

Technical Report

Submitted to:

The City of Danbury

for the

**Construction, Operation and Maintenance of a
Telecommunications Facility**

at

Margerie Water Plant, Peck Road

May 21, 2007

Prepared by:



**Wireless *EDGE* Fairfield Group LLC
270 North Avenue
New Rochelle, New York 10801
(914) 712-0000**

I. INTRODUCTION

Wireless *EDGE* Fairfield Group LLC (“Wireless *EDGE*”) respectfully submits this Technical Report with attachments (“Report”) to the City of Danbury (the “City”), pursuant to Connecticut General Statutes (C.G.S.) §§ 16-50g *et seq.*, as amended. This submission pertains to an application to be filed with the Connecticut Siting Council (“Council”) for a Certificate of Environmental Compatibility and Public Need (“Application” or “Certificate”) that will allow Wireless *EDGE* to construct, operate and maintain a wireless telecommunications facility and associated equipment (“Facility”) on property owned by the City of Danbury at Peck Road in Danbury, Connecticut. The Facility is being proposed to allow Nextel Communications of the Mid-Atlantic, Inc. (“Sprint-Nextel”) and other federally licensed wireless carriers to provide service in this portion of the City of Danbury. This application falls within the jurisdiction of the Council pursuant to C.G.S. §§ 16-50i (a)(6), 16-50k and 16-50x.

Wireless *EDGE* has provided the City with substantial information regarding this proposal during the last eighteen months. The City has thoroughly reviewed and approved this project and has entered into a lease agreement with Wireless *EDGE* (the “Lease”) to facilitate the construction of this Facility at the location identified and approved by the City (the “Site”). The purpose of this Report, therefore, is simply to provide the City with a compendium of information that formally satisfies the statutory criteria of municipal consultation, including documentation regarding the public need for the Facility, the site selection process and any environmental effects associated with the proposed Facility.

II. SITE JUSTIFICATION

In 1996, the United States Congress recognized a nationwide need for high quality wireless telecommunication services. Through the Federal Telecommunications Act of 1996, Congress sought to promote competition, reduce regulation to encourage technical innovation, and recognized the public need for quality nationwide wireless telecommunication services. Wireless *EDGE* assists carriers in fulfilling their license requirements by providing them with a variety of services, including locating, leasing, zoning and constructing personal wireless facilities for the carriers' antennas and equipment, as well as providing suitable infrastructure for municipal and public safety antenna systems. To demonstrate the need for the Facility, we are submitting coverage propagation plots, attached hereto as Attachment A, prepared by Sprint-Nextel to show:

1. existing coverage by surrounding sites; and
2. predicted coverage from (a) a site at the proposed Facility with antennas mounted at a minimum centerline height of 144 feet above grade level and (b) existing and approved sites.

This proposal is unlike the customary telecommunications facility application. The Facility is being sited on City property pursuant to the Lease. In addition to creating the opportunity for wireless carriers to provide coverage to an area presently with inadequate wireless coverage, the Facility also provides a location for the communication systems of several public service agencies in the City of Danbury, including the Police Department, the Fire Department and the Department of Public Works. The Lease includes a requirement that Wireless *EDGE* reserve the top space on the monopole on a rent-free basis for the City's public service antennas. The City has completed an RFP for a city-wide wireless public service network. The City has indicated that it is directing the successful bidder to the Facility as a potential location for public service antenna installations to serve this portion of Danbury. As a result of these unique factors, the City has played a large role in the design and site selection of this Facility and has been an important part of the entire process, rather than simply an entity that is provided notice of such a proposal.

III. SITE SELECTION PROCESS

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the applicant to submit a statement that describes “the narrowing process by which other possible sites were considered and eliminated.” In accordance with this requirement, the descriptions of the identification of the target search area and the alternative locations considered for development of the proposed Facility are set forth below.

Wireless *EDGE* is a tower development company that specializes in providing wireless infrastructure to municipalities, licensed wireless carriers and data providers. It has developed multiple carrier telecommunications tower sites on municipal properties, including a facility in Salisbury, CT. Its substantial wireless experience and solid relationships with the FCC licensed carriers enable it to successfully locate single facilities in areas where multiple wireless needs exist. In an effort to provide wireless telecommunications facilities that will be a benefit to the community as well as to the service providers, Wireless *EDGE* engages in significant site research, consultation with local municipalities, and communication with the carriers prior to developing a new site. Wireless *EDGE* focuses on developing quality communication facilities to be shared by numerous entities and provides facilities to serve the communication needs of municipal public services and agencies. The Facility is an excellent example of a joint effort between Wireless *EDGE* and a municipality to site a telecommunications facility that satisfies the needs and concerns of all.

Presently, the Margerie Reservoir area where the proposed Site is located, is not served by any telecommunications tower, has virtually no wireless coverage of any kind. A Facility at the proposed Site will provide public communications service and wireless coverage service to this area, specifically Padanaram Road, along Route 37 and the surrounding area, which is currently not adequately served by the wireless providers.

The unique characteristics of this area present a challenging environment for siting a telecommunications facility that would serve the needs of the City and multiple carriers. There are no existing buildings or structures of sufficient height in or near this area. As discussed in more detail below, the Margerie Reservoir and Water Filtration Plant complex, located on Peck Road (shown on assessor’s map F05, parcel 27), including the reservoir itself and the

water filtration plant (the "Property"), occupy a large portion of the area. Another large portion of the area is occupied by the Danbury Federal Correctional Institution. The remaining portions are densely populated residential areas of single family homes and low rise apartments. A large portion of the surrounding area is wetlands and/or Class I and II watershed property and is not available for development. As part of the site selection, Wireless *EDGE* sought to locate the facility such that it is outside of the wetlands delineation and outside of the restricted watershed boundary. On December 19, 2006 Wireless *EDGE* filed an application on behalf of the City of Danbury to the Connecticut Department of Public Health for "Verification of Class III Water Company Land". On January 17, 2007, we conducted a site visit with the Connecticut Department of Public Health (DPH), Source Water Protection Unit, and the City of Danbury Public Utilities Department to review the site location. On March 9, 2007, DPH issued a letter on concurrence that the site was Class III.

Wireless *EDGE* initially met with the City on September 15, 2005, at which time the proposal was introduced. The City requested that Wireless *EDGE* investigate numerous alternate sites on the Property. The goal in selecting a location for the Facility, was to allow both the City and telecommunication carriers to build and operate high-quality communication systems with the least environmental impact. Wireless *EDGE* thoroughly reviewed the alternate sites and provided the City with results of that investigation. The City and Wireless *EDGE* reached the mutual conclusion that these sites were less desirable than the proposed Site. Wireless *EDGE* and the City determined that the proposed Facility would satisfy this goal. The proposed location for the Site is in an existing clearing on the Property which is surrounded by a natural buffer of woods. The Facility will permit telecommunications carriers to provide coverage in the most inconspicuous manner possible because only one Facility is required, the monopole is as low as it can be while still providing the necessary coverage, and the site is proposed to be located off of Peck Road in a wooded area to minimize any potential visual impact to residential receptors. No alternate site is proposed as the City has identified this location as being the best location for this Facility.

Following the selection of the proposed location for the Facility, throughout the next several months, representatives of the City and Wireless *EDGE* discussed and agreed upon the terms of the proposal and the lease document. The General Counsel for the City of Danbury

submitted Wireless *EDGE*'s proposal and final lease document to a committee of the City Council on May 23, 2006. The committee reported to the full City Council at a public hearing held on June 6, 2006. At that meeting, the City Council approved Wireless *EDGE*'s proposal and the lease document. Subsequent to receiving this approval, the City executed the Lease with Wireless *EDGE* for the construction of the Facility at the Site.

The proposed Facility provides a valuable opportunity for tower sharing in Danbury, as there are no existing towers or structures of any significant height to allow the City to improve their public service communications or allow the collocation of wireless carriers. Wireless *EDGE* can provide one telecommunications tower that can service the City as well as multiple carriers, thus avoiding the proliferation of towers.

IV. PROPOSED FACILITY DESCRIPTION

The Property on which the Facility would be located is off of Peck Road at the Margerie Reservoir, across from the Margerie Water Filtration Plant. The individual parcel is 71.14 acres and consists of a portion of a much larger area of several hundred acres that comprises the entire Margerie Reservoir property. The Property is located in a CG-20 General Commercial Zone.

Wireless *EDGE* proposes to build a Facility on the east portion of the Property, which is the location identified and approved by the City and leased by the City to Wireless *EDGE*. As demonstrated on the plans attached hereto as Attachment B, it proposes to construct a 150 foot tall steel monopole in a compound area measuring 92 feet by 92 feet. The tower and appurtenant antennas will be painted brown to mitigate any potential visibility. The equipment compound will be enclosed by a chain link fence around the compound. The Facility would be designed to accommodate several of the City's public services communication systems, including the Police Department, the Fire Department and the Department of Public Works Department. The antennas for the public service systems will be mounted at a height of 149 feet above ground level ("AGL") and extending up to 169 feet AGL. Additionally, space has been allocated for six wireless carriers at antenna centerline heights of 144 feet AGL, 134 feet AGL, 124 feet AGL, 114 feet AGL, 104 feet AGL, and 94 feet AGL.

