

October 31, 2019

Via Hand Delivery

Harry W. Rilling, Mayor
City of Norwalk
125 East Avenue
Norwalk, CT 06856-5125

Re: **Submission of Technical Information Concerning a Proposal to Construct a Wireless Telecommunications Facility at 173½ West Rocks Road, Norwalk, Connecticut**

Dear Mayor Rilling:

This firm represents the First Taxing District Water Department (“FTD”) in its proposal to construct a new wireless telecommunications facility on an approximately 1.89-acre parcel that it owns at 173½ West Rocks Road in Norwalk (the “Property”). The FTD currently maintains a 110-foot tall, 100,000-gallon water tank on the Property to service its customers in Norwalk. The existing water tank supports antennas and related equipment utilized by New Cingular Wireless d/b/a AT&T (“AT&T”), Cellco Partnership d/b/a Verizon Wireless (“Cellco”), T-Mobile Northeast LLC (“T-Mobile”) and Sprint Spectrum L.P. (“Sprint”). Photographs of the existing FTD water tank are included in Attachment 1.

To better serve its customers, the FTD has recently undertaken an infrastructure improvement project calling for the construction of a new 500,000-gallon water tank (119 feet tall), which it intends to install in the center portion of the Property. Once the new tank is installed, FTD will remove the existing 100,000-gallon tank and relocate all wireless telecommunications antennas and related equipment to a new monopole tower as described in this technical report.

This Technical Report is submitted pursuant to Connecticut General Statutes (“Conn. Gen. Stat.”) § 16-50(g), which establishes local input requirements for the siting of a wireless telecommunications facility under the jurisdiction of the Connecticut Siting Council (the

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“Council”). This statutory provision requires the submission of technical information to the municipality where a proposed facility will be located and any municipality within 2,500 feet of the proposed facility location. The proposed tower is not within 2,500 feet from any adjacent Town boundary.

Correspondence and/or communications regarding the information contained in this report should be addressed to:

First Taxing District Water Department
12 New Canaan Avenue
P.O. Box 27
Norwalk, CT 06852
Attn: Dominick M. DiGangi, General Manager

A copy of all such correspondence or communications should also be sent to the FTD’s attorneys:

Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597
Attn: Kenneth C. Baldwin, Esq.

The FTD intends to apply to the Council for a Certificate of Environmental Compatibility and Public Need (“Certificate”) for the construction, maintenance and operation of a wireless telecommunications facility at the Property (the “FTD Facility”). The FTD Facility would allow AT&T, Cellco, T-Mobile and Sprint to maintain wireless service along the Merritt Parkway and local roads in the area.

Cell Site Information

The proposed FTD Facility is proposed to be located in the westerly portion of the Property and southwest of the new 500,000-gallon water tank. The Property is in Norwalk’s A-1 Residential zone district and is currently used for public utility (water company) purposes.

The proposed FTD Facility will consist of a new 130-foot monopole tower within an approximately 3,518 square foot fenced compound. AT&T will install its antennas at a centerline height of 126 feet above ground level (“AGL”); Cellco will install its antennas at the centerline height of 116 feet AGL; T-Mobile will install its antennas at a centerline height of 106

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feet AGL; and Sprint will install its antennas at the centerline height of 96 feet AGL. Equipment associated with each carriers' antennas will be located on the ground near the base of the tower. A propane-fueled backup generator would be installed in the northerly portion of the facility compound. A 1,990-gallon propane tank will be installed to the northeast of the FTD Facility. The generator has been sized so that it may be utilized by all the wireless carriers and the FTD. Once the new telecommunications facility is completed and all wireless facilities activated the existing 100,000-gallon water tank will be demolished.

Access to the FTD Facility would extend from West Rocks Road and run to the north of the new FTD water tank to the compound area, a distance of approximately 420 feet. Preliminary project plans for the FTD Facility are included in Attachment 2.

Connecticut Siting Council Jurisdiction

Municipal jurisdiction over the siting of the proposed telecommunications facility described in this report is pre-empted by provisions of the Public Utilities Environmental Standards Act ("PUESA"), Conn. Gen. Stat. § 16-50g *et seq.* The PUESA gives exclusive jurisdiction over the location, type and modification of telecommunications towers, to the Council (Conn. Gen. Stat. § 16-50x(a); 16-50i(a)(6)). Accordingly, the telecommunications facility described in this report is exempt from the Town's land use regulations.

Upon receipt of an application, the Council will assign a docket number and, following a completeness review, set a docket schedule, including a hearing date. At that time, the Town may choose to become an intervenor or party in the proceeding. Other procedures followed by the Council include serving the applicant and other participants with interrogatories, holding a pre-hearing conference, and conducting a public hearing. The public hearing would be held at a location in the City. Following the public hearing, the Council will issue findings of fact, an opinion and a decision and order. Prior to construction, the Council will also require the Applicant to submit a development and management plan ("D&M Plan") which is, in essence, a final site development plan showing the details of the Facility incorporating any conditions imposed by the Council. These procedures are also outside the scope of the Town's jurisdiction and are governed by the Connecticut General Statutes, the Regulations of Connecticut State Agencies, and the Council's Rules of Practice. If the Council approves the cell site described in this report, the FTD will submit to the Building Official an application for approval of a building permit. Under Section 16-50x of the General Statutes, which provides for the exclusive jurisdiction of the Council, the building official must honor the Council's decision.

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Municipal Consultation Process

Pursuant to Section 16-50*l* of the General Statutes, Town officials are entitled to receive technical information regarding the proposed telecommunications Facility at least ninety (90) days prior to the filing of an application with the Council. This Technical Report is provided to the City in accordance with these provisions and includes information on the need for improved reliable wireless service in the area; the location of existing wireless facilities in and around Norwalk; details of the proposed Facility; the location of alternative sites considered and rejected; the location of schools and commercial day care facilities in the area and the aesthetic impacts of the Facility on those schools and day care facilities, if any; a description of the site selection process; and a discussion of potential environmental effects associated with the proposed Facility.

Not later than sixty (60) days after the initial consultation meeting, the municipality may, in cooperation with the FTD, hold a public information hearing on the Facility proposal. If such a hearing is held, the applicant must notify all abutting landowners and publish notice of the hearing in a newspaper of general circulation in the municipality, at least fifteen (15) days prior to the hearing.

Not later than thirty (30) days after the initial consultation meeting, the municipality may present the FTD with alternative sites, including municipal parcels, for its consideration. If not previously considered, these alternatives will be evaluated and discussed in its application to the Council.

Pursuant to Section 16-50*l*(e) of the General Statutes, the FTD must provide a summary of the Town's comments and recommendations, if any, to the Council within fifteen (15) days of the filing of an application.

Need for the Proposed Wireless Facility

The proposed FTD Facility described in this Technical Report is needed so that AT&T, Cellco, T-Mobile and Sprint can continue to provide wireless services in portions of northern Norwalk, particularly along the heavily-traveled Merritt Parkway (Route 15), portions of Route 7 and local roads in the area.

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Environmental Effects

In our experience, the primary impact of a wireless facility, such as the proposed FTD Facility, is visual. The visual impact will vary from place to place around the site location, depending upon factors such as vegetation, topography, distance from the tower, the location of buildings or other structures in the sight-line of the cell site, and, in this instance, the proximity of the new 500,000-gallon FTD water tank.

