

Application for Conditional Use and Telecommunications Facility - Alternative Site

Applicant: **Vermont RSA Limited Partnership and Cellco Partnership, both d/b/a Verizon Wireless ("Verizon Wireless")
c/o Brian J. Sullivan, Esq.
Murphy Sullivan Kronk
275 College Street
Burlington, VT 05401
Tel: (802) 861-7000, Fax: (802) 861-7007
BSullivan@mskvt.com**

Landowner: **Summit Ventures NE, LLC
c/o Jason Lisai, Vice President
Planning/Development
Sugarbush Resort
1840 Sugarbush Access Road
Warren, VT 05674
Tel: (802) 583-6570, x6824**

PROJECT DESCRIPTION

The Project involves the construction of an approximately 100' above ground level ("AGL") telecommunication tower ("monopole"), the mounting of nine (9) panel antennas, which will extend approximately 3' above the top of the monopole for a total height of 103' AGL; and the installation of a Verizon Wireless equipment shelter adjacent to the monopole (see **Exhibit 1**, Drawings, **Exhibit 2**, Photographic Simulations). This proposed location is approximately 300' northwest of the originally submitted site and was moved to address comments made by neighboring landowners. Those landowners now support the application.

The communications "compound," which will be located approximately 200' northwest of Village Run Trail within the Sugarbush resort area, will measure 50' by 50' and be situated on land owned by Summit Ventures NE, LLC. The compound will be enclosed by an 8' high chain linked fence, topped with 1' of barbed wire, and will be maintained with a landscape fabric covered with a crushed stone surface. A block retaining wall or stepped ledge, depending on site conditions, will be installed around the fenced compound.

A 12' wide by 24' long prefabricated equipment shelter (**Exhibit 3**)¹, which will also house a propane-fueled emergency generator (**Exhibit 4**), will be installed near the base of the monopole. A 5' x 12' concrete pad, on which the 1000 gallon propane tank will be located, will be installed approximately 10' southwest of the equipment shelter.

¹ The equipment shelter specifications indicate the standard 12' x 30' dimensions; however, the actual size depends on the on-site conditions. At this particular site, the equipment shelter's dimensions will be approximately 12' wide by 24' long.

An approximately 35' long access road, traveling southwest off of an existing woods road, will provide access to the site. The existing woods road to the site is approximately 360' long. It travels in a northwesterly direction and begins where Village Run Trail changes direction to the southwest. The travel portion of the woods road and access drive will be approximately 12' wide and graveled.

An array of nine (9) panel antennas, including PCS measuring 71.1" long by 6.6" wide by 5.8" deep, cellular measuring 72.0" long by 10" wide by 8.5" deep, and Long Term Evolution ("LTE") measuring 71.0" long by 11.2" wide by 4.5" deep (**Exhibit 5**), will be mounted on three (3) t-frames centered at approximately 100' AGL. The antennas will be connected to the equipment shelter by cables running down within the monopole and out across a transmission line bridge.

Underground electrical and telephone service to the Project will extend from the last utility pole on Upper Village Road, which is located approximately 600' southeast of the proposed Project.

Construction of this Project will allow Verizon Wireless to improve coverage in parts of the Town of Warren and within the Sugarbush ski resort. This site will provide the higher level of service needed for public safety, including mountain emergencies as well as those in the covered parts of the Town.

The Project will be unmanned and will not require water or sewer facilities. The monopole is self-supporting so no guy wires are required.

Section 4.17 – Telecommunication Facilities

(A) New or expanded telecommunication facilities . . . may be permitted in designated zoning districts subject to conditions use review . . . and the following provisions:

- (1) A proposal for a new tower shall not be permitted unless it is determined by the DRB that the . . . proposed tower cannot be accommodated on an existing approved tower . . . **As shown previously, there are no existing approved towers in the area that can accommodate the proposed facility. The proposed tower is designed for future co-location.***
- (2) New towers shall be designed to accommodate co-location: **Verizon Wireless proposes to install 9 panel antennas, including PCS, cellular and LTE. The tower, as proposed, will be capable of supporting both whip and panel antennas for at least two additional users.***
- (3) All towers . . . shall be less than 200 feet in height: **The height of the proposed monopole will be 100' AGL. The antennas will be mounted***

- at 100' and, therefore, extend approximately 3' above the top of the monopole, for a total height of approximately 103' AGL.
- (4) *No wireless telecommunication site shall be located within 500 feet of an existing residence: There are no residences located within 500' of the Project. The nearest residence is located approximately 877' south of the compound.*
- (5) *The tower shall be set back from all property lines . . . for a distance equaling their total height: The total height of the tower, including the antennas, will be 103' AGL. The fall-zone is indicated on the permit plans. The distance from the tower to the Green Mountain National Forest property line west of the site is approximately 524', and the south property line is approximately 513'. The distances to the east and north property lines are much greater than those to the west and south.*
- (6) *Tower construction and wiring shall meet all state and federal requirements, including but not limited to FCC requirements for transmissions, emissions and interference. No telecommunication facility shall be located in such a manner that it poses a potential threat to public health or safety. Verizon Wireless is required by federal law to comply with the Maximum Permissible Exposure ("MPE") levels established by the Federal Communications Commission ("FCC"). As the Calculated Radio Frequency Emissions report (Exhibit 6) illustrates, the levels will be well below the MPE levels established by the FCC.*
- (7) *Towers shall be enclosed by security fencing at least 6 feet in height, and shall be equipped with appropriate anti-climbing devices. An 8' high chain link fence with a locked gate, and topped with three strands of barbed wire, will enclose the compound.*
- (8) *New towers shall be sited and designed to minimize their visibility. No tower shall be located on an exposed ridge line or hill top. New or modified towers and antennae shall be designed to blend into the surrounding environment to the greatest extent feasible, through the use of existing vegetation, landscaping and screening, the use of compatible materials and colors, or other camouflaging techniques. The proposed tower will not be located on a ridge line or hill top. The tower and antennas will be painted brown and surrounded by trees, thereby blending into its surroundings and reducing its visual impact. The tower will be self-supporting and without guy wires.*
- (9) *Towers shall not be illuminated by artificial means. The proposed tower is not required by FAA regulations to be illuminated.*
- (10) *The use of any portion of a tower for signs . . . is strictly prohibited. There are three (3) signs proposed at the compound – a yellow sign, measuring approximately 1-1/2' x 2', which will indicate the Verizon*

Wireless site number and provide an emergency telephone number; hazmat warning signs, which will indicate the presence of lead batteries and diesel fuel; and a Caution sign, which will warn of radio frequency fields. These signs are required by the FCC and will be mounted on the exterior of the equipment shelter door or the fencing. Other signs of similar dimensions may also be required by the FCC. However, no signs will be attached to the tower.

