

OPTASITE TOWERS LLC

TECHNICAL REPORT

PROPOSED GLASTONBURY TOWER FACILITY

GLASTONBURY, CONNECTICUT

Optasite Towers LLC One Research Drive Suite 200C Westborough, MA 01581

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Introduction

Optasite Towers LLC ("Optasite") hereby submits this Technical Report to the Town of Glastonbury pursuant to Section 16-50*l* of the Connecticut General Statutes. Optasite proposes to install a wireless telecommunications facility (the "Facility") at one of two alternative locations, designated as Site A and Site B. Site A is located on an approximately 1.3 acre parcel owned by Rose Marie Shaw, located at 58 Montano Road ("Site A"). Site B is located on an approximately 12.5 acre parcel owned by Joanne Sullivan LLC, located at 497A Wickham Road ("Site B"). The Facility, at either location, is being proposed to allow Omnipoint Communications, Inc. ("T-Mobile") as well as other federally licensed wireless carriers to provide enhanced service in this area of the Town. The purpose of this Technical Report is to provide the Town of Glastonbury with information concerning the need for the proposed Facility (Section 1), the site selection process (Section 2), the Facility design and any environmental effects associated with the proposed Facility (Section 3).

¹ Although the mailing address of this property is 497A Wickham Road, it is also referred to as 619 Neipsic Road.

SECTION 1

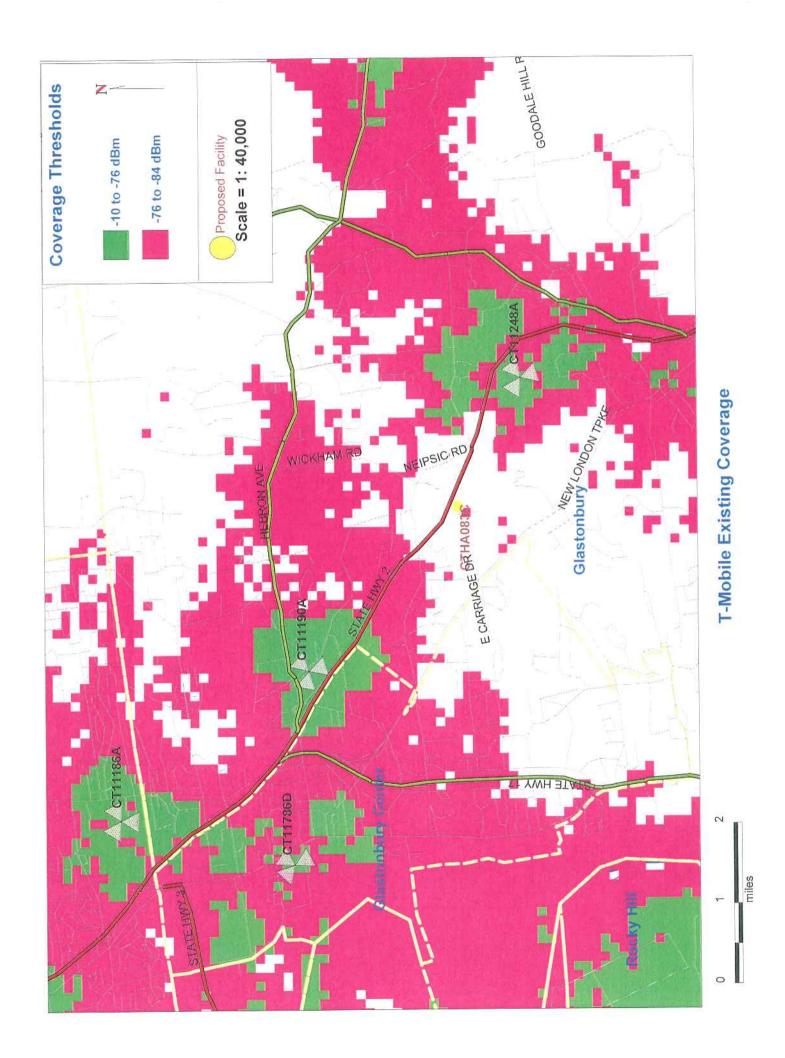
Site Justification

This Section provides information regarding the identification of a specific need for the proposed Facility.

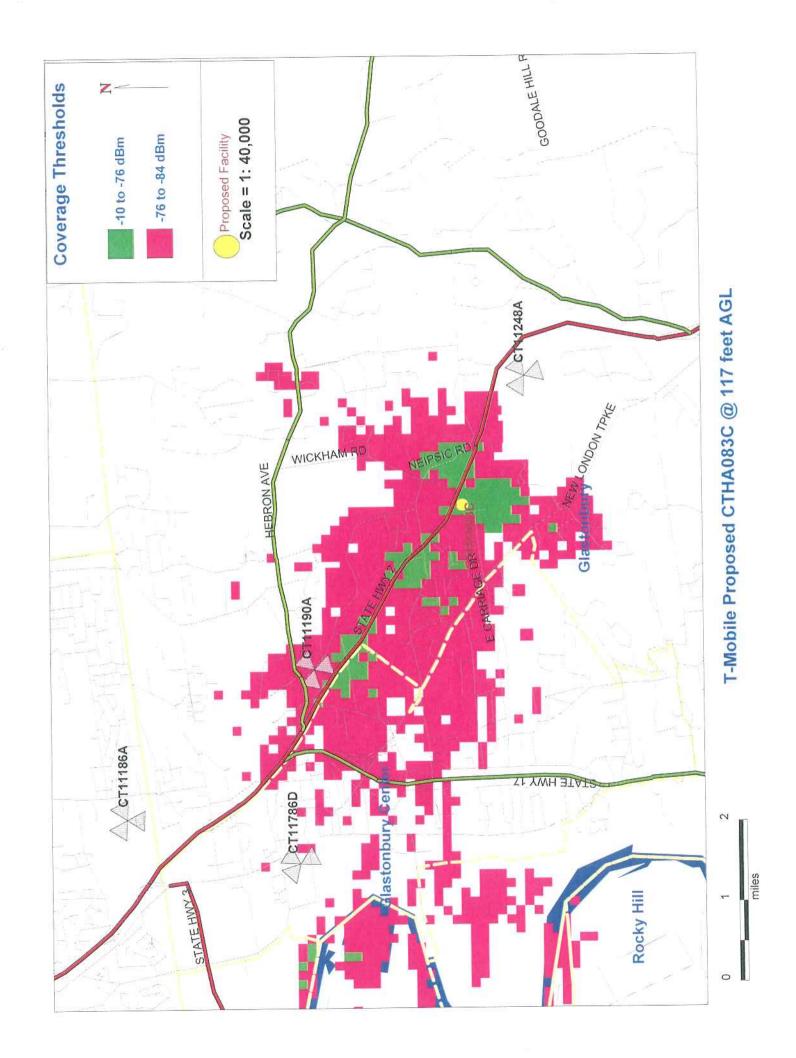
The Glastonbury site is necessary to increase wireless service availability in Glastonbury and particularly along Route 2 as well as the surrounding areas.

