

Attachment 3

General Facility Description

4 Dittmar Road
Redding, CT 06896
Owner: Robert Samuel Paradise
5.58 Acre Parcel

The property located at 4 Dittmar Road is part of a mixed use parcel which hosts a residence, tree farm and the existing guyed lattice tower with antenna facilities belonging to AT&T and Nextel. The proposed MCM modified telecommunications facility would be located in the same north eastern quarter of the 5.58 acre parcel which is owned by Robert Samuel Paradise. The Facility would include a replacement tower and include a new 2,360 sf expansion of the existing compound area.

MCM has proposed a new self-supporting monopole tower with stealth features to resemble an evergreen tree (commonly referred to as a “monopine”) at 127’ above grade level (“AGL”). The tower itself would be expandable structurally to 147’ to allow shared use of the structure above or below by other FCC wireless carriers or any public entities. The location is the same as the existing lattice tower.

T-Mobile would install up to nine (9) panel antennas, six (6) small tower mounted amplifiers and six (6) remote radio units on a low profile platform at 120’ AGL. The tower would accommodate the existing AT&T and Nextel antennas currently on the tower along with the possible expansion to platforms and an anticipated increase in the number of antennas necessary for service within their networks.

Associated T-Mobile equipment would be installed at the tower’s base on a 10’x20’ concrete pad within the expanded tower compound. Existing AT&T and Nextel equipment would remain in place. The entire tower compound would be enclosed by an 8’ foot high wood slat fence and surrounded by new/proposed evergreen screening. Vehicle access to the facility would be provided using the existing driveway. Utility connections that are already in place would be maintained and the existing multimeter bank upgraded as necessary.

Site Evaluation Report

I. LOCATION

- A. COORDINATES: 41° 20' 23.42" N 73° 23' 30.62" W
- B. GROUND ELEVATION: 806' AMSL
- C. SITE ADDRESS: 4 Dittmar Road, Redding, Connecticut
- D. ZONING WITHIN 1/4 MILE OF SITE: R-2 Residential
- E. USGS Map: USGS 7.5 quadrangle for Bethel, CT (1984)

II. DESCRIPTION

- A. PROPOSED COMPOUND SIZE: 3,486 sf which includes proposed 2,360 sf expansion of existing compound area
- B. LESSOR'S PARCEL: 5.58 acres
- C. TOWER TYPE/HEIGHT: 120' monopole expandable to 140' - Monopine stealth material to extend initially to 127' AGL
- D. SITE TOPOGRAPHY AND SURFACE: Subject site is an existing telecommunication facility site with an existing 110' AGL guyed lattice tower which will be removed and replaced with the proposed monopine tower. Topography slopes from north to south.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: Existing terrain is relatively level in an otherwise hilly area of the State. There are no existing watercourse or wetland areas located near the tower site and existing access driveway. The underlying parcel is wooded with some open grassy areas and evergreen trees grown for sale.
- F. LAND USE WITHIN 1/4 MILE OF SITE: Residential

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power
- B. POWER PROXIMITY TO SITE: Existing
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Existing

- E. VEHICLE ACCESS TO SITE: Existing gravel access drive.
- F. OBSTRUCTIONS: None
- G. CLEARING AND FILL REQUIRED: Approximately 7 trees would be removed. Current estimates call for 80 CY of cut and 180 CY of fill material, and 50 CY of crushed stone.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: Robert Samuel Paradise
- C. ADDRESS: 4 Dittmar Road, Redding, Connecticut

Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: Valmont
- B. TYPE: Self-Supporting monopine tower
- C. HEIGHT: 120' AGL (up to 127' with stealthing)
DIMENSIONS: Tower (without stealthing) - approximately 60" in diameter at the base, tapering to approximately 24" at the top.
- D. TOWER LIGHTING: No lighting required

II. TOWER LOADING:

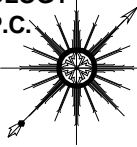
- A. T-Mobile
 - 1. Up to 9 panel antennas, 6 TMAs, 6 RRUs
 - 2. Position on Tower: 120' centerline AGL
- B. AT&T (Existing Carrier)
 - 1. 6 antennas / future design – 9 panel antennas and associated RRU's (LTE)
 - 2. Position on Tower: 96' centerline AGL
- C. Sprint / Nextel (Existing Carrier)
 - 1. 3 antennas / future design - TBD
 - 2. Position on Tower: 110' centerline AGL

III. ENGINEERING ANALYSIS AND CERTIFICATION:

In accordance with the 2005 Connecticut State Building Code and the Electronic Industries Association Standard EIA/TIA-222-F "Structural Standards for Steel Antenna Towers and Antenna Support Structures" for Fairfield County, the tower would be designed to withstand pressures equivalent to a maximum 85 MPH fastest-mile wind speed or 115 MPH 3-second gust basic wind speed (EIA/TIA 222-G). Final details of the tower and foundation design will be provided as part of the final D&M plan.

