

**FIRST TAXING DISTRICT WATER DEPARTMENT
NORWALK, CT**

**173½ West Rocks Road
Norwalk, Connecticut**

Description of Proposed Cell Site

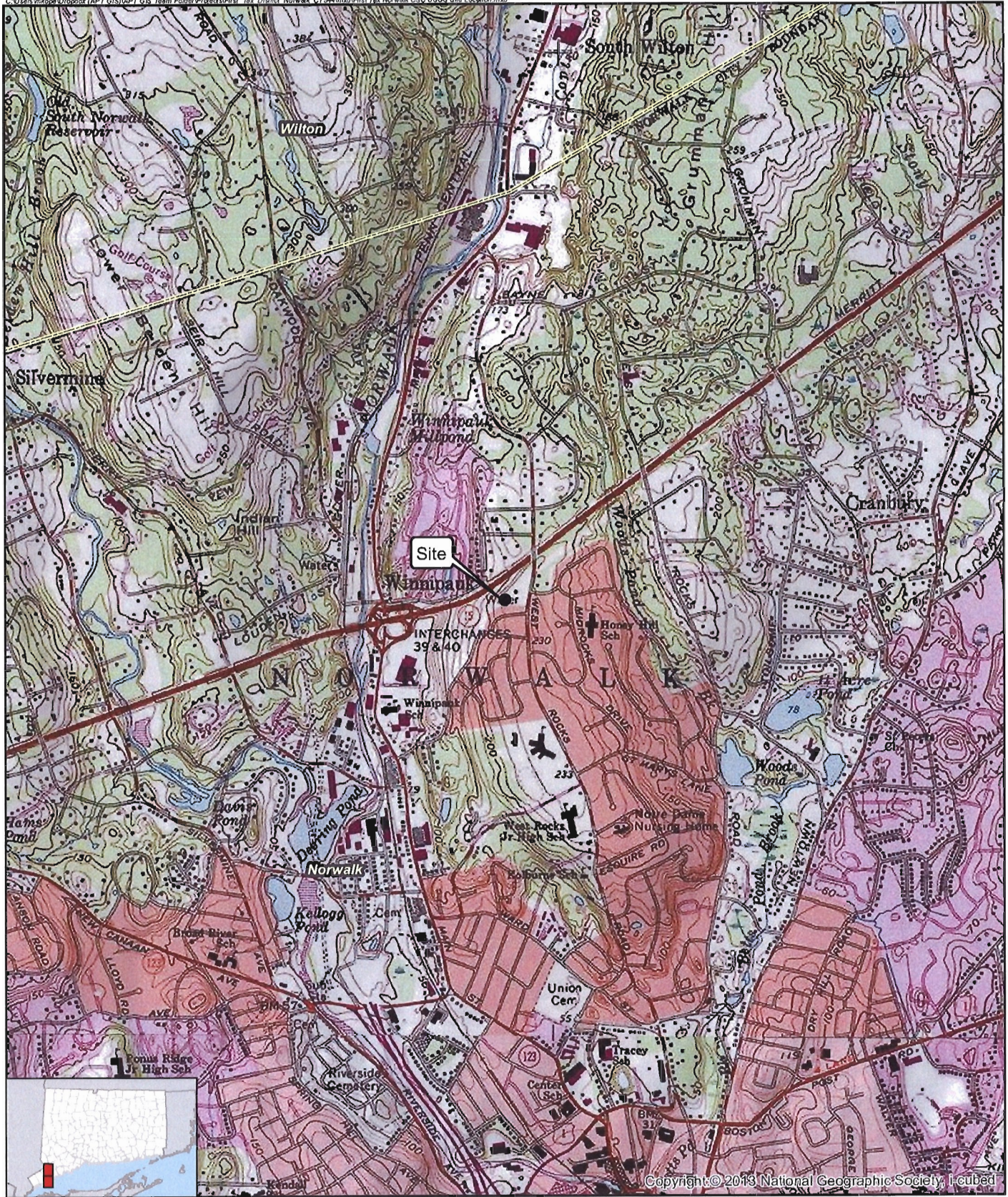
First Taxing District of Norwalk
12 New Canaan Avenue
Norwalk, CT 06851

SITE NAME: FTD FACILITY – 173½ WEST ROCKS ROAD, NORWALK, CONNECTICUT

GENERAL CELL SITE DESCRIPTION

The proposed First Taxing District (“FTD”) telecommunications facility (the “FTD Facility”) would be located on an approximately 1.89 acre parcel at 173½ West Rocks Road in Norwalk, CT (“Property”). The Property is owned by FTD and used for water company purposes. The FTD Facility would consist of a 130-foot telecommunications tower and pad-mounted equipment within an approximately 3,518 square foot fenced compound. Space has been reserved for a backup generator and propane fuel tank if needed by the Wireless Carriers. The new tower would be designed to accommodate the antennas and associate wireless equipment currently located on the existing (abandoned) water tank on the Property. The existing tank will be removed from the Property as a part of the site redevelopment proposal.

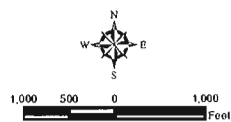
Antennas and associated wireless equipment will be attached to the tower at the 126-foot level (AT&T); 116-foot level (Verizon); 106-foot level (T-Mobile); and 96-foot level (Sprint). Equipment associated with the Wireless Carriers’ antennas will be located on the ground near the base of the tower. Vehicular access to the facility would extend from West Rocks Road over a portion of an access driveway serving the new FTD water tank, then over a new gravel driveway extension, a distance of approximately 350 feet. Utility service would also extend from existing service along West Rocks Road.



Legend

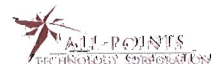
- Site
- Municipal Boundary

Map Notes:
 Base Map Source: USGS 7.5 Minute Topographic
 Quadrangle Maps, Norwalk North, CT (1975) and
 Norwalk South, CT (1984)
 Map Scale: 1:24,000
 Map Date: February 2020



Site Location Map

Proposed Wireless
 Telecommunications Facility
 First Taxing District of
 The City of Norwalk
 173 1/2 West Rocks Road
 Norwalk, Connecticut





Legend

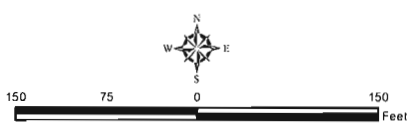
- Proposed Lease Area
- Proposed Equipment
- Potential Equipment
- Proposed Electrical and Telco Service
- Proposed Gravel Access Drive/Turn-Around Area
- Proposed Equipment Areas

- Proposed Hydropillar Water Reservoir (By Others)
- Proposed Fence (By Others)
- Subject Property
- Approximate Parcel Boundary

Site Schematic

Proposed Wireless Telecommunications Facility
 First Taxing District of The City of Norwalk
 173 1/2 West Rocks Road
 Norwalk, Connecticut

Map Notes:
 *Item Not Located Within Mapped Area
 Base Map Source: 2019 Aerial Photograph (CTECO)
 Map Scale: 1 Inch = 150 feet
 Map Date: March 2020



SITE EVALUATION REPORT

SITE NAME: FTD FACILITY – 173½ WEST ROCKS ROAD, NORWALK, CONNECTICUT

I. TOWER LOCATION

- A. COORDINATES: 41°-08'-36.6271" N 73°-25'-08.2799" W
- B. GROUND ELEVATION: Approximately 220.9± feet AMSL
- C. U.S.G.S. QUADRANGLE MAP: Norwalk North, CT
- D. SITE ADDRESS: 173½ West Rocks Road, Norwalk, CT 06851
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within ¼ mile of the proposed tower site is in Norwalk's A, AA and B Residential zones.