- (11) *Access roads, and all accessory utility buildings and structures, shall be designed to aesthetically blend in with the surrounding environment and meet all other minimum requirements for the district in which they are located. Ground-mounted equipment shall be screened from view. Setback, landscaping and screening requirements may be increased as appropriate based on site conditions, and to protect neighboring properties and uses. All utilities . . . shall be underground. An access road, approximately 35' long, traveling southwest off of an existing woods road, will provide access to the site. The existing woods road to the site is approximately 360' long. It travels in a northwesterly direction and begins where Village Run Trail changes direction to the southwest. The travel portion of the woods road and access drive will be approximately 12' wide and graveled. A beige/brown colored 12' by 24' prefabricated equipment shelter (Exhibit 3) will be installed near the base of the monopole within the compound. The prefabricated equipment shelter will be constructed of steel studs, OSB board, and finished with an aggregate earth-tone finish on the exterior. No additional screening has been planned for this site. Underground utilities to the site will run along the side of the ski trail and woods road from the last utility pole on Upper Village Road, which is approximately 600' southeast of the site.*
- (12) *All abandoned or unused towers and associated facilities shall be removed within 12 months of the cessation or operations at the site and the site shall be restored to its original appearance. A copy of the relevant portions of any signed lease which requires the applicant to remove the tower and associated facilities shall be submitted at the time of the application. A bond or other form of surety acceptable to the Select Board may be required to ensure tower removal and site reclamation. **The Lease between Applicant and the Landowner provides that, "Lessee shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of the Agreement, remove its building(s), antenna structure(s) (except footings), equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted."** Exhibit 7 is a copy of the relevant page of that lease.*
- (13) *No tower may be located in the Forest Reserve District east of Route 100. The proposed Project will be located in the Forest Reserve District, but west of Route 100.*

- (B) *In addition to the application requirements set forth in Section 5.2, applications for new towers shall also include the following.*
- (1) *A report from a qualified and licensed professional engineer which describes tower height, construction design and capacity, including cross sections, elevations, potential mounting locations and fall zones. **A report from Thomas F. Boll, P.E, of DuBois & King, Inc., is attached as Exhibit 8. It establishes the height of the proposed monopole and affirms that Verizon Wireless designs its new towers for co-location. However, until the bidding process has been completed and a manufacturer chosen, actual structural plans will not be available.***
 - (2) *Information regarding the availability of existing towers and buildings located within the site search ring for the proposed site, including written documentation for other tower owners within the search ring, that no suitable sites are available. **See Exhibit 6, Response from Albert J. Lanpher, Radiofrequency Engineer for Verizon Wireless, stating that there are no towers or buildings within the site search ring for the proposed site.***
 - (3) *A letter of intent committing the tower owner and his/her successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use. **As stated in the Co-location Commitment Letter (Exhibit 9), Verizon Wireless is committed to co-location.***
 - (4) *Written documentation that the proposed tower shall comply with all requirements of the FCC and the FAA. **See Exhibit 6, Calculated Radio Frequency Emissions report, regarding compliance with the FCC requirements. As the tower will be less than 200' in height, the FAA will not require hazard lighting.***
 - (5) *Any additional information needed to determine compliance with the provisions of these regulations.*
- (C) *Notwithstanding the requirements of Subsection (A), wireless telecommunications equipment to be mounted on existing towers, utility poles, ski lifts, or other structures may be permitted by the Administrative Officer . . . **Not Applicable.***
- (D) *The following are specifically exempt. **Not Applicable.***

Section 5.3 – Conditional Use Standards

(A) *General Standards.*

- (1) *The Capacity Of Existing And Planned Community Facilities or Services.* **The proposed facility will have no adverse effect on the Town's existing or planned facilities or services, including without limitation, police, fire, schools, water, sewer and roads. It is anticipated, however, that the site will improve public service due to the availability of improved communications. The Project does not require water or sewer services; it is unmanned; the equipment shelter is fireproof and silently alarmed to a Verizon Wireless central facility; it will be visited approximately once a month for routine maintenance visits, and only more frequently in the event of an emergency.**
- (2) *Character Of Neighborhood or Area Affected.* **The proposed monopole will not be located within an open area or on a ridge. Rather, it will be located in a wooded area and, from some viewpoints, blends into the wooded area in which it will be located. Both the monopole and the antennas will be painted brown. Neither the lower portion of the monopole, nor the equipment shelter and cable bridge, will be visible from public roads due to existing tree cover (Exhibit 2).**
- (3) *Traffic On The Roads And Highways In The Vicinity.* **The proposed facility will have no effect on the capacity of roads and highways in the vicinity. The facility is unmanned and, after construction, will be visited approximately once a month for routine maintenance visits, and only more frequently in the event of an emergency.**
- (4) *Bylaws and Ordinances Then In Effect.* **The proposed Project complies with all Town bylaws in effect, as detailed below and by the materials being submitted as exhibits to this application.**
- (5) *The Utilization Of Renewable Energy Resources.* **The proposed Project will not interfere with sustainable use of renewable energy and will have no effect on others' ability to utilize renewable energy resources.**

(B) *Specific Standards:*

- (1) *Building Design: The design and location of structures will be compatible with their proposed setting and context . . . existing site conditions and features and adjoining structures and uses.* **The proposed Project is a wireless telecommunication facility. The color of the prefabricated equipment shelter will be a brown/beige earth tone. The Project has been designed to fit in with the existing site conditions and features.**

- (2) *Traffic Circulation & Access:* **The Project will not require curb cuts nor generate congestion. The access, except for the last 35', is existing and will be shared.**
- (3) *Bicycle & Pedestrian Access:* **Although the compound itself will not be accessible by the general public, the Project will not restrict bicycle and pedestrian access to the surrounding areas; however, an existing gate is located on the existing wood road, approximately 25' northwest of the site.**
- (4) *Parking & Service Areas:* **The proposed facility is unmanned and will be visited approximately once a month for routine maintenance visits, and only more frequently in the event of an emergency.**
- (5) *Outdoor Storage & Display:* **There will be no outdoor storage or displays associated with this Project.**
- (6) *Landscaping & Screening:* **The proposed stealthed tower will be located within a wooded area. No additional landscaping or screening is proposed for the site.**
- (7) *Protection of Natural Resources:* **The proposed Project will not have an undue adverse effect on wetlands, rivers, flood plains or streams, which are not present at the site. Regarding steep slopes, see response below, and Permit Plans (Exhibit 1) regarding erosion control. Because of the proximity to bear habitat, John M. Austin, Certified Wildlife Biologist for the Vermont Fish & Wildlife Department, was contacted our consultant, Jeffrey Wallin, also a Certified Wildlife Biologist, to address any concern about adverse impact. Mr. Austin, in an email exchange with Jeff Wallin, approved the alternative site location with "permit conditions for access." Discussions with Mr. Austin are on-going to finalize the agreement, and will be submitted when concluded. For the original site, a condition was included to restrict construction between October 1 and November 30 to avoid impact to necessary wildlife habitat.**
- (8) *Erosion Control:* **Stormwater management along the proposed access will be provided by distributing the runoff over the remaining grassed and forested surface. Overland sheet flow on the existing pervious surfaces will control runoff rates and volumes. Within the proposed compound, a gravel surface with a gentle slope will be provided to convey the runoff away from the buildings toward the surrounding woodland duff for infiltration into the ground water system. The roof runoff collected by the proposed 288 square foot equipment shelter will discharge across this surface and infiltrate into the ground.**

Stormwater runoff during construction of the Project will be diverted or collected and treated as outlined in the State of Vermont Low Risk

Handbook for Erosion Prevention and Sediment Control ("EPSC"). Silt fencing will be installed parallel to grade down gradient from construction to prevent eroded sediment from leaving the site. Temporary and permanent stabilization methods, including seeding, mulching or installation of impervious surfaces, will be put in place as soon as feasible and regular inspections will take place to ensure that the EPSC measures are in place and function.