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

3 SADDLEBROOK DRIVE
KILLINGWORTH, CT. 06419
PHONE: (860)-663-1697
FAX: (860)-663-0935
www.allpointstech.com



APT FILING NUMBER: CT-255T-840

AE-1

SCALE: AS NOTED

DRAWN BY: RCB

DATE: 03/15/11

CHECKED BY: SMC



MCM

**MESSAGE CENTER
MANAGEMENT
40 WOODLAND STREET
HARTFORD, CT 06105
OFFICE: (888) 973-7483**

**T-MOBILE SITE NUMBER
CTFF632A**

**MCM DITTMAR ROAD
4 DITTMAR ROAD
REDDING, CT 06896**

NOTE:
PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. T-MOBILE NORTHEAST LLC. IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. T-MOBILE NORTHEAST LLC. RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS. ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY T-MOBILE NORTHEAST LLC. STRUCTURAL & RF ENGINEERS. LOCATIONS OF POWER & TELEPHONE FACILITIES AND APPLICABLE EASEMENTS ARE SUBJECT TO APPROVAL AS PER UTILITY COMPANIES DIRECTION.



SITE



AERIAL MAP

SCALE : 1" = 500'-0"

GRAPHIC SCALE

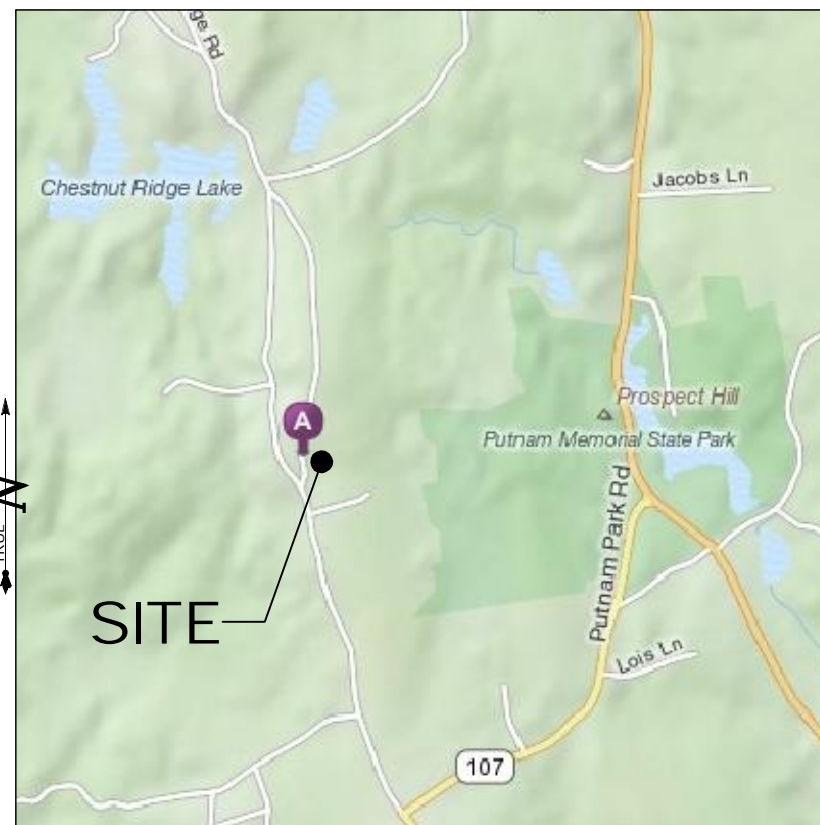


(IN FEET)

1 inch = 500 ft.

