

EXISTING CONDITIONS PLAN



118 FLANDERS ROAD, WESTBOROUGH, MA 01581

**NEW BEDFORD N MA SC01
SMALL CELL BUILD**

1 KATHLEEN ROAD
NEW BEDFORD MA, 02745

SITE TYPE: SMALL CELL BUILD ON EXIST. UTILITY POLE #370

CITY CLERKS OFFICE
NEW BEDFORD, MA

2016 APR 27 P 3:21

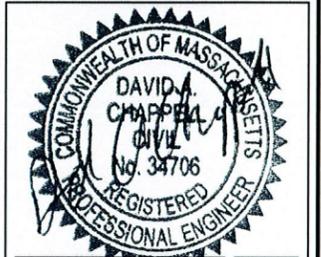
CITY CLERK

APPROVED BY THE CITY OF NEW BEDFORD PLANNING BOARD

DATE: _____



R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST, SUITE 101
MARLBOROUGH, MA 01752
(508) 481-7400
www.chappellengineering.com



ENGINEER/LAND SURVEYOR DATE

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE INFORMATION:

PROPERTY OWNER: SPOONER, MARIA
179 KATHLEEN STREET
NEW BEDFORD, MA 02745

APPLICANT: VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581

SITE ADDRESS: 1 KATHLEEN ROAD
NEW BEDFORD, MA 02745

COUNTY: BRISTOL

LATITUDE: N 41°-42'-03.05"

LONGITUDE: W 70°-56'-07.62"

ZONING CLASSIFICATION: RESIDENTIAL A

ZONING JURISDICTION: CITY OF NEW BEDFORD

TAX ID PARCEL NUMBER: MAP 132 LOT 912

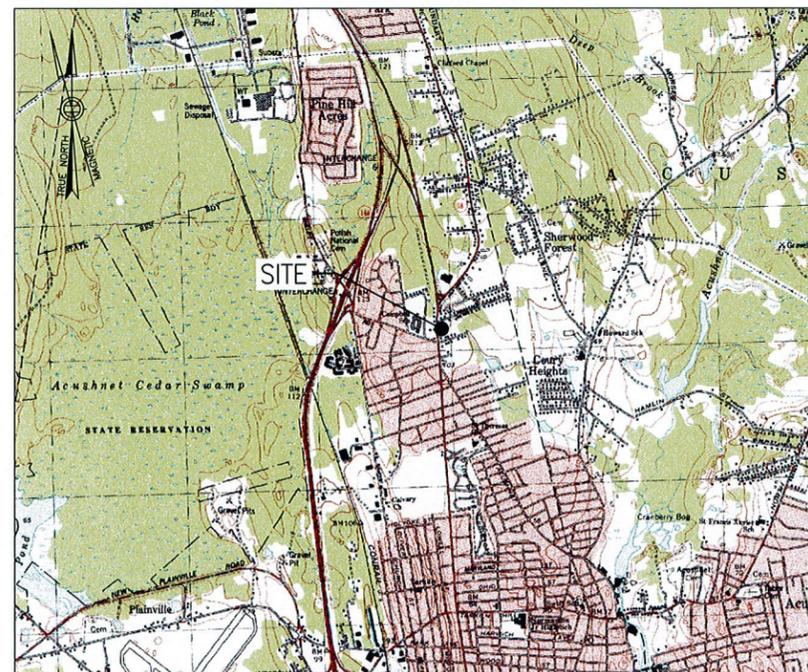
ARCHITECT / ENGINEER: CHAPPELL ENGINEERING ASSOCIATES, LLC
201 BOSTON POST ROAD WEST, SUITE 101
MARLBOROUGH, MA 01752

POWER COMPANY: NSTAR ELECTRIC (COMMONWEALTH)
1 NSTAR WAY
WESTWOOD, MA 02090-9230
(888) 633 - 3797

TELEPHONE COMPANY: VERIZON
185 FRANKLIN STREET
BOSTON, MA 02107
(800) 941-9900

VICINITY MAP

SCALE: 1"=1000'



DRIVING DIRECTIONS

TAKE I-495 SOUTH. CONTINUE ON I-495 SOUTH. TAKE MA-140 SOUTH TO ASHLEY BLVD. TAKE EXIT 6 FROM MA-140 SOUTH ONTO ASHLEY BLVD. TAKE A LEFT ONTO KATHLEEN ROAD. SITE IS ON THE LEFT.

SHEET INDEX

DWG.	DESCRIPTION	REV.
T01	TITLE SHEET	10
C01	EXISTING CONDITIONS PLAN	10
C02	PROPERTY PLAN	10
A01	COMPOUND PLAN & ELEVATION	10
A02	SITE DETAILS	10

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

1. THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNAL FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
4. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

ZONING DRAWINGS

(NOT FOR CONSTRUCTION)

REVISIONS

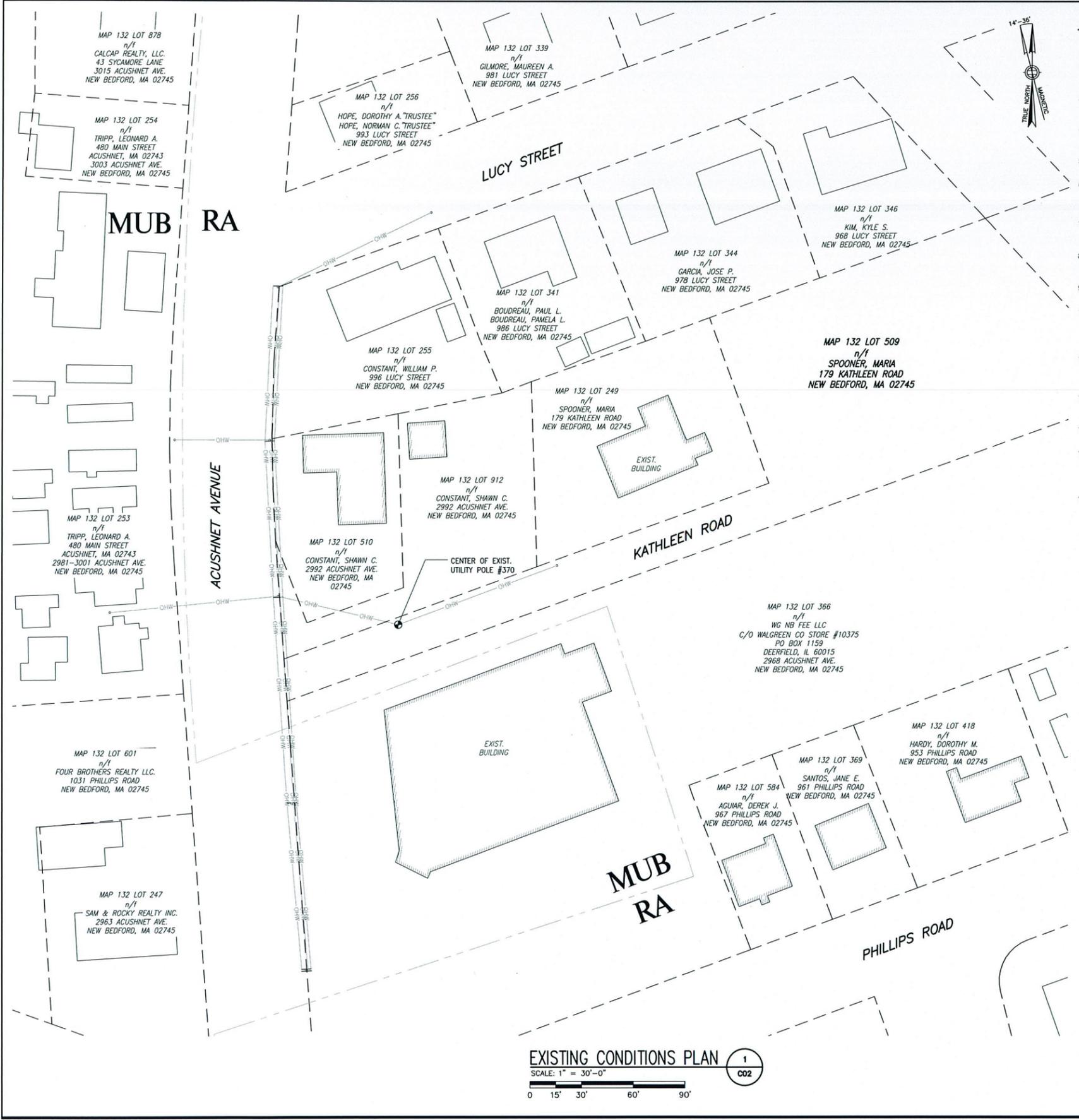
NO.	DESCRIPTION	DATE
0	ISSUED FOR ZONING	04/27/16
A	ISSUED FOR ZONING - DRAFT	04/26/16