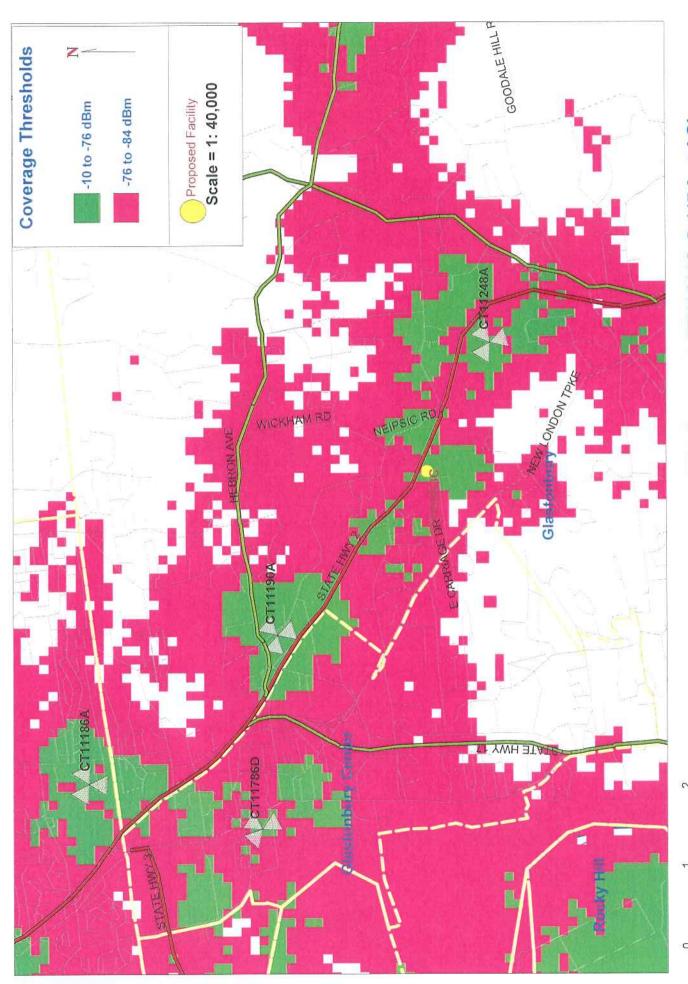
Included herein are coverage propagation plots prepared by T-Mobile for Site A and Site B. For both Site A and Site B, a plot is provided which depicts T-Mobile's existing and approved surrounding sites. For Site A plots are provided which depict (1) predicted coverage from the proposed site with antennas mounted at 117' above grade level ("AGL"); and (2) coverage from the proposed Site A with existing and approved sites. For Site B plots are provided which depict (1) predicted coverage from the proposed site with antennas mounted at 127' above grade level ("AGL"); and (2) coverage from the proposed Site B with existing and approved sites.

Together, these propagation plots clearly demonstrate the need for a site in the area and the effectiveness of the proposed site in meeting the need for enhanced service in Glastonbury.



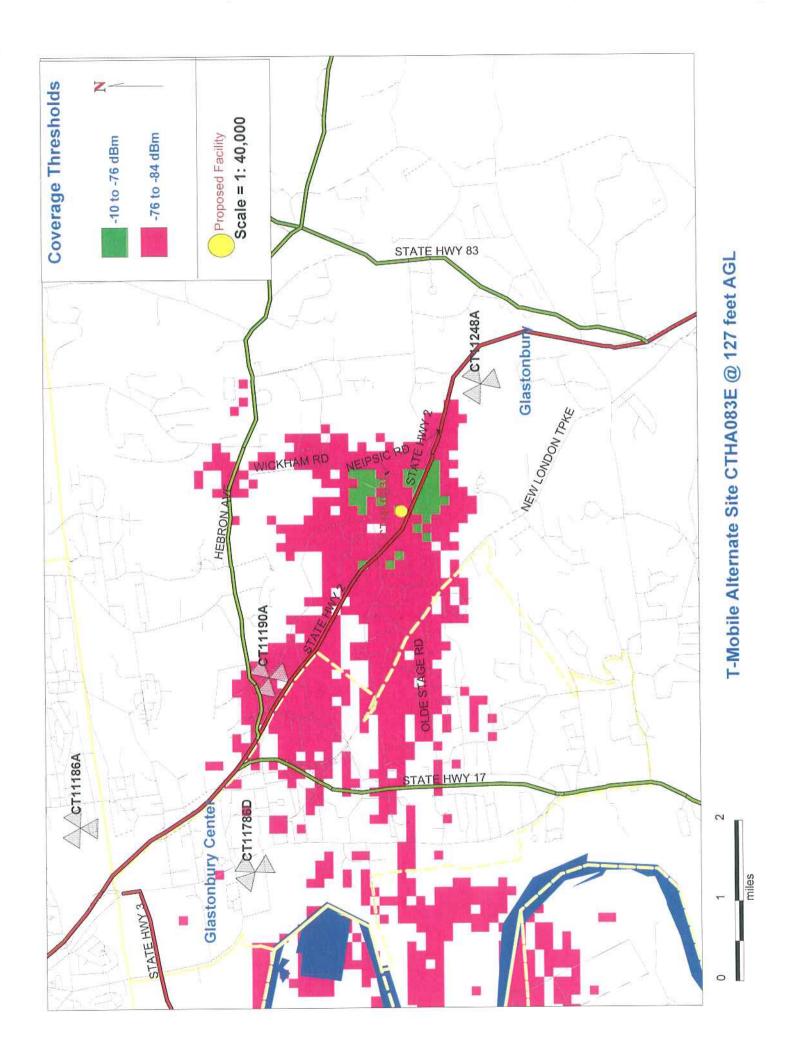
SITE - A

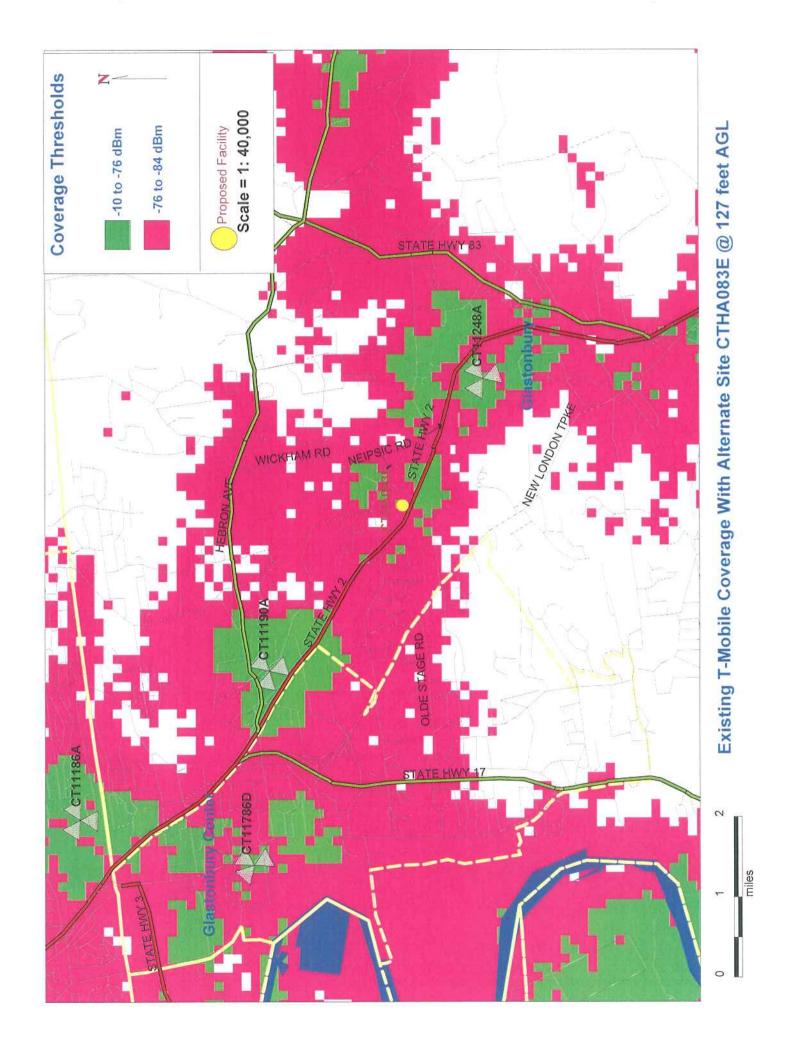




T-Mobile Existing Coverage With Proposed CTHA083C @ 117 feet AGL

SITE - B





SECTION 2

Site Search 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 general site search process, the identification of the target search area and the alternative locations considered for development of the proposed Glastonbury telecommunications facility are provided below.

