

FOR ZONING

PREPARED FOR:
verizon
900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

TEP
NORTHEAST
TEP O.P.C.O., L.L.C.
45 BEECHWOOD DRIVE, NORTH ANDOVER, MA 01845
TEL: (978) 557-5553

WARWICK 6 RI

MAYETTE AVENUE AND LORING ROAD

WARWICK, RI 02889



VICINITY MAP

DIRECTIONS TO SITE:

GET ON LOWELL CONNECTOR. HEAD NORTHEAST TOWARD INDUSTRIAL AVE. TURN RIGHT ONTO INDUSTRIAL AVE. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO THE LOWELL CONNECTOR RAMP TO I-495/US-3. FOLLOW US-3 S AND I-95 S TO US-1 S/POST RD IN WARWICK. TAKE EXIT 3A FROM RI-37 E. MERGE ONTO LOWELL CONNECTOR. MERGE ONTO US-3 S. TAKE EXIT 72B TO MERGE ONTO I-95 S TOWARD PROVIDENCE/RI. USE THE RIGHT 2 LANES TO TAKE THE I-95 S EXIT TOWARD PROVIDENCE. CONTINUE ONTO I-95 S. CONTINUE ONTO I-95 S. USE THE RIGHT 2 LANES TO TAKE EXIT 31A-31B TO MERGE ONTO RI-37 E TOWARD U.S. 1/WARWICK. TAKE EXIT 3A TO MERGE ONTO US-1 S/POST RD. TAKE AIRPORT RD AND W SHORE RD TO WINTER AVE. MERGE ONTO US-1 S/POST RD. PASS BY VALVOLINE INSTANT OIL CHANGE (ON THE LEFT IN 0.3 MI). USE THE LEFT 2 LANES TO TURN LEFT ONTO AIRPORT RD. CONTINUE ONTO W SHORE RD. TURN RIGHT ONTO WINTER AVE. DESTINATION WILL BE ON THE LEFT 176 WINTER AVE WARWICK, RI 02889

PROJECT SUMMARY

PROJECT ENGINEER

TOWER ENGINEERING PROFESSIONALS,
TEP NORTHEAST, OPC, LLC
45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: 1-(978)-557-5553

MEP ENGINEER

TOWER ENGINEERING PROFESSIONALS,
TEP NORTHEAST, OPC, LLC
45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: 1-(978)-557-5553

SURVEYOR

HALNON LAND SURVEYING, INC.
35 CROSS STREET
NORTON, MA 02766
TEL: 508-285-3141
FAX: 508-285-3142

PROJECT SUMMARY

SITE NAME: WARWICK 6 RI
SITE ADDRESS: MAYETTE AVENUE AND LORING ROAD
WARWICK, RI 02889
APPLICANT: VERIZON WIRELESS
900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851
ZONING DISTRICT: OS-OPEN SPACE DISTRICT
ZONING JURISDICTION: CITY OF WARWICK, KENT COUNTY
LATITUDE: N41° 43' 04.10" N 41.717806°
LONGITUDE: W71° 22' 42.82" W -71.378561°
PARCEL ID: PLAT 332 LOTS: 396,397,402,403,470
PROPERTY OWNER: CITY OF WARWICK
WARWICK CITY HALL
3275 POST ROAD
WARWICK, RI 02886

SHEET INDEX

SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	SURVEY
C-2	EASEMENT
C-3	PLOT PLAN
A-1	COMPOUND PLAN
A-2	ELEVATION

CHECKED BY: JX

APPROVED BY: DPH

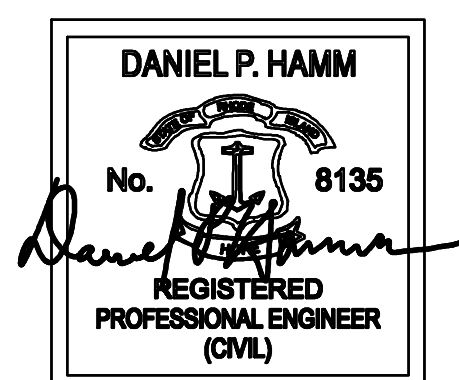
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	06/20/23	ADDRESS NAME CHANGE	SLY
0	04/12/23	ISSUED FOR ZONING	GA

SITE NAME:
WARWICK 6 RI
SITE ADDRESS:
MAYETTE AVENUE AND
LORING ROAD
WARWICK, RI 02889

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



- AP — ASSESSOR'S PLAT
- MSL — MEAN SEA LEVEL DATUM
- AGL/ASL — ABOVE GROUND/SILL LEVEL
- OHP — OVERHEAD WIRES
- E — UNDERGROUND ELECTRIC/FIBER LINE
- G — GAS LINE
- WGV — WATER GATE VALVE & HYDRANT
- U — UTILITY POLE
- CB — CATCH BASIN
- DHSB FND — STONE BOUND FOUND
- HUBTS — HUB STAKE SET
- MNS — MAGNETIC NAIL SET
- — EDGE OF PAVEMENT/CURB

