

WATERTOWN WEST - SITE A

**Old Baird Road
Watertown, Connecticut**

Description of Proposed Cell Site

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

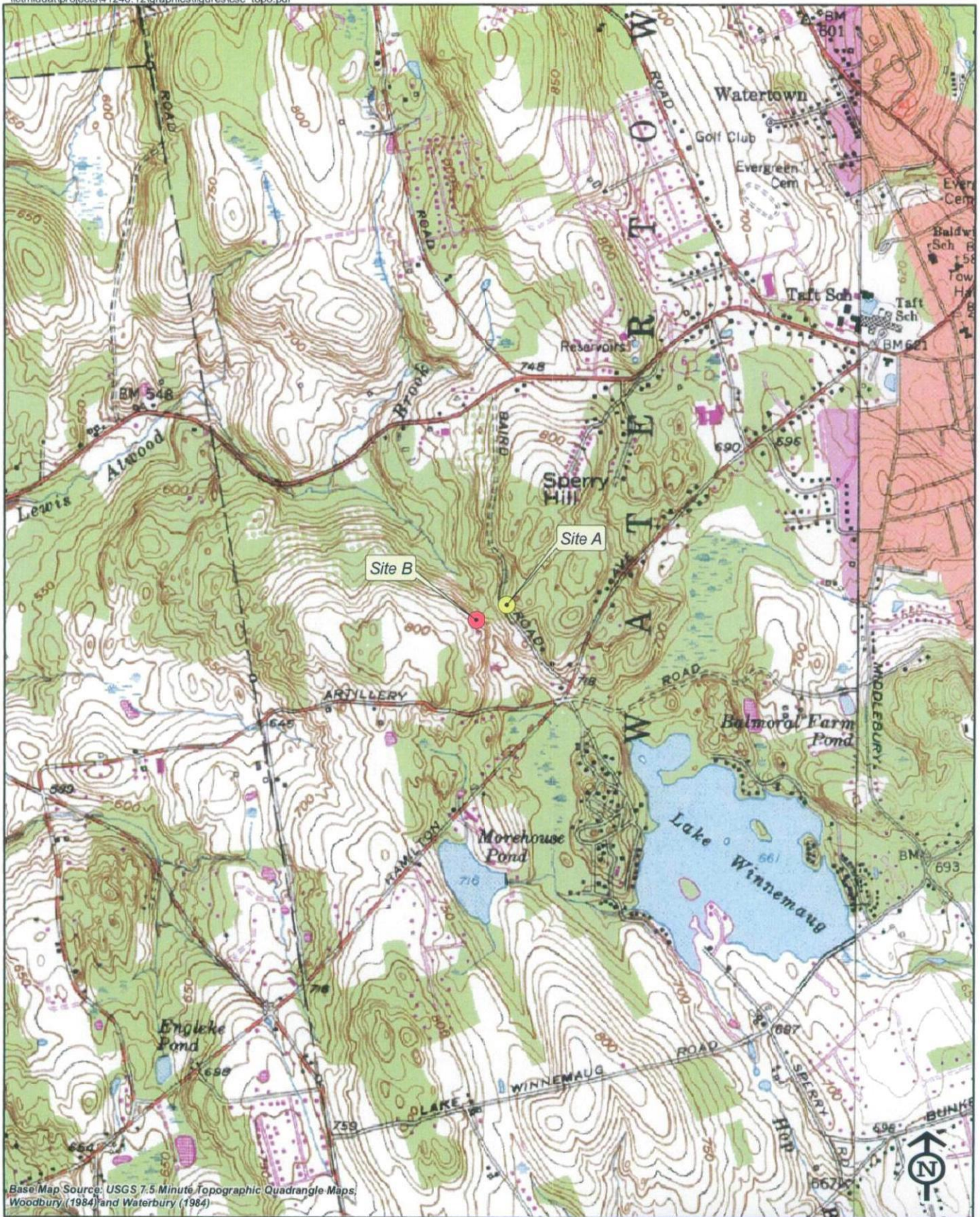
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SITE NAME: WATERTOWN WEST (SITE A) – Old Baird Road, Watertown, CT

