

Attachment 3

ATTACHMENT 3

General Facility Description

111 Second Hill Road
Owner: Robert J. Reibe
4.5 Acre Parcel

The main compound of the proposed telecommunications facility is located at the northerly edge of a clearing on an undeveloped portion of a 4.5 acre parcel owned by Robert J. Reibe, located at 111 Second Hill Road in Bridgewater. The proposed facility consists of a 100' by 100' leased area situated at the northeastern portion of the parcel and a new self-supporting monopole tower, 160' in height, with associated unmanned equipment at grade.

AT&T will install up to twelve (12) panel antennas at the 157' centerline height of the tower together with an associated 12' x 20' radio equipment shelter at the tower base on a concrete pad within the compound. The tower compound would consist of a 45' by 90' area to accommodate AT&T's equipment and provide for future shared use of the facility by other carriers. The tower compound would be enclosed by an 8' foot high chain link fence.

Site Evaluation Report

I. LOCATION

- A. COORDINATES: 41° 31' 57.6" N 73° 22' 02.8" W
- B. GROUND ELEVATION: 908 AMSL Elevation (in feet)
- C. USGS MAP: Roxbury Quad
- D. SITE ADDRESS: 111 Second Hill Road, Bridgewater, Connecticut 06752
- E. ZONING WITHIN 1/4 MILE OF SITE: Residential

II. DESCRIPTION

- A. SITE SIZE: 45' by 90'
- B. LESSOR'S PARCEL: +/-4.5 Acres
- C. TOWER TYPE/HEIGHT: Monopole/160' AGL
- D. SITE TOPOGRAPHY AND SURFACE: The proposed tower and associated compound are located on a relatively flat area of a parcel improved with an existing residence and one-car garage.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The surrounding terrain ranges in elevation from approximately 300' AMSL to 941' AMSL. A review of the site together with available site information provided by Federal, State and local databases indicates the presence of wetlands on a small section of the property through which the existing and improved access drive are located. An unnamed tributary of Hop Brook lies approximately 1,600 feet to the east of the host property.
- F. LAND USE WITHIN 1/4 MILE OF SITE: General land use activities surrounding the subject property include residential uses, wooded and undeveloped land, agricultural fields, and various roads and highways, including State Routes 67 and 133. There are six (6) residences located within 1,000 feet of the proposed site. The closest residences are approximately 475' to the west of the proposed tower.

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power

- B. POWER PROXIMITY TO SITE: Electric power will be available for use from a proposed underground power line connecting to an existing CL&P pole.
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Telephone facilities/service will be available from a proposed underground line connecting to an existing utility pole.
- E. VEHICLE ACCESS TO SITE: Access to the facility would be provided by an existing asphalt access driveway in addition to a new 350' gravel drive extension 12' in width.
- F. OBSTRUCTIONS: None
- G. CLEARING AND FILL REQUIRED: The facility will require the removal of 69 trees and clearing of brush. Detailed plans would be included in a Development and Management Plan ("D&M" plan) after any approval of the facility which may be issued by the Connecticut Siting Council.

IV. LEGAL: Host Parcel

- A. PURCHASE [] LEASE [X]
- B. OWNER: Robert J. Reibe
- C. ADDRESS: 111 Second Hill Road, Bridgewater, Connecticut 06752

Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-Supporting monopole
- C. HEIGHT: 160' AGL
DIMENSIONS: Approximately 4½' in diameter at the base, tapering to approximately 2' at the top.
- D. LIGHTING: None as set forth in attached FCC determination

II. TOWER LOADING:

- A. AT&T – up to 12 panel Antennas, along with associated equipment
 - a. Model – Powerwave P90-14-XLH-RR or equivalent panel antenna
 - b. Position on Tower – 157' centerline AGL
 - c. Transmission Lines – MFG/Model: Commscope Aluminum; Size 1-5/8”
- B. Future Carriers – To be determined

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The tower will be designed in accordance with American National Standards Institute TIA/EIA-222-F “Structural Standards for Steel Antenna Towers and Antenna Support Structures” and the 2003 International Building Code with 2005 Connecticut Amendment. The foundation design would be based on soil conditions at the site. The details of the tower and foundation design will be provided as part of the final D&M plan.

SURVEY NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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 LAND SURVEYORS INC. ON SEPTEMBER 26, 1996. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILATION PLAN

BOUNDARY DETERMINATION CATEGORY: NONE

CLASS OF ACCURACY: HORIZONTAL CLASS A-2
VERTICAL CLASS V-2
TOPOGRAPHIC CLASS T-2

2. PROPERTY LINE SHOWN HEREON ARE FROM RECORD DEEDS PLOTS AND TAX MAPS AS OVERLAID ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY SURVEY WAS NOT PERFORMED BY CHA AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/BOUNDARY OPINION.

