

# **LEBANON CENTER**

**917 Exeter Road  
Lebanon, Connecticut**

Description of Proposed Cell Site

Cellco Partnership d/b/a Verizon Wireless  
99 East River Drive  
East Hartford, CT 06108

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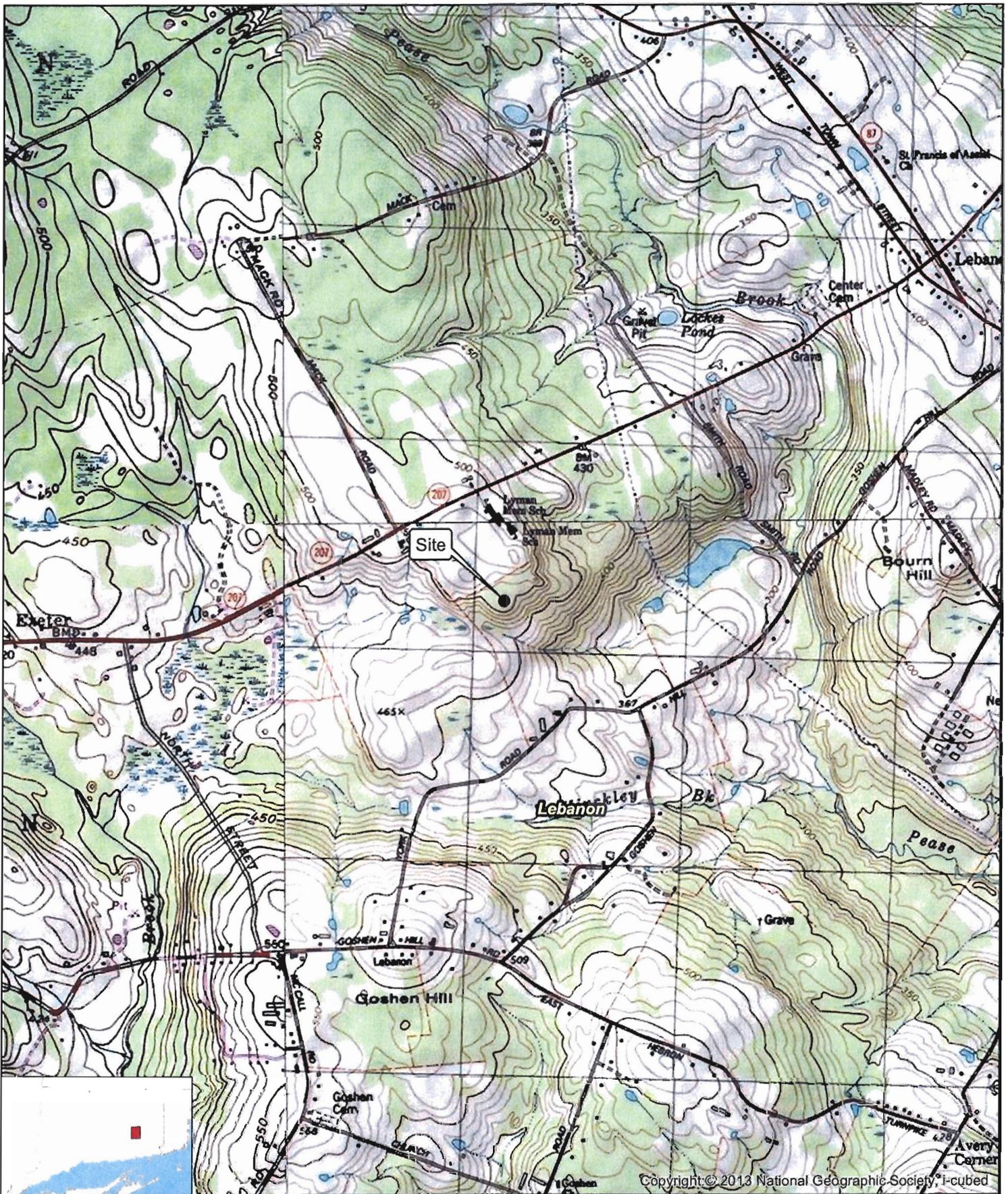
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SITE NAME: LEBANON CENTER – 917 EXETER ROAD, LEBANON, CT

GENERAL CELL SITE DESCRIPTION

The proposed Lebanon Center cell site would be located in the southerly portion of an approximately 38.17 acre parcel owned by the Town of Lebanon, and home to the Lyman Memorial High School. The facility would consist of a 150-foot telecommunications tower and a steel equipment platform with a canopy roof located within a 50' x 50' fenced compound and 100' x 100' leased area. Cellco will install equipment cabinets on the platform. Cellco will also install a propane-fueled back-up generator and a 1,000 gallon propane tank within the fenced compound, near the base of the tower.

Cellco would attach up to twelve (12) antennas and nine (9) remote radio heads to a square antenna platform at a centerline height of 140 feet above ground level. Municipal emergency service antennas will extend off the top of the tower. Vehicular access to the facility would extend from Exeter Road over an existing paved driveway and parking areas a distance of approximately 2,100 feet, then over a new gravel driveway extension of approximately 325 feet to the facility compound. Utility service would also extend from existing service at the Lyman Memorial High School.



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**Legend**

- Site
- Municipal Boundary

**Map Notes:**  
 Base Map Source: USGS 7.5 Minute Topographic  
 Quadrangle Map, Fitchville, CT (1983)  
 Map Scale: 1:24,000  
 Map Date: September 2017

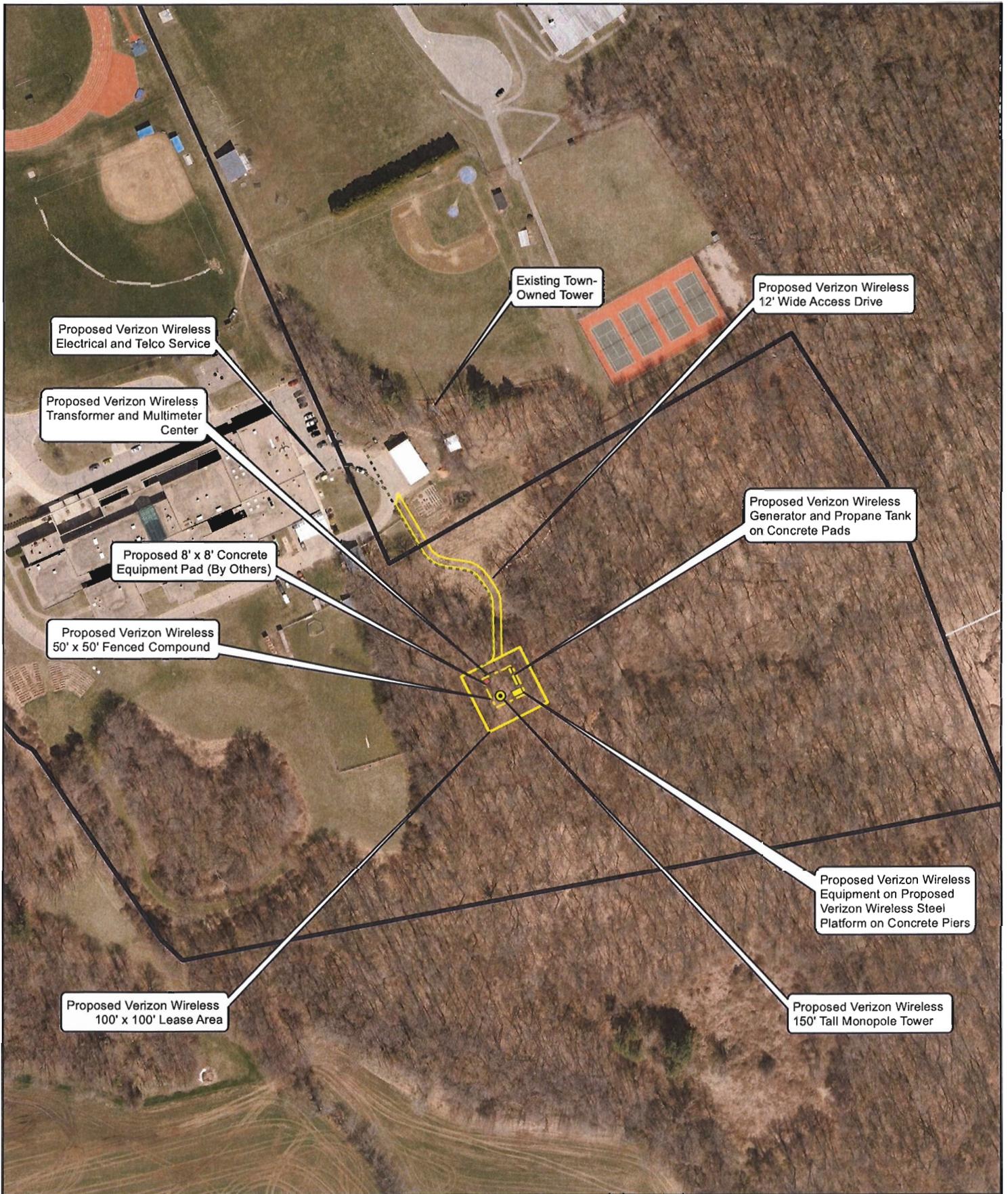
-2-



**Site Location Map**

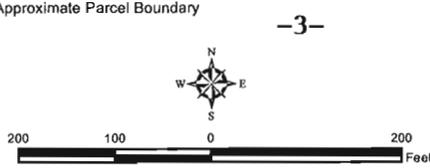
Proposed Wireless  
 Telecommunications Facility  
 Lebanon Center CT  
 917 Exeter Road  
 Lebanon, Connecticut