GENERAL CELL SITE DESCRIPTION

The proposed Site A cell site would be located within an approximately 0.24 acre parcel on the east side of Old Baird Road approximately 1,250 feet northwest of Hamilton Avenue (the “ Site A Property”). The Site A Property is owned by the Town of Watertown. The Site A facility would consist of a 150-foot telecommunications tower. Cellco antennas would be mounted at the top of the tower with their centerline at the 150 foot level. The top of Cellco’ s antennas will extend approximately three feet above the top of the tower to an overall height of 153 feet. Cellco’ s radio equipment and a propane-fueled back-up generator will be located inside a 12’ x 30’ equipment shelter located near the base of the tower. A 1,000-gallon propane tank will be placed in the southeast corner of the fenced compound. Vehicle access to the site would extend from Old Baird Road a distance of approximately 20 feet to the site compound. Utility service would extend from existing service along Old Baird Road.



Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Woodbury (1984) and Waterbury (1984)



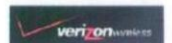
Quadrangle Location

* Note: Site A and Site B are located approximately 400 feet apart

Vanasse Hangen Brustlin, Inc.

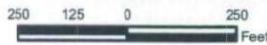
USGS Topographic Map
Proposed Verizon Wireless
Telecommunications Facility

Two Proposed Verizon Wireless
Candidate Site Locations:
Site A and Site B
Old Baird Road
Watertown, Connecticut





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



Vanasse Hangen Brustlin, Inc.

USGS Topographic Map
Proposed Verizon Wireless
Telecommunications Facility

Two Proposed Verizon Wireless
Candidate Site Locations:
Site A and Site B
Old Baird Road
Watertown, Connecticut



Quadrangle Location

* Note: Site A and Site B are located
approximately 400 feet apart



SITE EVALUATION REPORT

SITE NAME: WATERTOWN WEST (SITE A) – Old Baird Road, Watertown, CT

I. LOCATION

- A. COORDINATES:
- B. GROUND ELEVATION: Approximately 774± feet AMSL
- C. USGS MAP: Woodbury, CT
- D. SITE ADDRESS: Old Baird Road, Watertown, CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within 1/4 mile of the cell site is zoned R-70 Residential.

II. DESCRIPTION

- A. SITE SIZE: 0.24 Acre Parcel; 3,382 S.F. Site Compound Area
- B. LESSOR'S PARCEL: Approximately 0.24 -acres
- C. TOWER TYPE/HEIGHT: 150' Monopole Tower
153' to top of PCS antennas
- D. SITE TOPOGRAPHY AND SURFACE: The topography in the area generally slopes down from east to west. Clearing and grading of the leased area and access driveway will be required.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower is located in a vacant and generally level portion of the Town's parcel. The terrain to the east of the tower site slopes up severely onto adjacent property. No wetland areas exist within or near the site compound or the access driveway.
- F. LAND USE WITHIN 1/4 MILE OF SITE: The Site A Facility is surrounded by undeveloped or low density residential property to the north and east. To the west is additional vacant land owned by the Town. To the south is Town property used as the Highway Department Maintenance facility, Solid Waste Transfer Station and Animal Shelter.

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power

- B. POWER PROXIMITY TO SITE: Approximately 20 feet to the southwest.
- 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 Old Baird Road over a new 12-foot wide gravel driveway to the site compound a total distance of approximately 20 feet.
- F. CLEARING AND FILL REQUIRED: Clearing and grading would be required for construction of the tower, site compound and new access drive. Detailed construction plans would be developed after approval of the site by the Siting Council.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: Town of Watertown
- C. ADDRESS: Old Baird Road, Watertown, CT 06795
- D. DEED ON FILE AT: Town of Watertown, CT Land Records

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ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: WATERTOWN WEST (SITE A) – Old Baird Road, Watertown, 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 Site A 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 Town to the east would remain unchanged by the construction and operation of the cell site.

