

BLUE SKY TOWERS III, LLC

SITE NAME: HARPSWELL
SITE NUMBER: ME-5029
ADDRESS: 1410 HARPSWELL NECK ROAD
HARPSWELL, ME 04079

PERMITTING

ProTerra
 DESIGN GROUP, LLC

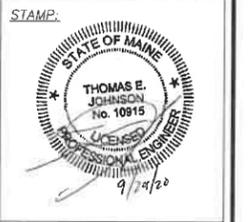
4 Bay Road
 Building A, Suite 200
 Hadley, MA 01035
 Ph: (413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	07/16/20	ISSUED FOR REVIEW
B	08/20/20	ISSUED FOR REVIEW
C	09/29/20	ISSUED FOR PERMITTING

TITLE: **SITE NAME: HARPSWELL**
SITE NUMBER: ME-5029
ADDRESS: 1410 HARPSWELL NECK ROAD
HARPSWELL, ME 04079

APPLICANT: **BLUE SKY TOWERS III, LLC**
352 PARK STREET
SUITE 106
NORTH READING, MA 01864



DATE: 09/29/2020
 DRAWN: STZ/JEB
 CHECK: JMM/TEJ
 SCALE: SEE PLAN
 JOB NO.: 19-053
 SHEET TITLE:

TITLE SHEET
T-1

APPROVAL BLOCK - PLANNING BOARD USE ONLY

DATE OF PLANNING BOARD APPROVAL: _____

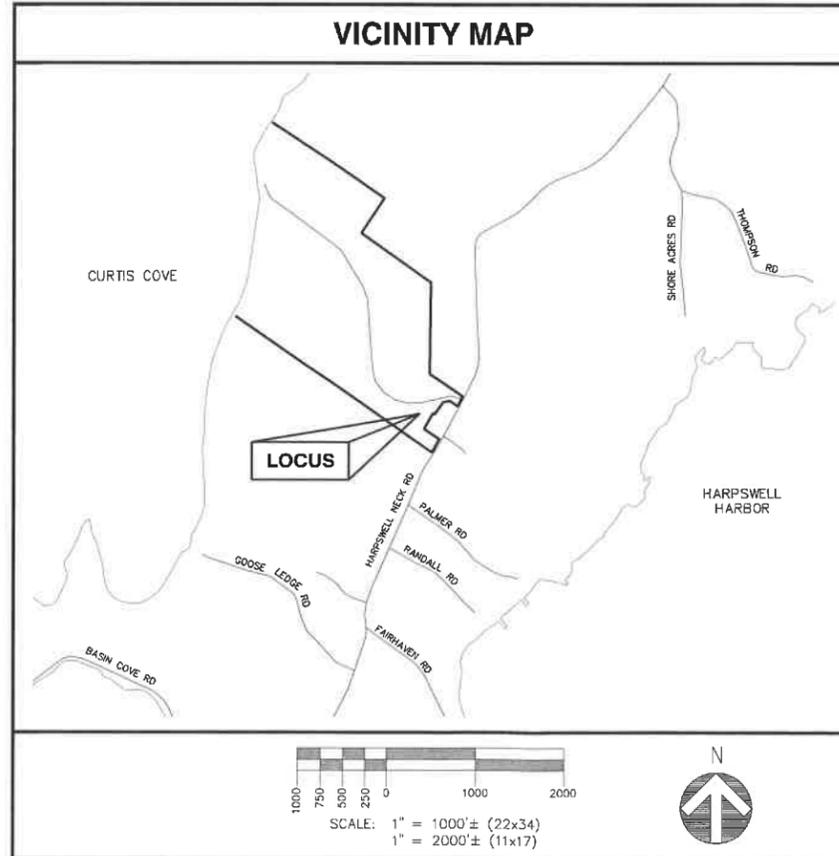
CHAIRMAN SIGNATURE: _____

BOARD SIGNATURES: _____

SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	0
C-1	ABUTTERS PLAN	B
C-2	EXISTING CONDITIONS	B
A-1	COMPILED PLOT PLAN	0
A-2	SITE PLAN	0
A-3	COMPOUND PLAN & ELEVATION	0
D-1 TO D-2	DETAILS	0
CA-1	TENANT DETAILS	0
EC-1	EROSION CONTROL PLAN & DETAILS	0

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & OWNER REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- THIS PLAN SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH BLUE SKY TOWERS III, LLC CONSTRUCTION GUIDELINES.
- 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 DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
- NEW CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 BUILDING CODE: MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) 2015 IBC AND AMENDMENTS
 ELECTRICAL CODE: NEC 2017 WITH MAINE AMENDMENTS



TENANT INFORMATION

SITE NAME: HARPSWELL ME
 SITE ID: ME3116
 NEW CINGULAR WIRELESS PCS, LLC
 ("AT&T")
 550 COCHITUATE ROAD
 FRAMINGHAM, MA 01701

PROJECT INFORMATION

SITE TYPE: RAW LAND WIRELESS COMMUNICATIONS FACILITY

SCOPE OF WORK: PROPOSED 199' TALL SELF SUPPORT TOWER WITHIN 100'x100' LEASE AREA AND FENCED COMPOUND.

SITE NAME: HARPSWELL
 SITE NUMBER: ME-5029
 SITE ADDRESS: 1410 HARPSWELL NECK ROAD HARPSWELL, ME 04079

ASSESSOR'S TAX ID#: MAP 13; LOT 4

ZONING DISTRICT(S): INTERIOR (INT)