- Legend**
- Proposed Verizon Wireless Monopole Tower
  - Proposed Verizon Wireless Equipment
  - Proposed Verizon Wireless Lease Area
  - Proposed Verizon Wireless Fenced Compound
  - Proposed Verizon Wireless Access Drive
  - Proposed Verizon Wireless Electrical and Telco Service
  - Proposed Equipment (By Others)
  - Subject Property
  - Approximate Parcel Boundary

**Map Notes:**  
 Base Map Source: CT ECO 2016 Aerial Imagery  
 Map Scale: 1 inch = 200 feet  
 Map Date: November 2017



**Site Schematic**

Proposed Wireless Telecommunications Facility  
 Lebanon Center CT  
 917 Exeter Road  
 Lebanon, Connecticut



## SITE EVALUATION REPORT

SITE NAME: LEBANON CENTER – 917 EXETER ROAD, LEBANON, CT

### I. TOWER LOCATION

- A. COORDINATES: 41°-37'-18.05" N 72°-14'-13.88" W
- B. GROUND ELEVATION: Approximately 506± feet AMSL
- C. U.S.G.S. QUADRANGLE MAP: Willimantic, CT
- D. SITE ADDRESS: 917 Exeter Road, Lebanon, CT 06249
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within ¼ mile of the cell site is in Lebanon's Agriculture (A), Rural Agricultural Residential (RA) and Village Business District (VBD) zoning districts.

### II. DESCRIPTION

- A. SITE SIZE: 50' x 50' Fenced Compound  
100' x 100' Leased Parcel
- B. LESSOR'S PARCEL: Approximately 38.17 acres
- C. TOWER TYPE/HEIGHT: 150' Monopole Tower
- D. SITE TOPOGRAPHY AND SURFACE: Topography in the area slopes down from north to south on the Property. Cellco will utilize a portion of the High School's existing paved driveway, a distance of approximately 2,100 feet and install a new gravel driveway extension, a distance of approximately 325 feet to the cell site. Twelve (12) trees greater than six (6) inch diameter at breast height, will need to be removed. Grading required to construct the access drive or facility compound will be minimal.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower would be located in the southerly portion of an approximately 38.17 acre parcel used for municipal (educational) purposes. Two on-site wetland areas are located approximately 109 feet to the north (Wetland 1) and 107 feet to the northeast (Wetland 2) of the facility compound. A portion of Cellco's gravel access driveway will extend within 26 feet of Wetland 1. No direct impacts to these wetlands are anticipated. One vernal pool feature consisting of a small isolated wetland depression/pocket was also identified within Wetland 2. A

wetland and vernal pool protection plan has been developed and is included as a part of this Application. (See Attachment 11).

- F. LAND USE WITHIN 1/4 MILE OF SITE: The 38.17 acre subject parcel is surrounded by municipal, commercial, residential and agricultural uses. (See Aerial Photograph and U.S.G.S. Topographic Map at pp. 2 and 3).

### III. FACILITIES

- A. POWER COMPANY: Eversource
- B. POWER PROXIMITY TO SITE: Approximately 495 feet to the north of the facility compound near the Lyman Memorial High School.
- C. TELEPHONE COMPANY: Frontier Communications
- D. PHONE SERVICE PROXIMITY: Same as power.
- E. VEHICLE ACCESS TO SITE: Vehicle access to the site would extend from Exeter Road over a portion of the Town's paved driveways and parking areas a distance of approximately 2,100 feet then over a new gravel driveway extension approximately 325 feet, a total distance of approximately 2,425 feet.
- F. CLEARING AND FILL REQUIRED: The total area of disturbance necessary to construct the proposed facility is 17,650 square feet. Twelve (12) trees, larger than 6" diameter at breast height ("dbh") would be removed to develop the proposed facility. Site improvements would require approximately 600 cubic yards (CY) of fill imported to the site and 60 CY and approximately 590 CY of cut required for utility trenching. Approximately 200 CY of broken stone will be needed as surface treatment for the access drive and the facility compound. Detailed construction plans would be developed if this location is approved by the Siting Council.

### IV. LEGAL

- A. PURCHASE  LEASE
  - B. OWNER: Town of Lebanon
  - C. ADDRESS: 917 Exeter Road, Lebanon, CT
- DEED ON FILE AT: Town of Lebanon, CT Land Records

FACILITIES AND EQUIPMENT SPECIFICATION  
(NEW TOWER & EQUIPMENT)

SITE NAME: LEBANON CENTER – 917 EXETER ROAD, LEBANON, CT

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: To be determined

B. TYPE: Self-supporting monopole

C. TOWER HEIGHT: 150'

TOWER DIMENSIONS:     Approx. 50" base  
                                  Approx. 24" top

II. TOWER LOADING:

A. CELLCO EQUIPMENT AT 140-FEET LEVEL:

1. Panel Antennas – Up to twelve (12) Model JAHH-65B

2. Remote Radio Heads (RRHs) – Up to nine (9)  
Three (3) Model B13RRH4x30; three (3) Model B25RRH4x30; and three  
(3) Model B66ARRH4x45

3. GPS Antenna: Attached to the equipment platform canopy

4. Transmission Lines:

a. Two (2) Model: HB158-1-08U8-S8J18 HYBRIFLEX™ fiber  
optic antenna cables inside the monopole

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The towers will be designed in accordance with Electronic Industries Association Standard TIA-222-G “Structural Standards for Steel Antenna Towers and Antenna Support Structures.” The foundation designs would be based on soil conditions at the site. Details for the towers and foundation designs will be provided as a part of the final D&M Plan.

## ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: LEBANON CENTER – 917 EXETER ROAD, LEBANON, CT

### 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. No direct impacts to any lakes, ponds, rivers, streams, wetlands or other regulated bodies of water are anticipated. Cell site equipment used will not discharge any pollutants to area surface or groundwater systems. The facility compound is located approximately 109 feet south of Wetland 1 and approximately 107 feet southwest of Wetland 2. The new gravel access driveway will also extend within approximately 26 feet of Wetland 1. A vernal pool feature consisting of a small isolated wetland pocket/depression was identified within Wetland 2. (See also Attachment 11).

#### B. AIR QUALITY

Under ordinary operating conditions, Cellco's equipment at the Lebanon Center Facility would generate no air emissions. During power outages and periodically for maintenance purposes, Cellco would utilize a propane-fueled generator to provide emergency back-up power to the facility. Cellco's back-up generator will be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management, pursuant to R.C.S.A. § 22a-174-3b.

#### C. LAND

Twelve (12) mature trees (greater than 6" diameter at breast height) and ground-level vegetation will need to be cleared and site grading of the tower compound and access drive will be required. The remaining land of the Lessor would remain unchanged by the construction and operation of the proposed cell site.

#### D. NOISE

The equipment to be in operation at the site after construction would emit no noise of any kind, except for the occasional operation of the back-up generator which would only run when commercial power to the facility is interrupted and periodically for maintenance purposes. Some noise is anticipated during cell site construction.

E. POWER DENSITY

The highest composite (measured and calculated) power density from the Lebanon Center Facility would be 4.66% of the FCC General Population MPE limit. (*See Attachment 14*).

F. VISIBILITY

*See* Visibility Report included as Attachment 9.

