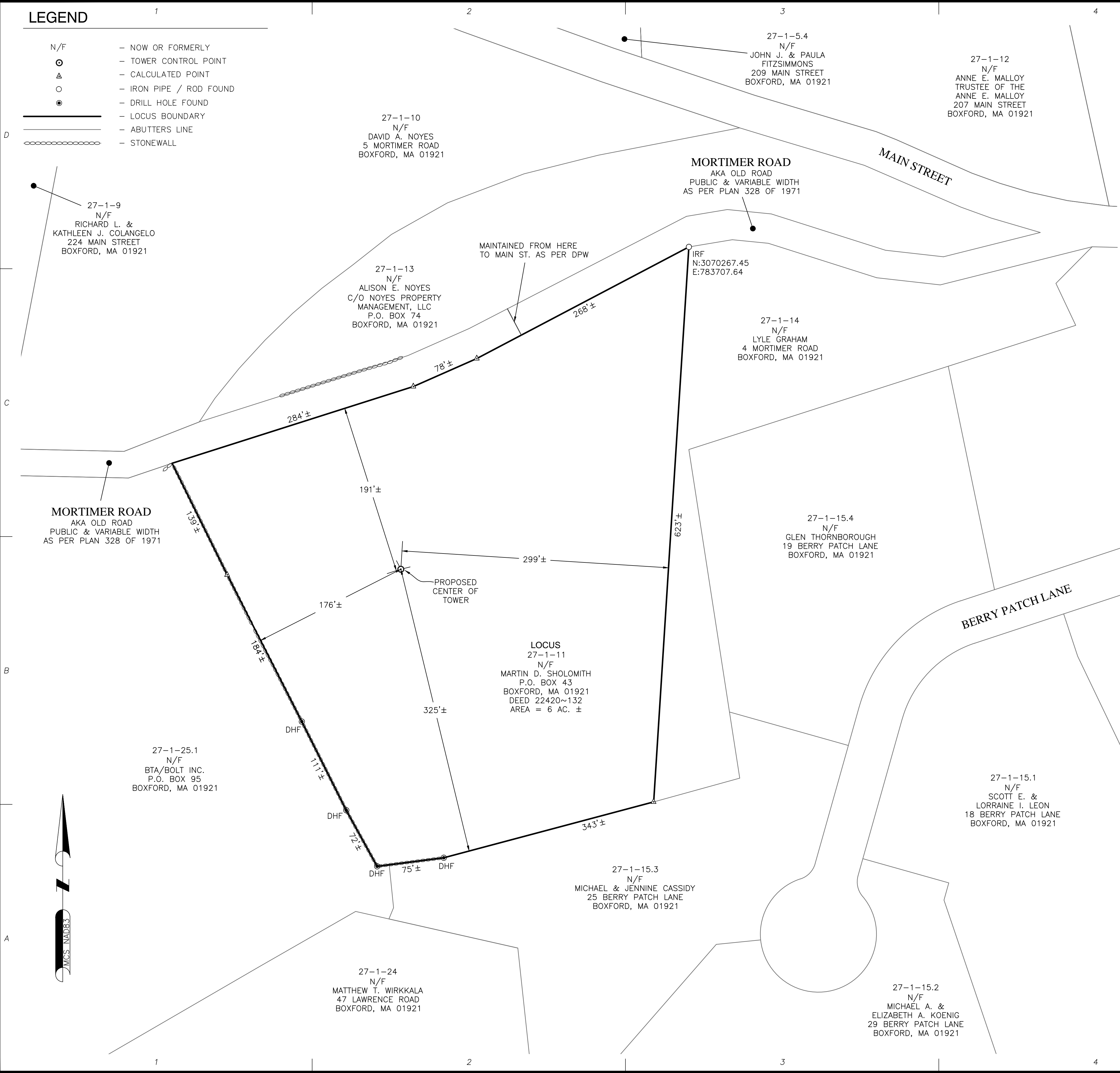


LEGEND

- N/F - NOW OR FORMERLY
- ⊙ - TOWER CONTROL POINT
- △ - CALCULATED POINT
- - IRON PIPE / ROD FOUND
- - DRILL HOLE FOUND
- - LOCUS BOUNDARY
- - - - - ABUTTERS LINE
- ⊘ - STONEWALL



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

[Signature]
DANIEL F. STASZ, PLS # 47160

11-13-2014
DATE

SURVEY NOTES

- SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON MAY 5 & 6, 2014. THIS SURVEY IS PREPARED IN CONFORMANCE WITH THE PROCEDURES AND REQUIREMENTS FOR DATA ACCUMULATION SURVEYS, AS SET FORTH IN 250 CMR SECTION 6.02. 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.
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN VARSITY WIRELESS AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
- 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.
- 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.
- PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) IN MAY 5, 2014. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE GRS 80 REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM OF 1983 CORS96 (MAINLAND 2001). 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).
- 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.
- THE LOCUS PARCEL IS SHOWN AS PARCEL 27-1-11 IN THE TOWN OF BOXFORD TAX ASSESSOR'S DATABASE.
- THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25009 C 0242 F, DATED JULY 3, 2012.
- THE LOCUS PARCEL IS LOCATED WITHIN THE TOWN OF BOXFORD'S "RESIDENCE-AGRICULTURE" ZONING DISTRICT.
- 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
- WETLANDS SHOWN HEREON WERE DELINEATED BY LUCAS ENVIRONMENTAL LLC AND LABELS FOR THE WETLANDS COME FROM A MEMORANDUM PREPARED BY LUCAS ENVIRONMENTAL LLC, DATED MAY 7, 2014.

PROPERTY OWNER: MARTIN D. SHOLOMITH
12 MORTIMER ROAD
BOXFORD, MA 01921

LOCUS DEED REFERENCE: BOOK 22420 PAGE 132

PLAN REFERENCES: BOOK 1971 PAGE 328
BOOK 240 PAGE 38
BOOK 233 PAGE 62
UNRECORDED PLAN ENTITLED "PLAN OF LAND,
12 MORTIMER ROAD, BOXFORD, MASSACHUSETTS."
PREPARED BY MCKENZIE ENGINEER GROUP
DATED AUG. 17, 2011

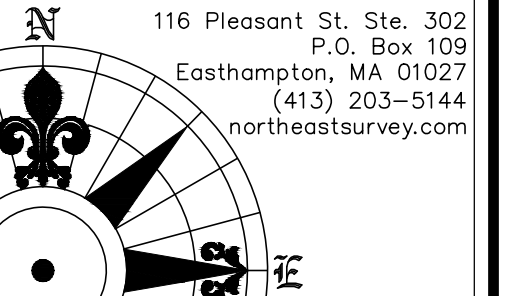
ABUTTERS PLAN

ANSI D (22"x34") SCALE: 1"=60'
ANSI A (11"x17") SCALE: 1"=120'