LATITUDE: 43° 46' 14.77" ± N (SURVEY 1A)
 LONGITUDE: 70° 00' 36.10" ± W (SURVEY 1A)
 (P) ELEVATION: 92.1' ±

DATUM: NAD83/NAVD88

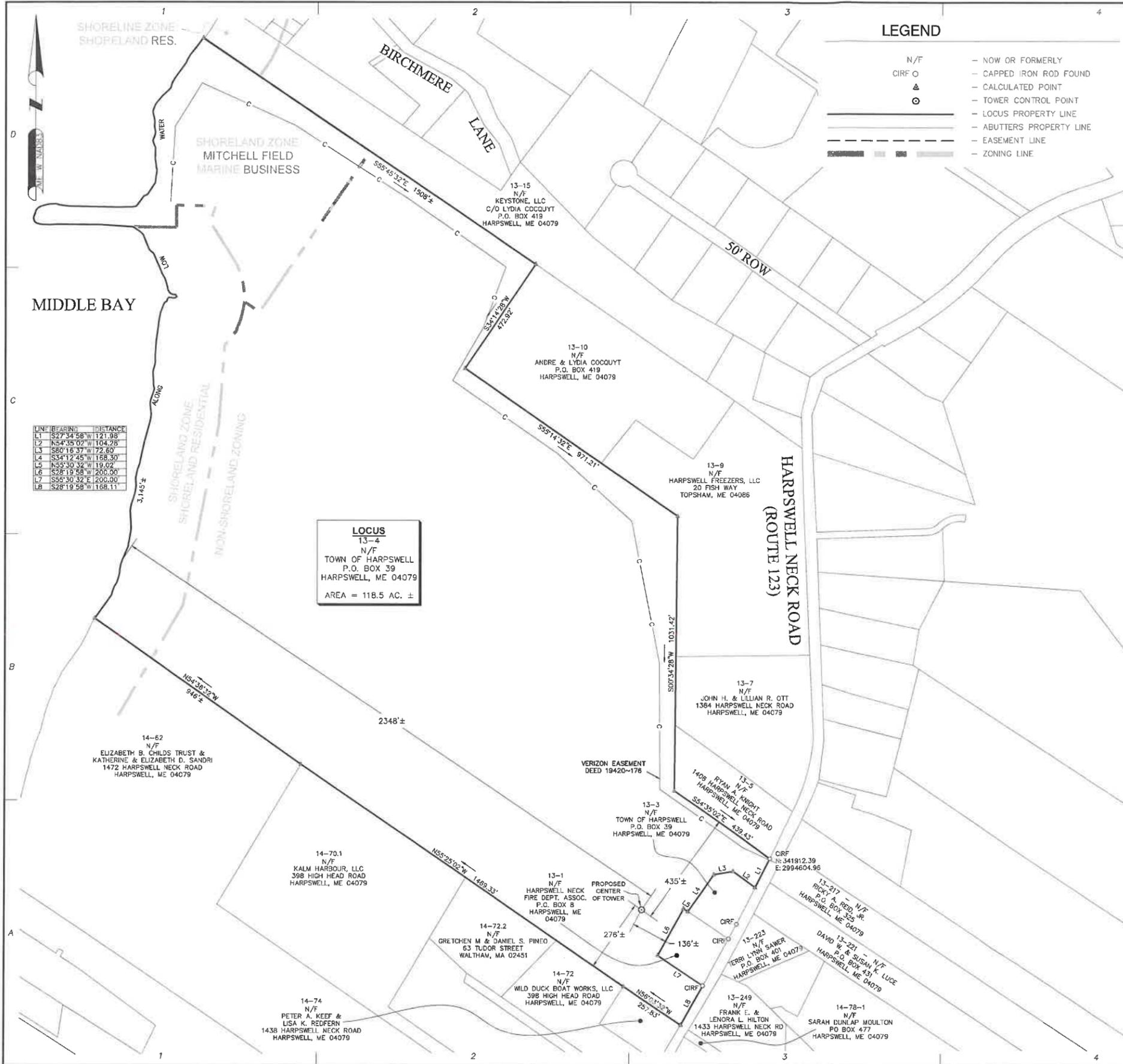
PROPERTY OWNER: N/F TOWN OF HARPSWELL
 PO BOX 39
 HARPSWELL, ME 04079

APPLICANT: BLUE SKY TOWERS III, LLC
 352 PARK STREET
 SUITE 106
 NORTH READING, MA 01864

SITE ENGINEER: PROTERRA DESIGN GROUP, LLC
 4 BAY ROAD
 BUILDING A; SUITE 200
 HADLEY, MA 01035
 TEL: (413) 320-4918

SURVEYOR: NORTHEAST SURVEY CONSULTANTS
 116 PLEASANT STREET
 SUITE 302
 PO BOX 109
 EASTHAMPTON, MA 01027

WETLAND SCIENTIST: LUCAS ENVIRONMENTAL, LLC
 500A WASHINGTON STREET
 QUINCY, MA 02169



LEGEND

- N/F - NOW OR FORMERLY
- CIRFO - CAPPED IRON ROD FOUND
- ▲ - CALCULATED POINT
- - TOWER CONTROL POINT
- - LOCUS PROPERTY LINE
- - - - - ABUTTERS PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - ZONING LINE

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

9/24/2020
 DATE

SURVEY NOTES

1. SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON JUNE 18, 2020. BOUNDARY INFORMATION IS COMPILED FROM RECORD DOCUMENTS AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN BLUE SKY TOWERS III, LLC AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
3. PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON A COMPILATION OF RECORDED PLANS AND DEEDS AND ARE NOT INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE. PROPERTY RELATED INFORMATION HAS NOT BEEN CONFIRMED BY FIELD SURVEY OBSERVATIONS AND NO ASSESSMENT OF LAND OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RETRACEMENT SURVEY HAS NOT BEEN CONDUCTED.
4. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP'S, 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.
5. PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON JUNE 18, 2020. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE GRS 80 REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE MAINE WEST STATE PLANE COORDINATE SYSTEM OF 1983. ELEVATIONS SHOWN ARE ASSUMED AND ARE APPROXIMATED TO THE NAVD 88 VERTICAL DATUM. VERTICAL AND HORIZONTAL INFORMATION SHOWN MEETS THE STANDARD CRITERIA FOR AN FAA 1A CERTIFICATION (20'± HORIZONTAL AND 3'± VERTICAL).
6. 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.
7. THE LOCUS PARCEL IS SHOWN AS MAP 13 LOT 4 ON THE TOWN OF HARPSWELL TAX ASSESSOR'S MAPS.
8. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230169 0009 B, DATED 7/3/1985.
9. 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
10. WETLANDS SHOWN HEREON WERE DELINEATED BY LUCAS ENVIRONMENTAL, LLC ON 6/12/2020.
11. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF HARPSWELL'S NON-SHORELAND ZONING, AND SHORELAND RESIDENTIAL & MITCHELL FIELD MARINE BUSINESS SHORELAND ZONING DISTRICTS.

PROPERTY OWNER: TOWN OF HARPSWELL
 P.O. BOX 39
 HARPSWELL, ME 04079

LOCUS DEED REFERENCE: BOOK 16872 PAGE 236

PLAN REFERENCES: PLAN BOOK 201 PAGE 440

ABUTTERS PLAN

ANSI D (22"x34") SCALE: 1"=200'
 ANSI A (11"x17") SCALE: 1"=400'

200' 0' 200' 400'



4 Bay Road, Bldg. A,
 Suite 200
 Hadley, MA 01035
 Ph: (413)320-4918

**CONSULTANTS:
 NORTHEAST SURVEY
 CONSULTANTS**

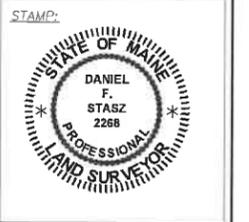
115 Pleasant St. Ste. 302
 P.O. Box 109
 Easthampton, MA 01027
 (413) 203-5144
 northeastsurvey.com



NO.	DATE	REVISIONS
A	07/16/20	ISSUED FOR REVIEW
B	9/24/20	TITLE REVIEW

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 ADDRESS: 1410 HARPSWELL NECK ROAD
 HARPSWELL, ME 04079**

**APPLICANT:
 BLUE SKY TOWERS III, LLC
 352 PARK STREET
 SUITE 106
 TOWERS III, LLC NORTH READING, MA 01864**



DATE: 9/24/2020
 DRAWN: BCF/CRC
 CHECK: BCF
 SCALE: 1"=200'
 JOB NO.: 20-121
 SHEET TITLE:

**ABUTTERS
 PLAN
 C-1**

LEGEND

- 13-4 - ASSESSOR'S MAP-PARCEL
- N/F - NOW OR FORMERLY
- CIRFO - CAPPED IRON ROD FOUND
- △ - CALCULATED POINT
- - TOWER CONTROL POINT
- - WETLAND FLAG
- ⊕ - HYDRANT
- - PIPE INLET/OUTLET

- LOCUS PROPERTY LINE
- ABUTTERS PROPERTY LINE
- CHAIN LINK FENCE
- WETLAND DELINEATION
- TREE LINE
- BURIED ELECTRIC LINE (±)
- BURIED TELECOM LINE (±)

LOCUS
13-4
N/F
TOWN OF HARPSWELL
P.O. BOX 39
HARPSWELL, ME 04079
AREA = 118.5 AC. ±

BURIED LINES
PER REC.
VERIZON EASEMENT
DEED 19420~176

CIRF
N: 341912.39
E: 2994604.96

13-3
N/F
TOWN OF HARPSWELL
P.O. BOX 39
HARPSWELL, ME 04079

13-1
N/F
HARPSWELL NECK
FIRE DEPT. ASSOC.
P.O. BOX 8
HARPSWELL, ME 04079

PROPOSED CENTER
OF TOWER
LAT: 43°46'14.77"
LON: 70°00'36.10"
N: 341719.87
E: 2994125.37
GROUND EL: 89'±

E-1
E-2
E-3
E-4
E-5

D-10 STOP
D-9
D-8
D-7
D-6
D-5
D-4
D-3
D-2

PAVED DRIVE

GRAVEL DRIVE

HARPSWELL NECK ROAD (ROUTE 123)