If winter earthwork is necessary, additional winter erosion control measures will be applied. These measures include minimizing the soil disturbance, installation of silt fencing prior to the ground freezing, and protecting the disturbed area with hay mulch at twice the normal rate as soon as feasible. To limit the effect of the spring snowmelt, all snow removed from the site shall be kept down gradient and all erosion control measures shall be inspected regularly. Permanent vegetative controls will be installed as early as practical to further protect the site.

Construction within the wellhead protection area will be limited to the access road, tower foundation, equipment shelter, and the utility installation. No wastewater disposal systems or water supply will be installed and none of the proposed site work should adversely affect the existing water supply.

- (9) *Surface Water Protection:* There are no wetlands, streams or rivers within 100' of the Project location.**
- (10) *Lighting:* The proposed stealth tower is not required by FAA regulations to be lit. The equipment shelter will feature a single, down-shielded, 75-watt light fixture at the entrance door (Exhibit 11), which will be set on a motion detector to provide light to technicians when ambient light is insufficient.**
- (11) *Performance Standards - Section 3.11:***
 - (A) *No use, under normal conditions, shall cause, create or result in:***
 - (1) *Noise.* There will be no significant noise generated by this Project. Typical hours of construction will be 7:00 AM to 5:00 PM, Monday through Friday. However, because of the short construction season, these hours may need to be extended and occasional weekend work may be required. After construction, there will be a minimal amount of noise created by the emergency generator during its brief, usually once a week, remotely generated test periods, and by the air conditioning units. Standard noise reduction measures include equipping the generator exhaust with a silencer and**

locating the emergency generator within the equipment shelter thereby using the shelter walls to muffle the sound of operation. There will be two air conditioning units (Exhibit 12); however, the units alternate so only one unit will be running at a time. Because of the remote location of the facility, the ambient noise level of the surroundings will help to mitigate sounds emanating from the equipment shelter. A report by Tech Environmental, Inc. summarizing the results of a Sound Level Engineering Study conducted on a substantially similar Verizon Wireless installation is attached as Exhibit 13. The study analyzed the emission of sound from both the generator and air conditioning equipment, which are well below 70 decibels.

- (2) *Vibration.* There will be no vibration, transmitted through the ground, which will be discernable at property lines.
- (3) *Smoke, Dust, Noxious Gases or Other Forms of Air Pollution:* If conditions arise during construction that would require treatment to minimize dust, water and/or calcium chloride will be applied to the surface. After construction, disturbed areas beyond the graveled service area will be seeded and allowed to return to their natural state. There will be no odors or noxious gases emitted from the facility.
- (4) *Releases Of Heat, Cold, Moisture, Mist, Fog, Or Condensation:* There will be no appreciable release of heat, cold, moisture, mist, fog precipitation or condensation from the proposed Project.
- (5) *Any Electromagnetic Disturbances or Electronic Emissions or Signals.* The Project will not cause interference to any lawfully operating emergency communication system, television, telephone or radio, in the surrounding area. Verizon Wireless' equipment utilizes band-pass filters that prevent interference outside their licensed frequency blocks, which are: transmit ("TX") 880-894 MHz range and receive ("RX") 835-849 MHz range for cellular, and TX 746-757 MHz and RX 776-787 MHz range for LTE. No emergency communication system, television, telephone, or radio is licensed to operate on these frequencies.

Verizon Wireless is required by federal law to comply with the MPE levels established by the FCC. As the Calculated Radio Frequency Emissions report (Exhibit

6) illustrates, the proposed installation will have radiofrequency emission levels that are far below the MPE levels established by the FCC.

(6) *Glare, Lumen, Light or Reflection:* The equipment shelter will feature a single, down-shielded, 75-watt light at the entrance door (Exhibit 11), which will be set on a motion detector to provide light to technicians when ambient light is insufficient. There will be no tower lighting. The antennas are covered with a fiberglass radome, which will not cause glare or reflection, and will be painted a dark green. Due to its remote location, the proposed antennas will not impair the vision of motor vehicle drivers and will not constitute a nuisance to other property owners.

(7) *Liquid or Solid Waste or Refuse:* The Project does not require water or sewer facilities. Any liquid or solid waste or refuse generated by the service technician during the monthly site visit will be removed by the technician at that time. There will be no undue burden to municipal facilities and ground and surface waters will not be polluted.

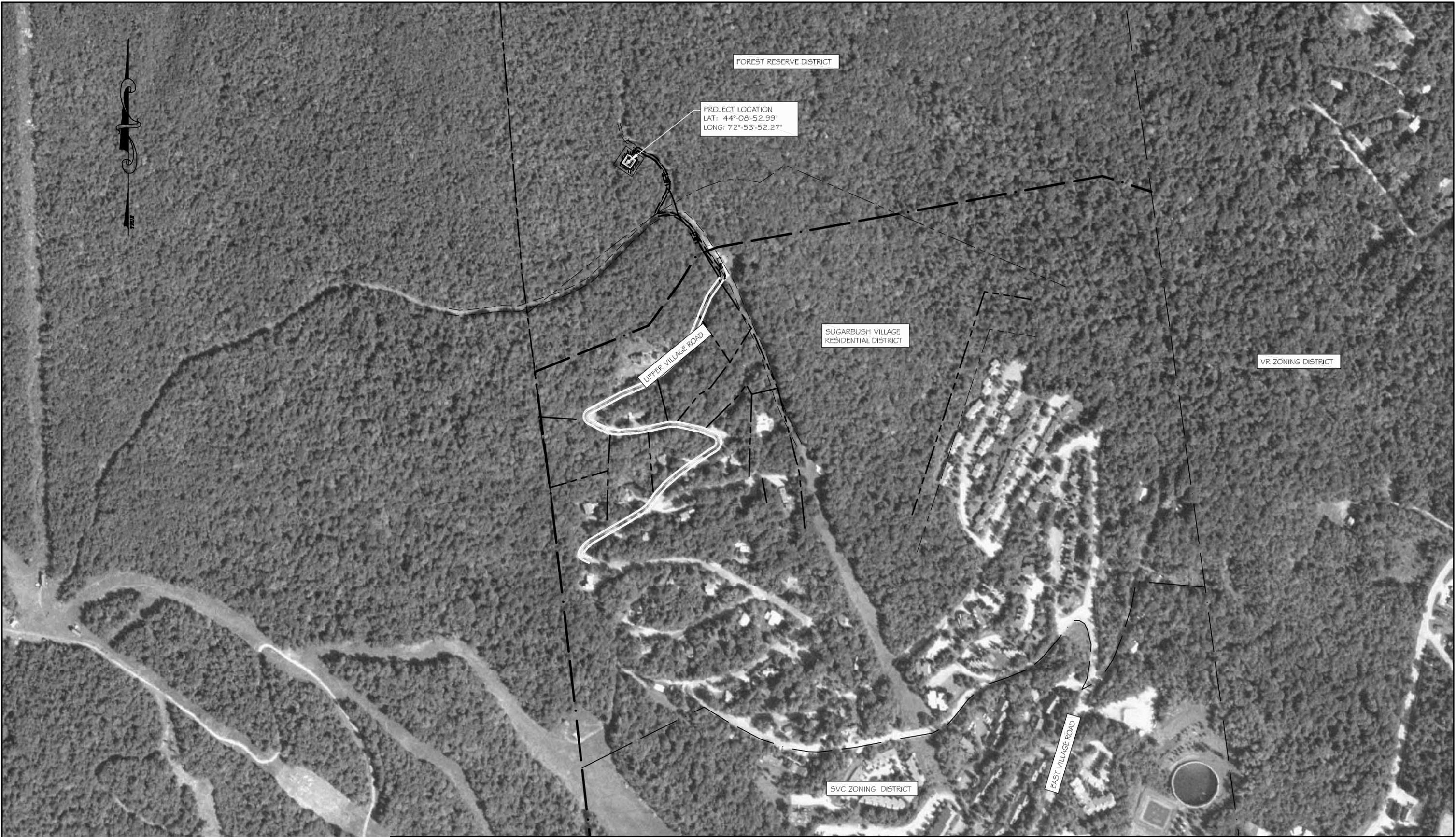
(8) *Undue Fire, Safety, Explosive, Radioactive Emission or Other Hazard:* The proposed equipment shelter is fireproof; if a fire should occur, it would be confined within the shelter. The equipment shelter is also silently alarmed to a central manned location. The Project will not endanger neighboring properties nor create an additional burden on municipal facilities and services.