II. DESCRIPTION

- A. SITE SIZE: 3,518 s.f. fenced compound
- B. LESSOR'S PARCEL: Approximately 1.89 acres
- C. TOWER TYPE/HEIGHT: 130' Monopole Tower
- D. SITE TOPOGRAPHY AND SURFACE: Topography in the area slopes down gently from east to west on the Property. Grading required to construct the access drive and tower facility compound will be minimal.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower would be located in the westerly portion of an approximately 1.89 acre parcel currently used for municipal water department and telecommunications purposes. There are no wetlands or watercourses on the Property and no direct impacts to off-site wetlands or watercourses are anticipated. Several mature trees will need to be removed to accommodate the development of the new telecommunications tower. Additional tree removal is anticipated to allow for the construction of the new FTD water tank. Trees along the Property boundary, particularly to the south, will be retained. Additional landscaping is also proposed to be installed around the new FTD water tank and other locations on the Property. (See Project Plans (Sheets C-1 and C-2) included in Attachment 1).

- F. LAND USE WITHIN 1/4 MILE OF SITE: The 1.89 acre subject parcel is surrounded by residential uses to the south and east and an existing Eversource electric transmission line and the Merritt Parkway to the north and west. (See Site Schematic at p. 3).

III. FACILITIES

- A. POWER COMPANY: Eversource
- B. POWER PROXIMITY TO SITE: Approximately 264 feet to the east of the facility compound along West Rocks Road.
- C. TELEPHONE/FIBER CONNECTION: TBD
- D. VEHICLE ACCESS TO SITE: Vehicle access to the site would extend from West Rocks Road over a portion of a new driveway that will be constructed to service the proposed FTD water tank, then over a new gravel driveway extension, a distance of approximately 350 feet.
- E. CLEARING AND FILL REQUIRED: The total area of disturbance necessary to construct the proposed telecommunications facility is approximately 17,650 square feet. Additional site disturbance will occur when FTD constructs its new water tank. Telecommunications site improvements would require approximately 160 cubic yards (CY) of fill to be imported to the site and approximately 185 CY of fill to be excavated for the utility trench. Approximately 160 CY of clean broken stone will be needed as surface treatment for the access drive and the facility compound. Detailed construction plans would be developed if the telecommunications facility is approved by the Siting Council.

IV. LEGAL

- A. OWNER: First Taxing District Water Department
- B. ADDRESS: 173½ West Rocks Road, Norwalk, CT
- C. DEED ON FILE AT: City of Norwalk, CT Land Records

FACILITIES AND EQUIPMENT SPECIFICATION
(NEW TOWER & EQUIPMENT)

SITE NAME: FTD FACILITY – 173½ WEST ROCKS ROAD, NORWALK, CONNECTICUT

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: To be determined

B. TYPE: Self-supporting monopole

C. TOWER HEIGHT: 130'

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

II. TOWER LOADING:

A. AT&T EQUIPMENT AT 126-FOOT LEVEL:

1. Panel Antennas – Six (6):
Three (3) Model DMP65R-BU8DA; Three (3) Model TPA65R-BU8D
2. Remote Radio Heads (RRHs) – Twelve (12)
Three (3) Model B13RRH4x30; three (3) Model B25RRH4x30; and Three (3) Model B66ARRH4x45
3. GPS Antenna: Attached to AT&T cable ice bridge.
4. Transmission Lines:
 - a. Two (2) fiber optic antenna cables
 - b. Six (6) coax antenna cables

B. VERIZON EQUIPMENT AT 116-FOOT LEVEL:

1. Panel Antennas – Nine (9):
Three (3) LNX-6514DS-A1M
Six (6) Q56656-5D
2. Remote Radio Heads (RRHs) – Six (6)
Three (3) Model B13 RRHBR04C and Three (3) Model B66A RRHBR049
3. GPS Antenna: Attached to the Cellco ice bridge.

4. Transmission Lines:
 - a. One (1) Model: HB158-BU12S24-270-L1 HYBRIFLEX™ fiber optic antenna cable
 - b. Six (6) Coaxial antenna cables

C. T-MOBILE EQUIPMENT AT 106-FOOT LEVEL:

1. Panel Antennas – Three (3):
Model APXVAARR24 43-U-NA20
2. Remote Radio Heads (RRHs) – Six (6):
Three (3) 4449BIZ, B71; and Three (3) 4415 B25
3. GPS Antenna: Attached to T-Mobile ice bridge.
4. Transmission Lines:
 - a. Two (2) Model: LMU Coax antenna cables

D. SPRINT EQUIPMENT AT 96-FOOT LEVEL:

1. Panel Antennas – Nine (9):
Six (6) Model APXVSP18-C and Three (3) Model AAHF-H65V9
2. Remote Radio Heads (RRHs) – Six (6):
Three (3) Model RRH19004x45 65MHz; and Three (3) Model RRH8002x50W
3. GPS Antenna: Attached to ice Sprint bridge.
4. Transmission Lines:
 - a. Three (3): Model HB114-1-08U4-MSF antenna cables

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The towers will be designed in accordance with Electronic Industries Association Standard 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: FTD FACILITY – 173½ WEST ROCKS ROAD, NORWALK, CONNECTICUT

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. No direct impacts to any lakes, ponds, rivers, streams, wetlands or other regulated bodies of water are anticipated. Cell site equipment used will not discharge any pollutants to area surface or groundwater systems.

B. AIR QUALITY

Under ordinary operating conditions, the wireless equipment at the FTD Facility would generate no air emissions. During power outages and periodically for maintenance purposes, the Wireless Carriers may utilize emergency back-up power. Any backup generator will need to 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

Approximately eleven (11) mature trees (greater than 6” diameter at breast height) and ground-level vegetation will need to be cleared and site grading of the tower compound and access drive will be required to accommodate the new telecommunications facility. A significant portion of the Property, to the east of the tower site will also be cleared for the development of the new 500,000 gallon water tank, approved by the City on January 2, 2020. The existing 100,000 gallon water tank in the northeast portion of the Property will be removed as a part of the site environmental remediation program. Supplemental landscaping around the new water tank and in the northeast portion of the Property.

D. NOISE

The equipment to be in operation at the site after construction would emit no noise of any kind, except for the occasional operation of a backup generator which, if present, 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 highest cumulative calculated power density from the FTD Facility would be 26.62% of the FCC General Population Maximum Permissible Exposure (MPE) limits. (See Attachment 13).