To assess the visual impact of the proposed FTD Facility, All-Points Technology Corporation (“APT”) has prepared a Preliminary Visual Assessment. This assessment indicates that a majority of the year-round visibility of the proposed 130-foot tower would be limited to an approximately 16.5-acre area (less than 1% of the 8,042 acre study area). These year-round views exist along the Merritt Parkway to the west of the Property, near the Route 7 interchange, and in isolated areas to the south and immediately northeast of the proposed tower location. When the leaves are off the trees, views of the proposed tower through the trees (a/k/a seasonal views) may occur over a larger area (approximately 33 acres) around the tower site. (*See Attachment 3*).

Pursuant to the provisions of Conn. Gen. Stat. § 16-50p(a)(3)(G), new telecommunications facilities must be located at least 250 feet from schools (defined in C.G.S. §10-154a) and commercial day care facilities (defined in C.G.S. §19a-77(a)(1)) unless the location selected is acceptable to the Town’s chief elected official or the Council finds that the facility will not have a substantial adverse effect on the aesthetics or scenic quality of the neighborhood where the school or commercial day care use is located. The proposed FTD Facility is not located within 250 feet of any building containing a school or commercial day care facility.

Based on field surveys and related environmental investigations, the FTD has determined that the construction of the FTD Facility will have no direct impact on inland wetlands or watercourses, within or near the tower compound. The FTD anticipates that all other physical environmental effects associated with the proposed Facility would be minimal.

Radio Frequency Emissions

The Federal Communications Commission (“FCC”) has adopted a standard (the “Standard”) for exposure of radio frequency (“RF”) emissions from telecommunications base stations like the proposed FTD Facility. The Preliminary RF emissions calculation for the proposed FTD Facility, as set forth in the table below, was developed in accordance the

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methodology described in FCC Office of Science and Technology Bulletin No. 65 (“OST Bulletin 65”). This calculation is a conservative, worst-case approximation of RF emissions at the closest accessible point to the antennas (i.e., the base of the tower), and assumes that all antennas are transmitting simultaneously on all channels at full power. The table demonstrates that the proposed FTD Facility will comply with the FCC Standard.

Carrier	Antenna Height (Feet)	Operating Frequency (MHz)	Number of Trans.	ERP Per Transmitter (Watts)	Power Density (mw/cm ²)	Limit	% MPE
<i>Preliminary</i>							
AT&T LTE	126	734	1	3794	0.0095	0.4893	1.94%
AT&T LTE	126	880	1	4066	0.0102	0.5867	1.73%
AT&T UMTS	126	880	1	845	0.0021	0.5867	0.36%
AT&T LTE	126	1900	1	5743	0.0143	1.0000	1.43%
AT&T LTE	126	2300	1	5877	0.0147	1.0000	1.47%
Verizon LTE	116	751	1	2686	0.0080	0.5007	1.60%
Verizon LTE	116	869	1	1935	0.0058	0.5793	0.99%
Verizon CDMA	116	869	3	198	0.0018	0.5793	0.30%
Verizon LTE	116	1900	1	6153	0.0183	1.0000	1.83%
Verizon LTE	116	2100	1	6443	0.0192	1.0000	1.92%
T-Mobile LTE	106	2100	1	1726	0.0062	1.0000	0.62%
T-Mobile LTE	106	1900	1	1469	0.0053	1.0000	0.53%
T-Mobile LTE	106	700	1	865	0.0031	0.4667	0.67%
T-Mobile LTE	106	600	1	1578	0.0057	0.4000	1.42%
T-Mobile UMTS	106	2100	1	1726	0.0062	1.0000	0.62%
T-Mobile GSM	106	1900	1	551	0.0020	1.0000	0.20%
Sprint CDMA	96	865	1	433	0.0019	0.5767	0.33%
Sprint LTE	96	865	1	1081	0.0048	0.5767	0.83%
Sprint CDMA/EVDO	96	1900	5	615	0.0137	1.0000	1.37%
Sprint LTE	96	1900	1	3077	0.0137	1.0000	1.37%
Sprint LTE	96	2500	1	6153	0.0273	1.0000	2.73%
						Total	24.25%

Scenic Natural Historic or Recreational Impacts

To further assess the environmental impacts of the proposed Facility, the FTD is working with its consultant team and the carriers to prepare a National Environmental Policy Act

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(“NEPA”) Environmental Screening Checklist (the “NEPA Checklist”) and other related environmental reviews to determine if the Facility will have any significant adverse environmental effects. The NEPA Checklist will include information from the Environmental and Geographic Information Center of the Connecticut Department of Energy and Environmental Protection (“DEEP”), the U.S. Fish and Wildlife Service (“USFWS”) and the State Historic Preservation Officer (“SHPO”). Copies of the DEEP, USFWS and the SHPO determinations will also be submitted as a part of the Council Application.

Site Search Process

Due to the nature of this proposal, the site search process for the proposed FTD Facility was limited to several alternative locations on the Property near the existing FTD water tank. The FTD worked closely with the wireless carriers and the Connecticut SHPO to identify a tower location on the Property that would meet wireless service objectives and eliminate, to the extent possible, visual impacts of a new tower on the Merritt Parkway, a designated National Scenic Byway. The proposed tower location satisfies both of these important objectives.

Tower Sharing

As stated above, the FTD intends to build a tower that can support antennas for all carriers on the existing water tank. The provision to share the tower is consistent with the intent of the General Assembly when it adopted Conn. Gen. Stat. § 16-50aa and with Council policy.

Conclusion

This Technical Report is submitted in accordance with Conn. Gen. Stat. § 16-50i which requires the FTD to supply the City with information regarding its proposed FTD Facility. This report includes information regarding the site selection process, public need, and the potential environmental impacts of the proposed FTD Facility. The FTD submits that the proposed FTD Facility would not have any significant adverse environmental effects. Moreover, the FTD submits that the public need for high quality wireless service, and a competitive framework for providing such service has been determined by the FCC to be in the public interest and that such public need far outweighs any perceived environmental effects of the proposed Facility.

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Please contact me if you have any additional questions regarding the proposed Facility.

Sincerely,



Kenneth C. Baldwin

KCB/kmd

Enclosures

Copy to (*via hand delivery*):

Frances DiMeglio, Chair, Norwalk Planning Commission

Nathan Sumpter, Chair, Norwalk Zoning Commission

Steve Kleppin, Director, Norwalk Planning and Zoning Commission

John Verel, Chair, Norwalk Conservation Commission & Inland Wetland Agency

Dominick M. DiGangi, First Taxing District Water Department

ATTACHMENT 1







ATTACHMENT 2



FIRST TAXING DISTRICT - NORWALK

173.5 WEST ROCKS ROAD

NORWALK, CT 06851



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

SITE INFORMATION

SITE TYPE: PROP. 130.0' AGL MONOPOLE TOWER

SCOPE OF WORK: WIRELESS EQUIPMENT ON A PROP. 130' AGL MONOPOLE TOWER WITHIN PROP. IRREGULARLY SHAPED (3518± SF) EQUIPMENT COMPOUND, PROP. LPG TANK AND PROPANE FUELED EMERGENCY STANDBY GENERATOR. EXISTING 110±, 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 (73.41898665° 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.
3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419
(860) 663-1697