D. NOISE

The equipment to be in operation at the Site A Facility 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 PCS antennas at the Watertown West Site A Facility would be 2.46% of the Standard.

F. VISIBILITY

See Visual Resource Evaluation Report included as Attachment 11.

CELLCO PARTNERSHIP

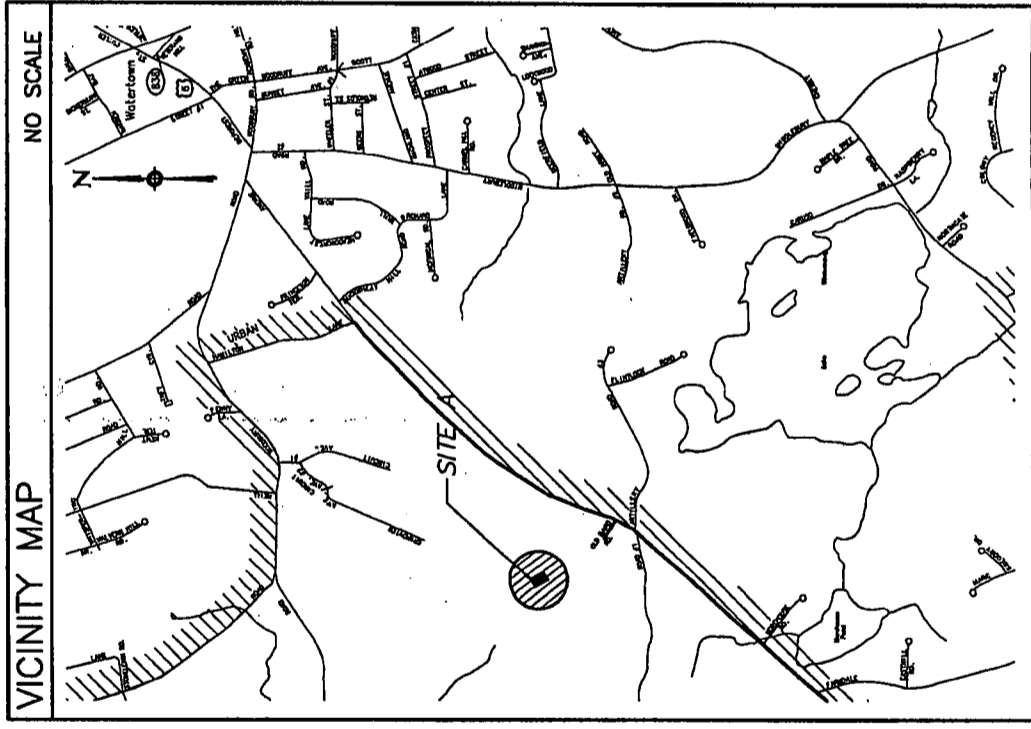
DBA



verizon wireless

WATERTOWN WEST (SITE A)

OLD BAIRD ROAD WATERTOWN, CONNECTICUT



PROJECT SUMMARY

SITE NAME: WATERTOWN WEST
SITE ADDRESS: OLD BAIRD ROAD
 WATERTOWN, CONNECTICUT
CONTACT PERSON: CELLCO PARTNERSHIP DBA
 VERIZON WIRELESS
 SANDY CARTER
 (860) 803-8219
GOVERNING CODE: CONNECTICUT STATE BUILDING
 AND LIFE SAFETY CODE
APPLICANT: CELLCO PARTNERSHIP DBA
 VERIZON WIRELESS
 99 EAST RIVER DRIVE
 EAST HARTFORD, CT 06108
ARCHITECT: URS CORPORATION A.E.S.
 500 ENTERPRISE DRIVE, SUITE 3B
 ROCKY HILL, CT 06867
SURVEYOR: URS CORPORATION A.E.S.
 500 ENTERPRISE DRIVE, SUITE 3B
 ROCKY HILL, CT 06867

