

LEGEND:

N/F	NOW OR FORMERLY
25-4520652	ASSESSOR'S ID
Δ	CALCULATED POINT
○	IRON PIPE/ROD FOUND
□	BOUND FOUND
⊙	MANHOLE
⊞	CATCH BASIN
⊚	UTILITY POLE
⊙	LIGHT POLE
○	TREE / BUSH
—	LOCUS PROPERTY LINE
—	ABUTTERS PROPERTY LINE (±)
—	OVERHEAD WIRES
—	TREELINE
—	CONTOUR LINE
—	STONE WALL

SITE SPECIFIC NOTES:

- FIELD SURVEY DATE: 12-31-2019
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- OWNER: PAL PROPERTIES LLC
1141 WOLCOTT HILL ROAD
WOLCOTT, CT 06716
- SITE NAME: WOLCOTT SOUTH CT
- SITE ADDRESS: CHESTNUT HILL ROAD
WOLCOTT, CT 06716
- APPLICANT: CELLCO PARTNERSHIP d/b/a
VERIZON WIRELESS
20 ALEXANDER DR., 2ND FLOOR
WALLINGFORD, CT 06492
- JURISDICTION: TOWN OF WOLCOTT
NEW HAVEN COUNTY
- TAX ID: 104-1-5B
- DEED REFERENCE: BOOK 465 PAGE 301
- PLAN REFERENCE: N/A
- ZONING DISTRICT: R-40 & I
- THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE: 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X, "AREA OF MINIMAL FLOOD HAZARD".
COMMUNITY PANEL NO. 09009 C 0109 H
EFFECTIVE DATE: 12-17-2010
- FIELD SURVEY BY EDM TOTAL STATION & RTK GPS.
- THIS IS NOT A BOUNDARY SURVEY.**
- ALL PROPERTY LINES SHOWN ARE FROM DEEDS AND PLANS OF RECORD AND THE TOWN OF WOLCOTT GIS AND ARE APPROXIMATE ONLY.
- WETLANDS SHOWN HEREON WERE DELINEATED BY ALL-POINTS TECHNOLOGY CORPORATION.

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
 BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY
 CLASS OF ACCURACY: HORIZONTAL CLASS: A-2
 TOPOGRAPHIC CLASS: T-2
 VERTICAL CLASS: V-2
 PURPOSE OF SURVEY: PROPOSED CELLULAR EQUIPMENT

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

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

Charles G. Odman
 CHARLES G. ODMAN, P.L.S. #70103

PREPARED BY:
nexius
 TRANSFORM YOUR BUSINESS... THROUGH WIRELESS
 A&E OFFICE:
 300 APOLLO DRIVE, SUITE 7
 CHELMSFORD, MA 01824
 1 (978) 923-7965