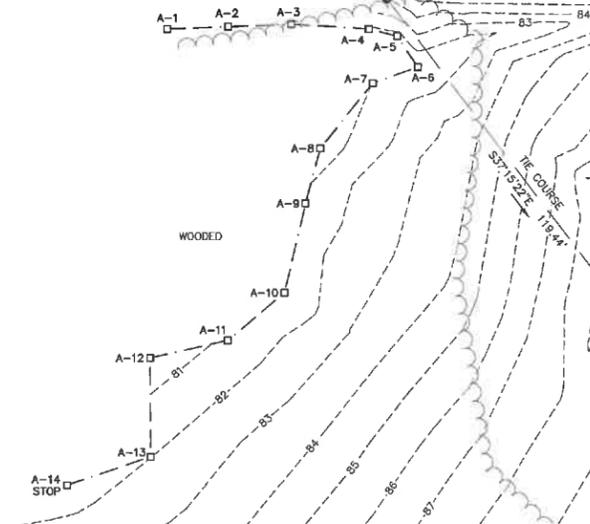
CONTROL POINT-
IRON ROD SET
N: 341826.14
E: 2994175.81

CONTROL POINT-
IRON ROD SET
N: 341826.14
E: 2994175.81

FOOT &
BICYCLE
TRAFFIC
ONLY

TEMP
UPPER
FLANGE BOLT
ON N. SIDE
OF HYDRANT
EL=91.91'

C-10 STOP
C-9
C-8
C-7
C-6
C-5
C-4
C-3
C-2



EXISTING CONDITIONS

ANSI D (22"x34") SCALE: 1"=30'
ANSI A (11"x17") SCALE: 1"=60'

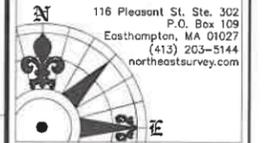


ProTerra
DESIGN GROUP, LLC

4 Bay Road, Bldg A,
Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:
**NORTHEAST SURVEY
CONSULTANTS**

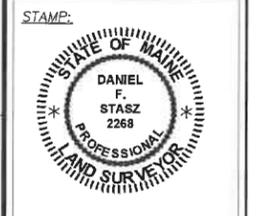
116 Pleasant St, Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com



NO.	DATE	REVISIONS
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**SITE NAME: HARPSWELL
ADDRESS: 1410 HARPSWELL NECK ROAD
HARPSWELL, ME 03907**

**APPLICANT:
BLUE SKY
TOWERS III, LLC
352 PARK STREET
SUITE 106
NORTH READING, MA 01864**



DATE: 9/24/2020
DRAWN: BCF/CRC
CHECK: BCF
SCALE: 1"=200'
JOB NO.: 20-121

SHEET TITLE:
**EXISTING
CONDITIONS**

C-2



REFERENCES

PROPERTY LINE, TOPOGRAPHY AND EXISTING FEATURES FROM SURVEY PREPARED BY NORTHEAST SURVEY CONSULTANTS.
 AERIAL PHOTOGRAPHY - GOOGLE EARTH IMAGERY.
 FLOODPLAIN - FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 2301690009B, EFFECTIVE DATE JULY 3, 1985 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), US DEPARTMENT OF HOMELAND SECURITY.

- ZONE "A3" SHADED: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED (ELEV. 10).
- ZONE "B" SHADED: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- ZONE "C" UNSHADED: AREAS OF MINIMAL FLOODING

GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222-G STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

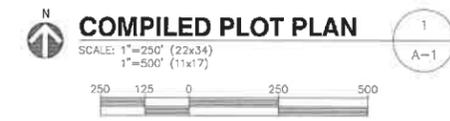
ZONING SUMMARY

ZONING DISTRICT(S): INTERIOR (INT)
 ASSESSORS ID: MAP 13, LOT 4
 (P) USE: WIRELESS TELECOMMUNICATIONS FACILITY¹

DIMENSION	PROVIDED	CONSTRAINT
LOT - AREA	118.5± ACRES	40,000
LOT - FRONTAGE	290'±	150' MIN.
(P) COMPOUND - FRONT YARD	88'±	40' MIN.
(P) COMPOUND - REAR YARD	226.3'±	20' MIN.
(P) COMPOUND - SIDE YARD	228'±	20' MIN.
(P) COMPOUND - HEIGHT	15'±	32' MAX.
(P) TOWER - HEIGHT (HIGHEST APPURTENANCE)	199'±	300' MAX.
(P) TOWER - PROPERTY LINE SETBACK	121'± ²	105% HEIGHT (209')

1 - TOWN OF HARPSWELL, ME WIRELESS TELECOMMUNICATIONS FACILITIES ORDINANCE SECTION 6.1.2 NEW CONSTRUCTION. APPROVAL OF THE PLANNING BOARD IS REQUIRED FOR CONSTRUCTION OF A NEW WIRELESS TELECOMMUNICATIONS FACILITY; AND ANY EXPANSION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY THAT INCREASES THE HEIGHT OF THE FACILITY BY MORE THAN 20 FEET.

SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR THE FOLLOWING:
 2 - TOWN OF HARPSWELL, ME WIRELESS TELECOMMUNICATIONS FACILITIES ORDINANCE SECTION 8.2.5: SETBACKS. A NEW OR EXPANDED WIRELESS TELECOMMUNICATIONS FACILITY MUST COMPLY WITH THE SET BACK REQUIREMENTS FOR THE AREA OR ZONING DISTRICT IN WHICH IT IS LOCATED, OR BE SET BACK ONE HUNDRED FIVE PERCENT (105%) OF ITS HEIGHT FROM ALL PROPERTY LINES, WHICHEVER IS GREATER. THE SETBACK MAY BE SATISFIED BY INCLUDING THE AREAS OUTSIDE THE PROPERTY BOUNDARIES IF SECURED BY AN EASEMENT...



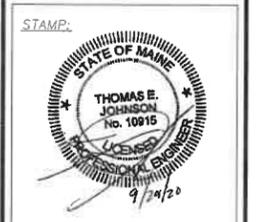
ProTerra
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CONSULTANTS:

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A	07/16/20	ISSUED FOR REVIEW
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SITE NAME: HARPSWELL
SITE NUMBER: ME-5028
ADDRESS: 140 HARPSWELL NECK ROAD
 HARPSWELL, ME 04079

APPLICANT:
BLUE SKY TOWERS III, LLC
 352 PARK STREET
 SUITE 106
 TOWERS III, LLC NORTH READING, MA 01864



DATE: 09/29/2020
 DRAWN: STZ/JEB
 CHECK: JMM/TEJ
 SCALE: SEE PLAN
 JOB NO.: 19-053

SHEET TITLE:
COMPILED PLOT PLAN
A-1

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SITE NAME: HARPSWELL
SITE NUMBER: ME-6029
ADDRESS: 140 HARPSWELL NECK ROAD
HARPSWELL, ME 04079

APPLICANT:
BLUE SKY TOWERS III, LLC
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352 PARK STREET
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STAMP:



DATE: 09/29/2020

DRAWN: STZ/JEB

CHECK: JMM/TEJ

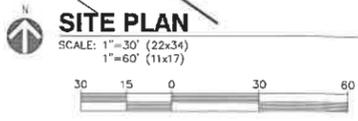
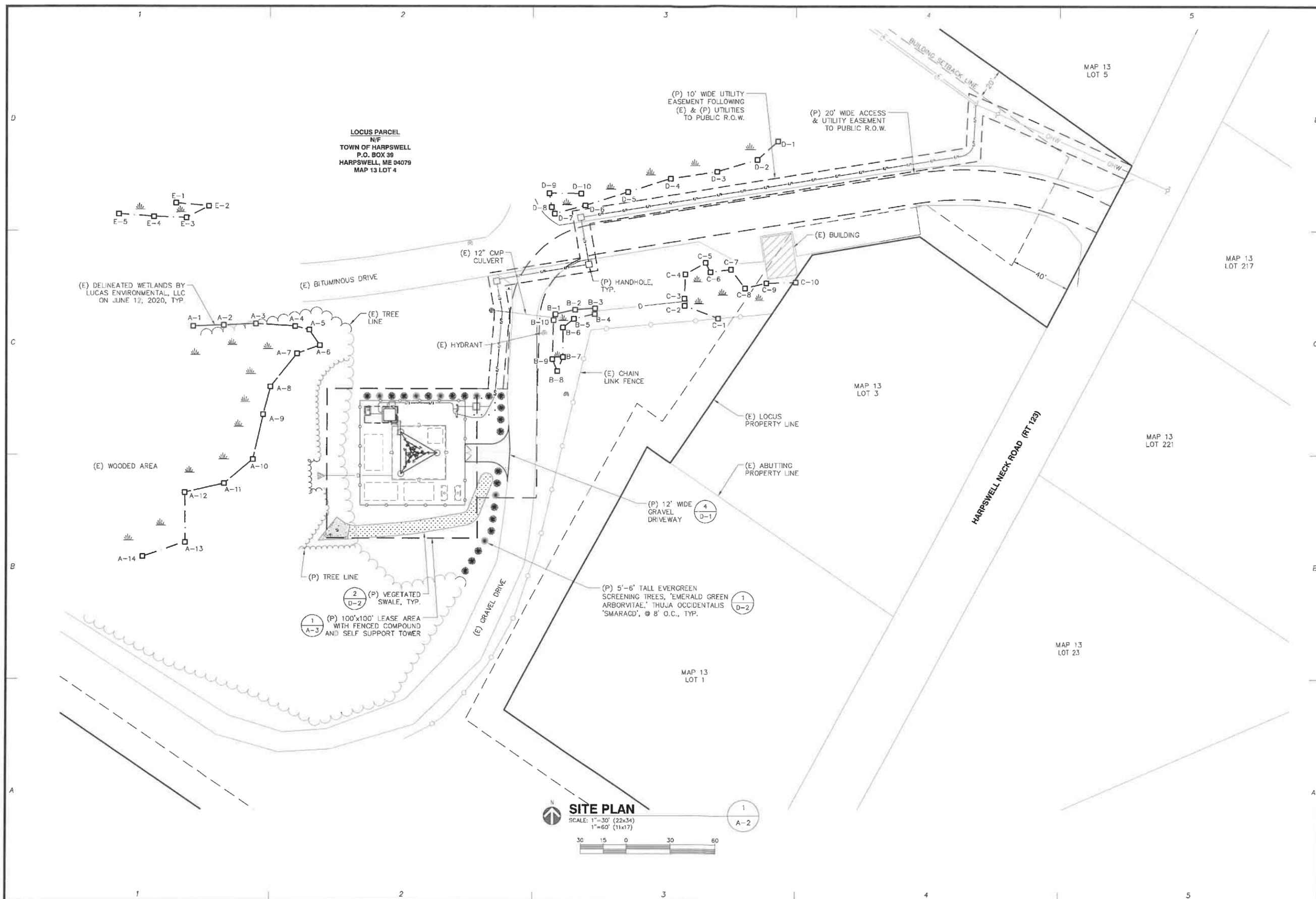
SCALE: SEE PLAN

JOB NO.: 19-053

SHEET TITLE:

SITE PLAN

A-2

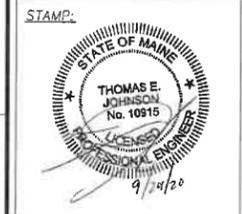


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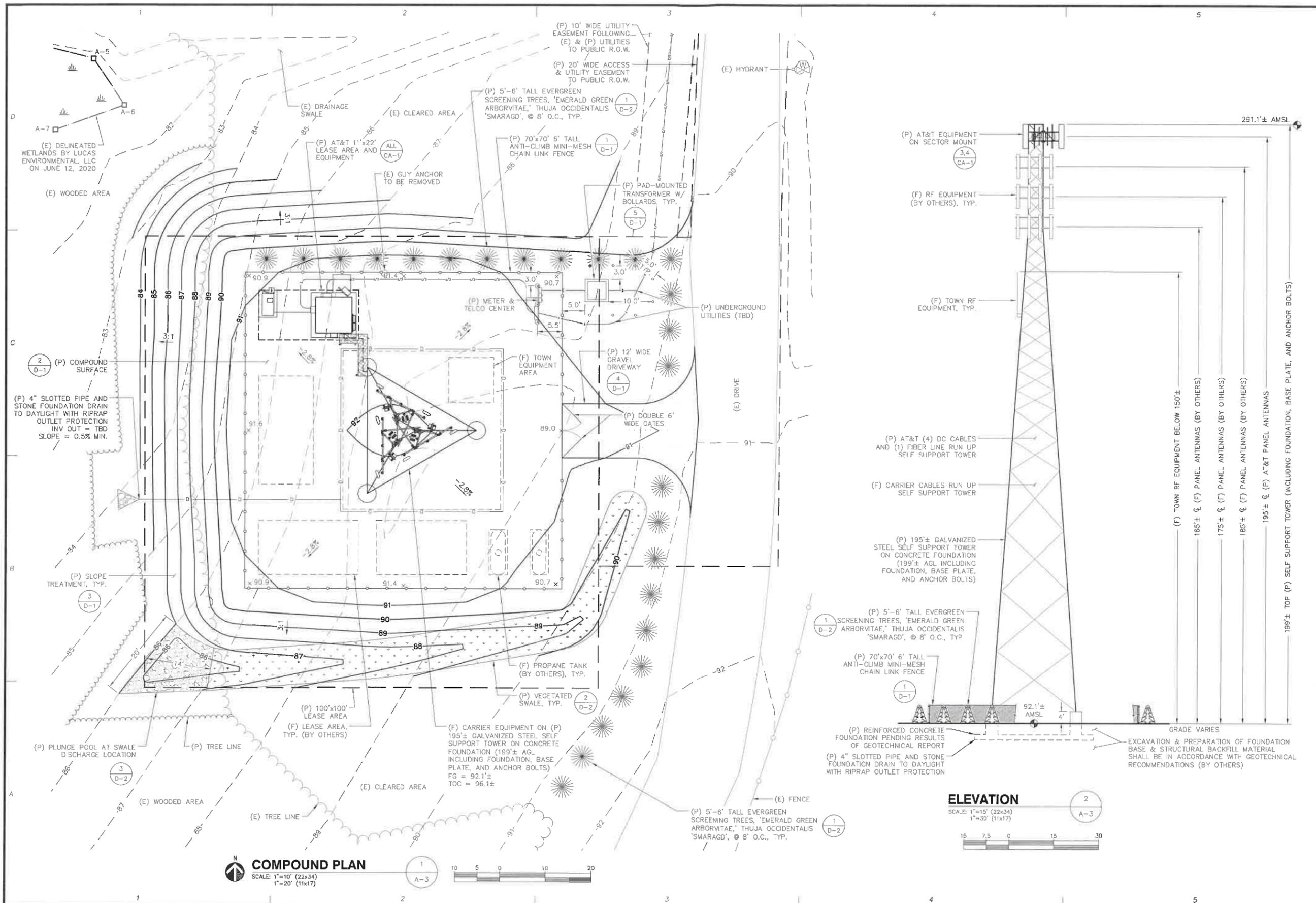
APPLICANT:
BLUE SKY TOWERS III, LLC
BLUE SKY TOWERS III, LLC
552 PARK STREET
SUITE 106
TOWERS III, LLC NORTH READING, MA 01864



DATE: 09/29/2020
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SHEET TITLE:
COMPOUND PLAN & ELEVATION

A-3

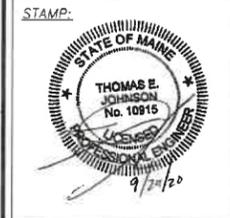


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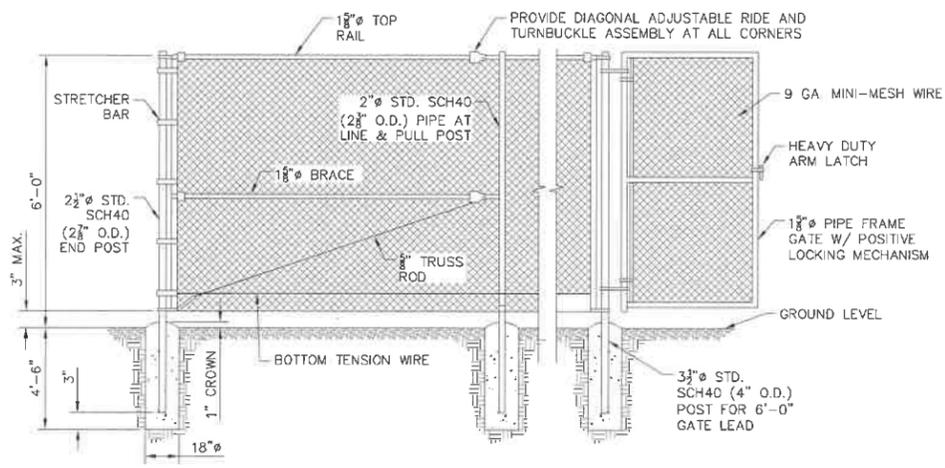
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DETAILS