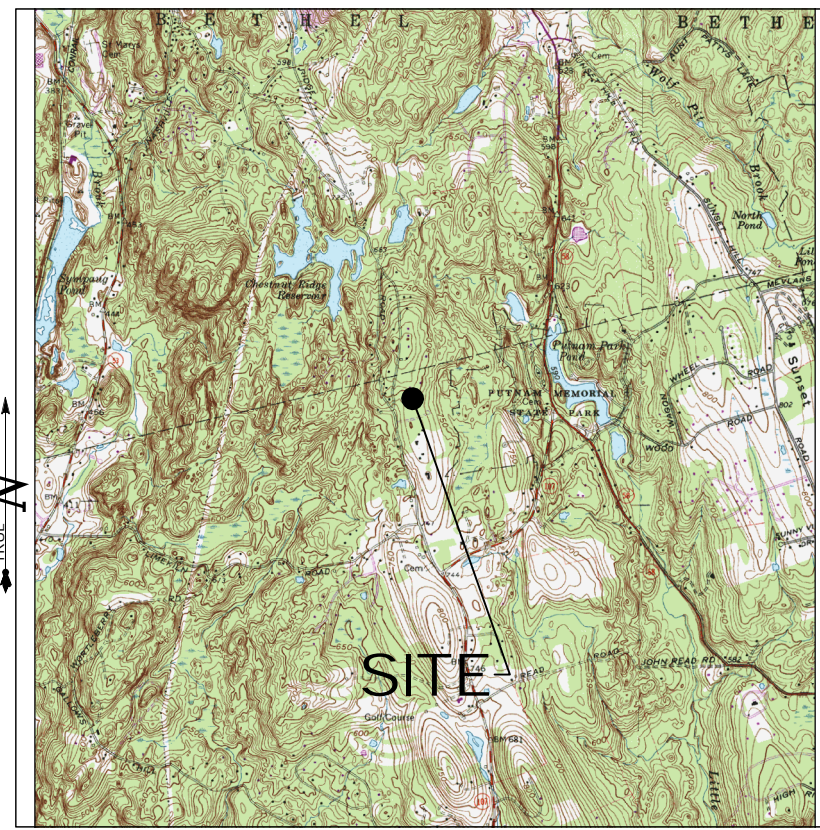
SOURCE: DIGITAL GLOBAL 2010
DIGITAL ORTHOPHOTOGRAPHS

LOCATION MAP



SCALE: NTS SOURCE: MAPQUEST

USGS TOPOGRAPHIC MAP

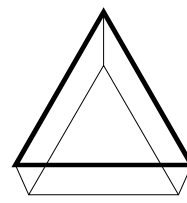


SCALE: 1" = 2000' SOURCE: USGS 7.5 QUADRANGLE

T-Mobile

**35 GRIFFIN ROAD
BLOOMFIELD, CT 06002**

**OFFICE: (860)-692-7100
FAX: (860)-692-7159**

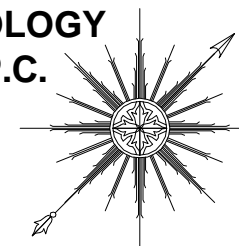


MCM

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CONTACT PERSONNEL

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HARTFORD, CT 06105

INTERVENER:
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002

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MCM PROJECT MANAGER:
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MCM PROJECT ATTORNEY:
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CUDDY & FEDER, LLP.
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WHITE PLAINS, NY 10601
914-761-1300

POWER PROVIDER:
CL&P (203) 845-3487
MATHEW RICHARDS - CASE #1638732

TELCO PROVIDER:
AT&T: (800)-727-8368

CALL BEFORE YOU DIG:
(800) 922-4455

GOVERNING CODES:
2005 CONNECTICUT BUILDING CODE (2003 IBC BASIS)
NATIONAL ELECTRIC CODE
EIA/TIA 222F

SITE INFORMATION

**CTFF632A
MCM DITTMAR ROAD
4 DITTMAR ROAD
REDDING, CT 06896**

DRAWING INDEX

- T-1 TITLE SHEET & INDEX
- A-1 ABUTTERS MAP
- SP-1 SITE PLAN
- SP-2 COMPOUND PLAN & TOWER ELEVATION
- AE-1 AERIAL MAP

*** SITE INFORMATION:**

-SITE NAME:..... MCM DITTMAR ROAD
-SITE ID NUMBER:..... CTFF632A
-SITE ADDRESS:..... 4 DITTMAR ROAD
REDDING, CT 06896

-MAP ID:..... 1-10
-MAP:..... 32
-BLOCK:..... 47
-LOT:..... 15

-ZONE:..... R-2
-LATITUDE:..... 41° 20' 23.42" N
-LONGITUDE:..... 73° 23' 30.62" W
-ELEVATION:..... 806'± AMSL
-FEMA/FIRM
DESIGNATION:..... PANEL #09001C0234F - ZONE 'X'
-ACREAGE:..... 5.58 Ac

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PERMITTING DOCUMENTS
**MCM DITTMAR ROAD
4 DITTMAR ROAD
REDDING, CT 06896**