4 Bay Road
Building A, Suite 200
Hodley, MA 01035
Ph: (413)320-4918
Fax: (413)320-4917

CONSULTANTS:
NORTHEAST SURVEY CONSULTANTS

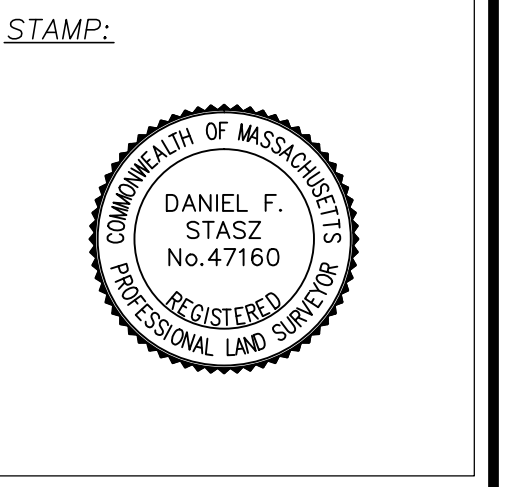


NO.	DATE	REVISIONS
A	15/20/14	ISSUED FOR REVIEW
O	18/20/14	ISSUED FOR PERMITTING
T	11/13/14	PERMITTING REVISED

SITE NAME: BOXFORD
SITE: VW MA 0006
ADDRESS: 12 MORTIMER ROAD
BOXFORD, MA 01921

APPLICANT:
varsity wireless

VARSLITY WIRELESS, LLC
346 CONGRESS STREET
SUITE 703
BOSTON, MA 02210

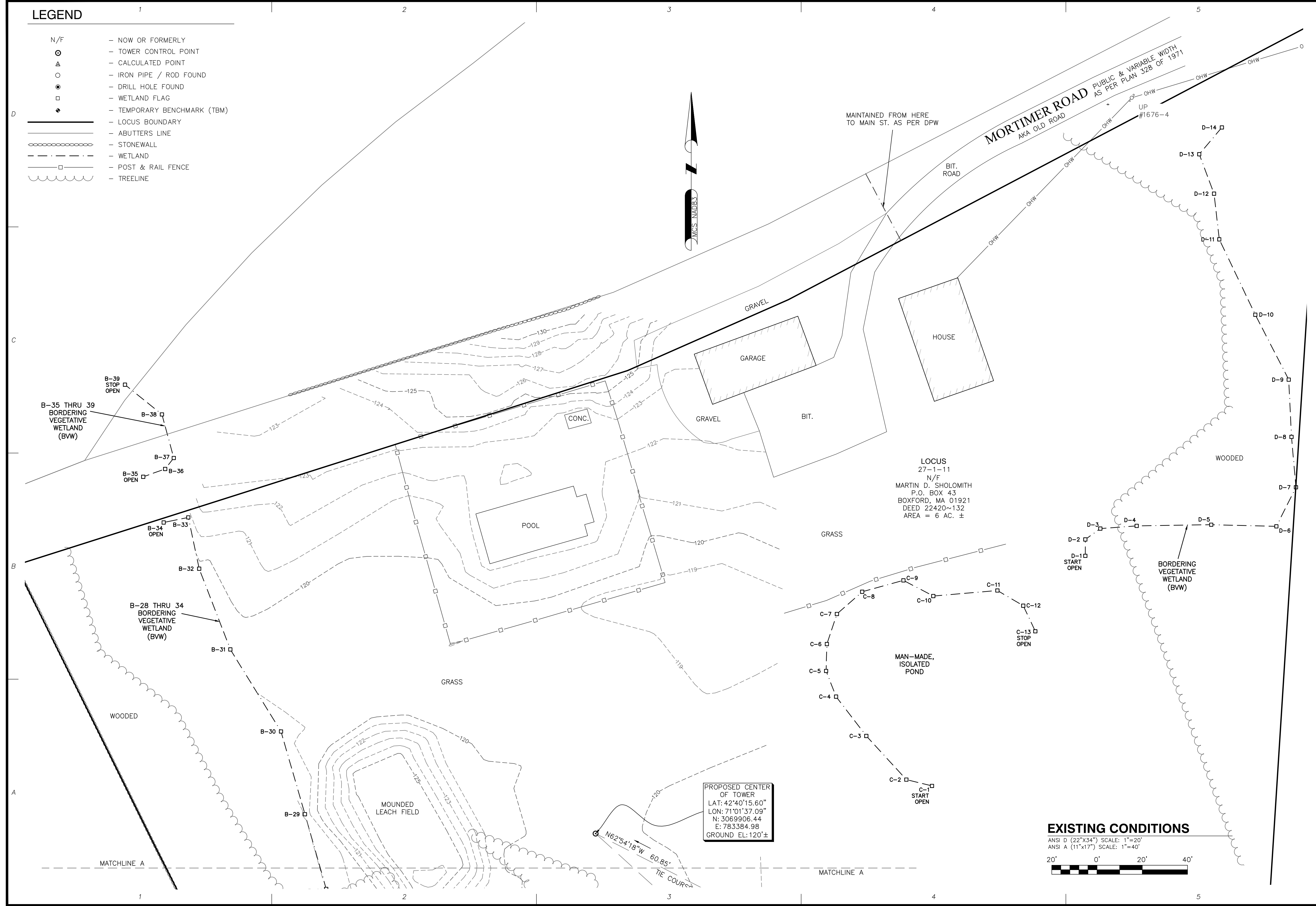


DATE: 11/13/2014
DRAWN: JDG
CHECK: DFS
SCALE: 1"=60'
JOB NO.: 14-074

SHEET TITLE:
ABUTTERS PLAN
C-1

LEGEND

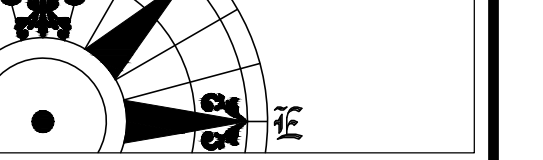
- N/F — NOW OR FORMERLY
- ⊙ — TOWER CONTROL POINT
- △ — CALCULATED POINT
- — IRON PIPE / ROD FOUND
- ⊙ — DRILL HOLE FOUND
- — WETLAND FLAG
- ◆ — TEMPORARY BENCHMARK (TBM)
- LOCUS BOUNDARY
- ABUTTERS LINE
- STONEWALL
- - - WETLAND
- POST & RAIL FENCE
- TREELINE