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

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

**ALL-POINTS
TECHNOLOGY CORPORATION**
3 SADDLEBROOK DRIVE PHONE: (860) 663-1697
KILLINGWORTH, CT 06419 FAX: (860) 663-0930
WWW.ALLPOINTSTECH.COM

PERMITTING DOCUMENTS		
NO	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2		
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD
PROP: SCOTT M. CHASSE P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419

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: CT141544100

DRAWN BY: THK/DRA

DATE: 10/11/19 CHECKED BY: JRM

SHEET TITLE:
**TITLE SHEET
& INDEX**

SHEET NUMBER:
T-1

TAX ASSESSORS MAP: 12NE
 BLOCK: 22A
 LOT: 1B
 DISTRICT: 5

STATE OF CONNECTICUT
 15 MERRITT PARKWAY 15

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

N 53°20'20" E

170 BRIN CLARK ROAD
 N 84°14'25" W
 16.21'

MELANIE N / F BLANCO
 STEPHANIE M. BLANCO
 ASSESSORS LOT 22

ANTONIO LUNA
 ASSESSORS LOT 23

DEBORAH K. BRZEK
 ASSESSORS LOT 24

BENCHMARK
 MAG NAIL
 ELEVATION = 222.59

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, 1998. 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 '1' - 2" VERTICAL ACCURACY CLASS 'Y' - 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 REMAINS 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 385, PG. 140 OF THE NORWALK LAND RECORDS.

INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THERE ARE NO WETLANDS ON THIS PROPERTY AS DEPICTED ON THE CITY OF NORWALK INLAND WETLANDS AND WATERCOURSES MAP AMENDED OCTOBER 29, 2008.

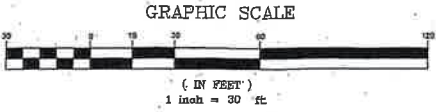
PROPERTY IS DEPICTED AS LYING OUTSIDE OF ANY 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY AS NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP DATED/REVISED ON OCTOBER 16, 2015. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

ZONING 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



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

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

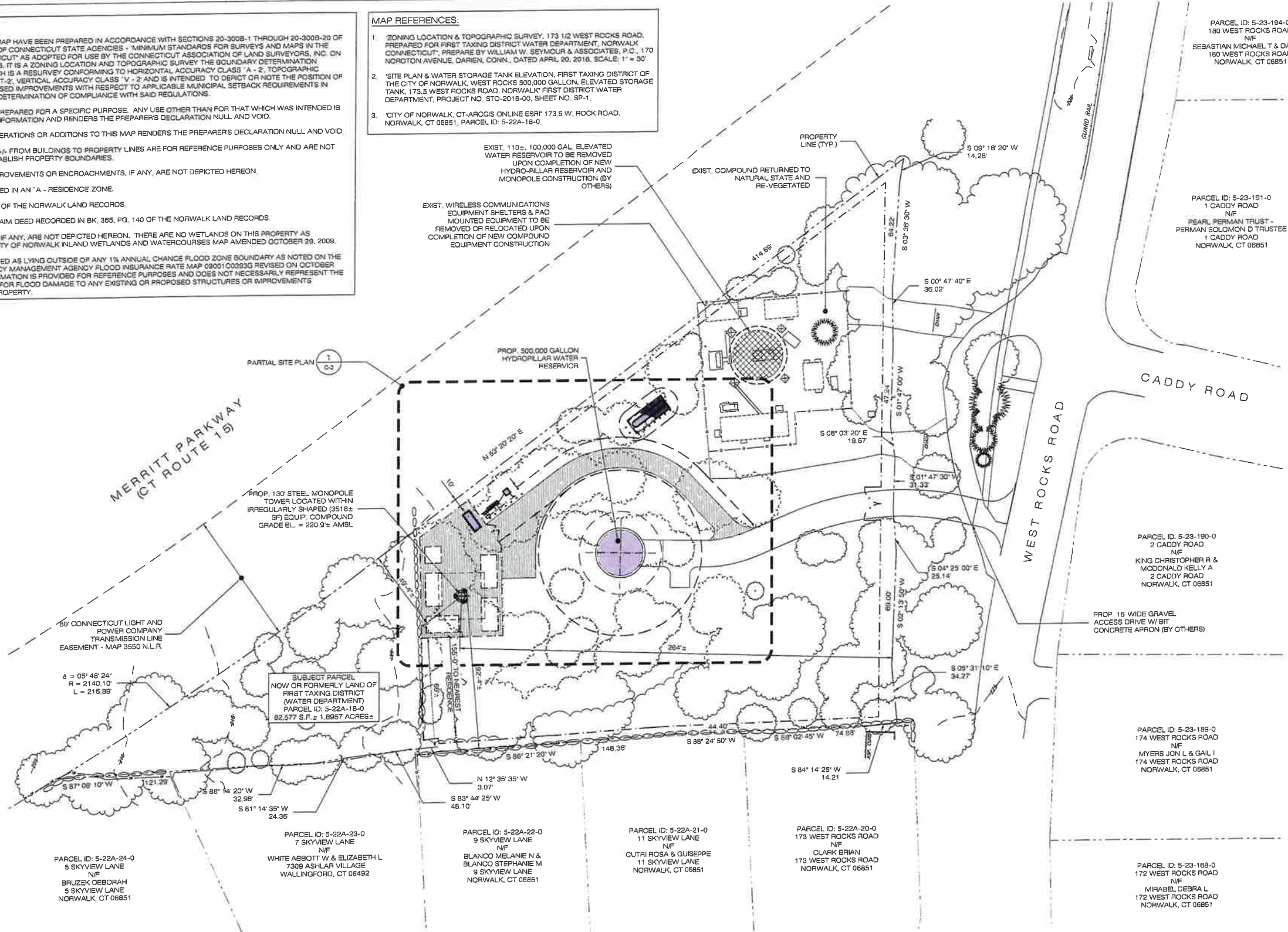


MAP NOTES:

- 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, 1999. 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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- 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.
- INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THERE ARE NO WETLANDS ON THIS PROPERTY AS DEPICTED ON THE CITY OF NORWALK INLAND 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 09001 C0393G REVISED ON OCTOBER 18, 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.

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 NOROTON 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
3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419
PHONE: (860) 853-1891 FAX: (860) 863-0925
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COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
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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: CT141544100
DRAWN BY: THK/DRA
DATE: 10/11/19 **CHECKED BY:** JRM

SHEET TITLE:
ABUTTERS MAP

SHEET NUMBER:
C-1

1 ABUTTERS MAP
SCALE: 1" = 30'-0"
(IN FEET) 1 inch = 30'

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.

