

WOODSTOCK NORTHWEST

**Route 198
Woodstock, Connecticut**

Description of Proposed Cell Site

Cellco Partnership d/b/a Verizon Wireless
99 East River Drive
East Hartford, CT 06108

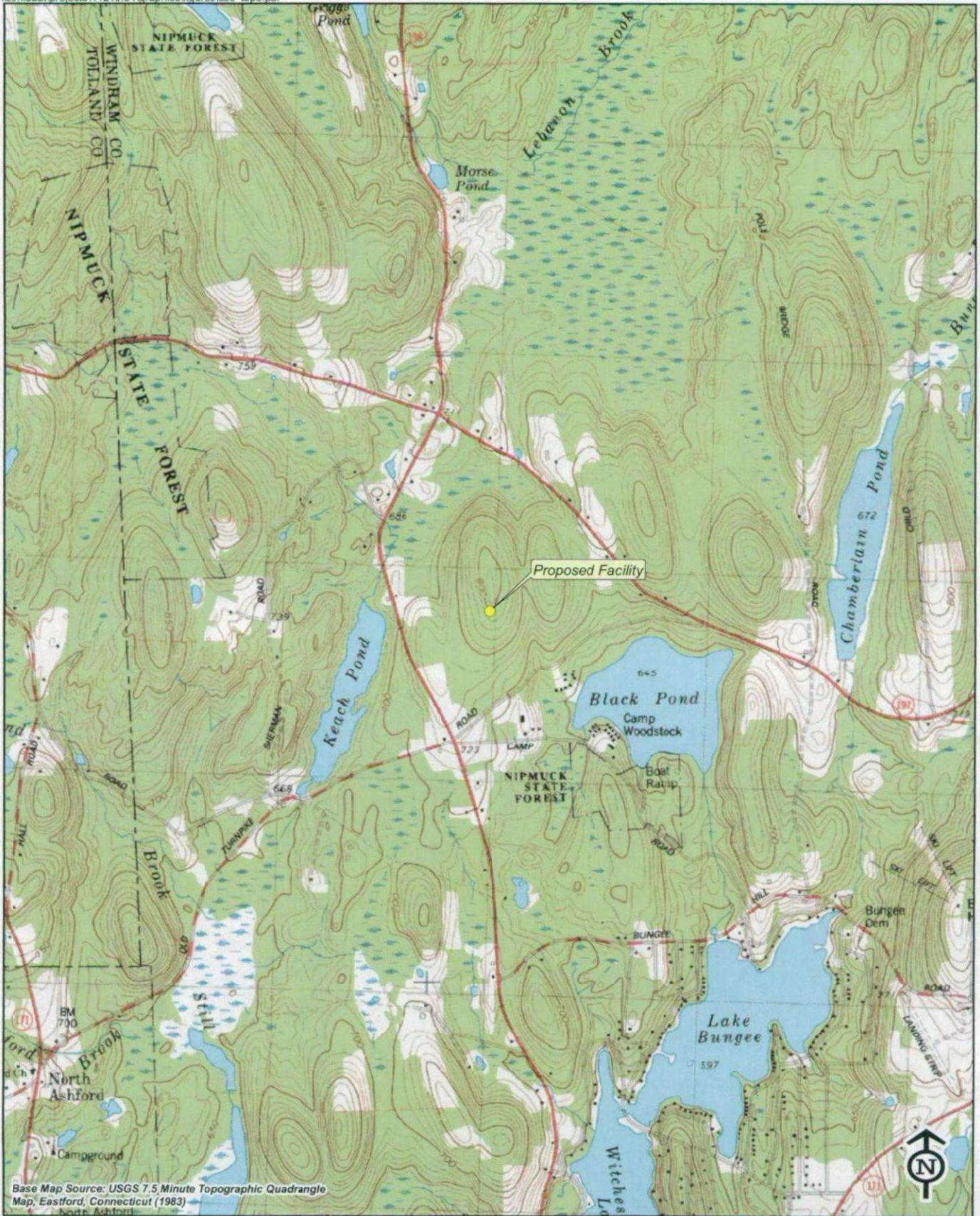
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SITE NAME: WOODSTOCK NORTHWEST – Route 198, Woodstock, CT

GENERAL CELL SITE DESCRIPTION

The proposed cell site would be located within a 60' x 60' fenced compound within an 100' x 100' leased area in the southerly portion of an approximately 53.6-acre parcel ("Property") owned by Michael and Sandra Walsh. The Property is located east of Route 198 and north of Old Turnpike Road in Woodstock (the "Woodstock NW Facility"). The Woodstock NW Facility would consist of a 140-foot telecommunications tower and a 12' x 30' equipment shelter located near the base of the tower. Cellco antennas would be mounted at the top of the tower with their centerline at the 137-foot level. The top of the Cellco antennas would not extend above the top of the tower. Vehicular access to the site would follow an existing woods road extending from Route 198 to the site compound, a total distance of approximately 1,776 feet. The existing roadway will be improved to meet Cellco's access requirements. Utility service would extend underground from Route 198 to the cell site.



Base Map Source: USGS 7.5 Minute Topographic Quadrangle
 Map, Eastford, Connecticut (1983)
 North Ashford



Quadrangle Location

Vanasse Hangen Brustlin, Inc.

**USGS Topographic Map
 Proposed Verizon Wireless
 Telecommunications Facility
 Woodstock Northwest
 Route 198
 Woodstock, Connecticut**





Base Map Source: 2006 Color Aerial Photograph with 1 foot Resolution



Quadrangle Location

Vanasse Hangen Brustlin, Inc.