1. FIELD SURVEY DATE: MARCH 17, 2023
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83), RI SPCS
4. CENTER OF PROPOSED: MONOPOLE
LATITUDE: N 41° 43' 04.1008"
LONGITUDE: W 71° 22' 42.8179"
ELEVATION: 13.5 (AMSL)
CITY OF WARWICK
5. OWNER: CITY OF WARWICK
6. SITE NAME: WARWICK 6 RI
7. SITE NUMBER:
8. SITE ADDRESS: MAYETTE AVENUE AND LORING ROAD
WARWICK, RI 02889
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12. DEED REFERENCE: BOOK—PAGE;195—67,390—904,391—11
13. PLAN REFERENCE: PLAT CARD 241
14. ELEVATIONS AND COORDINATES OF TRAVERSE POINTS FROM GPS LOCATIONS WITH DUAL FREQUENCY RECEIVERS AND RTK DERIVED SOLUTIONS. DUAL STA. USED FOR LOCATIONS.
15. 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.
16. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X UNSHADED AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 44003C0134H EFFECTIVE DATE: SEPT. 18, 2013
17. PROPERTY LINE INFORMATION IS COMPILED FROM DEEDS AND PLANS OF RECORD AND IS NOT THE RESULT OF A FULL BOUNDARY SURVEY. CONNECTIONS OF EASEMENTS AND LEASE AREA TO PROPERTY LINE ARE LOCATED TO CLASS I STANDARDS.
18. BEARING SYSTEM OF THIS PLAN IS BASED ON GRID NORTH.

FAA 1A SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE AND ELEVATIONS PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:
 ± THREE (3) FEET VERTICALLY
 ± FIFTEEN (15) FEET HORIZONTALLY

CERTIFICATION

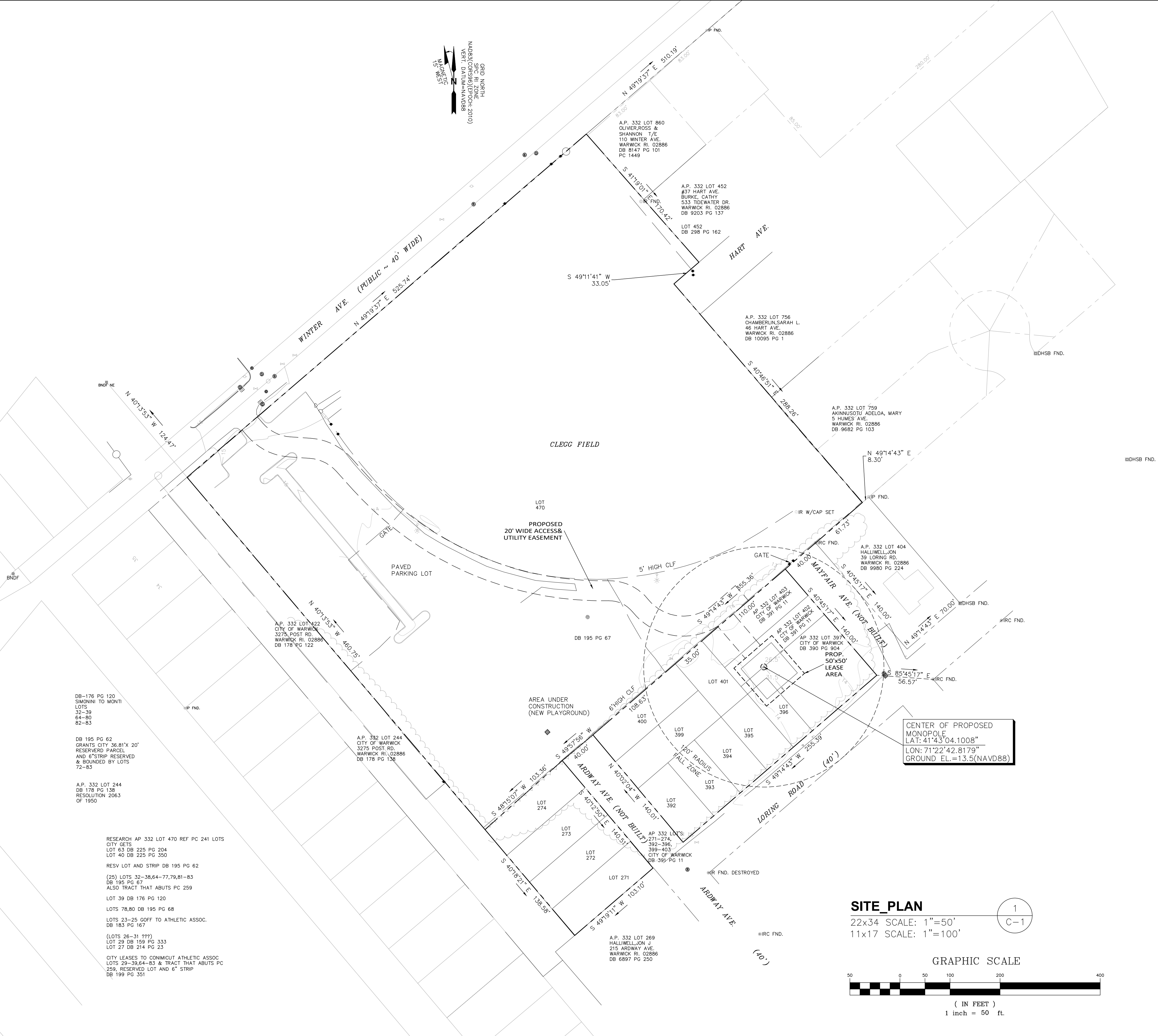
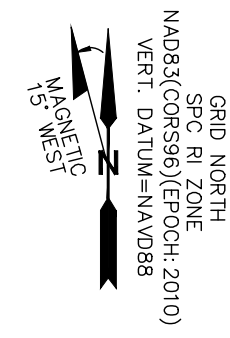
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

