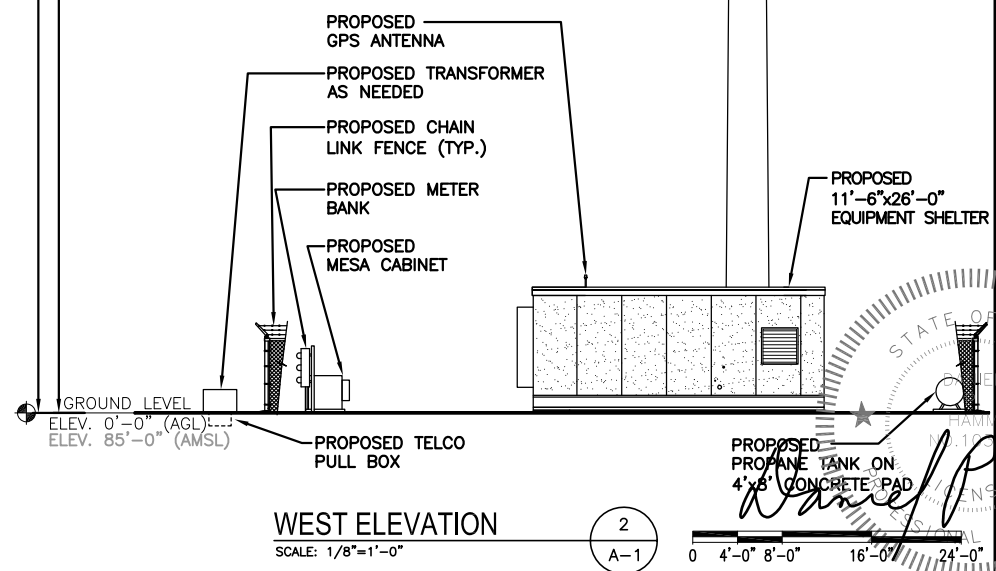


PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
1	PROPOSED	0°	163'
2	PROPOSED	120°	163'
3	PROPOSED	240°	163'

NOTE: COAX LENGTH = EXACT LENGTH PLUS 25'

RRH MOUNT SHALL BE MOUNTED AS CLOSE TO THE RAD CENTER AS POSSIBLE



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

NOTE:
1. VERIFY AZIMUTHS W/ RF ENGINEER.
2. EQUIPMENT SHELTER DESIGN PROVIDED BY OTHERS.

verizon wireless
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

PREPARED FOR:

Hudson Design Group, Inc.
1600 OSCEOLA STREET, SUITE 300
N. ANDOVER, MA 01845
TEL: (978) 457-5553
FAX: (978) 336-5566

PREPARED BY:

COMPOUND PLAN AND ELEVATION

REV	DATE	DESCRIPTION	BY	CHK	APP'D
0	5/14/14	FOR REVIEW	SZB	JX	DPH
1	6/06/14	FOR ZONING	SZB	JX	DPH
2	04/11/14	REVISED PER COMMENTS	VR	JX	DPH

STATE OF MAINE
REGISTERED ENGINEER
Walter P. Hamm
FALMOUTH 4 ME
121 FIELD ROAD
FALMOUTH, ME 04105

A-1