**TITLE SHEET
AND INDEX**

DESIGN TYPE:
RAW LAND

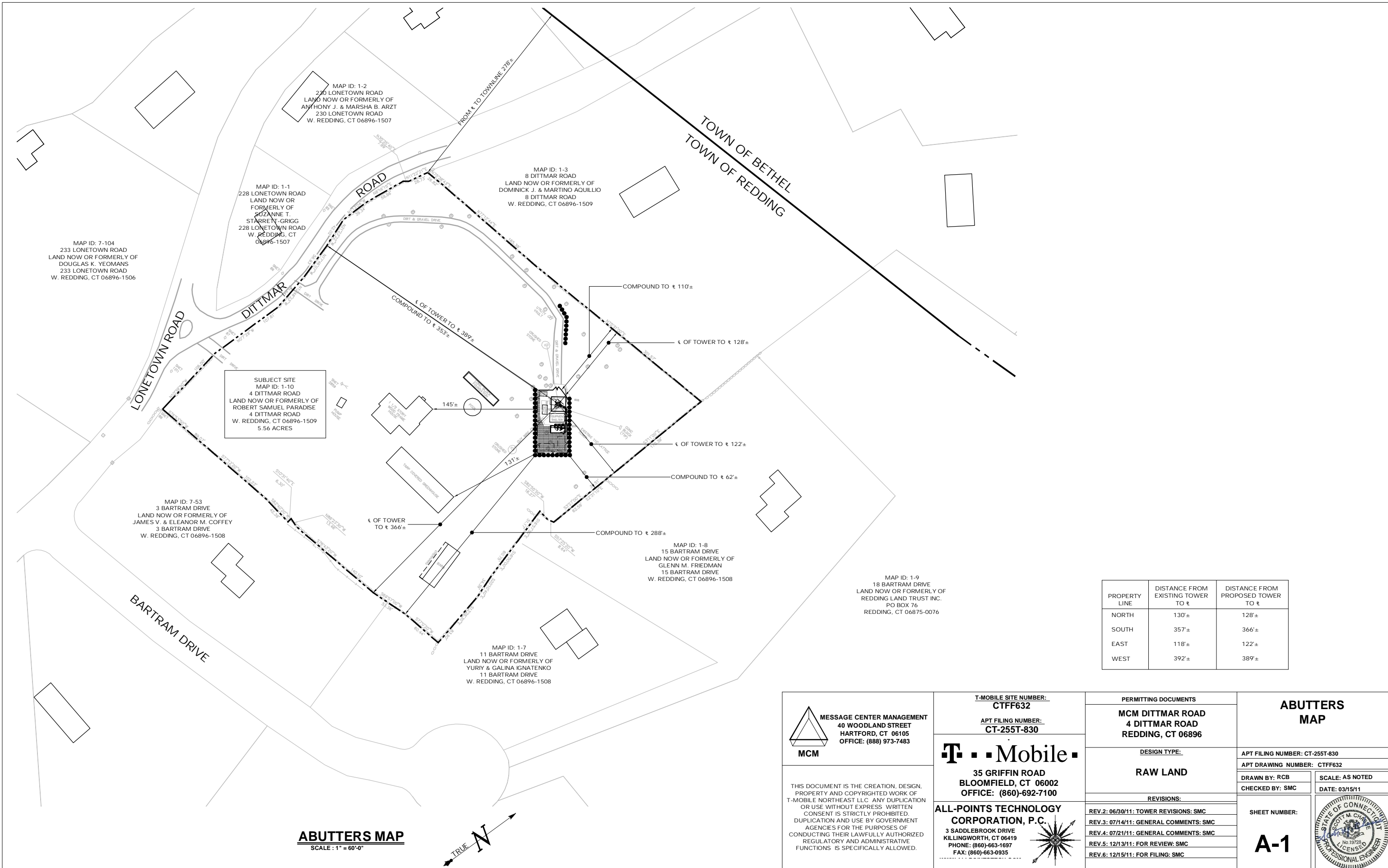
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APT DRAWING NUMBER: CTFF632 T-1.DWG

DRAWN BY: RCB
CHECKED BY: SMC
SCALE: AS NOTED
DATE: 03/15/11

REVISIONS:
REV.2: 06/30/11: TOWER REVISIONS: SMC
REV.3: 07/14/11: GENERAL COMMENTS: SMC
REV.4: 07/21/11: GENERAL COMMENTS: SMC
REV.5: 12/13/11: FOR REVIEW: SMC
REV.6: 12/15/11: FOR FILING: SMC