LEGEND

SYMBOL	DESCRIPTION
	SECTION OR DETAIL NUMBER SHEET WHERE DETAIL/SECTION OCCURS
	ELEVATION NUMBER SHEET WHERE ELEVATION OCCURS

ABBREVIATIONS

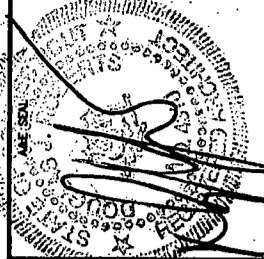
MIN. MINIMUM
 V.I.F. VERIFY IN FIELD
 O.C. ON CENTER
 PSF POUND/SQUARE FOOT
 TYP. TYPICAL
 FT. FEET
 SQ.FT. SQUARE FEET
 N/A NOT APPLICABLE

SHEET INDEX

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET - GENERAL NOTES AND LEGENDS
	SURVEY
SC-1	SITE PLAN AND COMPOUND PLAN
SC-2	TOWER ELEVATION AND DETAILS
SC-3	SITE DETAILS AND NOTES
SC-4	EQUIPMENT SHELTER FOUNDATION PLAN, ELEVATIONS, DETAILS AND NOTES
AB-1	ASBUTTERS MAP

CELLCO PARTNERSHIP
DBA
verizon wireless

URS CORPORATION A.E.S.
500 ENTERPRISE DRIVE
SUITE 3B
ROCKY HILL, CONNECTICUT
1-(860)-899-8882



PROJECT NO: 36931075

JOB NO: VZ1-250

DRAWN BY: JES

CHECKED BY:

ISSUED FOR	
05-25-06	REVIEW
06-02-07	REVIEW
08-11-07	REVIEW
09-17-07	STATE COUNCIL APPROVAL

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RELATES TO VERIZON WIRELESS
IS STRICTLY PROHIBITED.