3. BASE MAPPING PREPARED BY CHA FROM A DECEMBER 2010 FIELD SURVEY.

4. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.

5. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG SAFE PRIOR.

6. SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

7. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

8. LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED FROM GPS OBSERVATIONS REFERENCED TO NAD83 CONNECTICUT ZONE. COORDINATES SHOWN, IF ANY, ARE EXPRESSED IN U.S. SURVEY FEET. ELEVATIONS ARE REFERENCED TO NAVD88. TOP OF STRUCTURE HEIGHT AS SHOWN, IF ANY, DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION.

INFORMATION SHOWN BASED ON FAA 1A CERTIFICATION ACCURACY LEVEL DEFINED AS:
HORIZONTAL: ±20 FEET / 15 METERS
VERTICAL: ±3 FEET / 6 METERS

9. SITE FALLS WITHIN ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING, AS SHOWN ON FLOOD INSURANCE RATE MAP, TOWN OF BRIDGEWATER, CONNECTICUT, LITCHFIELD COUNTY, COMMUNITY PANEL NUMBER 090184 0001 B, EFFECTIVE DATE NOVEMBER 1, 1979.

MAP REFERENCES:

1. MAP ENTITLED "42.461 ACRES PREPARED FOR STATE OF CONNECTICUT LOWENTHAL PROPERTY" AS PREPARED BY LINWOOD R. GEE & SON INC., DATED MAY 8, 1990 AND FILED IN THE BRIDGEWATER TOWN CLERKS OFFICE AS MAP NO. 931.

2. MAP ENTITLED "114.735 ACRES (SHEET 1 OF 2) MAP SHOWING DEVELOPMENT RIGHTS TO BE ACQUIRED BY THE STATE OF CONNECTICUT FROM ANDRE VONDERWEIDT AND MARILENE VONERWEIDT" AS PREPARED BY SAMUEL P. BERTACINI, DATED FEBRUARY 1983 AND FILED IN THE BRIDGEWATER TOWN CLERKS OFFICE AS MAP NO. 904A.

3. MAP ENTITLED "SHEET 1 OF 2 PROPERTY SURVEY PREPARED FOR ELEANOR LOWENTHAL, ANNE C. HERMANS, JAMES D. LOWENTHAL, KATHERINE LEVIN, BARALEVIN & JENNIFER LEVIN" AS PREPARED BY NEW ENGLAND LAND SURVEYING, P.C., DATED MAY 20, 2009 AND FILED IN THE BRIDGEWATER TOWN CLERKS OFFICE AS MAP NO. 1155A.

4. TOWN OF BRIDGEWATER TAX MAP NUMBER 28.

N/F
THOMAS G. HARGROVE
HILL ROAD
BRIDGEWATER CT 06752
MAILING ADDRESS:
PO BOX 115
BRIDGEWATER CT 06752
28-41
ZONE: RR3
19.2± ACRES