Aerial Photograph
Proposed Verizon Wireless
Telecommunications Facility
Woodstock Northwest
Route 198
Woodstock, Connecticut



SITE EVALUATION REPORT

SITE NAME: WOODSTOCK NORTHWEST – Route 198, Woodstock, CT

I. LOCATION

- A. COORDINATES: 41°-58'-27.44" N 72°-04'-44.76" W
- B. GROUND ELEVATION: Approximately 840± feet AMSL
- C. USGS MAP: Eastford, CT
- D. SITE ADDRESS: Route 198, Woodstock, CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within 1/4 mile of the cell site is in the Community District zone designation.

II. DESCRIPTION

- A. SITE SIZE: 100' x 100' Leased Area
- B. LESSOR'S PARCEL: Approximately 53.6-acres
- C. TOWER TYPE/HEIGHT: 140' Monopole Tower/Top of antennas
- D. SITE TOPOGRAPHY AND SURFACE: Topography in the general area of the site slopes down to the south, west and east. To the north the topography is relatively flat before sloping down further to the north. Clearing and grading of the leased area and access driveway will be required. The site has been situated so as to minimize, to the extent possible, the clearing of substantial trees.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower is located in the central portion of a heavily wooded 53.6-acre parcel. No wetland areas exist within or near the site compound. The proposed access driveway will cross a wooded wetland area approximately 480 feet east of Route 198.
- F. LAND USE WITHIN 1/4 MILE OF SITE: The Facility is located on a vacant 53.6-acre wooded property. The property is surrounded by low density residential and agricultural land uses along Old Turnpike Road and Routes 198 and 197. (See Aerial Photograph at p. ii).

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power
- B. POWER PROXIMITY TO SITE: Approximately 1,776 feet to the west of the cell site.
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Same as power
- E. VEHICLE ACCESS TO SITE: Vehicle access to the site would extend from Route 198 over a new 12-foot wide gravel driveway to the site compound a total distance of approximately 1,776 feet. The access driveway will follow the path of an existing woods road on the Property.
- F. CLEARING AND FILL REQUIRED: Clearing and grading would be required for construction of the tower, site compound and for improving the access drive. Detailed construction plans would be developed after approval by the Siting Council.

IV. LEGAL

- A. PURCHASE LEASE
- B. OWNER: Michael and Sandra M. Walsh
- C. ADDRESS: 129 Old Turnpike Road, Woodstock, CT 06281
- D. DEED ON FILE AT: Town of Woodstock, CT Land Records

ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: WOODSTOCK NORTHWEST – Route 198, Woodstock, CT

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the facility. There are no lakes, ponds, rivers, streams, wetlands or other regulated bodies of water located in the area to be used for the access drive, tower or equipment shelter. The equipment used will not discharge any pollutants to area surface or groundwater systems.

B. AIR QUALITY

Under ordinary operating conditions, the equipment that would be used at the site would emit no air pollutants of any kind. For limited periods during power outages and periodically for maintenance purposes, minor levels of emissions from the on-site generator would result.

Pursuant to R.C.S.A. § 22a-174-3, the on-site emergency back-up generator proposed as a part of this application would require the issuance of a Connecticut Department of Environmental Protection Air Bureau permit for potential emissions. Cellco would obtain this permit prior to installing the generator at the approved cell site.

C. LAND

Clearing and grading of the tower compound and access drive will be required. The remaining land of the Lessor would remain unchanged by the construction and operation of the cell site.

D. NOISE

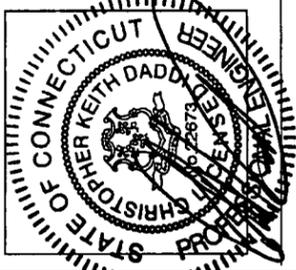
The equipment to be in operation at the site after construction would emit no noise of any kind, except for operation of the installed heating, air conditioning and ventilation systems and occasional operation of a back-up generator which would be run during power failures and periodically for maintenance purposes. Some noise is anticipated during cell site construction, which is expected to take approximately four to six weeks.

E. POWER DENSITY

The worst-case calculation of power density for Cellco's Cellular and PCS antennas at the Woodstock NW Facility would be 8.67% of the Standard.

F. VISIBILITY

See Visual Resource Evaluation Report included as Attachment 10.



No.	DATE	BY	DESCRIPTION
4	10/23/07	CMS	REVISED C.S.C.
3	10/22/07	CMS	REVISED C.S.C.
2	10/17/07	CMS	REVISED C.S.C.
1	10/16/07	CMS	REVISED C.S.C.
0	10/05/07	CMS	FINAL C.S.C.

