

COVENTRY NW

**Folly Lane
Coventry, Connecticut**

Description of Proposed Cell Site

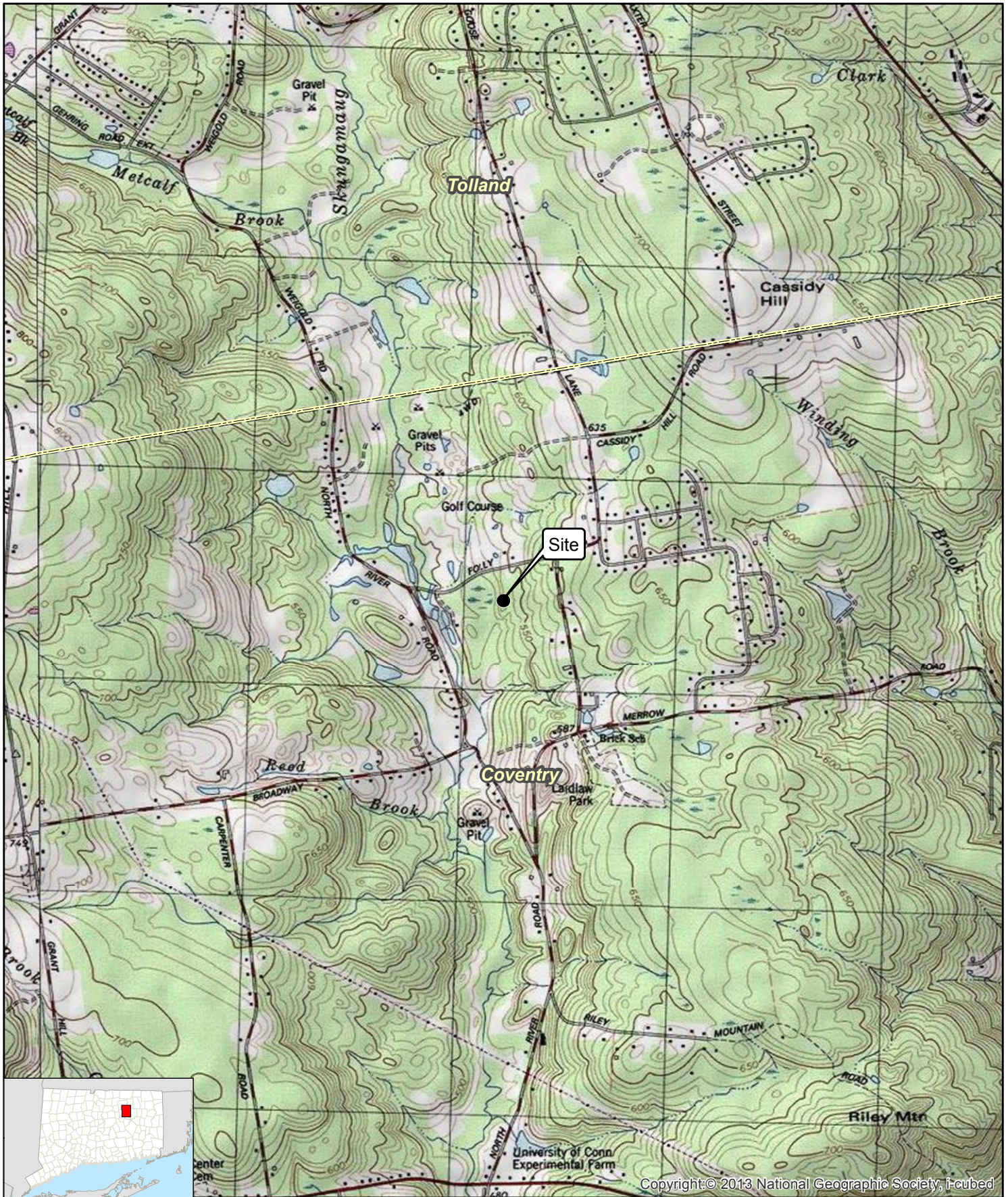
Cellco Partnership d/b/a Verizon Wireless
99 East River Drive
East Hartford, CT 06108

SITE NAME: COVENTRY NW – FOLLY LANE, COVENTRY, CT

GENERAL CELL SITE DESCRIPTION

The proposed Coventry NW Facility would be located in the northerly portion of an approximately 24.2 acre parcel, a portion of the Skungmaug Golf Course, owned by John Motycka. The facility would consist of a 140-foot self-supporting monopole telecommunications tower and a 12' x 26' steel equipment platform located within a 40' x 60' fenced compound and 100' x 100' leased area. Cellco will install two (2) equipment cabinets and a propane-fueled back-up generator on the equipment platform. Cellco will also install a 500 gallon propane tank in the fenced compound.

Cellco would attach nine (9) antennas and nine (9) remote radio heads to an antenna platform at the top of the tower. The top of Cellco's antennas would extend above the top of the tower to an overall height of approximately 143 feet. Vehicular access to the facility compound would extend from Folly Lane over an existing gravel access drive, extending a total distance of approximately 520 feet. Utility service would also extend from Folly Lane.



