



December 5, 2016

Dean Gustafson  
All-Points Technology Corporation, P.C.  
30 Bogg Ln  
Lebanon, CT 06249  
[dgustafson@allpointstech.com](mailto:dgustafson@allpointstech.com)

Project: Telecommunications Facility CT-254, Construct a New 157' Monopine Cell Tower on Samuel Staples Elementary School Property Located at 515 Morehouse Road in Easton  
NDDDB Determination No.: 201614556

Dear Dean Gustafson,

I have reviewed Natural Diversity Data Base (NDDDB) maps and files regarding the area delineated on the map provided for the proposed Telecommunications Facility CT-254, Construct a New 157' Monopine Cell Tower on Samuel Staples Elementary School Property Located at 515 Morehouse Road in Easton, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDDB. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits. This determination is good for two years. Please re-submit a new NDDDB Request for Review if the scope of work changes or if work has not begun on this project by December 5, 2018.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

Please contact me if you have further questions at (860) 424-3592, or [dawn.mckay@ct.gov](mailto:dawn.mckay@ct.gov). Thank you for consulting the Natural Diversity Data Base.

Sincerely,

A handwritten signature in cursive script that reads "Dawn M. McKay".

Dawn M. McKay  
Environmental Analyst 3



Connecticut Department of  
**Energy & Environmental Protection**  
 Bureau of Natural Resources  
 Wildlife Division

|                      |  |
|----------------------|--|
| <b>CPPU USE ONLY</b> |  |
| App #:               | _____  |
| Doc #:               | _____  |
| Check #:             | <b>No fee required</b>                                   |
| Program:             | <b>Natural Diversity Database<br/>Endangered Species</b> |
| Hardcopy _____       | Electronic _____   |

## Request for Natural Diversity Data Base (NDDDB) State Listed Species Review

Please complete this form in accordance with the [instructions](#) (DEEP-INST-007) to ensure proper handling of your request.

**There are no fees associated with NDDB Reviews.**

### Part I: Preliminary Screening & Request Type

|   |   |
|---|---|
| <p>Before submitting this request, you must review the most current Natural Diversity Data Base "State and Federal Listed Species and Significant Natural Communities Maps" found on the <a href="#">DEEP website</a>. These maps are updated twice a year, usually in June and December.</p> <p>Does your site, including all affected areas, fall in an NDDB Area according to the map instructions:<br/> <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    <b>Enter the date</b> of the map reviewed for pre-screening: <u>June 2016</u></p> |   |
| <p>This form is being submitted for a :</p>   |   |
| <input checked="" type="checkbox"/> <b>New NDDB request</b><br><input type="checkbox"/> <b>Renewal/Extension of a NDDB Request, <i>without modifications and within one year of issued NDDB determination</i> (no attachments required)</b>   | <input type="checkbox"/> <b>New Safe Harbor Determination</b> (optional) must be associated with an application for a GP for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities<br><input type="checkbox"/> <b>Renewal/Extension of an existing Safe Harbor Determination</b><br><input type="checkbox"/> With modifications<br><input type="checkbox"/> Without modifications (no attachments required) |
| <p>[CPPU Use Only - NDDB-Listed Species Determination # 1736]</p>   | <p>[CPPU Use Only - NDDB-Safe Harbor Determination # 1736]</p>  |
| <p>Enter NDDB Determination Number for Renewal/Extension:</p>   | <p>Enter Safe Harbor Determination Number for Renewal/Extension:</p>  |

## Part II: Requester Information

*\*If the requester is a corporation, limited liability company, limited partnership, limited liability partnership, or a statutory trust, it must be registered with the Secretary of State. If applicable, the name shall be stated **exactly** as it is registered with the Secretary of State. Please note, for those entities registered with the Secretary of State, the registered name will be the name used by DEEP. This information can be accessed at the Secretary of the State's database CONCORD. ([www.concord-sots.ct.gov/CONCORD/index.jsp](http://www.concord-sots.ct.gov/CONCORD/index.jsp))*

*If the requester is an individual, provide the legal name (include suffix) in the following format: First Name; Middle Initial; Last Name; Suffix (Jr, Sr., II, III, etc.).*

*If there are any changes or corrections to your company/facility or individual mailing or billing address or contact information, please complete and submit the [Request to Change company/Individual Information](#) to the address indicated on the form.*

### 1. Requester\*

Company Name: **Homeland Towers**

Contact Name: **Raymond Vergati**

Address: **22 Shelter Rock Lane; Building C**

City/Town: **Danbury**

State: **CT**

Zip Code: **06810**

Business Phone: **(203) 297-6345**

ext.

\*\*E-mail: **rv@homelandtowers.us**

\*\*By providing this email address you are agreeing to receive official correspondence from the department, at this electronic address, concerning this request. Please remember to check your security settings to be sure you can receive emails from "ct.gov" addresses. Also, please notify the department if your e-mail address changes

#### a) Requester can best be described as:

Individual       Federal Agency       State agency       Municipality       Tribal

\*business entity (\* if a business entity complete i through iii):

i) Check type     corporation       limited liability company       limited partnership  
                          limited liability partnership       statutory trust       Other: General Partnership

ii) Provide Secretary of the State Business ID #: 1002010 This information can be accessed at the Secretary of the State's database (CONCORD). ([www.concord-sots.ct.gov/CONCORD/index.jsp](http://www.concord-sots.ct.gov/CONCORD/index.jsp))

iii)  Check here if your business is **NOT** registered with the Secretary of State's office.

#### b) Acting as (Affiliation), pick one:

Property owner       Consultant       Engineer       Facility owner       Applicant

Biologist       Pesticide Applicator       Other representative:

### 2. List Primary Contact to receive Natural Diversity Data Base correspondence and inquiries, if different from requester.

Company Name: **All-Points Technology Corporation, P.C.**

Contact Person: **Dean Gustafson**

Title: **Senior Environmental Scientist**

Mailing Address: **30 Bogg Lane**

City/Town: **Lebanon**

State: **CT**

Zip Code: **06249**

Business Phone: **860-663-1697**

ext. **201**

\*\*E-mail: **dgustafson@allpointstech.com**

### Part III: Site Information

This request can only be completed for one site. A separate request must be filed for each additional site.