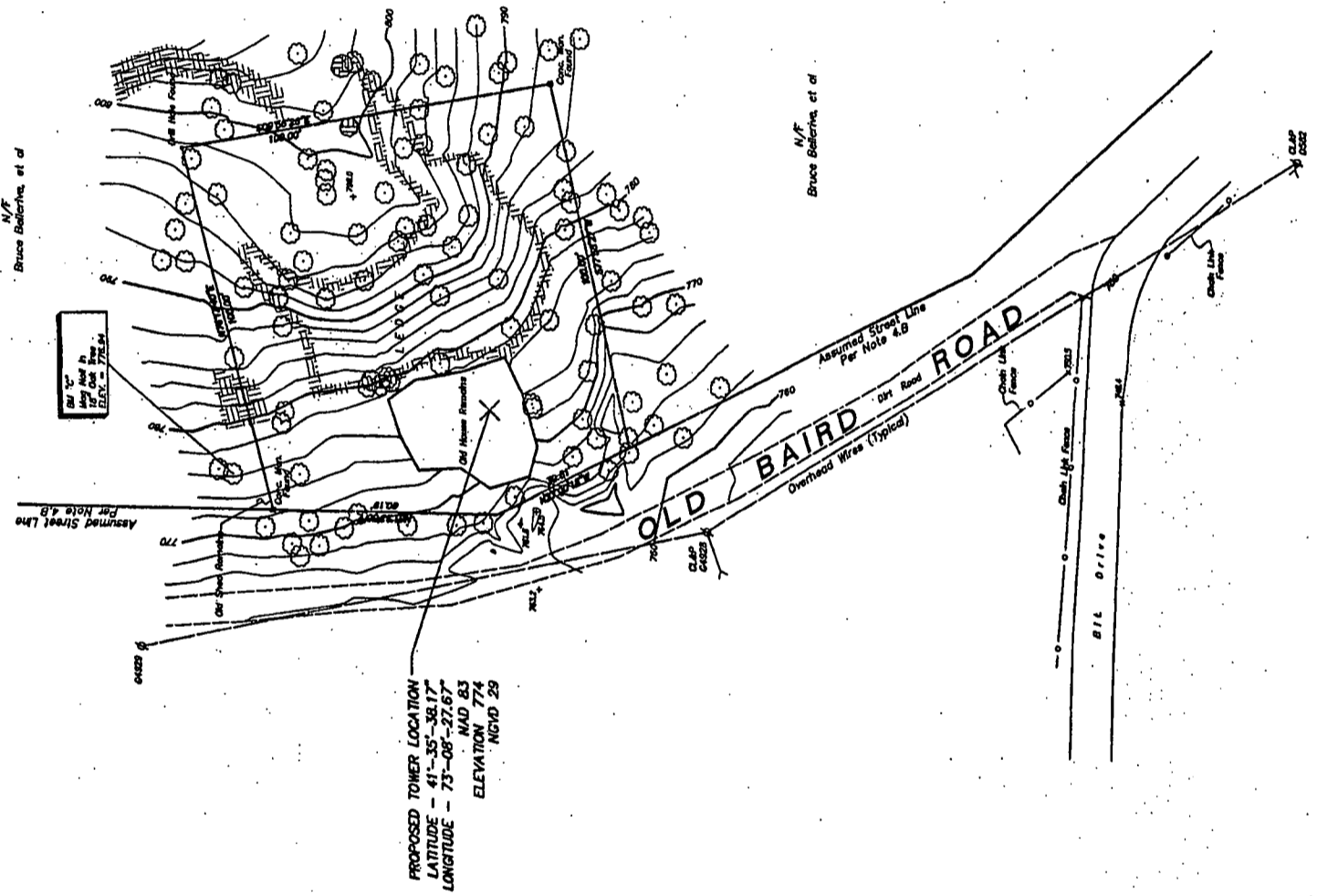
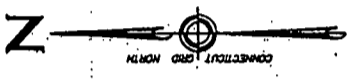
WATERTOWN
WEST
SITE A
OLD BAIRD ROAD
WATERTOWN, CONNECTICUT

SCALE: NONE

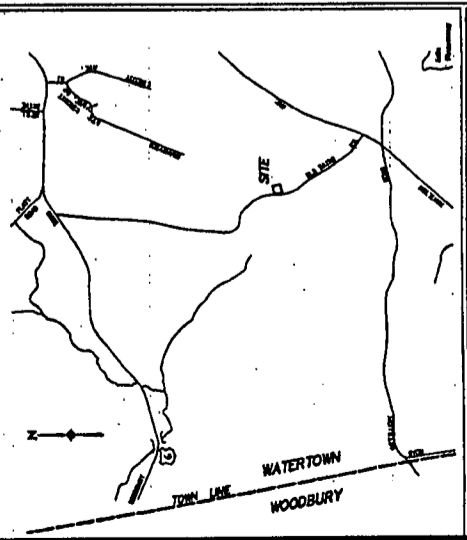
TITLE SHEET-
GENERAL NOTES
AND LEGENDS

NOTES

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300-1 THROUGH 20-300-24 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AND AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING ON SEPTEMBER 28, 1988. THE TYPE OF SURVEY IS A PROPERTY AND A 1-2-2 SURVEY. THE SURVEY IS A PROPERTY AND A 1-2-2 SURVEY. THE SURVEY IS A PROPERTY AND A 1-2-2 SURVEY. THE SURVEY IS A PROPERTY AND A 1-2-2 SURVEY.
2. BEARINGS REFER TO THE CONNECTICUT COORDINATE SYSTEM (MAD 27) ESTABLISHED WITH GPS.
3. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 BASED UPON ONE MONUMENT 1928 FOLLOWING THE PUBLISHED ELEVATION OF SEAS.
4. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. MAP PREPARED FOR LAURENCE G. COWHER ROUTE 6 AND OLD BAIRD ROAD TOWN OF WATERTOWN - COUNTY OF LITCHFIELD STATE OF CONNECTICUT, SCALE 1"=100', DATED NOVEMBER 1988.
 - B. MAP SHOWING LINES OF BARRERE FROM HANS BY (ARISE AND OLD BAIRD ROAD WATERTOWN, CONNECTICUT, BY BRADFORD E. SMITH & SON, SCALE 1"=100', DATED 10-2-85, REVISED 2-3-86.