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Legend

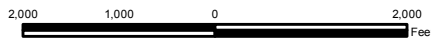
- Site
- Municipal Boundary

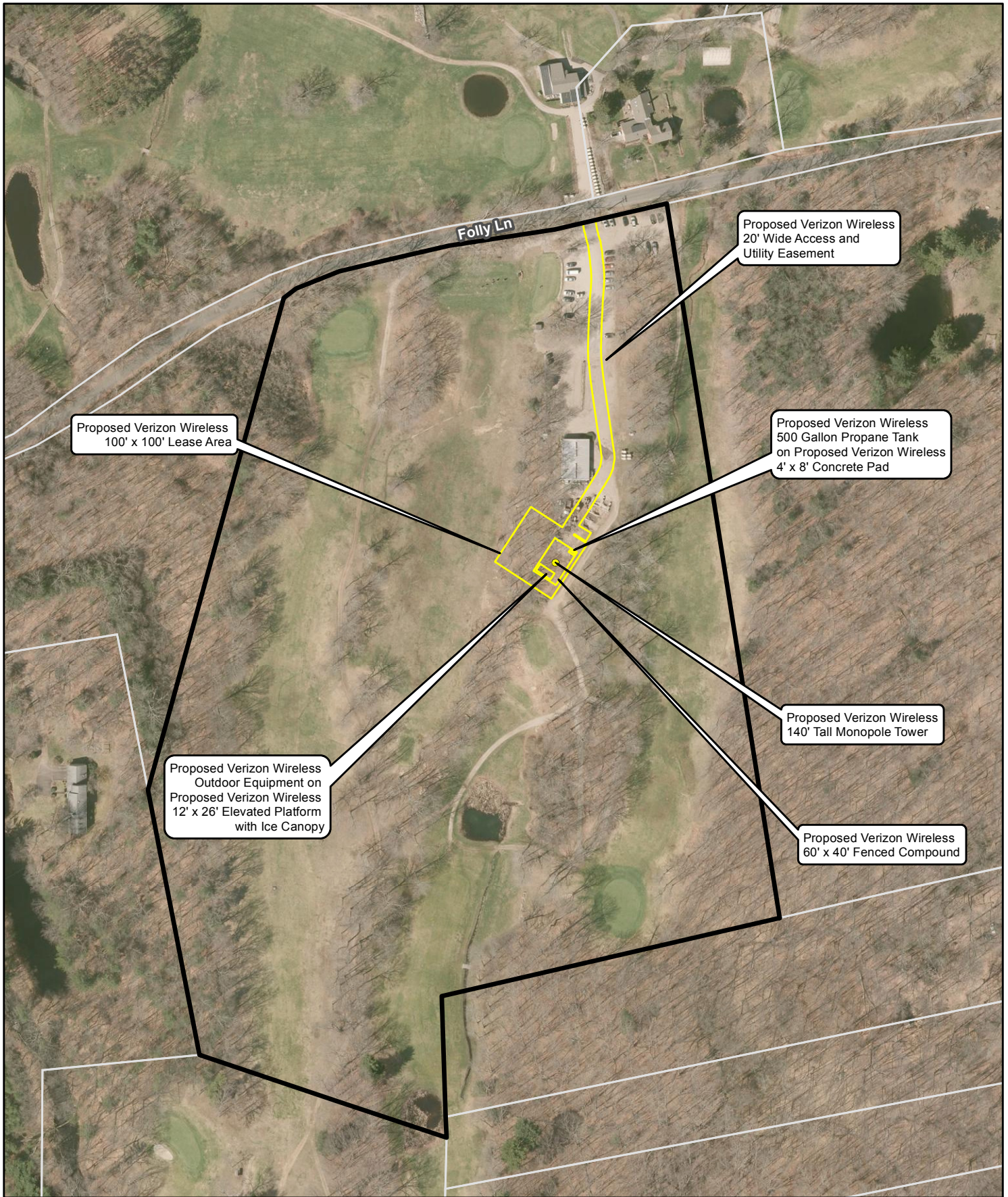
Site Location Map

Proposed Wireless
Telecommunications Facility
Coventry Northwest CT
Folly Lane
Coventry, Connecticut






Map Notes:
Base Map Source: USGS 7.5 Minute Topographic
Quadrangle Map, Coventry, CT (1983)
Map Scale: 1:24,000
Map Date: April 2017





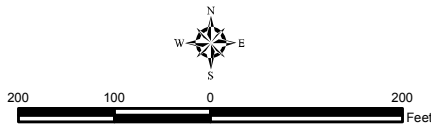
Legend

-  Proposed Monopole Tower
-  Proposed Facility Layout
-  Subject Property

Site Schematic

Proposed Wireless
Telecommunications Facility
Coventry Northwest CT
Folly Lane
Coventry, Connecticut

Map Notes:
Base Map Source: CT ECO 2016 Aerial Imagery
Map Scale: 1 inch = 200 feet
Map Date: April 2017



SITE EVALUATION REPORT

SITE NAME: COVENTRY NW – FOLLY LANE, COVENTRY, CT

I. TOWER LOCATION

- A. COORDINATES: 41°-49'-26.39" N 72°-20'-53.74" W
- B. GROUND ELEVATION: Approximately 542± feet AMSL
- C. U.S.G.S. QUADRANGLE MAP: Coventry, CT
- D. SITE ADDRESS: Folly Lane, Coventry, CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within ¼ mile of the cell site is in Coventry's General Residential (GR) 80 zone.

II. DESCRIPTION

- A. SITE SIZE: 40' x 60' Fenced Compound Area
- B. LESSOR'S PARCEL SIZE: Approximately 24.2 acres
- C. TOWER TYPE/HEIGHT: 140' Monopole Tower
143' Top of Antennas
- D. SITE TOPOGRAPHY AND SURFACE: Topography in the area of the facility compound is generally flat then sloping down to the west of the compound. Cellco will utilize the existing gravel drive extending from Folly Lane, a distance of approximately 520 feet to access the cell site. Only one (1) tree (6" diameter at breast height) will need to be removed to construct the facility compound and related site improvements.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower would be located in the northerly portion of an approximately 24.2 acre parcel, a portion of the Skungamaug Golf Course property, adjacent to its maintenance facility and materials storage area. The closest wetland area is located approximately 40 feet to the east of the facility compound and approximately 23 feet to the east of the existing gravel driveway.
- F. LAND USE WITHIN 1/4 MILE OF SITE: To the north and south of the facility compound is additional land of the Skungamaug golf course. To the west and east are low-density residential uses. (See Aerial Photograph and U.S.G.S. Topographic Map at pp. 2 and 3).

III. FACILITIES

- A. POWER COMPANY: Eversource
- B. POWER PROXIMITY TO SITE: Approximately 520 feet to the north along Folly Lane.
- C. TELEPHONE COMPANY: Frontier Communications
- D. PHONE SERVICE PROXIMITY: Same as power
- E. VEHICLE ACCESS TO SITE: Vehicle access to the site would extend from Folly Lane over an existing gravel driveway a distance of approximately 520 feet.
- F. CLEARING AND FILL REQUIRED: Some tree clearing and grading would be required for construction of the facility compound. Detailed construction plans will be developed if this location is approved by the Siting Council.