#### 1. SITE NAME AND LOCATION

Site Name or Project Name: **CT254 - Easton**

Town(s): **Easton**

Street Address or Location Description:  
**515 Morehouse Road**

Size in acres, or site dimensions: **+/-104.41**

Latitude and longitude of the center of the site in decimal degrees (e.g., 41.23456 -71.68574):

Latitude: **41.235417**

Longitude: **73.285111**

Method of coordinate determination (check one):

GPS     Photo interpolation using [CTECO map viewer](#)     Other (specify): **survey**

2a. Describe the current land use and land cover of the site.

**Homeland Towers is proposing to construct a wireless telecommunications facility, consisting of ±157 foot tall monopine tower on the Samuel Staples Elementary School property. The 104.41-acre property is located at 515 Morehouse Road in Easton, Fairfield County, Connecticut. The property is improved with the Samuel Staples Elementary School, the Town of Easton Animal Shelter, and a materials storage yard utilized by the Town of Easton Department of Public Works ("DPW"). The school is located on the northern portion of the property. Athletic fields and playgrounds associated with the school are located south of the school building. A gated gravel access driveway extends to the DPW materials storage yard that is located on the central portion of the property that will serve as the proposed access drive to the tower location. The storage yard is located east of the proposed tower compound area. Open fields are located west of the storage yard and north of the proposed compound area. The animal shelter is located on the southeast portion of the property, southeast of the proposed compound area. Surrounding land use is generally a mixture of residential developments and open field, upland and wetland forested areas.**

b. Check all that apply and enter the size in acres or % of area in the space after each checked category.

|  |   |   |
|--|---|---|
| <input type="checkbox"/> Industrial/Commercial _____       | <input type="checkbox"/> Residential _____                                      | <input checked="" type="checkbox"/> Forest <u>20%</u> |
| <input checked="" type="checkbox"/> Wetland <u>5%</u>      | <input checked="" type="checkbox"/> Field/grassland <u>65%</u>                  | <input type="checkbox"/> Agricultural _____           |
| <input type="checkbox"/> Water _____                       | <input type="checkbox"/> Utility Right-of-way _____                             |   |
| <input type="checkbox"/> Transportation Right-of-way _____ | <input checked="" type="checkbox"/> Other (specify): <u>15% - Institutional</u> |   |

### Part IV: Project Information

#### 1. PROJECT TYPE:

Choose Project Type: Cellular/Communications tower installation/maint. , If other describe: \_\_\_\_\_

2. Is the subject activity limited to the maintenance, repair, or improvement of an existing structure within the existing footprint?  Yes  No If yes, explain.

## Part IV: Project Information (continued)

3. Give a detailed description of the activity which is the subject of this request and describe the methods and equipment that will be used. Include a description of steps that will be taken to minimize impacts to any known listed species.

**Homeland proposes to construct a 150' tall monopine tower designed to look like a pine tree on the southern portion of the subject property. The monopine will have faux branching that will extend to a total height of 157' above ground level ("AGL"). The proposed tower will be located within a 70' by 70' fenced, gravel compound designed to accommodate multiple (up to five (5)) future cellular service providers. In addition, the proposed compound will also provide ground space for municipal communications and emergency services communication equipment. The Facility would include a CSC cabinet, pad-mounted electrical transformer, and meterbank backboard immediately north of the compound. The Facility would be located within a 70' by 80' lease area. For purposes of this report, the "Site" includes the proposed Facility lease area, a 12' wide access easement originating from an existing gravel drive and extending approximately 300' in a southerly direction to the proposed compound area, and a proposed underground utility connection that will extend, from an existing utility pole located along Morehouse Road, underground approximately 670' to the proposed compound area. Typical equipment used to construct this facility include excavator, crane, various sized trucks and support vehicles. Typical methods include excavation/forming/pouring of concrete tower foundation, erection of tower, construction of compound and installation of equipment shelter, generator and supporting electrical equipment.**

4. If this is a renewal or extension of an existing Safe Harbor request *with* modifications, explain what about the project has changed.

5. Provide a contact for questions about the project details if different from Part II primary contact.

Name:

Phone:

E-mail:

**Part V: Request Requirements and Associated Application Types**

Check *one* box from either Group 1, Group 2 or Group 3, indicating the appropriate category for this request.

|  |
|--|
| <p>Group 1. If you check one of these boxes, complete Parts I – VII of this form and submit the required attachments A and B.</p> <p><input checked="" type="checkbox"/> Preliminary screening was negative but an NDDB review is still requested</p> <p><input type="checkbox"/> Request regards a municipally regulated or unregulated activity (no state permit/certificate needed)</p> <p><input type="checkbox"/> Request regards a preliminary site assessment or project feasibility study</p> <p><input type="checkbox"/> Request relates to land acquisition or protection</p> <p><input type="checkbox"/> Request is associated with a <i>renewal</i> of an existing permit, with no modifications</p> |
| <p><b>Group 2.</b> If you check one of these boxes, complete Parts I – VII of this form and submit required attachments A, B, and C.</p> <p><input checked="" type="checkbox"/> Request is associated with a <i>new</i> state or federal permit application</p> <p><input type="checkbox"/> Request is associated with modification of an existing permit</p> <p><input type="checkbox"/> Request is associated with a permit enforcement action</p> <p><input type="checkbox"/> Request regards site management or planning, requiring detailed species recommendations</p> <p><input type="checkbox"/> Request regards a state funded project, state agency activity, or CEPA request</p>                      |
| <p><input type="checkbox"/> <b>Group 3.</b> If you are requesting a <b>Safe Harbor Determination</b>, complete Parts I-VII and submit required attachments A, B, and D. Safe Harbor determinations can only be requested if you are applying for a GP for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities</p>  |
| <p>If you are filing this request as part of a state or federal permit application(s) enter the application information below.</p> <p>Permitting Agency and Application Name(s):<br/><b>Connecticut Siting Council, Certificate of Environmental Compatibility and Public Need</b></p> <p>State DEEP Application Number(s), if known: <b>N/A</b></p> <p>State DEEP Enforcement Action Number, if known: <b>N/A</b></p> <p>State DEEP Permit Analyst(s)/Engineer(s), if known: <b>N/A</b></p>   |
| <p>Is this request related to a previously submitted NDDB request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide the previous NDDB Determination Number(s), if known: <b>201504873</b></p>  |


## Part VI: Supporting Documents

Check each attachment submitted as verification that *all* applicable attachments have been supplied with this request form. Label each attachment as indicated in this part (e.g., Attachment A, etc.) and be sure to include the requester's name, site name and the date. **Please note that Attachments A and B are required for all new requests and Safe Harbor renewals/extensions with modifications.** Renewals/Extensions with no modifications do not need to submit any attachments. Attachments C and D are supplied at the end of this form.