PROPOSED TOWER LOCATION
 LATITUDE - 41-35-38.17
 LONGITUDE - 73-08-27.67
 ELEVATION 774
 MAD 83
 NAD 83
 NAD 29



LEGEND

⊙	Bar	⊙	Manhole
⊙	Cast Iron Shaft	⊙	Manhole
⊙	Centerline Line	⊙	Parking Marker
⊙	Centerline Line	⊙	Sign
⊙	Gas Valve	⊙	Utility Pole
⊙	Hydrant	⊙	Water Cistern
⊙	Light Pole	⊙	

PROPERTY & TOPOGRAPHIC SURVEY
 PROPOSED LEASE AREA
 LAND OF
TOWN OF WATERTOWN
 OLD BAIRD ROAD
 WATERTOWN, CONNECTICUT
 PREPARED FOR
VERIZON WIRELESS

TO ALL OWNERS AND PARTIES WHOSE INTERESTS MAY BE AFFECTED BY THIS MAP, I HEREBY GIVE NOTICE THAT THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE CONSIDERED A FINAL MAP. ANY AND ALL COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL SURVEYOR'S SIGNATURE AND EXHIBIT A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY INSTRUMENTS. UNAUTHORIZED REPRODUCTION OR ALTERATION IS PROHIBITED.

BRUCE BELTRINA, L.S.
 LICENSE NO. 14208

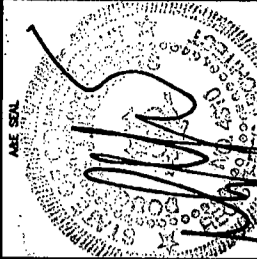
No.	Date	Revision description
1	5-23-08	Prepared
2	5-23-08	Revised

Surveying and Mapping by
URS
 200 Enterprise Dr., Suite 200
 Westborough, MA 01581
 Tel: (508) 853-2000
 Fax: (508) 853-2001
 www.urscorp.com

Scale: 1"=1000'
 Date: MARCH 2008
 Project: VERIZON WIRELESS
 Client: VERIZON WIRELESS
 Checked by: BRUCE BELTRINA
 Drawn by: BRUCE BELTRINA
 Scale: 1"=1000'
 Sheet No.: 4112
 Total Sheets: 4
 Date: MARCH 2008
 Project: VERIZON WIRELESS