IV. LEGAL

- A. PURCHASE LEASE
- B. OWNER: John N. Motycka
- C. ADDRESS: Folly Lane, Coventry, CT
- D. DEED ON FILE AT:

Town of Coventry, CT Land Records

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FACILITIES AND EQUIPMENT SPECIFICATION
(NEW TOWER & EQUIPMENT)

SITE NAME: COVENTRY NW – FOLLY LANE, COVENTRY, CT

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: To be determined

B. TYPE: Self-supporting monopole

C. TOWER HEIGHT: 140'

TOWER DIMENSIONS: Approx. 50" base
 Approx. 24" top

II. TOWER LOADING:

A. CELLCO EQUIPMENT:

1. Nine (9) Panel Antennas (Model SBNHH1D65B)

2. Nine (9) Remote Radio Heads (RRH)
 (Three (3) Model B13 RRH4x30-4R; Three (3) Model B25 RRH4x30;
 and Three (3) Model B66A RRH4x45)

3. GPS Antenna: Attached to the platform canopy

4. Fiber Optic Antenna Cables:

a. Two (2) Antenna cables (Model: HB158-1-08U8-S8J18
 HYBRIFLEX™).

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The towers will be designed in accordance with Electronic Industries Association Standard EIA/TIA-222-G "Structural Standards for Steel Antenna Towers and Antenna Support Structures." The foundation designs would be based on soil conditions at the site. Details for the towers and foundation designs will be provided as a part of the final D&M Plan.

ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: COVENTRY NW – FOLLY LANE, COVENTRY, 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 or facility compound. The equipment used will not discharge any pollutants to area surface or groundwater systems. The closest wetland/watercourse area is located approximately 40 feet to the east of the facility compound and approximately 23 feet east of a portion of the existing gravel access drive.

B. AIR QUALITY

Under ordinary operating conditions, Cellco's equipment at the Coventry NW Facility would generate no air emissions. During power outages and periodically for maintenance purposes, Cellco would utilize a propane-fueled generator to provide emergency back-up power. Cellco's back-up generator will be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management, pursuant to R.C.S.A. § 22a-174-3b.

C. LAND

Only one (1) tree, six (6) inches or greater at breast height will need to be removed and limited grading of the tower compound area will be required. Cellco will need to construct a retaining wall around three (3) sides of the facility compound to maintain a level compound surface. The remaining land of the Lessor would remain unchanged by the construction and operation of the proposed cell site.

D. NOISE

The equipment to be in operation at the facility would emit no noise, except for the occasional operation of the back-up generator which would only run when commercial power to the facility is interrupted and periodically for maintenance purposes. Some noise is anticipated during cell site construction.

E. POWER DENSITY

The worst-case calculation of power density for Cellco's 700 MHz, 850 MHz, 1900 MHz and 2100 MHz antennas at the Coventry NW Facility would be 33.73% of the FCC Safety Standard. (See Attachment 13).

F. VISIBILITY

See Visibility Report included as Attachment 9.

CELLCO PARTNERSHIP

d.b.a. **verizon** wireless

WIRELESS COMMUNICATIONS FACILITY

COVENTRY NORTHWEST CT

FOLLY LANE

COVENTRY, CT 06238

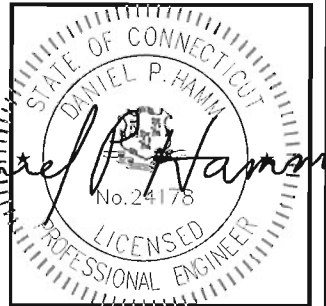
PREPARED FOR: CELLCO PARTNERSHIP D.B.A.

verizon

Hudson Design Group LLC



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586



Daniel P. Haman

CHECKED BY: DJR

APPROVED BY: DPH

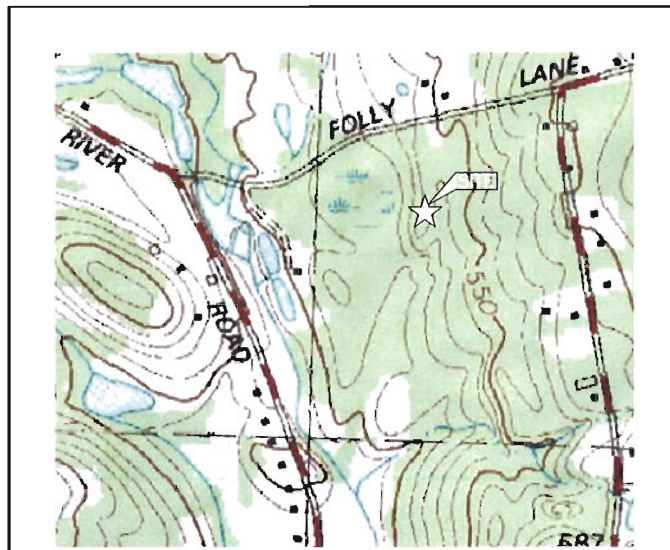
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REV.	DATE	DESCRIPTION	BY
2	01/03/17	REVISED PER COMMENTS	SLY
1	12/14/16	REVISED PER COMMENTS	SLY
0	10/21/16	ISSUED FOR REVIEW	JES

SITE NAME:
COVENTRY NORTHWEST CT

SITE ADDRESS:
FOLLY LANE
COVENTRY, CT. 06238

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



VICINITY MAP SCALE: N.T.S.