F. VISIBILITY

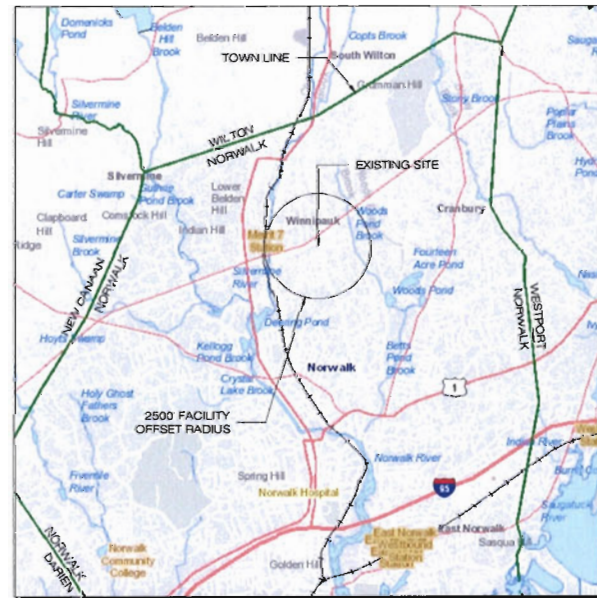
See Visibility Report included as Attachment 7.



FIRST TAXING DISTRICT - NORWALK

173.5 WEST ROCKS ROAD

NORWALK, CT 06851



MUNICIPAL NOTIFICATION LIMIT MAP
SCALE: 1" = 4000'-0"



VICINITY MAP
SCALE: 1" = 500'-0"

SITE INFORMATION

SITE TYPE: PROP. 130.0'± A.G.L. MONOPOLE TOWER

SCOPE OF WORK: WIRELESS EQUIPMENT ON A PROP. 130'± A.G.L. MONOPOLE TOWER WITHIN PROP. IRREGULARLY SHAPED (3518± SF) EQUIPMENT COMPOUND, PROP. LPG TANK AND PROPANE FUELED EMERGENCY STANDBY GENERATOR. EXISTING 110'± A.G.L., 100,000 GAL. ELEVATED WATER TANK TO BE DEMOLISHED (BY OTHERS).

SITE NAME: FIRST TAXING DISTRICT - NORWALK

SITE ADDRESS: 173.5 WEST ROCKS ROAD
NORWALK, CT 06851

JURISDICTION: CONNECTICUT SITING COUNCIL

COUNTY: FAIRFIELD

ASSESSOR'S TAX ID#: MAP: 5, BLOCK 22A, LOT: 18-0

LATITUDE: 41° 08' 36.6271" N (41.14350753° N)

LONGITUDE: 73° 25' 08.2799" W (73.41896685° W)

GROUND ELEVATION: 220.9'± AMSL

PROPERTY OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
12 NEW CANAAN AVENUE
NORWALK, CT 06852

APPLICANT: FIRST TAXING DISTRICT (WATER DEPARTMENT)
12 NEW CANAAN AVENUE
NORWALK, CT 06852

LEGAL: ROBINSON & COLE, LLP
280 TRUMBULL STREET
HARTFORD, CT 06103

SITE ENGINEER: ALL-POINTS TECHNOLOGY CORP., P.C.
567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385

MONOPOLE COORDINATES & GROUND ELEVATION INDICATED HEREIN WERE ESTABLISHED FROM AN FAA 1-A SURVEY CERTIFICATION, AS PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. DATED 10.01.19

LIST OF DRAWINGS

- T-1 TITLE SHEET & INDEX
- 1 OF 1 TOPOGRAPHIC SURVEY
- C-1 ABUTTERS MAP
- C-2 COMPOUND PLAN
- C-3 EQUIPMENT PLANS & SOUTH ELEVATION
- C-4 SITE DETAILS
- LP.1 LANDSCAPE PLAN

**FIRST TAXING DISTRICT
WATER DEPARTMENT**
12 NEW CANAAN AVENUE
NORWALK, CT 06851

**ALL-POINTS
TECHNOLOGY CORPORATION**
567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE (860)-963-1897
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS		
NO	DATE	REVISION
0	10/11/19	FOR REVIEW- JRM
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2	02/25/20	PER CLIENT COMMENTS: RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE
NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

SITE 173.5 WEST ROCKS ROAD
ADDRESS: NORWALK, CT 06851

APT FILING NUMBER: CT844100

DRAWN BY: THUDRA

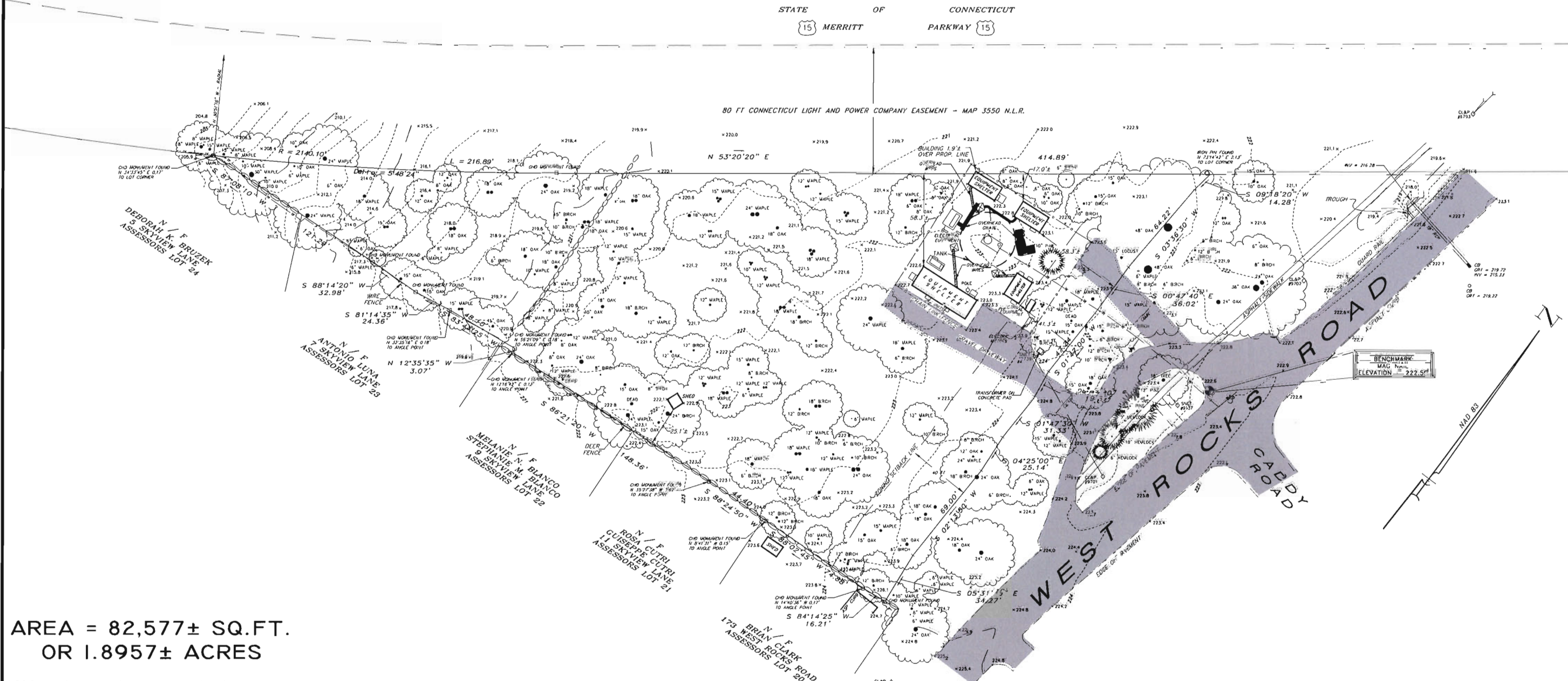
DATE: 10/11/19 CHECKED BY: JRM

SHEET TITLE:

TITLE SHEET & INDEX

SHEET NUMBER:

T-1



AREA = 82,577± SQ.FT.
 OR 1.8957± ACRES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A ZONING LOCATION AND TOPOGRAPHIC SURVEY OF THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2', TOPOGRAPHIC ACCURACY CLASS '1-2', VERTICAL ACCURACY CLASS 'V - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN AN 'A - RESIDENCE' ZONE.

REFER TO MAP 3550 OF THE NORWALK LAND RECORDS.

REFER TO A QUIT CLAIM DEED RECORDED IN BK. 365, PG. 140 OF THE NORWALK LAND RECORDS.

WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THERE ARE NO WETLANDS ON THIS PROPERTY AS DEPICTED ON THE CITY OF NORWALK WETLANDS AND WATERCOURSES MAP AMENDED OCTOBER 29, 2009.

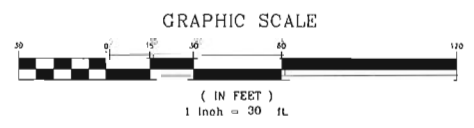
PROPERTY IS DEPICTED AS LYING OUTSIDE OF ANY 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY AS NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 0901010310G REVISED ON OCTOBER 16, 2013.

THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

ZONING DATA CHART 'A - RESIDENCE' ZONE

	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT AREA	12,500 SQ. FT.	82,577± SQ. FT.	
LOT WIDTH	100 FT. MIN.	VARIABLES	
FRONT YARD	40 FT. MIN. (1)	41.3± FT.	
REAR YARD	20% OR 20 FT. MAX.		
SIDE YARD	10 FT. MIN.		
AGGREGATE SIDE YARD	25%		
BUILDING HEIGHT (2)	35 FT.	NOT MEASURED	
	40 FT. MAX. TO PEAK	NOT MEASURED	
# OF STORIES	2 1/2 MAX.	NOT MEASURED	
BUILDING COVERAGE	25% MAX. (20,644 SQ. FT.)	1.6±% (1,280± SQ. FT.)	

(1) SUBJECT TO SECTION 118-900F.
 (2) EXCEPT FOR STRUCTURES LOCATED IN FLOOD ZONES A OR V, WHERE ONE (1) ADDITIONAL FOOT IN HEIGHT SHALL BE PERMITTED TO THE MIDPOINT AND TO THE PEAK.



VERTICAL DATUM: N.A.V.D. 88

ZONING LOCATION & TOPOGRAPHIC SURVEY
 173 1/2 WEST ROCKS ROAD
 PREPARED FOR
FIRST TAXING DISTRICT
WATER DEPARTMENT
 NORWALK, CONNECTICUT
 SCALE: 1" = 30 FT. APRIL 20, 2016
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
 LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
 170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

MAP NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A ZONING LOCATION AND TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2", TOPOGRAPHIC ACCURACY CLASS "T - 2", VERTICAL ACCURACY CLASS "V - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
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- PROPERTY IS DEPICTED AS LYING OUTSIDE OF ANY 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY AS NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 090100393G REVISED ON OCTOBER 16, 2013. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

NOTE:
157 RESIDENCES ARE LOCATED WITHIN 1,000' OF PROPOSED FACILITY.

SITE AREAS & VOLUMES OF EARTHWORK

SITWORK ENTAILS APPROXIMATELY 160 CY OF EXCESS MATERIAL. THE COMPOUND AND ROADWAY WILL IMPORT APPROXIMATELY 180 CUBIC YARDS OF CLEAN BROKEN STONE. THE UTILITY TRENCH FROM THE DEMARC TO THE COMPOUND WILL EXCAVATE APPROXIMATELY 185 CUBIC YARDS OF MATERIAL THAT WILL BE USED TO BACKFILL THE TRENCH.

COMPOUND AREA SLOPES:
EXISTING - 1% - 3%
PROPOSED - 1% - 3%

TOTAL AREA OF DISTURBANCE - 17,650± SF

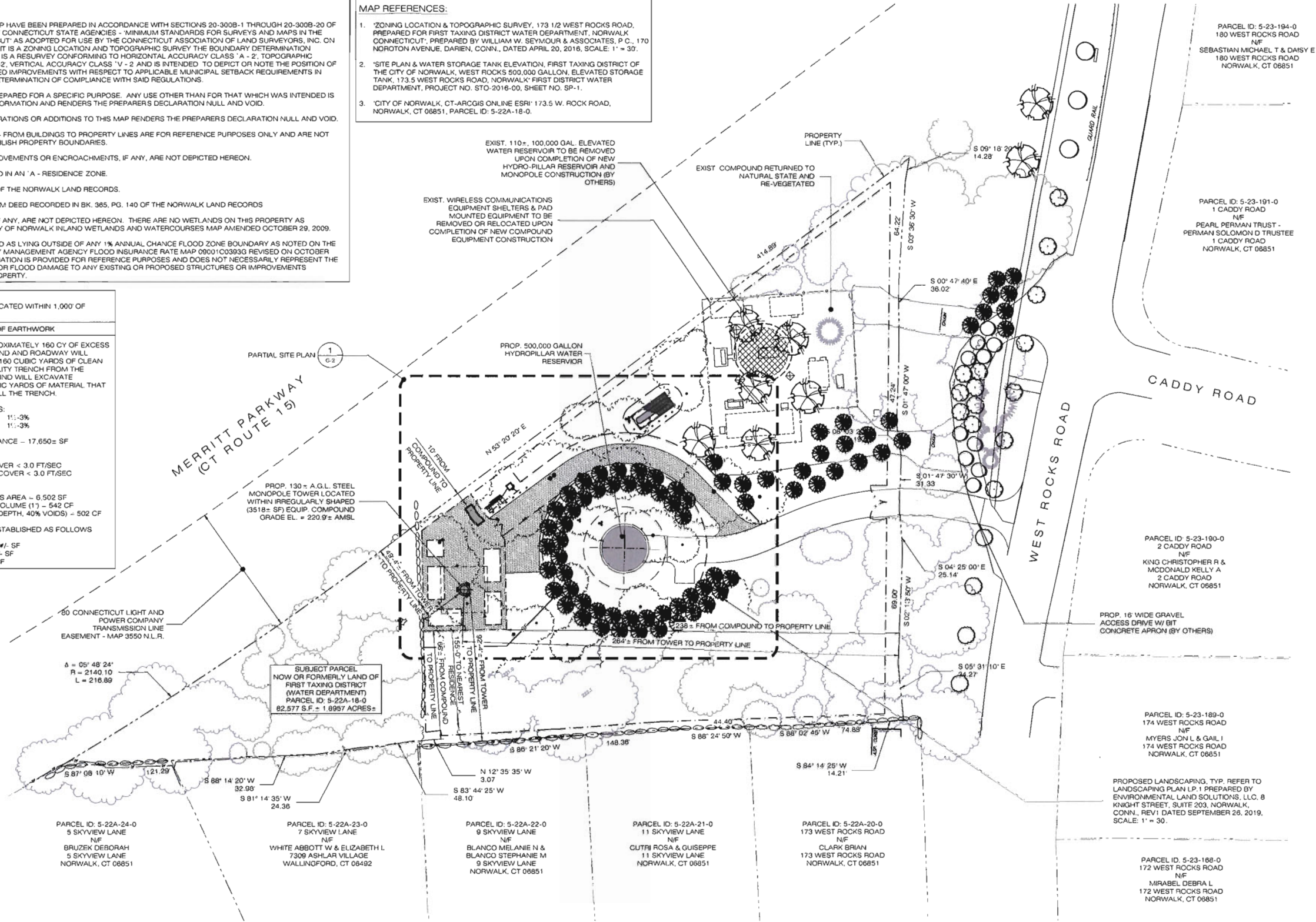
STORMWATER VELOCITY:
PRIOR TO GROUND COVER < 3.0 FT/SEC
FOLLOWING GROUND COVER < 3.0 FT/SEC