4 Bay Road
Building A, Suite 200
Hadley, MA 01035
Ph: (413)320-4918
Fax: (413)320-4917

CONSULTANTS:
NORTHEAST SURVEY CONSULTANTS

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

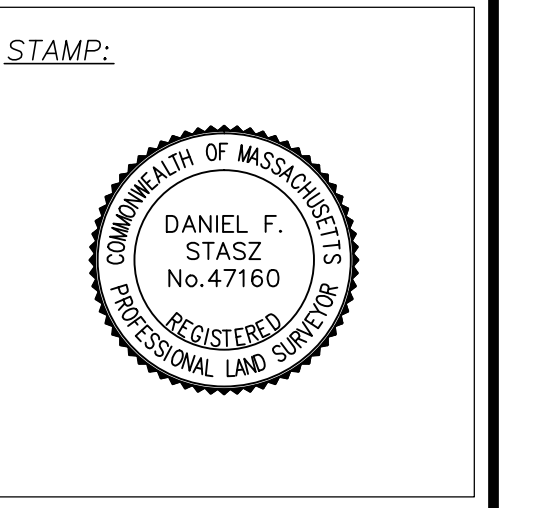


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BOXFORD, MA 01921

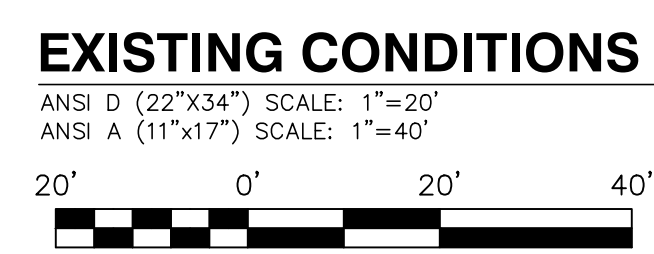
APPLICANT:
varsity wireless

VARISITY WIRELESS, LLC
346 CONCRESS STREET
SUITE 703
BOSTON, MA 02210



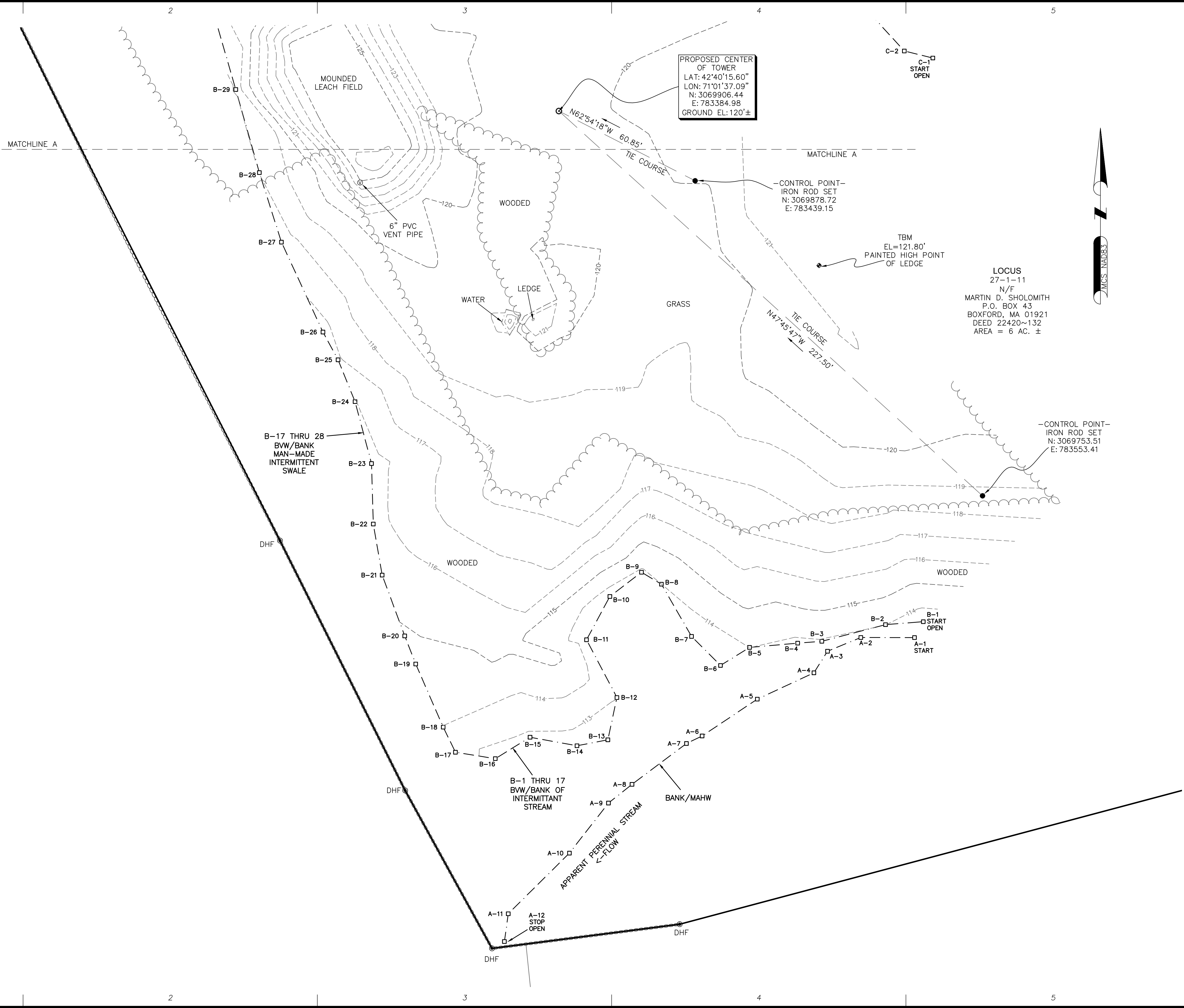
DATE: 11/13/2014
DRAWN: JDG
CHECK: DFS
SCALE: 1"=60'
JOB NO.: 14-074

SHEET TITLE:
EXISTING CONDITIONS
C-2



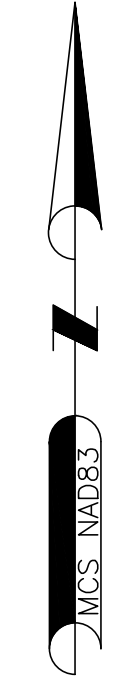
LEGEND

- N/F — NOW OR FORMERLY
- ⊙ — TOWER CONTROL POINT
- △ — CALCULATED POINT
- — IRON PIPE / ROD FOUND
- DHF ⊙ — DRILL HOLE FOUND
- — WETLAND FLAG
- ◆ — TEMPORARY BENCHMARK (TBM)
- LOCUS BOUNDARY
- ABUTTERS LINE
- STONEWALL
- WETLAND
- POST & RAIL FENCE
- TREELINE



PROPOSED CENTER OF TOWER
 LAT: 42°40'15.60"
 LON: 71°01'37.09"
 N: 3069906.44
 E: 783384.98
 GROUND EL: 120'±

LOCUS
 27-1-11
 N/F
 MARTIN D. SHOLOMITH
 P.O. BOX 43
 BOXFORD, MA 01921
 DEED 22420~132
 AREA = 6 AC. ±



EXISTING CONDITIONS

ANSI D (22"x34") SCALE: 1"=20'
 ANSI A (11"x17") SCALE: 1"=40'

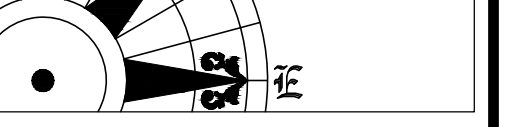


ProTerra
 DESIGN GROUP, LLC

4 Bay Road
 Building A, Suite 200
 Hadley, MA 01035
 Ph: (413)320-4918
 Fax: (413)320-4917

CONSULTANTS:
NORTHEAST SURVEY CONSULTANTS

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



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T	11/13/14	PERMITTING REVISED

SITE NAME: BOXFORD
SITE: VW MA 0006
ADDRESS: 12 MORTIMER ROAD
BOXFORD, MA 01921

APPLICANT:
varsity wireless
 VARSITY WIRELESS, LLC
 346 CONGRESS STREET
 SUITE 703
 BOSTON, MA 02210

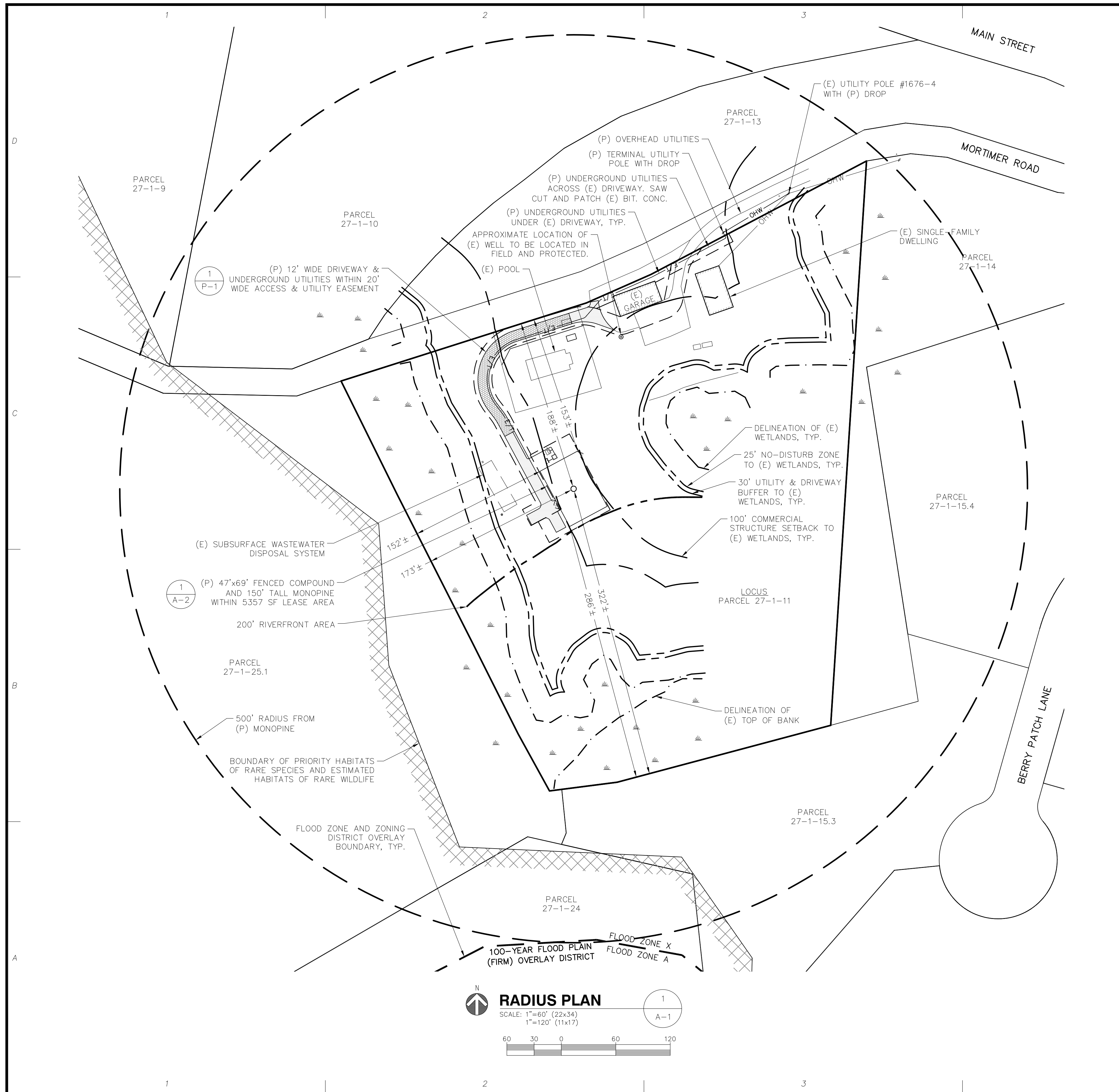
STAMP:

 DANIEL F. STASZ
 No. 47160
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 11/13/2014
 DRAWN: JDG
 CHECK: DFS
 SCALE: 1"=20'
 JOB NO.: 14-074

SHEET TITLE:
EXISTING CONDITIONS

C-3



GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION. 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 INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE 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.

REFERENCES

PROPERTY LINES & EXISTING FEATURES – SEE SHEETS C-1 TO C-3

ZONING BOUDARIES – PLAN ENTITLED "TOWN OF BOXFORD ZONING MAP" PREPARED BY MERRIMACK VALLEY PLANNING COMMISSION DATED AUGUST 2012.

WETLANDS DATA – SURVEYED DATA FROM SHEETS C-1 TO C-3.

NATURAL HERITAGE DATA – "NHESP PRIORITY HABITATS OF RARE SPECIES" AND "NHESP ESTIMATED HABITATS OF RARE WILDLIFE" DATALAYERS DATED OCTOBER 2008 PREPARED BY OFFICE OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, INFORMATION TECHNOLOGY DIVISION.

FLOODPLAIN – "FEMA NATIONAL FLOOD HAZARD" DATALAYER DATED OCTOBER 2013 PREPARED BY OFFICE OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, INFORMATION TECHNOLOGY DIVISION. CONFIRMED WITH FEMA FIRM MAP NUMBER 25009C0242F REVISED JULY 3, 2012.

ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. ZONE A – AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.

SUBSURFACE SEWAGE DISPOSAL SYSTEM – PLAN ENTITLED "PLAN OF LAND; 12 MORTIMER ROAD; (ASSESSOR'S MAP 27, BLOCK 1, LOT 11); BOXFORD, MASSACHUSETTS" PREPARED BY MCKENZIE ENGINEERING GROUP, INC. DATED AUGUST 17, 2011.