As a tower developer, Optasite bases its decision to seek out a site in an area based on its knowledge and understanding of existing weaknesses in the systems of the wireless carriers operating in the area and/or consultation with individual carriers. A target area is chosen central to the area in which the coverage and/or capacity needs have been identified. The area targeted is the geographical location where the installation of a site would, based on general radio frequency engineering and system design standards, be likely to address the identified problem. Optasite's goal is to locate sites that will provide for orderly integration into the existing wireless systems of multiple carriers. In this case, T-Mobile had expressed a need for a site in this area of Glastonbury and Optasite conducted the site search.

Optasite is sensitive to State and local desires to minimize the construction of new towers, and does not initiate searches in areas with known acceptable structures. In the area of Glastonbury, there are no existing tall structures or transmission line structures. Specifically, Optasite investigated the possibility of co-locating on an existing CL&P distribution line near the Gideon Wells Middle School. However, those poles are only 40 feet high, are not structurally capable of supporting telecommunications equipment and are located too close to existing T-Mobile on-air sites. Moreover, any existing towers are too far from the target area to provide adequate coverage.

In general, Optasite first studies the area to determine whether industrial or commercial areas or areas which have appropriate environmental and land use characteristics are present. Potential locations are studied by radio frequency engineers to determine whether the locations will meet the technical requirements for a site in the area. The list of potential locations is further refined based on the willingness of property to make their property available. Analysis of potential environmental effects and benefits may further narrow the alternatives. In each site search, the weight afforded to relevant factors may vary depending on the nature of the area and the availability of potential sites.

The search for a site in this area of Glastonbury was limited by the largely residential nature of the search area. There are no large areas of commercial or industrial development within the site search area. In addition, Academy Field, a park approximately 4.0 acres in size, is located within the site search area.

Optasite investigated numerous properties in the area of the Sullivan (Site A) and Shaw (Site B) properties. Optasite investigated property located at 4 Autumn Lane, owned by Ripley Ridge Estates, Inc. This property is located in a planned area development zone and is currently in the process of being developed. Property investigated at 3 Montano

Road is owned by Virginia C. Goodwin, who decided not to pursue a tower deal. On the other hand, the owner of property located at 1354 Neipsic Road, was interested in pursuing a tower deal. Unfortunately, this location is too close to an existing tower than T-Mobile utilizes and therefore was rejected by T-Mobile. In addition, Optasite also investigated property located at 990 Neipsic Road, which was also too close to an existing on-air T-Mobile site.

Optasite investigated the possibility of locating the proposed Facility on several parcels of property owned by the Town of Glastonbury. One of these properties included the Gideon Wells Middle School. Prior to discussing the possibility of locating the Facility on this property with the Town, the site was rejected by T-Mobile because of its close proximity to an existing on-air site. Further, in July, 2006, Optasite submitted an application for the construction of a proposed Facility at J.B. Williams Memorial Park located 24 N Neipsic Road in Glastonbury. However, the proposal was ultimately rejected by Glastonbury after it received negative feedback from numerous Glastonbury residents.

In addition, Optasite investigated the possibility of locating equipment on an existing CL&P distribution line adjacent to the Gideon Wells Middle School. Again, the poles associated with that distribution line were too close to an existing on air site for T-Mobile and therefore were not viable. In addition, the poles associated with this distribution line are only 40 feet in height and structurally incapable of supporting the colocation of T-Mobile's antennas and equipment. Optasite investigated numerous additional properties located on Neipsic Road including 472, 6F, 13B and 1029 Neipsic Road. These sites were all rejected because the parcels were either too small to accommodate a facility. Property located at 13 Wickham Road was rejected because of the potential of residential impact as well as impact to J. B. Williams Park.

The property owned by Rose Marie Shaw at 58 Montano Road ("Site A") and the property owned by Joanne Sullivan LLC at 497A Wickham Road ("Site B") are far superior to other properties in the area. Site A is an approximately 1.3 acre parcel and Site B is an approximately 12.15 acre parcel, which gives Optasite adequate space to construct a tower at either site. Moreover, portions of both properties remain undeveloped. Topographical features and vegetation afford significant screening of both proposed sites. In addition, based on their elevations and proximity to Route 2, a tower at either Site A or Site B would provide adequate coverage along Route 2, thereby significantly reducing the visual impact to this area of Glastonbury.