PROJECT NAME:
**NEW BEDFORD N MA
SC01**
1 KATHLEEN ROAD
NEW BEDFORD, MA 02745

DRAWING TITLE:
TITLE SHEET

DRAWING NO:
T01

SCALE:	DESIGNED BY:	LOCATION CODE
AS SHOWN	CJS	382014
PROJECT NO.	CJS	
1460.052	04/26/16	



NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS SHOWN HEREIN.
2. ALL DIMENSIONS SHOWN THUS ± ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WHICH EFFECT THE CONTRACTORS WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH PROJECT OWNER PRIOR TO CONSTRUCTION.
3. NORTH ARROW SHOWN ON PLANS REFERS TO APPROXIMATE TRUE NORTH. PRIOR TO THE START OF CONSTRUCTION, ORDERING OR FABRICATING OF ANTENNA MOUNTS, CONTRACTOR SHALL CONSULT WITH PROJECT OWNER'S RF ENGINEER AND FIELD VERIFY ALL ANTENNA SECTOR LOCATIONS AND ANTENNA AZIMUTHS.
4. THE CONTRACTOR AND OR HIS SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
5. ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
6. COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE PROVIDED BY THE PROJECT OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. A SCHEDULE OF PROJECT OWNER SUPPLIED MATERIALS IS ATTACHED TO THE BID DOCUMENTS (SEE EXHIBIT 3). ALL OTHER HARDWARE TO BE PROVIDED BY THE CONTRACTOR. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
7. WHEN "PAINT TO MATCH" IS SPECIFIED FOR ANTENNA CONCEALMENT, PAINT PRODUCT FOR ANTENNA RADOME SHALL BE SHERWIN WILLIAMS COROTHANE II. SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PROJECT OWNER'S GUIDELINE'S.
8. COORDINATION, LAYOUT, AND FURNISHING OF CONDUIT, CABLE AND ALL APPURTENANCES REQUIRED FOR PROPER INSTALLATION OF ELECTRICAL AND TELECOMMUNICATION SERVICE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
10. ALL (E)INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.
11. ALL (E)INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF UTILITY COMPANY ENGINEERING.
12. THE AREAS OF THE PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT, DRIVEWAY OR GRAVEL, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED AND COVERED WITH MULCH UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROLS AT ALL TIMES DURING CONSTRUCTION.
14. PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER'S IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROX. TO THE BTS RADIO CABINETS. PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.
15. THE TOTAL IMPACT AREA OF THE DISTURBED CONSTRUCTION SITE IS BOUNDED BY THE "LIMIT OF WORK" AS SHOWN HEREON. THE MAXIMUM AREA OF DISTURBANCE WITHIN THE LIMIT OF WORK IS APPROXIMATELY 5,097 SQUARE FEET. THE PROJECT IMPACT AREA IS BELOW THE EXEMPTION THRESHOLD OF 43,560 SQUARE FEET IN 40 CFR PARTS 9, 122-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA OR STATE-MANAGED NPDES GENERAL CONSTRUCTION PERMIT PROGRAM. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT WORK IN A MANNER THAT DOES NOT EXCEED THE LIMITS OF WORK SHOWN ON THE PLANS. ADDITIONALLY, THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN A MANNER THAT DOES NOT RESULT IN STORM WATER DISCHARGES WITH AN ADVERSE IMPACT ON ANY STORM WATER COLLECTION/CONVEYANCE SYSTEM, WETLAND, WATER BODY, OR OTHER WATER RESOURCE AREAS.

LEGEND

	EXISTING ROW/EASEMENT
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	EXIST. EASEMENT
	PROPERTY OFFSET LINE
	EXIST. CHAIN LINK FENCE
	EXIST. STOCKADE FENCE
	EXIST. TREELINE
	ZONING BOUNDARY
	TOWN LINE
	EXIST. EDGE OF PAVEMENT
	EXIST. OVERHEAD UTILITIES
	PROP. OVERHEAD UTILITIES
	PROP. UTILITIES
	EXIST. UTILITY POLE
	HYDRANT
	DRILL HOLE
	STONE/CONC. BOUND
	TELCO MANHOLE
	SEWER MANHOLE
	WATER MANHOLE
	DRAINAGE MANHOLE
	CATCH BASIN
	GAS VALVE
	WATER VALVE

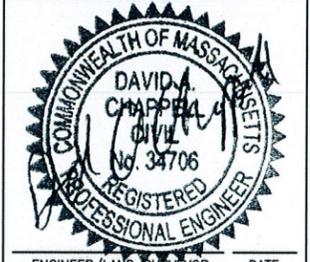
SITE CONTROL POINT

CENTER OF EXISTING POLE #370
 NAD 83 LATITUDE: N.41°-42'-03.05"
 NAD 83 LONGITUDE: W.70°-56'-07.62"
 NAD 88 GROUND ELEVATION: 201.5 ±

EXISTING CONDITIONS PLAN 1
 SCALE: 1" = 30'-0"
 0 15' 30' 60' 90'



CHAPPELL ENGINEERING ASSOCIATES, LLC
 Civil · Structural · Land Surveying
 R.K. EXECUTIVE CENTRE
 201 BOSTON POST ROAD WEST, SUITE 101
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REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR ZONING	04/27/16
A	ISSUED FOR ZONING - DRAFT	04/26/16

PROJECT NAME:
 NEW BEDFORD N MA SC01
 1 KATHLEEN ROAD
 NEW BEDFORD, MA 02745

DRAWING TITLE:
 EXISTING CONDITIONS PLAN

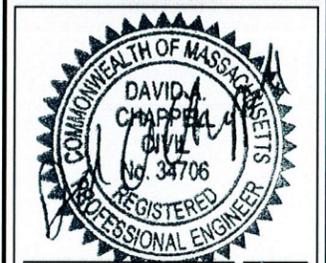
DRAWING NO.:
 C01

SCALE: 1" = 30'-0"	DESIGNED BY: CJS DRAWN BY: JBY CHECKED BY: CJS	LOCATION CODE 382014
PROJECT NO. 1460.052	ORIGINAL ISSUE DATE 04/26/16	