REVISIONS

**WOODSTOCK
NORTHWEST**
ROUTE 198
WOODSTOCK, CT 06281

SITE NAME / ADDRESS

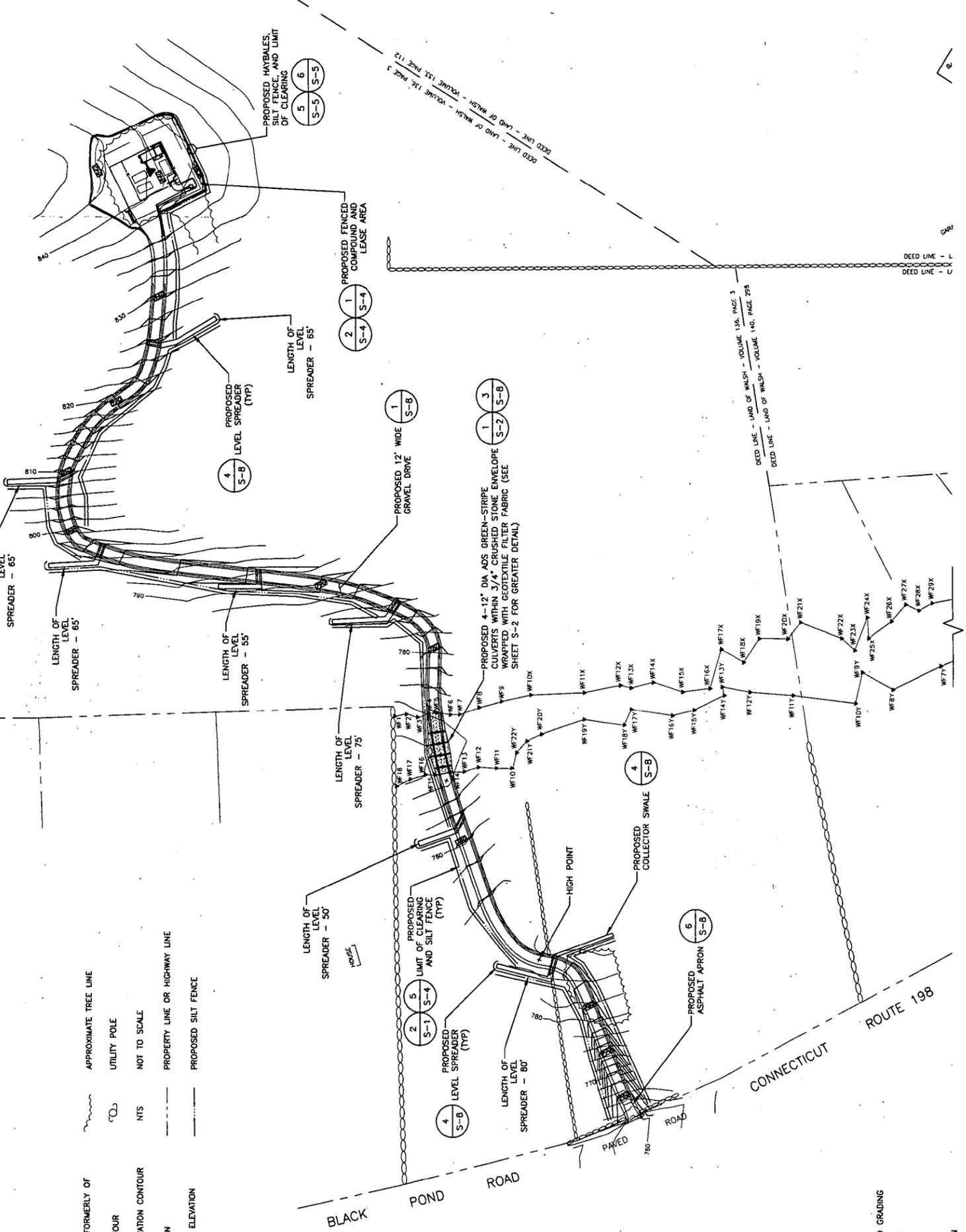
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APPROVED BY	CKD
CHECKED BY	CKD
DATE	10/04/07
SHEET TITLE	

PLOT PLAN

DWBERRY P.N. 50003164

S-1

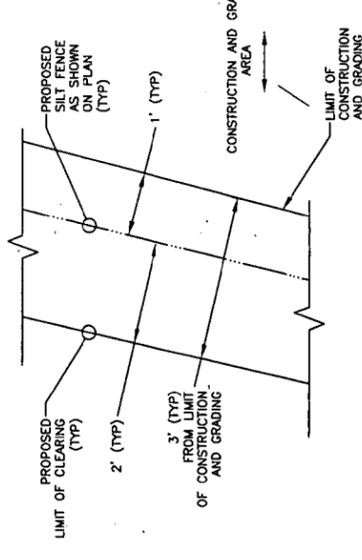
SHEET NO.



LEGEND:

- N/F LAND NOW OR FORMERLY OF
- 264- ELEVATION CONTOUR
- 264- PROPOSED ELEVATION CONTOUR
- SWALE DIRECTION
- SELECTED SPOT ELEVATION
- APPROXIMATE TREE LINE
- UTILITY POLE
- NOT TO SCALE
- PROPERTY LINE OR HIGHWAY LINE
- PROPOSED SILT FENCE

TYPICAL LIMIT OF CLEARANCE AND SILT FENCE PROXIMITY



SCALE: 1" = 8' (FOR 11" x 17" PLOT)
SCALE: 1" = 4' (FOR 22" x 34" PLOT)



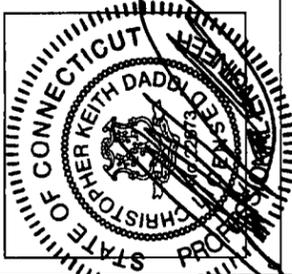
PLOT PLAN



SCALE: 1" = 160' (FOR 11" x 17" PLOT)
SCALE: 1" = 80' (FOR 22" x 34" PLOT)

REFERENCE NOTE:
THIS DRAWING WAS DEVELOPED USING INFORMATION TAKEN FROM A SURVEY TITLED EXISTING CONDITIONS MAP OF LANDS OF E. MICHAEL WALSH AND SANDRA M. WALSH, DATED 8/4/07, DONE BY STEIN SURVEY, WESTBROOK, CT, FOR CELCO PARTNERSHIP d.b.a. VERIZON WIRELESS