STORMWATER VOLUME:
PROPOSED IMPERVIOUS AREA - 6,502 SF
WATER QUALITY STD VOLUME (1" - 542 CF
STORAGE VOLUME (6' DEPTH, 40% Voids) - 502 CF

GROUND COVER TO BE ESTABLISHED AS FOLLOWS (U.O.N):
- WHITE CLOVER @ 0.20#/- SF
- TALL FESCUE @ 0.45#/- SF
- RYEGRASS @ 0.10#/- SF

MAP REFERENCES:

- ZONING LOCATION & TOPOGRAPHIC SURVEY, 173 1/2 WEST ROCKS ROAD, PREPARED FOR FIRST TAXING DISTRICT WATER DEPARTMENT, NORWALK, CONNECTICUT, PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C., 170 NORTON AVENUE, DARIEN, CONN., DATED APRIL 20, 2016, SCALE: 1" = 30'.
- SITE PLAN & WATER STORAGE TANK ELEVATION, FIRST TAXING DISTRICT OF THE CITY OF NORWALK, WEST ROCKS 500,000 GALLON, ELEVATED STORAGE TANK, 173.5 WEST ROCKS ROAD, NORWALK, FIRST DISTRICT WATER DEPARTMENT, PROJECT NO. STO-2016-00, SHEET NO. SP-1.
- CITY OF NORWALK, CT-ARCGIS ONLINE ESRI: 173.5 W. ROCK ROAD, NORWALK, CT 06851, PARCEL ID: 5-22A-18-0.



FIRST TAXING DISTRICT WATER DEPARTMENT
12 NEW CANAAN AVENUE
NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VALUXHAUL STREET EXTENSION - SUITE 311
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PHONE: (860)-963-1897
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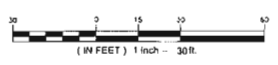
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FIRST TAXING DISTRICT - NORWALK
SITE: 173.5 WEST ROCKS ROAD
ADDRESS: NORWALK, CT 06851
APT FILING NUMBER: CT544100
DRAWN BY: THK/DRA
DATE: 10/11/18 CHECKED BY: JRM

ABUTTERS MAP

SHEET NUMBER: **C-1**

1 ABUTTERS MAP
SCALE: 1" = 30'-0"



NOTES:
 1 ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY LESSEE/LICENSÉE, AND RF ENGINEER.

TOWER DESIGN NOTE:
 THE PROP. EQUIPMENT INSTALLATION INDICATED HEREIN IS SUBJECT TO A GEO-TECHNICAL INVESTIGATION & THE COMPLETION OF A STRUCTURAL DESIGN OF THE PROP. SUPPORTING TOWER STRUCTURE.

FIRST TAXING DISTRICT WATER DEPARTMENT
 12 NEW CANAAN AVENUE
 NORWALK, CT 06851

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 PROF: ROBERT C. BURNS P.E.
 COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
 ADD: 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
 ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