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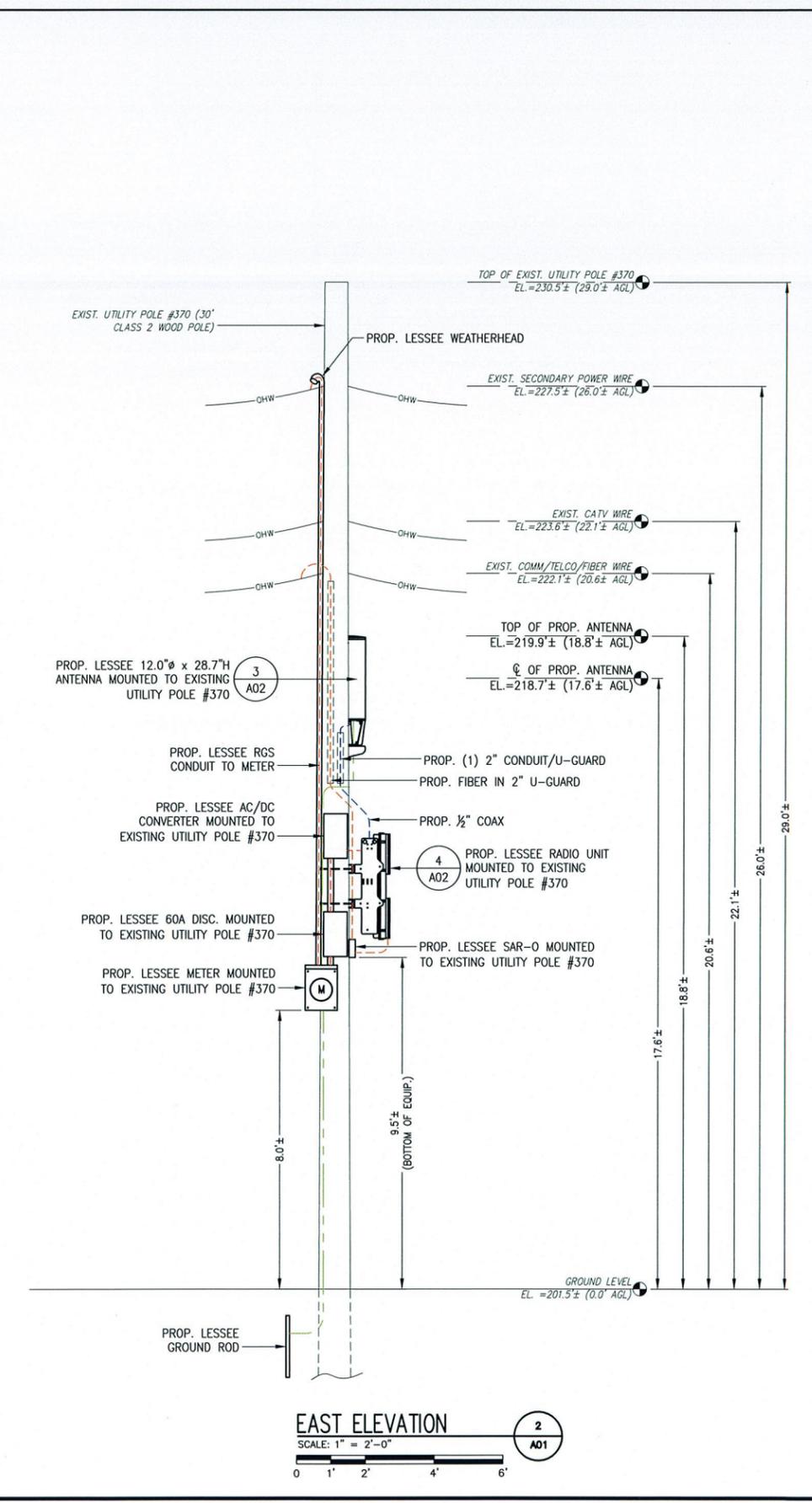
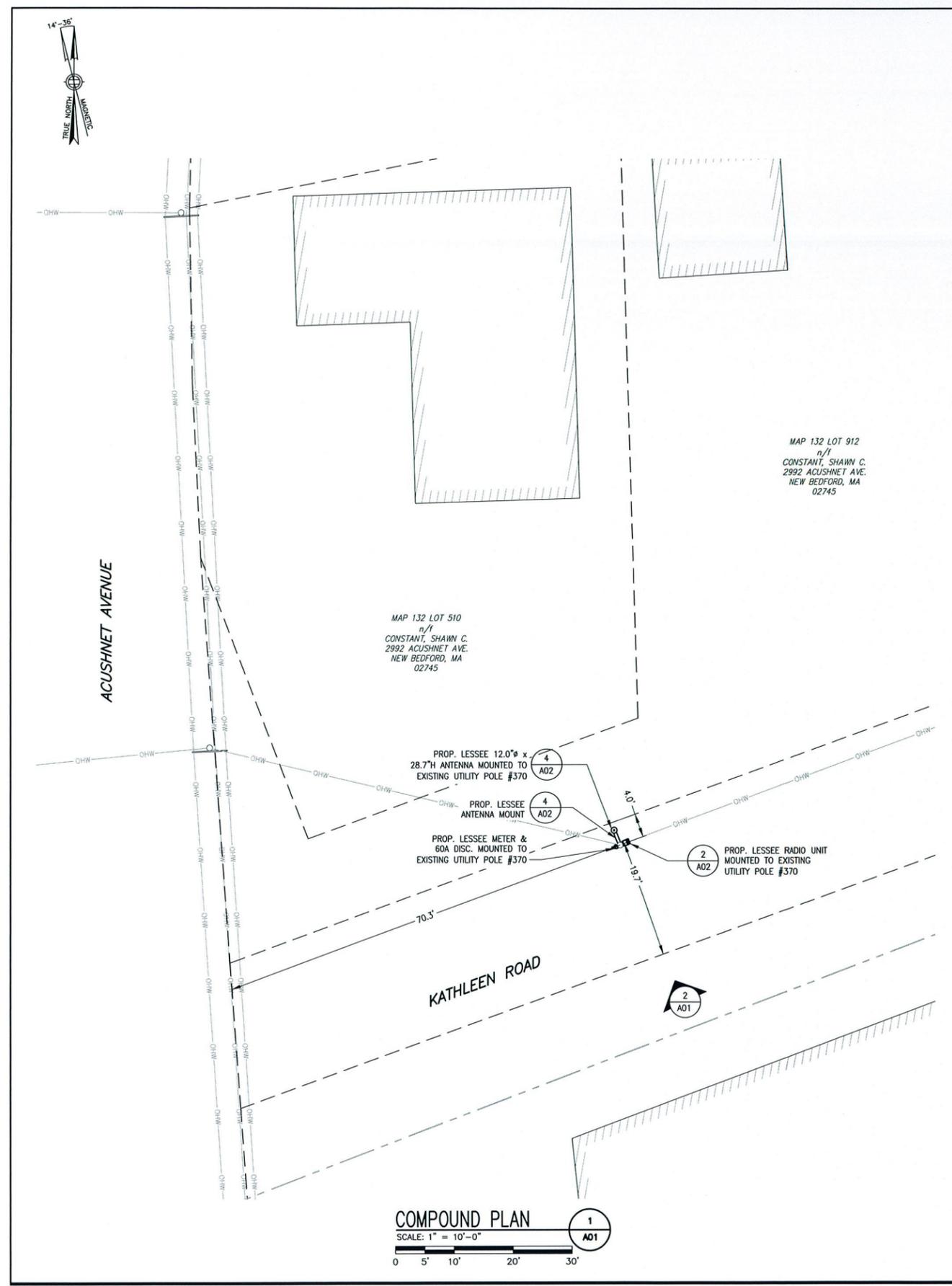
REVISIONS		
NO.	DESCRIPTION	DATE
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A	ISSUED FOR ZONING - DRAFT	04/26/16

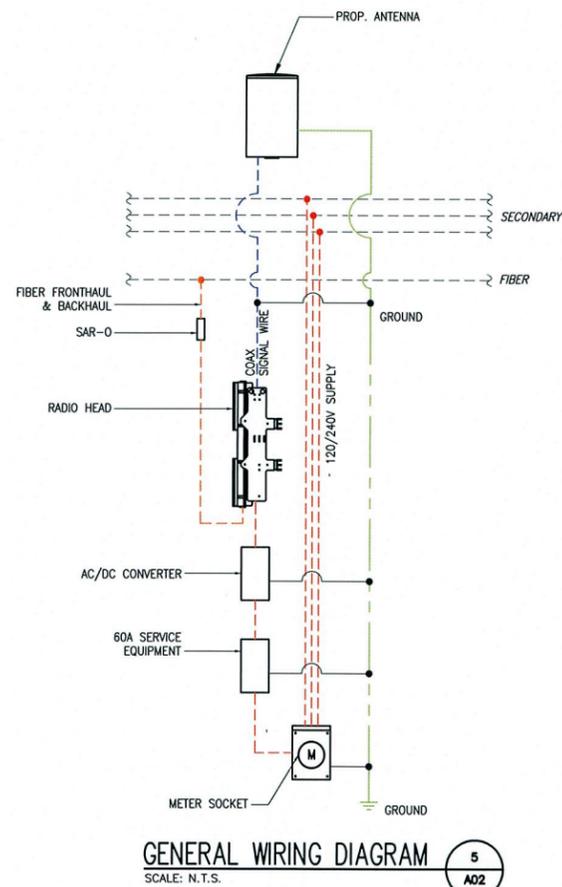
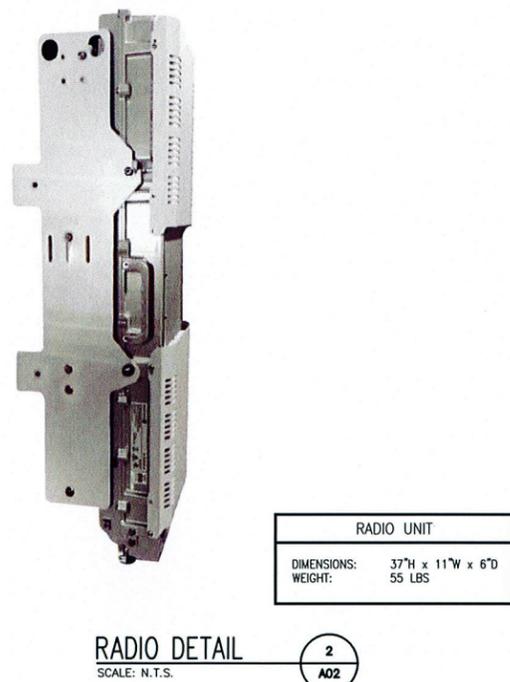
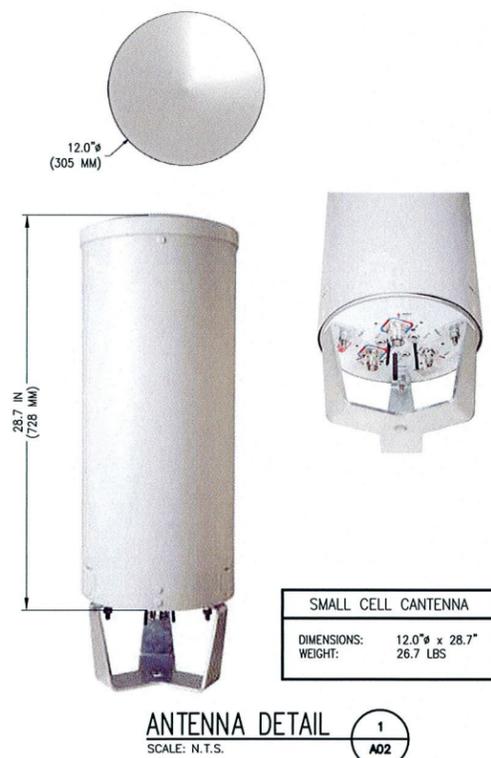
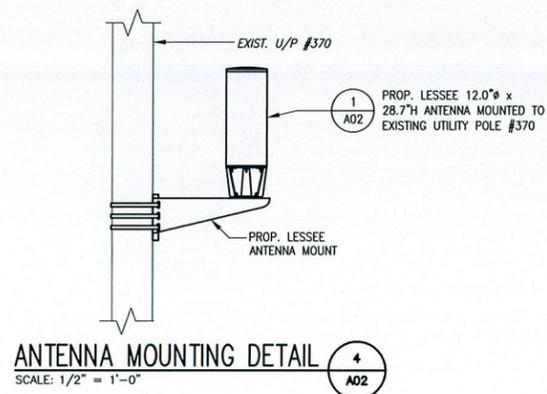
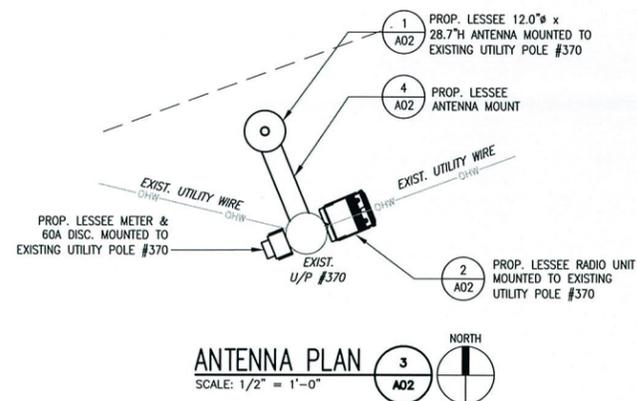
PROJECT NAME:
NEW BEDFORD N MA SC01
 1 KATHLEEN ROAD
 NEW BEDFORD, MA 02745