C. *District Standards:* The Project will be located in the Forest Reserve District, it is not a PUD and the standards under Section 8.4 would not apply.

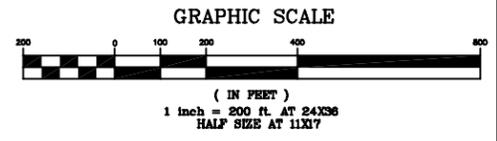
List of Attached Exhibits

- Exhibit 1: Permit Drawings, consisting of: Orthophoto-Vicinity Plan (Sheet 1 of 6), Overall Site Plan (Sheet 2 of 6), Detail Site Plan (Sheet 3 of 6), Detail of Compound (Sheet 4 of 6), Tower Elevation (Sheet 5 of 6), and Civil Details (Sheet 6 of 6)
- Exhibit 2: Photographic Simulations
- Exhibit 3: Equipment Shelter Specifications
- Exhibit 4: Emergency Generator Specifications
- Exhibit 5: Antenna Specifications (actual antenna dimensions may vary slightly)
- Exhibit 6: Power Density Calculations and Response of Radio Frequency Engineer
- Exhibit 7: Lease Provision re Removal
- Exhibit 8: Structural Engineer Response by Engineer Endeavors, Inc.
- Exhibit 9: Collocation Commitment Letter
- Exhibit 10: Blank
- Exhibit 11: Exterior Light Specification
- Exhibit 12: Air Conditioner Specifications
- Exhibit 13: Sound Study prepared by Tech Environmental, Inc.

00058848.DOC



NOTE:
 ORTHOPHOTO PUBLISHED BY THE
 STATE OF VERMONT, DATED 2003.



PROJECT ID # 2009387145
 PROJECT TYPE: BLDG LOCATION CODE # 100816

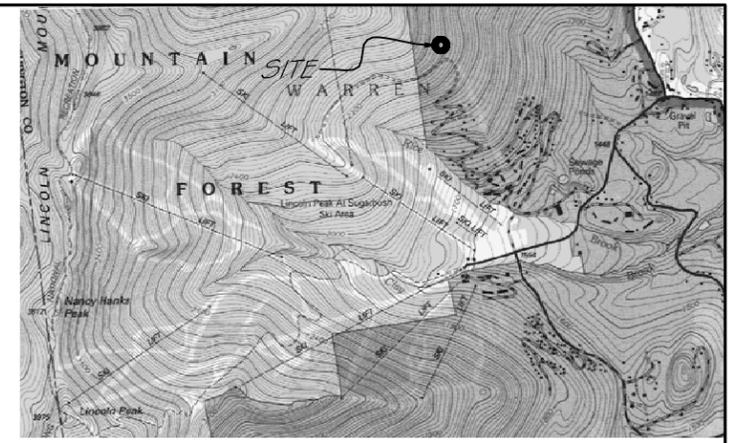
NO.	DATE	REVISIONS	JWP BY	LJH CKD
1	6-14-10	RELOCATED SITE	JWP	LJH



VERIZON WIRELESS
SUGARBUSH
WARREN, VERMONT
PERMIT PLANS

SUGARBUSH ACCESS ROAD
ORTHOPHOTO - VICINITY PLAN

DRAWN BY JWP	DATE JUN.-09
CHECKED BY LJH	PROJ. NO. 420403P
PROJ. ENG. AWD	DRAW. NO.
SHEET 1 OF 6	



NOTES:

LOCATION MAP
NOT TO SCALE

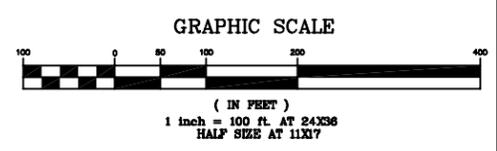
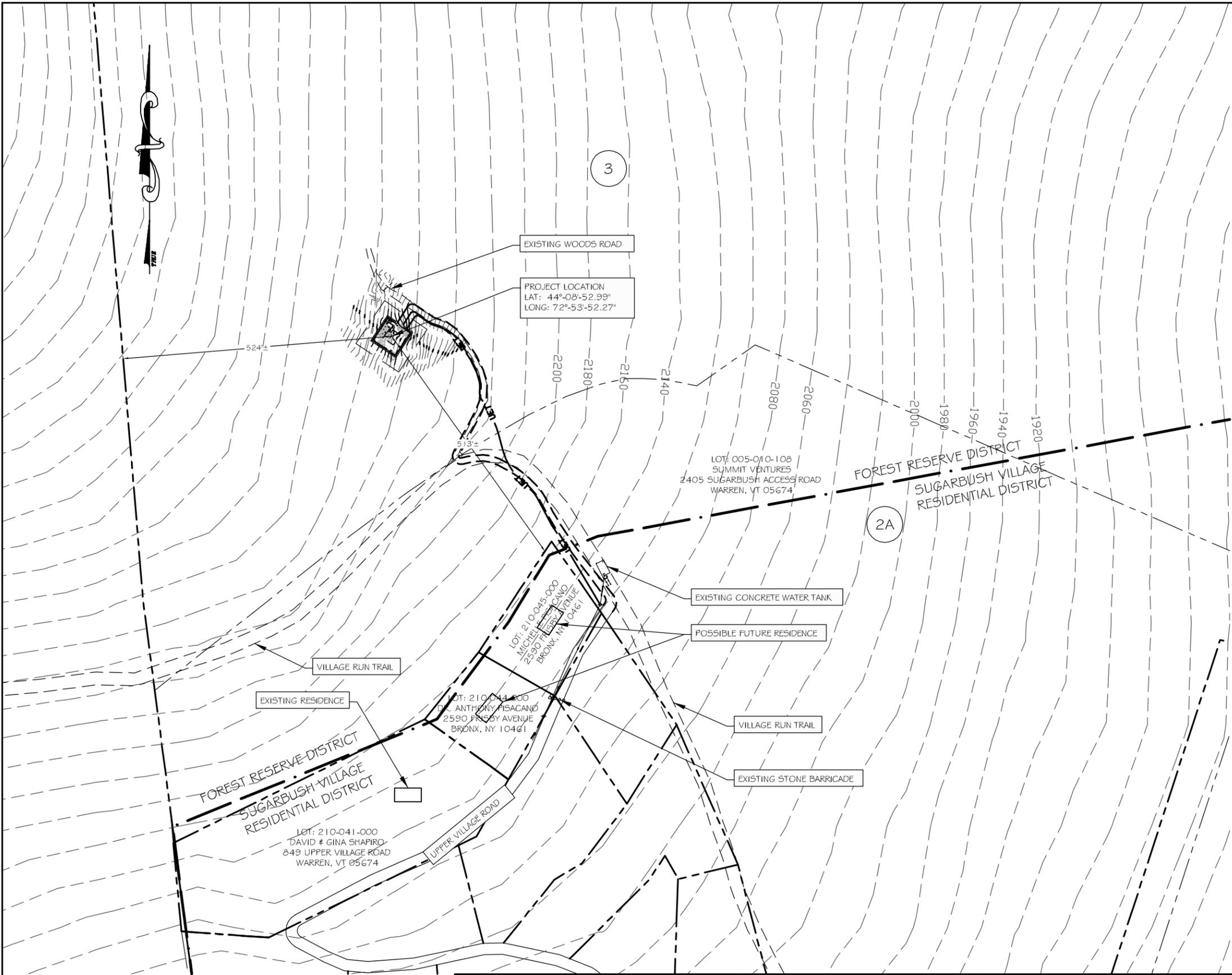
- PROPERTY OWNER: SUMMIT VENTURES NE, LLC
1840 SUGARBUSH ACCESS ROAD
WARREN, VT 05674