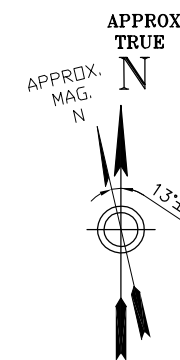
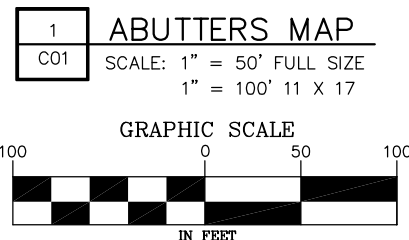
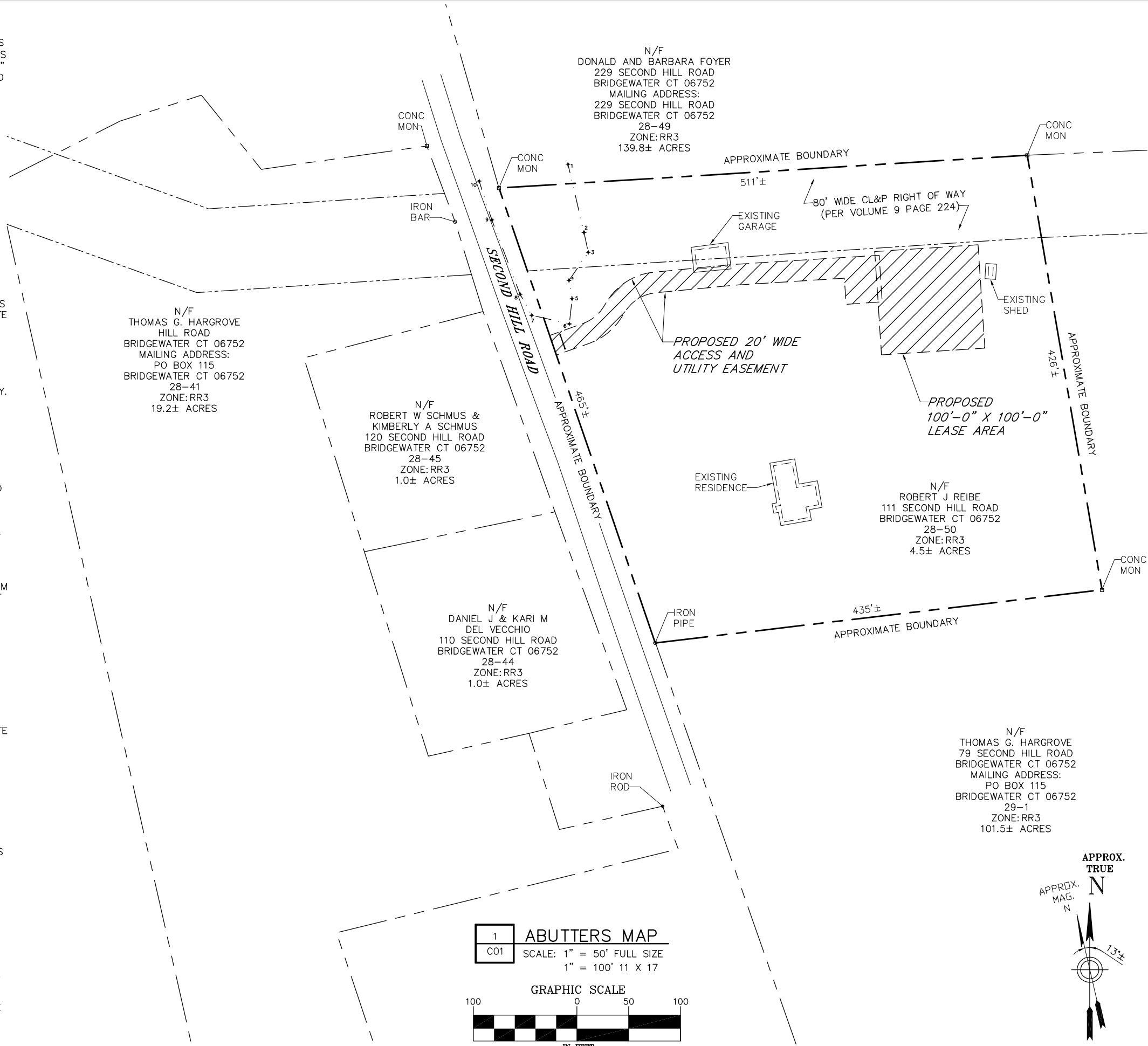
N/F
ROBERT W SCHMUS &
KIMBERLY A SCHMUS
120 SECOND HILL ROAD
BRIDGEWATER CT 06752
28-45
ZONE: RR3
1.0± ACRES

N/F
DANIEL J & KARI M
DEL VECCHIO
110 SECOND HILL ROAD
BRIDGEWATER CT 06752
28-44
ZONE: RR3
1.0± ACRES

N/F
DONALD AND BARBARA FOYER
229 SECOND HILL ROAD
BRIDGEWATER CT 06752
MAILING ADDRESS:
229 SECOND HILL ROAD
BRIDGEWATER CT 06752
28-49
ZONE: RR3
139.8± ACRES

N/F
ROBERT J REIBE
111 SECOND HILL ROAD
BRIDGEWATER CT 06752
28-50
ZONE: RR3
4.5± ACRES

N/F
THOMAS G. HARGROVE
79 SECOND HILL ROAD
BRIDGEWATER CT 06752
MAILING ADDRESS:
PO BOX 115
BRIDGEWATER CT 06752
29-1
ZONE: RR3
101.5± ACRES



NEW CINGULAR WIRELESS PCS, LLC
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

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Main: (860) 257-4557 - www.chacompanies.com