CELLCO PARTNERSHIP
DBA
verizon wireless

A/E FIRM
URS CORPORATION AES
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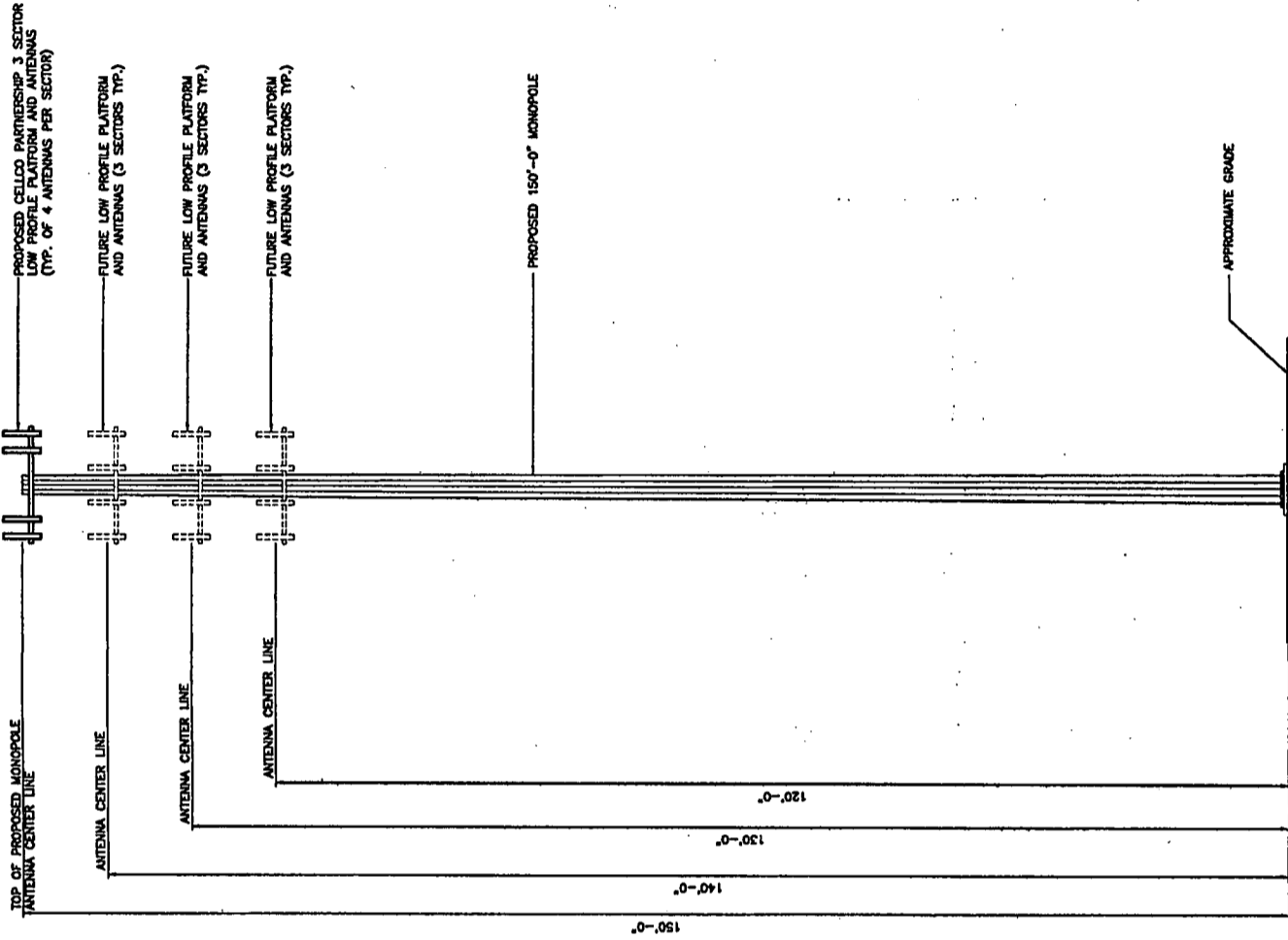
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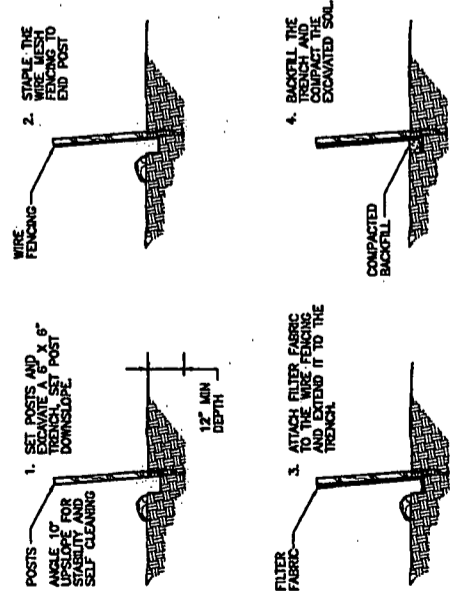
SCALE: AS NOTED