CONTACT: HARDY MERRILL, CAO
SUGARBUSH RESORT
802-583-6570
 - APPLICANT: VERMONT RSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
C/O BRIAN SULLIVAN, ESQ., MURPHY SULLIVAN KRONK
P.O. BOX 4485, 275 COLLEGE STREET
BURLINGTON, VT 05401-4485 802-861-7000
 - ENGINEER: DUBOIS & KING, 34 BLAIR PARK ROAD, P.O. BOX 1257,
WILLISTON, VT 05495 802-878-7661
 - ZONING DISTRICT: FOREST RESERVE DISTRICT (FRD)
- | | MINIMUM REQUIRED | PROVIDED |
|--------------------------------------|------------------|-------------------------|
| MINIMUM LOT SIZE: | 25 ACRES | 91 ACRES |
| MINIMUM FRONT YARD SETBACK: | TOWER HEIGHT | 513 FEET |
| MINIMUM SIDE YARD SETBACK: | TOWER HEIGHT | 524 FEET |
| MINIMUM REAR YARD SETBACK: | TOWER HEIGHT | GREATER THAN 1,000 FEET |
| MAX. ACC. TOWER HEIGHT: | 200 FEET | 84 FEET |
| MIN. DISTANCE TO EXISTING RESIDENCE: | 500 FEET | 575 FEET ± |
- ADD PROPOSED USE: VERIZON WIRELESS: UNATTENDED TELECOMMUNICATIONS FACILITY. (1-2) VISITS PER MONTH BY TECHNICIAN. NO WATER OR SEWER REQUIRED.
 - TOPOGRAPHIC SURVEY PERFORMED BY DUBOIS & KING, INC. ON JUNE 11, 2009.
 - ELEVATIONS FROM GPS OBSERVATIONS.
 - PROPERTY BOUNDARIES SHOWN ARE APPROXIMATE AS PROVIDED BY TOWN OF WARREN TAX MAPS. DUBOIS & KING, INC DID NOT PERFORM A BOUNDARY SURVEY.

LEGEND

- APPROXIMATE PROPERTY LINE
- o-o- EROSION CONTROL SILT FENCE
- - - CONSTRUCTION FENCE
- UET --- UNDERGROUND ELECTRIC AND TELEPHONE LINE
- X - X - CHAIN LINK FENCE
- o EXISTING OVERHEAD UTILITY POLE
- 502 - EXISTING 2' CONTOUR LINE
- 500 - EXISTING 10' CONTOUR LINE
- STONEWALL
- ~ ~ ~ EXISTING TREELINE
- ~ ~ ~ PROPOSED TREELINE
- - - ZONING DISTRICT BOUNDARY

POSTED SPEED LIMIT = 25 MPH
 AREA OF DISTURBANCE = 20,470 S.F.
 PROPOSED IMPERVIOUS AREA = 3,343 S.F.



verizon wireless

PROJECT ID # 2009387145
 PROJECT TYPE: BLDG LOCATION CODE # 100816

NO.	DATE	REVISIONS	BY	CKD
2	6-14-10	RELOCATED SITE	JWP	LJH
1	6-03-10	ADDED ALTERNATE SITE	JWP	AWD

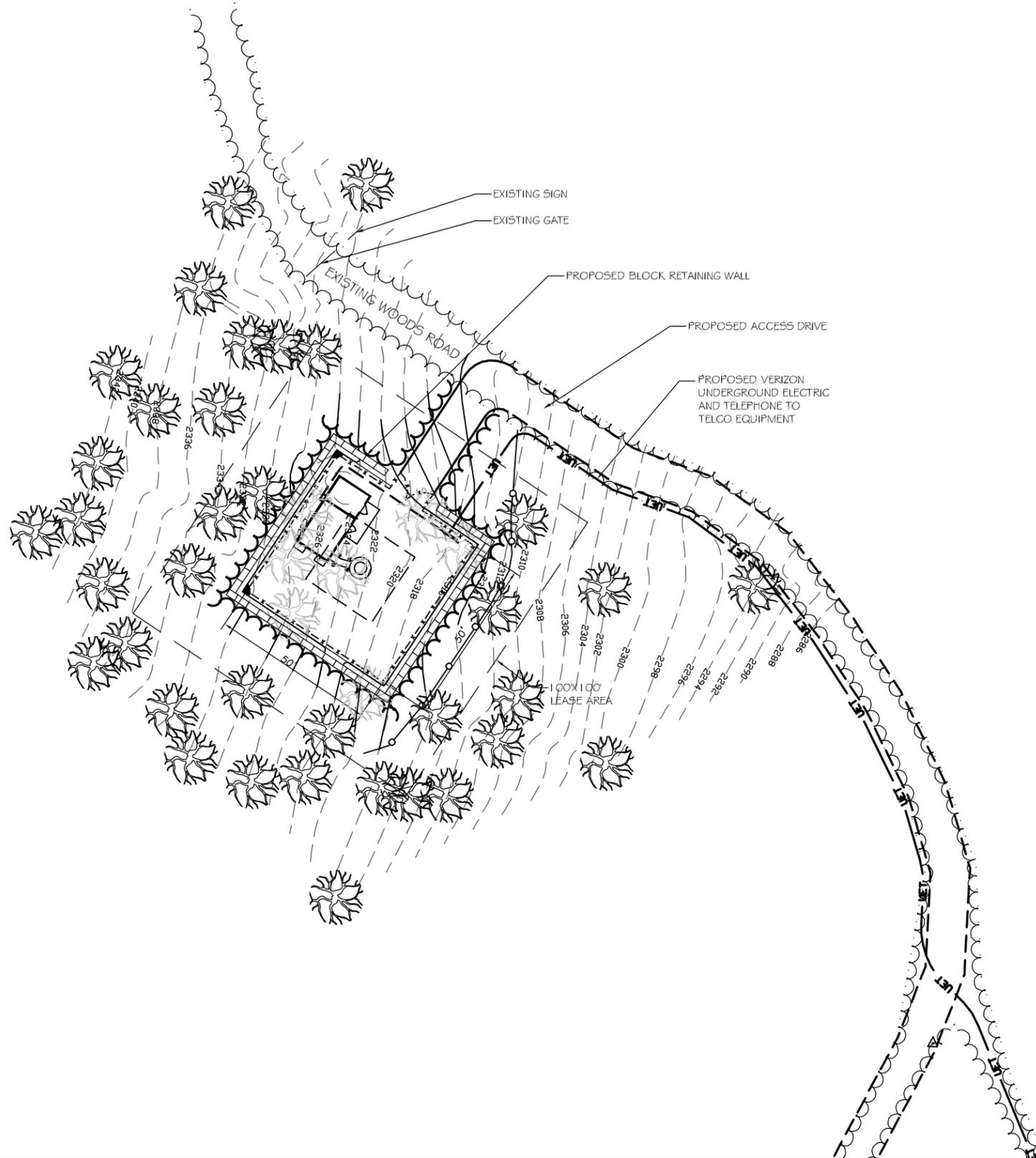
DuBois & King INC.