CHA PROJECT NO:
18301 - 1071 - 43000

NO.	DATE	SUBMITTAL
0	12/23/10	ISSUED FOR CSC CERTIFICATE
	BY: JDM	CHK: PAL APP'D: JPS
1	01/25/11	MOVED ROAD
	BY: PAL	CHK: PAL APP'D: PAL
2	02/28/13	UPDATED ABUTTERS
	BY: PAL	CHK: PAL APP'D: PAL

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID:
SR1252
SITE NAME:
BRIDGEWATER
SITE ADDRESS:
111 SECOND HILL ROAD
BRIDGEWATER, CT
06752
LITCHFIELD COUNTY

SHEET TITLE
ABUTTERS
MAP

SHEET NUMBER
C01



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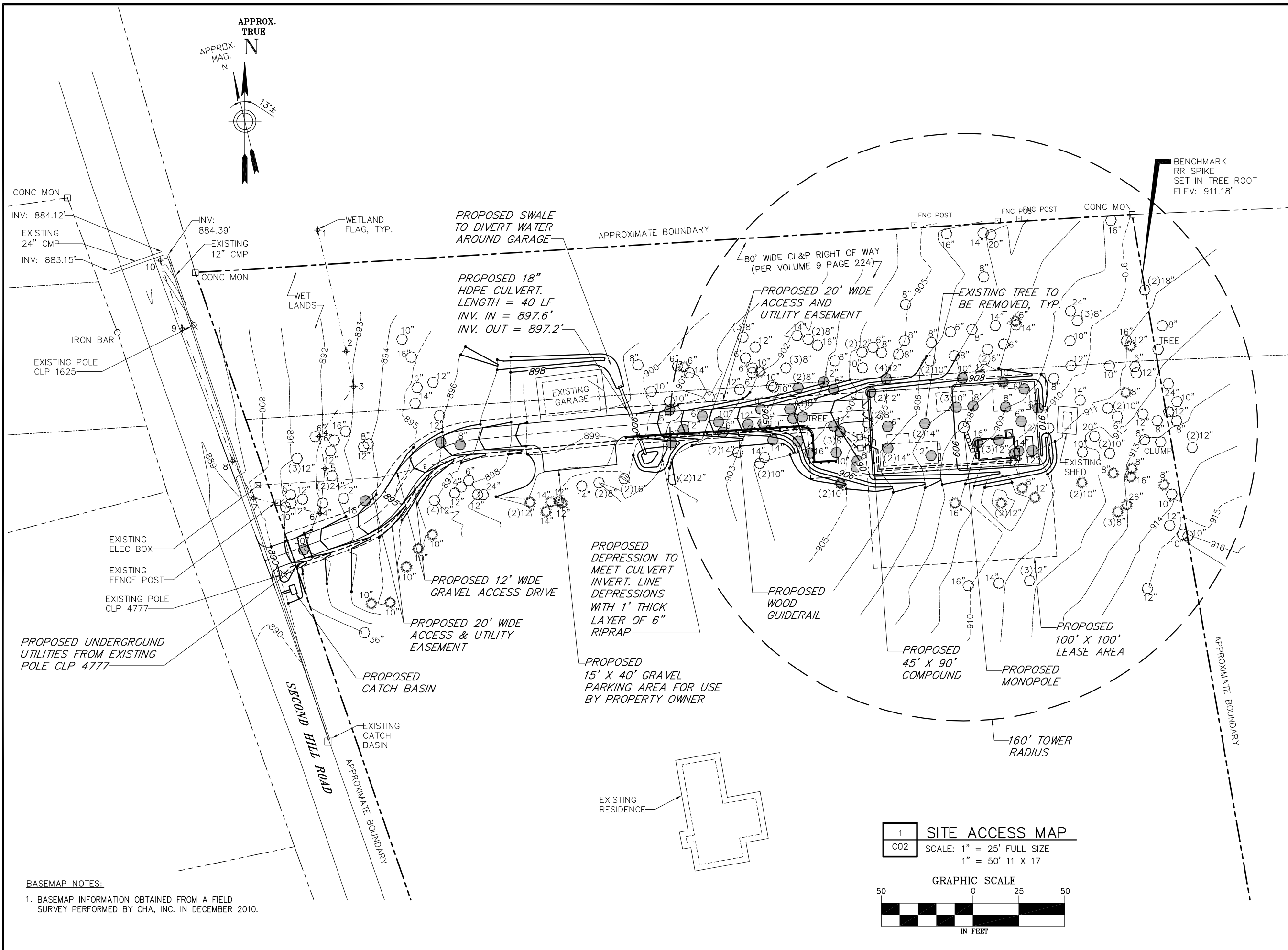
NO.	DATE	SUBMITTAL
0	12/23/10	ISSUED FOR CSC CERTIFICATE
	BY: JDM	CHK: PAL APP'D: JPS
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	BY: PAL	CHK: PAL APP'D: PAL

