

ATTACHMENT 3

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General Facility Description

60 Vale Road, Brookfield, Connecticut

Tax/PIN Identification: Map: E16 Lot: 23

3.99 Acre Parcel

The proposed tower site is located on an approximately 3.99-acre parcel located at 60 Vale Road owned by 70 Vale Road LLC. It is classified in the I-1 HO Industrial Height Overlay Zone and is used as an equipment/material yard. The proposed telecommunications facility includes an approximately 3,600 s.f. rectangular shaped lease area located in the northeast section of the host parcel.

The Facility consists of a new self-supporting monopole that is 165' in height. The monopole tower will be located within a 3,150 s.f. fenced equipment compound. AT&T would install twelve (12) antennas with twelve (12) remote radio head units (RRHs) at a centerline height of 161'. The tower would be designed for future shared use of the structure by other FCC licensed wireless carriers. Municipal antennas for the Town include two (2) whip antennas located at the top of the monopole. The monopole will be designed with a hinge point at approximately 129' AGL so that in the unlikely event of a catastrophic failure, the tower radius will be contained within the parcel boundaries.

AT&T will install a walk-in equipment cabinet and 15kW diesel emergency generator at the tower base on a concrete pad with a containment trench within the 3,150 s.f. equipment compound. The equipment compound would accommodate AT&T's equipment, the Town's equipment and provide for future shared use of the Facility by other carriers. The equipment compound would be enclosed by an 8' high chain link fence.

Vehicle access to the Facility would be provided from Vale Road over an existing paved driveway/parking area and then along a proposed gravel access drive a total distance of approximately 640' to the proposed compound. Utility connections would be routed overhead with new utility pole placements in Vale Road and right outside of the equipment compound.

SITE EVALUATION REPORT
Brookfield South CT076

I. LOCATION

- A. COORDINATES: 41° 26' 08.94" N
73° 23' 57.56" W
- B. GROUND ELEVATION: 298.0± AMSL
- C. USGS MAP: USGS 7.5 quadrangle for Danbury
- D. SITE ADDRESS: 60 Vale Road
Brookfield, CT 06804
- E. ZONING WITHIN ¼ MILE OF SITE: Abutting areas to the north, east, and west of the property are zoned I-1 HO (Industrial Height Overlay Zone). Abutting areas to the south of the property are zoned I-1 OH (Industrial Height Overlay Zone), CP (Corporate Park Zone) and R-40 (Residential Zone).

II. DESCRIPTION

- A. SITE SIZE: 3.99 Ac (Vol 422 - Page 0287)
LEASE AREA/COMPOUND AREA: 3,600 SF/3,150 SF
 - B. TOWER TYPE/HEIGHT: A 165' monopole.
 - C. SITE TOPOGRAPHY AND SURFACE: The facility is located in a vacant portion of an industrial property. Site slopes and decreases in elevation from northwest to southeast.
 - D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located in the northern area of a 3.99± acre industrial parcel that is currently used as an equipment/material yard. Industrial properties are located north, east and west of the subject site. Industrial, business and residential properties are located south of the subject site. Wetlands are located on property approximately 123'± south of the proposed compound.
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- E. LAND USE WITHIN ¼ MILE OF SITE: Industrial properties are located north, east and west of the subject site. Industrial, business and residential properties are located south of the subject site.

III. FACILITIES

- A. POWER COMPANY: Eversource
- B. POWER PROXIMITY TO SITE: 100'±
- C. TELEPHONE COMPANY: Frontier
- D. PHONE SERVICE PROXIMITY: 100'±
- E. VEHICLE ACCESS TO SITE: Access to the proposed telecommunication facility will be along existing paved driveway/parking area and an existing dirt/gravel access driveway (approx. 640'±)
- F. OBSTRUCTION: Wetlands are located on site approximately 123'± south of the proposed compound.
- G. CLEARING AND FILL REQUIRED: Total area of disturbance is 15,000± sf. (.34± ac.); 4 trees will need to be removed. The site improvements entail approximately 70 CY of excavation for the construction of the compound. Approximately 70 CY of clean broken stone fill is needed for the compound and driveway construction. The utility trench from the proposed utility pole to the compound will excavate approximately 8 CY of material that will be used to backfill the trench.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: 70 Vale Road, LLC
- C. ADDRESS: 60 Vale Road, Brookfield, CT 06804
- D. DEED ON FILE AT: Volume 422 - Page 0287



Site Impact Statement

Site: Brookfield South CT076
Site Address: 60 Vale Road
Brookfield, CT 06804

Access distances:

Existing paved driveway/parking area and an existing dirt/gravel access driveway (approximately 640').

Distance to Nearest Wetlands

Wetlands are located on site approximately 123'± south of the proposed compound.

Distance to Property Lines:

36'+/- to the northwestern property boundary from the tower
61'+/- to the northeastern property boundary from the tower
58'+/- to the eastern property boundary from the tower
475'+/- to the southern property boundary from the tower

9'+/- to the northwestern property boundary from the compound
24'+/- to the northeastern property boundary from the compound
24'+/- to the eastern property boundary from the compound
436'+/- to the southern property boundary from the compound

Residence Information:

There are no residences within 1,000' feet of the compound. The closest off site residence is approximately 1,273 feet to the south and is located at Parcel E16054 (7 Park Lane).

Special Building Information:

Wetlands are located on site approximately 123'± south of the proposed compound.

Tree Removal Count:

4 trees need to be removed to construct the compound area.

6" - 10" dbh	4 trees
10" - 14" dbh	0 trees
14" or greater dbh	0 trees

Cut/Fill: The site improvements shall entail approximately 70 CY of excavation for the construction of the compound. Approximately 70 CY of clean broken stone fill is needed for the compound and driveway construction. The utility trench from the proposed utility pole to the compound will excavate approximately 8 CY of material that will be used to backfill the trench.

Clearing/Grading Necessary: Total area of disturbance = 15,000+/- SF



Tree Inventory

March 23, 2022

Cuddy & Feder, LLP
Attn: Lucia Chiocchio
445 Hamilton Avenue
14th Floor
White Plains, NY 10601

RE: Tree Inventory
Site: Brookfield South CT076
60 Vale Road
Brookfield, CT 06804

Dear Ms. Chiocchio:

A Tree Inventory was completed at the subject site during the month of February 2022 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 construct the compound area. Installation of the proposed compound area will require the removal of 4 trees.

6" - 10" dbh	4 trees
10" - 14" dbh	0 trees
14" or greater dbh	0 trees

The interior vacant area to be disturbed for construction of the compound area will be approximately 3,600 square feet. An existing access driveway/parking area will be utilized for access and the utilities will run overhead from Vale Road to the proposed compound. The total combined area of disturbance for compound, and utility improvements is 15,000 sf.

Sincerely,

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

Robert C. Burns

Robert C. Burns, P.E.
Program Manager