# verizon<sup>✓</sup>

## WIRELESS SERVICES FACILITY

### LEBANON CENTER CT 917 EXETER ROAD LEBANON, CT 06249

Cellco Partnership d/b/a

**verizon<sup>✓</sup>**

99 EAST RIVER DRIVE  
EAST HARTFORD, CT 06108

**ALL-POINTS  
TECHNOLOGY CORPORATION**

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

**PERMITTING DOCUMENTS**

NO	DATE	REVISION
0	09/26/17	FOR REVIEW: RCB
1		
2		
3		
4		
5		
6		

**DESIGN PROFESSIONALS OF RECORD**

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

**VERIZON AT  
LEBANON CENTER CT**

SITE 917 EXETER ROAD

ADDRESS: LEBANON, CT 06249

APT FILING NUMBER: NY141NB7950

DRAWN BY: CSH

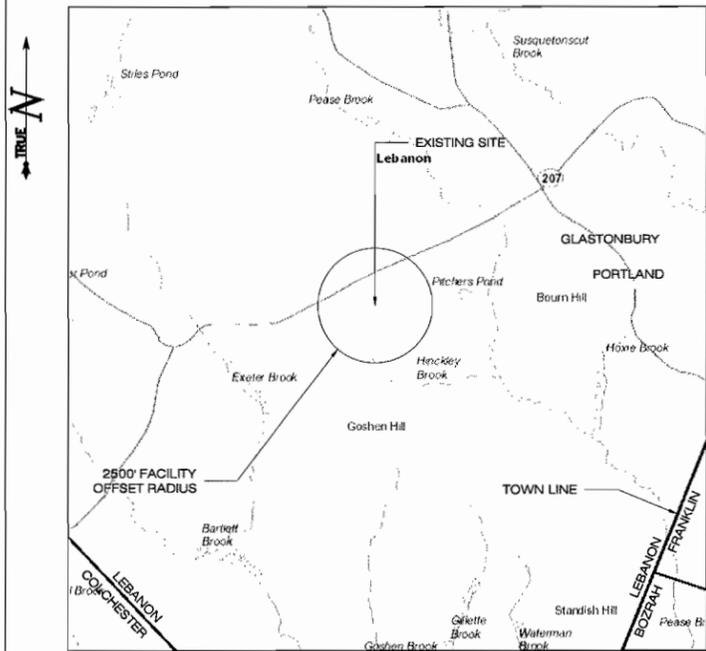
DATE: 09/26/17 CHECKED BY: RCB

SHEET TITLE:

**TITLE SHEET  
& INDEX**

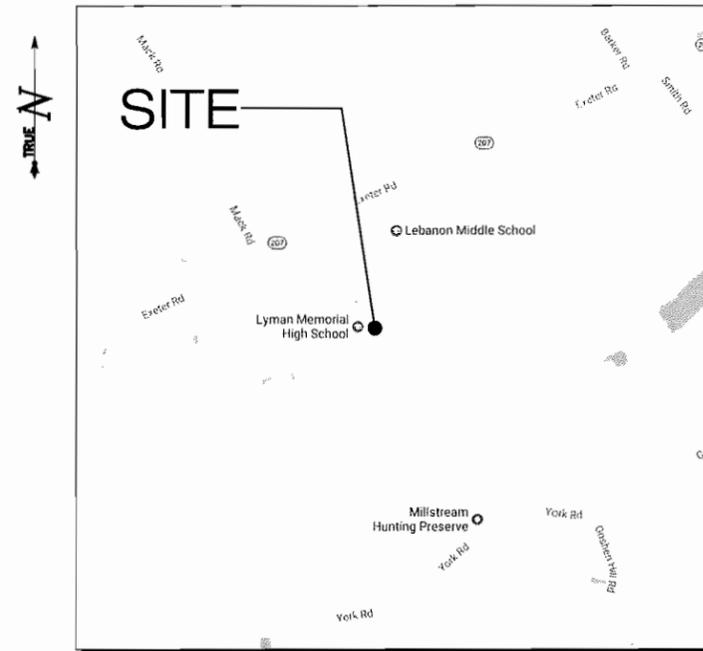
SHEET NUMBER:

**T-1**



**MUNICIPAL NOTIFICATION LIMIT MAP**

SCALE: 1" = 4000'-0"



**VICINITY MAP**

SCALE: 1" = 1000'-0"

**SITE INFORMATION**

SITE TYPE: NEW 150' AGL MONOPOLE

SCOPE OF WORK: PROPOSED RF EQUIPMENT ON NEW 150' AGL MONOPOLE W/ CORRESPONDING GROUND EQUIPMENT WITHIN A PROPOSED 50'x50' FENCED COMPOUND. EXISTING 80' AGL LATTICE TOWER TO BE REMOVED.

SITE NAME: LEBANON CENTER CT

SITE ADDRESS: 917 EXETER ROAD  
LEBANON, CT 06249

ZONING JURISDICTION: CONNECTICUT SITING COUNCIL

COUNTY: WINDHAM

ASSESSOR'S TAX ID#: MAP: 245, LOTS: 13 (917 EXETER ROAD)  
MAP: 245, LOTS: 11 (891 EXETER ROAD)

ZONING DISTRICT: "RA"

LATITUDE: 41° 37' 18.0495" N

LONGITUDE: 72° 14' 13.8816" W

GROUND ELEVATION: 506± AMSL

PROPERTY OWNER: TOWN OF LEBANON  
579 EXETER ROAD  
LEBANON, CT 06249

APPLICANT: CELCO PARTNERSHIP  
d/b/a VERIZON WIRELESS  
99 EAST RIVER DRIVE  
9TH FLOOR  
EAST HARTFORD, CT 06108

LEGAL: ROBINSON & COLE, LLP  
KENNETH C. BALDWIN  
280 TRUMBULL STREET  
HARTFORD, CT 06103

SITE ENGINEER: ALL-POINTS TECHNOLOGY CORP., P.C.  
3 SADDLEBROOK DRIVE  
KILLINGWORTH, CT 06419  
(860) 663-1697

**LIST OF DRAWINGS**

T-1 TITLE SHEET & INDEX

1 OF 2 (OVERVIEW) TOPOGRAPHIC SURVEY

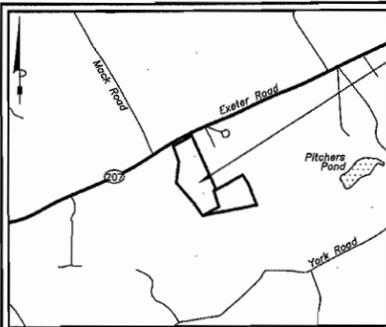
2 OF 2 TOPOGRAPHIC SURVEY

R-1 ABUTTERS MAP

SP-1 PARTIAL SITE PLAN

A-1 COMPOUND PLAN & TOWER ELEVATION

C-1 SITE DETAILS



**Location Map**  
Scale: 1"=2000'

SYMBOL	DESCRIPTION
●	PROPERTY CORNER
○	IP / REBAR
□	MON / MERESTONE
+	BENCH MARK
○	UTILITY POLE
○	UTILITY POLE W/ LIGHT
○	GUY WIRE
○	WELL
○	CATCH BASIN
○	MANHOLE
○	SIGN
○	WOOD POST
○	MONITORING WELL
○	HANDICAPPED
○	WETLANDS FLAG
○	LIGHT POLE
○	YARD LIGHT
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB
○	STUMP
○	HEDGE
○	STONEWALL
○	TREELINE
○	FENCE LINE
○	PROPERTY LINE
○	PROPERTY LINE OTHER
○	OVERHEAD WIRES
○	INDEX CONTOUR
○	INTERMEDIATE CONTOUR
○	ROAD PAINTMARKS
○	BUILDING OVERHANG
○	WETLANDS
○	PLANTED AREA
○	GRAVEL AREA
○	EXISTING BUILDING
○	SPOT ELEVATION
○	NOW OR FORMERLY
○	ELEVATION
○	INVERT
○	E.M. ELECTRIC METER
○	TYPICAL
○	W/ WITH
○	E.O.P. EDGE OF PAVEMENT
○	B.C.L.C. BITUMINOUS CONCRETE LIP CURB
○	F.F. FINISHED FLOOR
○	P.V.C. POLYVINYL CHLORIDE