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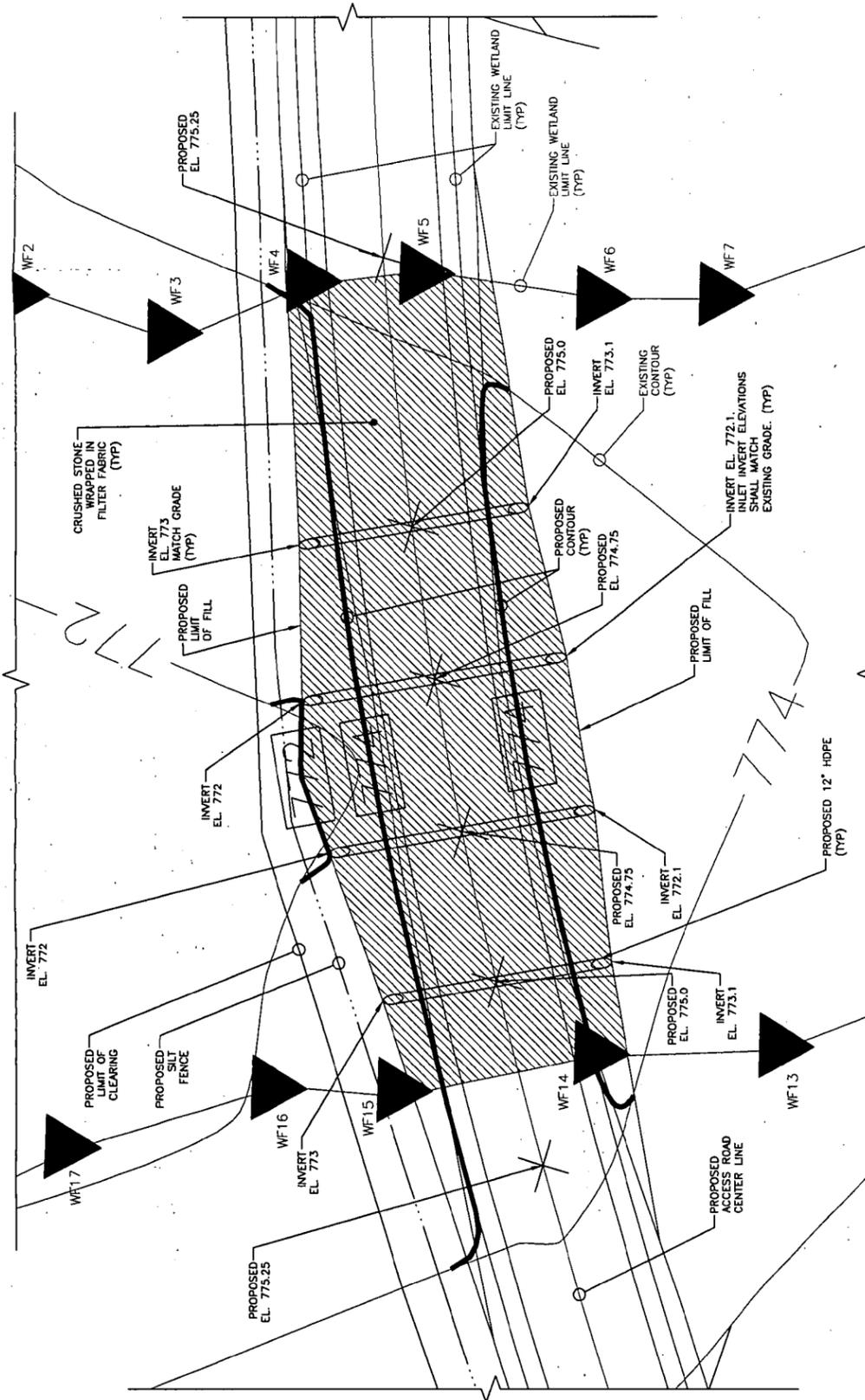
SHEET TITLE:

**WETLAND
CROSSING
DETAIL**

DEWBERRY P.N. 50003164

S-2

SHEET NO.



NOTES:

1. PROPOSED 4'-12" ADS GREEN STRIPE WITH FLARED ENDS AT INLETS AND OUTLETS.
2. IN THE TEMPORARY WETLAND IMPACT AREA, THE AREA WILL BE RESTORED WITH THE PLANTING OF NATIVE WETLAND SHRUBS AND WETLAND SEED MIX.
3. SHADED AREA DEFINES LIMITS OF 3/4" CRUSHED STONE WRAPPED WITH GEOTEXTILE FILTER FABRIC.

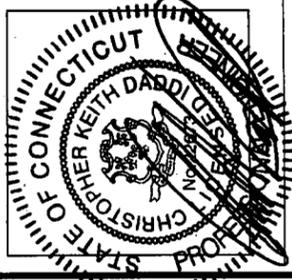
WETLAND CROSSING CULVERT DETAIL 2



SCALE: 1" = 16' (FOR 11" x 17" PLOT)
SCALE: 1" = 8' (FOR 22" x 34" PLOT)

LIMITS OF FILL IN WETLANDS CROSSING AREA
EQUALS 2,106 SQ. FT.