DRAWING TITLE:
COMPOUND PLAN & ELEVATION

DRAWING NO:
A01

SCALE: AS SHOWN	DESIGNED BY: CJS DRAWN BY: JRV CHECK'D BY: CJS	LOCATION CODE 382014
PROJECT NO. 1460.052	ORIGINAL ISSUE DATE: 04/26/16	



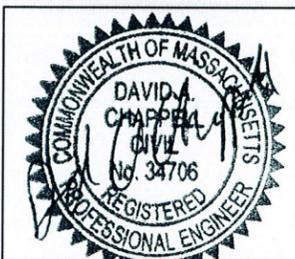


NOTE:
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ANTENNA TO BE SECURED TO EXISTING STRUCTURE USING ANTENNA MANUFACTURER'S RECOMMENDED MOUNTS AND HARDWARE. CONTRACTOR TO COORDINATE WITH CHAPPELL ENGINEERING FOR APPROVAL OF SITE-SPECIFIC MOUNTS PRIOR TO INSTALLATION.



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A	ISSUED FOR ZONING - DRAFT	04/26/16

PROJECT NAME:
NEW BEDFORD N MA SC01
1 KATHLEEN ROAD
NEW BEDFORD, MA 02745

DRAWING TITLE:
SITE DETAILS

DRAWING NO:
A02

SCALE: AS SHOWN	DESIGNED BY: CJS DRAWN BY: JRY CHECKED BY: CJS	LOCATION CODE 382014
PROJECT NO. 1460.052	ORIGINAL ISSUE DATE: 04/26/16	

PROPOSED SITE PLANS



CLEMENT J. SALEK
 CIVIL
 No. 47382
 REGISTERED PROFESSIONAL ENGINEER

AREA PLAN
 SCALE: 1" = 60'-0"
 1
 L-1

SITE CONTROL POINT
 ☉ EXISTING UTILITY POLE #370
 NAD 83 LATITUDE: N41°42'03.05"
 NAD 83 LONGITUDE: W70°56'07.62"

CHAPPELL
ENGINEERING
ASSOCIATES, LLC
Civil · Structural · Land Surveying

NO.	DATE	REVISIONS	BY	CHK	APP'D
2	03/07/16	REVISED LEASE EXHIBIT	JRV	CJS	CJS
1	03/03/16	REVISED LEASE EXHIBIT	JRV	CJS	CJS
0	01/18/16	LEASE EXHIBIT	JRV	CJS	CJS
A	03/30/15	DRAFT LEASE EXHIBIT	CMC	CJS	CJS
NOT TO SCALE		DESIGNED BY: CJS	DRAWN BY: CMC		

NEW BEDFORD N MA SC01
SMALL CELL BUILD

LEASE EXHIBIT
NOT FOR CONSTRUCTION

SITE ADDRESS

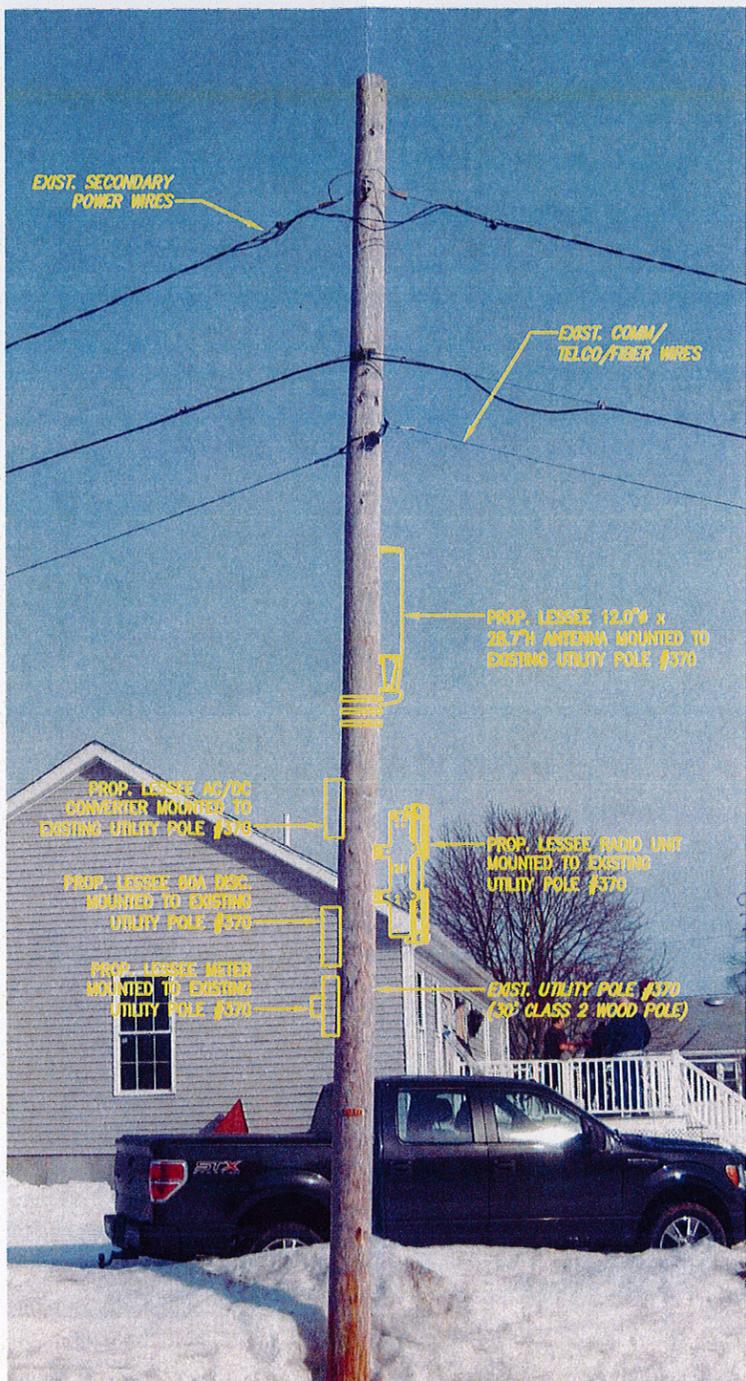
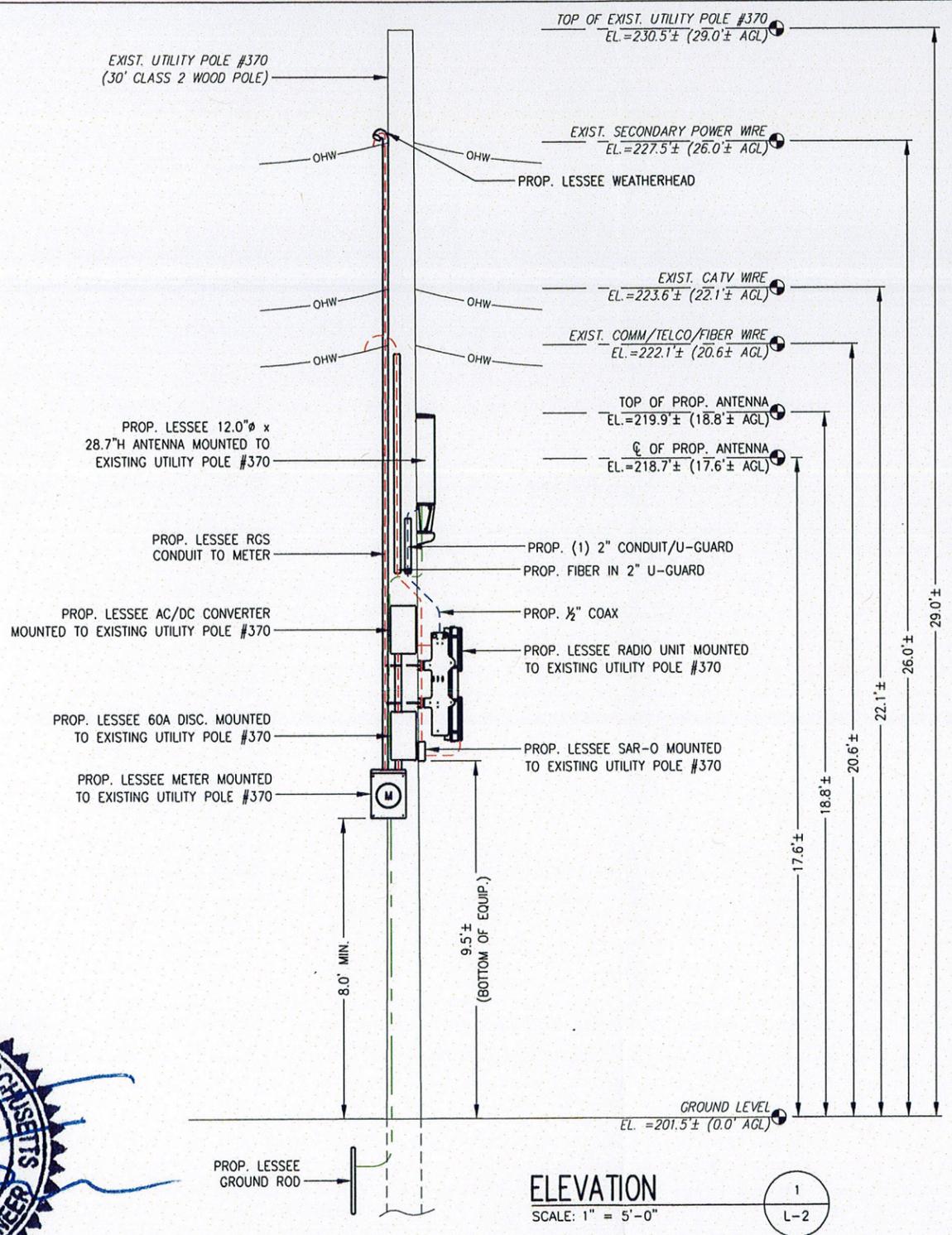
 POLE #370
 1 KATHLEEN ROAD
 NEW BEDFORD, MA 02745