**Subject Parcel Information**

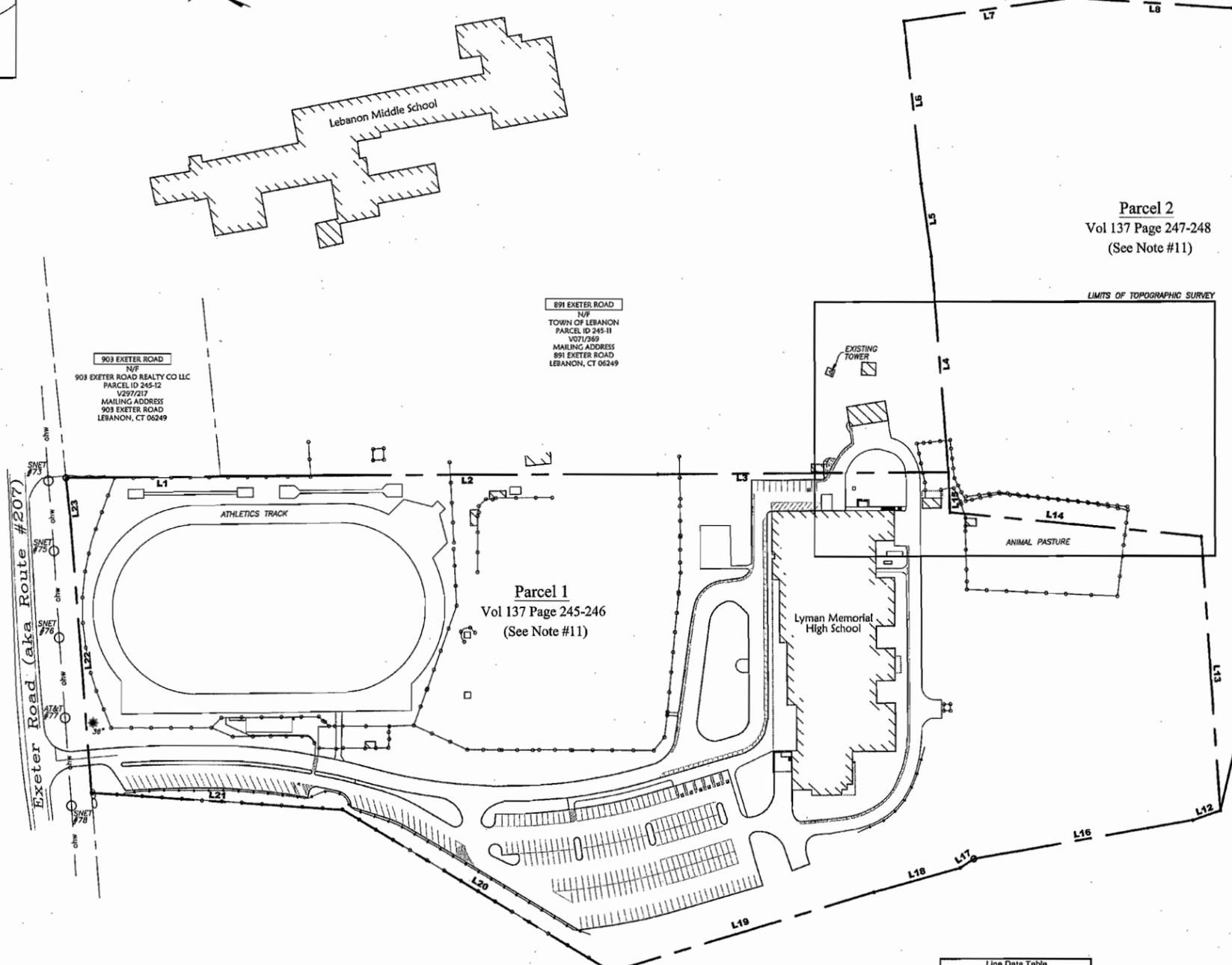
OWNER: THE TOWN OF LEBANON  
 PARCEL ADDRESS: 917 EXETER ROAD LEBANON, CONNECTICUT 06249  
 MAILING ADDRESS: 917 EXETER ROAD LEBANON, CONNECTICUT 06249  
 PARCEL ID: MAP 245 LOT 13  
 DEED: VOLUME 137 PAGE 245 - 248  
 LAND USE ZONE: RURAL AGRICULTURAL RESIDENCE  
 AREA PARCEL 1: 1088997.88 SQ. FT. ± OR 25.00 ACRES ±  
 AREA PARCEL 2: 573790.49 SQ. FT. ± OR 13.17 ACRES ±  
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09D1100D390  
 DATED JULY 18, 2011 (SEE NOTE #7)

**Reference Maps**

- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP EASTERLY TO LEBANON CENTER ROUTE 207 PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED DECEMBER 31, 1936 SCALE 1"=40' DRAWING 70-06 SHEETS 2-4 OF 6
- PROPERTY MAP LAND NOW OR FORMERLY OF HAROLD N. GEER & NORMA H. GEER TO BE COMBINED WITH LAND NOW OR FORMERLY OF THE TOWN OF LEBANON ROUTE 207 LEBANON CONNECTICUT PREPARED BY DECARLO & DOLL INC. DATED MARCH 13, 1989 REVISED THRU SEPTEMBER 19, 1989 SCALE - VARIOUS TOWN CLERK MAPS #992A, #992B, #992C, #992D & #992E
- BOUNDARY LINE RECONFIGURATION PLAN #903 EXETER ROAD PREPARED FOR EDWARD D. KEFFE LEBANON, CONNECTICUT PREPARED BY MESSON, HEADLE & FRIEND DATED AUGUST 20, 2014 SCALE 1"=40' TOWN CLERK MAP #1892
- SITE PLAN & NOTES LEBANON CENTER CT 917 EXETER ROAD LEBANON, CT 06249 PREPARED BY ALL POINTS TECHNOLOGY CORPORATION DATED JANUARY 26, 2017 SCALE 1"=80'

993 EXETER ROAD  
 N/F  
 TOWN OF LEBANON  
 PARCEL ID 252-14  
 V291/128  
 MAILING ADDRESS  
 P.O. BOX 173  
 LEBANON, CT 06249

Number	Direction	Distance
L1	S 24°16'26" E	365.00'
L2	S 23°57'27" E	575.81'
L3	S 24°15'36" E	463.68'
L4	N 61°28'08" E	343.46'
L5	N 58°05'58" E	115.60'
L6	N 60°06'36" E	259.01'
L7	S 31°41'50" E	270.18'
L8	S 20°05'20" E	258.10'
L9	S 20°57'43" E	104.90'
L10	S 22°34'23" E	168.70'
L11	S 79°10'23" W	1295.52'
L12	N 43°27'12" W	48.00'
L13	S 62°07'39" E	435.27'
L14	N 18°23'44" W	402.33'
L15	N 64°10'55" E	64.39'
L16	N 33°54'13" W	354.25'
L17	N 57°09'07" W	26.17'
L18	N 39°35'05" W	141.99'
L19	N 40°38'44" W	438.73'
L20	N 07°20'37" E	500.00'
L21	N 19°45'59" W	399.18'
L22	N 61°37'59" E	427.17'
L23	N 60°16'34" E	73.75'



- Notes**
- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
    - A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
    - B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #2.
    - C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
    - D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM, NORTH AMERICAN DATUM OF 1927 UTILIZING CTGS 4922 & CTGS 4923 WITH THE FOLLOWING PUBLISHED COORDINATES: CTGS 4922 = N:289310.57 E:739637.77 & CTGS 4923 = N:288738.54 E:738469.49
    - E. CONVERTED HORIZONTAL CONTROL INFORMATION FROM NAD 1927 TO NAD 1983 WITH CORPSCON 6.0.1 PROVIDED BY THE US ARMY CORPS OF ENGINEERS
    - F. ELEVATIONS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM, NORTH AMERICAN DATUM OF 1988 UTILIZING CTGS 4923 WITH THE FOLLOWING PUBLISHED ELEVATION: 518.35'
    - G. CONTOUR INTERVAL = 1'
    - H. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY
  - BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
  - THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
  - THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES, P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES, P.C.
  - BASE MAPPING PREPARED BY GESICK & ASSOCIATES, P.C. FROM A 8/14/2017 THRU 8/22/2017 FIELD SURVEYS.
  - INLAND WETLANDS BOUNDARY LIMITS DELINEATED BY MATTHEW GUSTAFSON AND FIELD LOCATED BY GESICK & ASSOCIATES, P.C. 8/22/2017.
  - THE FLOOD ZONE BOUNDARIES SHOWN WERE DERIVED UTILIZING FLOOD INSURANCE RATE MAPS. THE FLOOD ZONE BOUNDARIES WERE DIGITIZED AND ARE TO BE CONSIDERED AS APPROXIMATE ONLY AND FOR INFORMATIONAL PURPOSES ONLY.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
  - TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE
  - UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION
  - TOWN OF LEBANON GIS WEBSITE & ASSESSOR CARD SHOW THIS PROPERTY AS ONE PARCEL, BUT THE DEEDS CALL OUT FOR TWO AS SHOWN IN VOLUME 137 PAGE 245 - 246 & VOLUME 137 PAGE 247 - 248 OF THE TOWN OF LEBANON LAND RECORDS.

**(Overview)**  
Scale: 1"=100'

Thomas L. Geisick, Jr., L.S.  
Reg. No. 18417

To the best of my knowledge and belief this map is correct as shown.

Copies of this survey map shall not be considered to be valid unless certified to be correct by the Surveyor. This map shall run only to the party for whom the Survey is made. The Surveyor is not responsible for any errors or omissions in this additional information unless the Surveyor is notified in writing of such errors or omissions.