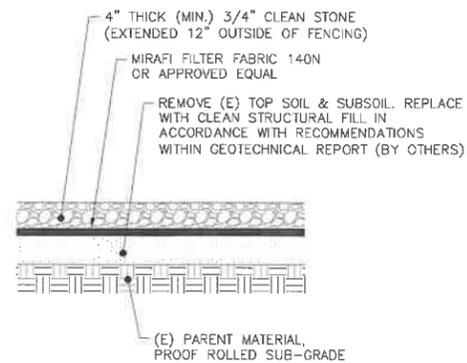
D-1



CHAIN LINK FENCE

SCALE: NONE

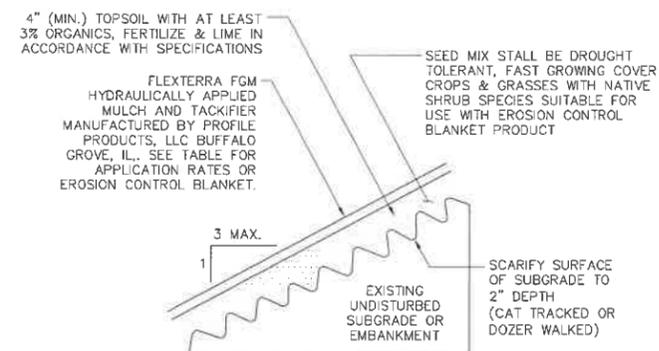
1
D-1



COMPOUND SURFACE

SCALE: NONE

2
D-1



SLOPE	RATE
LESS THAN 4:1	2500 LB/AC
4:1 TO 3:1	3000 LB/AC
3:1 TO 2:1	3500 LB/AC

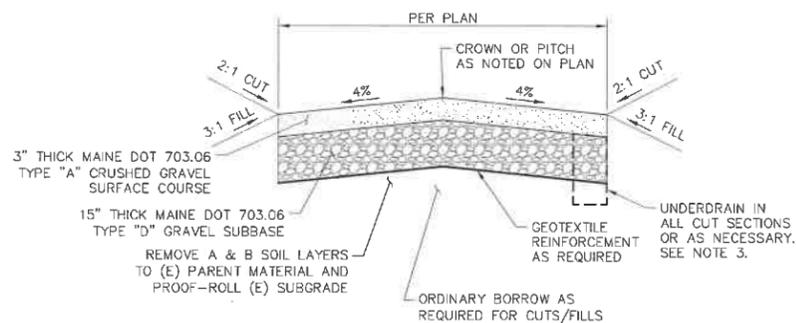
EROSION CONTROL BLANKET TO BE USED ON 2:1 SLOPES.

VEGETATED SLOPE

SLOPE TREATMENT

SCALE: NONE

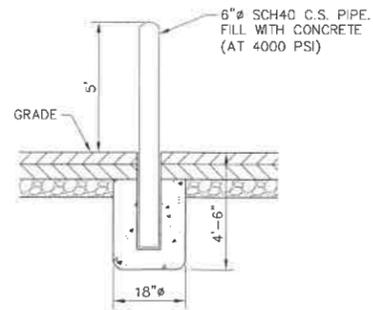
3
D-1



DRIVEWAY SECTION

SCALE: NONE

4
D-1



BOLLARD

SCALE: NONE

5
D-1

Blue Sky Towers LLC

This site is owned and managed by BlueSky Tower Partners, LLC.

For information on leasing or site access, please contact us at:
(888) 960-7958 or info@blueskytower.com
www.blueskytower.com

BST Site: **ME-5029 HARPSWELL**

FCC Tower ID: **N/A**

No Trespassing

Prior authorization required.
Violators will be prosecuted to the fullest extent of the law.

DOES NOT INCLUDE FCC REGULATED SIGNAGE PER THE CARRIERS FEDERAL LICENSE.

EMERGENCY CONTACT SIGN

SCALE: NONE

6
D-1

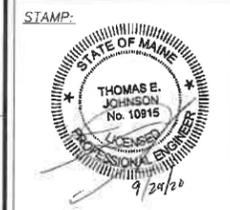
- NOTES:
1. ALL GRANULAR MATERIALS SHALL BE COMPACTED TO 95±% MAXIMUM DRY DENSITY BY STD. PROCTOR METHOD
 2. ALL CUT AND FILL SLOPES TO BE COVERED WITH JUTE MESH EROSION CONTROL BLANKETS AND/OR HYDROSEEDED WITH NEW ENGLAND ROADSIDE MATRIX MIX AT 35LBS PER ACRE OR EQUAL.
 3. THE REQUIREMENT FOR INSTALLATION OF SUBDRAINS SHALL BE AT ALL CUT SECTIONS OR AS DETERMINED BY THE ENGINEER-OF-RECORD BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. SUBDRAINS SHALL BE OUTLETED TO DAYLIGHT AS APPROVED BY THE ENGINEER-OF-RECORD.
 4. ALL MATERIALS TO CONFORM TO STATE AND/OR MUNICIPAL STANDARD AS REQUIRED.

CONSULTANTS:

NO.	DATE	REVISIONS
A	07/16/20	ISSUED FOR REVIEW
B	08/20/20	ISSUED FOR REVIEW
C	09/29/20	ISSUED FOR PERMITTING
D		

TITLE:
SITE NAME: HARPSWELL
SITE NUMBER: ME-6089
ADDRESS: 140 HARPSWELL NECK ROAD
HARPSWELL, ME 04079

APPLICANT:
BLUE SKY TOWERS III, LLC
352 PARK STREET
SUITE 106
TOWERS III, LLC NORTH READING, MA 01864

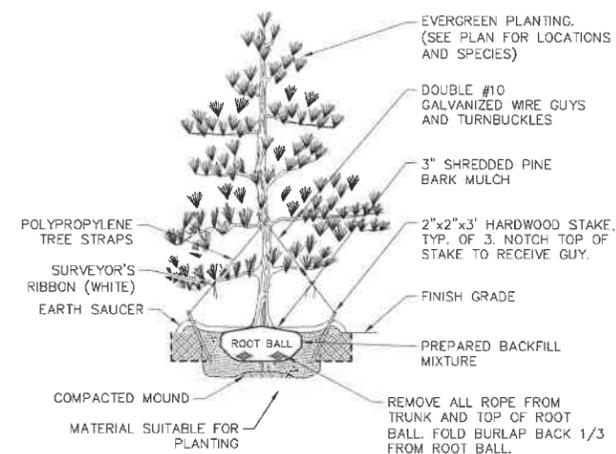


DATE: 09/29/2020
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 19-053

SHEET TITLE:

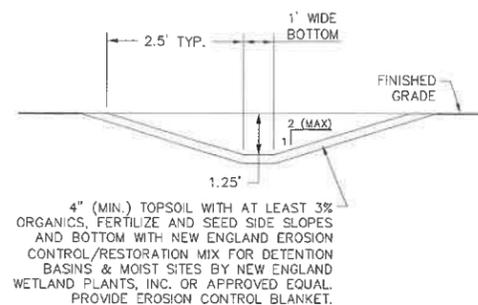
DETAILS

D-2



PLANTING DETAIL
SCALE: NONE

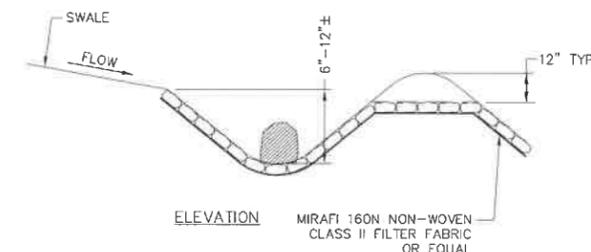
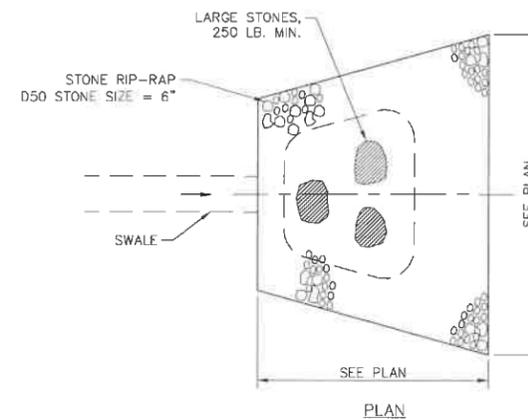
1
D-2



EROSION CONTROL BLANKET TO BE
USED ON 2:1 SLOPES AND THE
BOTTOM OF THE VEGETATED SWALE.