DATA ACCUMULATION SURVEY, CLASS III, T-1 AND IS A RESULT OF AN ON THE GROUND SURVEY CONDUCTED BY THIS FIRM BETWEEN JUNE 29 AND JULY 12, 2022. THIS IS NOT A COMPILATION PLAN.

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PREPARE AN EXISTING CONDITIONS SURVEY AND PLAN.



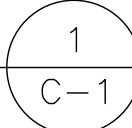
BY: JOHN A. HALNON, PLS R# 1906 COA# A347
 DATE: MARCH 30, 2023



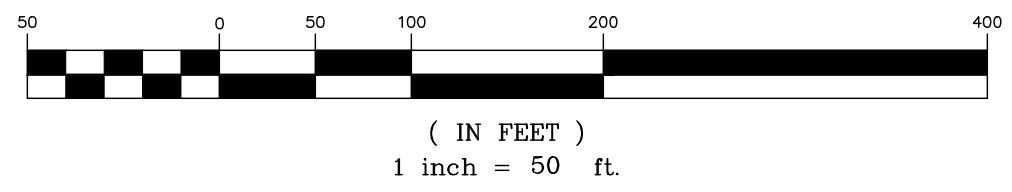
CENTER OF PROPOSED MONOPOLE
 LAT: 41°43'04.1008"
 LON: 71°22'42.8179"
 GROUND EL.=13.5(NAVD88)

SITE PLAN

22x34 SCALE: 1"=50'
 11x17 SCALE: 1"=100'



GRAPHIC SCALE



PREPARED FOR:
verizon
 900 CHELMSFORD STREET
 TOWER 2 FLOOR 5
 LOWELL, MA 01851

TEP
 NORTHEAST
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 45 BEECHWOOD DRIVE, NORTH ANDOVER, MA 01845
 TEL: (978) 557-5553

HALNON
 LAND SURVEYING, INC.
 34 CROSS STREET
 NORTON, MA 02766
 t. 508-285-3141 f. 508-285-3142

CHECKED BY: JX

APPROVED BY: JAH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	03/30/23	ISSUED FOR REVIEW	JAH