**GESICK & ASSOCIATES, P.C.**  
 SURVEYORS & MAPPERS & PLANNERS  
 19 CEDAR ISLAND AVE.  
 CLINTON, CONNECTICUT 06413  
 OFFICE: 860-668-7799 FAX: 860-669-5833  
 www.gesicksurveyors.com

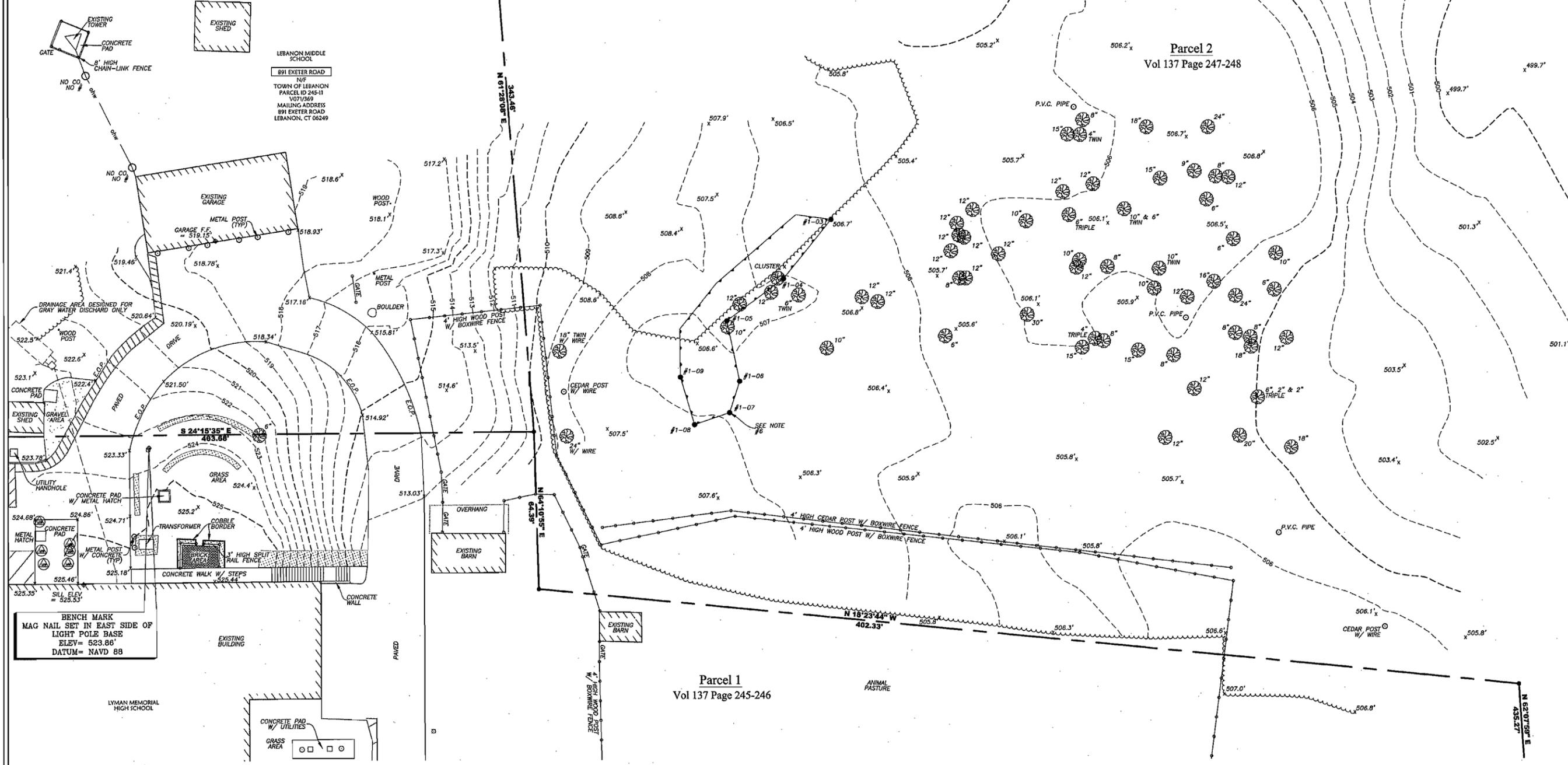
**Topographic Survey**  
 (Partial)  
 of  
 917 Exeter Road (aka Route #207)  
 Lebanon, Connecticut  
 Prepared for  
 All-Points Technology Corporation, P.C.

Revisions
8/29/17-Wetlands Updated

Date: August 28, 2017  
 Drawing: 17-122b  
 Drawn: P.H.  
 Sheet: 1 OF 2

**Legend**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	PROPERTY CORNER	□	LIGHT POLE	---	ROAD PAINTMARKS
○	IP / REBAR	⊗	YARD LIGHT	---	BUILDING OVERHANG
□	MON / MERESTONE	⊗	DECIDUOUS TREE	▨	PLANTED AREA
⊕	BENCH MARK	⊗	CONIFEROUS TREE	▨	GRAVEL AREA
⊕	UTILITY POLE	⊗	SHRUB	▨	EXISTING BUILDING
⊕	UTILITY POLE W/ LIGHT	⊗	STUMP	X.X'	SPOT ELEVATION
⊕	GUY WIRE	⊗	HEDGE	N/F	NOW OR FORMERLY
●	WELL	⊗	STONEWALL	ELEV / EL	ELEVATION
□	CATCH BASIN	⊗	TREELINE	INV	INVERT
○	MANHOLE	⊗	FENCE LINE	E.M.	ELECTRIC METER
⊕	SIGN	---	PROPERTY LINE (TYP)	TYPICAL	
○	WOOD POST	---	PROPERTY LINE OTHER	W/	WITH
⊕	MONITORING WELL	---	OVERHEAD WIRES	E.O.P.	EDGE OF PAVEMENT
⊕	HANDICAPPED	---	INDEX CONTOUR	B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
⊕	WETLANDS FLAG	---	INTERMEDIATE CONTOUR	F.F.	FINISHED FLOOR
		---	WETLANDS	P.V.C.	POLYVINYL CHLORIDE



BENCH MARK  
MAG NAIL SET IN EAST SIDE OF  
LIGHT POLE BASE  
ELEV = 523.86'  
DATUM = NAVD 88

LEBANON MIDDLE SCHOOL  
891 EXETER ROAD  
N/F  
TOWN OF LEBANON  
PARCEL ID 245-11  
V071369  
MAILING ADDRESS  
891 EXETER ROAD  
LEBANON, CT 06249

Parcel 1  
Vol 137 Page 245-246

Parcel 2  
Vol 137 Page 247-248



Copies of this survey map showing the location of all monuments and bearings thereon shall not be considered to be valid unless accompanied by a copy of this map. The additional parties listed herein are not intended to be additional parties to this survey. The additional parties listed herein are not intended to be additional parties to this survey. The additional parties listed herein are not intended to be additional parties to this survey.

To the best of my knowledge and belief this map is true and correct in accordance with the provisions of the Surveyors' and Mappers' and Planners' Act, Chapter 54-207, Connecticut General Statutes.

**GESICK & ASSOCIATES, P.C.**  
SURVEYORS & MAPPERS & PLANNERS  
19 CEDAR ISLAND AVE.  
CLINTON, CONNECTICUT 06413  
OFFICE: 860-669-7799 FAX: 860-669-6633  
www.gesicksurveyors.com

**Topographic Survey**  
(Partial)  
of  
917 Exeter Road (aka Route #207)  
Lebanon, Connecticut  
Prepared for  
All-Points Technology Corporation, P.C.