SECTION 3

PROPOSED SITE A

58 Montano Road Glastonbury, Connecticut

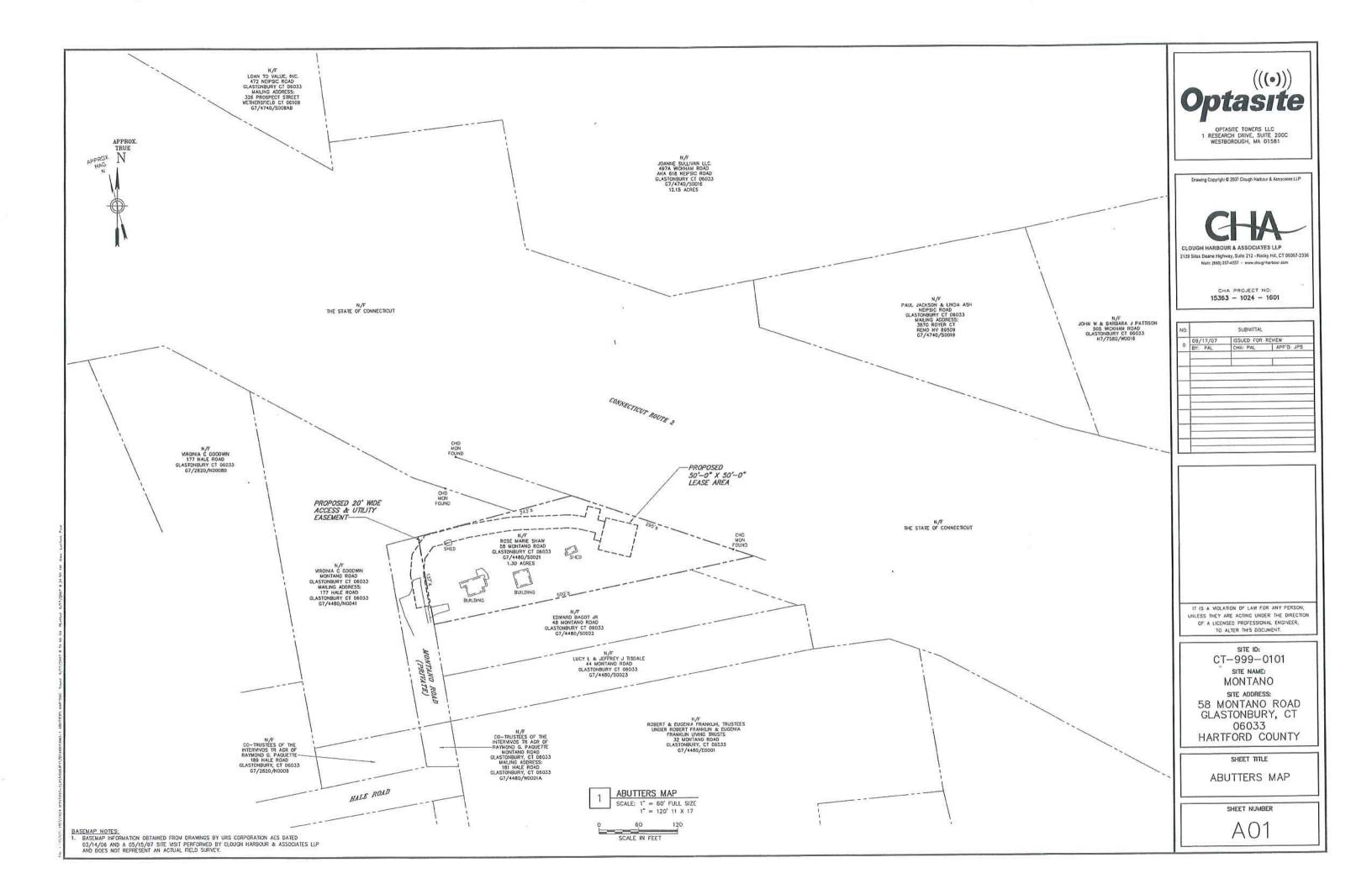
> Land of Rose Marie Shaw

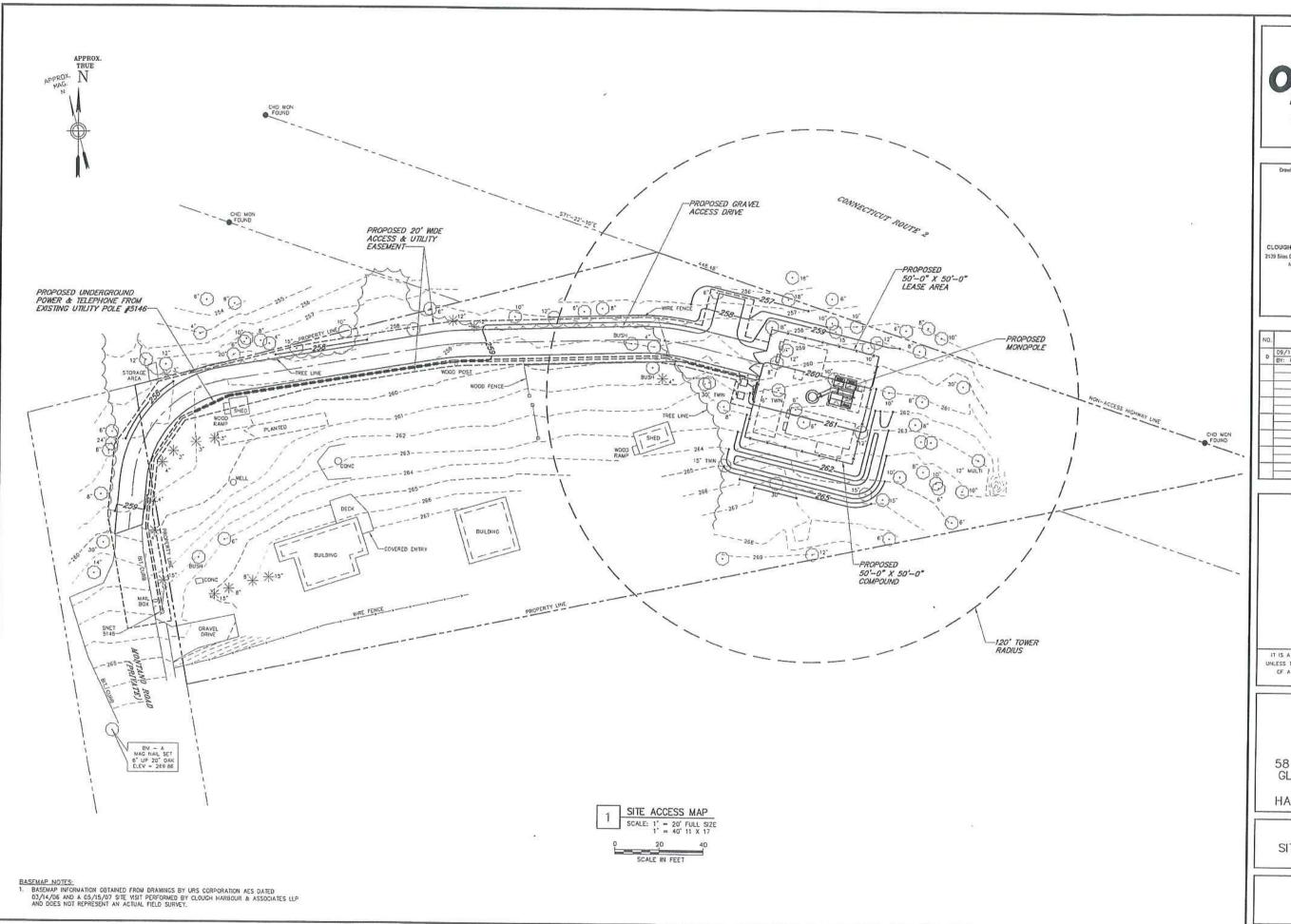
Assessor's Map G7, Block 4480, Lot S0021

1.30 Acres

GENERAL FACILITY DESCRIPTION SITE A

The proposed Site A facility is a 50' x 50' leased area located in the eastern portion of an approximately 1.30 acre parcel at 58 Montano Road in Glastonbury. The Site A facility would consist of a 120-foot self-supporting monopole tower designed to accommodate six sets of antennas and a 50' x 50' site compound designed to accommodate the related equipment either in single-story equipment buildings or on concrete pads. Initially, antennas and related equipment for T-Mobile's use would be installed. The tower and equipment buildings would be enclosed by an 8-foot high security fence and gate. Vehicle access to Site A would extend from Montano Road along a new, gravel driveway a distance of approximately 334 feet. Underground utility connections would extend from existing utility service on Montano Road to Site A.