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Attachment A: | <b>Overview Map:</b> an 8 1/2" X 11" print/copy of the relevant portion of a USGS Topographic Quadrangle Map clearly indicating the exact location of the site.   |
| <input checked="" type="checkbox"/> Attachment B: | <b>Detailed Site Map:</b> fine scaled map showing site boundary and area of work details on aerial imagery with relevant landmarks labeled. (Site and work boundaries in GIS [ESRI ArcView shapefile, in NAD83, State Plane, feet] format can be substituted for detailed maps, see instruction document) |
| <input checked="" type="checkbox"/> Attachment C: | <b>Supplemental Information, Group 2 requirement (attached, DEEP-APP-007C)</b><br><input checked="" type="checkbox"/> Section i: Supplemental Site Information and supporting documents<br><input checked="" type="checkbox"/> Section ii: Supplemental Project Information and supporting documents      |
| <input type="checkbox"/> Attachment D:            | <b>Safe Harbor Report Requirements, Group 3 (attached, DEEP-APP-007D)</b>   |

## Part VII: Requester Certification

The requester *and* the individual(s) responsible for actually preparing the request must sign this part. A request will be considered incomplete unless all required signatures are provided.

|  |   |
|--|---|
| <p>"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief."</p> |   |
| <br>Signature of Requester (a typed name will substitute for a handwritten signature)   | 11/11/16<br>Date  |
| Dean Gustafson<br>Name of Requester (print or type)  | Senior Environmental Scientist<br>Title (if applicable) |
| Signature of Preparer (if different than above)  | Date  |
| Name of Preparer (print or type)   | Title (if applicable)                                   |

Note: Please submit the completed Request Form and all Supporting Documents to:

CENTRAL PERMIT PROCESSING UNIT  
 DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION  
 79 ELM STREET  
 HARTFORD, CT 06106-5127

Or email request to: [deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)



# Attachment C: Supplemental Information, Group 2 requirement

## Section i: Supplemental Site Information

### 1. Existing Conditions

Describe all natural and man-made features including wetlands, watercourses, fish and wildlife habitat, floodplains and any existing structures potentially affected by the subject activity. Such features should be depicted and labeled on the site plan that must be submitted. Photographs of current site conditions may be helpful to reviewers.

**The portion of the subject property being considered for the proposed Homeland Towers telecommunications facility consists of a material storage yard used by the Town of Easton Public Works Department and adjoining undeveloped upland forest dominated by mesic Oak/Hickory forest cover type. An existing gravel road that traverses through open fields provides access to the material storage yard from Morehouse Road. The open fields are covered with goldenrod and sparse cool season grasses. Wetland 1 is located ±322 feet southwest of the proposed Homeland Towers development. Wetland 1 is a forested hillside seep/perched wetland system with an interior intermittent stream with two headwater seep areas within the delineated area.**

**Due to the distance separating the proposed development from the nearest wetland, no adverse impact to Wetland 1 would occur provided appropriate erosion and sedimentation controls are installed and maintained during construction in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (DEP Bulletin 34).**

- Site Photographs (optional) attached
- Site Plan/sketch of existing conditions attached

### 2. Biological Surveys

Has a biologist visited the site and conducted a biological survey to determine the presence of any endangered, threatened or special concern species  Yes  No

If yes, complete the following questions and submit any reports of biological surveys, documentation of the biologist's qualifications, and any NDDB survey forms.

Biologist(s) name: \_\_\_\_\_

Habitat and/or species targeted by survey: \_\_\_\_\_

Dates when surveys were conducted: \_\_\_\_\_

- Reports of biological surveys attached
- Documentation of biologist's qualifications attached
- [NDDB Survey forms](#) for any listed species observations attached

## Section ii: Supplemental Project Information

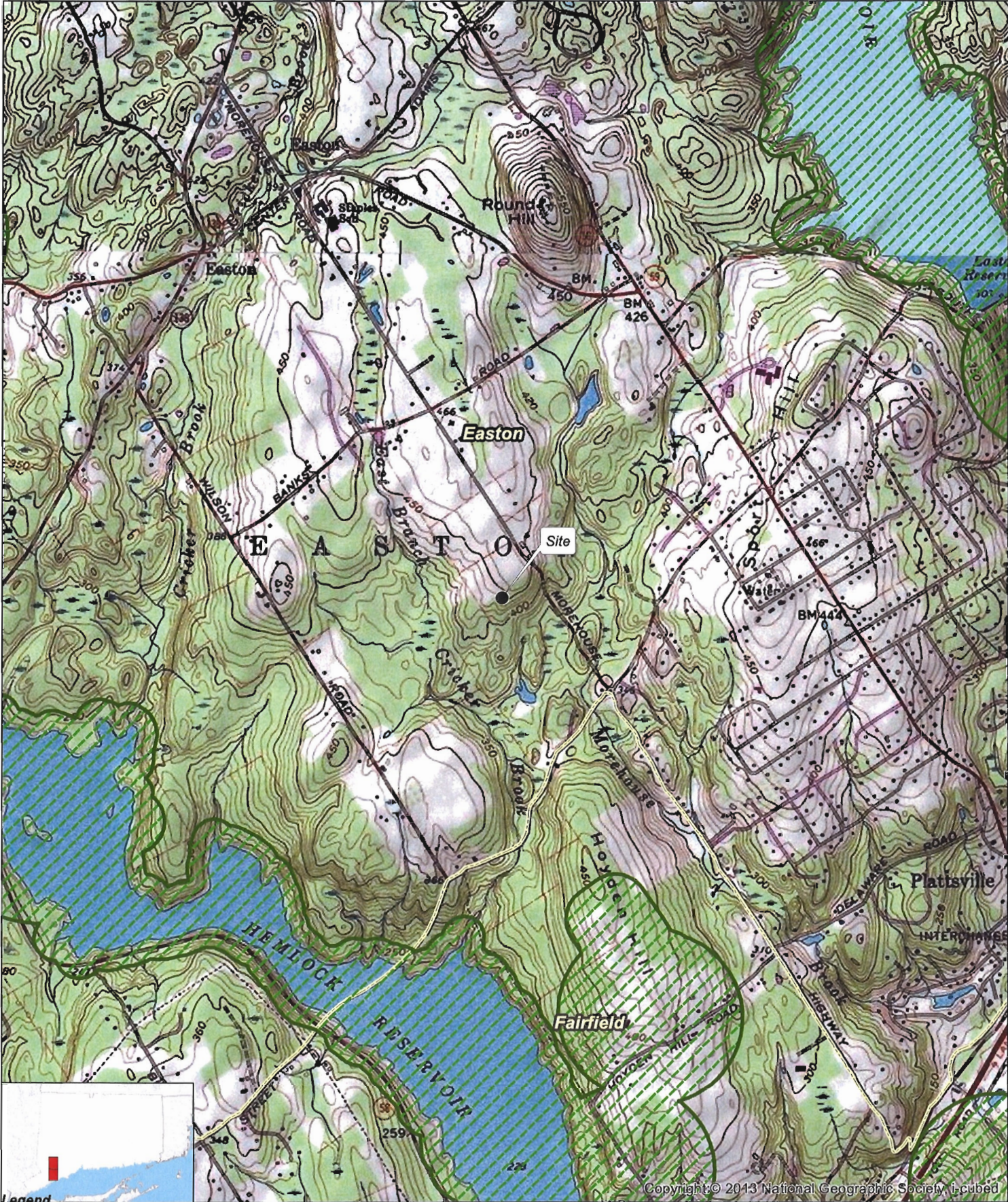
1. Provide a schedule for all phases of the project including the year, the month and/or season that the proposed activity will be initiated and the duration of the activity.