Revisions  
8/29/17, Wetlands Updated  
  
Date: August 28, 2017  
Drawing: 17-122b  
Drawn: P.H.  
Sheet  
**2 OF 2**

(Detail View)  
Scale: 1"=20'  
0 10 20 40

For Reference Maps & Notes See Sheet 1 of 2

**PERMITTING DOCUMENTS**

NO	DATE	REVISION
0	09/26/17	FOR REVIEW: RCB
1		
2		
3		
4		
5		
6		

**DESIGN PROFESSIONALS OF RECORD**

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

**VERIZON AT  
LEBANON CENTER CT**

SITE: 917 EXETER ROAD  
ADDRESS: LEBANON, CT 06249

APT FILING NUMBER: NY141NB7950

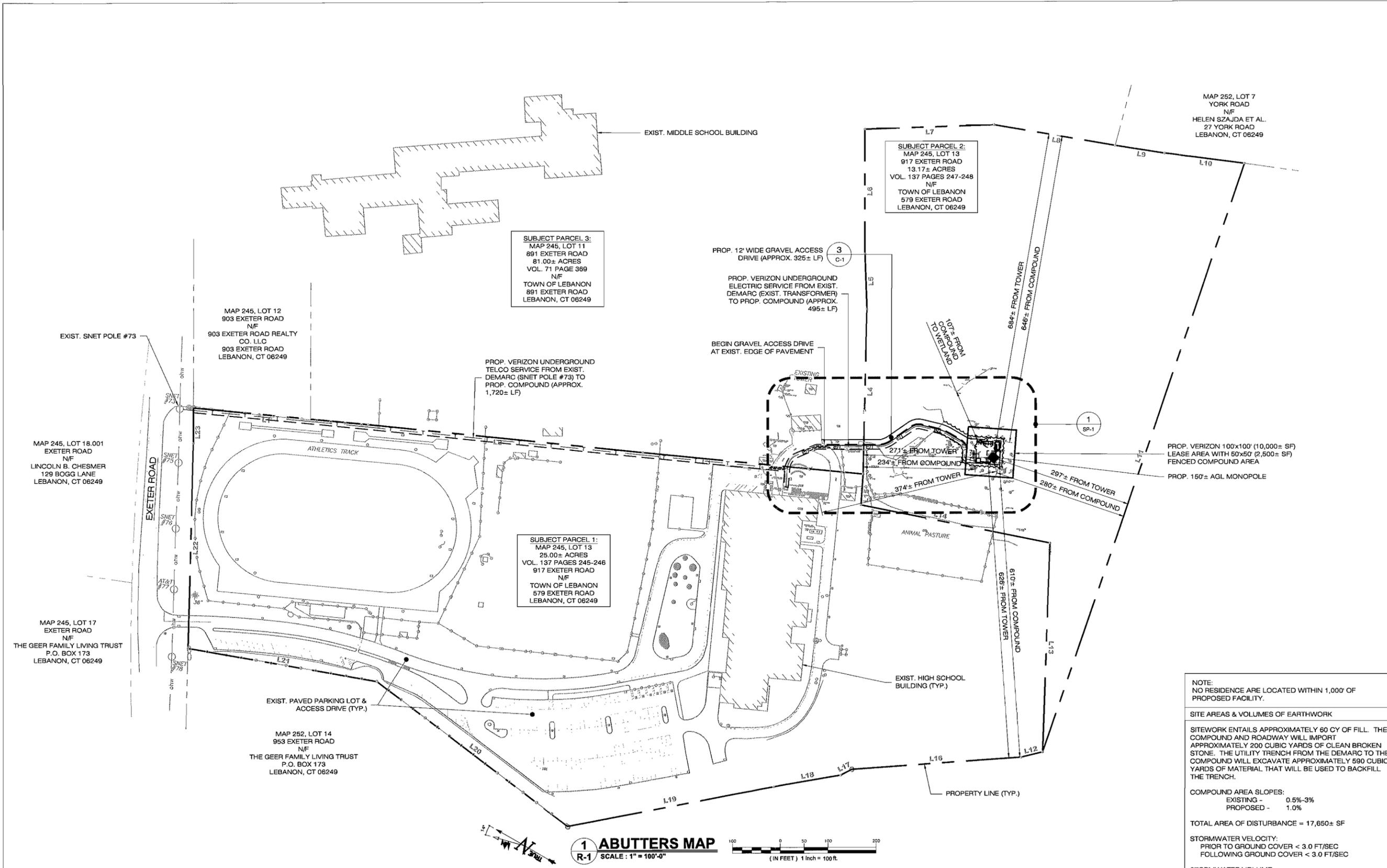
DATE: 09/26/17  
DRAWN BY: CSH  
CHECKED BY: RCB

**SHEET TITLE:**

**ABUTTERS  
MAP**

**SHEET NUMBER:**

**R-1**



NOTE:  
NO RESIDENCE ARE LOCATED WITHIN 1,000' OF PROPOSED FACILITY.

**SITE AREAS & VOLUMES OF EARTHWORK**

SITWORK ENTAILS APPROXIMATELY 60 CY OF FILL. THE COMPOUND AND ROADWAY WILL IMPORT APPROXIMATELY 200 CUBIC YARDS OF CLEAN BROKEN STONE. THE UTILITY TRENCH FROM THE DEMARC TO THE COMPOUND WILL EXCAVATE APPROXIMATELY 590 CUBIC YARDS OF MATERIAL THAT WILL BE USED TO BACKFILL THE TRENCH.

COMPOUND AREA SLOPES:  
EXISTING - 0.5%-3%  
PROPOSED - 1.0%

TOTAL AREA OF DISTURBANCE = 17,650± SF

STORMWATER VELOCITY:  
PRIOR TO GROUND COVER < 3.0 FT/SEC  
FOLLOWING GROUND COVER < 3.0 FT/SEC

STORMWATER VOLUME:  
PROPOSED IMPERVIOUS AREA = 7,380 SF  
WATER QUALITY STD VOLUME (1") = 615 CF  
STORAGE VOLUME (6" DEPTH, 40% VOIDS) = 500 CF

GROUND COVER TO BE ESTABLISHED AS FOLLOWS (U.O.N):  
- WHITE CLOVER @ 0.20#/- SF  
- TALL FESCUE @ 0.45#/- SF  
- RYEGRASS @ 0.10#/- SF

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

- "TOPOGRAPHIC SURVEY (PARTIAL) OF 917 EXETER ROAD (AKA ROUTE #207), LEBANON, CONNECTICUT, PREPARED FOR ALL-POINTS TECHNOLOGY CORPORATION, P.C.", PREPARED BY GESICK & ASSOCIATES, P.C., SURVEYORS/MAPPERS/PLANNERS, 19 CEDAR ISLAND AVE., CLINTON, CONNECTICUT 06413, OFFICE: (860) 669-7799 FAX: (860) 669-5833, WWW.GESICKSURVEYORS.COM.
- BASE MAPPING SUPPLEMENTED W/ FIELD MEASUREMENTS TAKEN BY ALL-POINTS TECHNOLOGY CORP. ON 04-21-2017.

**1 ABUTTERS MAP**  
SCALE: 1" = 100'-0"  
(IN FEET) 1 inch = 100 ft

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	09/26/17	FOR REVIEW: RCB
1		
2		
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

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ADD: 3 SADDLEBROOK DRIVE  
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VERIZON AT  
LEBANON CENTER CT

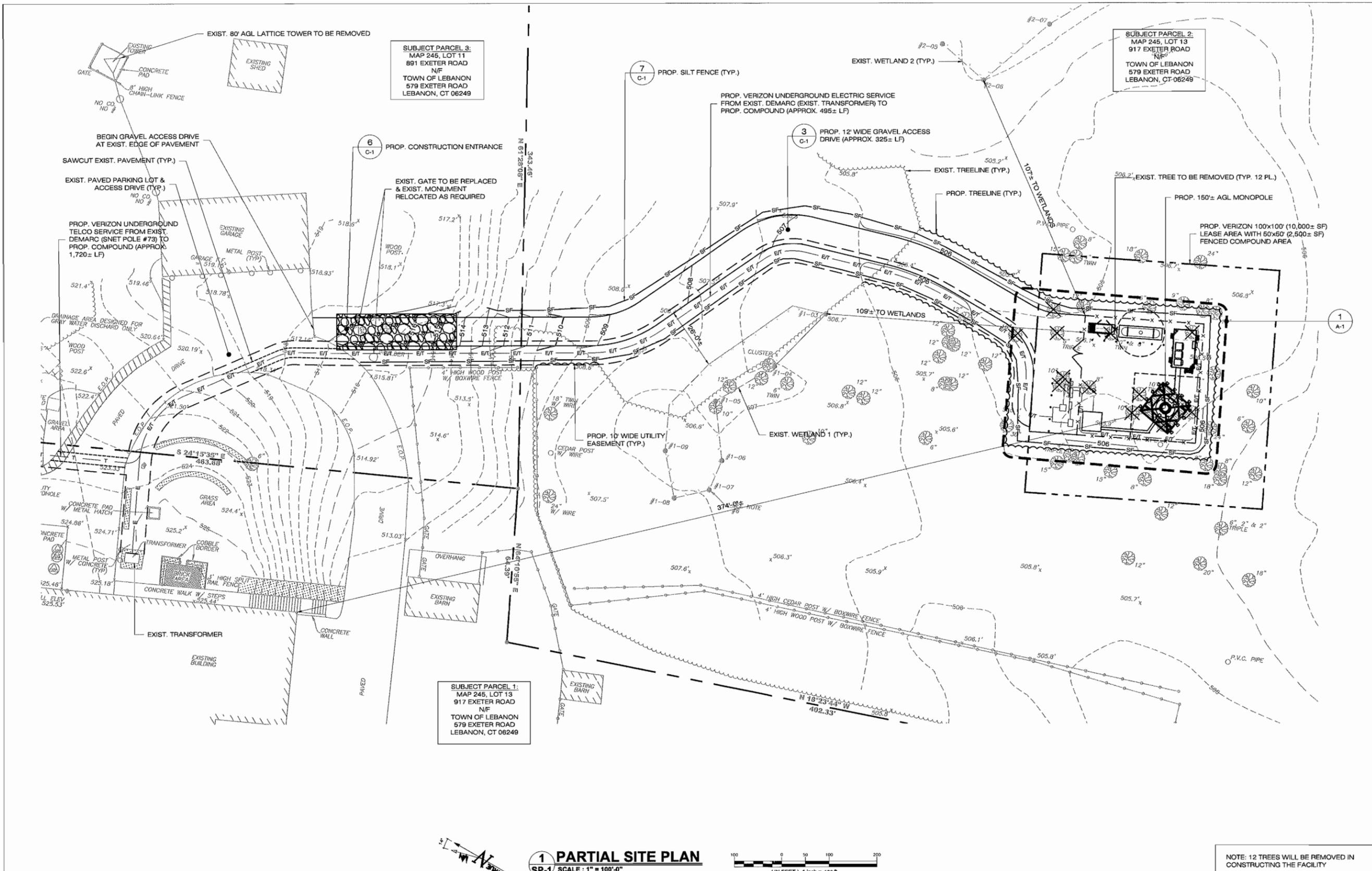
SITE 917 EXETER ROAD  
ADDRESS: LEBANON, CT 06249  
APT FILING NUMBER: NY141NB7950  
DRAWN BY: CSH  
DATE: 09/26/17 CHECKED BY: RCB

SHEET TITLE:

PARTIAL SITE  
PLAN

SHEET NUMBER:

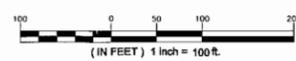
SP-1



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

1. TOPOGRAPHIC SURVEY (PARTIAL) OF 917 EXETER ROAD (AKA ROUTE #207), LEBANON, CONNECTICUT, PREPARED FOR ALL-POINTS TECHNOLOGY CORPORATION, P.C., PREPARED BY GESICK & ASSOCIATES, P.C., SURVEYORS/MAPPERS/PLANNERS, 19 CEDAR ISLAND AVE., CLINTON, CONNECTICUT 06413, OFFICE: (860) 669-7799 FAX: (860) 669-5833, WWW.GESICKSURVEYORS.COM.
2. BASE MAPPING SUPPLEMENTED W/ FIELD MEASUREMENTS TAKEN BY ALL-POINTS TECHNOLOGY CORP. ON 04-21-2017.