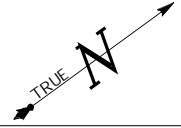
SHEET NUMBER:
T-1






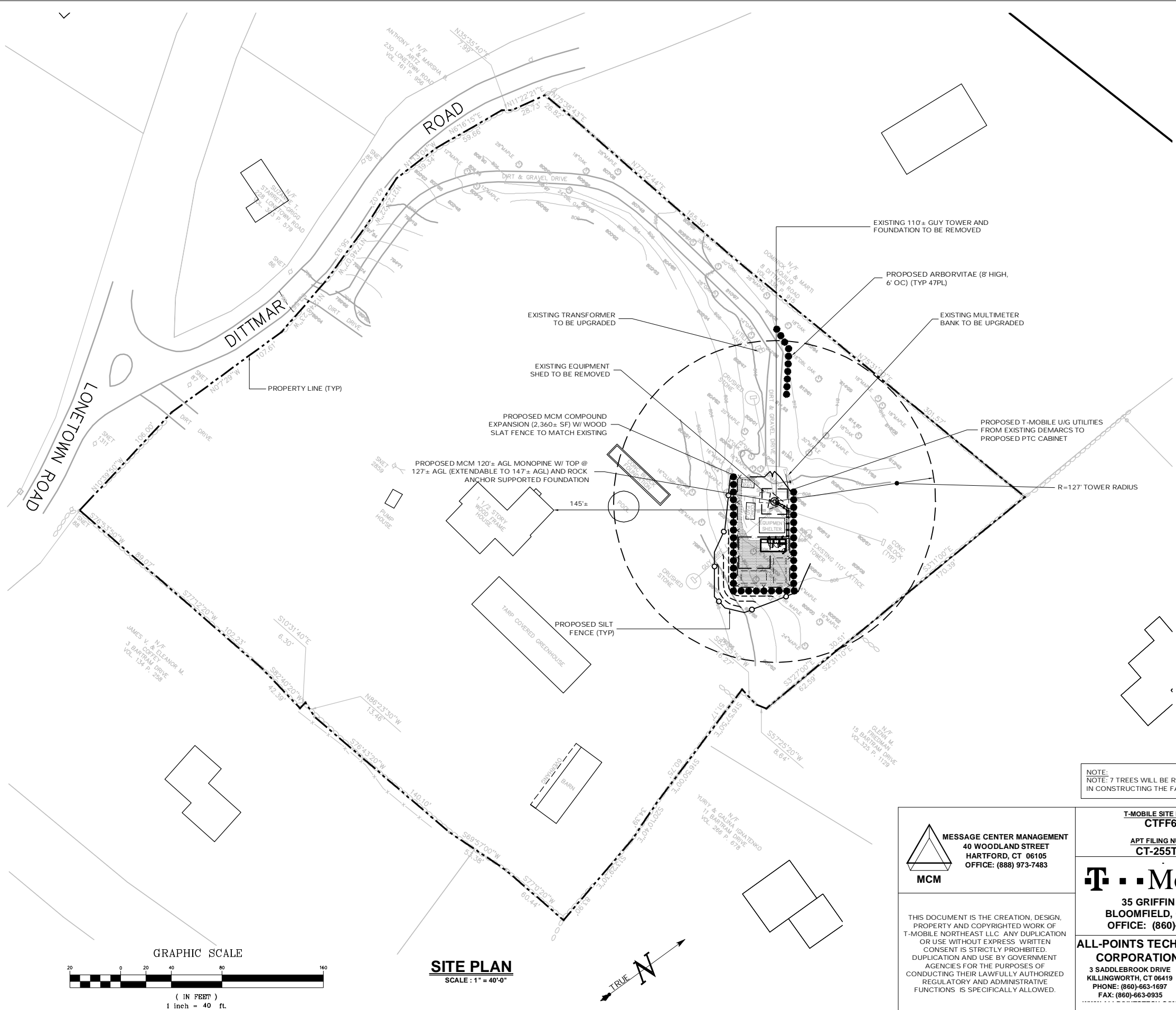


PROPERTY LINE	DISTANCE FROM EXISTING TOWER TO ±	DISTANCE FROM PROPOSED TOWER TO ±
NORTH	130±	128±
SOUTH	357±	366±
EAST	118±	122±
WEST	392±	389±

ABUTTERS MAP
SCALE: 1" = 60'-0"



 MESSAGE CENTER MANAGEMENT 40 WOODLAND STREET HARTFORD, CT 06105 OFFICE: (888) 973-7483 MCM	T-MOBILE SITE NUMBER: CTFF632	PERMITTING DOCUMENTS MCM DITTMAR ROAD 4 DITTMAR ROAD REDDING, CT 06896	ABUTTERS MAP APT FILING NUMBER: CT-255T-830 APT DRAWING NUMBER: CTFF632 DRAWN BY: RCB CHECKED BY: SMC SCALE: AS NOTED DATE: 03/15/11
	APT FILING NUMBER: CT-255T-830	DESIGN TYPE: RAW LAND	
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	ALL-POINTS TECHNOLOGY CORPORATION, P.C. 3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 PHONE: (860)-663-1697 FAX: (860)-663-0935		



SURVEY NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY AND IS BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A VERTICAL ACCURACY OF CLASS T-2 AND IS INTENDED TO BE USED FOR THE PURPOSE OF SHOWING EXISTING CONDITIONS AND PROPERTY LINE INFORMATION.