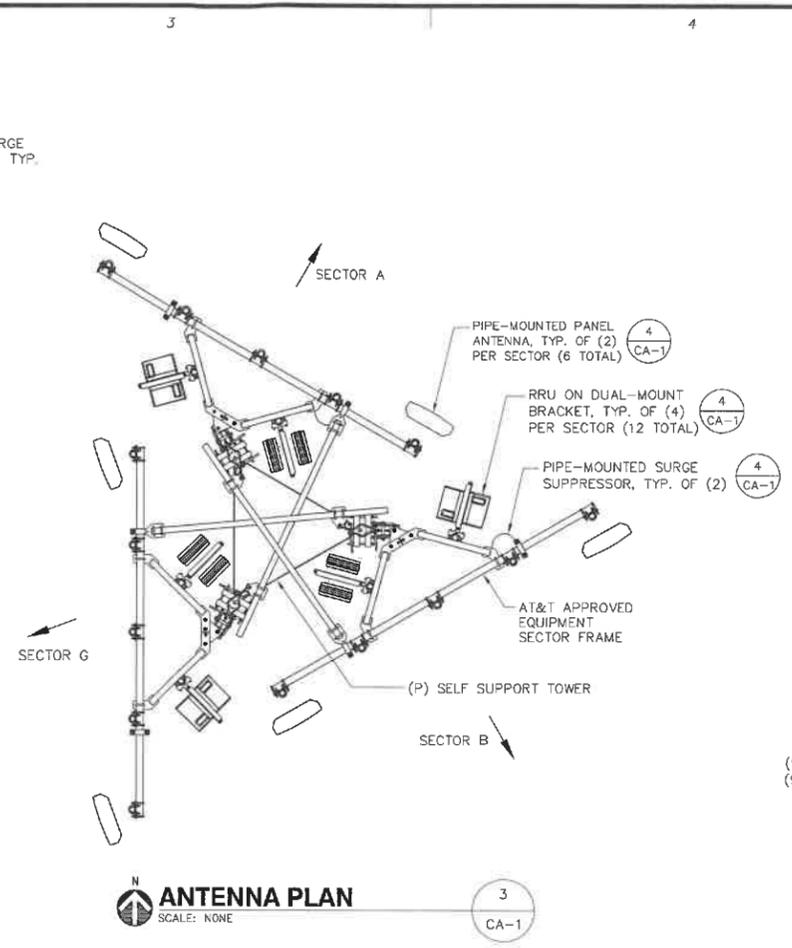
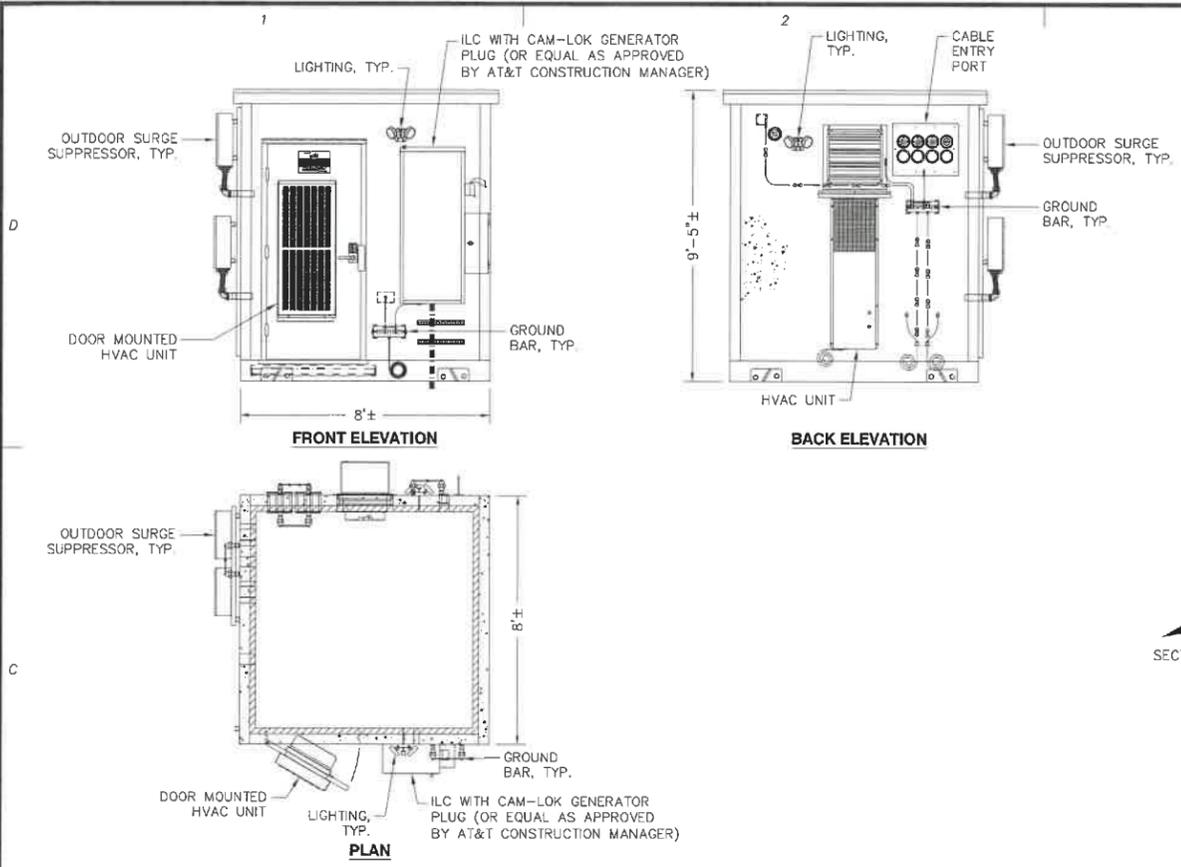
VEGETATED SWALE
SCALE: NONE