The proposed construction project is anticipated to extend over a period of 2 to 3 months. Start of construction will be developed pending approval from the Connecticut Siting Council.

2. Describe and quantify the proposed changes to existing conditions and describe any on-site or off-site impacts. In addition, provide an annotated site plan detailing the areas of impact and proposed changes to existing conditions.

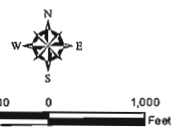
**Approximately 1,000 square feet of hayfield would be developed as a result of the proposed wireless telecommunications facility's access drive and approximately 0.2 acre of upland forested habitat would be developed by the access drive and facility compound.**

**Annotated Site Plan attached**



- Legend**
- Site
  - ▨ Natural Diversity Database (updated Dec. 2014)
  - ▨ Natural Diversity Database (updated June 2016)
  - ▭ Municipal Boundary

**Map Notes:**  
 Base Map Source: USGS 7.5 Minute Topographic  
 Quadrangle Maps, Botsford (1984) and Westport (1971), CT  
 Site is located on the Westport Quadrangle  
 Map Scale: 1:24,000  
 Map Date: November 2016



**Attachment A:  
 Overview Map**

Proposed Wireless  
 Telecommunications Facility  
 Easton CT  
 515 Morehouse Road  
 Easton, Connecticut







**SITE EVALUATION REPORT**  
**EASTON**

**I. LOCATION**

- A. COORDINATES: 41° 14' 08.10" N  
73° 17' 07.34" W
- B. GROUND ELEVATION: 440'± AMSL
- C. USGS MAP: USGS 7.5 quadrangle for Westport
- D. SITE ADDRESS: 515 Morehouse Road  
Easton, CT 06612
- E. ZONING WITHIN ¼ MILE OF SITE: Abutting areas are zoned Residential (R3) to the north, south, east and west.

**II. DESCRIPTION**

- A. SITE SIZE: 104.45 Ac (Vol 338, Pages 16 and 23)  
LEASE AREA/COMPOUND AREA: 5,600 SF/4,900 SF
- B. TOWER TYPE/HEIGHT: A 150' Monopine.
- C. SITE TOPOGRAPHY AND SURFACE: Subject site slopes northeast to southwest and is located on land consisting of an existing Elementary School, athletic fields and a public works storage area.
- D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located in the southeastern corner (wooded area) of a 104.45 acre parcel which is currently occupied by an existing elementary school, athletic fields and a public works storage area. To the northwest is Staples Elementary School, athletic fields and an existing public works storage area. To the southeast is the Town of Easton Animal Control Facility. To the south and west are undisturbed brush/wooded areas. To the east is wooded and single family residences. There are wetlands on-site to the west (±322') of the proposed compound.

- E. LAND USE WITHIN ¼ MILE OF SITE: Open meadow, athletic fields and Staples Elementary School to the north. Undisturbed brush/wooded area to the south and west. Wooded, Town of Easton Animal Control Facility and single family residences to the east.

### III. FACILITIES

- A. POWER COMPANY: UI
- B. POWER PROXIMITY TO SITE: 890'±
- C. TELEPHONE COMPANY: Frontier
- D. PHONE SERVICE PROXIMITY: 890'±
- E. VEHICLE ACCESS TO SITE: Access to the proposed telecommunication facility will be along an existing bituminous/gravel driveway (1,650'+/-) and then along a proposed gravel access driveway (315'+/-).
- F. OBSTRUCTION: None.
- G. CLEARING AND FILL REQUIRED: Total area of disturbance is 16,000 sf.; 37 trees will need to be removed. The site improvements shall entail approximately 350 CY of cut for utility trenching and net 310 CY of cut. Approximately 180 CY of broken stone is needed for the compound and driveway construction.

### IV. LEGAL

- A. PURCHASE [ ] LEASE [X]
- B. OWNER: Town of Easton
- C. ADDRESS: 225 Center Road Easton, CT 06612
- D. DEED ON FILE AT: Volume 338, Pages 16 & 23



## Site Impact Statement

**Site:** Easton  
**Site Address:** 515 Morehouse Road  
Easton, CT 06612

**Access distances:**

Distance of existing bituminous/gravel driveway (1,650'+/-) and proposed gravel access driveway: (315'+/-).

**Distance to Nearest Wetlands**

322'+/- west of the proposed compound.

**Distance to Property Lines:**

448'+/- to the northwestern property boundary from the tower  
351'+/- to the southwestern property boundary from the tower  
588'+/- to the southeastern property boundary from the tower  
616'+/- to the eastern property boundary from the tower

400'+/- to the northwestern property boundary from the compound  
302'+/- to the southwestern property boundary from the compound  
538'+/- to the southeastern property boundary from the compound  
570'+/- to the eastern property boundary from the compound

**Residence Information:**

There are 4 single family residences within 1,000' feet of the compound. The closest off site residence is approximately 753 feet to the northeast and is located at Parcel 3777B-8-1&PAR (418 Morehouse Road).