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REVISIONS

**WOODSTOCK
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ROUTE 198
WOODSTOCK, CT 06281

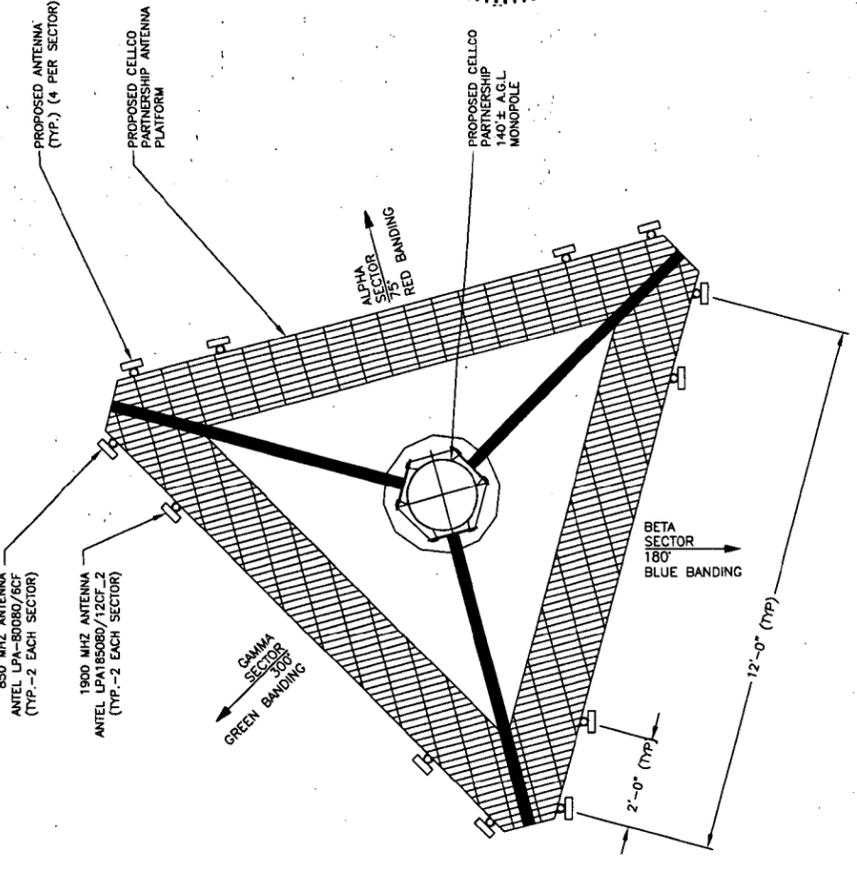
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APPROVED BY: CKD
CHECKED BY: CKD
DATE: 10/04/07
SHEET TITLE:

**CONSTRUCTION
DETAILS**

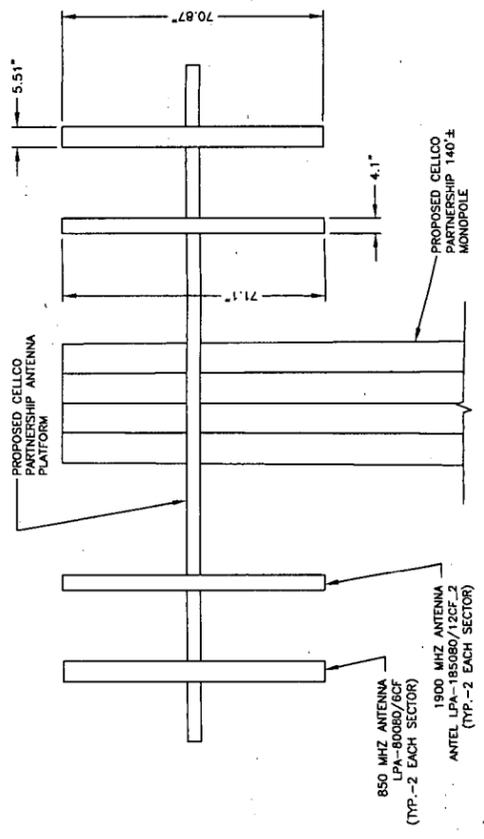
DEWBERRY P.N. 50003164

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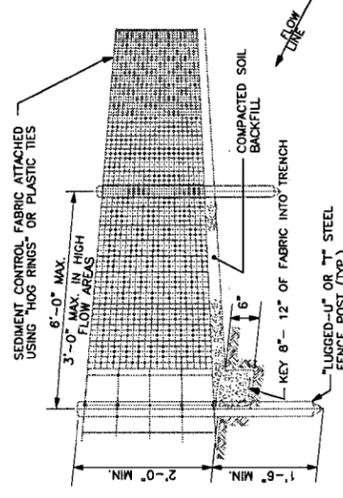
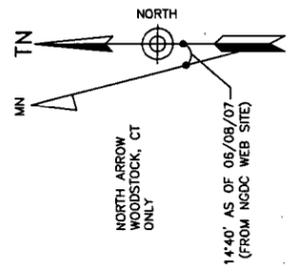
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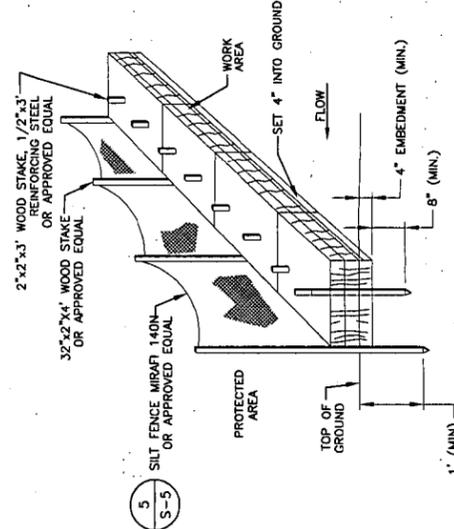
ANTENNA AZIMUTH DETAIL
SCALE: N.T.S.



ANTENNA CONFIGURATION DETAIL
SCALE: N.T.S.

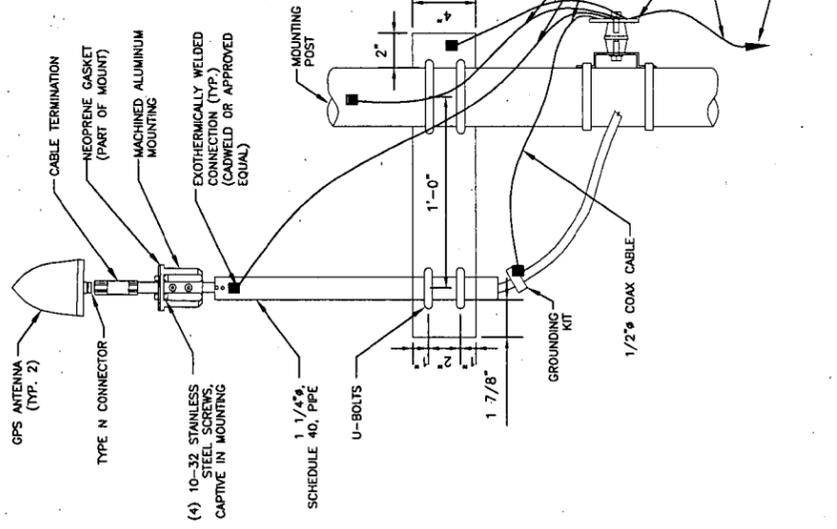


SILT FENCE DETAIL
SCALE: N.T.S.