As shown on the land survey attached hereto as Attachment C, the surrounding topography is relatively flat with a slight east to west slope, is undeveloped and has a significant vegetation buffer. Vehicular access to the Site is proposed via a new gated entrance from Peck Road. Minimal clearing and minimal grading would be required for development of the access drive and site compound. Utility service will extend underground from existing utility service on Peck Road. No water or sanitary facilities are required. Once built, the Facility will generate minimal traffic because each of the collocating entities will only need to visit the site about once a month to perform routine maintenance and inspection. Detailed plans would be provided to the Council in a Development and Management Plan after Council approval of the proposed Facility.

V. ENVIRONMENTAL ASSESSMENT STATEMENT

The design of the proposed Facility was developed to meet the public need for high quality communications service while minimizing any potential environmental impacts. To date, Wireless *EDGE* has provided site plans and a tower design drawing. It has also conducted a balloon float to identify those potential areas from which a tower might be visible, as discussed in detail below.

1. 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. The equipment used will discharge no pollutants to wetland and watercourse areas or to area groundwater. Best management practices will be used during construction to control storm water and erosion.

B. Air Quality

Under ordinary operating conditions, the equipment that would be used at this Facility would emit no air pollutants of any kind. For limited periods during power outages, a portable generator might be utilized.

C. Land

Minimal clearing and minimal grading would be required for development of the access drive. Development of the site compound will require minimal clearing and grading, and no large trees will need to be removed. The limits of disturbance of all construction activities will be confined to the minimum extent possible. If soil and erosion controls are necessary, all measures shall be installed in accordance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" (Revised 2002). The remaining land owned by the City would remain unchanged by the construction and operation of the Facility.

D. Noise

The equipment to be in operation at the proposed site after construction would emit no noise other than the installed heating, air conditioning and ventilation systems. A

generator would be employed during power outages. Some noise is anticipated during the initial construction of the facility.

2. Power Density

In August, 1996, the FCC adopted a hybrid ANSI/NCRP Standard for exposure to Radio Frequency (RF) emissions from telecommunications facilities. The ANSI standard was adopted by Connecticut in C.G.S. §§ 22a-162 and 22a-162a “for the purpose of preventing possible harmful effects in human beings from exposure to electromagnetic fields in the frequency range of 300 kilohertz (KHz) to 100 gigahertz (GHz). . .” To demonstrate potential compliance with the applicable standards, Wireless *EDGE* obtained calculations maximum RF power density for a similarly designed facility. The power density calculations are conservative, worst-case approximations for RF power density levels at the closest accessible point to the antennas (in this case, at the base of the tower) and with all antennas transmitting simultaneously on all channels at full power. These calculations show that maximum emissions levels would be less than 3.5% on a similarly loaded facility, even with extremely conservative assumptions.

3. Visibility

Wireless *EDGE* conducted a balloon float and prepared photographs to simulate the visibility of the proposed Facility from several locations. In order to further investigate potential visual impacts, Wireless *EDGE* retained Vanasse Hangen Brustlin, Inc. (“VHB”) to prepare a Visual Resource Evaluation for the Facility. The Visual Resource Evaluation is included at Attachment D. The proposed Facility will be partially visible year-round from a total of only 41 acres of publicly accessible areas, which is less than 0.005 percent of the entire study area. The Facility will be visible above the tree canopy from limited areas primarily in the immediate vicinity of the site along Peck Road and on Pembroke Road east of the site and to the northwest over the Margerie Reservoir body of water itself. The compound will have a de minimis visual impact as it will be screened by existing natural tree buffer which will blend with the surrounding area and reduce the visual impact. In addition, the tower and antenna installations will be painted brown to blend in with the trees in the vicinity to further reduce

the overall visibility of the site. These Visual Resources demonstrate that, even from most of the areas where the Facility will be visible, the tower is unobtrusive. Accordingly, the proposed Facility will not result in an unacceptable adverse visual impact.

4. Scenic, Natural, Historical and Recreational Values

The parcel on which the proposed Facility is located appears to exhibit no scenic, natural or recreational characteristics that would be affected by the proposed site. An analysis of the eight criteria specified under the National Environmental Policy Act (NEPA), including wilderness areas, wildlife preserves, endangered species, historic places, floodplains, and wetlands, is in progress, but results to date indicate the Site is not located in an officially designated wildlife preserve nor does it impact any Native American cultural resources.

Furthermore, the proposed Facility will be passive in nature. It will not create any smoke, ash, heat, glare, pollution, or noise and no sanitary facilities are required. No hazardous substances will be located at the Facility. The Facility will not require marking or lighting and will not require notice to the Federal Aviation Administration. An aeronautical study (2007-ANE-436-OE) was conducted by the FAA and a “Determination of No Hazard to Air Navigation” was issued on April 5, 2007 affirming that “the structure does not exceed obstruction standards and would not be a hazard to air navigation” and that “marking and lighting are not necessary”. In addition, Wireless *EDGE* reviewed the City of Danbury airport overlay map for Airport Approach Zone Districts, and the site was found to be outside of the approach zone districts.

Based on the above, Wireless *EDGE* submits that the proposed Facility will not result in any significant adverse environmental impacts.

VI. CONCLUSION

Based on the information and documentation contained in this Report, Wireless *EDGE* submits that the construction of a telecommunications facility at the Property will not have a substantial adverse environmental effect. Further, it will alleviate the City's inadequate emergency services coverage and will allow the provision of wireless coverage to an area in which such coverage is virtually nonexistent. As this Facility provides collocation opportunities for six carriers, Wireless *EDGE*'s proposal fulfills the legislative mandate to eliminate the unnecessary proliferation of telecommunications towers in Connecticut.

Specifically, Wireless *EDGE* submits that it has demonstrated (1) the public need for the Facility, both to provide wireless telecommunication coverage; (2) that the proposed Facility will not result in any adverse environmental impacts; (3) that the shared use of the Facility is feasible; and (4) that the proposed Facility will not substantially affect the scenic, historic, recreational or ecological quality of the site. Finally, the proposed Facility will help provide a level of service in Danbury that is commensurate with current public demand for telecommunications service, as well as to meet such demand for the foreseeable future.

Correspondence and/or communications regarding this report may be addressed to:

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OR

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New Rochelle, NY 10801
Phone: (914) 712-0000 Ext. 202