DIRECTIONS TO SITE:
99 E RIVER DR, EAST HARTFORD, CT 06108
HEAD EAST ON E RIVER DR
TURN LEFT ONTO CT-2 E RAMP
MERGE ONTO I-84 E
TAKE EXIT 68 FOR CT-195 TOWARD TOLLAND/MANSFIELD
TURN RIGHT ONTO CT-195 S (SIGNS FOR MANSFIELD/UNIVERSITY OF CONNECTICUT)
TURN RIGHT ONTO GOOSE LN
SLIGHT RIGHT ONTO FOLLY LN
TURN LEFT, FOLLY LANE, COVENTRY, CT 06238

CONSULTANT TEAM

PROJECT ENGINEER
HUDSON DESIGN GROUP, LLC
1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
NORTH ANDOVER, MA 01845
TEL: 1-(978)-557-5553
FAX: 1-(978)-336-5586

SURVEYOR
NORTHEAST SURVEY CONSULTANTS
116 PLEASANT ST. SUITE 302
EASTHAMPTON, MA 01027
TEL: 1-(413)-203-5144

PROJECT SUMMARY

SITE NAME: COVENTRY NORTHWEST CT
SITE ADDRESS: FOLLY LANE
COVENTRY, CT 06238

PROPERTY OWNER: JOHN MOTCYKA
104 FOLLY LANE
COVENTRY, CT 06238

APPLICANT: CELLCO PARTNERSHIP
d/b/o VERIZON WIRELESS
99 EAST RIVER DRIVE
EAST HARTFORD, CT 06108

SITE ACQUISITION CONTACT: STEPHEN SCHADLER
STRUCTURE CONSULTING GROUP
99 EAST RIVER DRIVE, 9TH FL
EAST HARTFORD, CT 06108

LEGAL/REGULATORY COUNSEL: KENNETH C. BALDWIN ESQ.
ROBINSON + COLE LLP
(860)275-8345

LATITUDE: N 41° 49' 26.39"
LONGITUDE: W 72° 20' 53.74"

SCOPE OF WORK INFO.

VERIZON WIRELESS IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS ON PROPOSED TELECOMMUNICATION SITE:

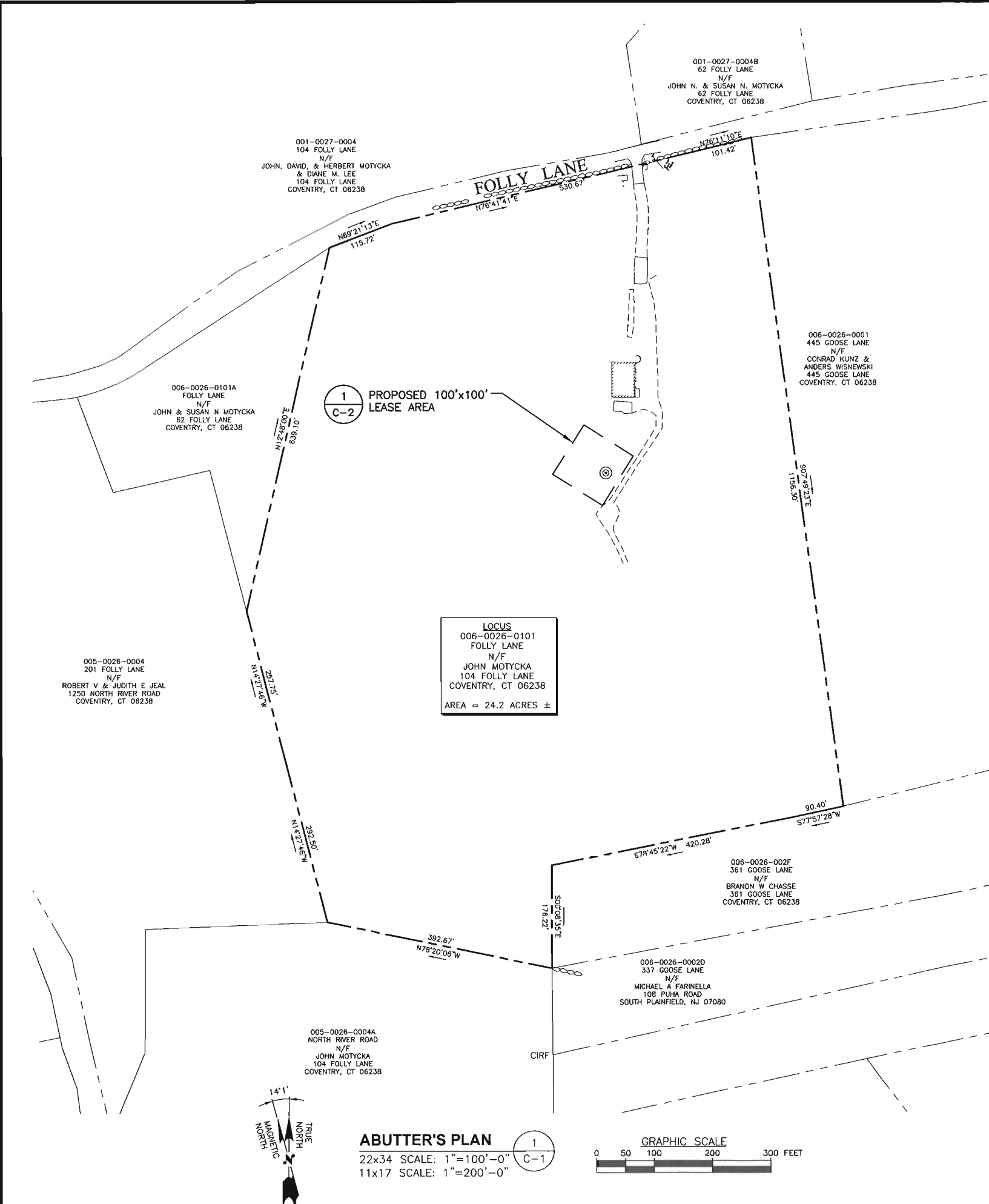
- NEW 60'x40' FENCED COMPOUND WITHIN PROPOSED 100'x100' LEASE AREA. ON EXISTING PARCEL OF LAND.
- NEW PANEL ANTENNAS: (3) ANTENNA PER SECTOR WITH (3) SECTORS, FOR A TOTAL OF (9) ANTENNAS.
- NEW RRHs: (3) RRHs PER SECTOR WITH (3) SECTORS, FOR A TOTAL OF (9) RRHs
- NEW JUNCTION BOXES: (2) JUNCTION BOX TOTAL.

ITEMS LISTED ABOVE TO BE MOUNTED ON PROPOSED VERIZON MONOPOLE.

- NEW EQUIPMENT CABINETS: (2) CABINETS WITH GENERATOR ON PROPOSED 12'x26' EQUIPMENT STEEL PLATFORM.