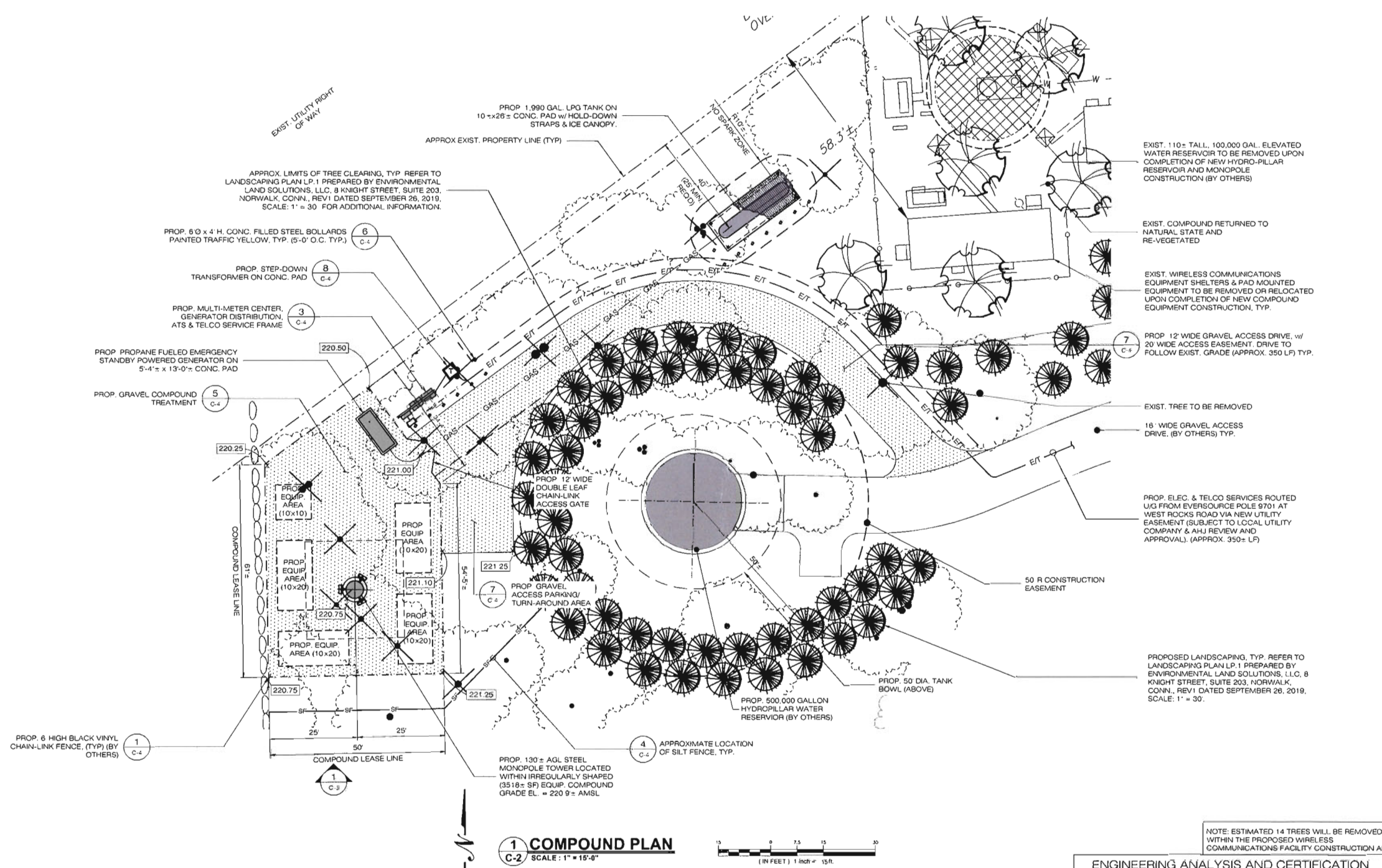
SITE: 173.5 WEST ROCKS ROAD
ADDRESS: NORWALK, CT 06851

APT FILING NUMBER: CT544100
DRAWN BY: THK/DRA
DATE: 10/11/19 **CHECKED BY:** JRM

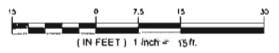
SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER:
C-2

REGISTERED PROFESSIONAL ENGINEER



1 COMPOUND PLAN
 SCALE: 1" = 15'-0"



ENGINEERING ANALYSIS AND CERTIFICATION

IN ACCORDANCE WITH THE 2018 CONNECTICUT STATE BUILDING CODE AND THE TELECOMMUNICATIONS INDUSTRIES ASSOCIATION STANDARD TIA-222-G "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORT STRUCTURES" FOR FAIRFIELD COUNTY, THE TOWER WOULD BE DESIGNED TO WITHSTAND PRESSURES EQUIVALENT TO A MAXIMUM 120 MPH ULTIMATE BASIC WIND SPEED EQUIVALENT TO 93 MPH NOMINAL BASIC WIND SPEED. THE FOUNDATION DESIGN WOULD BE BASED ON SOIL CONDITIONS AT THE SITE.

NOTE: ESTIMATED 14 TREES WILL BE REMOVED WITHIN THE PROPOSED WIRELESS COMMUNICATIONS FACILITY CONSTRUCTION AREA.

APPROX. LIMITS OF TREE CLEARING, TYP. REFER TO LANDSCAPING PLAN LP.1 PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC, 8 KNIGHT STREET, SUITE 203, NORWALK, CONN., REV.1 DATED SEPTEMBER 26, 2019, SCALE: 1" = 30' FOR ADDITIONAL INFORMATION.

EXIST. 110± TALL, 100,000 GAL. ELEVATED WATER RESERVOIR TO BE REMOVED UPON COMPLETION OF NEW HYDRO-PILLAR RESERVOIR AND MONOPOLE CONSTRUCTION (BY OTHERS)

EXIST. COMPOUND RETURNED TO NATURAL STATE AND RE-VEGETATED

EXIST. WIRELESS COMMUNICATIONS EQUIPMENT SHELTERS & PAD MOUNTED EQUIPMENT TO BE REMOVED OR RELOCATED UPON COMPLETION OF NEW COMPOUND EQUIPMENT CONSTRUCTION, TYP.

PROP. 12' WIDE GRAVEL ACCESS DRIVE, w/ 20' WIDE ACCESS EASEMENT. DRIVE TO FOLLOW EXIST. GRADE (APPROX. 350 LF) TYP.

EXIST. TREE TO BE REMOVED
 16' WIDE GRAVEL ACCESS DRIVE, (BY OTHERS) TYP.

PROP. ELEC. & TELCO SERVICES ROUTED U/G FROM EVERSOURCE POLE 9701 AT WEST ROCKS ROAD VIA NEW UTILITY EASEMENT (SUBJECT TO LOCAL UTILITY COMPANY & AHJ REVIEW AND APPROVAL). (APPROX. 350± LF)

PROPOSED LANDSCAPING, TYP. REFER TO LANDSCAPING PLAN LP.1 PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, L.L.C, 8 KNIGHT STREET, SUITE 203, NORWALK, CONN., REV.1 DATED SEPTEMBER 26, 2019, SCALE: 1" = 30'.

PROP. 130± AGL STEEL MONOPOLE TOWER LOCATED WITHIN IRREGULARLY SHAPED (3518± SF) EQUIP. COMPOUND GRADE EL. = 220.9± AMSL

PROP. 500,000 GALLON HYDRO-PILLAR WATER RESERVOIR (BY OTHERS)

PROP. 50 DIA. TANK BOWL (ABOVE)

PROP. GRAVEL ACCESS PARKING/TURN-AROUND AREA

PROP. 12' WIDE DOUBLE LEAF CHAIN-LINK ACCESS GATE

PROP. PROpane FUELED EMERGENCY STANDBY POWERED GENERATOR ON 5'-4" x 13'-0" CONC. PAD

PROP. MULTI-METER CENTER, GENERATOR DISTRIBUTION, ATS & TELCO SERVICE FRAME

PROP. STEP-DOWN TRANSFORMER ON CONC. PAD

PROP. 6'0" x 4' H. CONC. FILLED STEEL BOLLARDS PAINTED TRAFFIC YELLOW, TYP. (5'-0" O.C. TYP.)

PROP. 1,990 GAL. LPG TANK ON 10' x 26'± CONC. PAD w/ HOLD-DOWN STRAPS & ICE CANOPY.

PROP. 6' HIGH BLACK VINYL CHAIN-LINK FENCE, (TYP) (BY OTHERS)

PROP. GRAVEL COMPOUND TREATMENT

EXIST. LITERARY RIGHT OF WAY

APPROX. EXIST. PROPERTY LINE (TYP)

NO SPARK-ZONE

OVE.