2
D-2



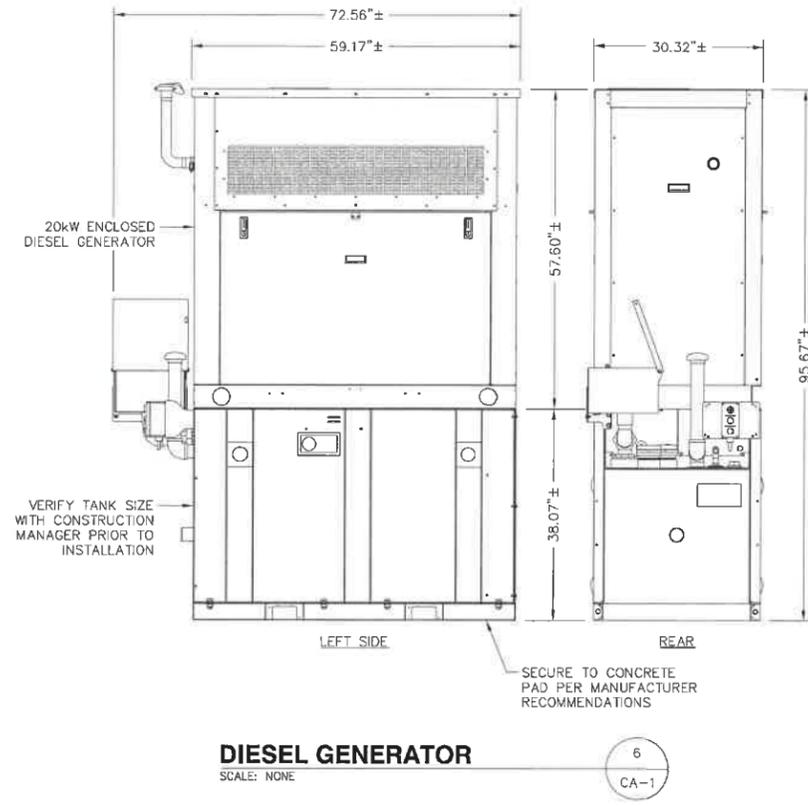
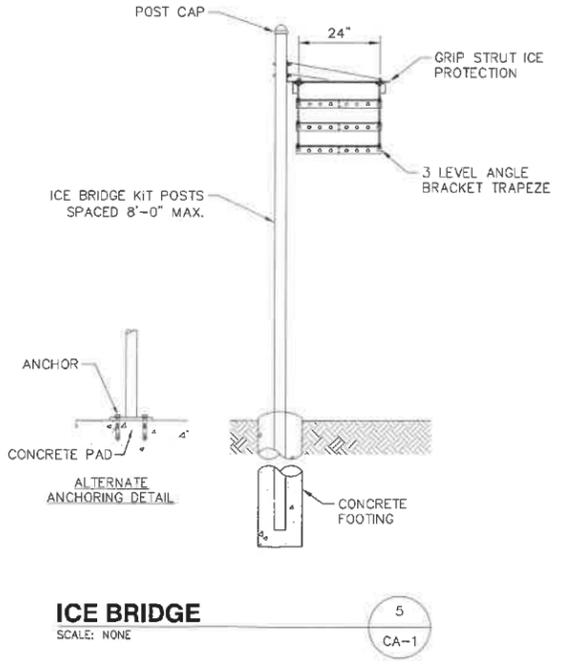
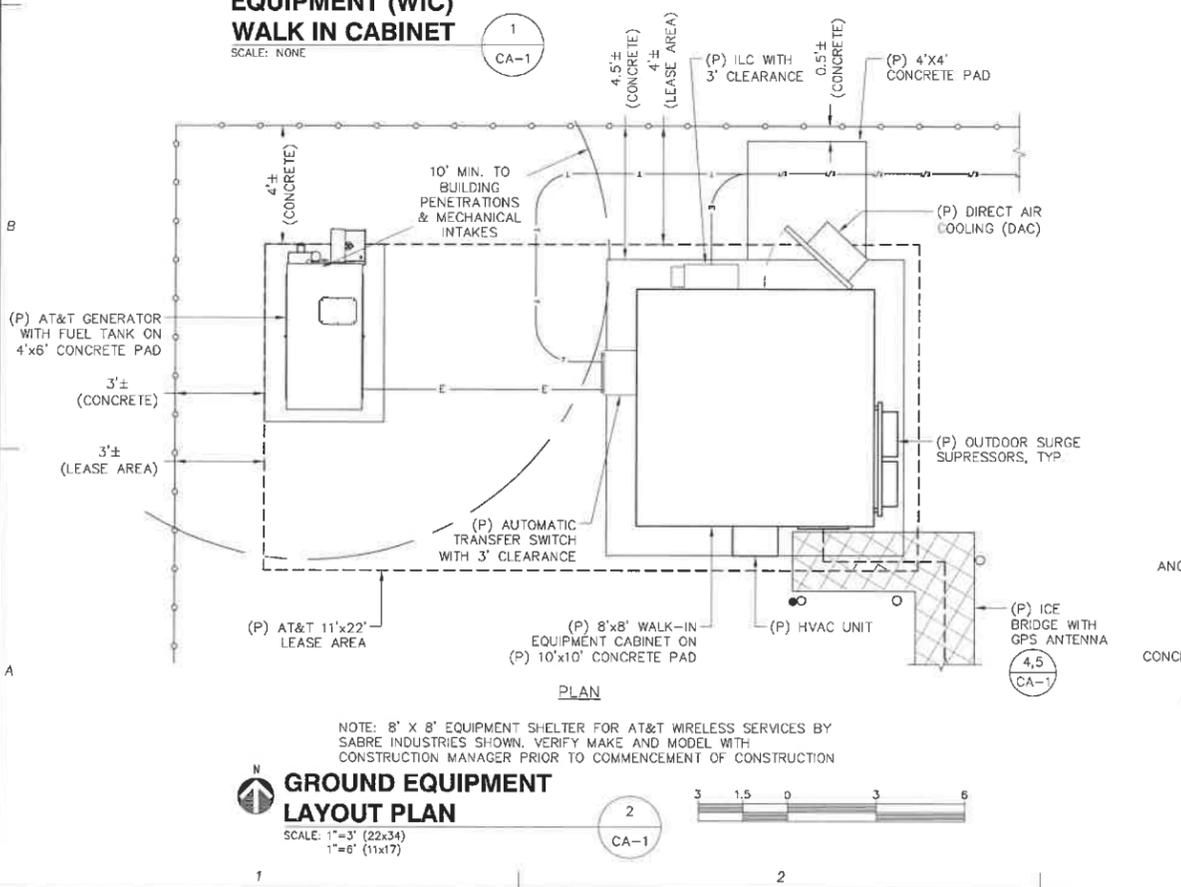
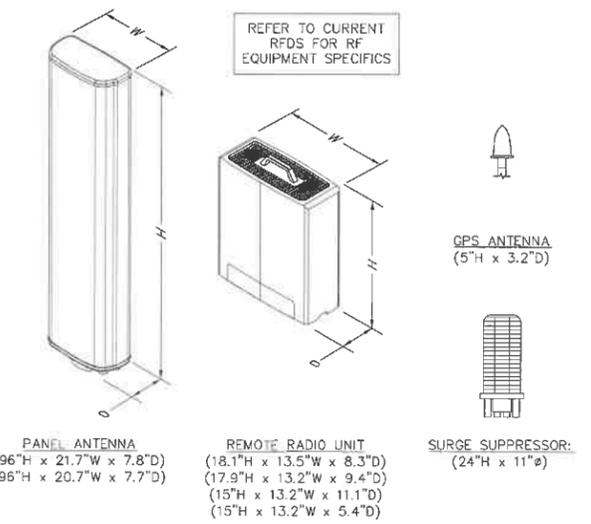
PLUNGE POOL
SCALE: NONE

3
D-2



TENANT INFORMATION

SITE NAME: HARPSWELL ME
SITE ID: ME3116
NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701



ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A, Suite 200
Hodley, MA 01035
Ph: (413)320-4918

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ADDRESS: 140 HARPSWELL NECK ROAD
HARPSWELL, ME 04079