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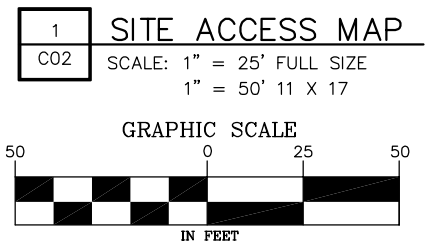
SITE ID:
SR1252
SITE NAME:
BRIDGEWATER
SITE ADDRESS:
111 SECOND HILL ROAD
BRIDGEWATER, CT
06752
LITCHFIELD COUNTY

SHEET TITLE
SITE ACCESS MAP

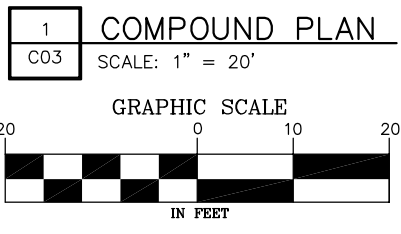
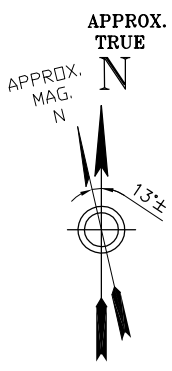
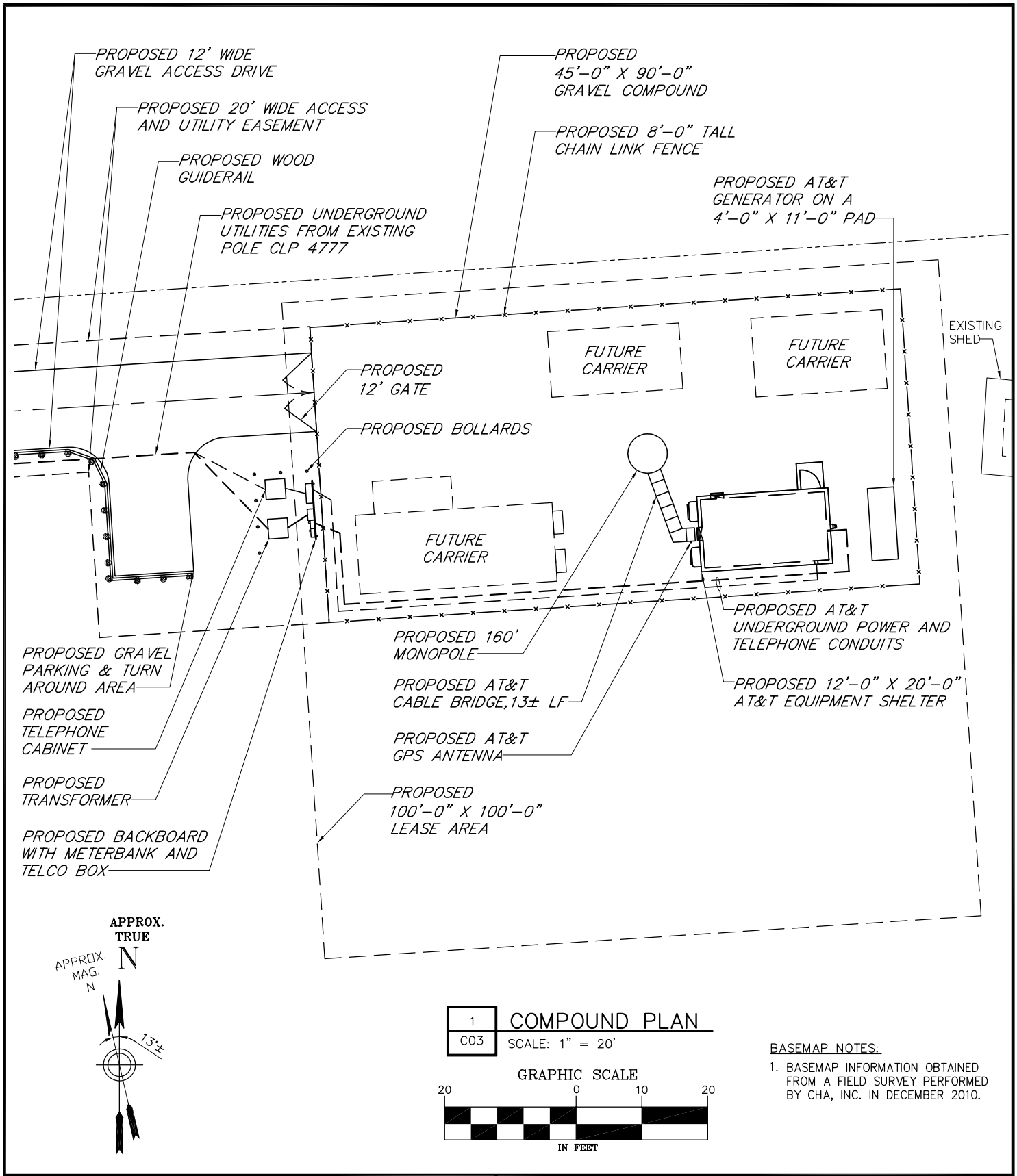
SHEET NUMBER
C02