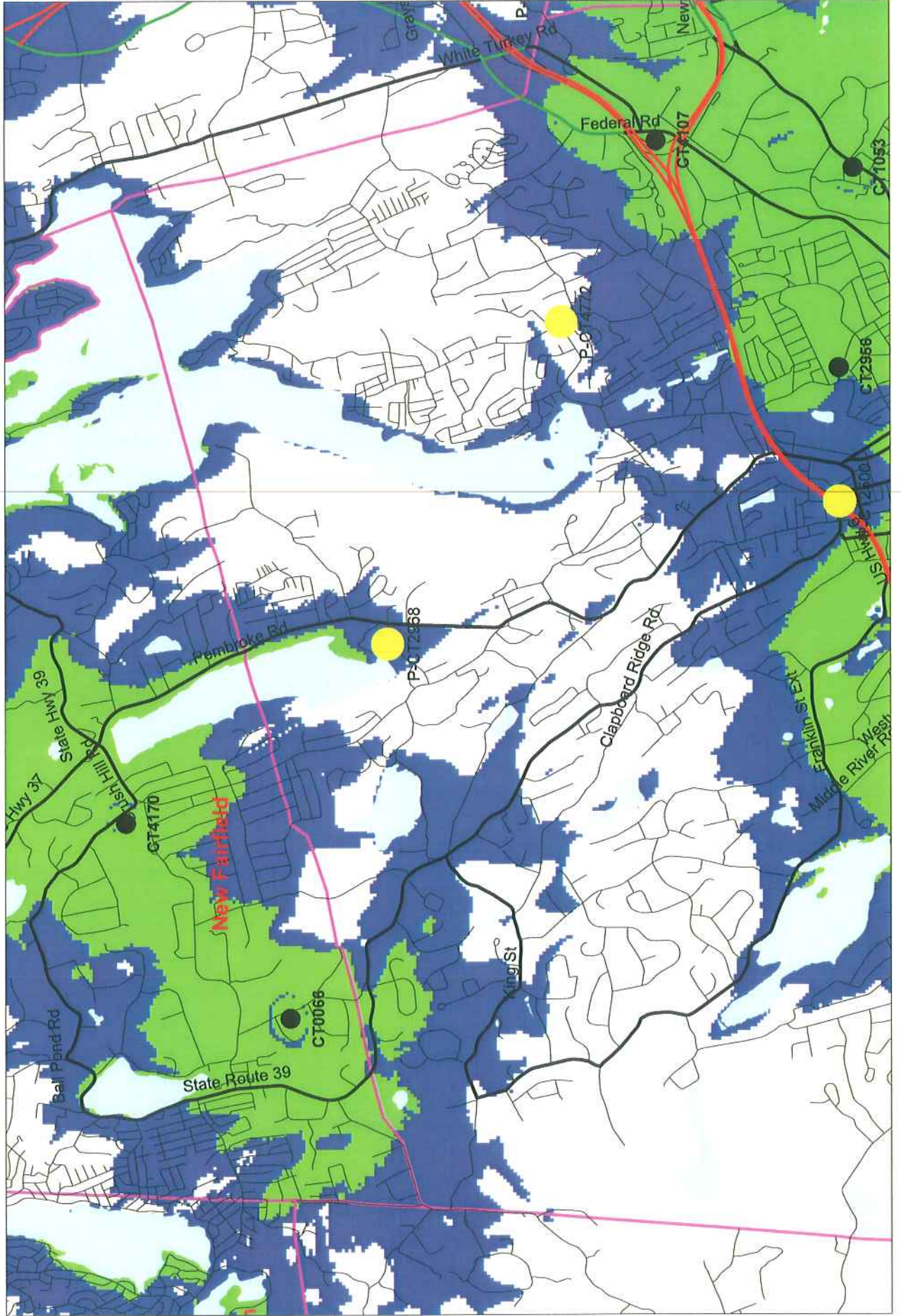
ATTACHMENT A

Coverage Propagation Plots

Nextel Communications: Existing Coverage

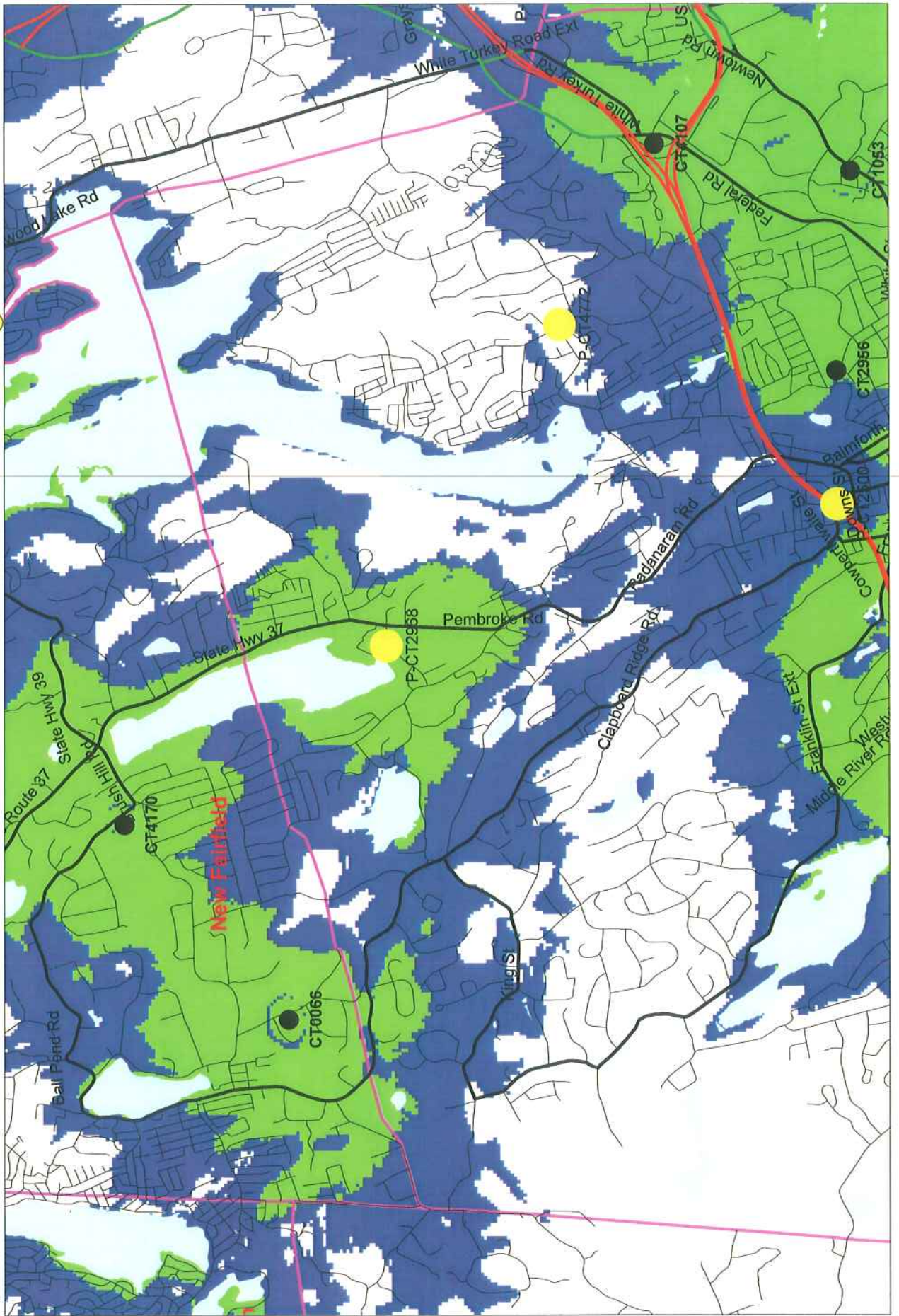
Green = - 72 dBm

- Existing Sites
- Proposed Site



Nextel Communications: Existing and Proposed Coverage

- Existing Sites
- Proposed Site
- Green = - 72 dBm
- Blue = -82 dBm



ATTACHMENT B

Site Plans

Wireless EDGE

SITE# WEC-CT-04
 MARGERIE RESERVOIR — DANBURY
 PECK ROAD
 DANBURY, CT 06810



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 Fax: (845) 587-8793
 www.tectonicengineering.com

PROJECT NO: 3530.73
 DRAWN BY: BW
 CHECKED BY: MP

REV	DATE	DESCRIPTION
△	5/15/07	FOR CSC
△	4/26/07	FOR COMMENT
△	2/17/07	FOR COMMENT



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2040 WHITNEY AVE
 HAMDEN, CT 06517

PROJECT SUMMARY	
CLIENT:	WIRELESS EDGE 270 NORTH AVENUE STE 809 NEW ROCHELLE, NY 10801 (914) 712-0000
PROPERTY OWNER:	CITY OF DANBURY 155 DEER HILL AVE DANBURY, CT 06810
SITE ADDRESS:	PECK ROAD DANBURY, CT 06810
PARCEL NO:	MAP: F05, L01: 27
ZONING DISTRICT:	CG-20
ZONING JURISDICTION:	CITY OF DANBURY
POWER COMPANY:	CT LIGHT AND POWER
TELEPHONE COMPANY:	SBC COMMUNICATIONS
WIRELESS EDGE CONTACT (CONSTRUCTION MANAGER):	JOHN ARTHUR 914-712-0000
TECTONIC CONTACT (A/E):	MIKE PATEL (845) 567-6656
LATITUDE:	41° 26' 35"
LONGITUDE:	73° 28' 31"
ELEVATION:	AMSL: 646' ±

DRAWING LIST			
SHEET NO.	SHEET TITLE	REV	DATE
T01	TITLE SHEET	2	5/15/07
Z01	SITE PLAN & NOTES	2	5/15/07
Z02	SITE DETAIL PLAN	2	5/15/07
Z03	DETAILS & SECTIONS	2	5/15/07
Z04	ELEVATION, DETAILS & SECTIONS	2	5/15/07
Z05	PLOT PLAN & ADJOINING PROPERTY OWNERS' LIST	2	5/15/07

THESE PLANS SHALL NOT BE UTILIZED AS FINAL DOCUMENTS UNTIL ALL SHEETS HAVE BEEN ISSUED "FOR ZONING SUBMITTAL AND WET SEALED".

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 24"x36". OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN.