SILT FENCE/CLEAN STRAW BALE DETAIL
SCALE: N.T.S.

- NOTES:**
1. THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.
 2. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1/4" DIAMETER U-BOLT. 40 GALVANIZED STEEL OR STAINLESS STEEL PIPE SHALL BE USED. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18") USING HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.
 3. THE MOUNTING PLATE SHALL BE FABRICATED AS SHOWN USING 3/8" THICK GALVANIZED STEEL AND ATTACHED TO THE APPROPRIATE SUPPORT STRUCTURE USING U-BOLTS. THE SUPPORT PIPE SHALL THEN BE ATTACHED TO THE MOUNTING PLATE USING THE OVERSIZED U-BOLTS PROVIDED FOR THIS PURPOSE. THE U-BOLTS SHALL BE TIGHTENED TO THE SPECIFIED TORQUE. THE CENTER OF THE ANTENNA SHALL BE WITHIN 2 DEGREES OF THE LEVEL.
 4. MOUNTING PLATE MAY BE SUBSTITUTED WITH VALMONT UNIVERSAL MOUNTING KIT (P/N: BT841) OR APPROVED EQUAL. GPS BASE MUST BE MOUNTED AS DESCRIBED IN NOTE 3.

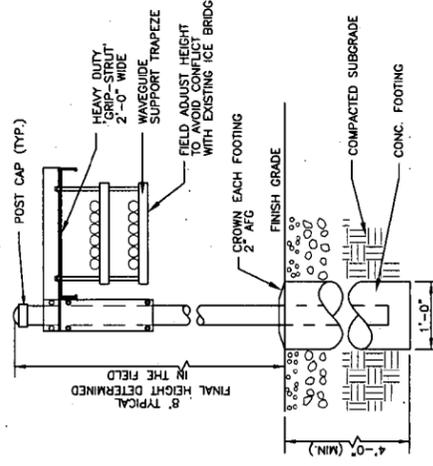


GPS ANTENNA DETAIL
SCALE: N.T.S.

- SEDIMENTATION AND EROSION CONTROL NOTES:**
1. INSTALL AND MAINTAIN THE EROSION CONTROL SYSTEM AS SHOWN ON THE PLANS PRIOR TO INITIATING ANY OTHER EARTH DISTURBANCE CONSTRUCTION ACTIVITY.
 2. SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED. INSTALL AND MAINTAIN ADDITIONAL MEASURES AS REQUIRED TO CONTROL EROSION AS THE CONSTRUCTION PROJECT PROGRESSES AND COMPLY WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 3. DIRECT THE DISCHARGE FROM DEWATERING ACTIVITIES TO APPROPRIATE VELOCITY REDUCTION AND SEDIMENTATION CONTROL DEVICES.
 4. CONDUCT CONSTRUCTION ACTIVITIES TO MINIMIZE DISCHARGE OF TURBID RUNOFF.
 5. DAILY AND AS DIRECTED ROUTINELY SWEEP THE PAVED ROADWAYS ADJACENT TO THE WORK AREA AND SURROUNDING AREAS TO MINIMIZE TRACKING SOIL ONTO THE PAVED ROADWAYS.
 6. CONDUCT CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT.
 7. INSTALL EROSION CONTROL SYSTEM BEYOND WETLAND SETBACK LINE.

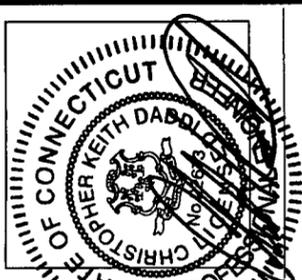
EROSION CONTROL CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED PRIOR TO CONSTRUCTION ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR STAKES BEING DRIVEN THROUGH THE BALE. THE STAKES SHALL BE DRIVEN AT AN ANGLE TO FORCE THE BALE TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF ALL DISTURBED AREAS, SEDIMENTATION CONTROL MEASURES ARE TO BE REMOVED.



ICE BRIDGE DETAIL
SCALE: N.T.S.

- NOTES:**
1. ICE BRIDGE SHALL BE VALMONT GRIP STRUT TRANSMISSION LINE BRIDGE KIT (P/N: B2959) OR APPROVED EQUAL.
 2. CABLE SUPPORT SHALL BE VALMONT DOUBLE LEVEL CHANNEL (P/N: 802284) OR APPROVED EQUAL.
 3. ALL COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 4. CONTRACTOR SHALL DETERMINE REQUIRED QUANTITY OF ALL ICE BRIDGE COMPONENTS.
 5. SNAP-IN HANGERS, SPlice KITS, HINGE KITS, EXTENSION KITS, STIFFENERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.
 6. ICE BRIDGE SHALL BE ROUTED TO ACCOMMODATE THE MINIMUM BENDING RADIUS OF THE COAXIAL CABLE.
 7. ICE BRIDGE COMPONENTS SHOWN ARE SCHEMATIC. CONSULT MANUFACTURER FOR EXACT AND CURRENT SPECIFICATIONS.