ITEMS LISTED ABOVE TO BE INSTALLED WITHIN THE PROPOSED 40'x60' FENCED COMPOUND.

- NEW POWER AND TELCO SERVICES WILL BE ROUTED UNDERGROUND FROM EXISTING UTILITY POLE TO PROPOSED ELECTRICAL METER AND HOFFMAN BOX ON PROPOSED H-FRAME.
- FINAL UTILITY ROUTING TO BE DETERMINED/VERIFIED BY UTILITY COMPANIES.



SOURCE:
 NORTHEAST SURVEY CONSULTANTS,
 ABUTTERS PLAN AND EXISTING
 CONDITIONS DATED 10/07/16

LEGEND

---	PROPERTY LINE - SUBJECT PARCEL
---	ABUTTERS PROPERTY LINE
---	EXISTING CONTOUR LINE
---	TREE LINE
---	BARBED WIRE FENCE REMAINS
---	OVERHEAD WIRE
---	EXISTING RAIL FENCE
---	WETLAND FLAG LINE
□ 1-22	WETLAND FLAG NUMBER
●	CONIFEROUS TREE
○	DECIDUOUS TREE
○	STONE PILE
○	TOWER CONTROL POINT
○	WELL
○	UTILITY POLE
---	PROPOSED CONTOUR LINE
---	TOW TOP OF WALL
---	BOW BOTTOM OF WALL
▨	EXISTING BUILDING

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.
verizon

Hudson Design Group LLC
 1600 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
 N. ANDOVER, MA 01845 FAX: (978) 336-5586



CHECKED BY: DJR
 APPROVED BY: DPH

SUBMITTALS

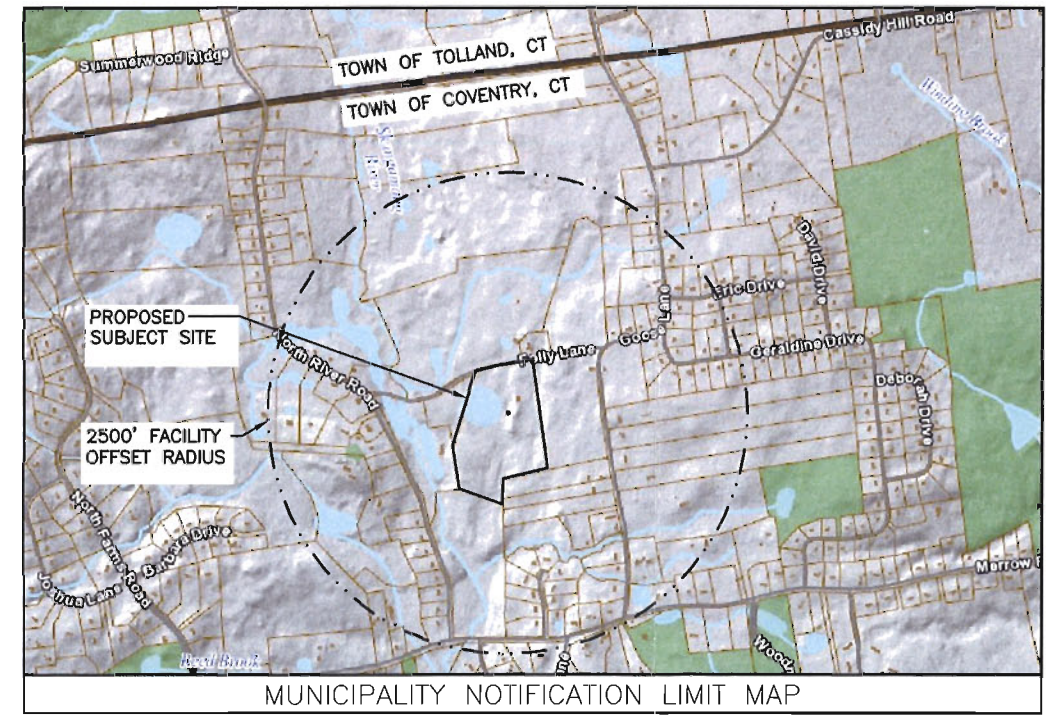
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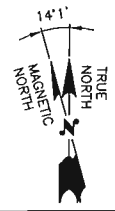
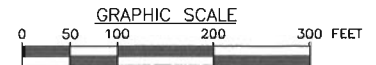
SITE ADDRESS:
 FOLLY LANE
 COVENTRY, CT. 06238

SHEET TITLE
ABUTTER'S PLAN

SHEET NUMBER
C-1



ABUTTER'S PLAN
 22x34 SCALE: 1"=100'-0"
 11x17 SCALE: 1"=200'-0"



LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OVERHEAD WIRE
- EXISTING RAIL FENCE
- WETLAND FLAG LINE
- 1-22 WETLAND FLAG NUMBER
- CONIFEROUS TREE
- DECIDUOUS TREE
- ⊕ STONE PILE
- ⊙ TOWER CONTROL POINT
- WELL
- ⊕ UTILITY POLE
- 542 PROPOSED CONTOUR LINE
- TOW TOP OF WALL
- BOW BOTTOM OF WALL
- ▨ EXISTING BUILDING

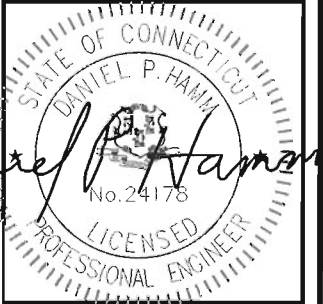
NOTE:
 DELINEATION OF WETLAND RESOURCE AREA
 WAS PERFORMED BY MATTHEW GUSTAFSON,
 REGISTERED SOIL SCIENTIST, ALL-POINTS
 TECHNOLOGY., P.C. ON AUGUST 27, 2015

LOCUS
 006-0026-0101
 FOLLY LANE
 N/F
 JOHN MOTYCKA
 104 FOLLY LANE
 COVENTRY, CT 06238
 AREA = 24.3 ACRES ±

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.