ZONING SUMMARY TABLE

ZONING DISTRICT(S): RESIDENCE-AGRICULTURAL DISTRICT (R-A)
 ASSESSOR'S ID: 27-1-11
 (P) USE: WIRELESS COMMUNICATION FACILITY

DIMENSION	PROVIDED	CONSTRAINT
LOT – AREA	6± Ac.	2± Ac. MIN.
LOT – COVERAGE	3%±	25% MAX.
LOT – FRONTAGE	630'±	250' MIN.
COMPOUND – FRONT YARD	153'±	50' MIN.
COMPOUND – SIDE YARD	152'±	25' MIN.
COMPOUND – REAR YARD	286'±	25' MIN.
COMPOUND – HEIGHT	13'±	35' MAX.
COMMERCIAL STRUCTURES – SETBACK TO WETLAND	101'±	100' MIN.
COMMERCIAL STRUCTURES – SETBACK TO RIVER	205'±	200' MIN.
TOWER – HEIGHT	150'± (156' TOTAL) ¹	120' MAX.
TOWER – DISTANCE TO PROPERTY LINE	173'±	150' MIN.
DRIVEWAY – DISTANCE TO WETLAND	59'±	30' MIN.
UTILITIES – DISTANCE TO WETLAND	70'±	30' MIN.

SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR THE FOLLOWING:
 1 – TOWN OF BOXFORD ZONING CODE §196-22.C.(5): "ALL FACILITIES SHALL ... [NOT] EXCEED 120 FEET IN HEIGHT AS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE BASE OF THE FACILITY."

DISTURBANCE SUMMARY

LOCATION	AREA (SF)
OVERSTORY TREE CLEARING	1100
IMPERVIOUS AREA (ALLOWANCE)	1162
GRAVEL SURFACE & DRAINAGE STRUCTURES	7838
LOAM & SEED	10,800
TOTAL EARTH DISTURBANCE	19,800
DISTURBANCE WITHIN 100' WETLAND BUFFER	12,000
DISTURBANCE WITHIN 50' WETLAND BUFFER	0
DISTURBANCE WITHIN 200' RIVERFRONT AREA	0

CONSULTANTS:

NO.	DATE	REVISIONS
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T	9/4/14	PERMITTING REVISED
2	11/13/14	PERMITTING REVISED

SITE NAME: BOXFORD
SITE NUMBER: VW MA 006
ADDRESS: 12 MORTIMER ROAD
BOXFORD, MA 01921

APPLICANT:
varsity wireless

VARISITY WIRELESS, LLC
946 CONGRESS STREET
SUITE 703
BOSTON, MA 02210

STAMP:

DATE: 7/29/14
 DRAWN: MJV
 CHECK: JMM/TEJ
 SCALE: SEE PLAN
 JOB NO.: 14-009
 SHEET TITLE:

RADIUS PLAN

CONSULTANTS:

NO.	DATE	REVISIONS
A	7/29/14	ISSUED FOR REVIEW
O	8/20/14	ISSUED FOR PERMITTING
T	9/4/14	PERMITTING REVISED
2	11/13/14	PERMITTING REVISED

SITE NAME: BOYFORD
SITE NUMBER: VW MA 0006
ADDRESS: 12 MORTIMER ROAD
BOYFORD, MA 01921

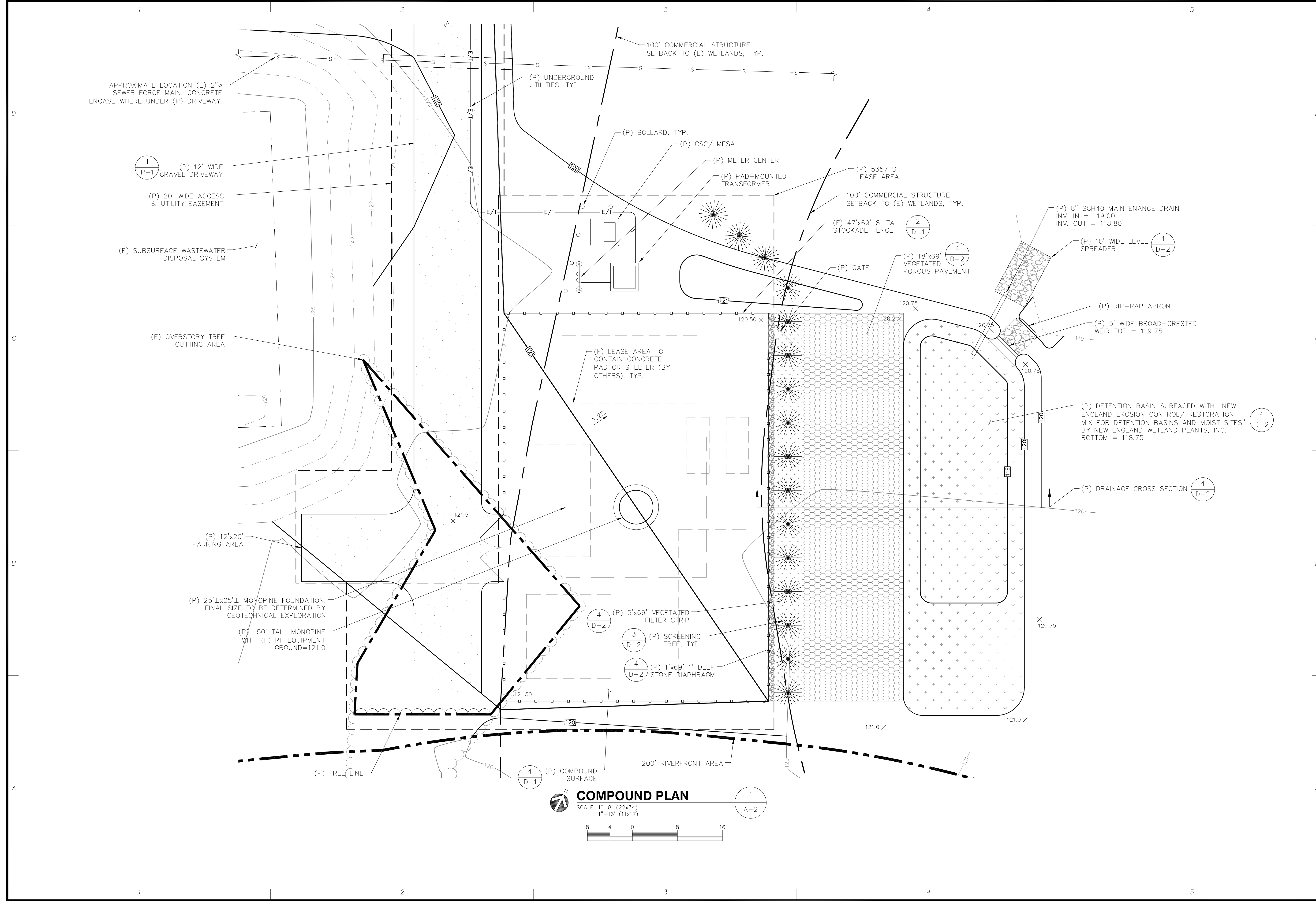
APPLICANT:
varsity wireless

VARISITY WIRELESS, LLC
346 CONGRESS STREET
SUITE 703
BOSTON, MA 02210

STAMP:

DATE: 7/29/14
DRAWN: MJV
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 14-009
SHEET TITLE:

COMPOUND PLAN



COMPOUND PLAN
SCALE: 1"=8' (22x34)
1"=16' (11x17)

CONSULTANTS:

NO.	DATE	REVISIONS
A	7/29/14	ISSUED FOR REVIEW
B	8/20/14	ISSUED FOR PERMITTING
C	9/4/14	PERMITTING REVISED
D	11/13/14	PERMITTING REVISED