OPTASITE TOWERS LLC 1 RESEARCH DRIVE, SUITE 200C WESTBOROUGH, MA 01581

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> CHA PROJECT NO: 15363 - 1024 - 1601

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IT IS A MOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT,

SITE ID:

CT-999-0101

SITE NAME:

MONTANO

SITE ADDRESS:

58 MONTANO ROAD

GLASTONBURY, CT

06033

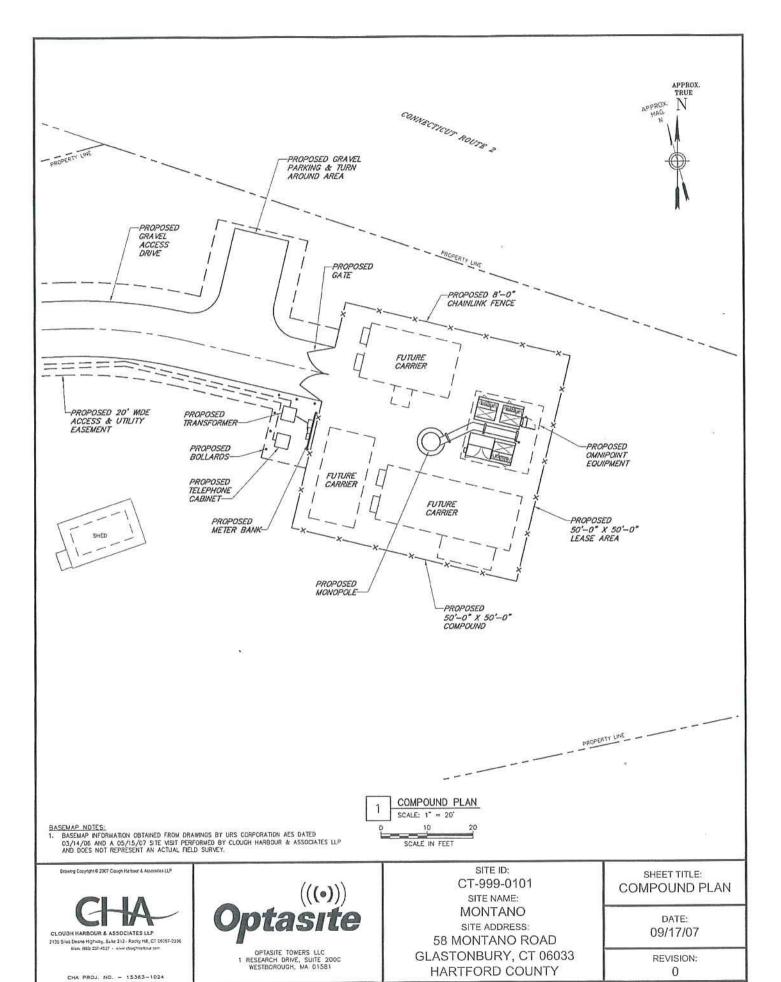
HARTFORD COUNTY

SHEET TITLE

SITE ACCESS MAP

SHEET NUMBER

A02



SITE EVALUATION REPORT SITE A

I. LOCATION

- A. <u>COORDINATES</u>: 41°41' 56.51" N, 72°33' 51.04" W
- B. GROUND ELEVATION: 261' AMSL
- C. <u>USGS MAP:</u> GLASTONBURY, CONNECTICUT
- D. <u>SITE ADDRESS:</u> 58 Montano, Glastonbury, CT
- E. ZONING WITHIN ¼ MILE OF SITE: Rural Residence, Residence A and Residence AA

II. DESCRIPTION

- A. SITE SIZE: 50' x 50'
 - LESSOR'S PARCEL: 1.30 acres
- B. TOWER TYPE/HEIGHT: Monopole/120' AGL
- C. <u>SITE TOPOGRAPHY AND SURFACE</u>: The site is relatively flat and does not contain any wetlands.
- D. <u>SURROUNDING TERRAIN</u>, <u>VEGETATION</u>, <u>WETLANDS</u>, <u>OR WATER</u>: The lessor's parcel is currently developed with a residential dwelling and associated out buildings. The property abuts Route 2. The property is relatively flat and does not contain any wetlands.
- E. <u>LAND USE WITHIN ¼ MILE OF SITE:</u> The surrounding area is primarily residential with several parks located in the area as well. The closest residence is 255' to the southwest.

III. FACILITIES

- A. <u>POWER COMPANY:</u> Connecticut Light and Power
- B. <u>POWER PROXIMITY TO SITE:</u> Power is available from existing service on Montano Road.
- C. TELEPHONE COMPANY: AT&T.
- D. PHONE SERVICE PROXIMITY: Same as power.

- E. <u>VEHICLE ACCESS TO SITE:</u> Vehicular access to Site A would utilize a new gravel access drive to the Site from Montano Road a distance of 334 feet.
- F. OBSTRUCTION: None.
- G. <u>CLEARING AND FILL REQUIRED</u>: Minimal clearing and grading would be required for development of the access drive and the site compound. Approximately nine (9) trees 6" in diameter or greater would be removed for construction of the proposed access drive and site. Detailed plans would be provided to the Connecticut Siting Council in a Development and Management Plan after Council approval of the proposed facility.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: Rose Marie Shaw
- C. ADDRESS: 50 Montano Road, Glastonbury, CT 06033
- D. DEED ON FILE AT: Town of Glastonbury Vol. 1946, page 211

(NEW TOWER & EQUIPMENT) (SITE A)

CATIONS:

TURER: TBD

nopole

DIMENSIONS: Approx. 5' diameter at base

Approx. 1 1/2' diameter at top

G:

120'

DEL: Up to 8 antennas. Model APXV18-209014-C

IENSIONS: 53" L x 6.8" W x 3.15" D

SITION ON TOWER: Antenna centerline of 117' AGL on

10pole

NSMISSION LINES: up to 18 internal to the monopole

ers - TBD

NALYSIS AND CERTIFICATION:

the 2005 Connecticut State Building Code and the Electronic tion Standard EIA/TIA-222-F "Structural Standards for Steel and Antenna Support Structures" for Glastonbury (Hartford would be designed to withstand pressures equivalent to a 105 pundation design would be based on soil conditions at the site.

ENVIRONMENTAL ASSESSMENT STATEMENT SITE A

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the Facility. There are no lakes, ponds, rivers, streams, wetlands or other regulated bodies of water located on the property in the vicinity of the tower. 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 grading would be required for development of the access drive. Development of the site compound will require moderate clearing and grading. Approximately nine (9) trees 6" in diameter or greater will be removed for the proposed construction. The remaining land of the lessor would remain unchanged by the construction and operation of the cell site.

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 portable generator might be employed during power outages. Some noise is anticipated during cell site construction, which is expected to take approximately four to six weeks.

E. POWER DENSITY

The worst-case calculation of power density for operation of T-Mobile's antennas at the facility would be approximately 3.7810% of the applicable FCC/ANSI standards.

F. VISIBILITY

The potential visibility of the proposed monopole was assessed using a viewshed map (attached at Section 4) with an approximate two-mile radius. As shown, Site A would be visible from approximately 45 acres. There would be minimal visual impact in the immediate vicinity of Site A. There would be some visibility from the Glastonbury High School property as well as scattered areas adjacent to Route 2.

II. SCENIC, NATURAL, HISTORIC & RECREATIONAL VALUES

The parcel on which the site is located appears to exhibit no scenic, natural or recreational characteristics that would be affected by the proposed site. Review under the National Environmental Policy Act, including the Connecticut Department of Environmental Protection Natural Diversity Data Base and the State Historic Preservation Officer, is pending.