**Special Building Information:**

None.

**Tree Removal Count:**

37 trees need to be removed to construct the equipment areas.

|                    |          |
|--------------------|----------|
| 6" - 10" dbh       | 24 trees |
| 10" - 14" dbh      | 9 trees  |
| 14" or greater dbh | 4 trees  |

**Cut/Fill:** The site improvements shall entail approximately 350 CY of cut for utility trenching and net 310 CY of fill. Approximately 180 CY of broken stone is needed for the compound and driveway construction.

**Clearing/Grading Necessary:** Total area of disturbance = 16,000 SF



**HOMELAND TOWERS CT 254  
EASTON  
1000' RESIDENTIAL BUILDING LIST**

| <b>PARCEL ID</b> | <b>STREET ADDRESS</b> | <b>BUILDING TYPE</b> | <b>DISTANCE FROM COMPOUND* (ft)</b> |
|------------------|-----------------------|----------------------|-------------------------------------|
| 3777A-12-1       | 376 MOREHOUSE ROAD    | Single Family        | 940+/-                              |
| 3777A-5-2        | 400 MOREHOUSE ROAD    | Single Family        | 884+/-                              |
| 3777B-8-1 & PAR  | 418 MOREHOUSE ROAD    | Single Family        | 753+/-                              |
| 3777A-6-A        | 422 MOREHOUSE ROAD    | Single Family        | 913+/-                              |
|                  |                       |                      |                                     |
|                  |                       |                      |                                     |
|                  |                       |                      |                                     |

\*Information gathered from Easton Assessor Map 3777A and 3777B and Bing Digiglobe 2012 Aerial Images (1-ft resolution)



## Tree Inventory

June 23, 2015

Cuddy & Feder, LLP  
Attn: Christopher Fisher, Esq.  
445 Hamilton Avenue  
14<sup>th</sup> Floor  
White Plains, NY 10601

RE: Tree Inventory  
Site: CT254 Easton  
515 Morehouse Road  
Easton, CT 06612

Dear Mr. Fisher:

A Tree Inventory was completed at the subject site on May 1, 2015 to determine the size and quantity of existing trees that will need to be removed for the installation of the proposed facility. The proposed site has suitable access, but clearing and earthwork will be required to improve the access route and to construct the compound area. Installation of the proposed compound area improvements will require the removal of 37 trees.

|                    |            |
|--------------------|------------|
| 6" – 10" dbh       | - 24 trees |
| 10" – 14" dbh      | - 9 trees  |
| 14" or greater dbh | - 4 trees  |

The area to be disturbed for construction of the compound area will be approximately 11,500 square feet of existing brush/wooded area. The area to be cleared is located on the interior of the site. An existing onsite access road will require upgrade and extension to connect to the proposed compound. The total combined area of disturbance for compound, access drive, and utility improvements is 16,000 sf.

Sincerely,

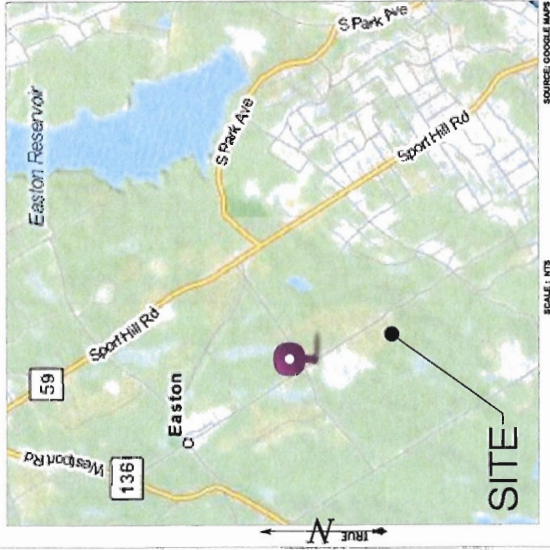
ALL-POINTS TECHNOLOGY CORPORATION, P.C.

Scott M. Chasse, P.E.  
Principal

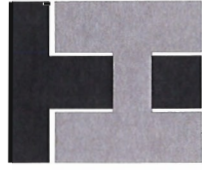
Cellco Partnership db/a

**verizon** wireless  
99 EAST RIVER DRIVE  
9TH FLOOR  
EAST HARTFORD, CT 06108

### LOCATION MAP



### USGS TOPOGRAPHIC MAP



**HOMELAND TOWERS**  
22 SHELTER ROCK LANE  
BUILDING C  
DANBURY, CT 06810  
(203) 297-6345

### DRAWING INDEX

- T-1 TITLE SHEET & INDEX
- A-1 ABUTTERS MAP
- 1 OF 2 BOUNDARY COMPILATION
- 2 OF 2 TOPOGRAPHIC SURVEY
- SP-1 SITE PLAN
- SP-2 COMPOUND PLAN & TOWER ELEVATION
- SP-3 DRIVEWAY PROFILE, DETAILS & NOTES

\*SITE INFORMATION:  
 -SITE NAME: EASTON  
 -SITE ID NUMBER: CT-254  
 -SITE ADDRESS: 515 MOREHOUSE ROAD  
 EASTON, CT 06612  
 -MAP: 3777A B  
 -LOTS: 2

-ZONE: R3  
 -LATITUDE: 41° 14' 08.10" N  
 -LONGITUDE: 72° 42' 41.11" W  
 -ELEVATION: 440 ± AMSL  
 -FEMA/FIRM: PANEL 408001C0406F - ZONE X  
 -REGULATION: 104.45 - 54  
 -ACREAGE: (VOL. 338, PAGE 16 AND VOL. 338, PAGE 23)

**ALL-POINTS**  
 TECHNOLOGY CORPORATION  
 3 SADDLEBROOK DRIVE  
 KILLINGWORTH, CT 06419  
 PHONE: (860)-663-1697  
 FAX: (860)-663-0935  
 WWW.ALLPOINTSTECH.COM

### CONTACT PERSONNEL

**APPLICANTS:**  
 HOMELAND TOWERS  
 22 SHELTER ROCK LANE  
 BUILDING C  
 DANBURY, CONNECTICUT 06810

**CO-APPLICANTS:**  
 CELCO PARTNERSHIP DB/A  
 VERIZON WIRELESS  
 99 EAST RIVER DRIVE 9TH FLOOR  
 EAST HARTFORD, CT 06108