APPLICANT:
 CELLCO PARTNERSHIP d/b/a
verizon
 20 ALEXANDER DRIVE, 2ND FLOOR
 WALLINGFORD, CT 06492



SUBMITTALS

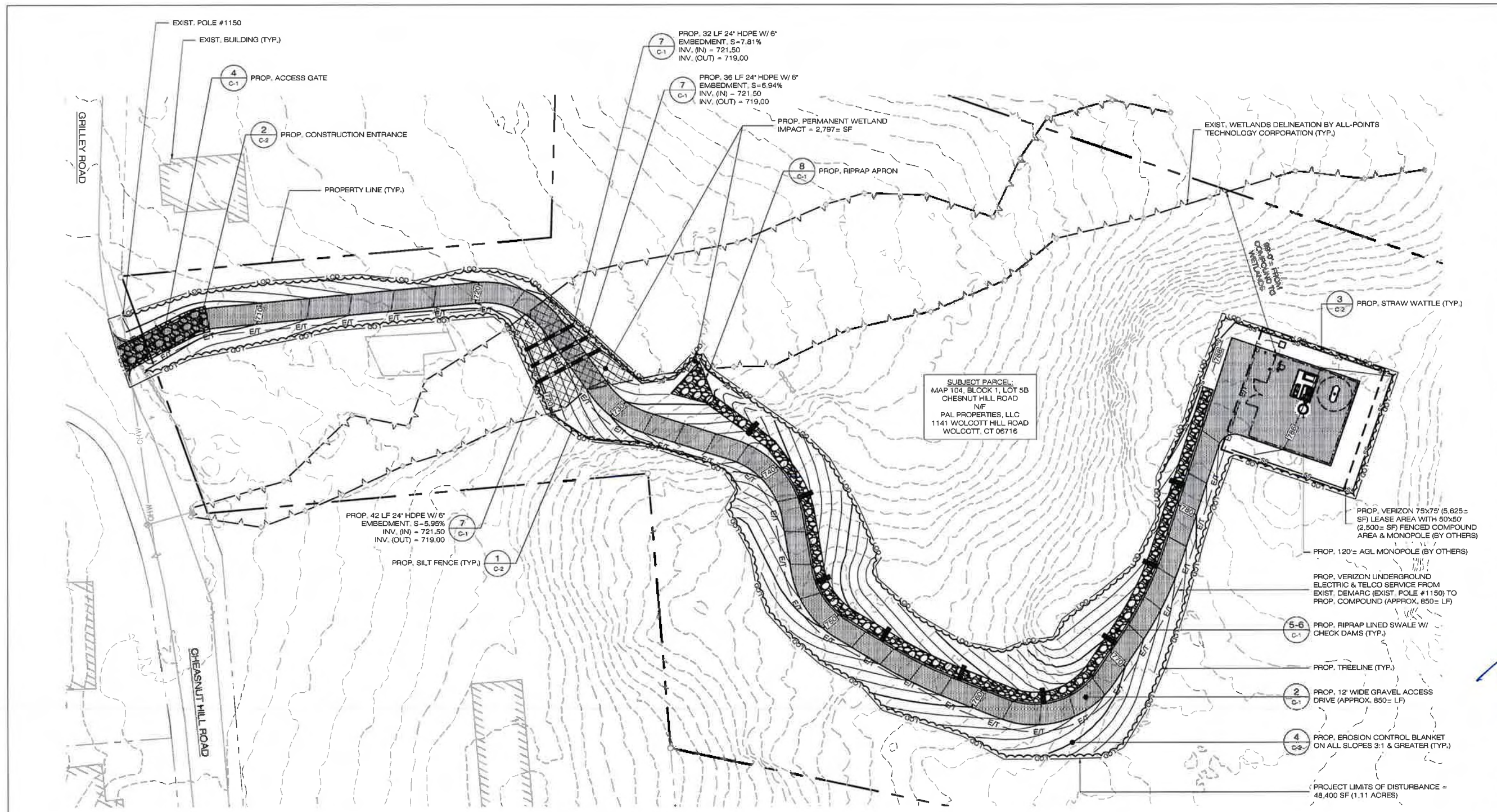
REV	DATE	DESCRIPTION	BY
1	01/09/2020	SUBMITTED FOR REVIEW	BCF

SITE INFO:
 SITE NAME:
WOLCOTT SOUTH CT
 LOCATION CODE:
 SITE ADDRESS:
 CHESTNUT HILL ROAD
 WOLCOTT, CT 06716

SHEET TITLE:
ABUTTERS PLAN

NEXIUS PROJ. NO:	SHEET NUMBER:
CHECKED BY:	C-1
CHECKED BY DATE:	01/23/2020





SUBJECT PARCEL:
 MAP 104, BLOCK 1, LOT 5B
 CHESTNUT HILL ROAD
 N/F
 PAL PROPERTIES, LLC
 1141 WOLCOTT HILL ROAD
 WOLCOTT, CT 06716

1 PARTIAL SITE PLAN
 SP-1 SCALE: 1" = 30'-0"
 (IN FEET) 1 inch = 30 ft.

Cellco Partnership d/b/a
verizon
 20 ALEXANDER DRIVE
 2ND FLOOR
 WALLINGFORD, CT 06482