BASEMAP NOTES:
1. BASEMAP INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY CHA, INC. IN DECEMBER 2010.



File: W:\SA_CINGULAR\18301\SITES\1071 BRIDGEWATER 1252\XD\BRIDGEWATER-2 SITE ACCESS MAP.DWG Saved: 1/25/2011 11:16:46 AM Plotted: 1/25/2011 11:18:26 AM User: Luelthi, Paul



BASEMAP NOTES:

1. BASEMAP INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY CHA, INC. IN DECEMBER 2010.

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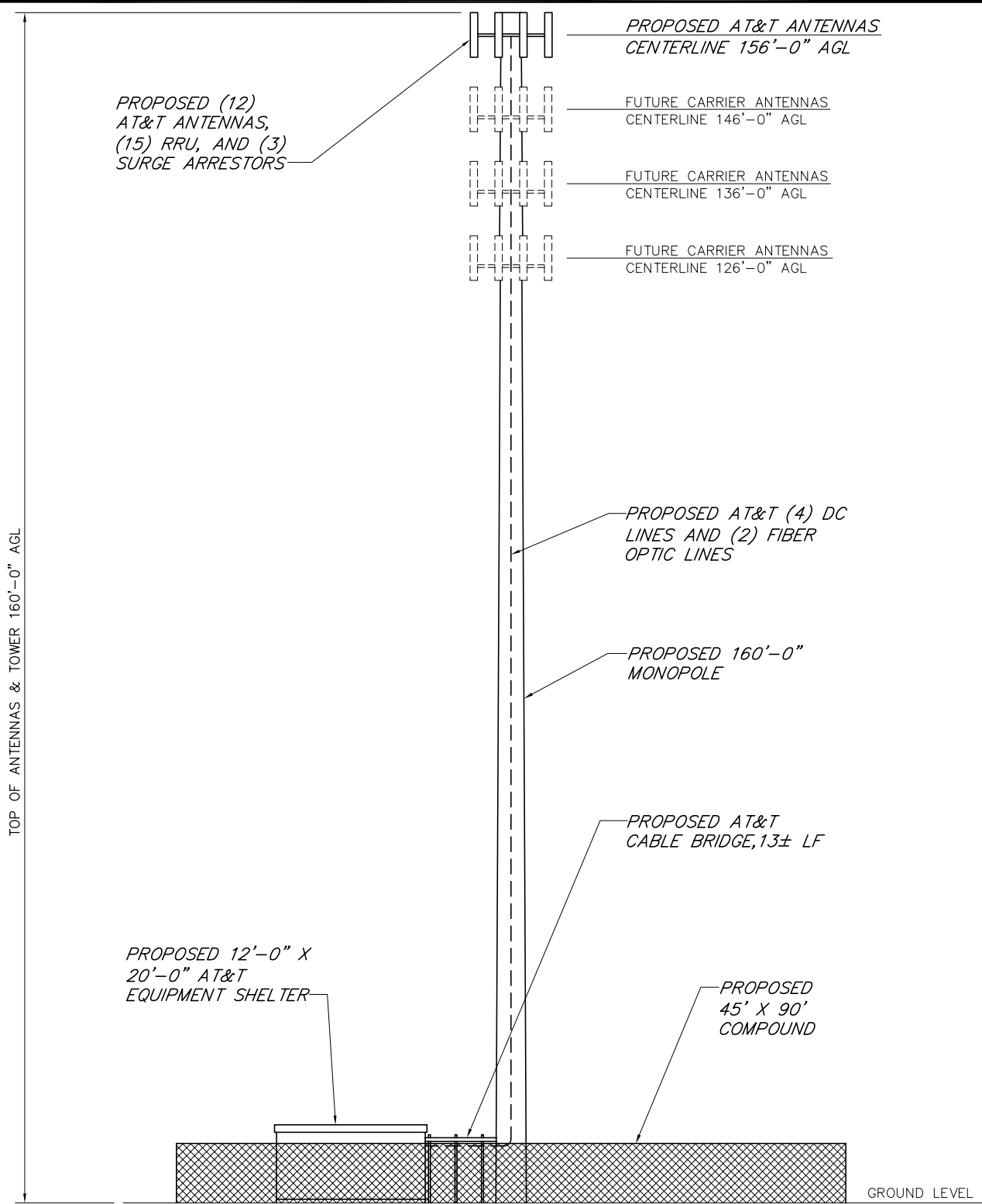
Your world. Delivered.