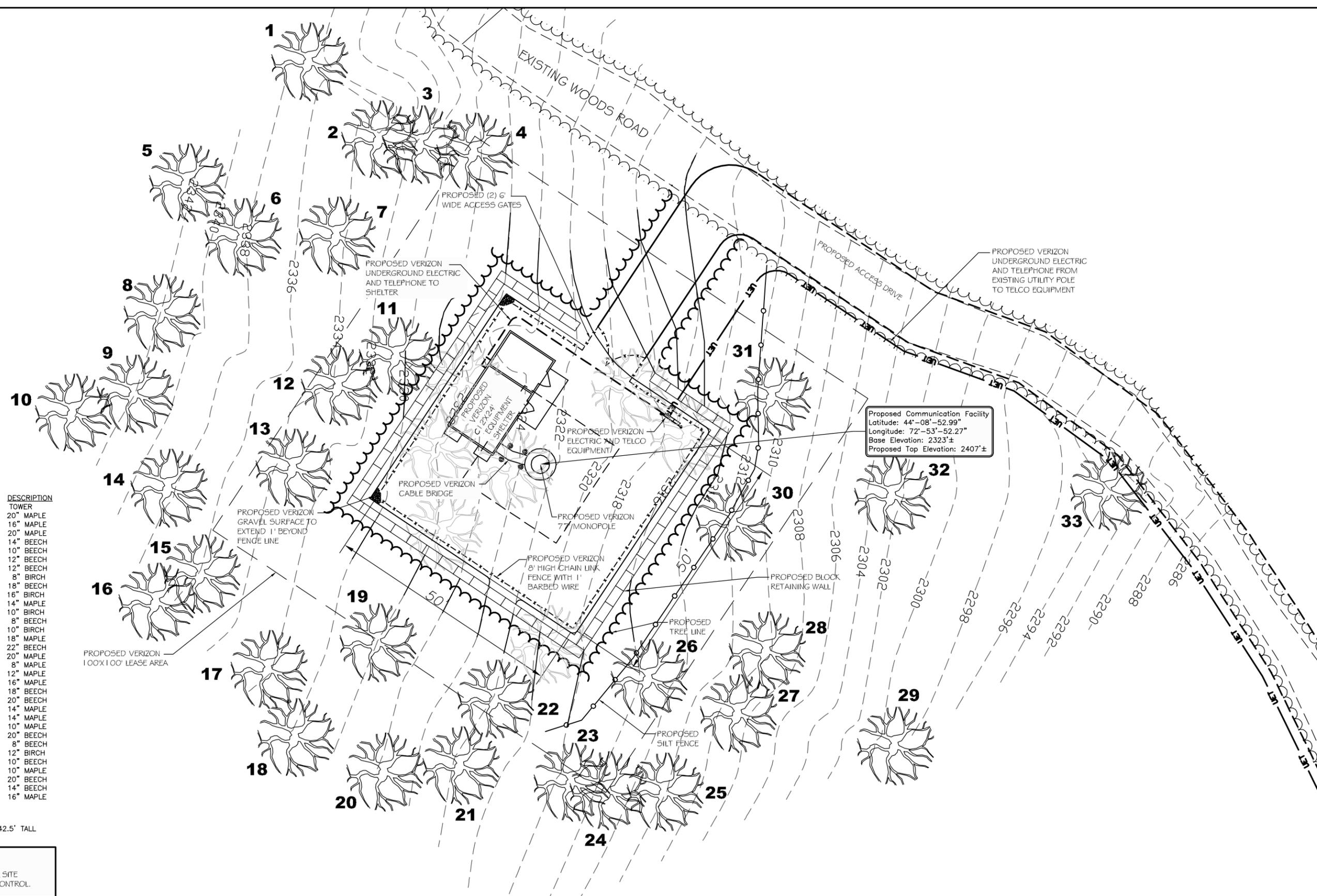
engineering planning management development

VERIZON WIRELESS
SUGARBUSH
WARREN, VERMONT
PERMIT PLANS

SUGARBUSH ACCESS ROAD
OVERALL SITE PLAN

DRAWN BY JWP	DATE JUN.-09
CHECKED BY LJH	PROJ. NO. 420403P
PROJ. ENG. AWD	DRAW. NO.
SHEET 2 OF 6	





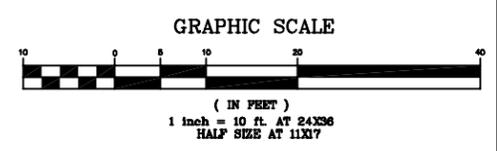
Proposed Communication Facility
 Latitude: 44°-08'-52.99"
 Longitude: 72°-53'-52.27"
 Base Elevation: 2323'±
 Proposed Top Elevation: 2407'±