MAP REFERENCES

- 1) MAP OF PROPERTY PREPARED FOR PAUL J. PLISHNER, REDDING & BETHEL, CONN., SCALE 1"=100', DATED NOV. 19, 1973, BY RYAN AND FAULDS - LAND SURVEYORS.
- 2) MAP PREPARED FOR GLADYS H. BUTLER, REDDING, CONNECTICUT, SCALE 1"=50', DATED JANUARY 1966, BY JOHN W. FULLER.
- 3) MAP PREPARED FOR ROBERT S. PARADISE, 4 DITTMAR ROAD, REDDING, CONNECTICUT, SCALE 1"=40', DATED 7-30-86, BY CARROCCIO - COVILL & ASSOCIATES.
- 4) RIGHT OF WAY MAP, TOWN OF REDDING, GEORGETOWN - REDDING ROAD, FROM THE GEORGETOWN - BETHEL ROAD NORTHEASTERLY TO THE BETHEL TOWN LINE, ROUTE NO. 107, SCALE 1"=40', DATED SEPT. 30, 1932, BY CONNECTICUT STATE HIGHWAY DEPARTMENT. NO. 11116-04 SHEET NO. 7 OF 7.

ALL IMPROVEMENTS ARE NOT SHOWN.
 PARCEL ADDRESS: 4 DITTMAR ROAD, WEST REDDING, CT 06896.
 PARCEL OWNER OF RECORD: ROBERT SAMUEL PARADISE.
 PARCEL IS IN THE R-2 ZONE.
 PARCEL MAP 32 BLOCK 47 LOT 15 REDDING ASSESSORS MAP.
 PARCEL AREA = 242,187 SQ. FT., 5.560 ACRES.
 PARCEL IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 234 OF 6269, MAP NUMBER 09001C234F, EFFECTIVE DATE JUNE 18, 2010, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE AREAS & VOLUMES OF EARTHWORK

SITework SHALL ENTAIL APPROXIMATELY 80 CUBIC YARDS OF CUT (10 CY COMPOUND & 70 CY TRENCH EXCAVATION) AND 180 CY FILL. APPROXIMATELY 50 CUBIC YARDS OF CRUSHED STONE SHALL BE IMPORTED TO CONSTRUCT THE COMPOUND AND ACCESS ROAD.

COMPOUND AREA SLOPES:
 EXISTING - 7%
 PROPOSED - 4.5%

TOTAL AREA OF DISTURBANCE = 6,350± SF

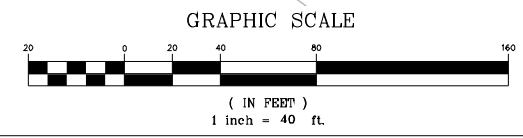
STORMWATER VELOCITY:
 PRIOR TO GROUND COVER = <5 FT/SEC
 FOLLOWING GROUND COVER = <5 FT/SEC

GROUND COVER TO BE ESTABLISHED AS FOLLOWS:
 - WHITE CLOVER @ 0.20#/- SF
 - TALL FESCUE @ 0.45#/- SF
 - RYEGRASS @ 0.10#/- SF

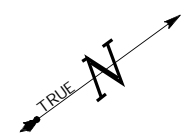
LEGEND

	CURB		DRAINAGE INLET / STRUCTURE
	DROP CURB		CATCH BASIN
	WALL		SIGN
	STONE WALL		LIGHT POLE
	EDGE OF PAVEMENT		UTILITY POLE
	OVERHEAD WIRES		STOCKADE FENCE
	STRUCTURE - MANHOLE		CONTOURS
	GAS VALVE		TOP/BOTTOM OF CURB
	WATER VALVE		SPOT ELEVATION
	HANDICAP PARKING		CONCRETE
	PARKING STALL COUNT		GUY WIRE