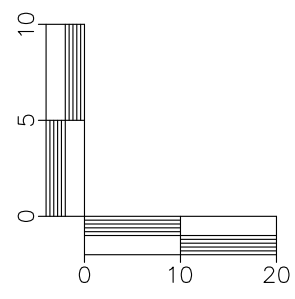
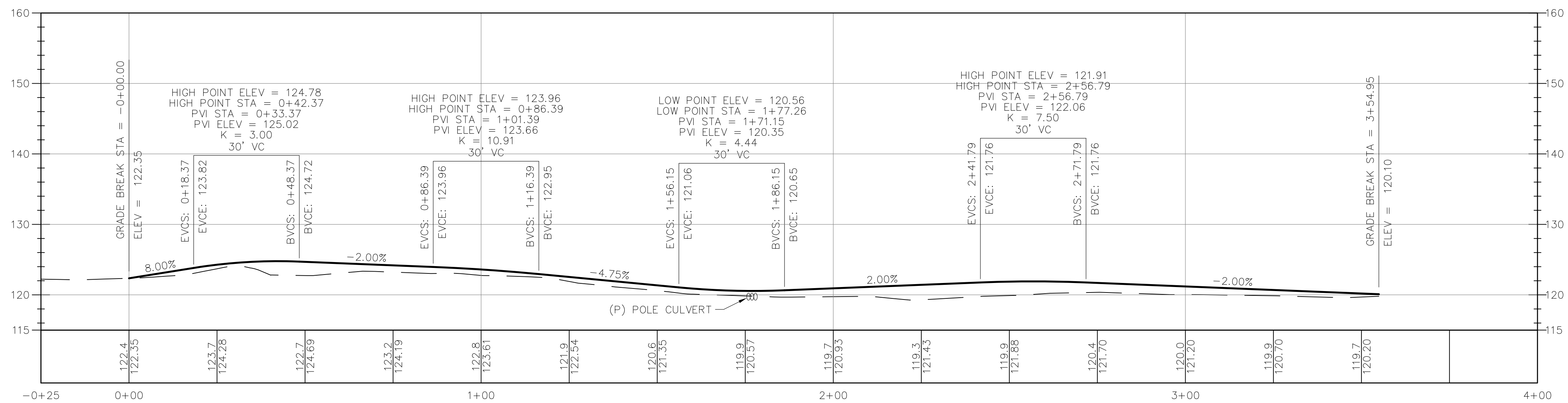
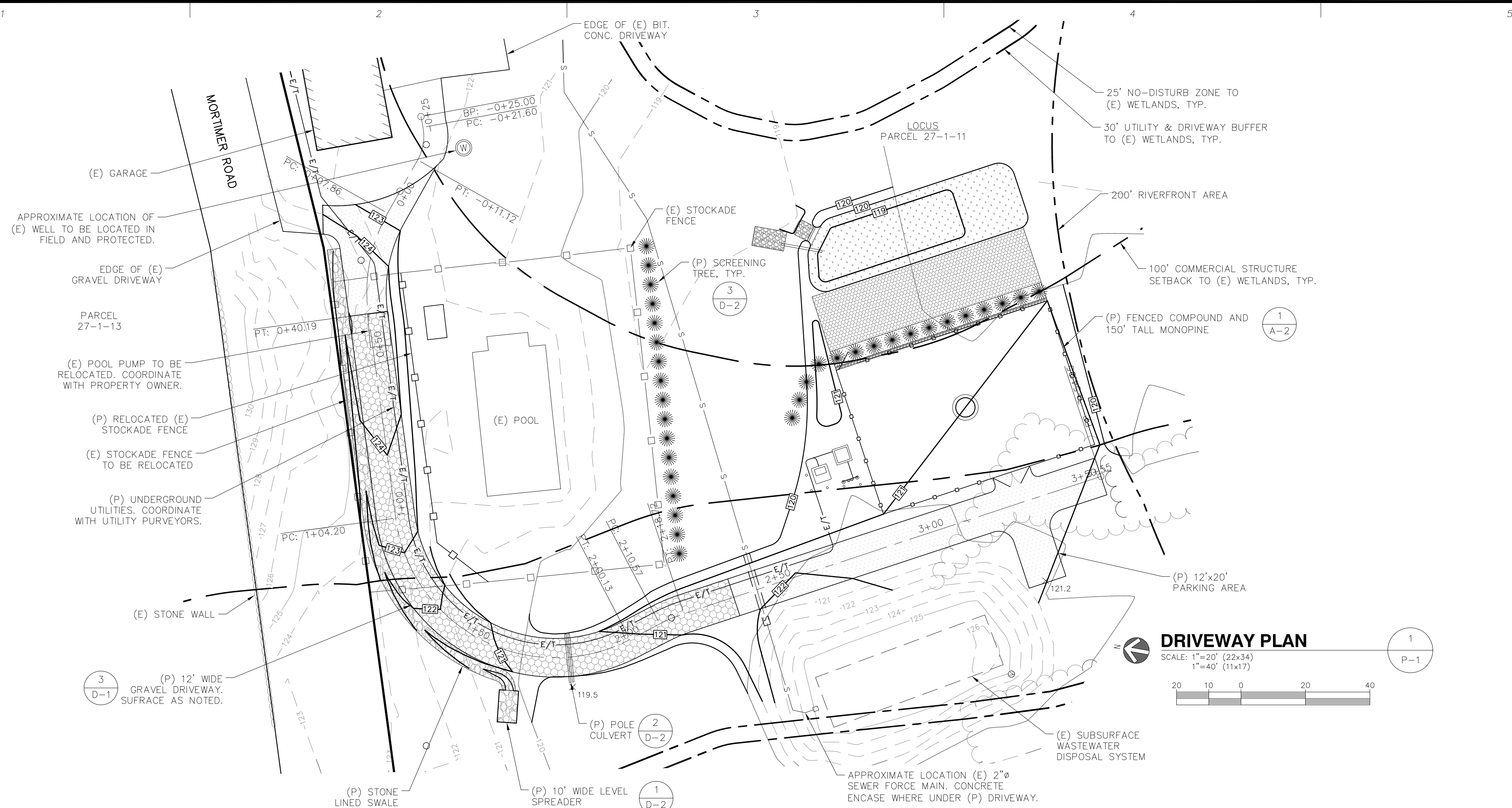
SITE NAME: BOYFORD
SITE NUMBER: VW MA 0006
ADDRESS: 12 MORTIMER ROAD
BOYFORD, MA 01921

APPLICANT:
varsity wireless
varsity wireless, LLC
946 CONGRESS STREET
SUITE 703
BOSTON, MA 02210

STAMP:

DATE: 7/29/14
DRAWN: MJV
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 14-009

SHEET TITLE:
DRIVEWAY PLAN & PROFILE
P-1



CONSULTANTS:

NO.	DATE	REVISIONS
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BOYFORD, MA 01921

APPLICANT:
varsity wireless

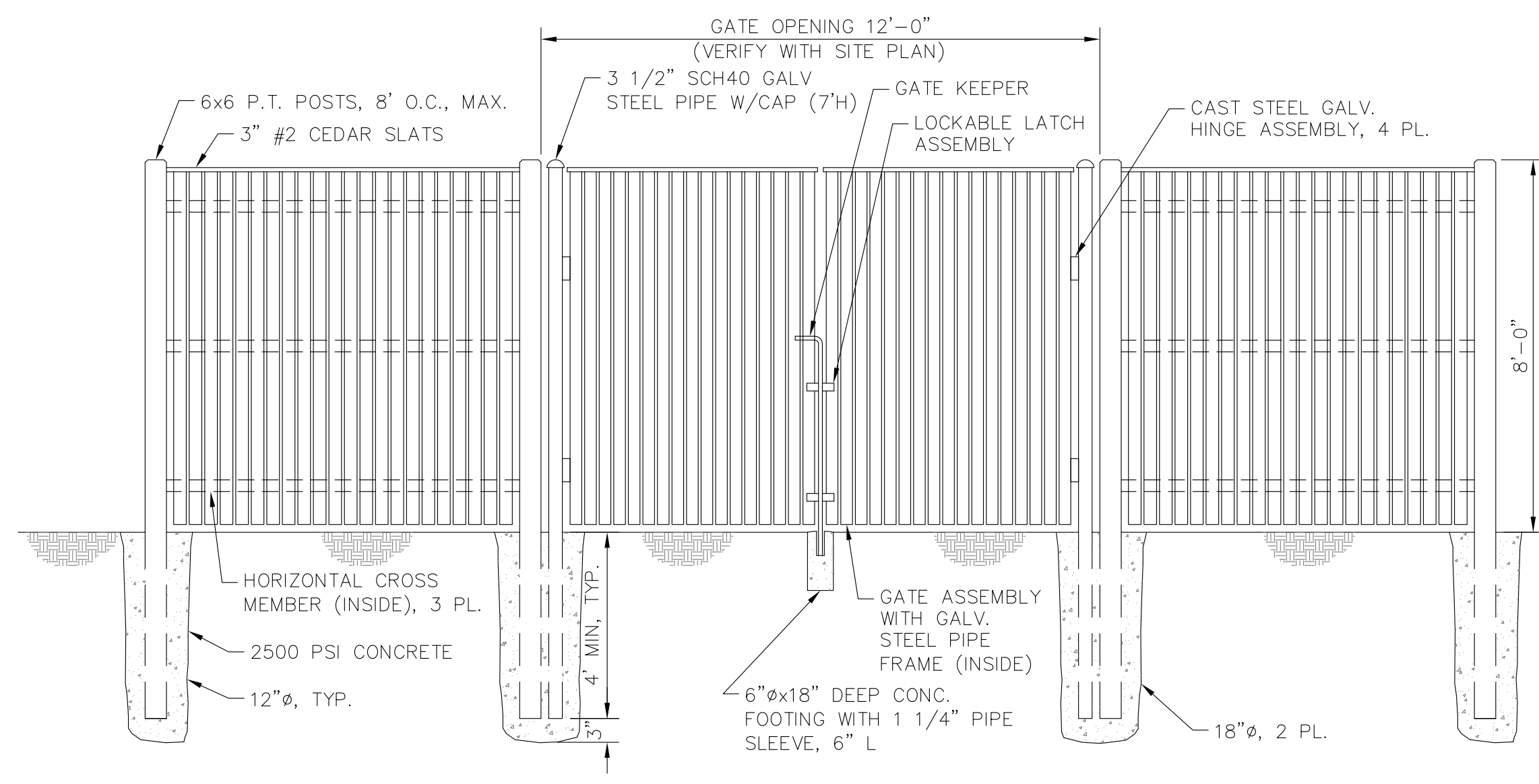
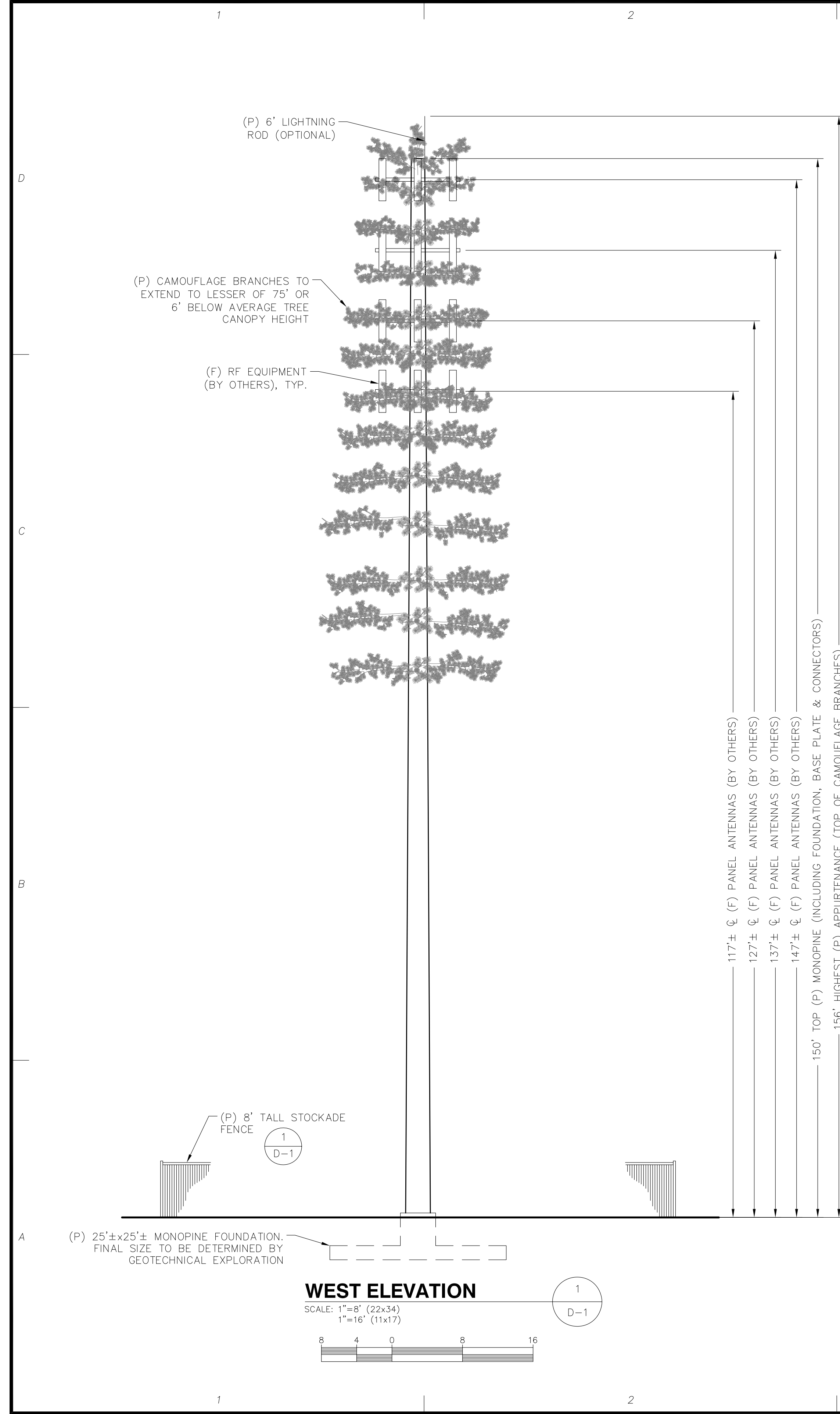
VARISITY WIRELESS, LLC
346 CONGRESS STREET
SUITE 703
BOSTON, MA 02210