AREA PLAN

PROJECT NO.	DRAWING NAME	DATE	LOC. CODE	REV
1460.052	L-1	03/07/16	382014	2

CITY CLERK
 2016 APR 22 P 2:51
 CITY CLERKS OFFICE
 NEW BEDFORD, MA

NOTE:
 THE PROPOSED COMMUNICATIONS FACILITY DEPICTED HEREIN IS SUBJECT TO APPROVALS BY THE STRUCTURE OWNER INCLUDING, BUT NOT LIMITED TO, NESC CAPACITY AND CLEARANCE REQUIREMENTS.
 ANTENNA TO BE SECURED TO EXISTING STRUCTURE USING ANTENNA MANUFACTURER'S RECOMMENDED MOUNTS AND HARDWARE. CONTRACTOR TO COORDINATE WITH CHAPPELL ENGINEERING FOR APPROVAL OF SITE-SPECIFIC MOUNTS PRIOR TO INSTALLATION.



CITY CLERK
 2016 APR 22 P 2:51
 CITY CLERKS OFFICE
 NEW BEDFORD, MA



2	03/07/16	REVISED LEASE EXHIBIT	JRV	CJS	CJS
1	03/03/16	REVISED LEASE EXHIBIT	JRV	CJS	CJS
0	01/18/16	LEASE EXHIBIT	JRV	CJS	CJS
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NO.	DATE	REVISIONS	BY	CHK	APP'D
NOT TO SCALE		DESIGNED BY: CJS		DRAWN BY: CMC	

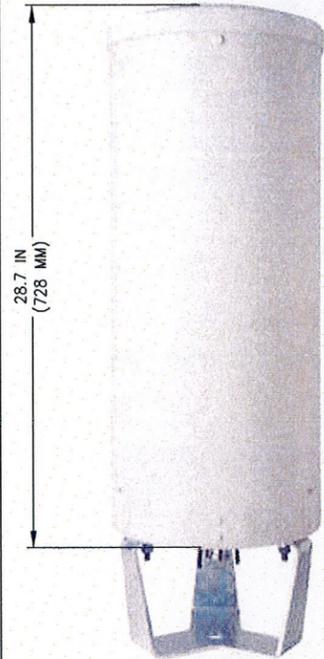
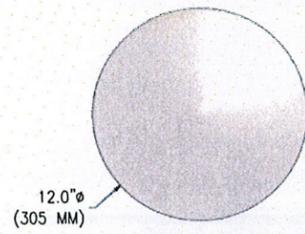
**NEW BEDFORD N MA SC01
 SMALL CELL BUILD**

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SITE ADDRESS

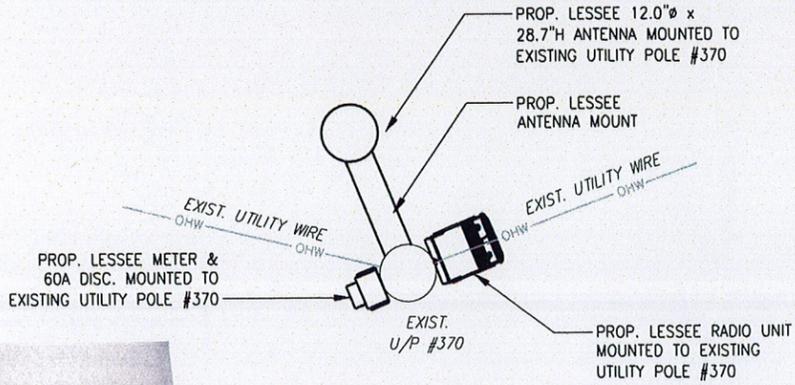
**POLE #370
 1 KATHLEEN ROAD
 NEW BEDFORD, MA 02745**

ELEVATION				
PROJECT NO.	DRAWING NAME	DATE	LOC. CODE	REV
1460.052	L-2	03/07/16	382014	2

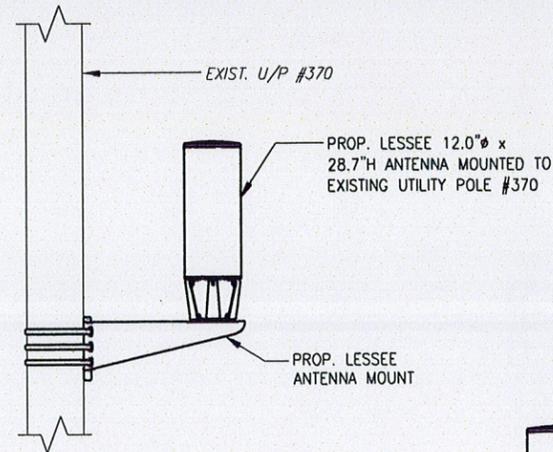


SMALL CELL ANTENNA
 DIMENSIONS: 12.0" x 28.7"
 WEIGHT: 26.7 LBS

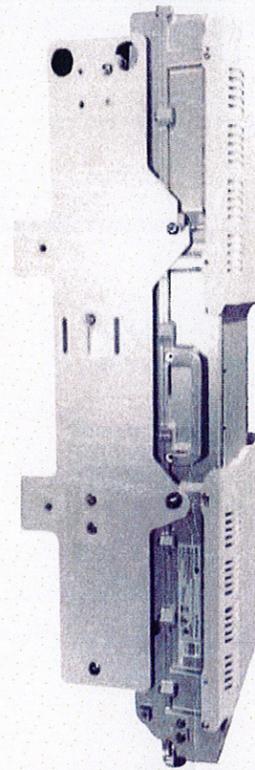
ANTENNA DETAIL
 SCALE: N.T.S.