**LANDLORD:**  
 TOWN OF EASTON  
 22 SHELTER ROCK LANE  
 EASTON, CT 06612

**HOMELAND PROJECT MANAGER:**  
 RAYMOND VERGATTI  
 (203) 297-6345

**HOMELAND PROJECT ATTORNEY:**  
 CUDDY & FEDER LLP  
 445 HAMILTON AVENUE  
 14TH FLOOR  
 WHITE PLAINS, NY 10601

**POWER PROVIDER:**  
 UT (203) 499-3333

**CARLTON SUTHERLAND**  
 TELCO PROVIDER:  
 FRONTIER (800) 821-8102

**CALL BEFORE YOU DIG:**  
 (800) 922-4455

**GOVERNING CODES:**  
 2008 CONNECTICUT BUILDING CODE (2003 IBC BASIS)  
 201 - NATIONAL ELECTRIC CODE  
 NFPA 220F

**EASTON**  
**515 MOREHOUSE ROAD**  
**EASTON, CT 06612**

**PERMITTING DOCUMENTS**  
 EASTON  
 515 MOREHOUSE ROAD  
 EASTON, CT 06612

**DESIGN TYPE:**  
 RAW LAND

**REVIEWS:**  
 REV1: 10/20/16 FOR SERVICE B/C  
 REV2:  
 REV3:  
 REV4:  
 REV5:

**APPROVALS:**  
 APT FILING NUMBER: CT-254-190  
 APT DRAWING NUMBER: CT-254.1.1  
 DRAWN BY: RZB  
 CHECKED BY: SMC  
 DATE: 05/02/16

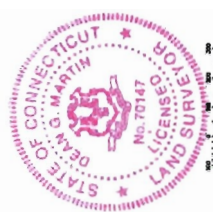
**SHEET NUMBER:**  
**T-1**

**TITLE SHEET & INDEX**



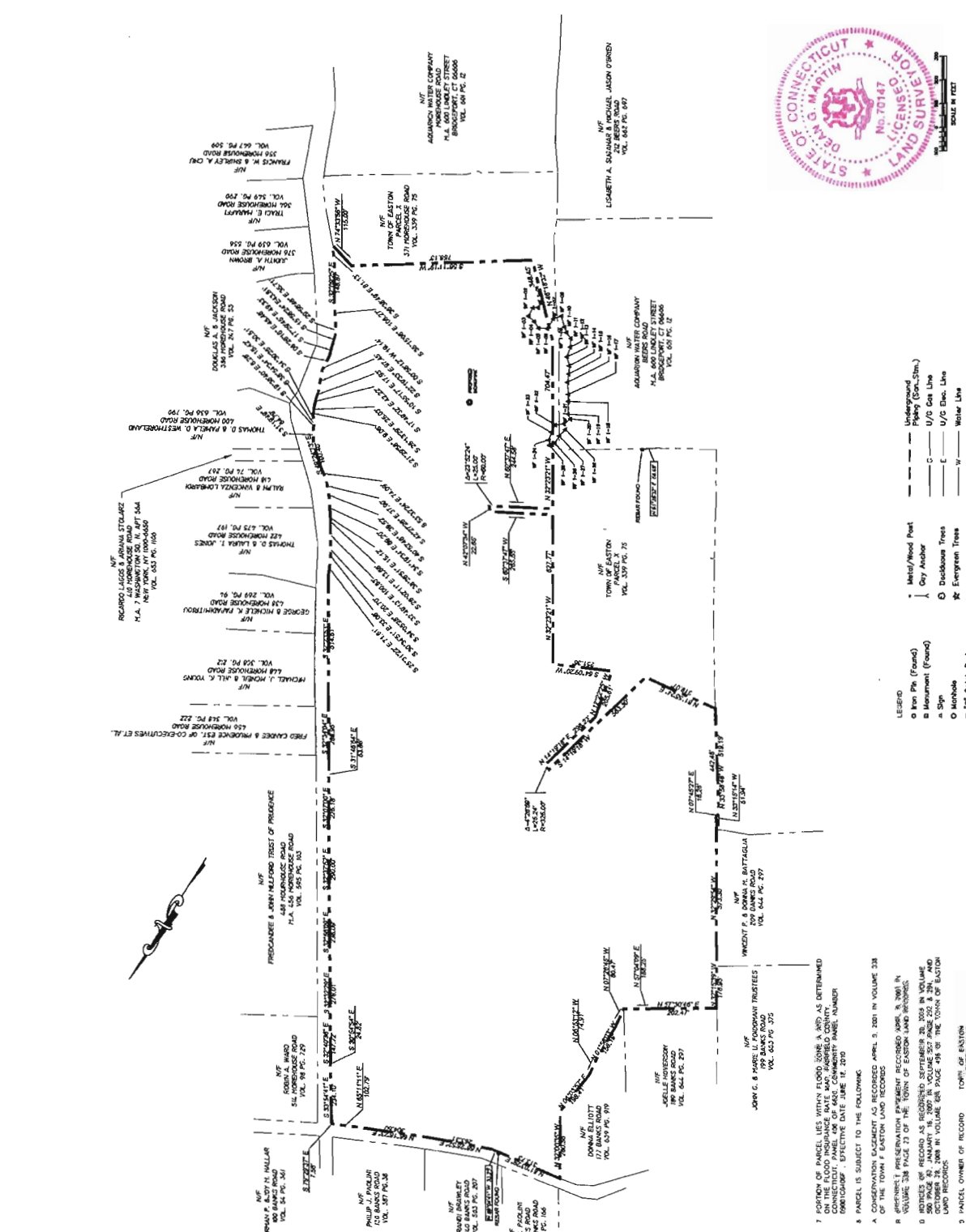
TOPOGRAPHIC SURVEY  
 ON PORTION OF PROPERTY OF  
 THE TOWN OF EASTON  
 515 MOREHOUSE ROAD  
 EASTON CONNECTICUT

MARTIN SURVEYING ASSOCIATES, LLC  
 144 NORTH ROAD, WASHINGTON, CT 06097  
 860-431-8128  
 831-SURVEX.COM



I, G. MARTIN, LICENSE NO. 70147, STATE OF CONNECTICUT, LICENSED SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE PROFESSIONAL SURVEYORS SOCIETY OF CONNECTICUT.