1400 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
 N. ANDOVER, MA 01845 FAX: (978) 336-5586



Daniel P. Hamm

CHECKED BY: DJR

APPROVED BY: DPH

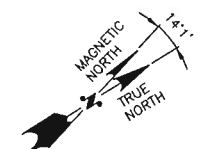
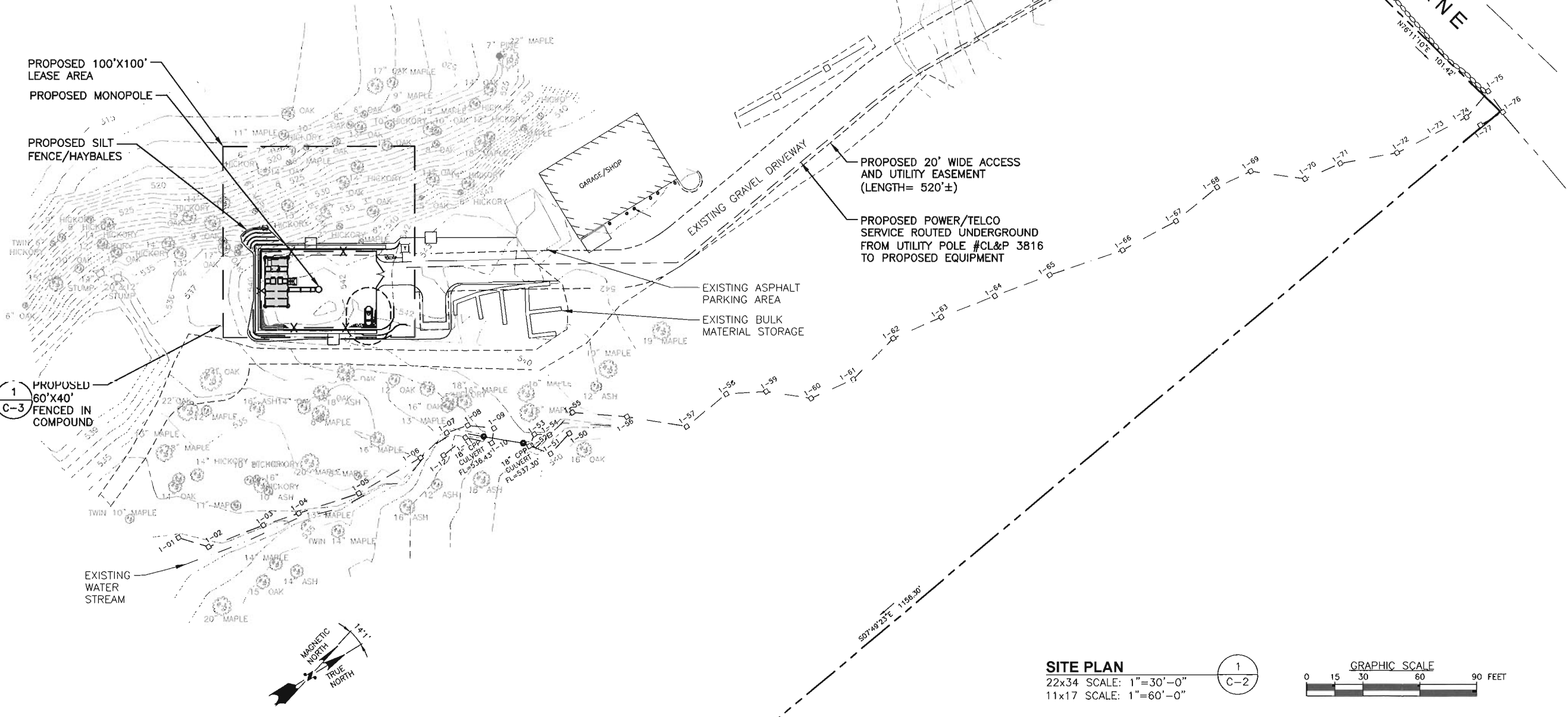
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1	12/14/16	REVISED PER COMMENTS	SLY
0	10/21/16	ISSUED FOR REVIEW	JES