PROPOSED SITE B

497A Wickham Road Glastonbury, Connecticut

Land of Joanne Sullivan, LLC

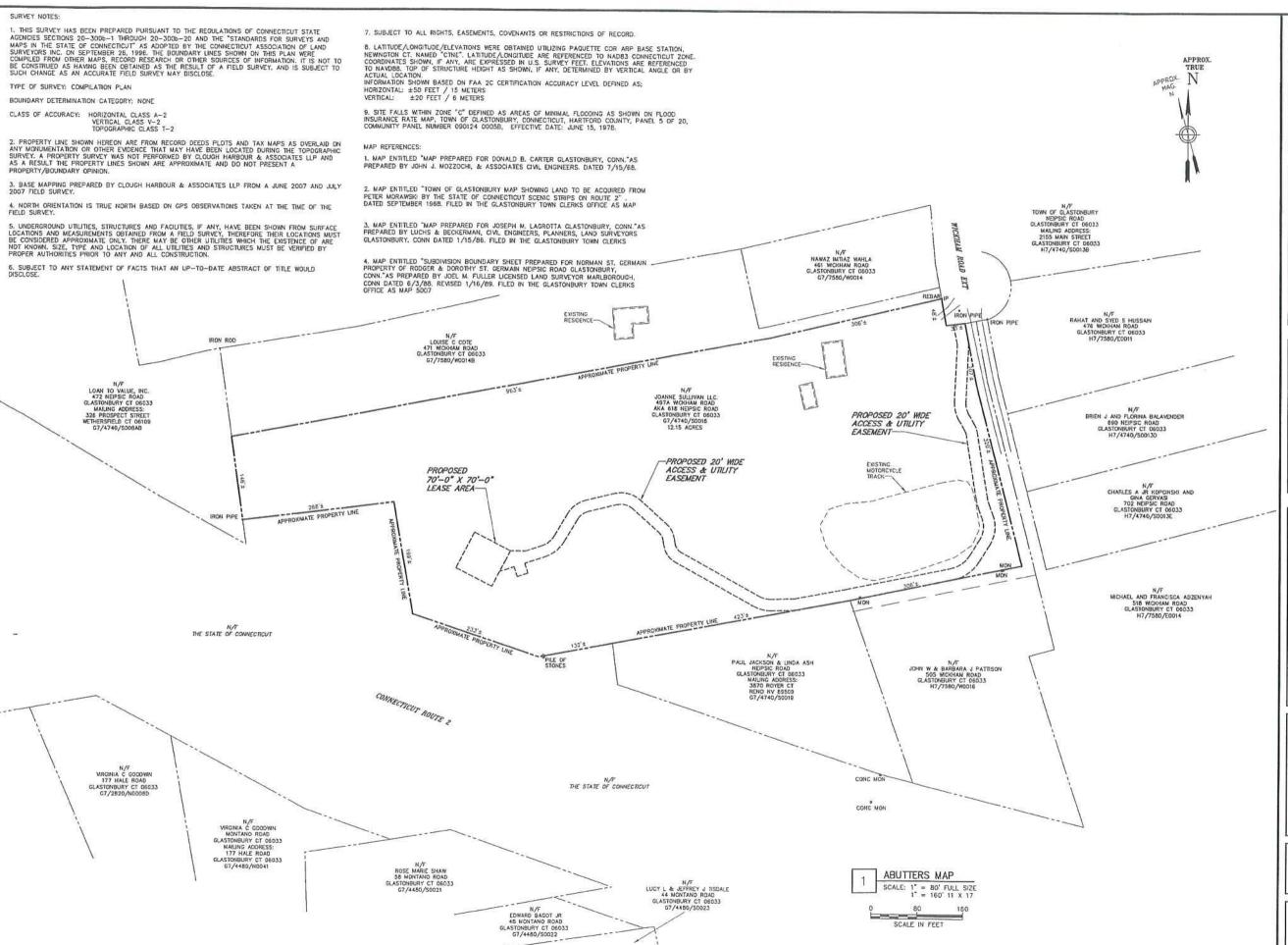
Assessor's Map G7, Block 4740, Lot S0016

12.15 Acres

GENERAL FACILITY DESCRIPTION SITE B

The proposed Site B facility is a 70' x 70' leased area located in the southwestern portion of an approximately 12.15 acre parcel² at 497A Wickham Road in Glastonbury. The Site B facility would consist of a 130-foot self-supporting monopole tower designed to accommodate six sets of antennas and a 70' x 70' site compound designed to accommodate the related equipment either in single-story equipment buildings or on concrete pads. Initially, antennas and related equipment for T-Mobile's use would be installed. The tower and equipment buildings would be enclosed by an 8-foot high security fence and gate. Vehicle access to Site B would extend from Wickham Road along a new, gravel driveway a distance of approximately 1,412 feet. Underground utility connections would extent from existing service on Wickham Road to the Site B.

² The actual acreage is 12.15, based upon survey, even though the assessor's card lists the acreage at 11.1.





1 RESEARCH DRIVE, SUITE 2000 WESTROROUGH MA 01581

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> CHA PROJECT NO. 15363 - 1010 - 1601

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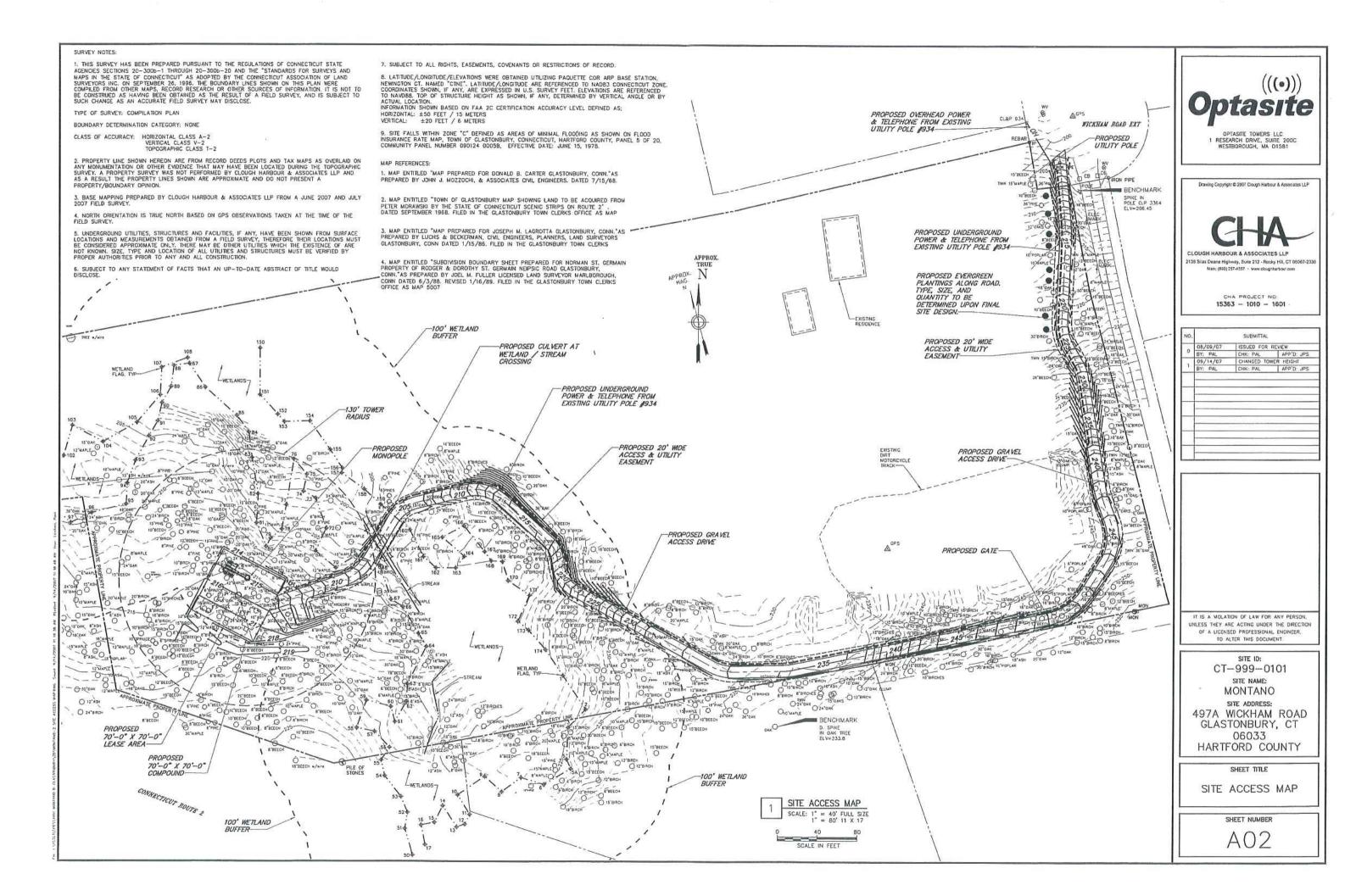
SITE ID:
CT-999-0101
SITE NAME:
MONTANO
SITE ADDRESS:
497A WICKHAM ROAD
GLASTONBURY, CT
06033
HARTFORD COUNTY