DATE: 6/1/2015  
 SCALE: 1"=200'



- LEGEND
- o Iron Pin (Found)
  - o Iron Anchor
  - o Dashed Line (Found)
  - a Sign
  - o Monohole
  - o "C" Catch Bolt
  - o "C-L" Catch Bolt
  - o Metal/Wood Post
  - o City Anchor
  - o Dashed Line (Found)
  - o Monohole
  - o "C" Catch Bolt
  - o "C-L" Catch Bolt
  - o Underlayment
  - o Poly (See Plan)
  - o U/S Gas Line
  - o U/S Elec. Line
  - o Sewer Line
  - o Overhead Utilities
  - o U/S Trail Line
  - o Chain Link Fence
  - o Tree Line
  - o Stone Wall

MAP NOTES

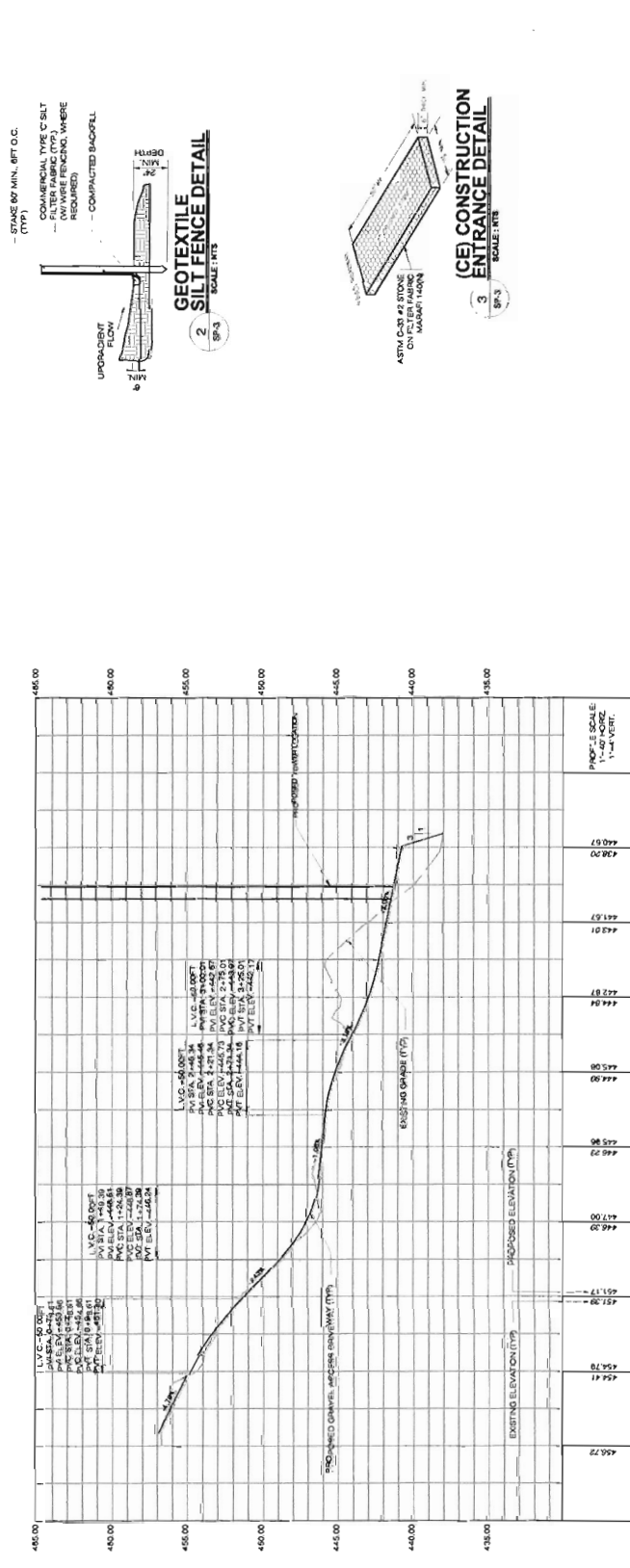
1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-20A-1 AND 20-20A-2, AND THE STATE OF CONNECTICUT, AS ADOPTED BY THE PROFESSIONAL SURVEYORS SOCIETY OF CONNECTICUT, AND IN ACCORDANCE WITH THE BYLAWS AND REGULATIONS OF THE PROFESSIONAL SURVEYORS SOCIETY OF CONNECTICUT.
2. THIS SURVEY WAS PERFORMED AND THE MAPS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF A TOPOGRAPHIC SURVEY.
3. THE PROPERTY LINE BEREFT HEREON WAS PREPARED FROM RECORD RECORDS, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER FACTS AS SUB SURVEYS MAY DEVELOPE.
4. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE ELEVATION AND BEARINGS FROM THE NORTH AMERICAN DATUM, 1983, AS DETERMINED USING GEOID 19M CONVERSION. THE BEARINGS AND DISTANCES WERE MEASURED AND CALCULATED ON APRIL 24, 2014 USING CITY ACTION NETWORK (CANTN) BASED UPON THE FOLLOWING VALUES:  
 LATITUDE = 41°02'30.71" N  
 LONGITUDE = 72°51'17.13" W
5. THE HORIZONTAL BOUNDARY CORRESPOND TO A CLASS A-2 ACCURACY THE VERTICAL BOUNDARY CORRESPOND TO A CLASS V-2 ACCURACY THE HORIZONTAL BOUNDARY CORRESPOND TO A CLASS T-2 ACCURACY ASSOCIATED WITH THE SURVEY.
6. MAP REFERENCES  
 A. "SUBDIVISION AND BOUNDARY SURVEY FOR PROPERTY ON BANKS ROAD, EASTON, CONNECTICUT, SHEETS 142 OF 3, SCALE 1"=100' DATED FEBRUARY 21, 2001  
 B. "SUBDIVISION AND BOUNDARY SURVEY FOR PROPERTY ON BANKS ROAD, EASTON, CONNECTICUT, SHEETS 143 OF 3, SCALE 1"=100' DATED FEBRUARY 21, 2001  
 C. "MAP OF SURVEY OF PROPERTY IN EASTON, CONNECTICUT, ARTHWAL L. CLARK, SCALE 1"=100', DATED JULY 18, 1951, BY GREGORY H. PERLOW  
 D. "PROPERTY MAP #717 & #221 BEERS ROAD EASTON, CONNECTICUT, SHEETS 144 OF 3, SCALE 1"=100' DATED DECEMBER 28, 1981, BY ANDREW SMITH, JR.  
 E. "SUBDIVISION AND BOUNDARY SURVEY FOR PROPERTY ON BANKS ROAD, EASTON, CONNECTICUT, SHEETS 145 OF 3, SCALE 1"=100' DATED FEBRUARY 21, 2001  
 F. "MAP OF PROPERTY PREPARED FOR EDWIN V. GREGORIS & JACQUELINE CASTER, EASTON, CONNECTICUT, SHEETS 146 OF 3, SCALE 1"=100' DATED OCTOBER 21, 1977, BY CLEMENT J. WOODRUFF