STAMP:

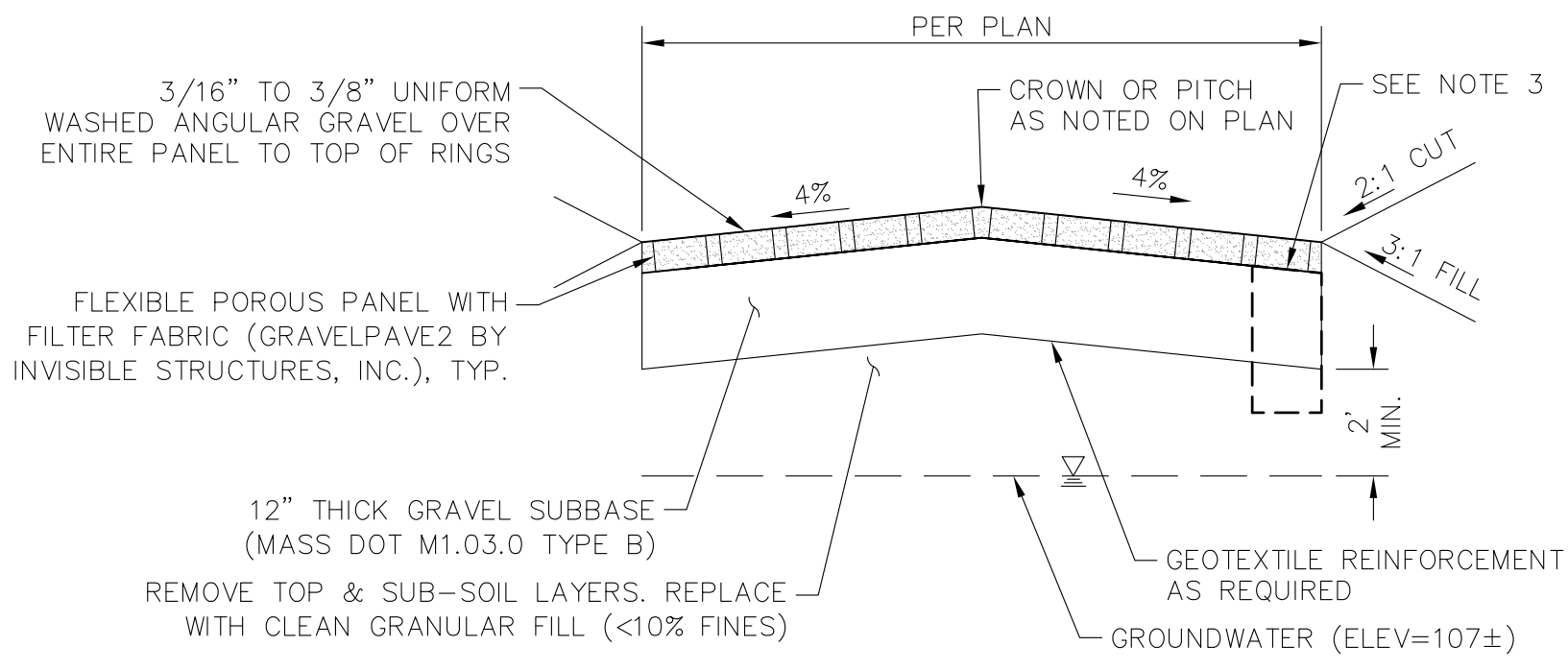
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CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 14-009