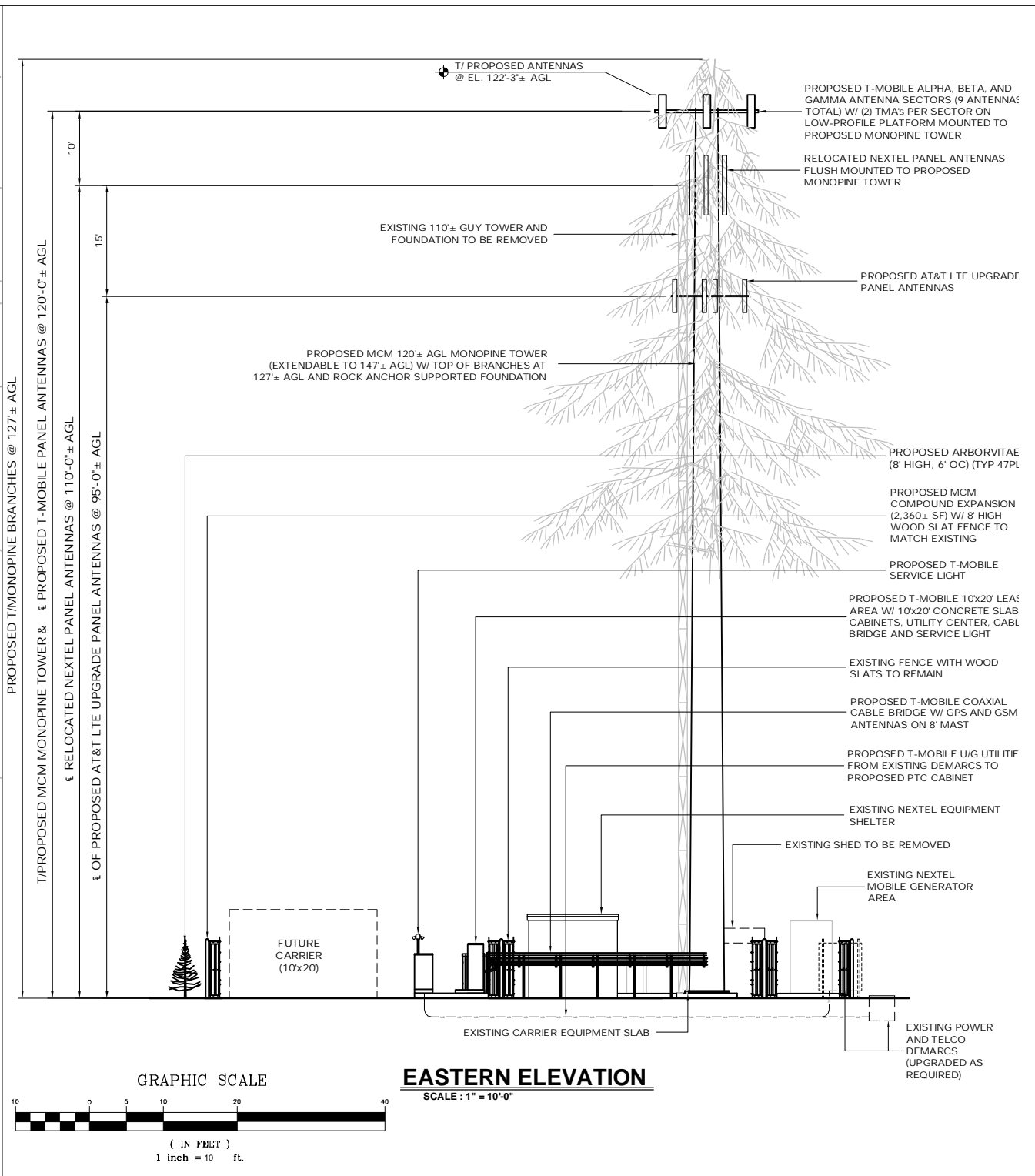
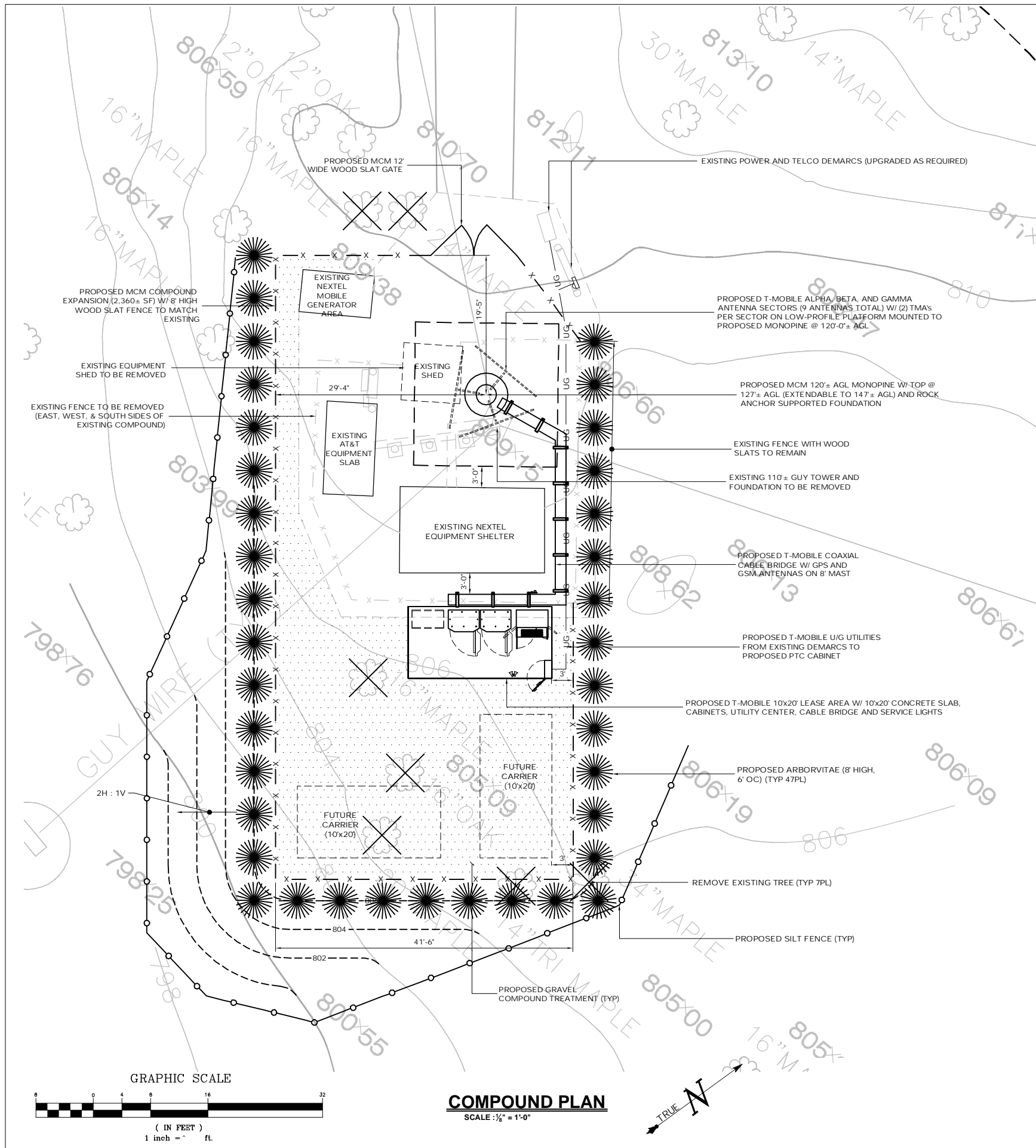
NOTE:
NOTE: 7 TREES WILL BE REMOVED IN CONSTRUCTING THE FACILITY