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

**ALL-POINTS
 TECHNOLOGY CORPORATION**
 3 SADDLEBROOK DRIVE PHONE: (860)-683-1097
 KILLINGWORTH, CT 06419 FAX: (860)-683-9335
 WWW.ALLPOINTSTECH.COM

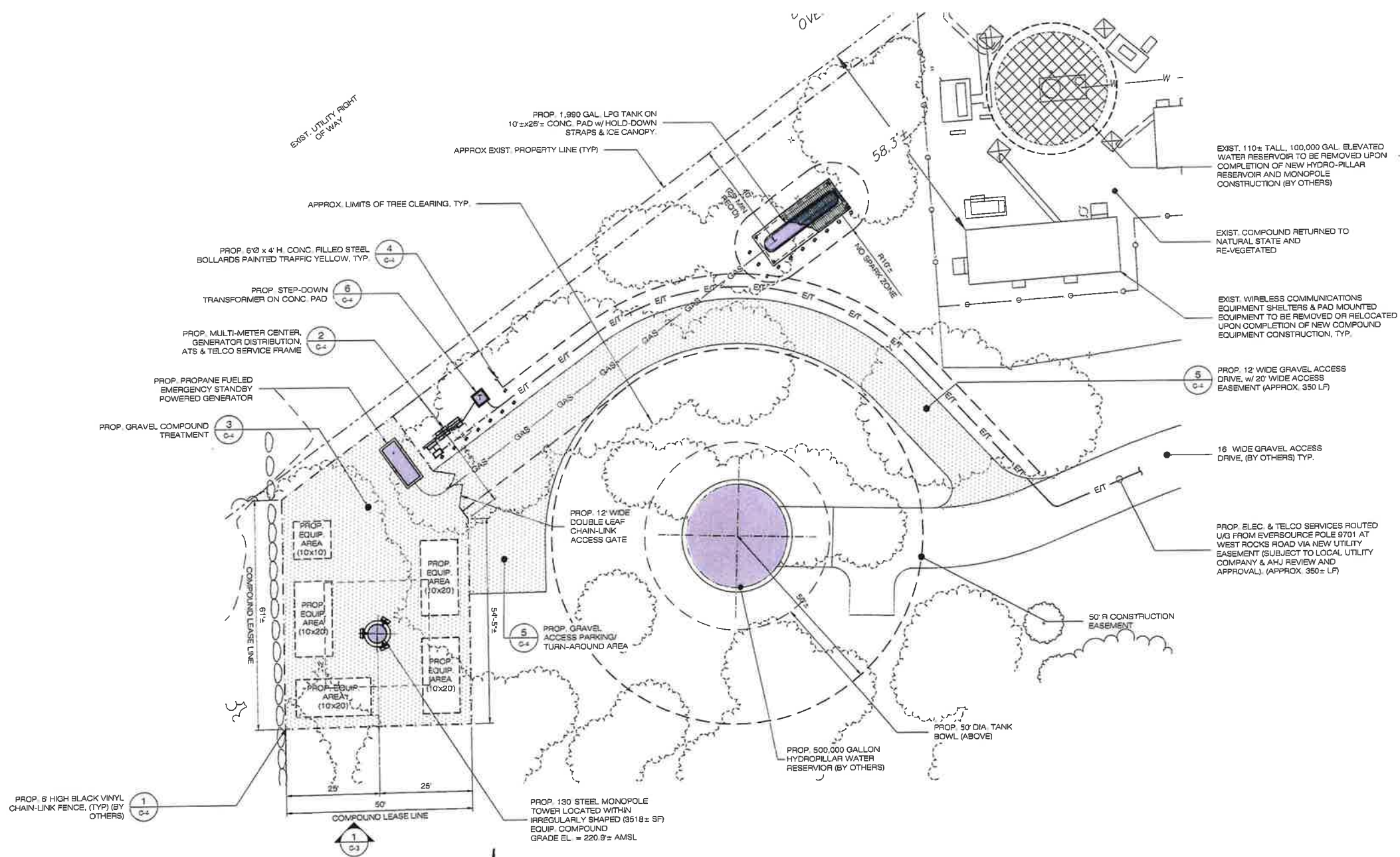
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 ADD: 3 SADDLEBROOK DRIVE
 KILLINGWORTH, CT 06419
 OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
 ADDRESS: 12 NEW CANAAN AVENUE
 NORWALK, CT 06852

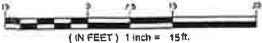
FIRST TAXING DISTRICT - NORWALK
 SITE 173.5 WEST ROCKS ROAD
 ADDRESS: NORWALK, CT 06851
 APT FILING NUMBER: CT141544100
 DRAWN BY: THK/DRA
 DATE: 10/11/19 CHECKED BY: JRM

SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER:
C-2



1 COMPOUND PLAN
 C-2 SCALE: 1" = 15'-0"



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

**ALL-POINTS
TECHNOLOGY CORPORATION**
3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419
PHONE: (860) 463-1697 FAX: (860) 463-0935
WWW.ALLPOINTSTECH.COM

PERMITTING DOCUMENTS		
NO	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2		
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD
PROF. SCOTT M. CHASSE P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419
OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

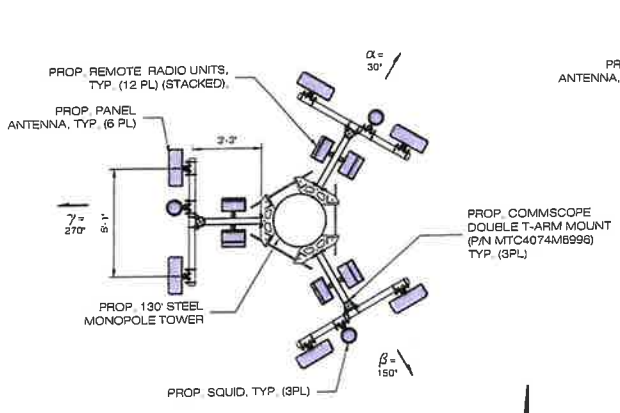
FIRST TAXING DISTRICT - NORWALK
SITE 173.5 WEST ROCKS ROAD
ADDRESS: NORWALK, CT 06851
APT FILING NUMBER: CT141544180
DRAWN BY: THUDRA
DATE: 10/11/19 CHECKED BY: JRM

SHEET TITLE:
EQUIPMENT PLANS & SOUTH ELEVATION

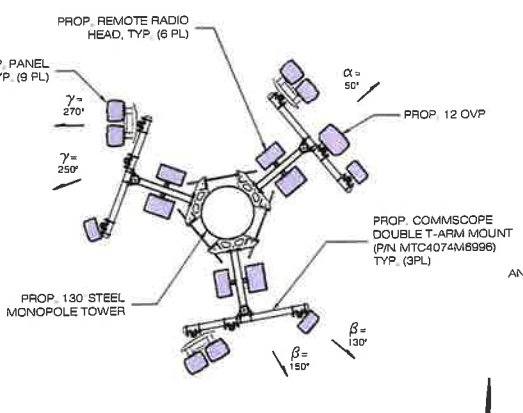
SHEET NUMBER:
C-3

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

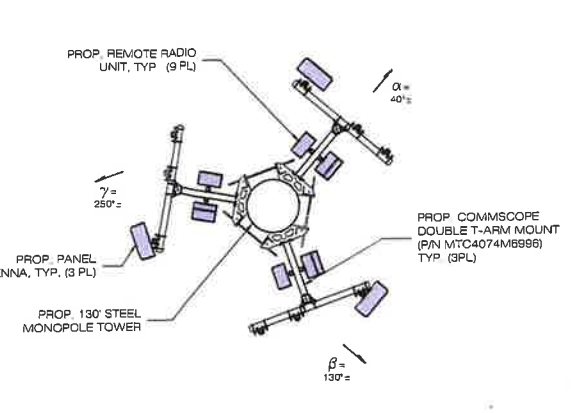
TOWER DESIGN NOTE
THE PROP. EQUIPMENT INSTALLATION INDICATED HEREIN IS SUBJECT TO A GEO-TECHNICAL INVESTIGATION & THE COMPLETION OF A STRUCTURAL DESIGN OF THE PROP. SUPPORTING TOWER STRUCTURE.