TREE HEIGHT SUMMARY

	GROUND	TOP	HEIGHT	BELOW TOWER	DESCRIPTION
	2323.0'	2407.0'	84.0'		TOWER
1	2336.7'	2379.0'	42.3'	28.0'	20" MAPLE
2	2331.5'	2381.0'	49.5'	26.0'	16" MAPLE
3	2333.2'	2378.0'	44.8'	29.0'	20" MAPLE
4	2332.7'	2371.0'	38.3'	36.0'	14" BEECH
5	2338.2'	2376.0'	37.8'	31.0'	10" BEECH
6	2334.4'	2369.0'	34.6'	38.0'	12" BEECH
7	2330.5'	2357.0'	26.5'	50.0'	12" BEECH
8	2342.4'	2376.0'	33.6'	31.0'	8" BIRCH
9	2342.0'	2380.1'	38.1'	26.9'	18" BEECH
10	2344.2'	2379.0'	34.8'	28.0'	16" BIRCH
11	2328.4'	2381.0'	52.6'	26.0'	14" MAPLE
12	2333.8'	2359.0'	25.2'	48.0'	10" BIRCH
13	2333.2'	2368.0'	34.8'	39.0'	8" BEECH
14	2338.3'	2377.0'	38.7'	30.0'	10" BIRCH
15	2335.9'	2384.0'	48.1'	23.0'	18" MAPLE
16	2336.4'	2378.0'	41.6'	29.0'	22" BEECH
17	2332.2'	2384.0'	51.8'	23.0'	20" MAPLE
18	2329.8'	2372.0'	42.2'	35.0'	8" MAPLE
19	2328.0'	2376.0'	48.0'	31.0'	12" MAPLE
20	2325.7'	2387.0'	61.3'	20.0'	16" MAPLE
21	2321.6'	2373.0'	51.4'	34.0'	18" BEECH
22	2321.9'	2375.0'	53.1'	32.0'	20" BEECH
23	2317.4'	2374.0'	56.6'	33.0'	14" MAPLE
24	2315.4'	2359.0'	43.6'	48.0'	14" MAPLE
25	2312.1'	2361.0'	48.9'	46.0'	10" MAPLE
26	2315.7'	2358.0'	42.3'	49.0'	20" BEECH
27	2308.7'	2355.0'	46.3'	52.0'	8" BEECH
28	2310.4'	2350.1'	39.7'	56.9'	12" BIRCH
29	2294.2'	2337.0'	42.8'	70.0'	10" BEECH
30	2311.8'	2360.0'	48.2'	47.0'	10" MAPLE
31	2311.0'	2353.0'	42.0'	54.0'	20" BEECH
32	2302.5'	2342.1'	39.6'	64.9'	14" BEECH
33	2294.0'	2318.0'	24.0'	89.0'	16" MAPLE

NOTE:
 AVERAGE TREE HEIGHT BASED UPON 33 SAMPLES = 42.5' TALL

NOTE:
 CONTRACTOR TO FOLLOW STATE OF VERMONT LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL.



verizon wireless

PROJECT ID # 2009387145
 PROJECT TYPE: BLDG LOCATION CODE # 100816

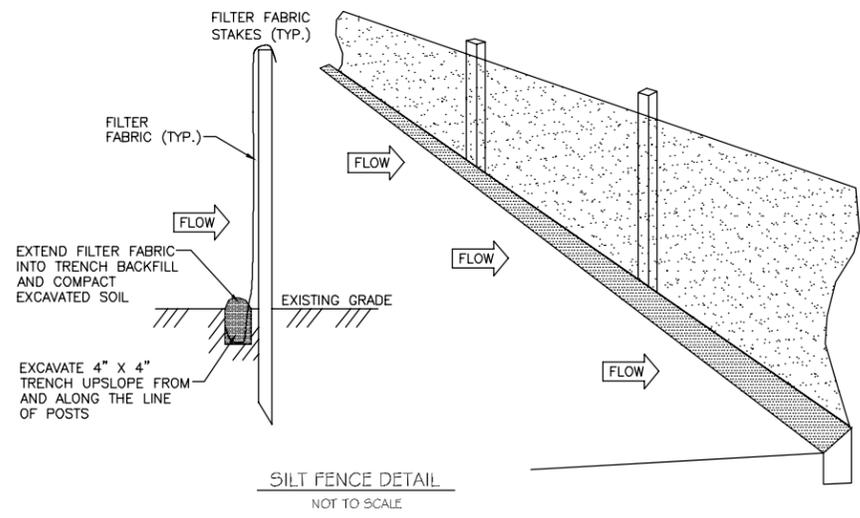
NO.	DATE	REVISIONS	BY	CHKD
1	6-14-10	RELOCATED SITE	JWP	LJH

DuBois & King
 engineering planning management development

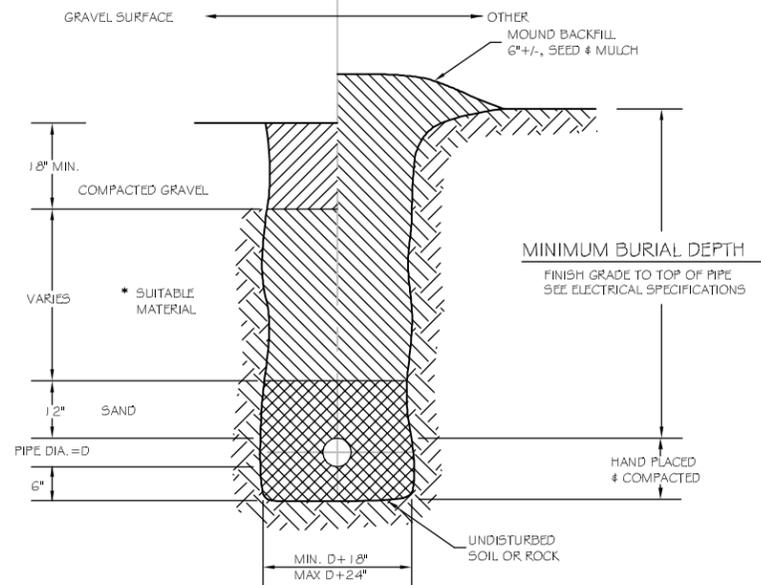
VERIZON WIRELESS
SUGARBUSH
WARREN, VERMONT
PERMIT PLANS

SUGARBUSH ACCESS ROAD
 DETAIL OF COMPOUND

DRAWN BY JWP	DATE JUN.-09
CHECKED BY LJH	PROJ. NO. 420403P
PROJ. ENG. AWD	DRAW. NO.
SHEET 4 OF 6	

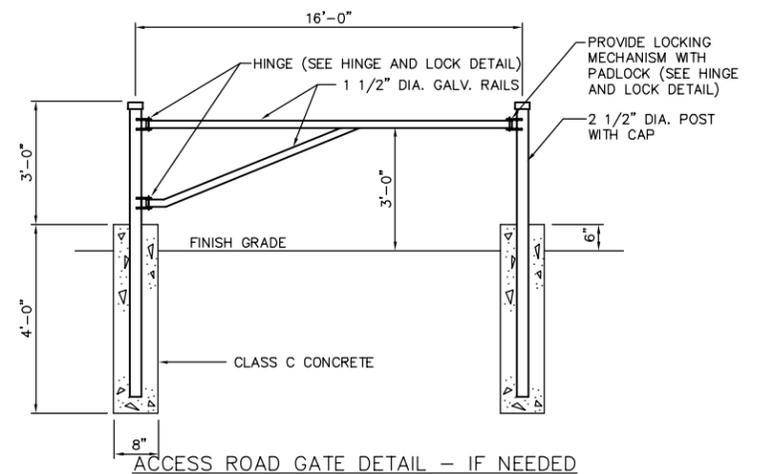


SILT FENCE DETAIL
NOT TO SCALE

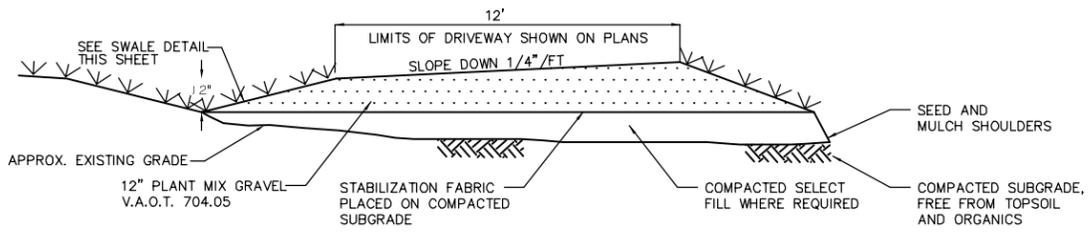


NOTES:
1. WHERE BACKFILL IS DESIGNATED "COMPACTED", THIS MEANS 90% TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES MUST MEET THIS REQUIREMENT.
2. SUITABLE MATERIAL SHALL CONTAIN NO STONES GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.