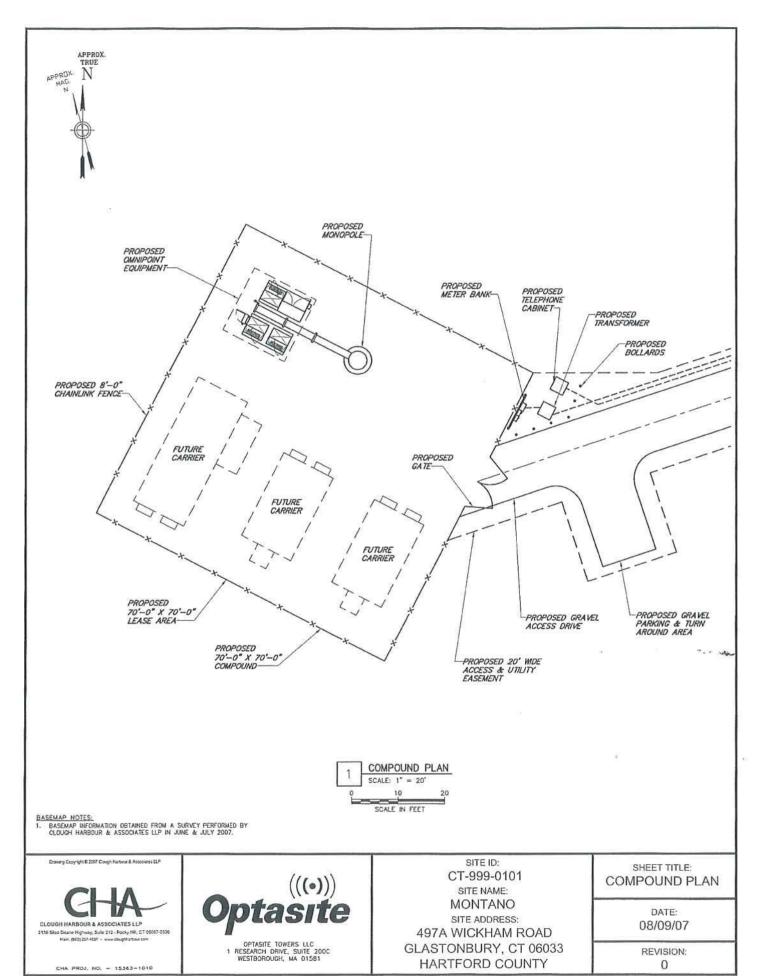
SHEET TITLE

ABUTTERS MAP

SHEET NUMBER

A01





SITE EVALUATION REPORT SITE B

V. LOCATION

- A. <u>COORDINATES</u>: 41° 42′ 4.0″ N, 72° 33′ 50.5″ W
- B. GROUND ELEVATION: 215' AMSL
- C. USGS MAP: GLASTONBURY, CT
- D. <u>SITE ADDRESS:</u> 497A Wickham Road, Glastonbury, CT
- E. ZONING WITHIN ¼ MILE OF SITE: Rural Residence, Residence AA and Reserved Land.

VI. DESCRIPTION

- A. SITE SIZE: 70' x 70'
- B. LESSOR'S PARCEL: 12.15 + acres
- C. TOWER TYPE/HEIGHT: Monopole/130' AGL
- D. <u>SITE TOPOGRAPHY AND SURFACE</u>: The site is relatively flat. The property does contain a stream and associated wetlands.
- E. <u>SURROUNDING TERRAIN</u>, <u>VEGETATION</u>, <u>WETLANDS</u>, <u>OR WATER</u>: The lessor's parcel is currently developed with a residential dwelling and associated out buildings. The property is relatively flat and abuts Route 2. The property does contain a stream and associated wetlands. The compound is located 22' from wetlands to the northeast. The access road will cross a section of the existing wetlands / stream.
- F. <u>LAND USE WITHIN ¼ MILE OF SITE</u>: Similar to Site A, the surrounding area is primarily residential. The closest residence is 427' to the northeast.

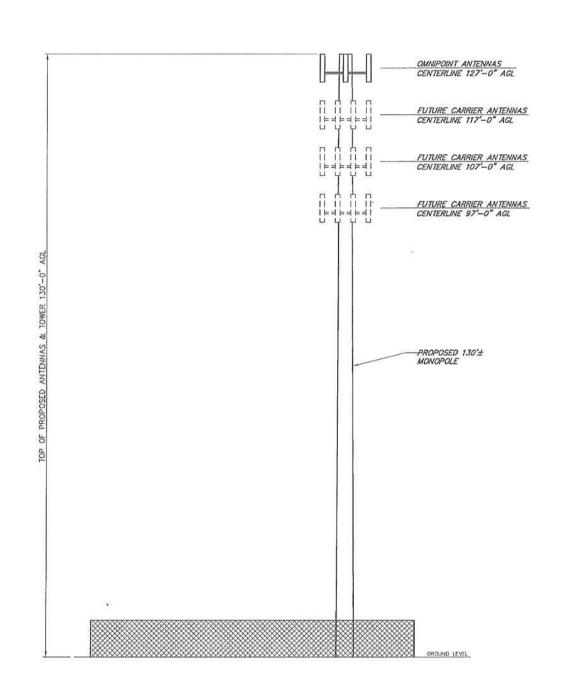
VII. FACILITIES

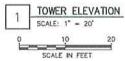
- A. POWER COMPANY: Connecticut Light and Power
- B. <u>POWER PROXIMITY TO SITE:</u> Power is available from existing service on Wickham Road.
- C. <u>TELEPHONE COMPANY: AT&T</u>
- D. PHONE SERVICE PROXIMITY: Same as power.

- E. <u>VEHICLE ACCESS TO SITE:</u> Vehicular access to Site B would utilize a new gravel access drive to the Site from Wickham Road a distance of approximately 1,412 feet.
- F. OBSTRUCTION: None.
- G. <u>CLEARING AND FILL REQUIRED</u>: Minimal clearing and grading would be required for development of the access drive and the site compound. Approximately ten (10) trees 6" in diameter or greater would be removed for construction of the proposed access drive and Site. Detailed plans would be provided to the Connecticut Siting Council in a Development and Management Plan after Council approval of the proposed facility.