NEW CINGULAR WIRELESS PCS, LLC
 500 ENTERPRISE DRIVE, ROCKY HILL, CT 06067

SR1252
 BRIDGEWATER
 111 SECOND HILL ROAD
 BRIDGEWATER, CT 06752
 LITCHFIELD COUNTY

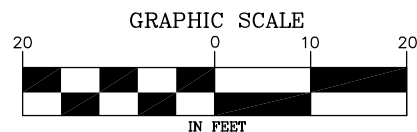
CHA PROJ. NO. - 18301-1071-43000

SHEET TITLE: COMPOUND PLAN
DATE: 12/23/10
REVISION: 0



TOP OF ANTENNAS & TOWER 160'-0" AGL

1 TOWER ELEVATION
C04 SCALE: 1" = 20'



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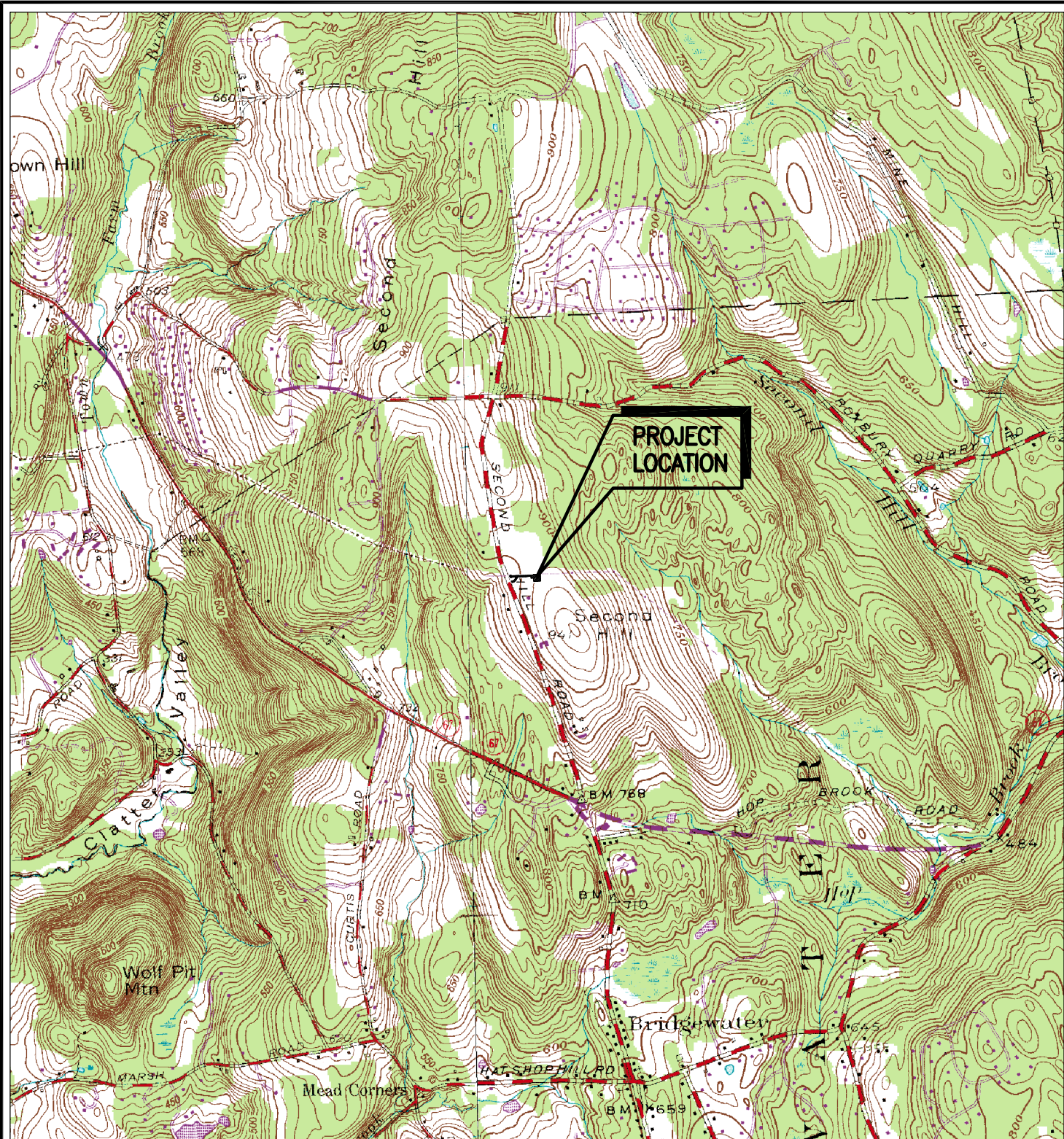
SR1252
BRIDGEWATER
111 SECOND HILL ROAD
BRIDGEWATER, CT 06752
LITCHFIELD COUNTY