ANTENNA PLAN
 SCALE: 1/4" = 1'-0"

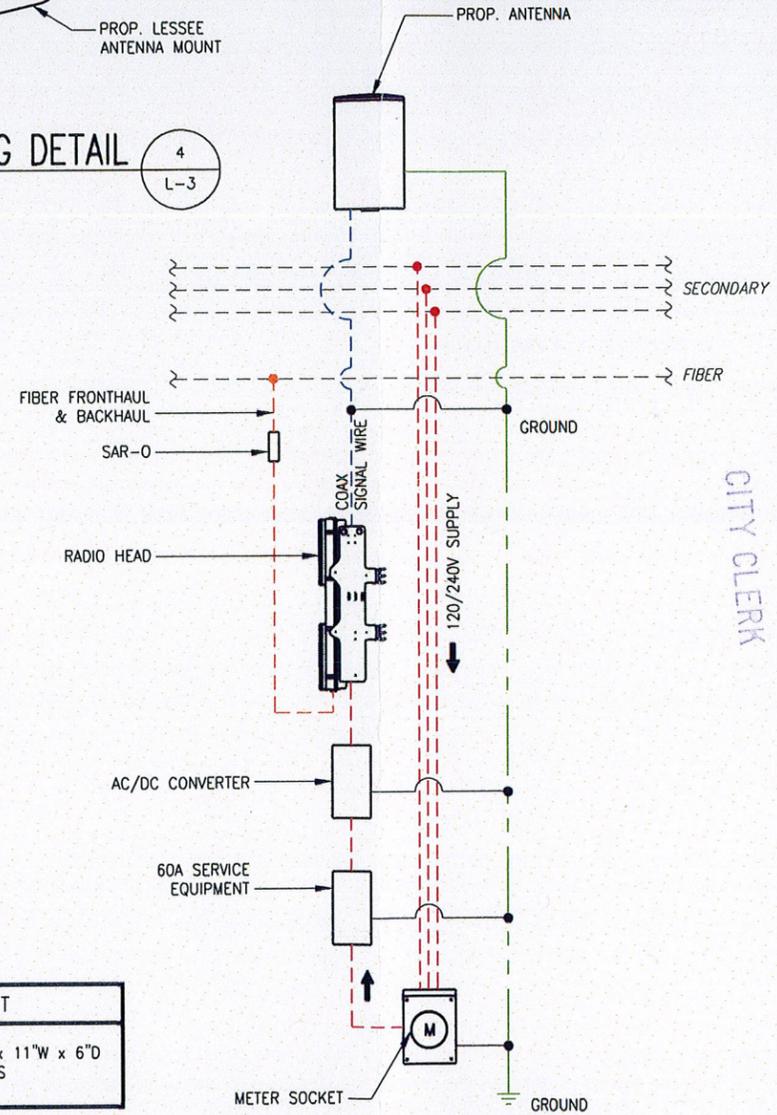


ANTENNA MOUNTING DETAIL
 SCALE: 1/4" = 1'-0"



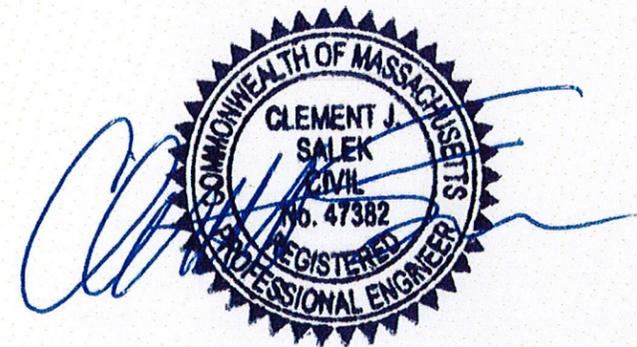
RADIO UNIT
 DIMENSIONS: 37" H x 11" W x 6" D
 WEIGHT: 55 LBS

RADIO DETAIL
 SCALE: N.T.S.



GENERAL WIRING DIAGRAM
 SCALE: N.T.S.

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NO.	DATE	REVISIONS	BY	CHK	APP'D
NOT TO SCALE		DESIGNED BY: CJS	DRAWN BY: CMC		

**NEW BEDFORD N MA SC01
 SMALL CELL BUILD**

**LEASE EXHIBIT
 NOT FOR CONSTRUCTION**

SITE ADDRESS

**POLE #370
 1 KATHLEEN ROAD
 NEW BEDFORD, MA 02745**

EQUIPMENT DETAILS

PROJECT NO.	DRAWING NAME	DATE	LOC. CODE	REV
1460.052	L-3	03/07/16	382014	2

2016 APR 22 P 2:51
 CITY CLERK
 CITY CLERKS OFFICE
 NEW BEDFORD, MA

PHOTO SIMULATIONS

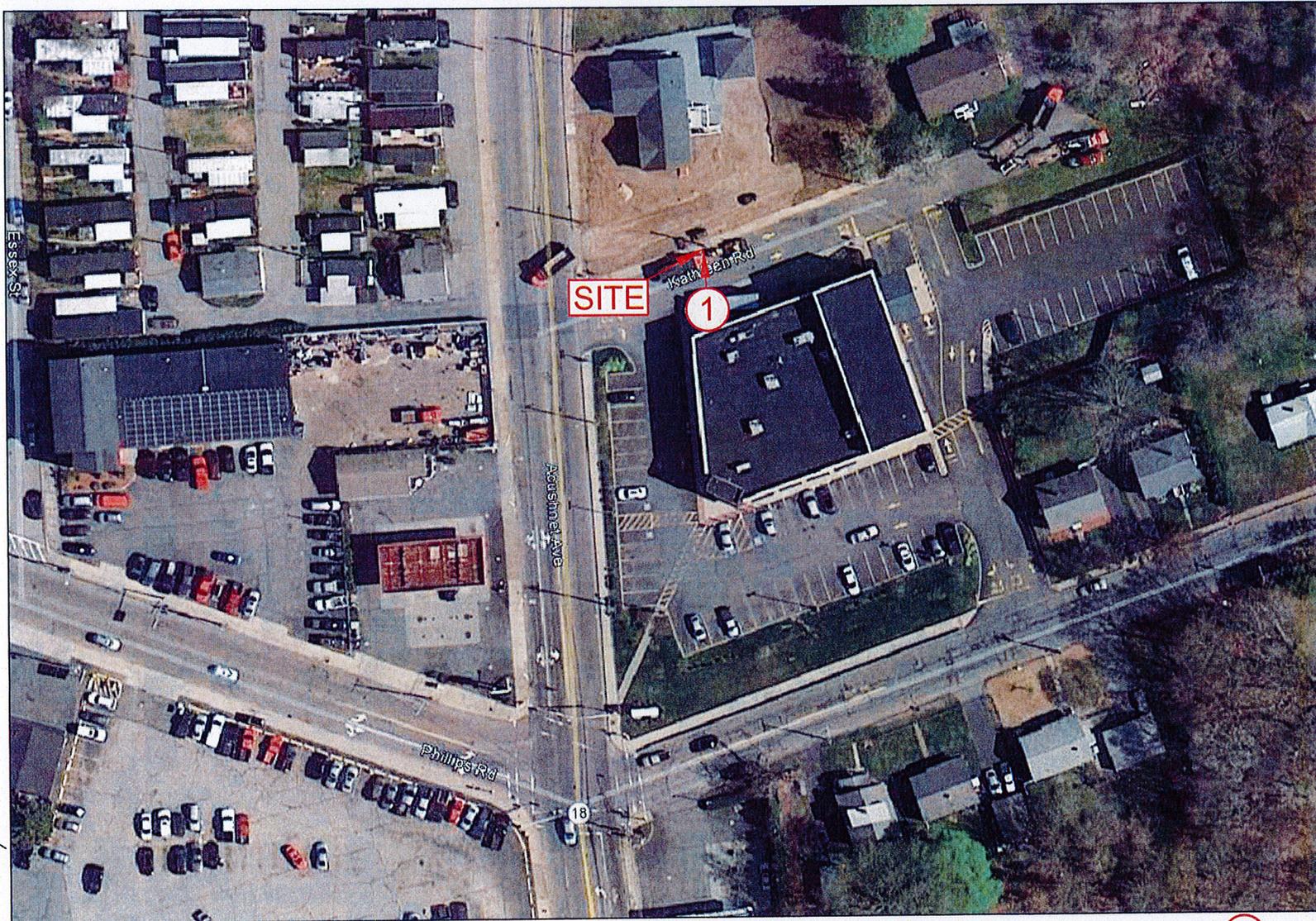


PHOTO LOCATION

SITE NAME: NEW BEDFORD N MA SC01
ADDRESS: 1 KATHLEEN ROAD
 NEW BEDFORD, MA 02745

PREPARED FOR:

verizon^v

118 FLANDERS ROAD
 WESTBOROUGH, MA 01581

Hudson
 Design Group LLC

75 SUMMIT STREET
 PHILMONT, NY 12565

1600 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090
 N. ANDOVER, MA 01845