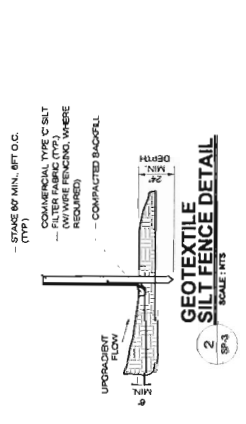




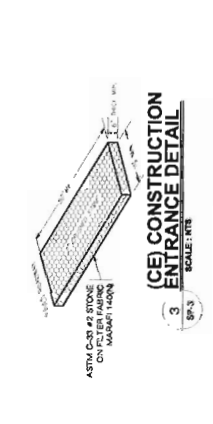




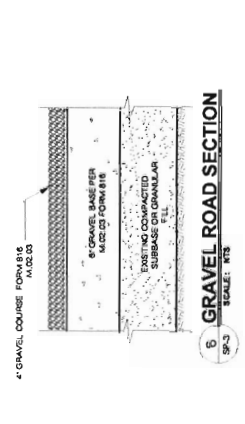
**1 PROPOSED GRAVEL ACCESS DRIVEWAY PROFILE**  
 SCALE: 1" = 4'-0" VERTICAL



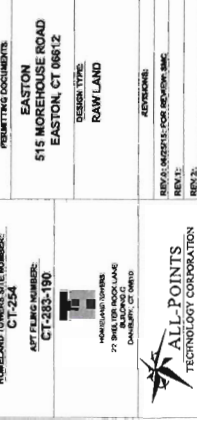
**2 GEOTEXTILE SILT FENCE DETAIL**  
 SCALE: 1" = 1'-0" HORIZONTAL



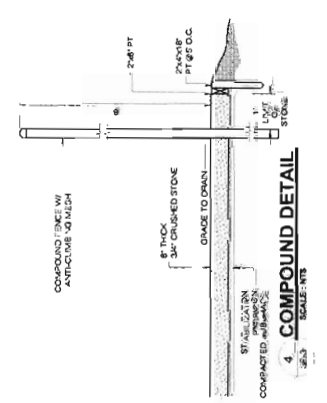
**3 (ICE) CONSTRUCTION ENTRANCE DETAIL**  
 SCALE: 1" = 1'-0" HORIZONTAL



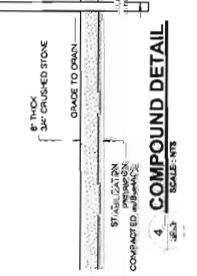
**4 GRAVEL COURSE FOR 18\"/>
 SCALE: 1" = 1'-0" HORIZONTAL**



**5 TYPICAL ROAD CROSS SECTION**  
 SCALE: 1" = 4'-0" VERTICAL



**6 GRAVEL ROAD SECTION**  
 SCALE: 1" = 1'-0" HORIZONTAL



**7 COMPOUND DETAIL**  
 SCALE: 1" = 1'-0" HORIZONTAL

**DRIVEWAY PROFILE, DETAILS & NOTES**

PERMITTING DOCUMENTS: EASTON \$15 MOREHOUSE ROAD EASTON, CT 06612

DESIGN TYPE: RAW LAND

PROJECT NUMBER: CT-254

DATE: 08/20/15

SCALE: AS NOTED

CHECKED BY: SMC

DATE: 08/20/15

SHEET NUMBER: SP-3

PERMITS/TOWERS/SITE NUMBER: CT-254

DESIGNER: EASTON \$15 MOREHOUSE ROAD EASTON, CT 06612

RAW LAND

REVISIONS:

REV: 1: 08/20/15 FOR REVIEW: SMC

REV: 2:

REV: 3:

REV: 4:

ALL-POINTS TECHNOLOGY CORPORATION

1 SANDLERBORE DRIVE WILMINGTON, CT 06497

PHONE: (860) 445-1107 FAX: (860) 445-9351

WWW.ALLPOINTSINC.COM



Photo 1: View of Proposed compound area, looking south.



Photo 2: View of Proposed compound area, looking west.



Photo 3: View of Proposed compound area, looking east.

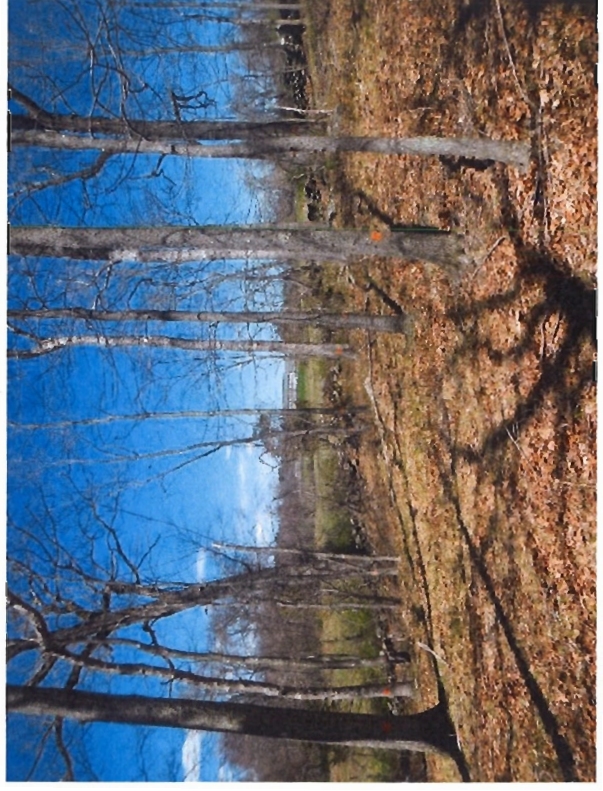


Photo 4: View of Proposed compound area, looking north.



Photo 5: View of proposed access drive following existing gravel access drive, looking south.



Photo 6: View of proposed access drive following existing gravel access drive, looking south.