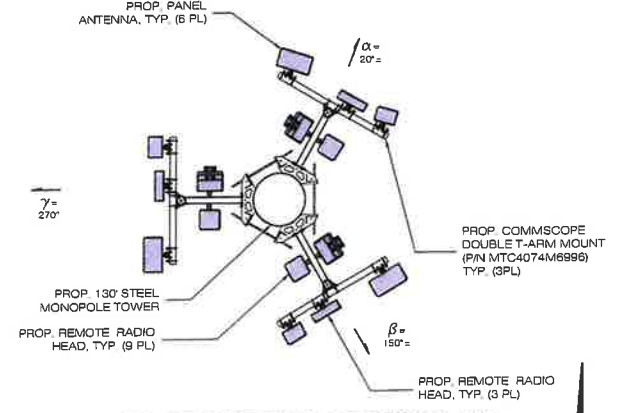
2 AT&T EQUIPMENT PLAN
C-3 SCALE: 1/4" = 1'-0"



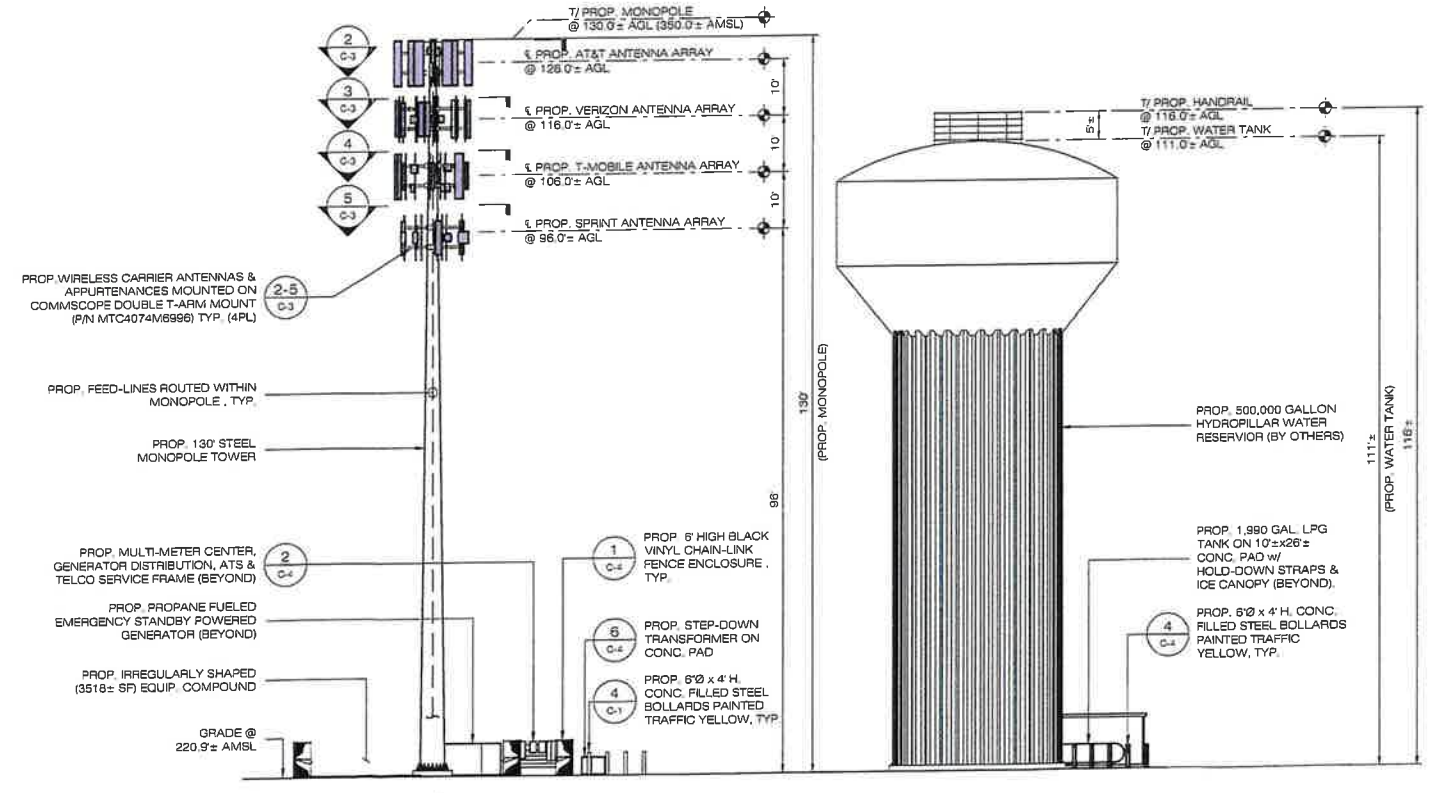
3 VERIZON EQUIPMENT PLAN
C-3 SCALE: 1/4" = 1'-0"



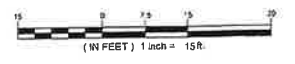
4 T-MOBILE EQUIPMENT PLAN
C-3 SCALE: 1/4" = 1'-0"