SHEET TITLE:
ELEVATION & DETAILS

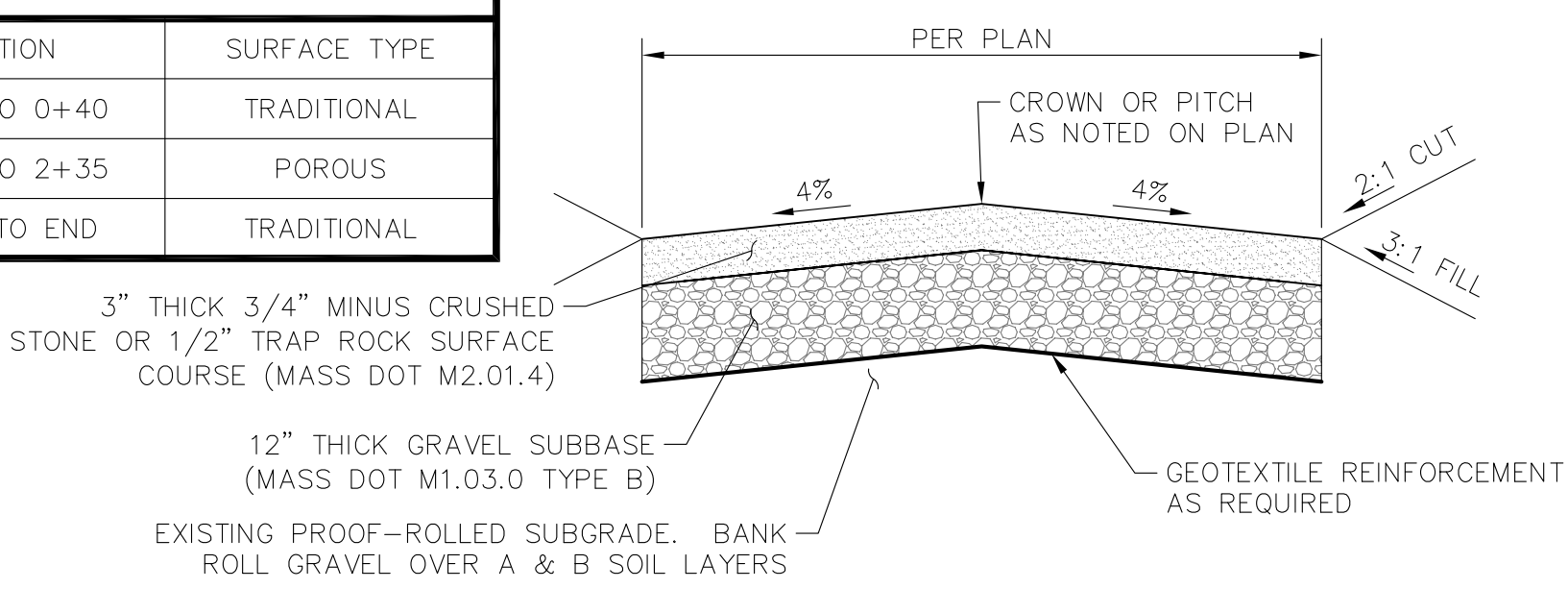
D-1



STOCKADE FENCE
SCALE: NONE

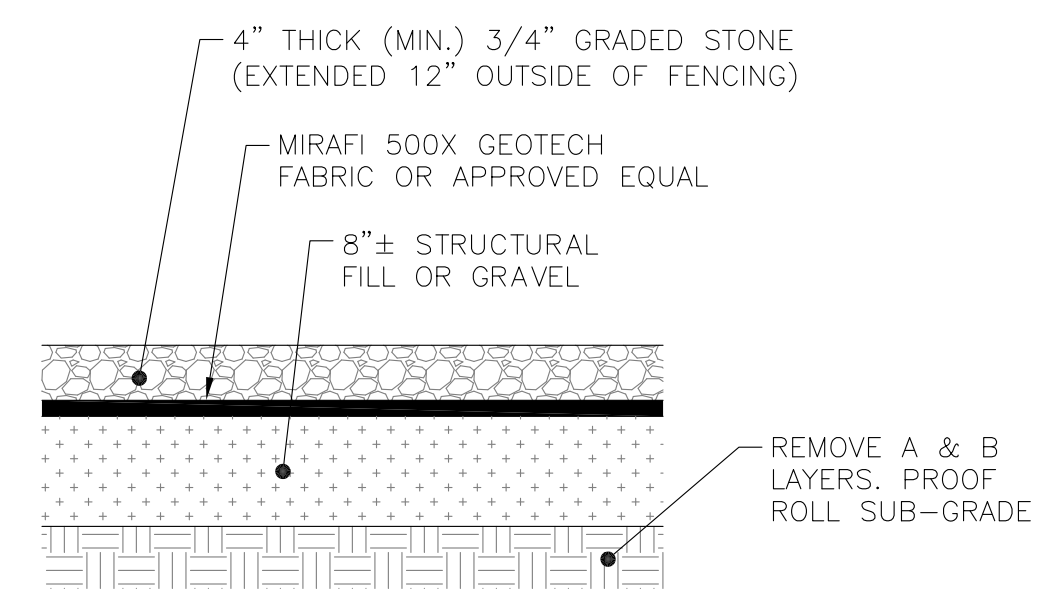


STATION	SURFACE TYPE
0+00 TO 0+40	TRADITIONAL
0+40 TO 2+35	POROUS
2+35 TO END	TRADITIONAL



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.

DRIVEWAY SECTION
SCALE: NONE



COMPOUND SURFACE
SCALE: NONE

WEST ELEVATION
SCALE: 1"=8" (22x34)
1"=16" (11x17)

CONSULTANTS:

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BOYFORD, MA 01921

APPLICANT:
varsity wireless

VARISITY WIRELESS, LLC
346 CONGRESS STREET
SUITE 703
BOSTON, MA 02210

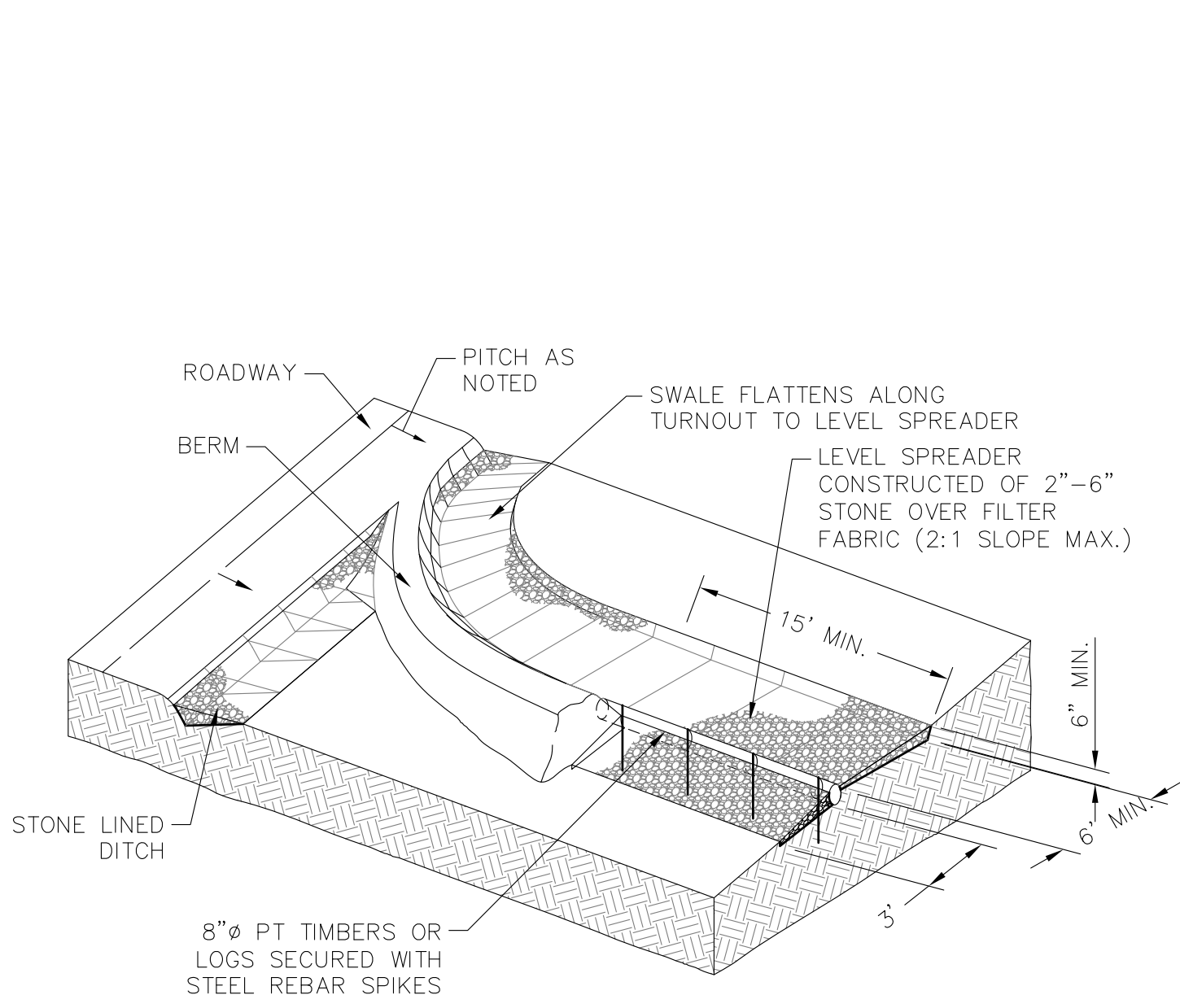
STAMP:

DATE: 7/29/14
DRAWN: MJV
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 14-009

SHEET TITLE:

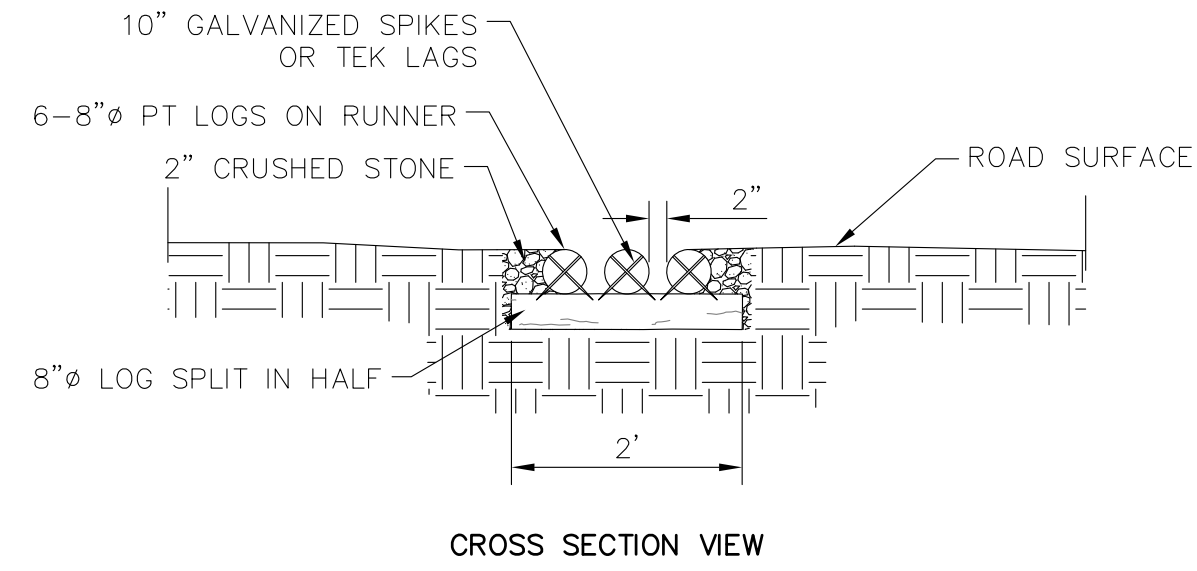
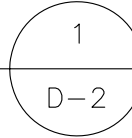
DETAILS