CHA PROJ. NO. - 18301-1071-43000

SHEET TITLE:
TOWER ELEVATION

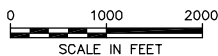
DATE:
12/23/10

REVISION:
0



1 1989 USGS TOPO MAP: ROXBURY 41073-E3
 C05 SCALE: 1" = 2000'

TRUE NORTH



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SR1252
 BRIDGEWATER
 111 SECOND HILL ROAD
 BRIDGEWATER, CT 06752
 LITCHFIELD COUNTY

CHA PROJ. NO. - 18301-1071-43000

SHEET TITLE:
 USGS TOPO MAP

DATE:
 12/23/10

REVISION:
 0



1 2004 AERIAL PHOTO
 C06 SCALE: 1" = 1000'
 0 500 1000
 SCALE IN FEET



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SR1252
 BRIDGEWATER
 111 SECOND HILL ROAD
 BRIDGEWATER, CT 06752
 LITCHFIELD COUNTY

CHA PROJ. NO. - 18301-1071-43000

SHEET TITLE:
 AERIAL PHOTO

DATE:
 12/23/10

REVISION:
 0



Site Number: SR1252
Site Name: Bridgewater
Site Address: 111 Second Hill Road, Bridgewater, CT 06572

Access distances:

Distance of access over existing asphalt driveway: 0'
Distance of access over new gravel driveway: 353'
Total distance of site access: 353'

Distance to Nearest Wetlands:

The proposed road will be 8' from the nearest wetland, which is flag 6.

Distance to Property Lines:

110' to the northern property boundary
320' to the southern property boundary
370' to the western property boundary
110' to the eastern property boundary

Residence Information:

There are six residences within 1,000' feet of the tower. The closest residence is 475' to the west and is owned by Robert W. and Kimberly A. Schmus and is located at 120 Second Hill Road, Bridgewater, CT.

Tree Removal Count:

See attached tree letter.

Distance to Nearest Town (Must notify town if less than 2,500'):

The nearest town to the proposed tower is New Milford, CT. The town boundary is 3,900 to the North.



January 25, 2011

New Cingular Wireless PCS, LLC
500 Enterprise Drive
Rocky Hill, CT 06067

RE: Tree Inventory
Site: SR1252 – Bridgewater
111 Second Hill Road
Bridgewater, CT 06752
CHA # 18301-1071-43000

A site survey was completed at the subject site in December 2010. A requirement of the survey involved determining the location of all trees within the topographic survey area with a diameter at breast height of 6” or larger. As can be seen on the site access map, there are sixty-four (64) trees with a diameter of 6” or larger within the area of the proposed access road and compound which need to be removed for construction of the facility. The quantity and size of trees being removed is summarized in the below table:

Tree Diameter	Number of Trees to be Removed
6"	9
8"	13
10"	11
12"	16
14"	8
16"	3
18"	1
30"	1
TREE	2
TOTAL	64

If you have any questions, comments or need further information, please do not hesitate to contact our office.

Very truly yours,

CLOUGH HARBOUR & ASSOCIATES LLP

Paul Lusitani
Project Engineer

W:\SAI Cingular\18301\Sites\1071 Bridgewater 1252\ZD\BRIDGEWATER-8 TREE INVENTORY.doc