1 PARTIAL SITE PLAN  
SP-1 SCALE: 1" = 100'-0"



NOTE: 12 TREES WILL BE REMOVED IN CONSTRUCTING THE FACILITY

ENGINEERING ANALYSIS AND CERTIFICATION

IN ACCORDANCE WITH THE 2016 CONNECTICUT STATE BUILDING CODE AND THE ELECTRONIC INDUSTRIES ASSOCIATION STANDARD EIA/ITA-222-G 'STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORT STRUCTURES' FOR NEW LONDON COUNTY, THE TOWER WOULD BE DESIGNED TO WITHSTAND PRESSURES EQUIVALENT TO A MAXIMUM 143 MPH ULTIMATE BASIC WIND SPEED EQUIVALENT TO 110 MPH NOMINAL BASIC WIND SPEED. THE FOUNDATION DESIGN WOULD BE BASED ON SOIL CONDITIONS AT THE SITE.

**PERMITTING DOCUMENTS**

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**VERIZON AT  
LEBANON CENTER CT**

SITE ADDRESS: 917 EXETER ROAD  
LEBANON, CT 06249

APT FILING NUMBER: NY141NB7950

DRAWN BY: CSH

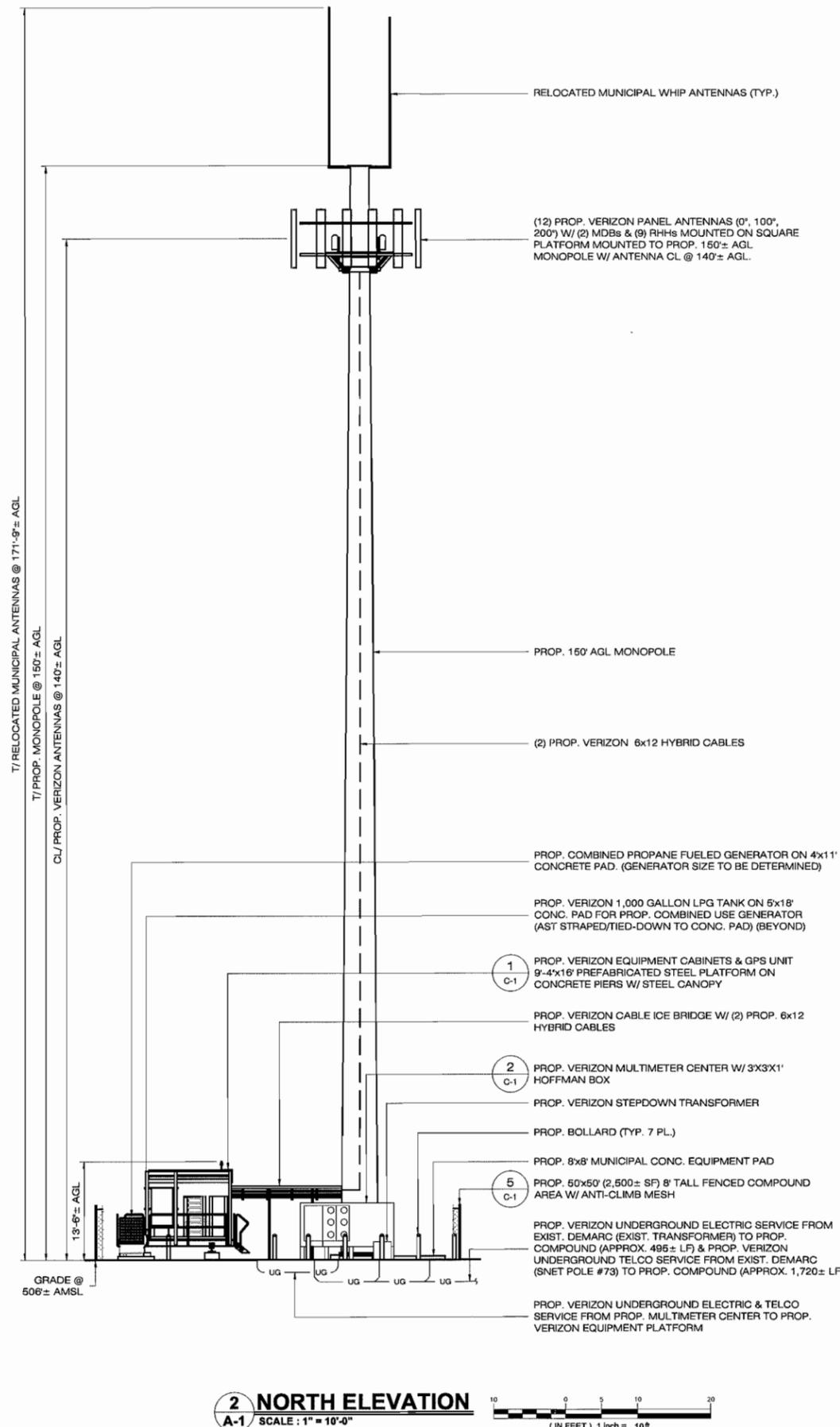
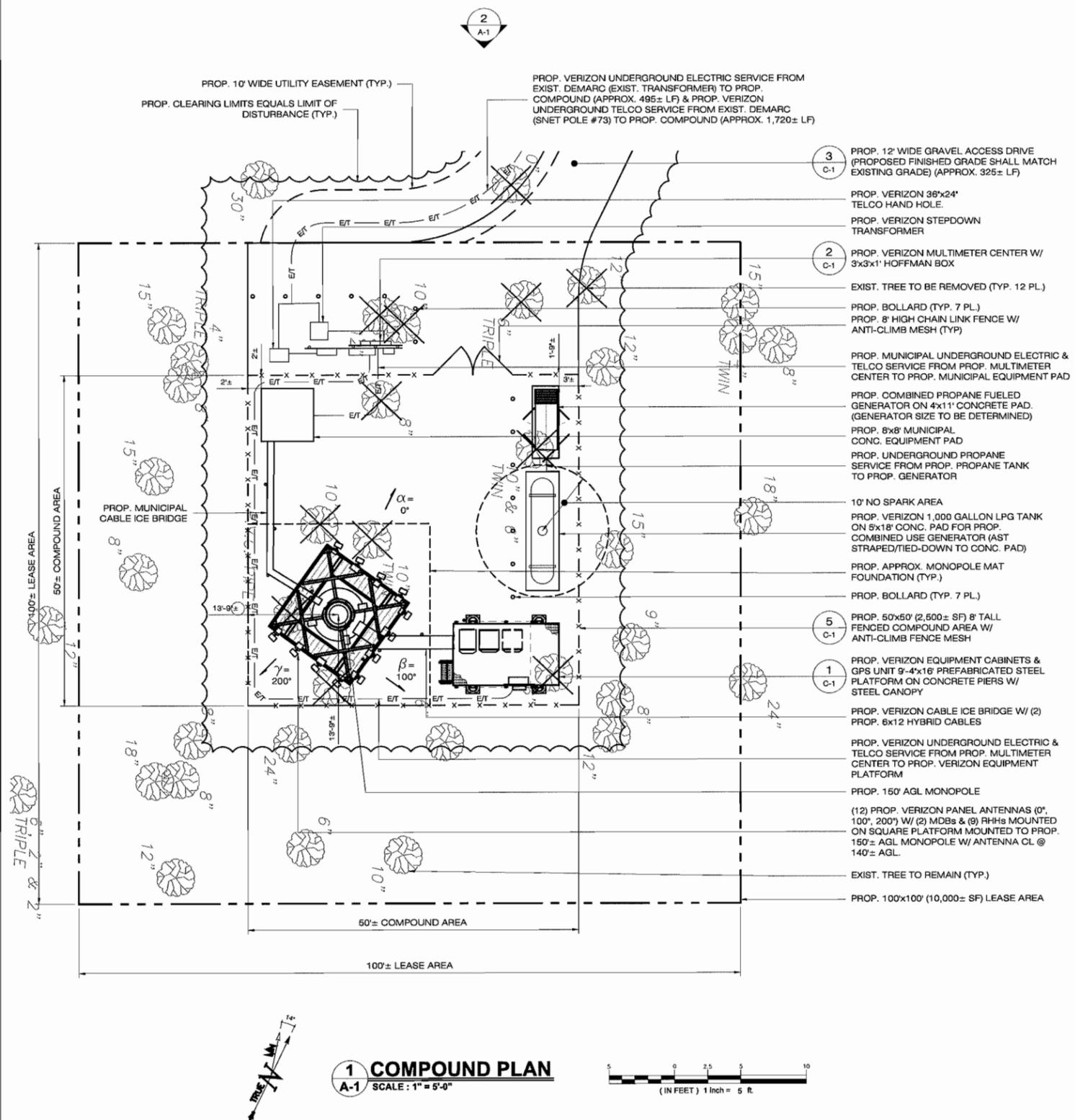
DATE: 09/26/17 CHECKED BY: RCB