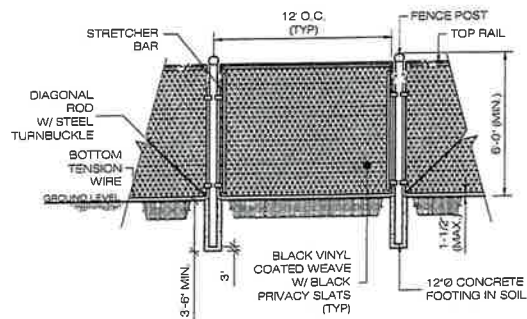


5 SPRINT EQUIPMENT PLAN
C-3 SCALE: 1/4" = 1'-0"

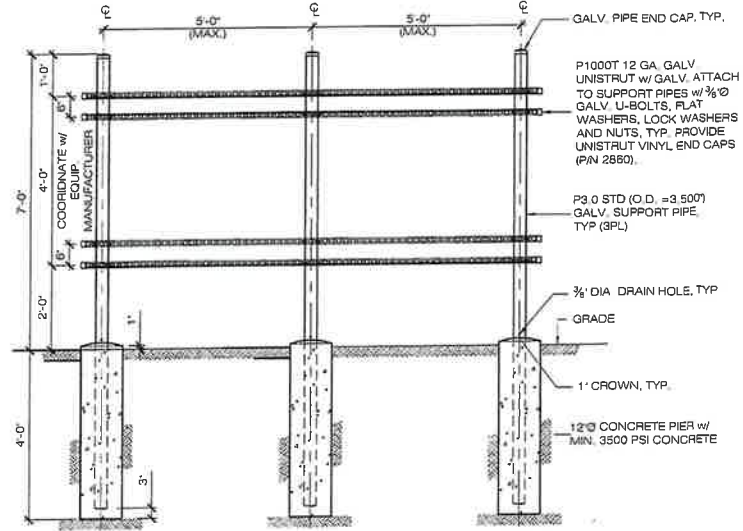


1 SOUTH ELEVATION
C-3 SCALE: 1" = 15'-0"

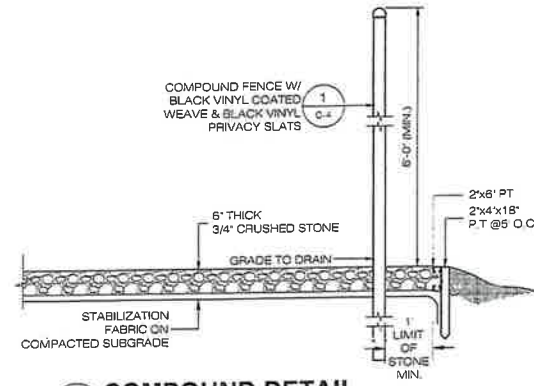




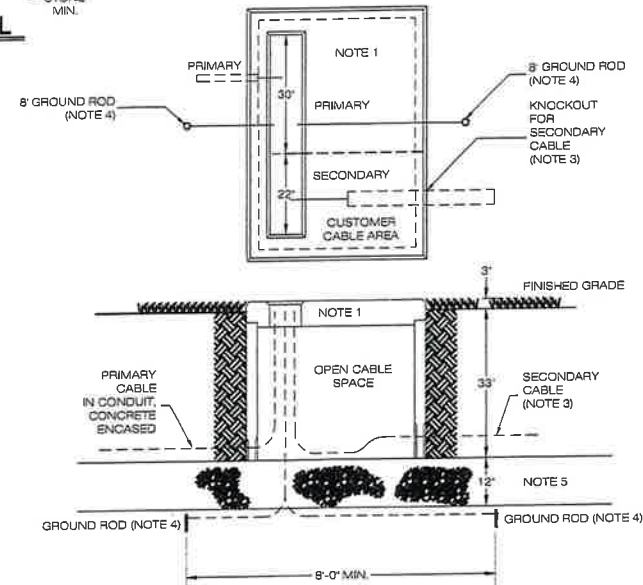
1 CHAIN-LINK FENCING DETAIL
C-4 SCALE: N.T.S.



2 UTILITY SERVICE FRAME DETAIL
C-4 SCALE: 1/2" = 10'

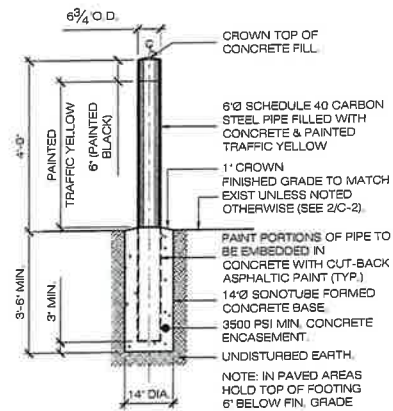


3 COMPOUND DETAIL
C-4 SCALE: N.T.S.

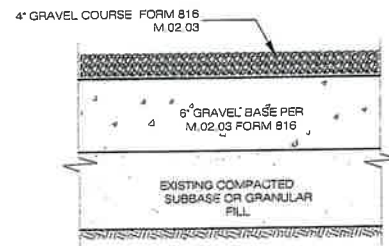


NOTES

- 75 - 300KVA - INSTALL 75"x54"x36" PAD AS PER SPEC P-013 AND P-014. 500-2500KVA - INSTALL 78"x70"x36" PAD AS PER SPEC P-015 AND P-016. (COORDINATE REQUIRED PAD SIZE FOR PROJECT WITH UTILITY COMPANY)
- PRIMARY CABLE: BY UTILITY COMPANY
- SECONDARY CABLE: LEAVE SLACK FOR FUTURE RECONNECTING TO TRANSFORMERS WITH HIGHER SECONDARY TERMINALS. CUSTOMER CABLE(S) SHALL ENTER FROM THE REAR AND SHALL BE CONFINED TO THE AREA DEFINED AS THE 'CUSTOMER CABLE AREA'.
- GALVANIZED GROUND RODS: INSTALL IN TRENCH AND CONNECT A #2 COPPER CONDUCTOR FROM ROD THROUGH PAD OPENING AND EXTENDING 5'-0" ABOVE PAD. GROUND RODS SHALL BE A MINIMUM OF 8' FROM EACH OTHER.
- THE EXCAVATION FOR THE PAD SHALL BE CARRIED TO A DEPTH OF 12" INCHES BELOW THE BOTTOM OF THE PAD WALLS. THE BACKFILL UNDER THE PAD WALLS SHALL BE A CLEAN GRAVEL, FREE OF FOREIGN MATTER AND CONSTRUCTION DEBRIS, AND IN ACCORDANCE WITH CONNECTICUT DOT SPEC M.02.05 GRADING 'A'. BACKFILL SHALL BE PLACED IN 6" INCH LAYERS AND COMPACTED WITH MECHANICAL TAMPERS TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD COMPACTION TESTS, AASHTO T190 OR ASTM D698.
- ALL WORK SHALL CONFORM TO EVERSOURCE TRANSFORMER PAD INSTALLATION REQUIREMENTS. REFER TO EVERSOURCE CONSTRUCTION STANDARD DTR 58.301 FOR ADDITIONAL INFORMATION.



4 BOLLARD DETAIL
C-4 SCALE: N.T.S.



5 GRAVEL ROAD SECTION
C-4 SCALE: N.T.S.

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DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE
NORWALK, CT 08852

FIRST TAXING DISTRICT - NORWALK

SITE 173.5 WEST ROCKS ROAD

ADDRESS: NORWALK, CT 08851

APT FILING NUMBER: CT141544100

DRAWN BY: THUDRA

DATE: 10/11/19 CHECKED BY: JRM

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

C-4

ATTACHMENT 3



PRELIMINARY VISUAL ASSESSMENT

To: Norwalk First Taxing District Water Department
12 New Canaan Avenue
Norwalk, Connecticut

Date: September 27, 2019

Re: Proposed Telecommunications Facility
173 ½ West Rocks Road
Norwalk, Connecticut

From: Michael Libertine

The Norwalk First Taxing District Water Department ("First Taxing District") has identified a proposed location for development of a replacement wireless telecommunications facility (the "Facility") at 173 ½ West Rocks Road in Norwalk, Connecticut (the "Host Property"). The proposed Facility would include a 130-foot tall monopole in the western portion of the Host Property (the "Site"). The existing facility, described below, is located on the northeastern portion of the Host Property.

The Host Property consists of a single, roughly triangularly-shaped, parcel totaling ± 1.85 acres of land. The Host Property is located immediately south of the Merritt Parkway (Connecticut State Route 15 or the "Parkway") and west of West Rocks Road. Residential neighborhoods are located east, south, and southwest of the Host Property and to the north across the Parkway. The Host Property is developed with a $\pm 110'$ tall, 100,000-gallon water tower that currently supports multiple panel, dish, and whip antennas used by various wireless service providers. Ground-mounted equipment associated with the existing telecommunications facility is located in a fenced, gravel compound at the base of the water tower. The First Taxing District proposes to construct a new 500,000-gallon water tower on the central portion of the Host Property and the existing water tower will be removed. Those service providers using the existing water tower will install equipment on the new Facility.