PERMITTING DOCUMENTS		
NO	DATE	REVISION
0	10/11/19	FOR REVIEW-JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: RCB
3		
4		
5		
8		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
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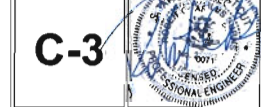
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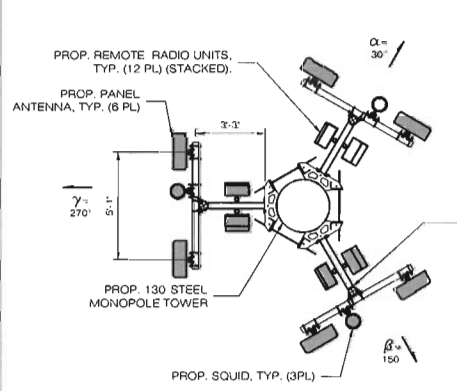
EQUIPMENT PLANS & SOUTH ELEVATION

SHEET NUMBER: C-3

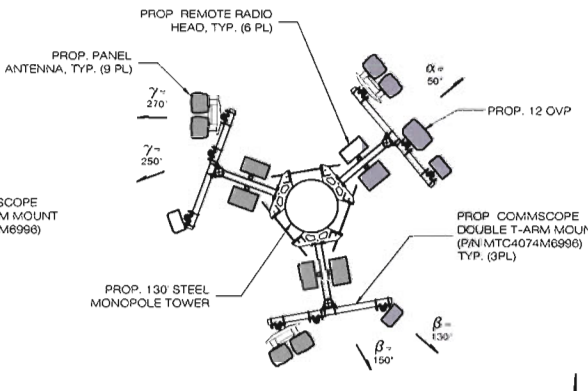


NOTES:
1. ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY LESSEE/LICENSEE, AND RF ENGINEER.

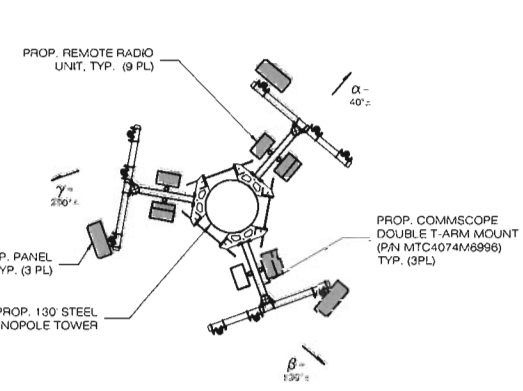
TOWER DESIGN NOTE:
THE PROP. EQUIPMENT INSTALLATION INDICATED HEREIN IS SUBJECT TO A GEO-TECHNICAL INVESTIGATION & THE COMPLETION OF A STRUCTURAL DESIGN OF THE PROP. SUPPORTING TOWER STRUCTURE.



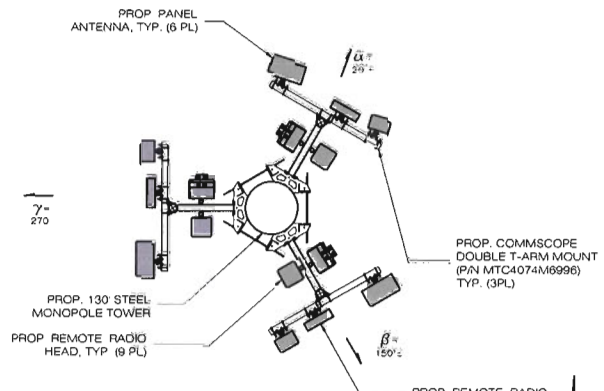
2 AT&T EQUIPMENT PLAN
C-3 SCALE: 1/2" = 1'-0"



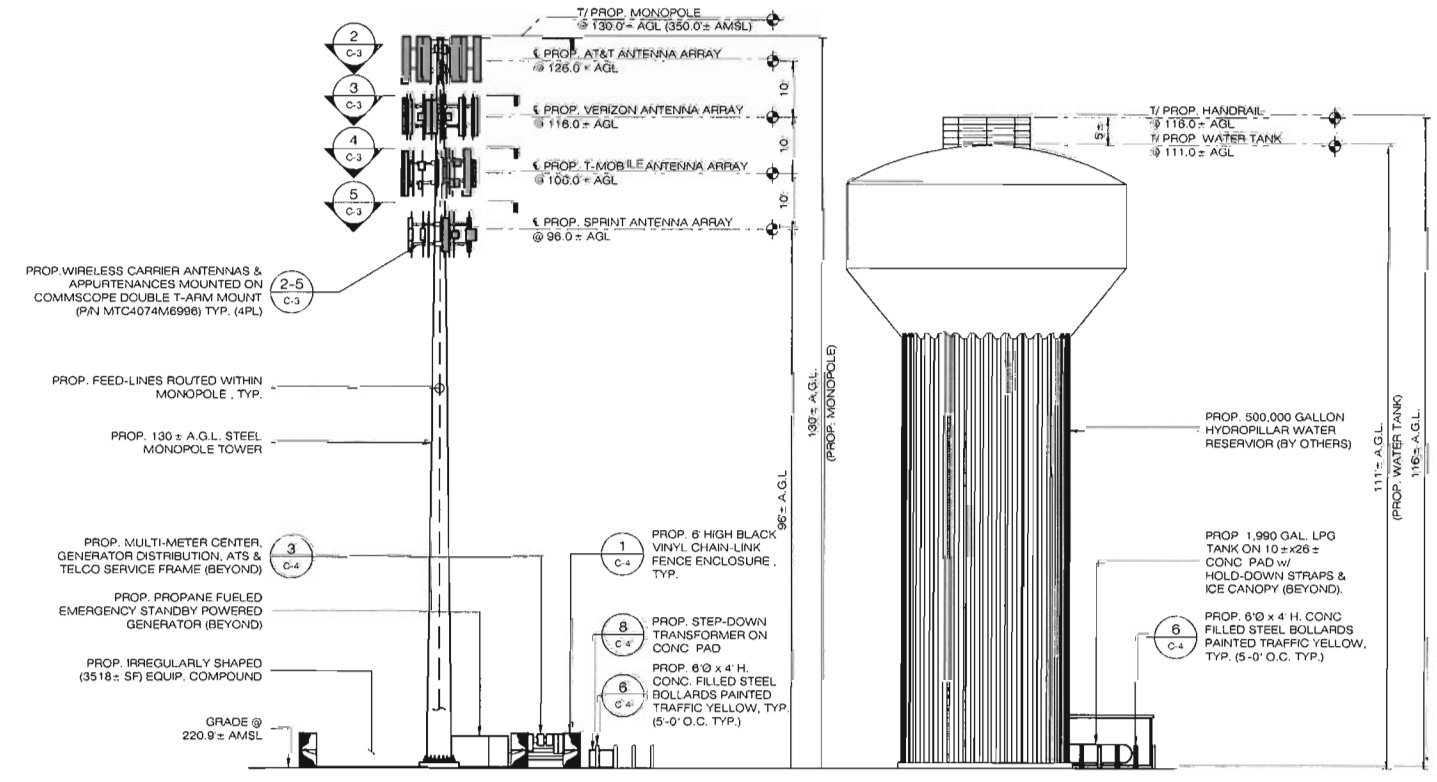
3 VERIZON EQUIPMENT PLAN
C-3 SCALE: 1/2" = 1'-0"