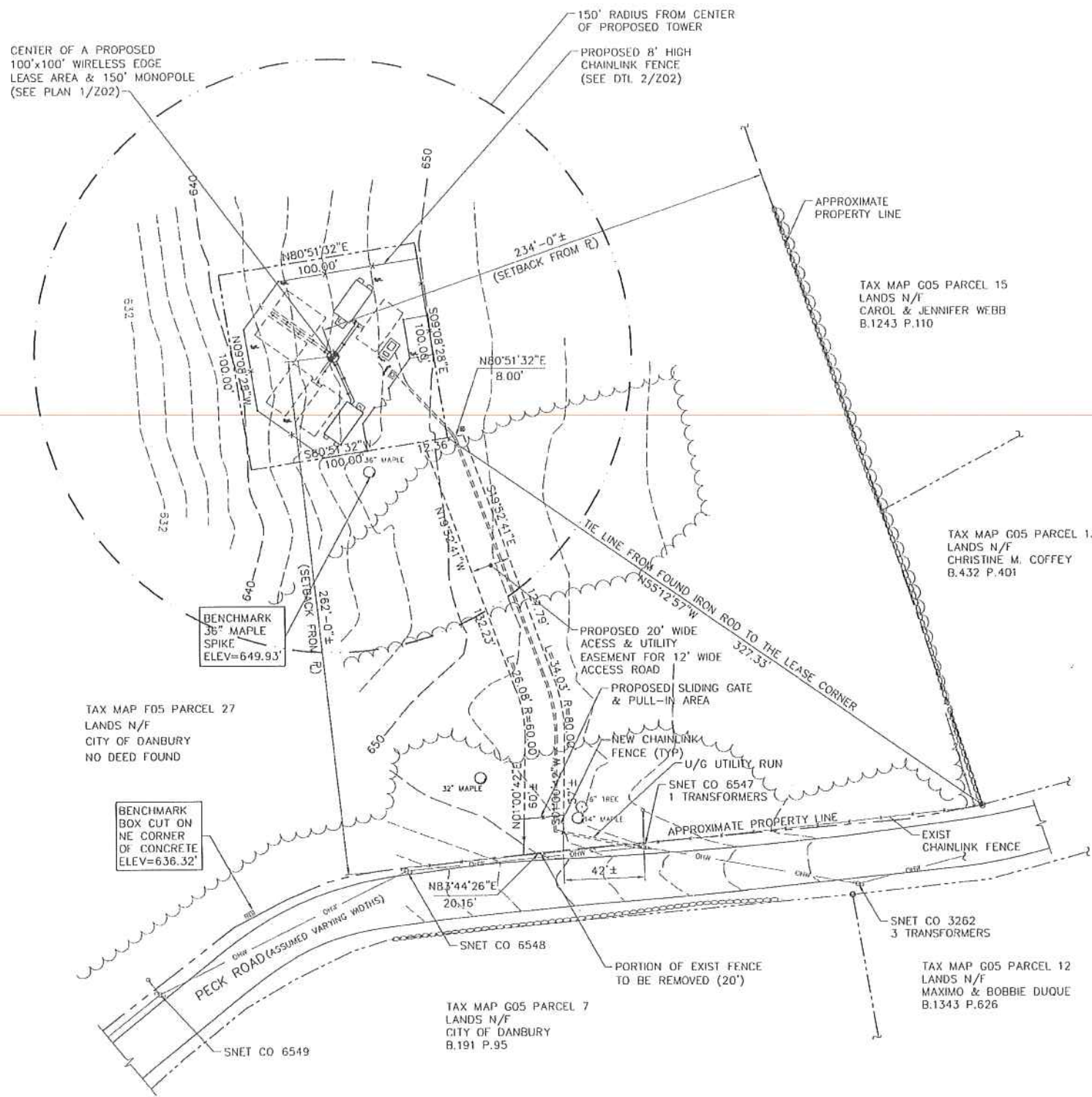
UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING A LICENSED ENGINEER'S OR SURVEYOR'S SEAL IS PROHIBITED.

SITE# WEC-CT-04
 MARGERIE RESERVOIR—
 DANBURY
 PECK ROAD
 DANBURY, CT 06810
 MONOPOLE SITE

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T01





- ### NOTES
1. THIS PROPOSAL IS FOR THE PLACEMENT OF TELECOMMUNICATIONS EQUIPMENT COMPOUND WITH 150' MONOPOLE.
 2. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL.
 3. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
 4. CONTRACTOR SHALL CALL UTILITY CO. FOR UNDERGROUND UTILITY MARKOUT PRIOR TO CONSTRUCTION.
 5. SITE PLAN FEATURES BASED ON SURVEY PERFORMED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C. TITLED "LIMITED PROPERTY & PARTIAL TOPOGRAPHIC SURVEY", DATED 2/2/07.

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	LEASE LINE
	150' RADIUS
	EASEMENT LINE
	EDGE OF PAVEMENT
	CONTOUR
	INDEX CONTOUR
	IRON ROD
	GUY ANCHOR
	CATCH BASIN
	UTILITY POLE
	OVERHEAD WIRES
	STONEWALL
	TREE LINE

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Tectonic Engineering & Surveying Consultants P.C.
955 Little Britain Road
New Windsor, NY 12553
Phone: (845) 587-6656
Fax: (845) 587-8703
www.tectoniceengineering.com

PROJECT NO: 3530.73
DRAWN BY: BW
CHECKED BY: MP

REV	DATE	DESCRIPTION
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△	4/26/07	PER COMMENT
△	2/7/07	FOR COMMENT

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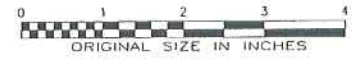
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MONOPOLE SITE

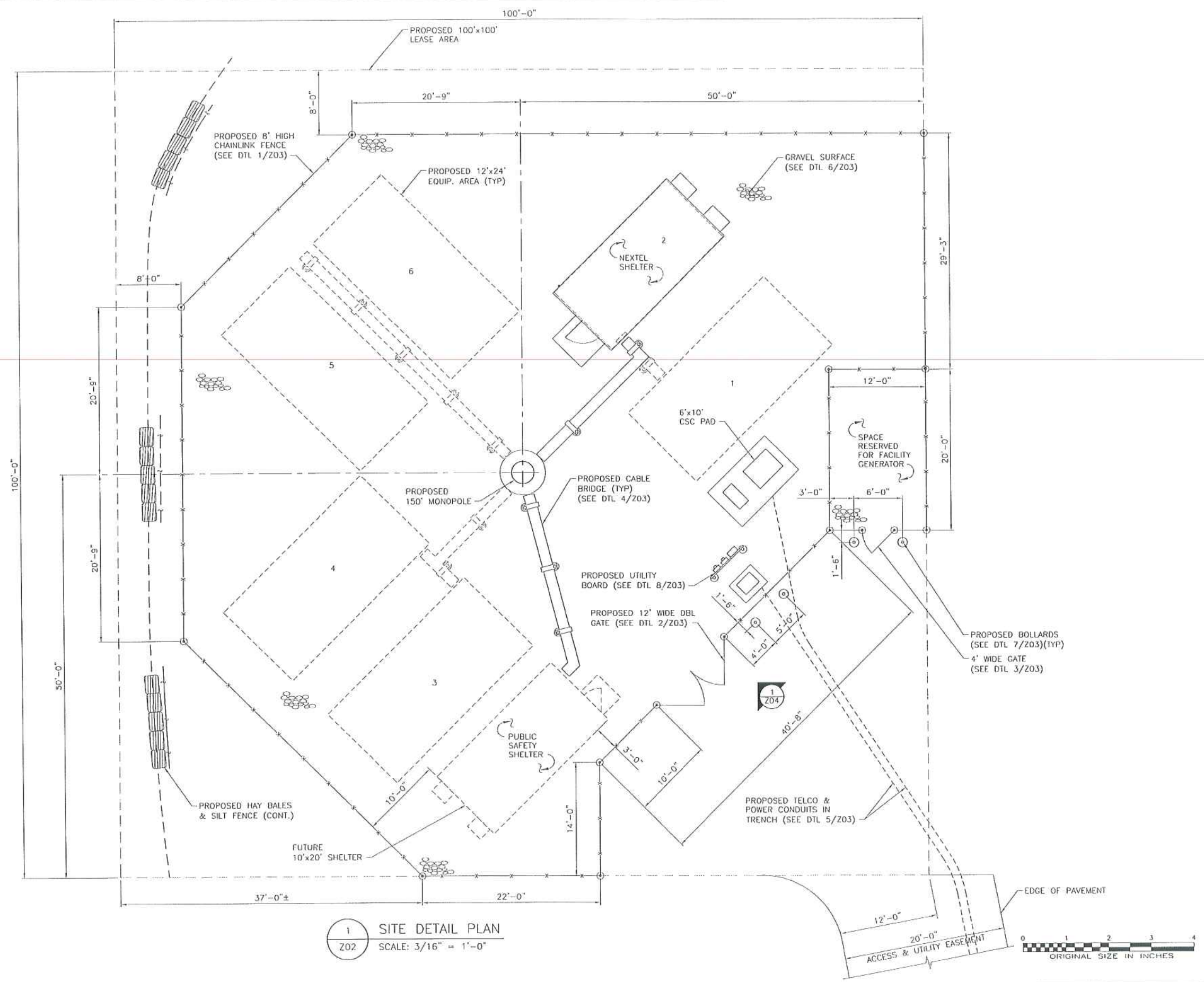
SHEET TITLE
SITE PLAN & NOTES

SHEET NUMBER
Z01

NOTE: SITE FEATURES ARE BASED ON A SURVEY PERFORMED BY "TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C." DATED 2/2/07

1 SITE PLAN
Z02 SCALE: 1" = 30'





1 SITE DETAIL PLAN
 202 SCALE: 3/16" = 1'-0"



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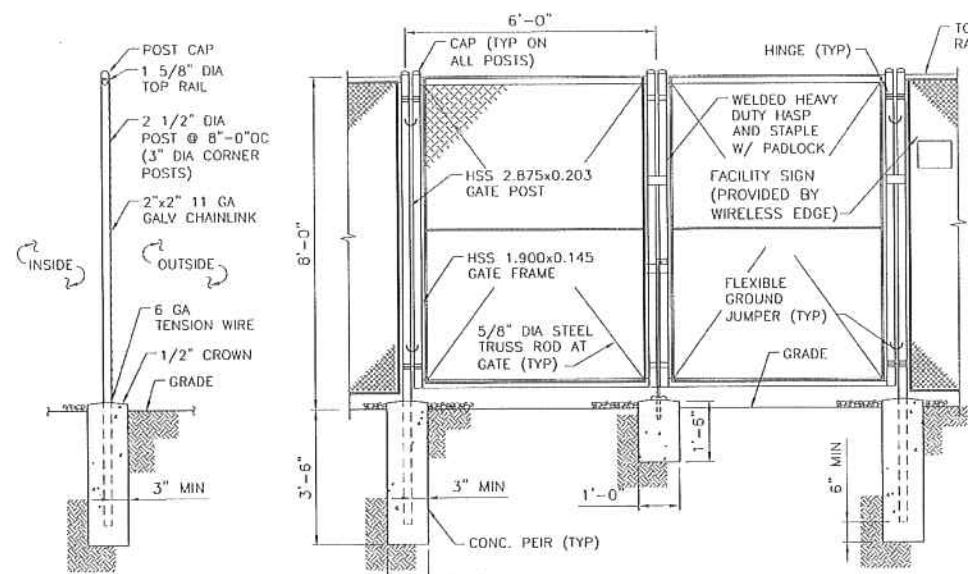
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 DANBURY, CT 06810
 MONOPOLE SITE