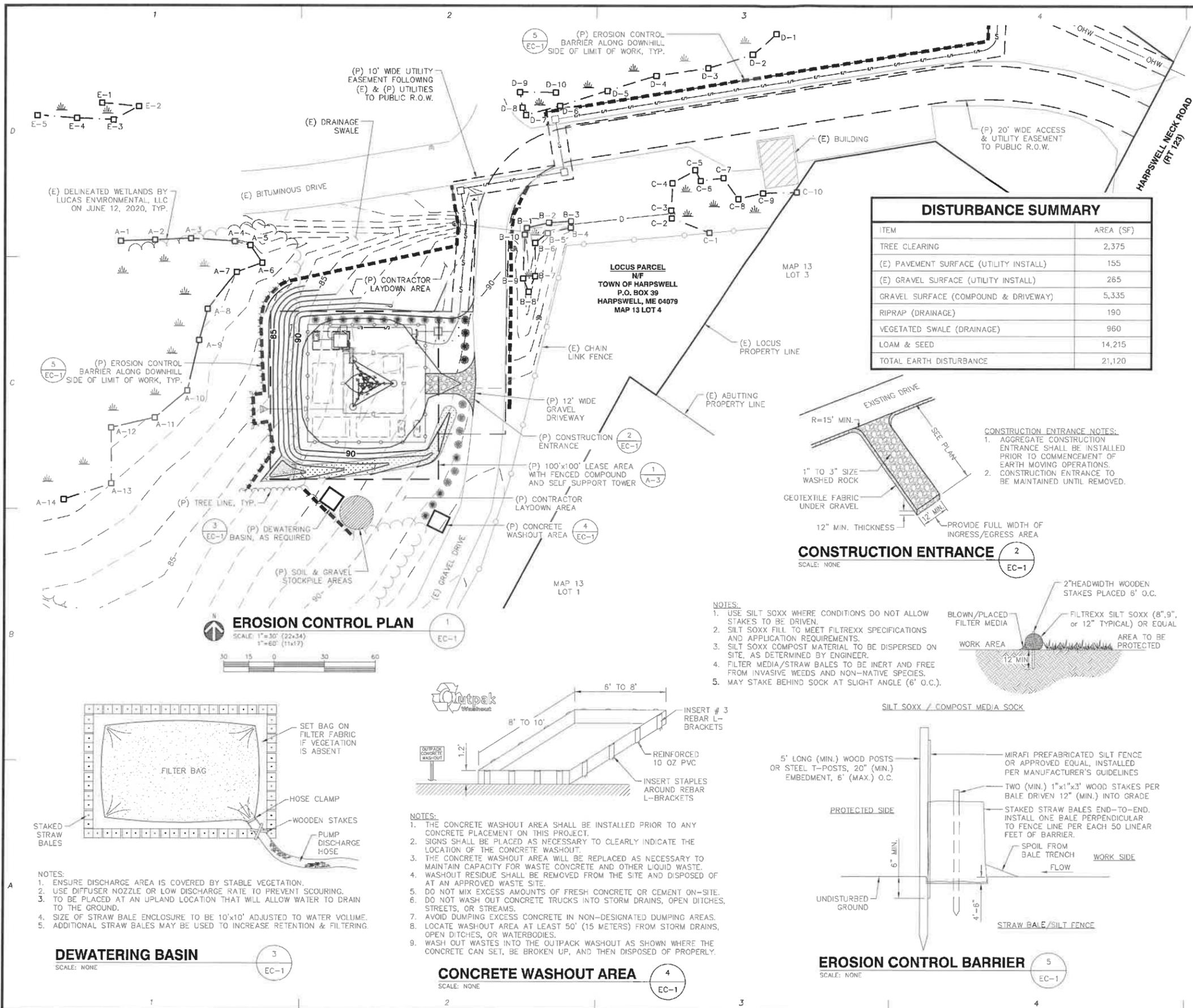
APPLICANT:
BLUE SKY TOWERS III, LLC
352 PARK STREET
SUITE 106
TOWERS III, LLC NORTH READING, MA 01864

STAMP:

THOMAS E. JOHNSON
No. 10915
PROFESSIONAL ENGINEER
STATE OF MAINE
9/29/20

DATE: 09/29/2020
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 19-053

SHEET TITLE:
TENANT DETAILS
CA-1



EROSION CONTROL NOTES

- APPLICANT PROPOSES TO CONSTRUCT A CELLULAR TELECOMMUNICATIONS FACILITY CONSISTING OF A FENCED COMPOUND, DRIVEWAY AND UTILITY WORK WITHIN A LEASE AREA AND EASEMENTS.
- ALL WORK SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, PREPARED BY MAINE DEP.
- TEMPORARY SILT FENCE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT SITE CONSTRUCTION. STOCK PILE ON SITE 100 FT. OF SILT FENCE FOR EMERGENCY USE. TEMPORARY EROSION BARRIERS SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED.
- THE CONTRACTOR SHALL CHIP ALL BRUSH AND SLASH CUTTINGS ON SITE AND STOCKPILE THE CHIPS TO BE USED ON ALL UNSTABLE, DISTURBED AREAS DURING CONSTRUCTION AS TEMPORARY STABILIZATION MULCH. NO BURNING WILL BE ALLOWED ON SITE.
- TEMPORARY STABILIZATION MUST BE PROVIDED TO ANY DISTURBED EARTH THAT IS OPENED UP IN ANY ONE LOCATION FOR MORE THAN 14 DAYS. CHIPS FROM LAND CLEARING, EROSION CONTROL BLANKETS, OR FAST GROWING RYE GRASSES MAY BE USED FOR TEMPORARY STABILIZATION AS REQUIRED.
- STRIPPED TOPSOIL SHALL BE STOCKPILED AND PROTECTED WITH STRAW MULCH. ALL STOCKPILES SHALL HAVE AN APPROVED SILTATION BARRIER SURROUNDING THE PILE. THE PILE SHALL BE IN AN APPROVED UPLAND AREA A MINIMUM OF TWENTY-FIVE FEET FROM ALL RESOURCE AREAS.
- THE PHASING AND SEQUENCING OF THE WORK FOR THE SITE PREPARATION FOR THE TELECOMMUNICATIONS EQUIPMENT INSTALLATION CONSISTS OF INSTALLING TEMPORARY EROSION AND SEDIMENTATION CONTROL BARRIERS; CLEARING AND ROUGH GRADING OF COMPOUND; FOUNDATION WORK; BACK FILL FOUNDATIONS; FENCED COMPOUND CONSTRUCTION; INSTALLATION OF TOWER AND GROUND EQUIPMENT; INSTALLATION OF UTILITIES; GRADING AND LIGHTNING PROTECTION; EQUIPMENT TESTING; FINAL GRADING AND STABILIZATION OF DISTURBED AREAS; LOAM AND SEED DISTURBED AREAS OUTSIDE COMPOUND; FINAL CLEANUP. THE ESTIMATED TIME FOR COMPLETION OF THE WORK IS APPROXIMATELY SIXTEEN (16) WEEKS.
- THE COMPOUND ENCLOSURE IS SURFACED WITH CRUSHED STONE UNDERLAIN BY A WEED-BLOCK SYNTHETIC FILTER FABRIC. DRAINAGE PATTERNS, RUNOFF VOLUMES AND PEAK FLOW RATES WILL NOT BE ALTERED BY THE PROPOSED CONSTRUCTION.
- IF REQUIRED, TEMPORARY DEWATERING OF THE TRENCH EXCAVATIONS SHALL BE DIVERTED INTO A TEMPORARY STILLING BASIN. INFILTRATION IN THE STILLING BASIN AND FLOW THROUGH THE CRUSHED STONE CONTAINMENT BERM WILL RESULT IN DIFFUSE, NON-POINT SOURCE RUNOFF OVER VEGETATED AREAS.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF THE FENCED COMPOUND AND ROADWAY SHALL BE PERMANENTLY ESTABLISHED WITH A NATIVE VEGETATIVE GROUND COVER AT THE CONCLUSION OF CONSTRUCTION. GRADED AREAS SHALL BE PROTECTED WITH STRAW MULCH UNTIL A GOOD VEGETATIVE COVER IS ESTABLISHED.
- THE TOTAL IMPACT AREA OF THE DISTURBED TOWER & COMPOUND CONSTRUCTION SITE IS BOUNDED BY THE "LIMIT OF WORK" AS SHOWN HEREON. THE MAXIMUM AREA OF DISTURBANCE WITHIN THE LIMIT OF WORK IS APPROXIMATELY 21,120 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 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 RESOURCE AREAS OR DOWNSTREAM PROPERTIES.
- A CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
9. WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT FROM BEHIND SILTATION BARRIERS AND DISPOSE OF SILT EVENLY IN UPLAND AREAS. REMOVE ALL EROSION CONTROL DEVICES WHEN A GOOD VEGETATIVE COVER IS ESTABLISHED.

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A; Suite 200
Hodley, MA 01035
Ph: (413)320-4918

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Professional Engineer
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EC-1