D-2

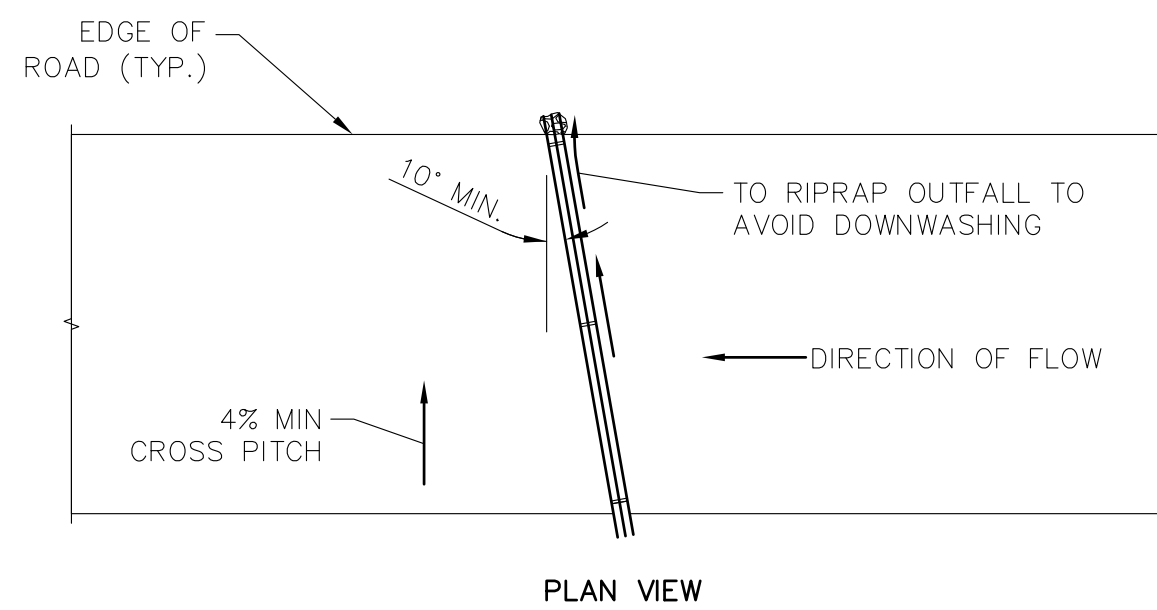


DITCH TURNOUT

SCALE: NONE



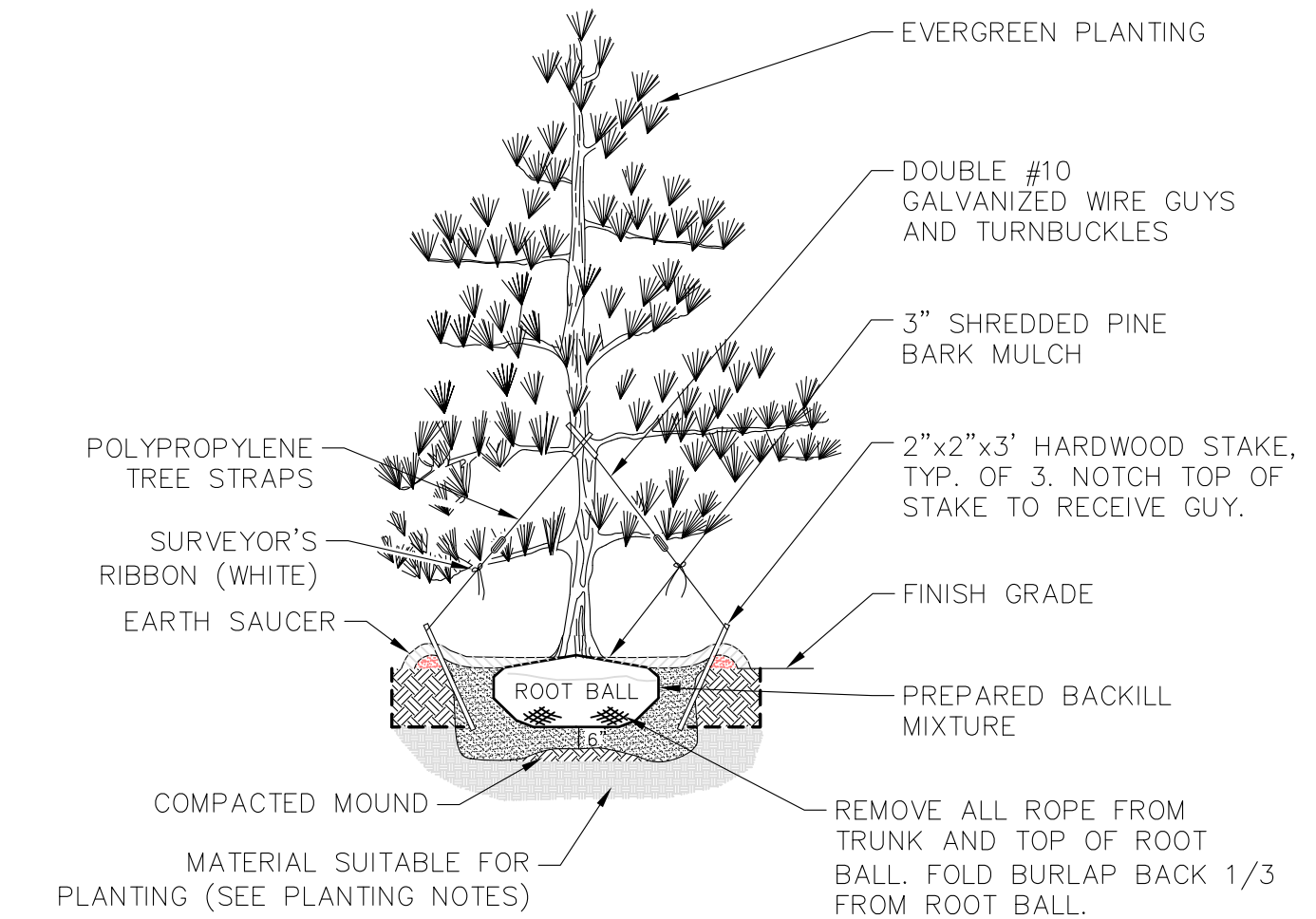
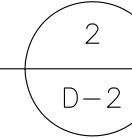
CROSS SECTION VIEW



PLAN VIEW

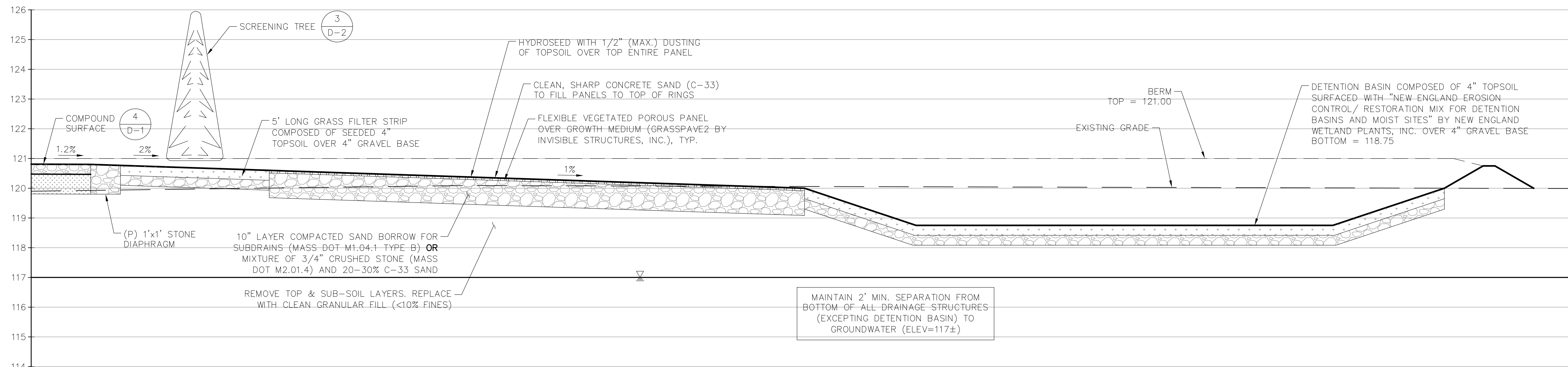
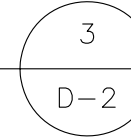
POLE CULVERT

SCALE: NONE



PLANTING DETAIL

SCALE: NONE



DRAINAGE CROSS SECTION

SCALE: NONE