SITE NAME:
WARWICK 6 RI
 SITE ADDRESS:
 MAYETTE AVENUE AND
 LORING ROAD
 WARWICK, RI 02889
 KENT COUNTY

SHEET TITLE
SURVEY

SHEET NUMBER
C-1

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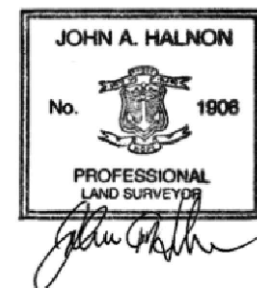
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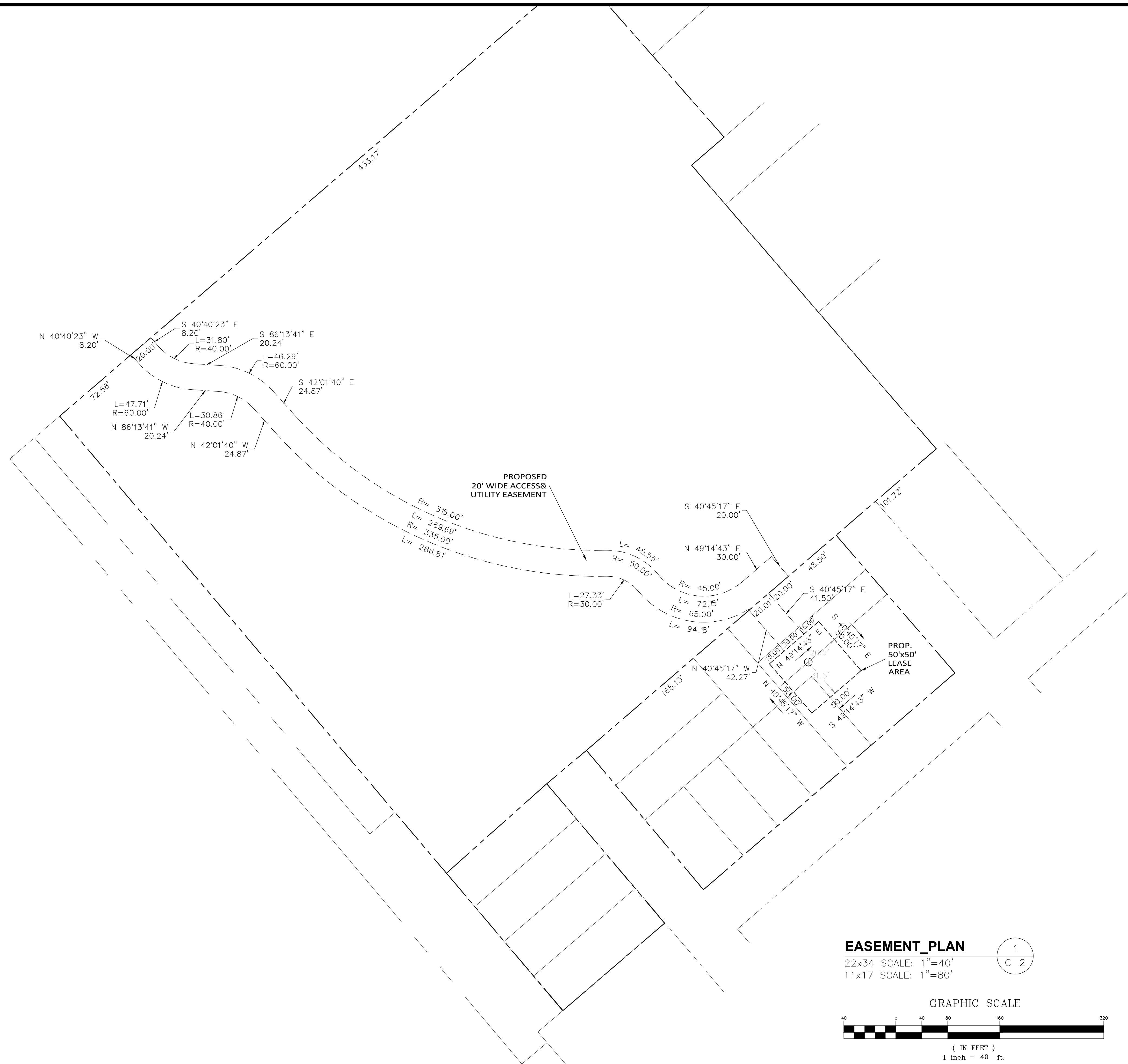
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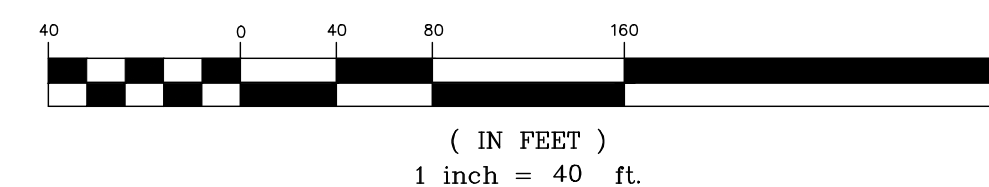


EASEMENT_PLAN

22x34 SCALE: 1"=40'
11x17 SCALE: 1"=80'

1
C-2

GRAPHIC SCALE



PREPARED FOR:



900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851



45 BEECHWOOD DRIVE, NORTH ANDOVER, MA 01845
TEL: (978) 557-5553



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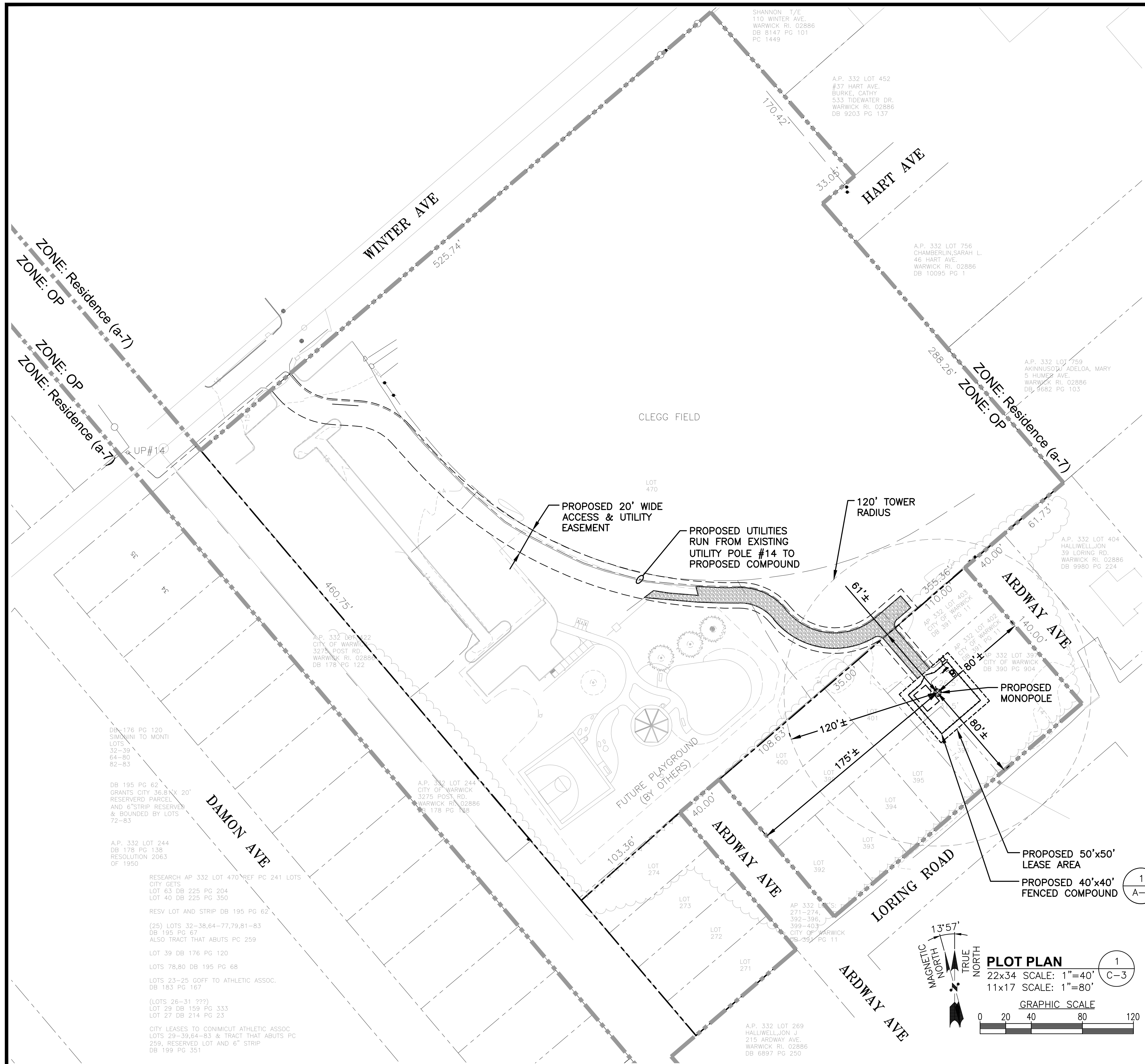
SITE NAME:
WARWICK 6 RI
SITE ADDRESS:
MAYETTE AVENUE AND
LORING ROAD
WARWICK, RI 02889
KENT COUNTY

SHEET TITLE

EASEMENT

SHEET NUMBER

C-2



LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- - - ABUTTERS PROPERTY LINE
- - - EXISTING CONTOUR LINE
- ~ ~ ~ TREE LINE
- BARBED WIRE FENCE REMAINS
- OHW OVERHEAD WIRE (TRANSMISSION LINE)
- EXISTING CHAIN LINK FENCE
- 1086 PROPOSED CONTOUR LINE
- PROPOSED CONSTRUCTION SILT SOCK
- UTILITY POLE
- ZONING DISTRICT BOUNDARY LINE
- EXISTING BUILDING

SOURCE:
PLAN ENTITLED, "SURVEY & EASEMENT" DRAWING No. C-1 & C-2, REVISION 0, DATED 3/30/23" ON BY HALNON LAND SURVEYING, INC.