TOWER
ELEVATION
AND DETAILS

SC-2



1 TOWER ELEVATION
SCALE: 1" = 10'-0"



2 SEDIMENTATION CONTROL BARRIER
SCALE: N.T.S.

CELLCO PARTNERSHIP

DBA



verizon wireless

WATERTOWN WEST (SITE B)

OLD BAIRD ROAD WATERTOWN, CONNECTICUT

PROJECT SUMMARY

SITE NAME: WATERTOWN WEST (SITE B)
SITE ADDRESS: OLD BAIRD ROAD
 WATERTOWN, CONNECTICUT
CONTACT PERSON: CELLCO PARTNERSHIP DBA
 VERIZON WIRELESS
 SANDY CARTER
 (860) 603-9219
GOVERNING CODE: CONNECTICUT STATE BUILDING
 AND LIFE SAFETY CODE
APPLICANT: CELLCO PARTNERSHIP DBA
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LEGEND

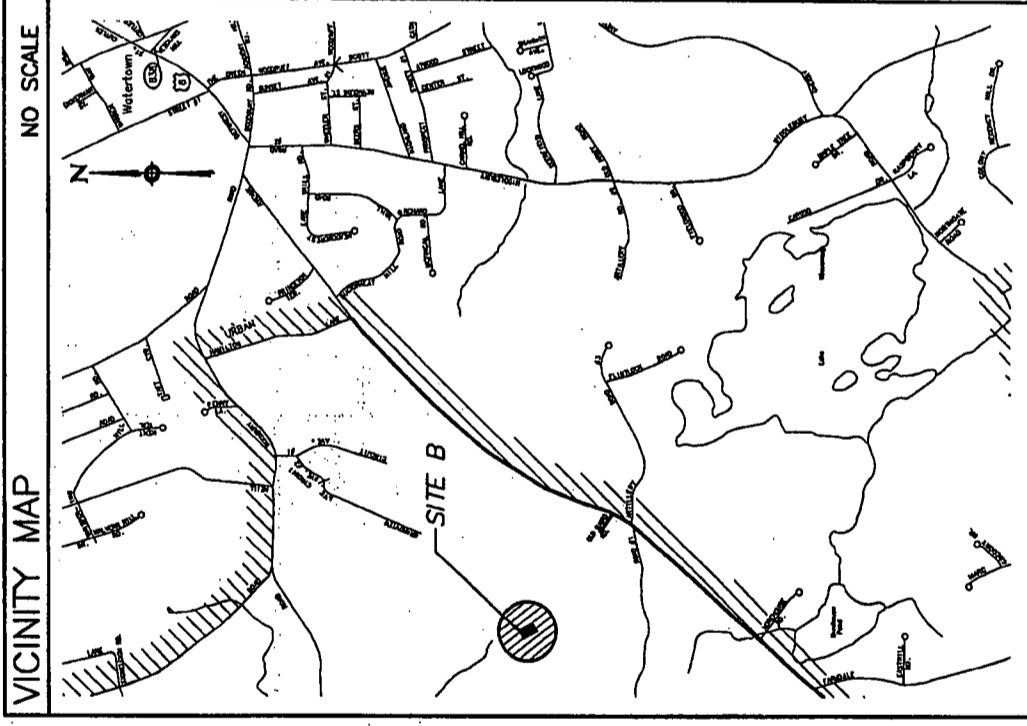
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CELLCO PARTNERSHIP
 DBA

MAE FROM
URS CORPORATION A.E.S.
 500 ENTERPRISE DRIVE
 SUITE 3B
 ROCKY HILL, CONNECTICUT
 1-860-629-8882



PROJECT NO: 36931053

JOB NO: VZ1-22B

DRAWN BY: JES

CHECKED BY:

ISSUED FOR
05-03-07 REVIEW
07-24-07 REVIEW
09-11-07 REVIEW
09-17-07 STATE COUNCIL APPROVAL

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SCALE: NONE

TITLE SHEET-
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