VIII. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: Joanne Sullivan LLC
- C. ADDRESS: 497A Wickham Road, Glastonbury, CT 06033
- D. DEED ON FILE AT: Town of Glastonbury Vol. 1410, page 346





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((•)) **ptasite**

OPTASITE TOWERS LLC 1 RESEARCH DRIVE, SUITE 200C WESTBOROUGH, MA 01581

SITE ID: CT-999-0101 SITE NAME:

MONTANO SITE ADDRESS: 497A WICKHAM ROAD GLASTONBURY, CT 06033 HARTFORD COUNTY

SHEET TITLE: TOWER ELEVATION

> DATE: 09/14/07

REVISION: 1

FACILITIES AND EQUIPMENT SPECIFICATION

(NEW TOWER & EQUIPMENT) (SITE B)

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: TBD

B. TYPE: Monopole

C. HEIGHT: 130'

D. DIMENSIONS: Approx. 5' diameter at base Approx. 1 ½' diameter at top

II. TOWER LOADING:

A. T-Mobile

- 1. MODEL: up to 8 panel antennas, model APXV18-209014-C
- 2. DIMENSIONS: 53" L x 6.8" W x 3.15" D:
- 3. POSITION ON TOWER: Antenna centerline of 127' AGL on monopole
- 4. TRANSMISSION LINES: up to 18 internal to the monopole

B. Future carriers - TBD

III. ENGINEERING ANALYSIS AND CERTIFICATION:

In accordance with the 2005 Connecticut State Building Code and the Electronic Industries Association Standard EIA/TIA-222-F "Structural Standards for Steel Antenna Towers and Antenna Support Structures" for Glastonbury (Hartford County), the tower would be designed to withstand pressures equivalent to a 105 MPH wind. The foundation design would be based on soil conditions at the site.

ENVIRONMENTAL ASSESSMENT STATEMENT SITE B

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

The compound is 22' from the wetlands to the northeast. The access road will cross a 52' section of the existing wetlands / stream. Approximately 1,400 square feet of wetlands will need to be disturbed to construct the access road. 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. There is no waterflow and/or water quality changes anticipated as a result of the construction and operation of the Facility.

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 grading would be required for development of the access drive. Development of the site compound will require moderate clearing and grading. Approximately nine (10) trees 6" in diameter or greater will be removed for the proposed construction. The remaining land of the lessor would remain unchanged by the construction and operation of the cell site.

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 portable generator might be employed during power outages. Some noise is anticipated during cell site construction, which is expected to take approximately four to six weeks.

E. POWER DENSITY

The worst-case calculation of power density for operation of T-Mobile's antennas at the facility would be approximately 3.1818% of the applicable FCC/ANSI standards.

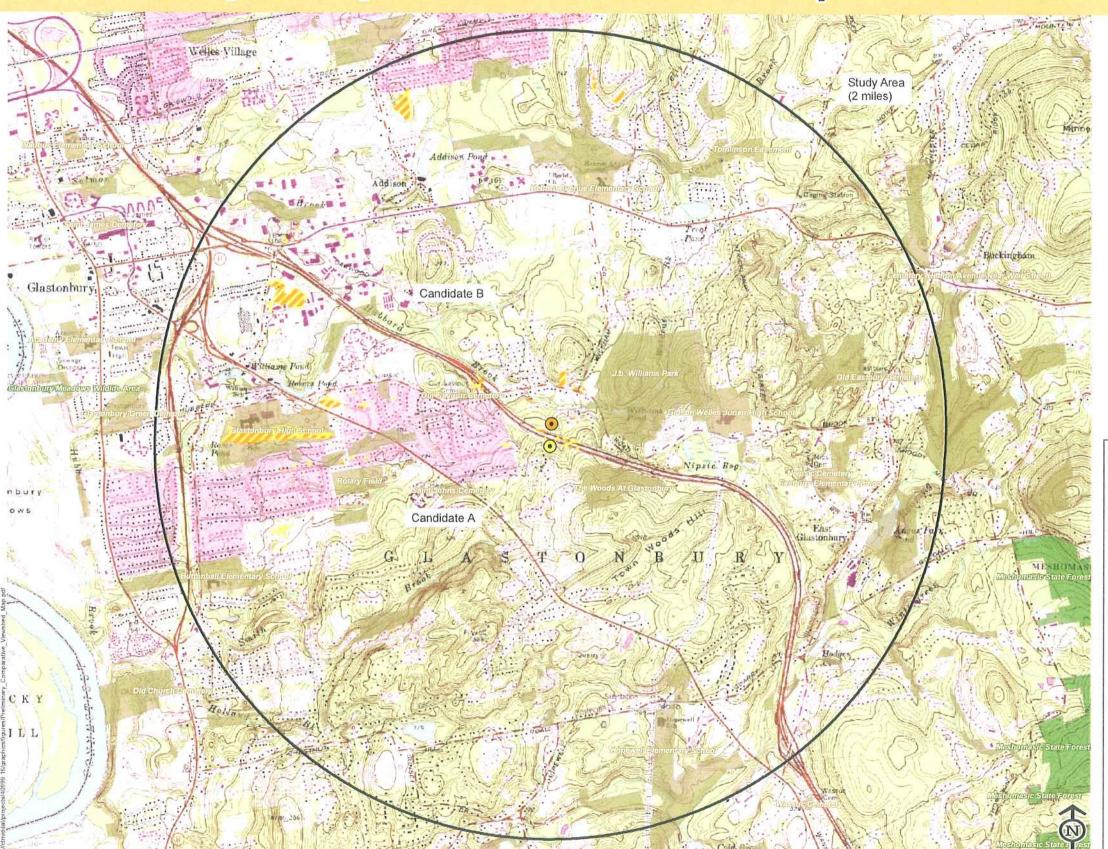
F. VISIBILITY

The potential visibility of the proposed monopole was assessed using a viewshed map (attached at Section 4) with an approximate two-mile radius. As shown, Site B will be visible from approximately 38 acres. The areas of anticipated visibility are similar to Site A. Site B will be visible from the Glastonbury High School property and along scattered areas to the north and west of Site B.

II. SCENIC, NATURAL, HISTORIC & RECREATIONAL VALUES

The parcel on which the site is located appears to exhibit no scenic, natural or recreational characteristics that would be affected by the proposed site. Review under the National Environmental Policy Act, including the Connecticut Department of Environmental Protection Natural Diversity Data Base and the State Historic Preservation Officer, is pending.

SECTION 4 COMPARATIVE VIEWSHED MAP



Proposed Telecommunications Facility CT-999-0101 Two Site Candidates Candidate A - 58 Montano Road Candidate B- 497A Wickham Road Glastonbury, Connecticut

NOTE:

- Viewshed analysis conducted using ESRI's Spatial Analyst; results to be field verified following balloon float.
- Candidate A proposed Facility height is 120 feet.
 Candidate B proposed Facility height is 130 feet.
- Existing tree canopy height estimated at 50 feet.

DATA SOURCES

- Digital elevation model (DEM) derived from USGS National Elevation Dataset (NED) with a resolution of one arc-second (approximately 30 meters) produced by the USGS, 1925 - 1999
- Forest areas derived from 2006 digital color orthophotos with 1-foot pixel resolution; digitized by VHB, 2007
- Base map comprised of Glastonbury (1992) USGS Quadrangle Map
- Protected properties data layer provided CTDEP; May, 2007
- Scenic Roads layer derived from available State and Local listings.

Map Compiled September, 2007