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

SITE TYPE: UTILITY POLE

DATE: 04/20/2016 REV: 0

DRAWN BY: FM

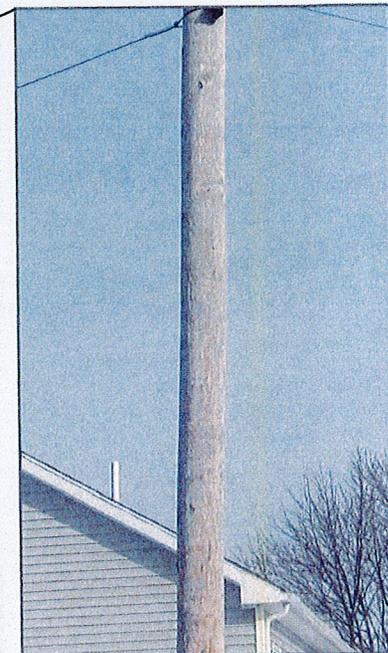
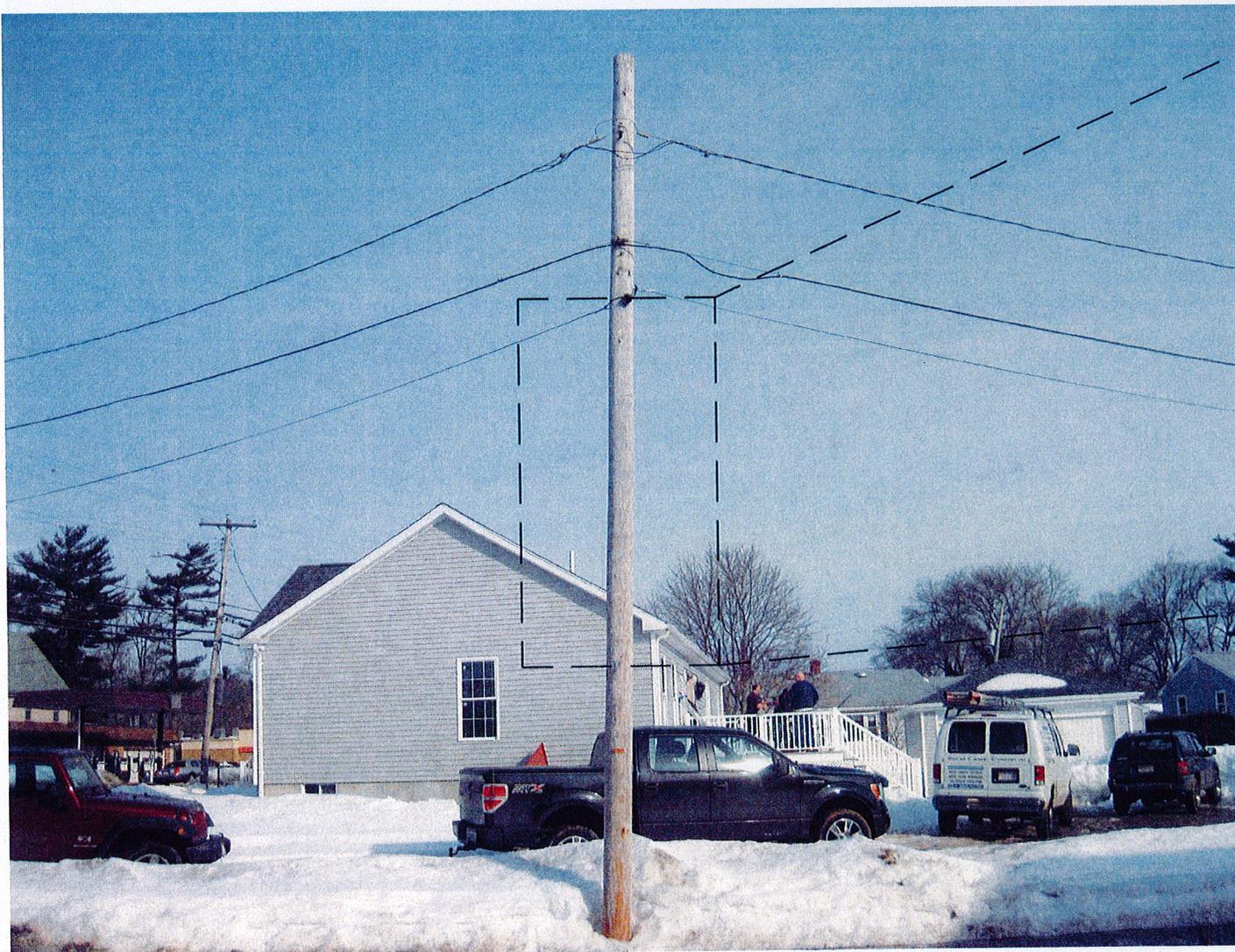
SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.

EXISTING CONDITIONS

LOCATION # 1

DATE OF PHOTO: 03/10/2015



DETAIL OF EQUIPMENT

VIEW NORTH FROM KATHLEEN ROAD

SITE NAME: NEW BEDFORD N MA SC01

ADDRESS: 1 KATHLEEN ROAD
NEW BEDFORD, MA 02745

PREPARED FOR:

verizon^v

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

Hudson
Design Group LLC

75 SUMMIT STREET
PHILMONT, NY 12565

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845



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

SITE TYPE: UTILITY POLE

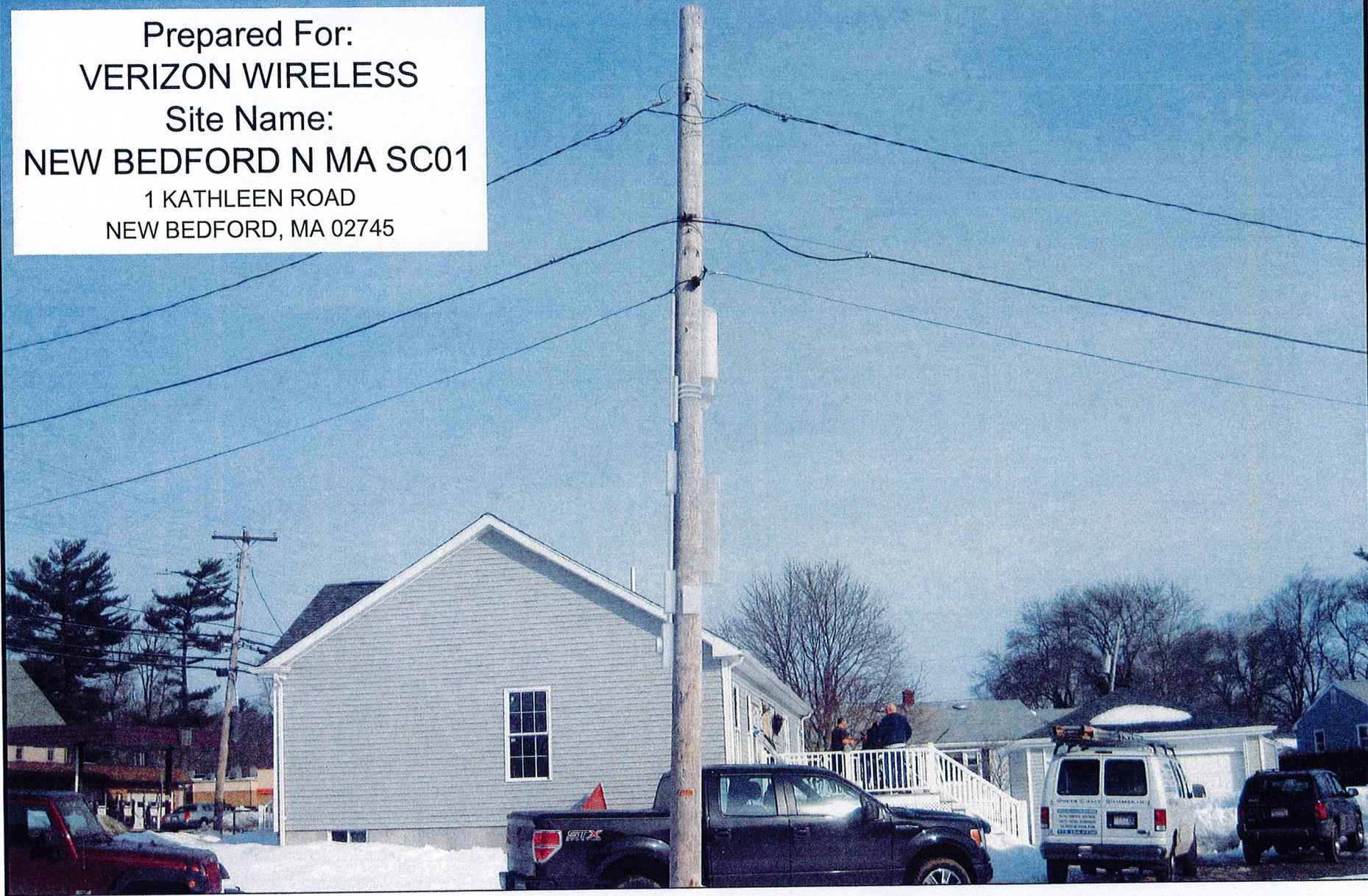
DATE: 04/20/2016 REV: 0

DRAWN BY: FM

SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.