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REVISIONS

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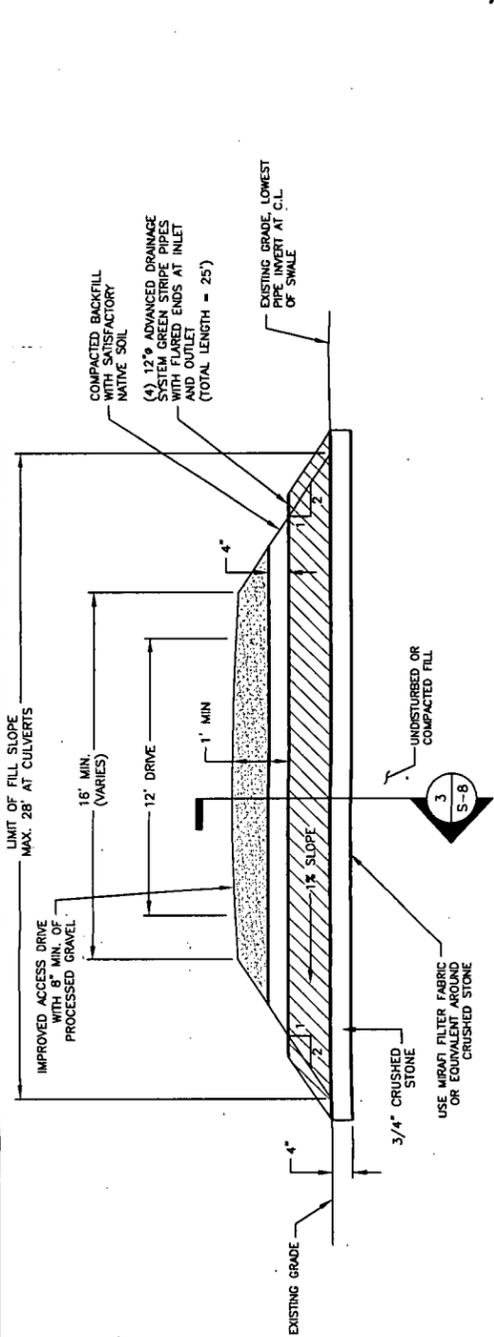
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CHECKED BY CKD
DATE 10/04/07
SHEET TITLE