SITE NAME:
**COVENTRY
 NORTHWEST CT**

SITE ADDRESS:
 FOLLY LANE
 COVENTRY, CT. 06238

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-2

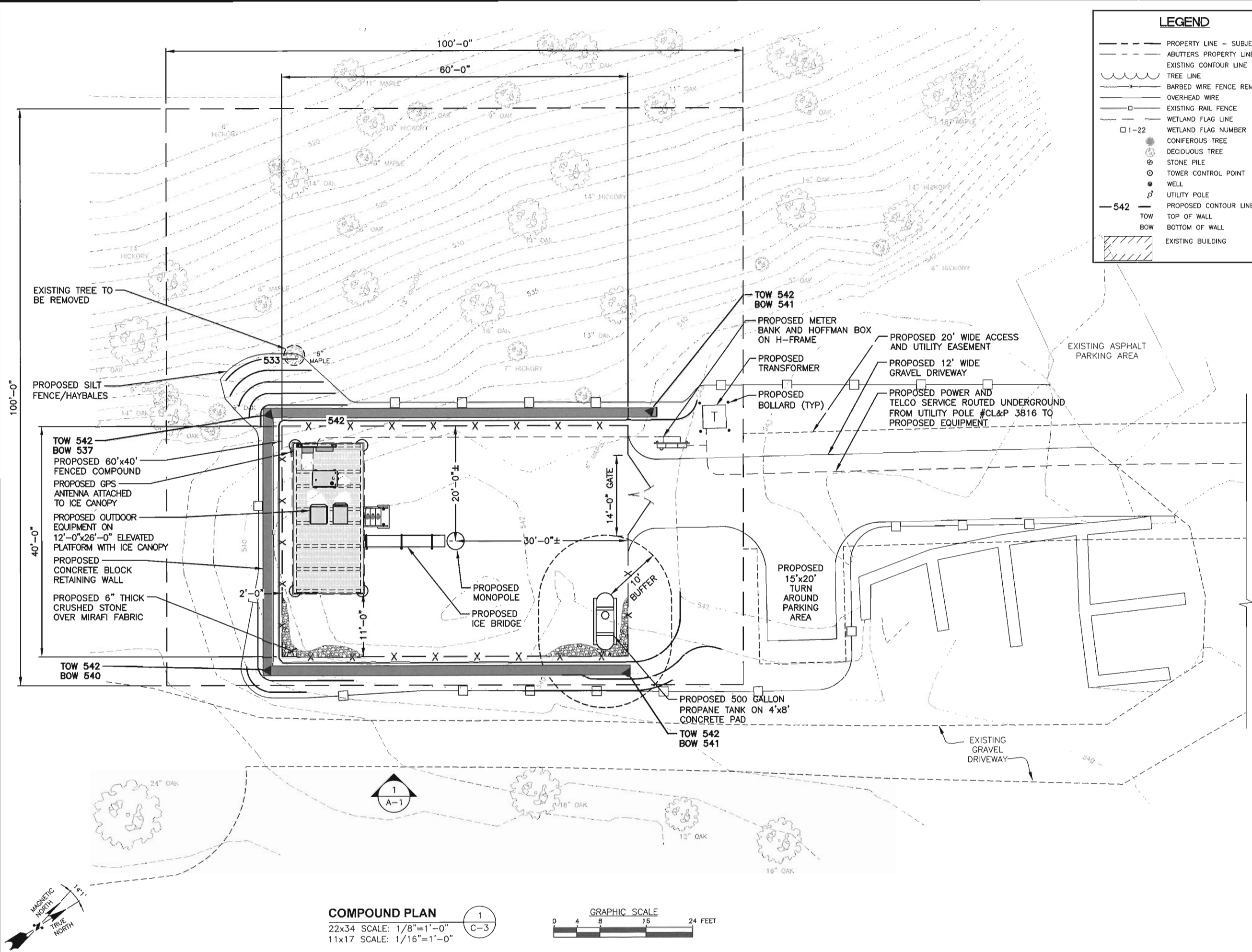


SITE PLAN
 22x34 SCALE: 1"=30'-0"
 11x17 SCALE: 1"=60'-0"



LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- - - EXISTING CONTOUR LINE
- ~ ~ ~ TREE LINE
- - - BARBED WIRE FENCE REMAINS
- OVERHEAD WIRE
- - - EXISTING RAIL FENCE
- - - WETLAND FLAG LINE
- 1-22 WETLAND FLAG NUMBER
- CONIFEROUS TREE
- DECIDUOUS TREE
- ⊙ STONE PILE
- TOWER CONTROL POINT
- ⊙ WELL
- ⊙ UTILITY POLE
- 542 PROPOSED CONTOUR LINE
- TOW TOP OF WALL
- BOW BOTTOM OF WALL
- ▨ EXISTING BUILDING



Daniel P. Haman

CHECKED BY: DJR

APPROVED BY: DPH

SUBMITTALS

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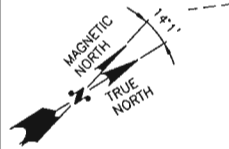
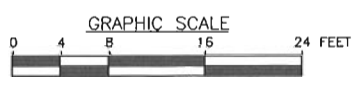
SITE NAME:
COVENTRY NORTHWEST CT

SITE ADDRESS:
 FOLLY LANE
 COVENTRY, CT. 06238

SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
C-3

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



TOP OF PROPOSED ANTENNAS

ELEV. = 143'-0"± (AGL)
ELEV. = 685'-0"± (AMSL)

Q. OF PROPOSED ANTENNAS AND TOP OF TOWER

ELEV. = 140'-0"± (AGL)
ELEV. = 682'-0"± (AMSL)

PROPOSED JUNCTION BOX (TYP. OF 2)

PROPOSED VERIZON PANEL ANTENNAS (TYP. OF 3 PER SECTOR, TOTAL OF 9)

PROPOSED RRH TO BE MOUNTED BEHIND ANTENNAS (TYP. OF 3 PER SECTOR, TOTAL OF 9)

NOTE:

1. PROPOSED NEW TOWER AND FOUNDATION DESIGN BY OTHERS
2. VERIFY AZIMUTHS W/ RF ENGINEER.

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-G "STRUCTURAL STANDARDS FOR SUPPORTING STRUCTURES AND ANTENNAS, REVISION G" 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.

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.