Prepared For:
VERIZON WIRELESS
 Site Name:
NEW BEDFORD N MA SC01
 1 KATHLEEN ROAD
 NEW BEDFORD, MA 02745



SITE NAME: NEW BEDFORD N MA SC01
ADDRESS: 1 KATHLEEN ROAD
 NEW BEDFORD, MA 02745

PREPARED FOR:

verizon^v

118 FLANDERS ROAD
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 Design Group^{llc}

75 SUMMIT STREET
 PHILMONT, NY 12565

1600 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090
 N. ANDOVER, MA 01845



TEL: (978) 557-5553
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SITE TYPE: UTILITY POLE

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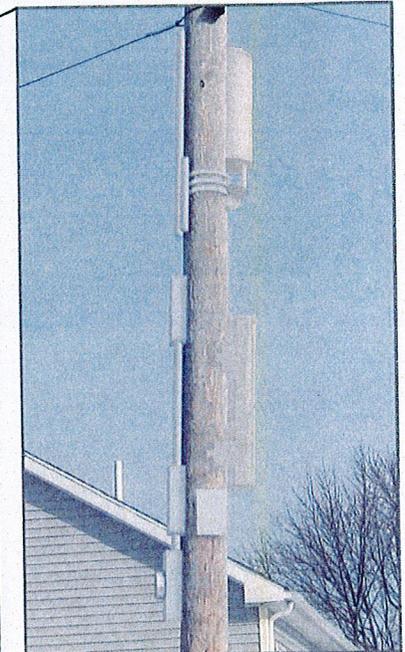
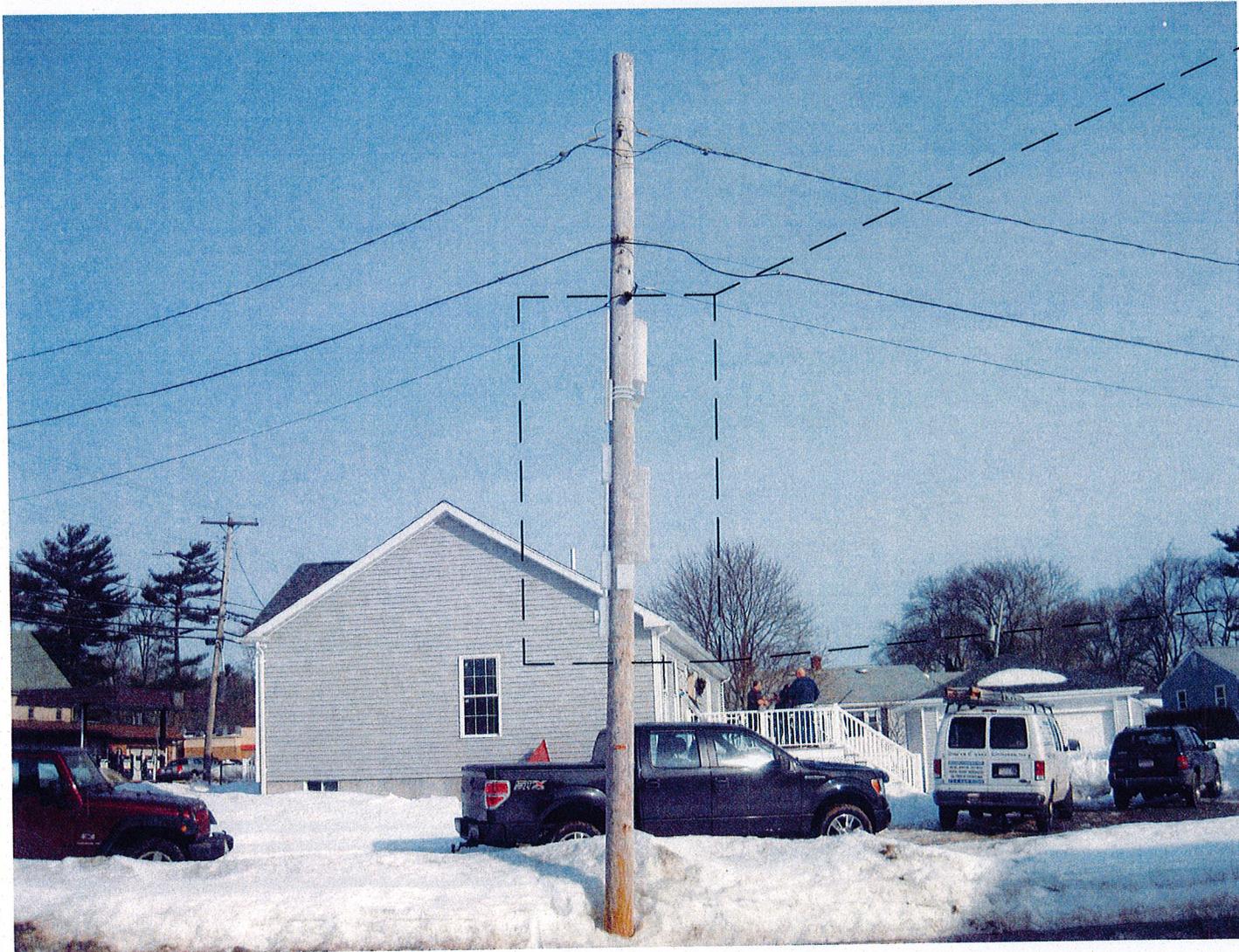
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PROPOSED CONDITIONS

LOCATION # 1

DATE OF PHOTO: 03/10/2015



DETAIL OF EQUIPMENT

VIEW NORTH FROM KATHLEEN ROAD

SITE NAME: NEW BEDFORD N MA SC01

ADDRESS: 1 KATHLEEN ROAD
NEW BEDFORD, MA 02745

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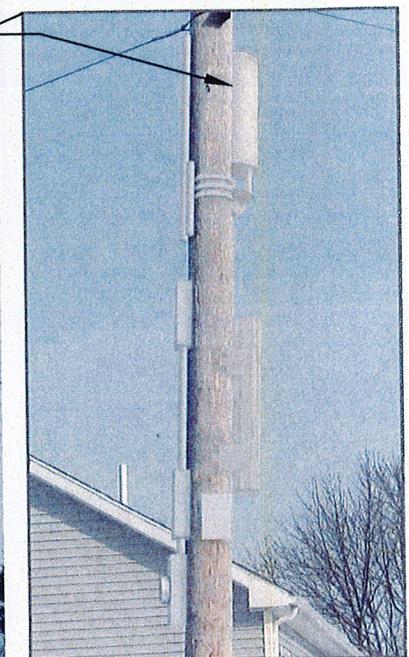
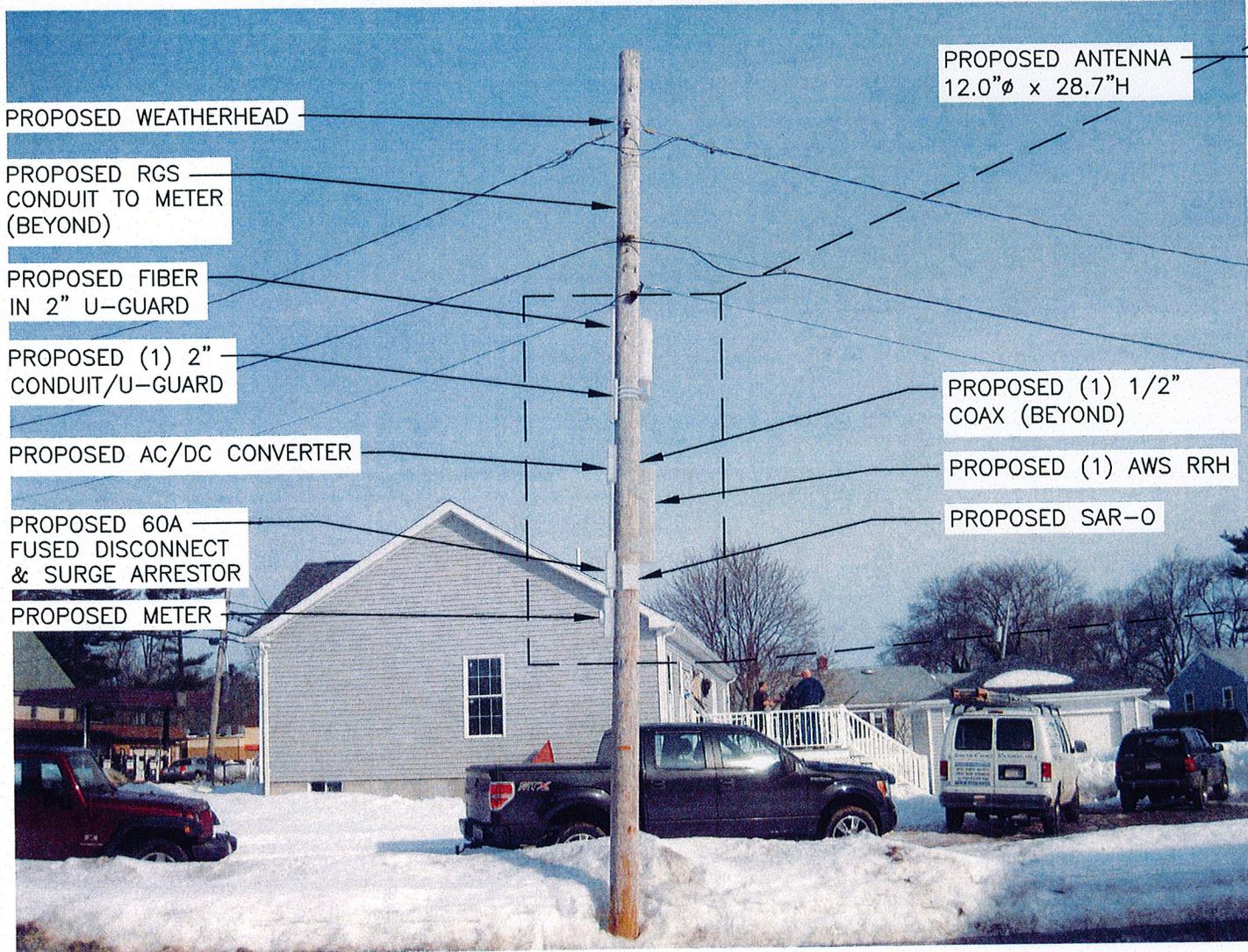
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Hudson Design Group LLC



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