At the request of the First Taxing District, All-Points Technology Corporation, P.C. ("APT") has prepared initial viewshed mapping to provide a preliminary evaluation of the visibility associated with the proposed Facility. To conduct this assessment, a predictive computer model was developed specifically for this project using ESRI's ArcMap Geographic Information System ("GIS")¹ software and available GIS data. The predictive model provides an initial estimate of potential visibility throughout a pre-defined "Study Area", in this case a two-mile radius surrounding the proposed Facility location. The predictive model incorporates project and Study Area-specific data, including the Facility location, its ground elevation and the proposed Facility height, as well as the surrounding topography, existing vegetation, and structures (the primary features that can block direct lines of sight). The Study Area extends into the neighboring municipalities of New Canaan to the west, Wilton to the north, and Westport to the east. The Parkway (a National Scenic Byway that is listed on the National Register of Historic Places) bisects the Study Area in roughly a southwest to northeast direction.

¹ ArcMap is a Geographic Information System desktop application developed by the Environmental Systems Research Institute for creating maps, performing spatial analysis, and managing geographic data.

A digital surface model ("DSM"), capturing both the natural and built features on the Earth's surface, was generated for the extent of the Study Area utilizing State of Connecticut 2016 LiDAR² LAS³ data points. LiDAR is a remote-sensing technology that develops elevation data by measuring the time it takes for laser light to return from the surface to the instrument's sensors. The varying reflectivity of objects also means that the "returns" can be classified based on the characteristics of the reflected light, normally into categories such as "bare earth," "vegetation," "road," or "building". Derived from the 2016 LiDAR data, the LAS datasets contain the corresponding elevation point data and return classification values. The Study Area DSM incorporates the first return LAS dataset values that are associated with the highest feature in the landscape, typically a treetop, top of a building, and/or the highest point of other tall structures.

Once the DSM was generated, ESRI's Viewshed Tool was utilized to identify locations within the Study Area where the proposed Facility may be visible. ESRI's Viewshed Tool predicts visibility by identifying those cells⁴ within the DSM that can be seen from an observer location. Cells where visibility was indicated were extracted and converted from a raster dataset to a polygon feature which was then overlaid onto an aerial photograph and topographic base map. Since the DSM includes the highest relative feature in the landscape, isolated "visible" cells are often indicated within heavily forested areas (e.g., from the top of the highest tree) or on building rooftops during the initial processing. It is recognized that these areas do not represent typical viewer locations and overstate visibility. As such, the resulting polygon feature is further refined by extracting those areas. The viewshed results are also cross-checked against the most current aerial photographs to assess whether significant changes (a new housing development, for example) have occurred since the time the LiDAR-based LAS datasets were captured.

The results of the preliminary analysis are intended to provide a representation of those areas where portions of the Facility may potentially be visible to the human eye without the aid of magnification, based on a viewer eye-height of five (5) feet above the ground and the combination of intervening topography, trees and other vegetation, and structures. However, the Facility may not necessarily be visible from all locations within those areas identified by the predictive model, which has limitations. For instance, it is important to note that the computer model cannot account for mass density, tree diameters and branching variability of trees, or the degradation of views that occurs with distance. As a result, some areas depicted on the viewshed maps as theoretically offering potential visibility of the Facility may be over-predicted because the quality of those views is not sufficient for the human eye to recognize the Facility or discriminate it from other surrounding or intervening objects.

The preliminary viewshed mapping results indicate that predicted year-round visibility associated with the proposed Facility could include up to approximately ± 16.5 acres (less than one percent [$<1\%$] of the 8,042-acre Study Area). The predicted year-round visibility occurs primarily along the Parkway from a point approximately 1,300 feet to the west of the Host Property to the Route 7 interchange. A second, shorter stretch of year-round visibility is predicted farther west along the Parkway from approximately 1.3 miles to 1.6 miles away. As such, the predominant views of the Facility from the Parkway would occur when driving northbound in these areas. The proposed Facility would be located immediately west of the new water tower, which assists in minimizing visual impacts of the Facility from locations along the Parkway. To further reduce the potential visual impacts of the Facility, the carriers have agreed to install their antenna arrays with a 3' offset from the monopole. The slim overall appearance, combined with the screening from the water tower, will minimize the visibility of the Facility from the Parkway. A preliminary

² Light Detection and Ranging.

³ An LAS file is an industry-standard binary format for storing airborne LiDAR data.

⁴ Each DSM cell size is 1 square meter.

photographic simulation has been provided as an attachment to this report to illustrate a representative view from the Parkway.⁵

Predicted areas of year-round visibility are also depicted on the Host Property, to the south along Winnipauk Drive and a few additional isolated locations, including directly north of the Facility on the Parkway and to the west within commercial parking lots off Main Avenue, Riverside Avenue and along Route 7. No year-round visibility is predicted northeast of the Facility along on the Parkway and therefore, no substantive southbound views are likely to be achieved.

The computer model also predicts ±33 acres of seasonal visibility (i.e., during the time of year when the leaves are off the deciduous trees). Predicted seasonal visibility extends in all directions around the Facility and includes portions of the residential neighborhoods east and west of West Rocks Road as well as the Parkway.

The maps provided as attachments offer a preliminary basis for understanding the extent of visibility that may occur throughout the Study Area, but they do not address the character of those potential views. Note also that the results of the computer model have not been field verified. Our experience is that the computer model's sensitivity typically results in the initial mapping being over-predictive of the Facility's viewshed. These initial results will be field-verified and presented in the First Taxing District's application to the Connecticut Siting Council for a Certificate of Environmental Compatibility and Public Need.

⁵ The photograph was taken from the Comstock Hill Avenue overpass, which is above the Parkway, approximately 1.4 miles west of the Site.

Attachments



PHOTOGRAPHED ON 7/6/2016

EXISTING

PHOTO	LOCATION	FOCAL LENGTH	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	COMSTOCK AVE OVERPASS ALONG THE MERRITT PARKWAY (ABOVE THE MERRITT PARKWAY)	50mm	NORTHEAST	+/- 1.44 MILES	YEAR ROUND



ALL-POINTS
TECHNOLOGY CORPORATION



PHOTOGRAPHED ON 7/19/2012

PROPOSED

PHOTO	LOCATION	FOCAL LENGTH	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	COMSTOCK AVE OVERPASS ALONG THE MERRITT PARKWAY (ABOVE THE MERRITT PARKWAY)	50mm	NORTHEAST	+/- 1.44 MILES	YEAR ROUND



ALL-POINTS
TECHNOLOGY CORPORATION



Preliminary Viewshed Analysis Map

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

Proposed facility height is 130 feet AGL.
 Forest canopy height is derived from LIDAR data.
 Study area encompasses a two-mile radius and includes 9,042 acres.
 Base Map Source: USGS 7.5 Minute Topographic Quadrangle Map, Norwalk North, CT (1975) and Norwalk South, CT (1984)
 Map Date: September 2019