ALL-POINTS TECHNOLOGY CORPORATION
 567 VAUXHALL STREET EXTENSION - SUITE 311
 WATERFORD, CT 06385 PH: (860) 463-1067
 WWW.ALLPOINTSTECH.COM FAX: (860) 463-0935

PERMITTING DOCUMENTS		
NO	DATE	REVISION
0	04/28/20	FOR REVIEW: BJP
1	05/06/20	FOR CBC: BJP
2		
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD
 PROF: SCOTT M. CHASSE P.E.
 COMP: APT ENGINEERING
 ADD: 567 VAUXHALL STREET
 EXTENSION - SUITE 311
 WATERFORD, CT 06385



VERIZON AT
WOLCOTT SOUTH CT
 SITE CHESTNUT HILL ROAD
 ADDRESS: WOLCOTT, CT 06716
 APT FILING NUMBER: NY141H87300
 DRAWN BY: CSH
 DATE: 04/28/20 CHECKED BY: BJP

SHEET TITLE:
PARTIAL SITE PLAN

SHEET NUMBER:
SP-1

BASE MAPPING FOR SHEETS R-1 & SP-1 FROM:

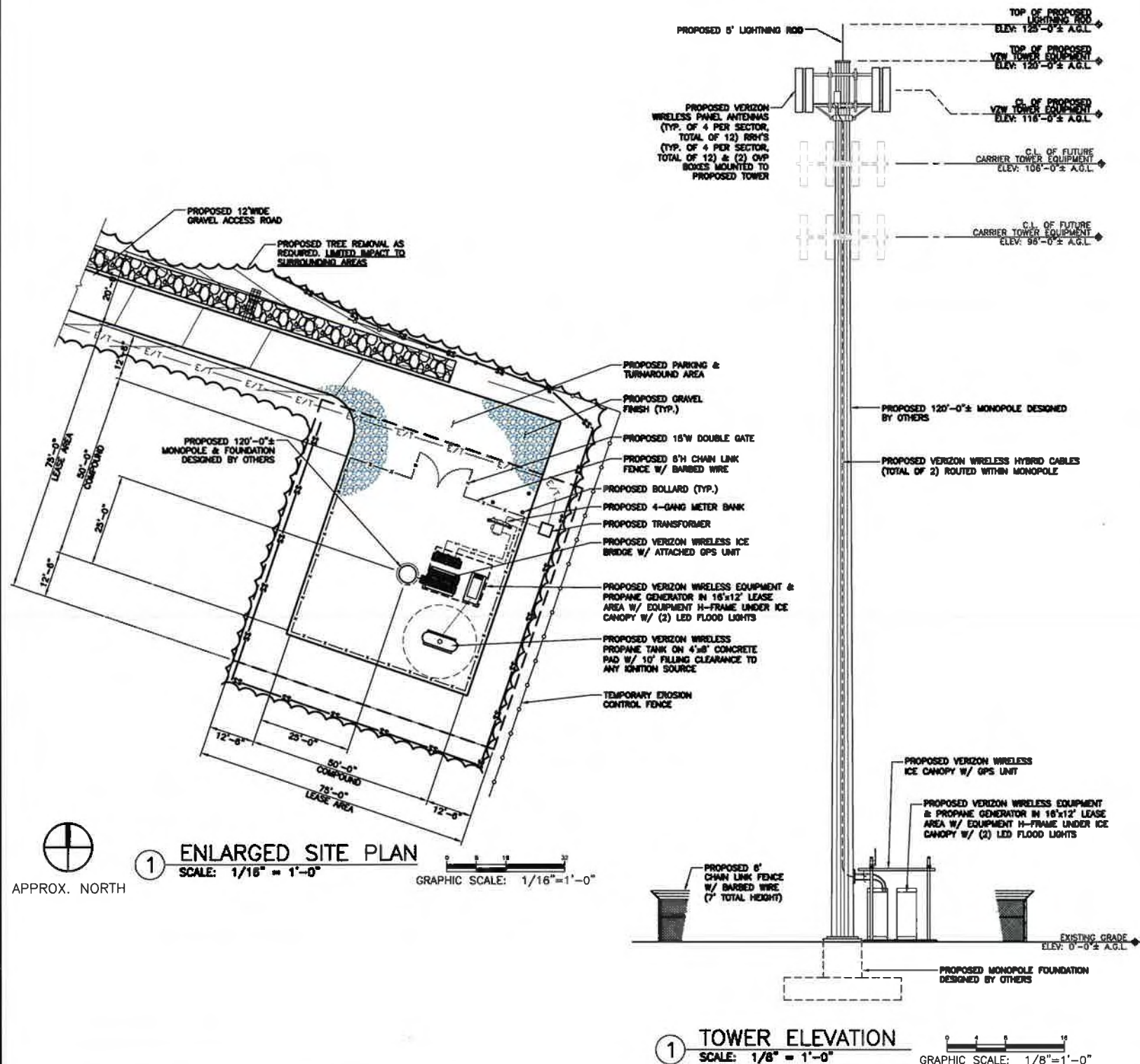
- 'ABUTTERS PLAN' & 'EXISTING CONDITIONS' OF WOLCOTT SOUTH CT, CHESTNUT HILL ROAD, WOLCOTT CT, 06716, PREPARED FOR NEXUS, PREPARED BY NORTHEAST SURVEY CONSULTANTS, 118 PLEASANT STREET, SUITE 302, EASTHAMPTON, MA 01027, OFFICE: (413) 203-5144
- CONTOUR DATA FROM (CT ECO - CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION & UCONN CENTER FOR LAND USE EDUCATION AND RESEARCH) 2016 USGS QUALITY LEVEL 2 LIDAR.

