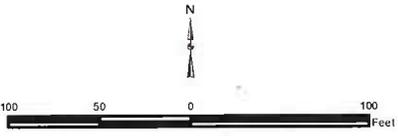




- Legend**
- Proposed Verizon Wireless Lease Area
  - Proposed Verizon Wireless Compound
  - Proposed Verizon Wireless Utility Easement
  - Proposed Verizon Wireless Equipment
  - Proposed Verizon Wireless Gravel Access Drive
  - Proposed Verizon Wireless Conduit
  - Subject Property
  - Approximate Parcel Boundary

**Map Notes:**  
 Base Map Source: 2023 CT Aerial Imagery (CTECO)  
 Map Scale: 1 inch = 100 feet  
 Map Date: December 2025



**Site Schematic**  
 Proposed Wireless  
 Telecommunications Facility  
 East Windsor North 2 CT  
 0 and 59 Broad Brook Road  
 East Windsor, Connecticut





### GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. 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-H 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.
5. THE EXISTING PARCEL IS SERVED BY PRIVATE WATER AND SEWER. NO RECORD PLANS WERE AVAILABLE. THE RECORD PROPERTY OWNER WAS CONSULTED AND ACCORDING TO SOURCES THE EXISTING WELL AND SEPTIC ARE NOT NEAR THE TOWER COMPOUND OR ACCESS DRIVE EXTENSION.

### REFERENCES

PROPERTY LINE, TOPOGRAPHY AND EXISTING FEATURES FROM SURVEY PREPARED BY NORTHEAST SURVEY CONSULTANTS, DATED 9/24/2025.

FLOODPLAIN - FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 09003C0241F EFFECTIVE DATE SEPTEMBER 26, 2008 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), US DEPARTMENT OF HOMELAND SECURITY. ENTIRE AREA IS WITHIN ZONE "X" UNSHADED: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN.

LOCATION OF EXISTING WELL AND SEPTIC PROVIDED BY THE PROPERTY OWNER ON A MARKED UP MAP PROVIDED BY AMY WHITE OF SAI GROUP ON NOVEMBER 12, 2025. ProTerra CONTACTED THE NORTH CENTRAL DISTRICT HEALTH DEPARTMENT AND THEY DID NOT HAVE ANY INFO FOR OUR PARCEL CONCERNING SEPTIC OR WELLS.

### CSC DIMENSIONS

ASSESSORS ID: 118-36-13-A (LOCUS) & 118-36-23 (ACCESS & UTILITY)  
(P) USE: WIRELESS COMMUNICATION FACILITY

MONOPOLE TOWER HEIGHT (HIGHEST APPURTENANCE)	150'± (156'±)
EXISTING SITE ACCESS LENGTH	625'±
PROPOSED SITE ACCESS LENGTH	125'±
NUMBER OF TREES OVER 6" DBH TO BE REMOVED	2
NUMBER OF TREES OVER 14" DBH TO BE REMOVED	6
NUMBER OF RESIDENCES WITHIN 1000 FEET OF TOWER	10 <sup>1</sup>
NEAREST WETLANDS (FROM COMPOUND)	144'±
FOLLOWING DISTANCES FROM TOWER CENTER	
NORTHERN PROPERTY BOUNDARY	159'±
SOUTHERN PROPERTY BOUNDARY	647'±
WESTERN PROPERTY BOUNDARY	722'±
EASTERN PROPERTY BOUNDARY	280'±
CLOSEST RESIDENCE	410'± (119-36-21)
CLOSEST SCHOOL OR DAYCARE	4,700'± (EAST WINDSOR MIDDLE SCHOOL)
CLOSEST TOWN OR CITY LINE	3,900'±(ENFIELD);6,000'±(ELLINGTON)

NOTE: PARCEL ID'S OF RESIDENCES WITHIN 1000 FEET OF TOWER: 118-44-09, 118-44-09-C, 118-36-26, 118-36-27, 119-44-10-A, 119-44-10-B, 119-36-21, 119-36-20, 119-36-19 & 119-36-18

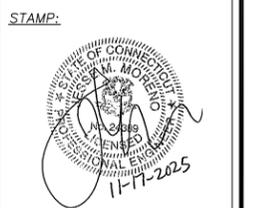


#### CONSULTANTS:

NO.	DATE	REVISIONS
A	07/25/25	ISSUED FOR REVIEW
B	11/14/25	ISSUED FOR PERMIT
C	11/17/25	ISSUED FOR PERMIT

TITLE: **SITE NAME: EAST WINDSOR NORTH 2 CT**  
**LOCATION CODE: (P) 725161**  
**ADDRESS: 0 & 59 BROAD BROOK ROAD**  
**EAST WINDSOR, CT 06016**

APPLICANT: **verizon**  
**20 ALEXANDER DR. 2ND FLR**  
**WALLINGFORD, CT 06492**



DATE: 11/17/25  
DRAWN: STZ  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 13-030

SHEET TITLE:  
**OVERALL SITE PLAN**  
**A-1**