4 T-MOBILE EQUIPMENT PLAN
C-3 SCALE: 1/2" = 1'-0"

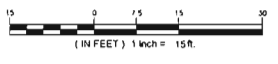


5 SPRINT EQUIPMENT PLAN
C-3 SCALE: 1/2" = 1'-0"

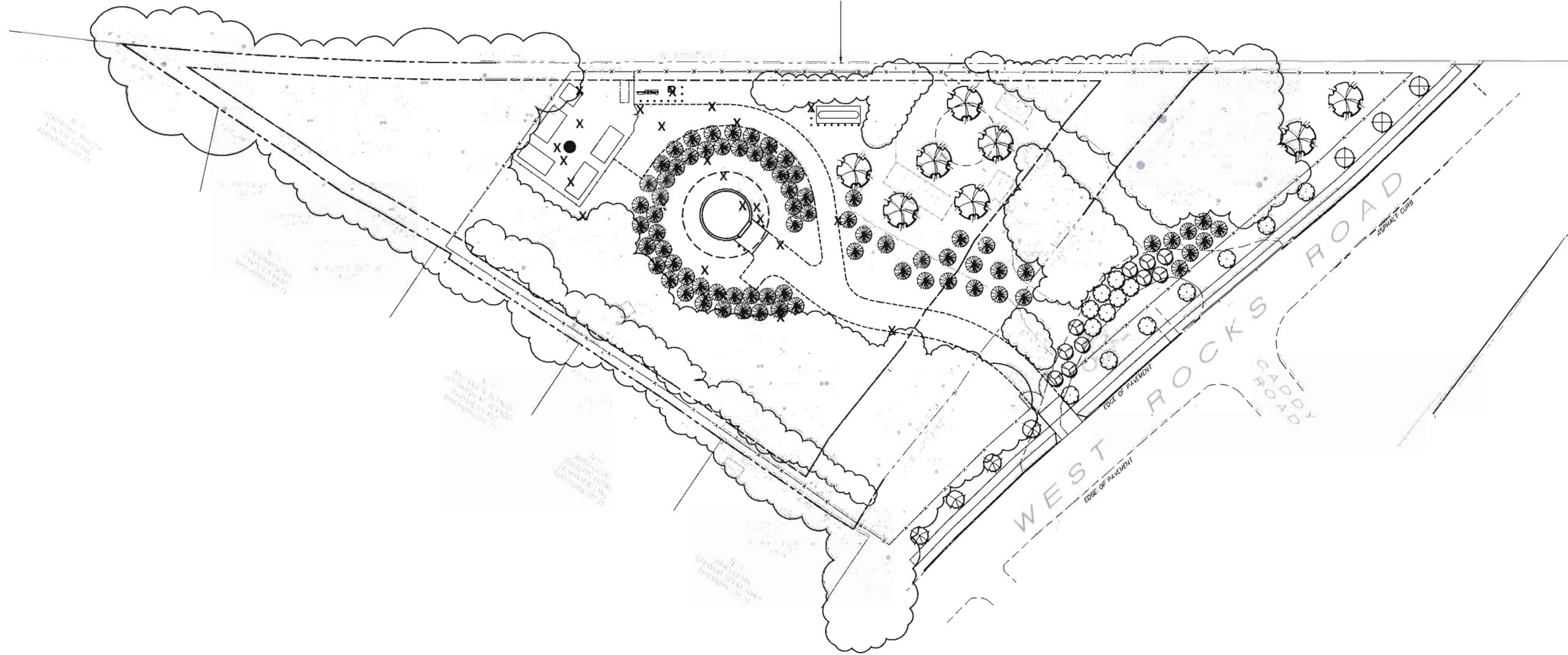


NOTE:
EXISTING AND PROPOSED PLANTINGS OMITTED FOR CLARITY.

1 SOUTH ELEVATION
C-3 SCALE: 1" = 15'-0"



80 FT CONNECTICUT LIGHT AND POWER COMPANY EASEMENT - MAP 3550 N.L.R.



LEGEND

- PROPERTY LINE
 - - - EXISTING CONTOUR
 - [Pattern] NEW GRAVEL
 - [Symbol] EX. TREE TO BE REMOVED
 - [Symbol] NEW DECIDUOUS SHADE TREE
 - [Symbol] NEW DECIDUOUS SMALL TREE
- GRAPHIC SCALE: 0' X' XX' 20'
- PROJECT NORTH

NOTES:

1. EXISTING AND PROPOSED CONDITIONS WERE TAKEN FROM A PLAN ENTITLED "SITE PLAN" PREPARED BY THE FIRST TAXING DISTRICT WATER DEPARTMENT IN AUTOCAD FORMATT. SEE THIS PLAN FOR ALL OTHER IMPROVEMENTS.
2. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
3. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
4. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND RYEGRASS MIX TURF MIX. APPLY SOIL AMENDMENTS AS RECOMMENDED BY ON-SITE SOIL TESTING. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEED AREA WITH WEED-FREE CLEAN HAY. A NURSE CROP OF ANNULAR RYE SHALL BE ADDED TO THE SEED MIX ON SLOPES OF EXCESS OF 10% AND AS SPECIFIED. LIGHTLY RAKE OR ROLL GROUND SURFACE AFTER SOWING.
5. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
6. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
7. THIS PLAN IS FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
8. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
9. MULCH AREAS AROUND NEW TREES WITH A 2.5" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A 3' MIN. DIA. MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
23	PA	PICEA ABIES	NORWAY SPRUCE	7-8'	B&B	
29	PS	PINUS STROBUS	WHITE PINE	6-8' HT.	B&B	FULL
48	PS2	PINUS STROBUS	WHITE PINE	8-10' HT.	B&B	FULL
6	QR	QUERCUS RUBRA	RED OAK	2-2.5" CAL	B&B	
2	QR2	QUERCUS RUBRA	RED OAK	3-3.5" CAL	B&B	LIMBED TO 7'
10	AC	AMELACHIER CANADENSIS	SHADBLOW	5-6' HT	B&B	CLUMP
4	AB	AMELANCHER C. 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SHAD	2-2.5" CAL	B&B	SINGLE STEM
7	CF	CORNUS FLORIDA	DOGWOOD	5-6' HT	B&B	
7	CF2	CORNUS FLORIDA	DOGWOOD	2-2.5" CAL	B&B	LIMBED TO 7'
3	WK	CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN	2-2.5" CAL	B&B	LIMBED TO 7'
57	TO	THUJA OCCIDENTALIS 'NIGRA'	DARK ARBORVITAE	7-8' HT.	B&B	LIMBED TO 7'

REVISIONS: 1 9-26-19 ADD MONOPOLE AND UPDATED SCREENING		DRAWING TITLE: LANDSCAPE PLAN	
PROJECT: NORWALK FIRST TAXING DISTRICT 173 S WEST ROCKS ROAD NORWALK, CONNECTICUT		DATE: DEC. 10, 2018	
ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 KNIGHT STREET, SUITE 203 NORWALK, CONNECTICUT 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@elsllc.net www.elsllc.net		SCALE: 1"=30' DRAWING NO.: LP.1	