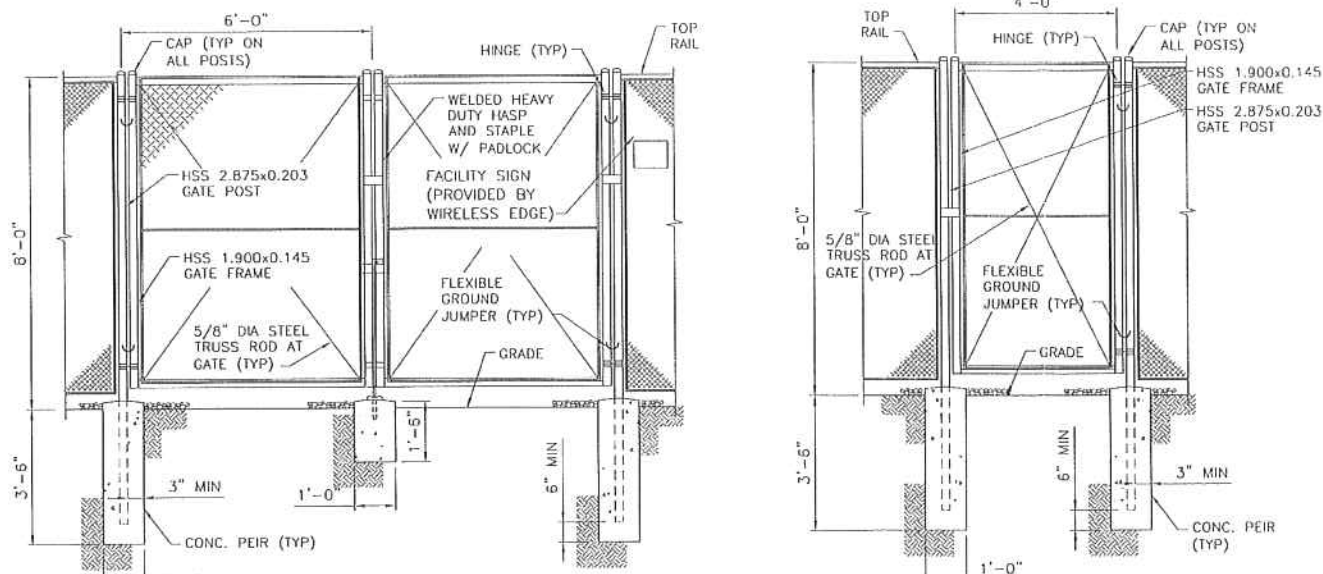
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 SITE DETAIL PLAN

SHEET NUMBER
 202

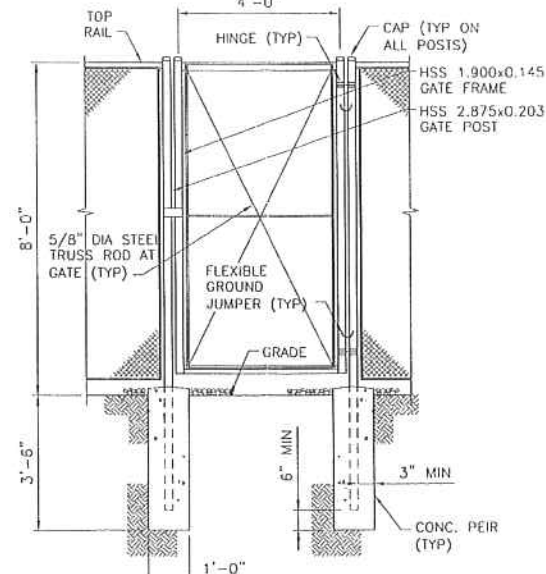




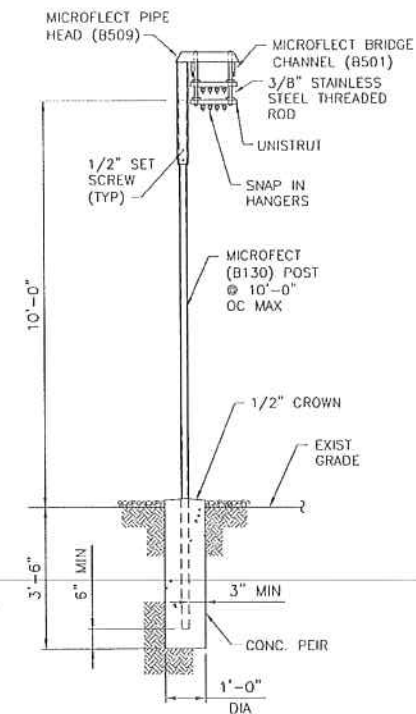
1 FENCE DETAIL
Z03 SCALE: 1/2" = 1'-0"



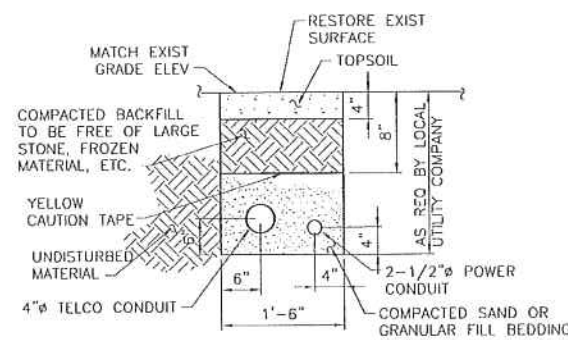
2 FRONT GATE DETAIL
Z03 SCALE: 1/2" = 1'-0"



3 FRONT GATE DETAIL
Z03 SCALE: 1/2" = 1'-0"



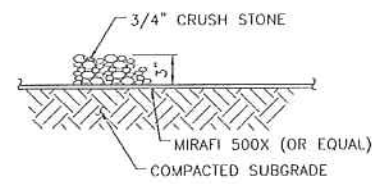
4 CABLE BRIDGE
Z03 SCALE: 1/2" = 1'-0"



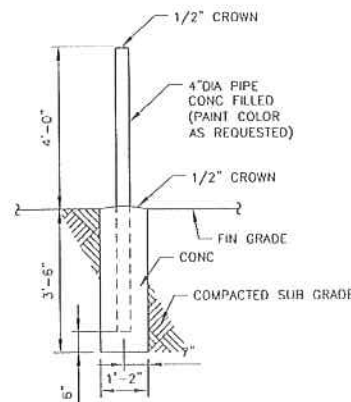
NOTES:

1. COMMUNICATION AND POWER CONDUITS MAY BE RUN IN SEPARATE TRENCHES. CONDUITS SHALL MAINTAIN 6 INCHES MINIMUM SEPARATION.
2. EXACT SIZE AND QUANTITY OF CONDUITS, TO BE DETERMINED BY THE UTILITY COMPANIES.

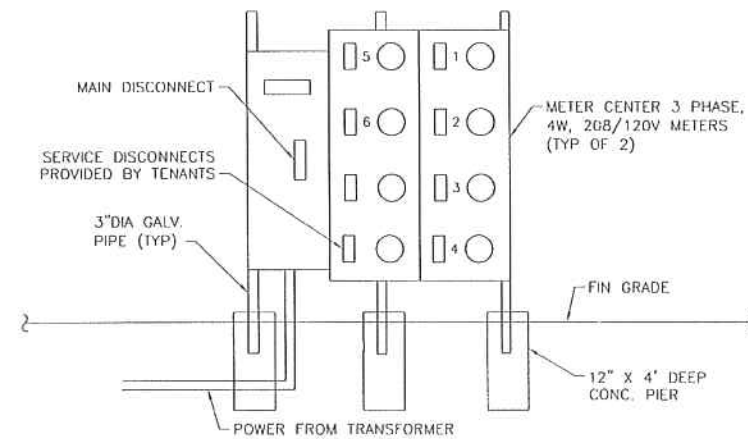
5 U/G CONDUIT TRENCH DETAIL
Z03 SCALE: 1" = 1'-0"



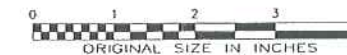
6 GRAVEL SURFACE DETAIL
Z03 SCALE: 1 1/2" = 1'-0"