**ACCESS
DRIVE
DETAILS**

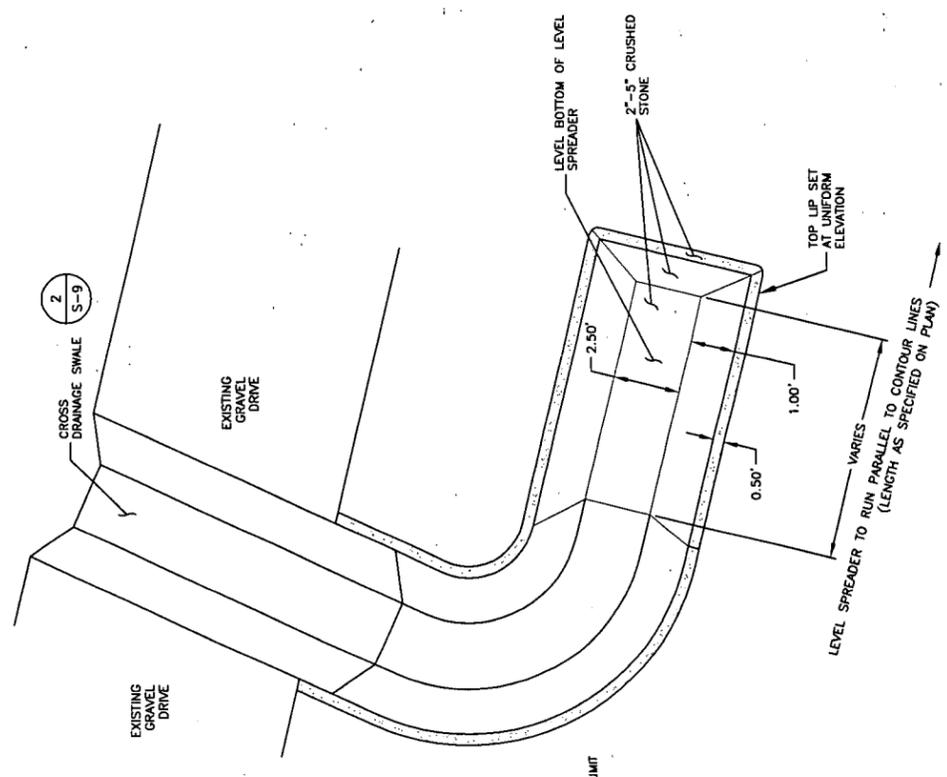
DEWBERRY P.N. 30003164

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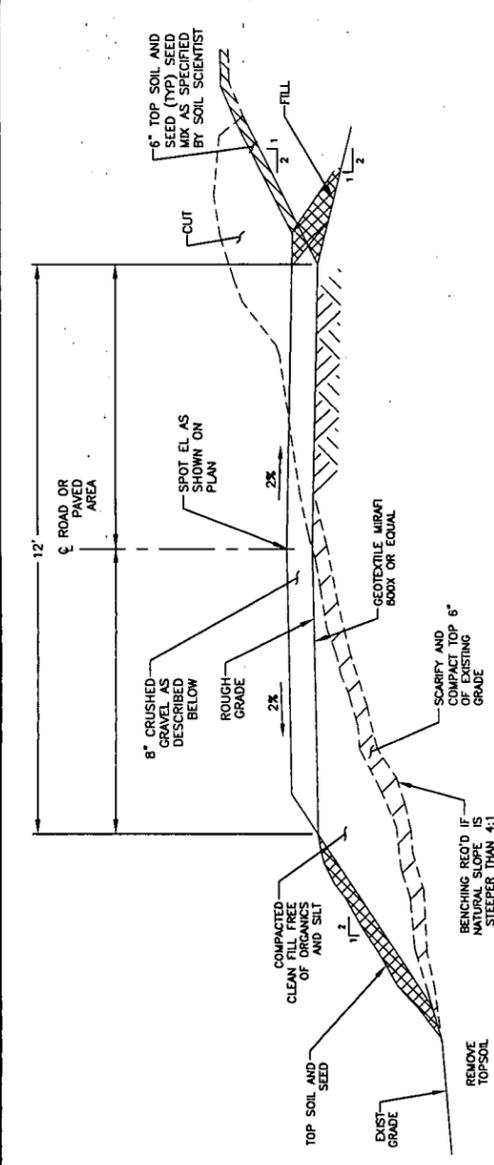
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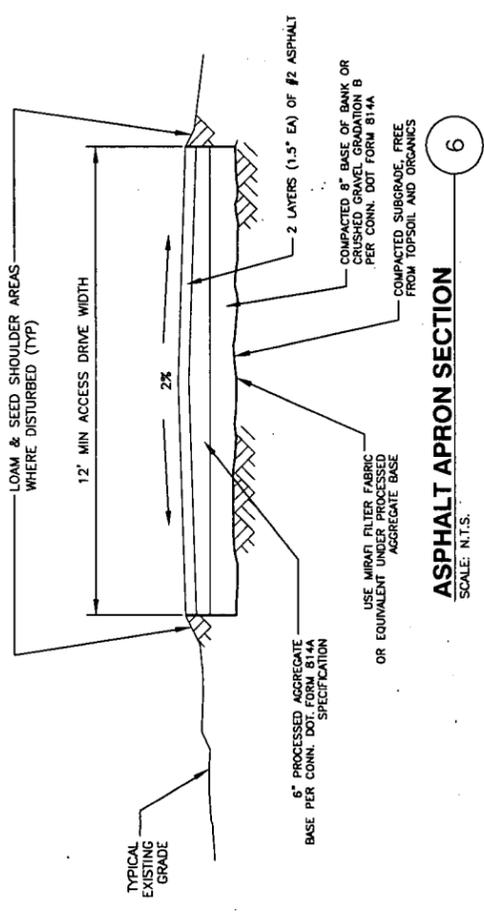
WETLAND CULVERT CROSSING DETAIL
SCALE: N.T.S.



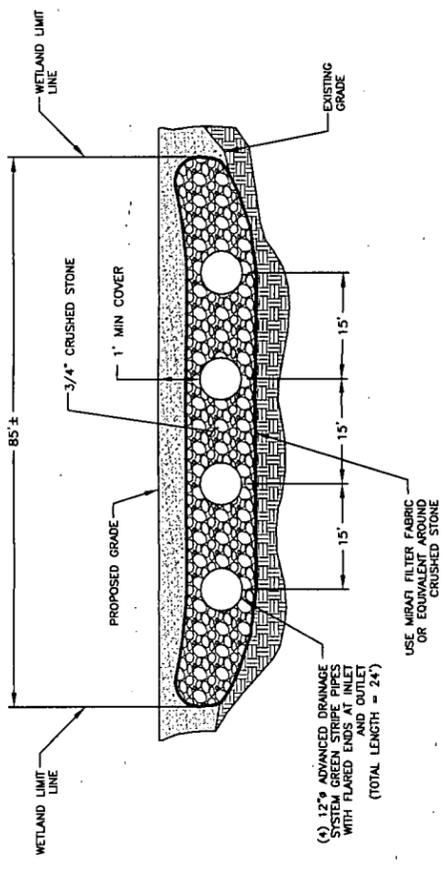
LEVEL SPREADER TROUGH
SCALE: N.T.S.



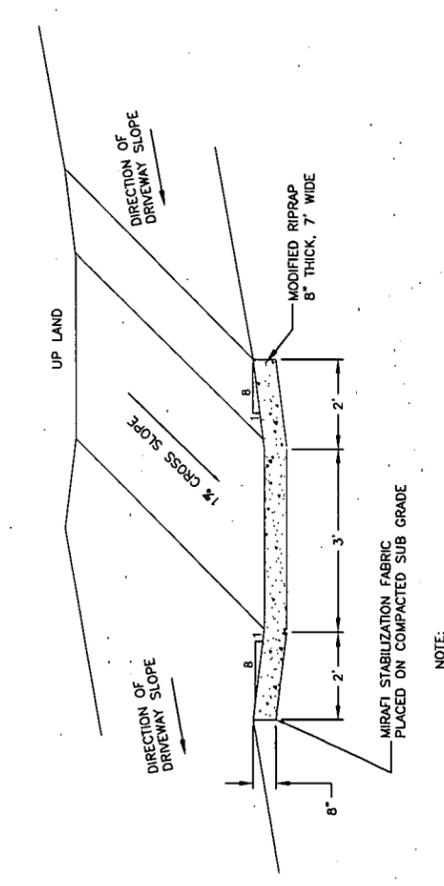
ACCESS DRIVE DETAIL
SCALE: N.T.S.



ASPHALT APRON SECTION
SCALE: N.T.S.



CULVERT SECTION AT WETLAND CROSSING
SCALE: N.T.S. (LOOKING UPSTREAM)



CROSS DRAINAGE SWALE DETAIL
SCALE: N.T.S.

NOTE:
TO BE INSTALLED WHERE NECESSARY AND
AS SPECIFIED IN THESE PLANS TO MAINTAIN
NATURAL FLOW OF SURFACE RUNOFF