TYPICAL TRENCH DETAIL
NOT TO SCALE

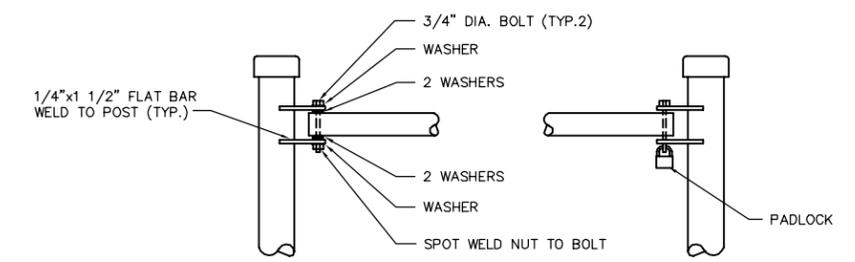


ACCESS ROAD GATE DETAIL - IF NEEDED
NO SCALE

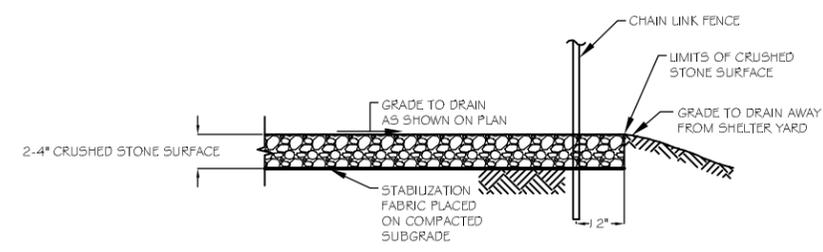


NOTE:
WHERE REQUIRED BY THE ENGINEER, THE PROPOSED DRIVEWAY BED SHALL BE OVER-EXCAVATED AND FILLED WITH BANK RUN GRAVEL. THE MATERIAL USED SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR WILL BE PAID EXTRA FOR OVER-EXCAVATION AND BACKFILL WITH BANK RUN GRAVEL, ON A UNIT PRICE BASIS.

ACCESS DRIVE CROSS SECTION (CROSS SLOPE SECTION)
STATION X+00 TO X+00
NOT TO SCALE

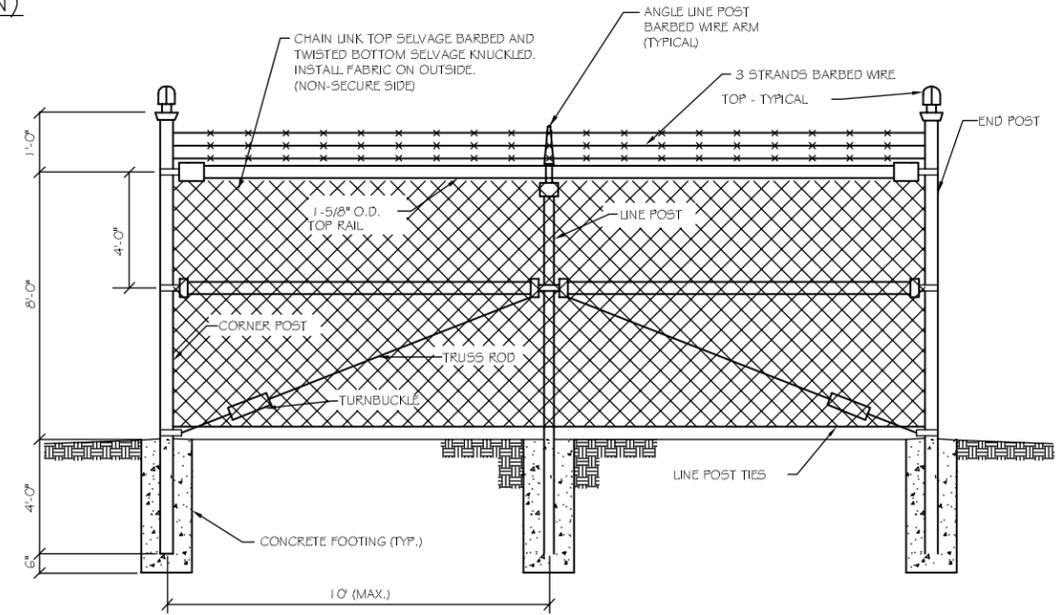


GATE HINGE AND LOCK DETAIL - IF NEEDED
NOT TO SCALE



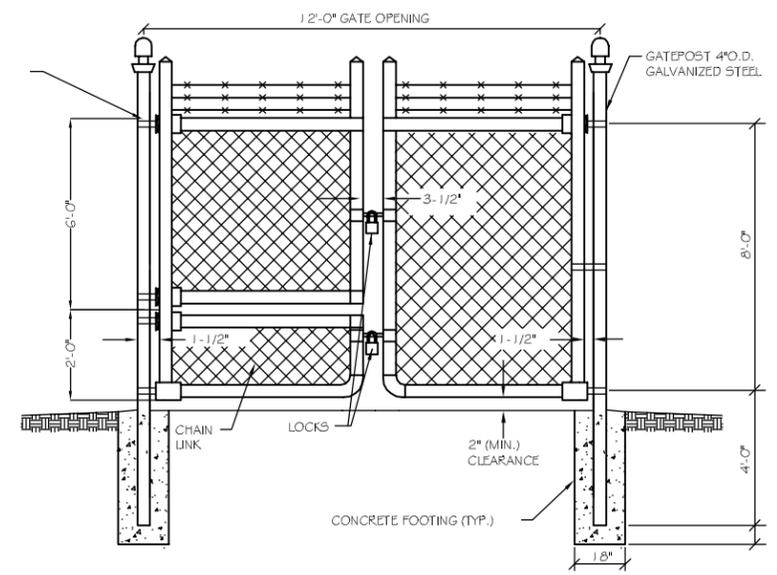
SECTION THROUGH SHELTER YARD
NOT TO SCALE

NOTE:
REMOVE TOPSOIL FOR THE PLACEMENT OF YARD STONE AND STOCKPILE ON SITE. BLEND TOPSOIL INTO NEW GRADE IMMEDIATELY SURROUNDING THE FENCED-IN AREA, AND INSURE THAT IT REMAINS WITHIN THE TOP LAYER OF SOIL STRATA.



PROPOSED CHAIN LINK FENCE DETAIL
NOT TO SCALE

1-1/2 PAIR INDUSTRIAL MALLEABLE IRON OFFSET PIN HINGE (PAGE WILSON M-G OR EQUAL) TYPICAL



PROPOSED DOUBLE SWING GATE DETAIL
NOT TO SCALE

	PROJECT ID # 2009387145		VERIZON WIRELESS SUGARBUSH WARREN, VERMONT PERMIT PLANS		DRAWN BY JWP	DATE JUN.-09
	PROJECT TYPE: BLDG LOCATION CODE # 100816		engineering planning management development	SUGARBUSH ACCESS ROAD CIVIL DETAILS		CHECKED BY LJH
					PROJ. ENG. AWD	DRAW. NO.
					SHEET 6 OF 6	