7 BOLLARD DETAIL
Z03 SCALE: 1/2" = 1'-0"



8 8 GANG METER BANK
Z03 SCALE: NTS



**Wireless
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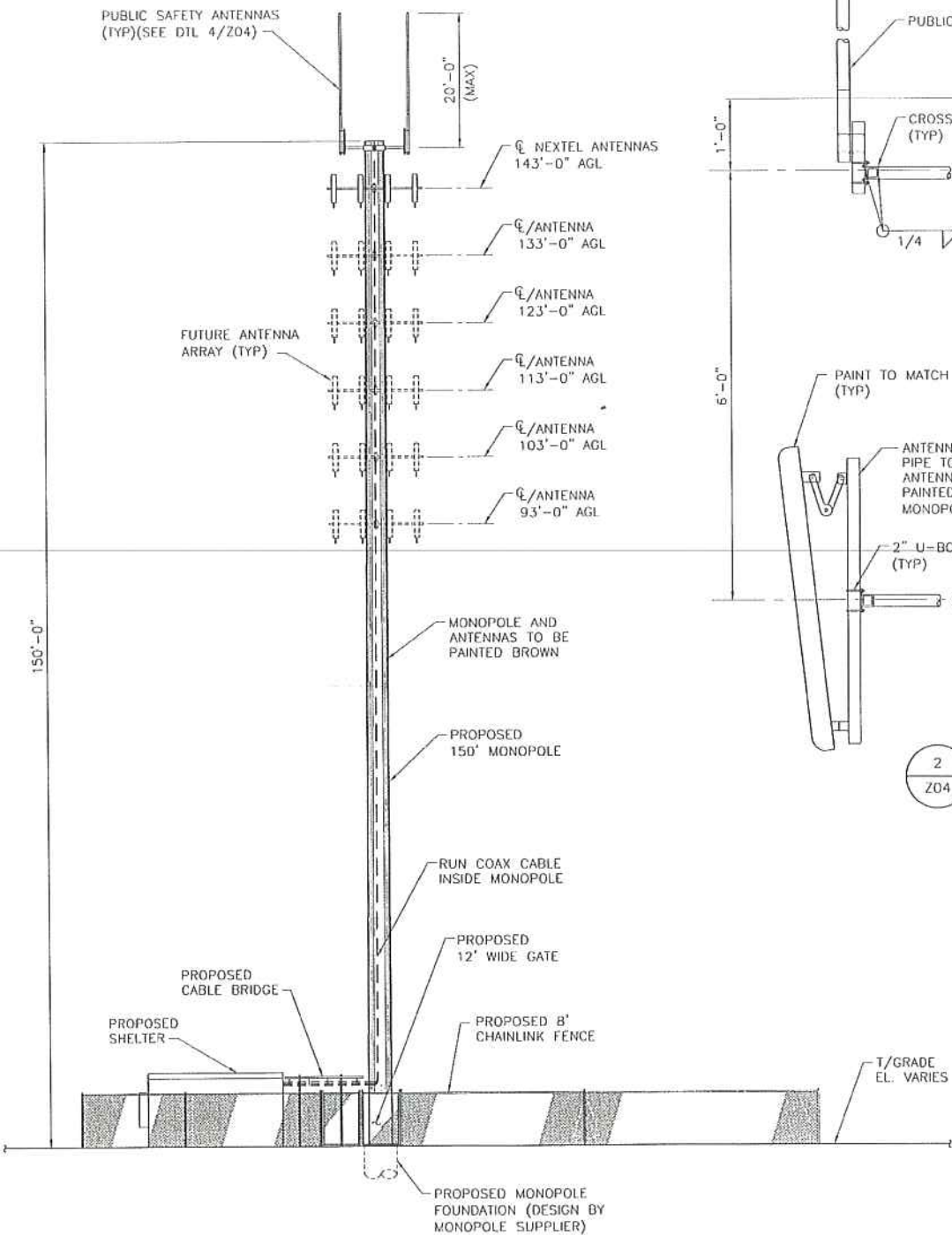
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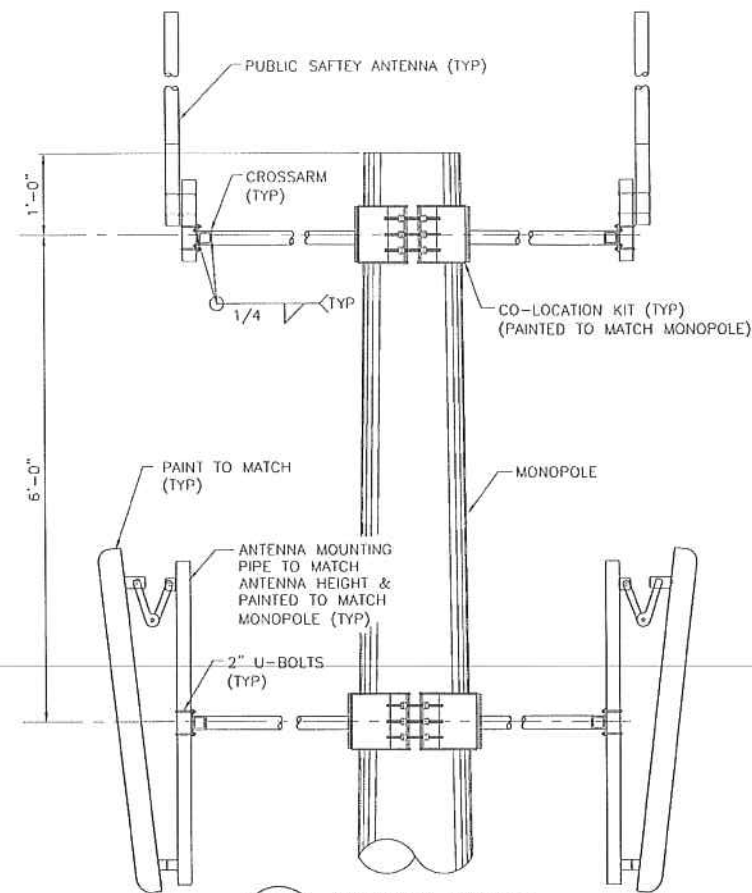
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MONOPOLE SITE

SHEET TITLE
DETAILS & SECTIONS

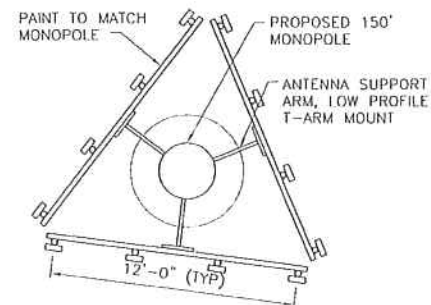
SHEET NUMBER
Z03



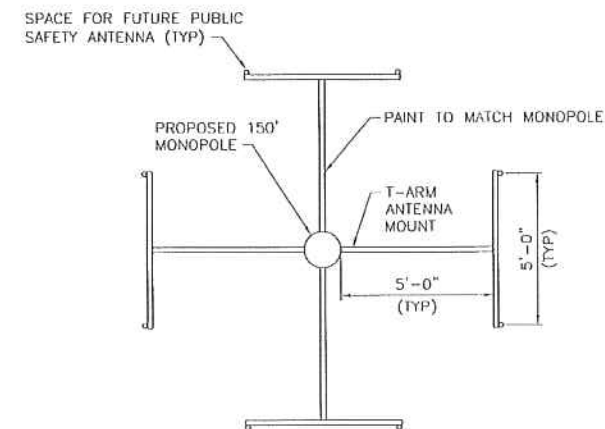
1 ELEVATION
Z04 SCALE: 3/32" = 1'-0"



2 ANTENNA MOUNT
Z04 SCALE: 1" = 1'-0"



3 TYPICAL ANTENNA ARRAY
Z04 SCALE: 1/4" = 1'-0"



4 PUBLIC SAFETY ANTENNA ARRAY
Z04 SCALE: 3/8" = 1'-0"

MONOPOLE NOTES

PROPOSED MONOPOLE AND ANTENNA MOUNT TO BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.



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225 Little Britain Road
New Windsor, NY 12553
Phone: (845) 567-8656
Fax: (845) 567-8753
www.tectonicengineering.com

PROJECT NO: 3530.73
DRAWN BY: BW
CHECKED BY: MP

REV	DATE	DESCRIPTION
1	3/15/07	FOR CSC
2	4/26/07	FOR COMMENT
3	1/7/07	FOR COMMENT

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING A LICENSED ENGINEER'S OR SURVEYOR'S SEAL IS PROHIBITED.