verizon



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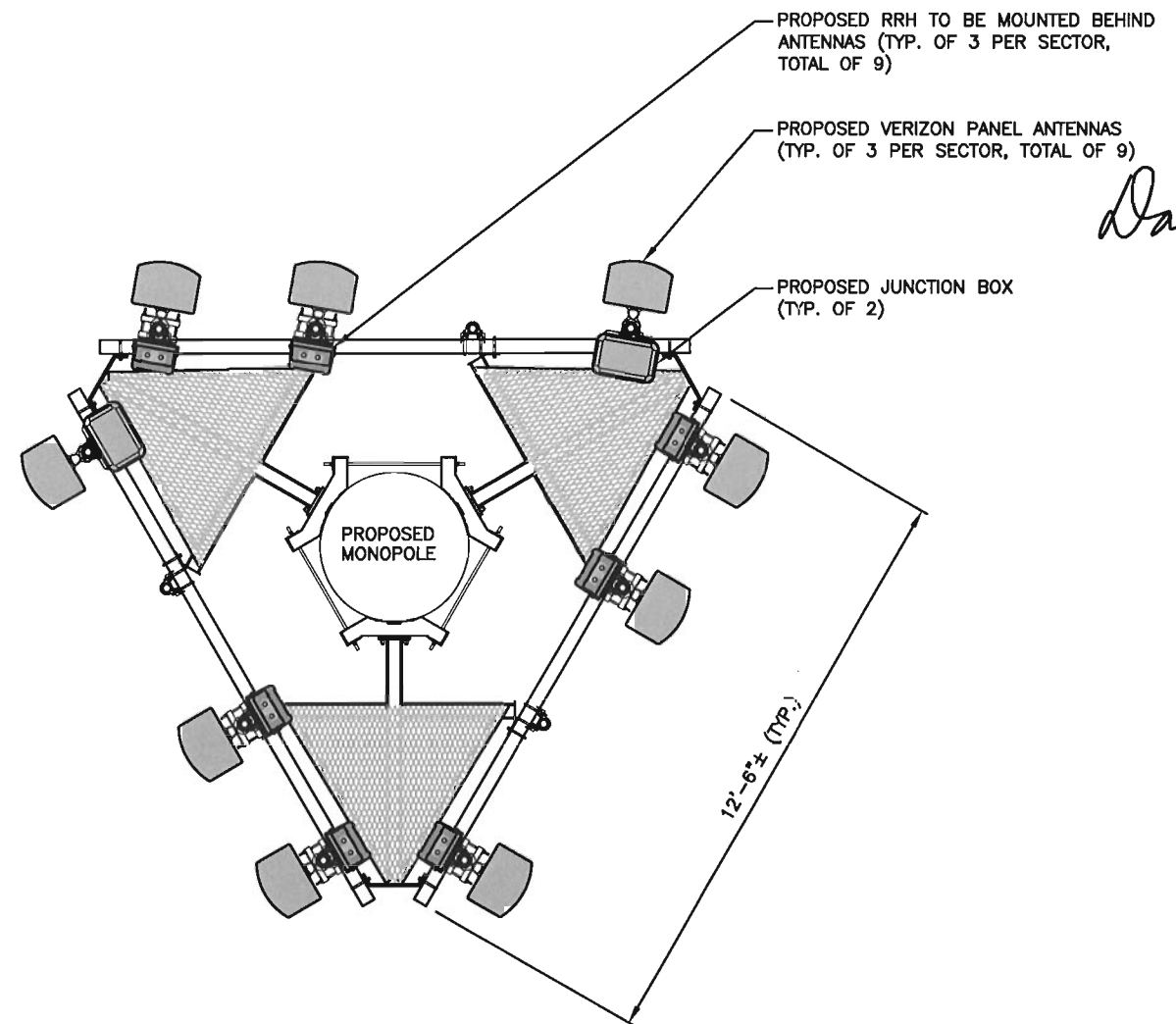
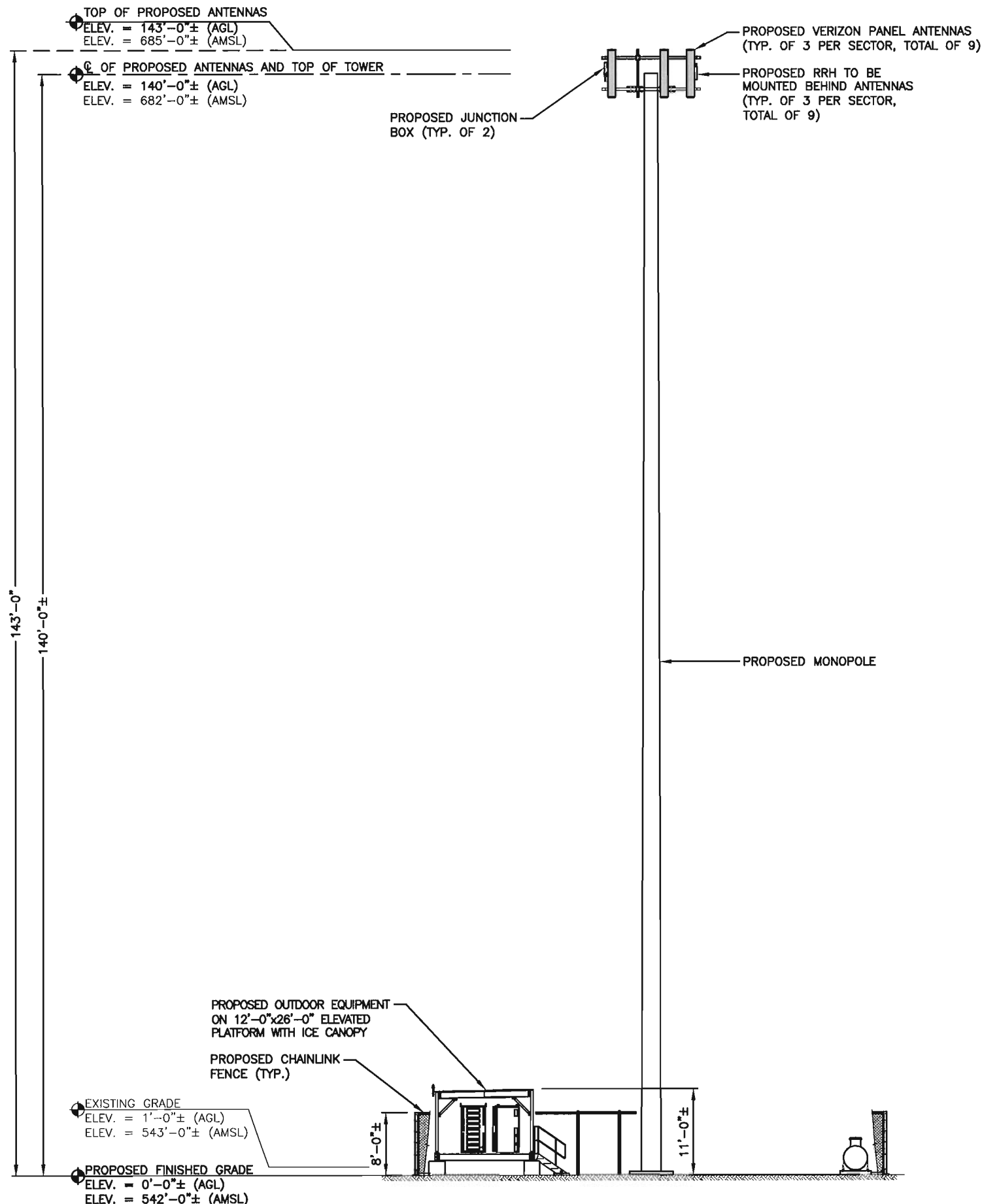
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NORTHWEST CT

SITE ADDRESS:
FOLLY LANE
COVENTRY, CT. 06238

SHEET TITLE
ELEVATION

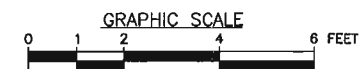
SHEET NUMBER
A-1



ANTENNA PLAN

22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"

2
A-1



WEST ELEVATION

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

1
A-1