ZONING INFORMATION

JURISDICTION: CITY OF WARWICK, RI

ZONING DISTRICT TYPE: OS-OPEN SPACE

DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
FRONT YARD SETBACK:	N/A	80'
SIDE YARD SETBACK:	N/A	61'
REAR YARD SETBACK:	N/A	N/A

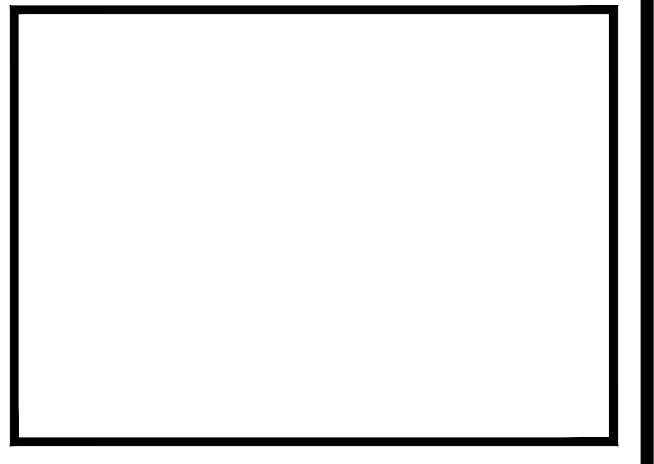
SETBACK SHOWN ARE TAKEN FROM THE CENTER OF PROPOSED TOWER TO PROPERTY LINES AND ARE APPROXIMATE

FOR ZONING

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LOWELL, MA 01851

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TEL: (978) 557-5553



DANIEL P. HAMM
No. 8135
Daniel P. Hamm
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	06/20/23	ADDRESS NAME CHANGE	SLY
0	04/12/23	ISSUED FOR ZONING	GA