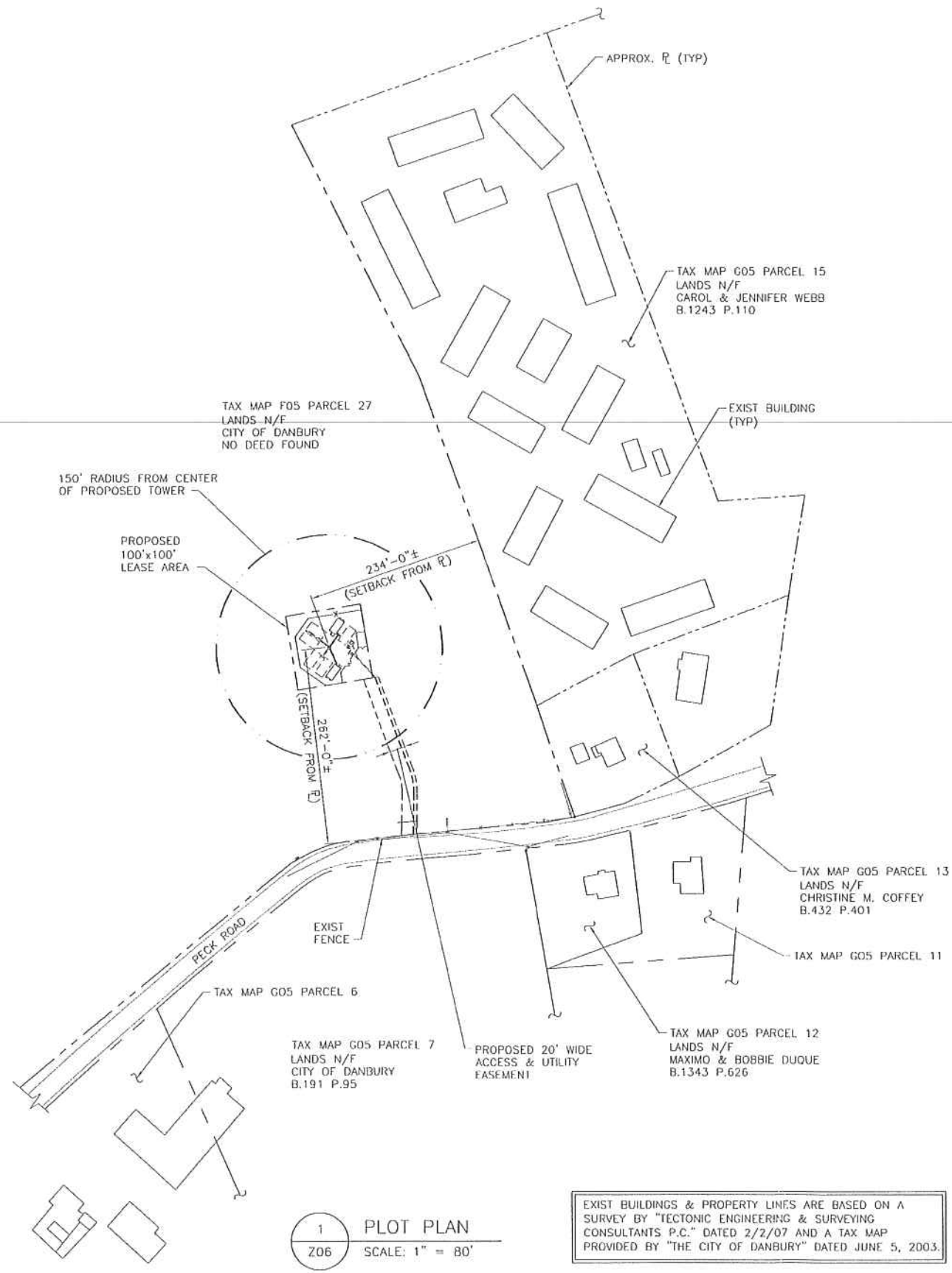
SITE# WEC-CT-04
MARGERIE RESERVOIR-DANBURY
PECK ROAD
DANBURY, CT 06810
MONOPOLE SITE

SHEET TITLE
ELEVATION, DETAILS & SECTIONS

SHEET NUMBER
Z04

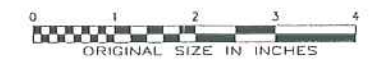


LIST OF ABUTTING PROPERTY OWNERS			
CITY OF DANBURY			
PARCEL	OWNER	TYPE OF BUILDING	DISTANCE TO STRUCTURE
7	CITY OF DANBURY	PUBLIC/OFFICE	296' ±
12	MAXIMO & BOBBIE DUQUE	RESIDENTIAL	457' ±
13	CHRISTINE M. COFFEY	RESIDENTIAL	348' ±
15	CAROL & JENNIFER WEBB	RESIDENTIAL	264' ±
27	CITY OF DANBURY	NONE	--



1 PLOT PLAN
Z06 SCALE: 1" = 80'

EXIST BUILDINGS & PROPERTY LINES ARE BASED ON A SURVEY BY "TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C." DATED 2/2/07 AND A TAX MAP PROVIDED BY "THE CITY OF DANBURY" DATED JUNE 5, 2003.



Wireless EDGE
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PROJECT NO: 3530.73
 DRAWN BY: BW
 CHECKED BY: MP

REV	DATE	DESCRIPTION
Δ	5/15/07	FOR CSC
Δ	4/26/07	PER COMMENT
Δ	2/7/07	FOR COMMENT

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING A LICENSED ENGINEER'S OR SURVEYOR'S SEAL IS PROHIBITED.

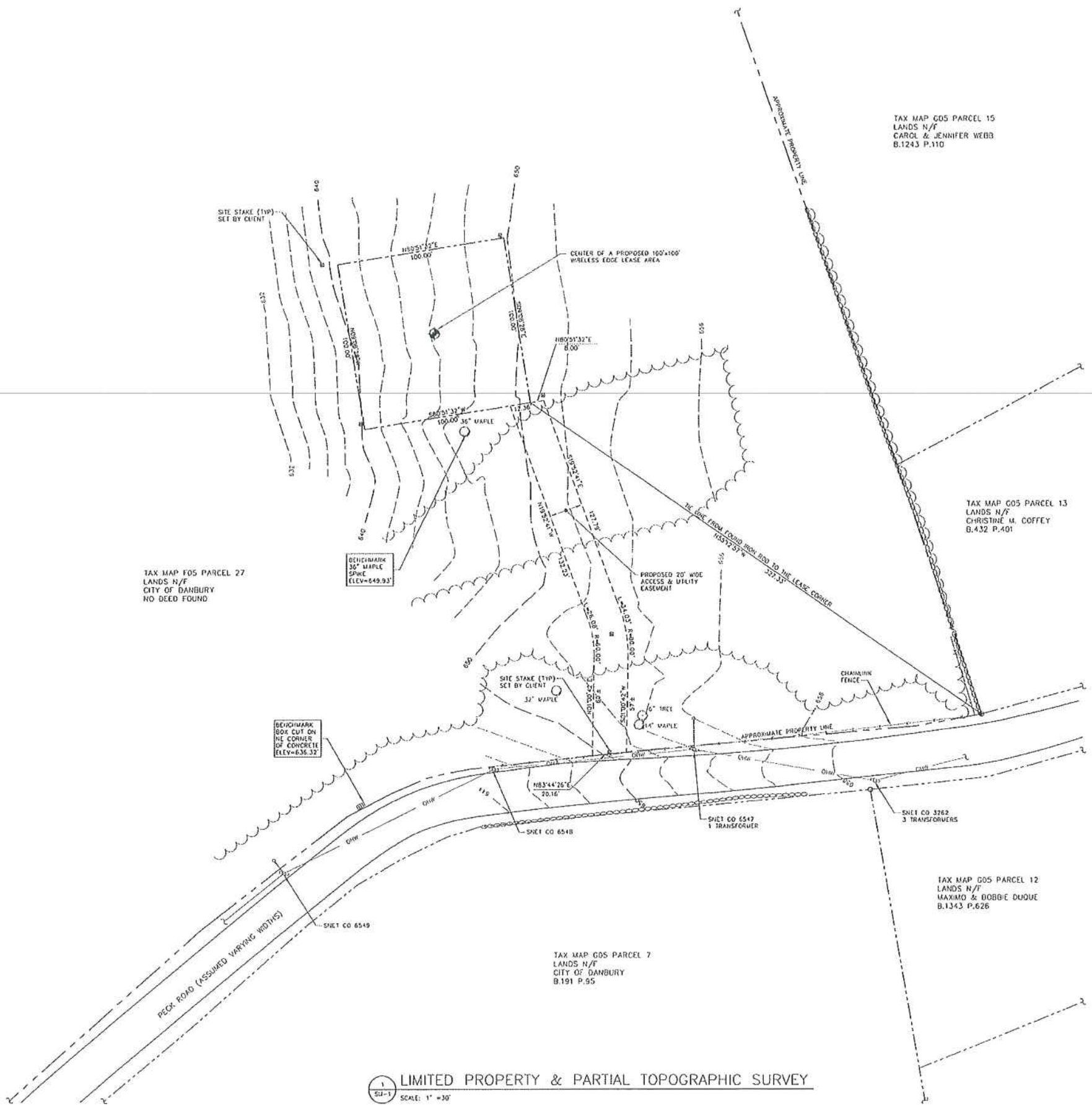
SITE# WEC-CT-04
 MARGERIE RESERVOIR-DANBURY
 PECK ROAD
 DANBURY, CT 06810
 MONOPOLE SITE