SITE PLAN
SCALE: 1" = 40'-0"



 MESSAGE CENTER MANAGEMENT 40 WOODLAND STREET HARTFORD, CT 06105 OFFICE: (888) 973-7483	T-MOBILE SITE NUMBER: CTFF632	PERMITTING DOCUMENTS MCM DITTMAR ROAD 4 DITTMAR ROAD REDDING, CT 06896	SITE PLAN APT FILING NUMBER: CT-255T-830 APT DRAWING NUMBER: CTFF632
	APT FILING NUMBER: CT-255T-830	DESIGN TYPE: RAW LAND	
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	ALL-POINTS TECHNOLOGY CORPORATION, P.C. 3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 PHONE: (860)-663-1697 FAX: (860)-663-0935		



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	<p>APT FILING NUMBER: CT-255T-830</p>	<p>DESIGN TYPE: RAW LAND</p>	<p>APT FILING NUMBER: CT-255T-830 APT DRAWING NUMBER: CTFF632</p>
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	<p>ALL-POINTS TECHNOLOGY CORPORATION, P.C.</p> <p>3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 PHONE: (860)-663-1697 FAX: (860)-663-0935</p>	<p>SHEET NUMBER: SP-2</p>	

CTFF632 - MCM DITTMAR ROAD			
1000' RESIDENTIAL BUILDING LIST			
PARCEL ID	STREET ADDRESS	BUILDING TYPE	DISTANCE FROM COMPOUND*
1-10	4 Dittmar Road	Single Family	145'
7-53	3 Bartram Drive	Single Family	431'
1-7	11 Bartram Drive	Single Family	216'
1-8	15 Bartram Drive	Single Family	274'
1-3	8 Dittmar Road	Single Family	259'
7-104	233 Lonetown Road	Single Family	761'
1-4	235 Lonetown Road	Single Family	628'
1-1	228 Lonetown Road	Single Family	416'
1-2	230 Lonetown Road	Single Family	497'
1-5	232 Lonetown Road	Single Family	524'
7-51	4 Bartram Drive	Single Family	727'
7-52	10 Bartram Drive	Single Family	674'
7-54	16 Bartram Drive	Single Family	728'
35-47A-198	32 Dittmar Road	Single Family	835'
35-47A-197	30 Dittmar Road	Single Family	766'
35-47A-196-1	28 Dittmar Road	Single Family	576'
35-47A-196	26 Dittmar Road	Single Family	708'
35-47A-199	24 Dittmar Road	Single Family	943'
35-51-6	15 Dittmar Road	Single Family	898'
35-51-8	236 Chestnut Ridge Road	Single Family	783'
35-51-7	17 Dittmar Road	Single Family	554'
35-50-66	205 Chestnut Ridge Road	Single Family	916'
35-50-67	207 Chestnut Ridge Road	Single Family	809'
*	Information obtained from:		
	Town of Redding Assessment Mapping (Maps 1 and 7)		
	Town of Bethel Assessment Mapping (Map 35)		
	Digital Global 2010 Digital Orthophotographs		
	2011 Microsoft Corp Bing Maps TM		
	2011 Google Earth TM		