SITE NAME:
WARWICK 6 RI

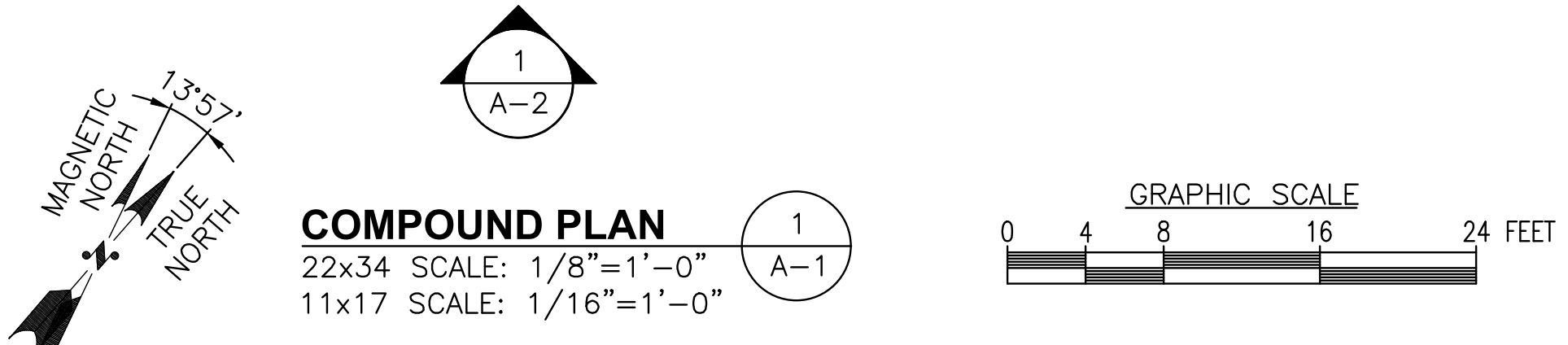
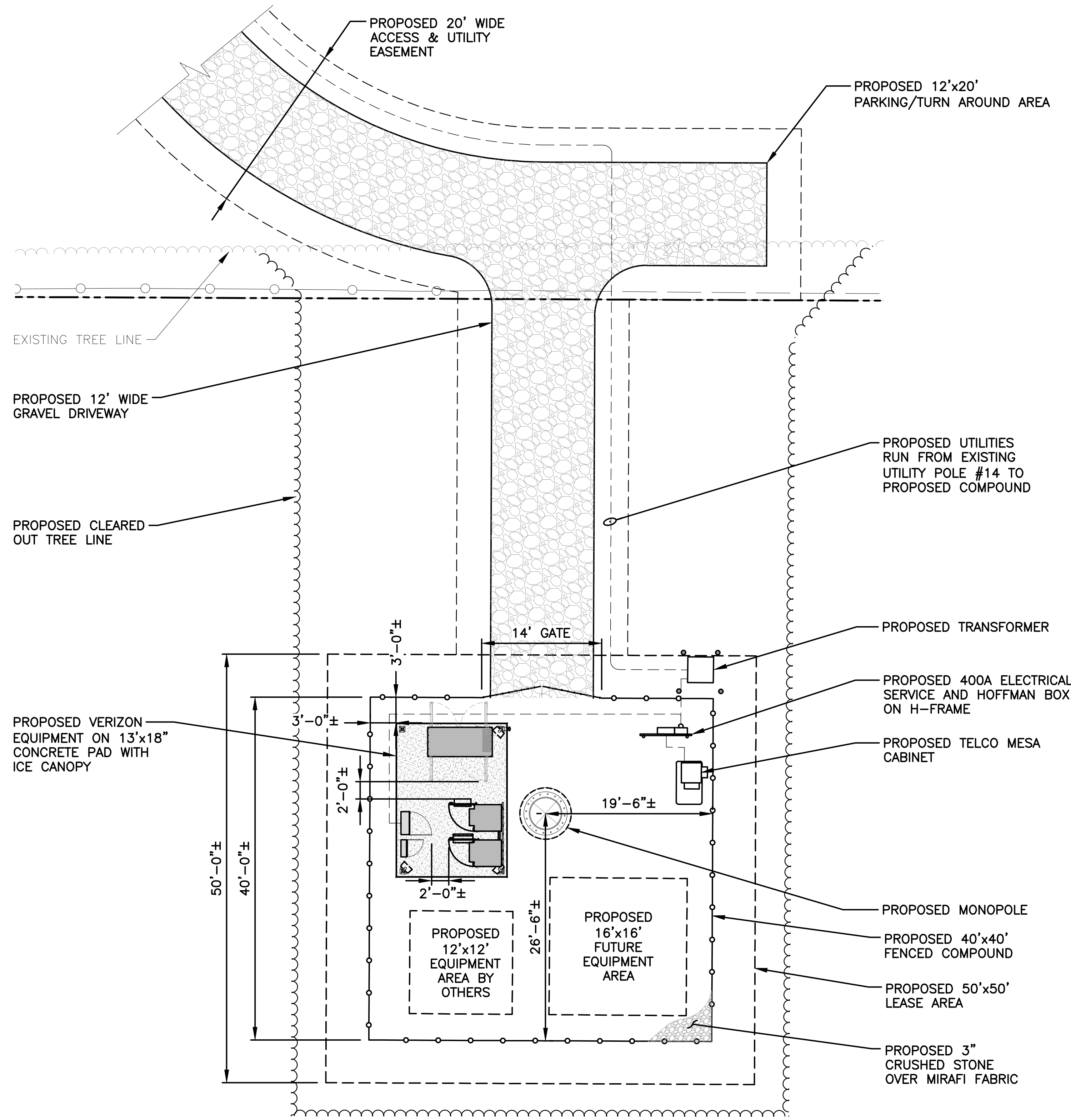
SITE ADDRESS:
MAYETTE AVENUE AND
LORING ROAD
WARWICK, RI 02889

SHEET TITLE
PLOT PLAN

SHEET NUMBER
C-3

LEGEND

- PROPERTY LINE -- SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- EXISTING TREE LINE
- BARBED WIRE FENCE REMAINS
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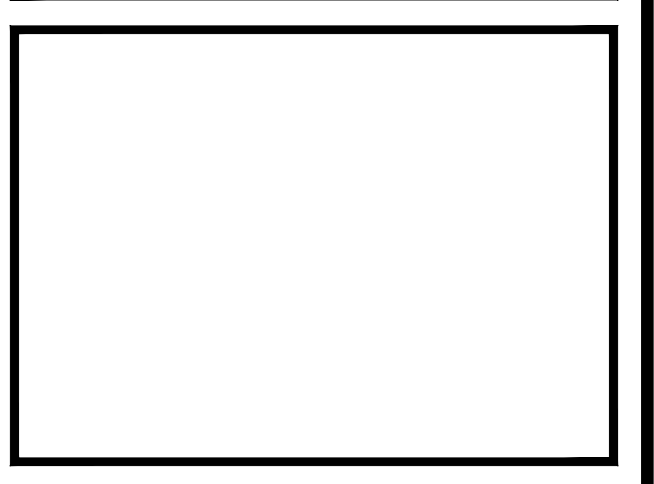


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 TOWER 2 FLOOR 5
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DANIEL P. HAMM
 No. 8135