SHEET TITLE
 PLOT PLAN & ADJOINING PROPERTY OWNERS' LIST

SHEET NUMBER
 Z05

ATTACHMENT C

Land Survey



GENERAL NOTES

- THIS MAP HAS BEEN PREPARED FROM A FIELD SURVEY PERFORMED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS, P.C. ON JANUARY 23-24, 2007. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON MEETS THE ACCURACY REQUIREMENTS FOR AN A-2 AND A 1-1 SURVEY.
- THE BOUNDARY DETERMINATION CATEGORY IS FOR A ORIGINAL SURVEY. (LEASE AREA)
- REFERENCES:
A: TAX MAP 0-5 OBTAINED AT THE DANBURY CITY HALL.
B: MAP ENTITLED: "LAKEWOOD VILLAGE CONDOMINIUMS", UPDATED JULY 19, 1985, PREPARED BY LINKOOD R. CEE AND FILED IN CITY HALL AS MAP NO. 8167.
- VERTICAL DATUM:
NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- NORTH ORIENTATION IS TRUE NORTH BY GPS OBSERVATION
- LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OF CONSTRUCTING IMPROVEMENTS. TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, P.C. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES OR UTILITIES.
- THIS SURVEY PLAN IS FOR SITE PLAN/ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
- NOT ALL IMPROVEMENTS ON THE PARCEL BEING SURVEYED HAVE BEEN SHOWN.
- THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE, COVENANTS, EASEMENTS, DEEDS AND RIGHTS-OF-WAY NOT VISIBLE AND NOT REFERENCED ARE NOT SHOWN. TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, P.C. SHALL NOT BE LIABLE FOR THE DISTURBANCE OF ANY UTILITIES NOT SHOWN OR NOT REFERENCED ON THIS SURVEY PLAN.
- THE PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A BOUNDARY OPINION BY THE SURVEYOR.

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	CONTOUR
	INDEX CONTOUR
	IRON ROD
	CUT ANCHOR
	CATCH BASIN
	UTILITY POLE
	OVERHEAD WIRES
	STONEWALL
	TREE LINE

FAA 2-C CERTIFICATION

CENTER OF PROPOSED LEASE AREA
 LATITUDE: N 41°26'33.75" NAD 1983
 LONGITUDE: W 73°28'30.88" NAD 1983
 GROUND ELEVATION: 645' (91 FEET)
 (NAD 1929 DATUM)
 THIS IS TO CERTIFY THAT THE ABOVE INFORMATION IS PROVIDED TO THE FOLLOWING ACCURACY:
 ± FIFTY (50) FEET OF THE HORIZONTAL
 ± TWENTY (20) FEET OF THE VERTICAL

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PROJECT NO:	3530.73
DRAWN BY:	JRP
CHECKED BY:	GMR

REV	DATE	DESCRIPTION
1	7/2/07	PER SURVEYORS COMMENTS
0	1-30-07	FOR COMMENT

MICHAEL LACEY, 128 1011A
 CT LICENSED LAND SURVEYOR

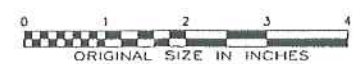
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SITE# WEC-CT-01
 DANBURY
 PECK ROAD
 DANBURY, CT 23883
 FAIRFIELD COUNTY
 MONOPOLE SITE

SHEET TITLE
 LIMITED PROPERTY &
 PARTIAL TOPOGRAPHIC
 SURVEY

SHEET NUMBER
SU-1

LIMITED PROPERTY & PARTIAL TOPOGRAPHIC SURVEY
 SCALE: 1" = 30'



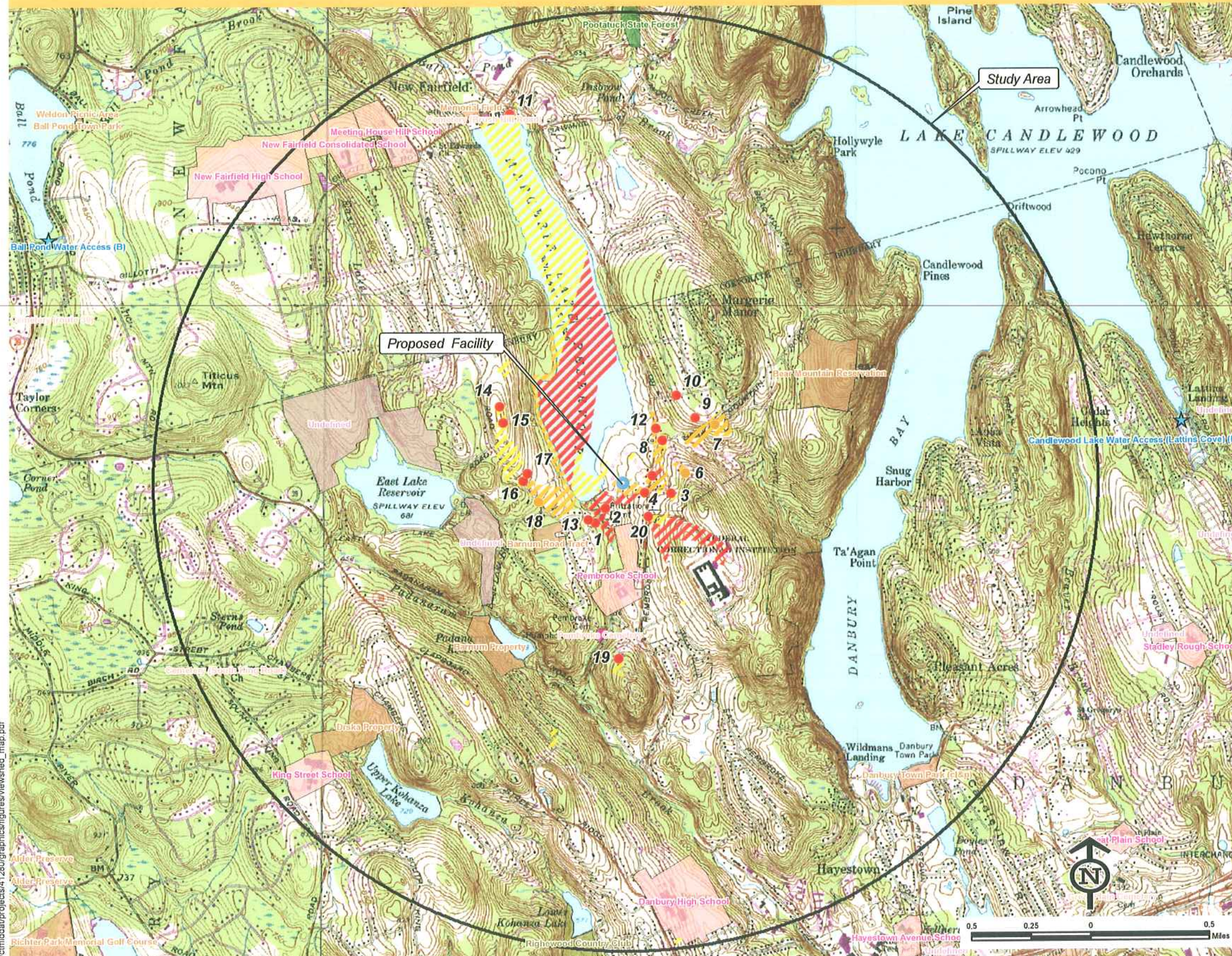
ATTACHMENT D

Visibility Study

Preliminary Viewshed Map

Topography and Forest Cover as Constraints

City of
Danbury
Connecticut



Proposed Wireless Edge Telecommunications Facility Peck Road Danbury, Connecticut

NOTE:

- Viewshed analysis conducted using ESRI's Spatial Analyst.
- Proposed Facility height is 150 feet.
- Existing tree canopy height estimated at 65 feet.
- Study Area consists of a two mile radius surrounding the proposed Facility and includes 8,042 acres

DATA SOURCES:

- 7.5 minute digital elevation model (DEM) with 30 meter resolution produced by the USGS, 1982
- Forest areas derived from 2004 digital orthophotos with 0.5-foot pixel resolution, respectively; digitized by VHB December, 2006
- Base map comprised of Brewster and Danbury USGS Quadrangle Maps
- Protected properties data layer provided CTDEP, 2003
- Scenic Roads layer derived from available State and Local listings.

Map Compiled May 2007

Legend

- Proposed Site Location (Includes select areas of visibility approximately 500 feet around facility)
- Photographs - March 21, 2007
 - Balloon Visible Above Trees
 - Balloon Visible Through Trees
- Anticipated Seasonal Visibility (Approximately 45 Acres)
- Approx. % of Monopole Visible (Year-Round)
 - Tree Line View to Upper 25% - 134 Acres
 - 50% - 126 Acres
 - Entire Facility Visible - 2 Acres
- Protected Properties (CT DEP)
 - State Forest
 - State Park
 - DEP Owned Waterbody
 - State Park Scenic Reserve
 - Historic Preserve
 - Natural Area Preserve
 - Fish Hatchery
 - Flood Control
 - Other
 - State Park Trail
 - Water Access
 - Wildlife Area
 - Wildlife Sanctuary
- Protected Properties (Municipal)
 - Cemetery
 - Preservation
 - Conservation
 - Existing Preserved Open Space
 - Recreation
 - General Recreation
 - School
 - Uncategorized
- Protected Properties (Federal)
 - DEP Boat Launches
 - Scenic Road (State and Local)
 - Town Line

*Note: Total includes approximately 201 acres of year-round visibility over open water on the Margerie Reservoir

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