PROPOSED MONOPOLE:

1. THE MONOPOLE SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. PROPOSED WIRELESS ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE WIRELESS RF SYSTEMS DESIGN ENGINEER AND IN ACCORDANCE WITH SITTING COUNCIL APPROVAL.

EROSION & SEDIMENTATION CONTROL NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
4. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
5. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
6. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
7. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
8. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
9. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
10. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
12. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
13. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
14. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
15. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
16. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
17. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
18. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
19. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
20. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
21. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
22. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
23. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
24. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDS AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
25. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
26. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION, CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
27. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
28. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
29. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
31. CONSTRUCTION ACTIVITY WILL BE CONDUCTED IN ACCORDANCE WITH THE BASIC STABILIZATION STANDARDS OF MAINE'S EROSION & SEDIMENTATION CONTROL LAW, 38 M.R.S.A. SECTION 420-C.
32. THE CONSTRUCTION OF THIS FACILITY WILL HAVE NO EFFECT ON STORMWATER RUNOFF.



PREPARED BY:

nexius
TRANSFORM YOUR BUSINESS...THROUGH WIRELESS

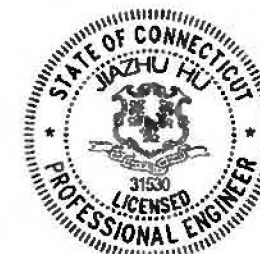
A&E OFFICE:
300 APOLLO DRIVE, SUITE 7
CHELMSFORD, MA 01824
1 (978) 923-7965

APPLICANT:

CELLCO PARTNERSHIP d/b/a

verizon
20 ALEXANDER DRIVE, 2ND FLOOR
WALLINGFORD, CT 06492

PROFESSIONAL STAMP:



J. Hu

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	04/28/20	FOR REVIEW	MLB
1	05/06/20	FOR CSC	MLB

SITE INFO:

SITE NAME:
WOLCOTT_SOUTH_CT

LOCATION CODE:
489936

SITE ADDRESS:
**CHESTNUT HILL ROAD
WOLCOTT, CT 06716
NEW HAVEN COUNTY**

SHEET TITLE:

**COMPOUND ELEVATION,
ENLARGED SITE PLAN &
SEDIMENTATION NOTES**

NEXIUS PROJ. NO:
V211509

SHEET NUMBER:

CHECKED BY:
KB/JM/JH

Z-1

CHECKED BY DATE:
05/06/20