 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

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SUBMITTALS

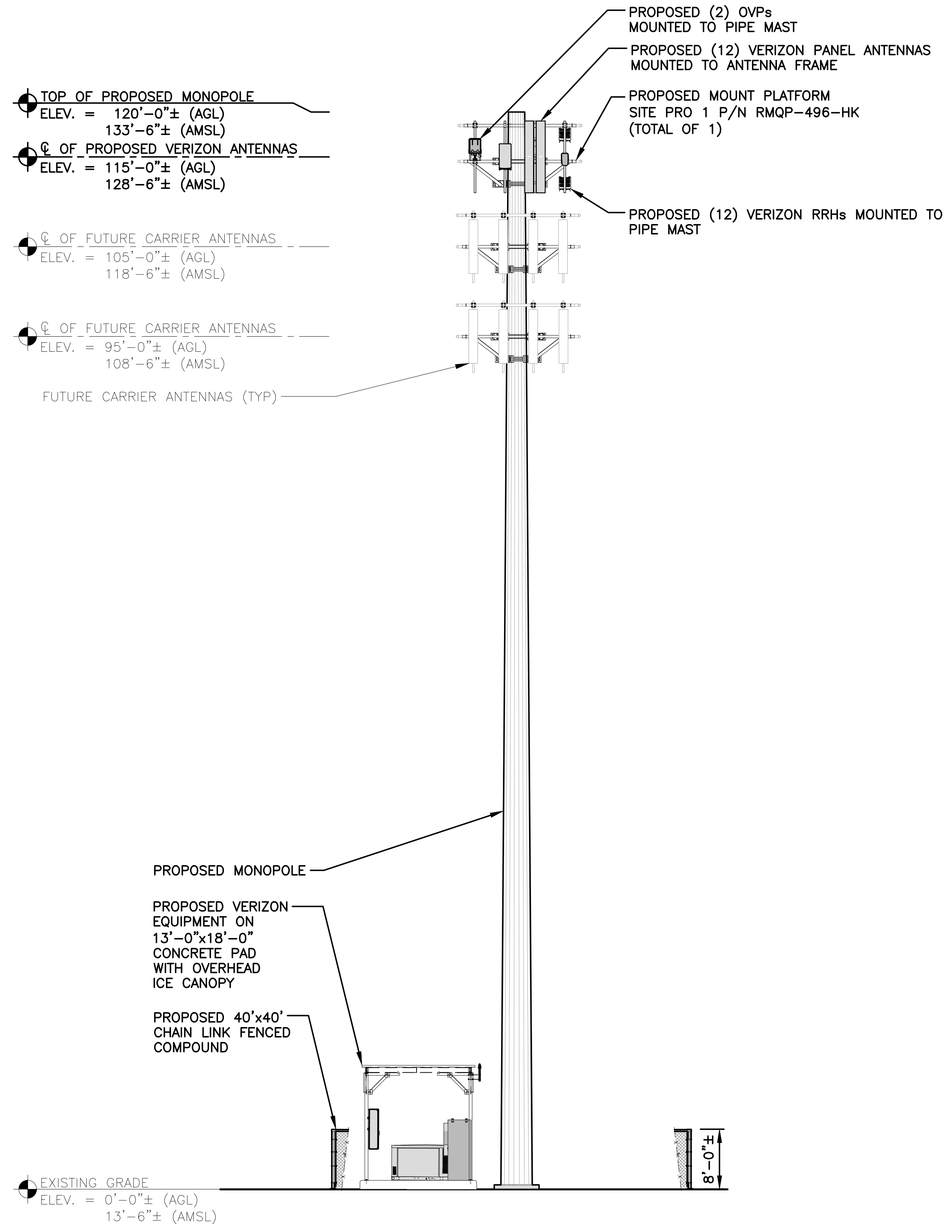
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 MAYETTE AVENUE AND LORING ROAD
 WARWICK, RI 02889

SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
A-1



PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
ALPHA	PROPOSED	0°	155'
BETA	PROPOSED	120°	155'
GAMMA	PROPOSED	240°	155'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'. CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

TOWER NOTES:

- 1.) TOWER ELEVATION IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO TOWER MANUFACTURER DRAWINGS FOR COMPLETE INSTALLATION AND BILL OF MATERIAL INFORMATION.
- 2.) TOWER MINIMUM DESIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH ANSI/TIA/EIA 222-H "STRUCTURAL STANDARDS FOR SUPPORTING STRUCTURES AND ANTENNAS, REVISION H" AND GOVERNING FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS
- 3.) TOWER MANUFACTURER SHALL BE RESPONSIBLE FOR DESIGN AND STRUCTURAL COMPONENTS OF THE TOWER.
- 4.) FINAL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE LOCAL UTILITIES.
- 5.) VERIFY AZIMUTHS W/ RF ENGINEER.

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WARWICK, RI 02889

SHEET TITLE
ELEVATION

SHEET NUMBER
A-2

ELEVATION
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