Legend

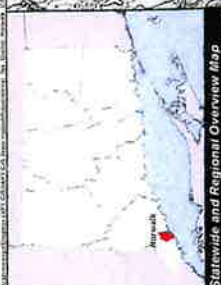
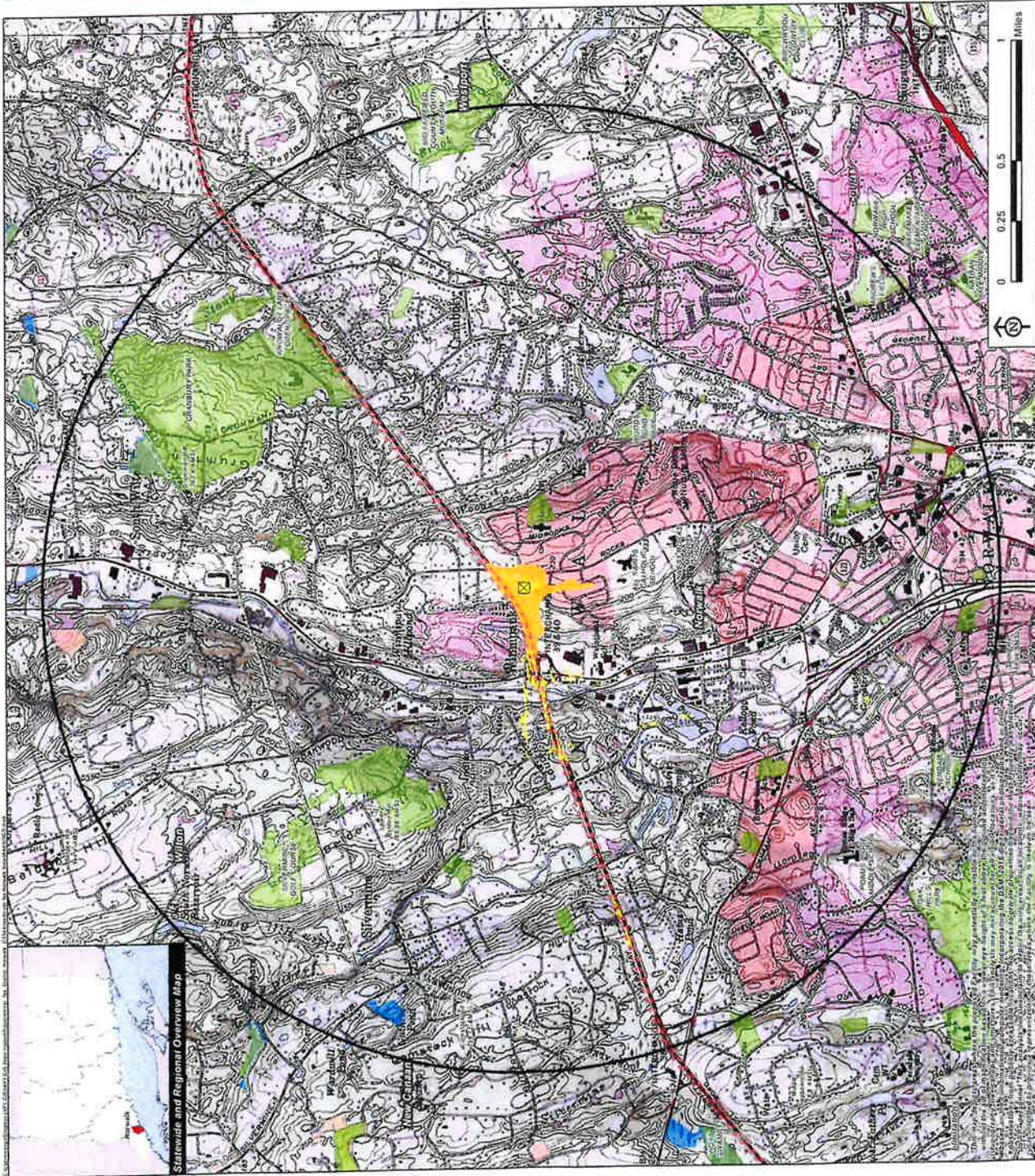
- Proposed Site
- Study Area (2-Mile Radius)
- Predicted Year-Round Visibility (16.5 Acres)
- Areas of Potential Seasonal Visibility (33 Acres)
- State Highway
- Municipal Boundary
- Trail
- DEEP Boat Launches
- Municipal and Private Open Space Property
- State Forest/Park
- Protected Open Space Property
 - Federal
 - Land Trust
 - Municipal
 - Private
 - State

Data Sources:

Topical Eligibility/Measurement Data
 A digital surface model (DSM) was created from the State of Connecticut 2016 LIDAR LAS data points. The DSM captures the natural and built features on the Earth's surface.
 Municipal Open Space, State Recreation Areas, Trails, County Recreation Areas, and Town Boundary data obtained from CT DEEP Scene Roads. CT DOT State Scene Highways (2015), Municipal Scene Roads (compiled by APT)
Dedicated Open Space & Recreation Areas
 Connecticut Department of Energy and Environmental Protection (DEEP) DEEP Property (May 2007) Federal Open Space (1987), Municipal and Private Open Space (1997), DEEP Boat Launches (1994), Connecticut Forest & Parks Association, Connecticut Water Board East & West

Other:
 CT DOT Scene Slips (based on Department of Transportation data)

Notes:
 *Not all the features listed above appear on the Viewshed Maps. Only those features within the scale of the graphic are shown.





Preliminary Viewshed Analysis Map

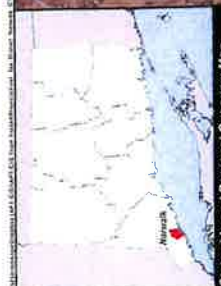
Proposed Wireless Telecommunications Facility First Taxing District of The City of Norwalk 173 1/2 West Rocks Road Norwalk, Connecticut

Proposed facility height is 130 feet AGL.
Forest canopy height is derived from LIDAR data.
Study area encompasses a two-mile radius and includes 6,042 acres.
Base Map Source: 2016 Aerial Photograph (CTECO)
Map Date: September 2019

- Legend**
- Proposed Site
 - Study Area (2-Mile Radius)
 - Predicted Year-Round Visibility (16.5 Acres)
 - Areas of Potential Seasonal Visibility (33 Acres)
 - Scenic Highway
 - Municipal Boundary
 - Total
 - DEEP Right-of-Way
 - Municipal and Private Open Space Property
 - State Forest/Park
 - Protected Open Space Property
 - Federal
 - Land Trust
 - Municipal
 - Private
 - State

Data Sources:
 Physical Geography / Bathymetry Data
 Aerial surface model (DSM) was created from the State of Connecticut 2018 LIDAR LAS data points. The DSM explains the natural and built features on the Earth's surface.
 Municipal Open Space, State Recreation Areas, Town, County Recreation Areas, and Town Boundary data obtained from CT DEEP
 Scenic Roads: CT DOT State Scenic Highway (2015), Municipal Scenic Roads (compiled by APT)
 Protected Open Space & Recreational Areas
 Connecticut Department of Energy and Environmental Protection (DEEP), DEEP Property (May 2007; Federal Open Space (1987), Municipal and Private Open Space (1987), DEEP Boat Launches (1984)
 Connecticut Forest & Parks Association, Connecticut Wetlands East & West

Other:
 CT DOT Scenic Slips (based on Department of Transportation data)
Notes:
 *Not all the sources listed above appear on the Viewshed Map. Only those features within the scale of the graphic are shown



Map Date: September 2019
 Map Scale: 1:50,000
 Map Projection: NAD 83 UTM Zone 18N
 Map Units: Feet
 Map Contour Interval: 10 Feet
 Map Contour Elevation: 100 Feet
 Map Contour Labeling: 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000
 Map Contour Color: Brown
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 Map Contour Style: Solid
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