**SHEET TITLE:**

**COMPOUND PLAN &  
TOWER ELEVATION**

**SHEET NUMBER:**

**A-1**



PERMITTING DOCUMENTS

NO	DATE	REVISION
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VERIZON AT  
LEBANON CENTER CT

SITE 917 EXETER ROAD

ADDRESS: LEBANON, CT 06249

APT FILING NUMBER: NY141NB7950

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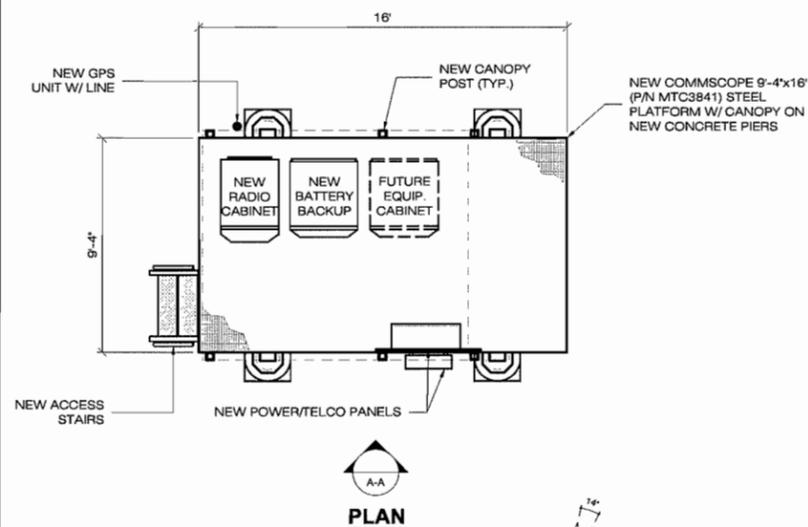
DATE: 09/26/17 CHECKED BY: RCB

SHEET TITLE:

SITE DETAILS

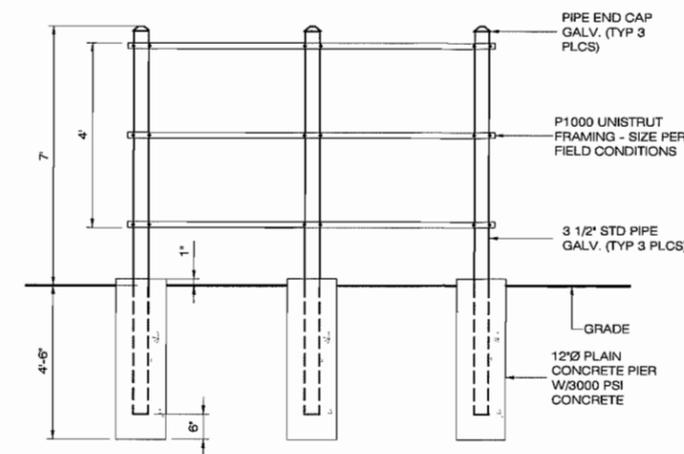
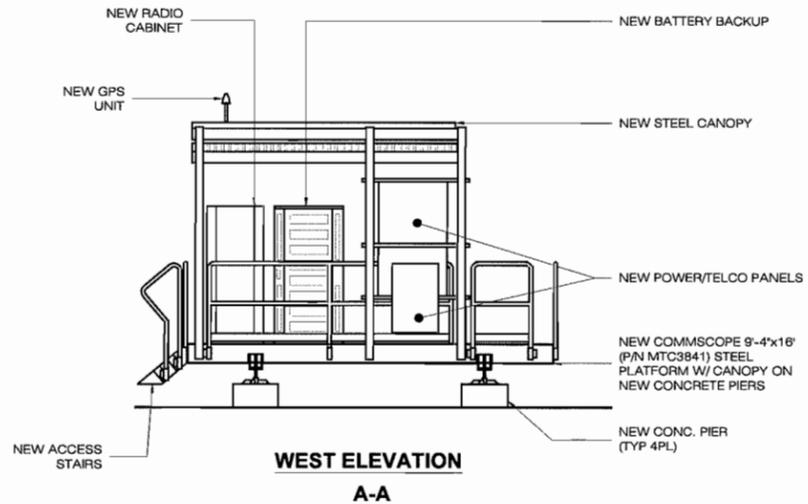
SHEET NUMBER:

C-1



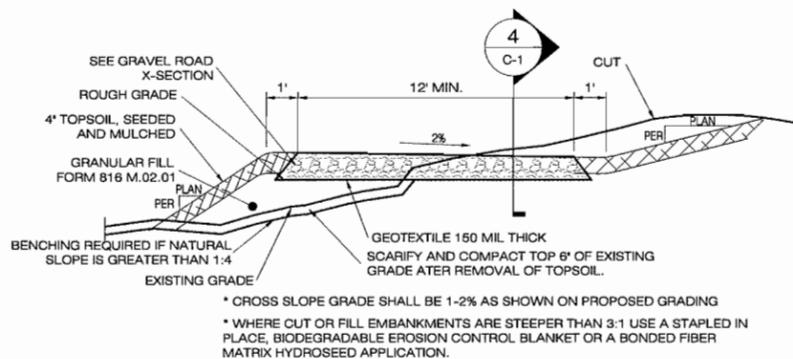
1 EQUIPMENT PLATFORM

C-1 SCALE: 1/4" = 1'-0"



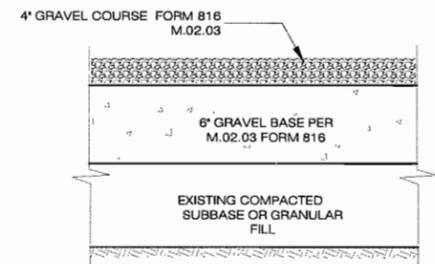
2 UTILITY BACKBOARD DETAIL

C-1 SCALE: NTS



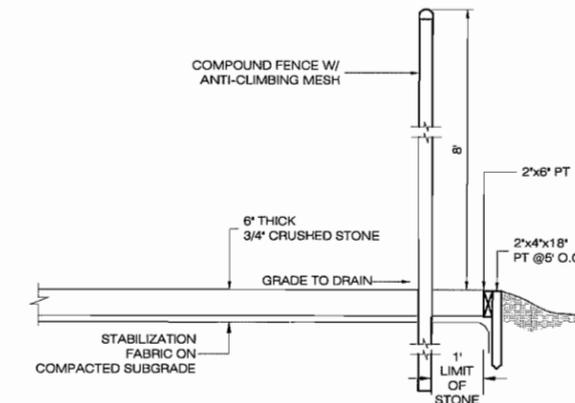
3 TYPICAL ROAD CROSS SECTION

C-1 SCALE: NTS



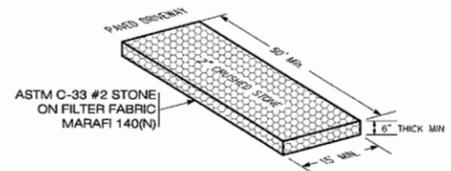
4 GRAVEL ROAD SECTION

C-1 SCALE: NTS



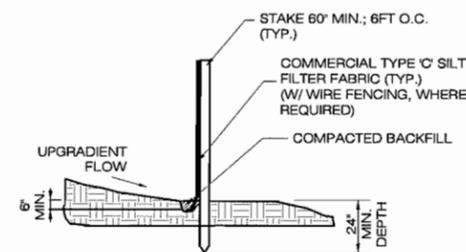
5 COMPOUND DETAIL

C-1 SCALE: NTS



6 (CE) CONSTRUCTION ENTRANCE DETAIL

C-1 SCALE: NTS



7 GEOTEXTILE SILT FENCE DETAIL

C-1 SCALE: NTS