

## Attachment 3

## ATTACHMENT 3

### General Facility Description

10 Blackville Road  
Owner: Town of Washington  
17.292 Acre Parcel

The main compound of the proposed telecommunications facility is located at the north-central portion of a 17.292 acre parcel owned by the Town of Washington, located at 10 Blackville Road in Washington Depot. The proposed facility consists of a 65' by 80' leased area and a new self-supporting monopine tower, 135' in height (with proposed evergreen camouflaging reaching to 140' in height) with associated unmanned equipment at grade.

AT&T will install up to twelve (12) panel antennas and related equipment at the 126' centerline height of the tower. The tower would be designed for future shared use of the structure by other competing wireless carriers. An AT&T 12' x 20' equipment shelter would be installed at the tower base on a concrete pad within the compound together with provisions for a fixed back-up generator. The tower compound would consist of a 65' by 67' 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.

Vehicle access to the facility would be provided from Blackville Road northerly along a new access easement over the existing traveled way. The traveled way is approximately 1,455' from the existing street access on Blackville Road ROW to the compound. There is an existing access gate at the public works facility entrance on Blackville Road. Utility connections will be routed underground along the existing and new access drive from an existing utility pole on Blackville Road.

## Facilities and Equipment Specification

### I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-Supporting monopine
- C. HEIGHT: 135' AGL (with camouflaging reaching to 140' AGL)  
DIMENSIONS: Approximately 4½' in diameter at the base, tapering to approximately 2' at the top.
- D. LIGHTING: None as set forth in attached TOWAIR report.

### II. TOWER LOADING:

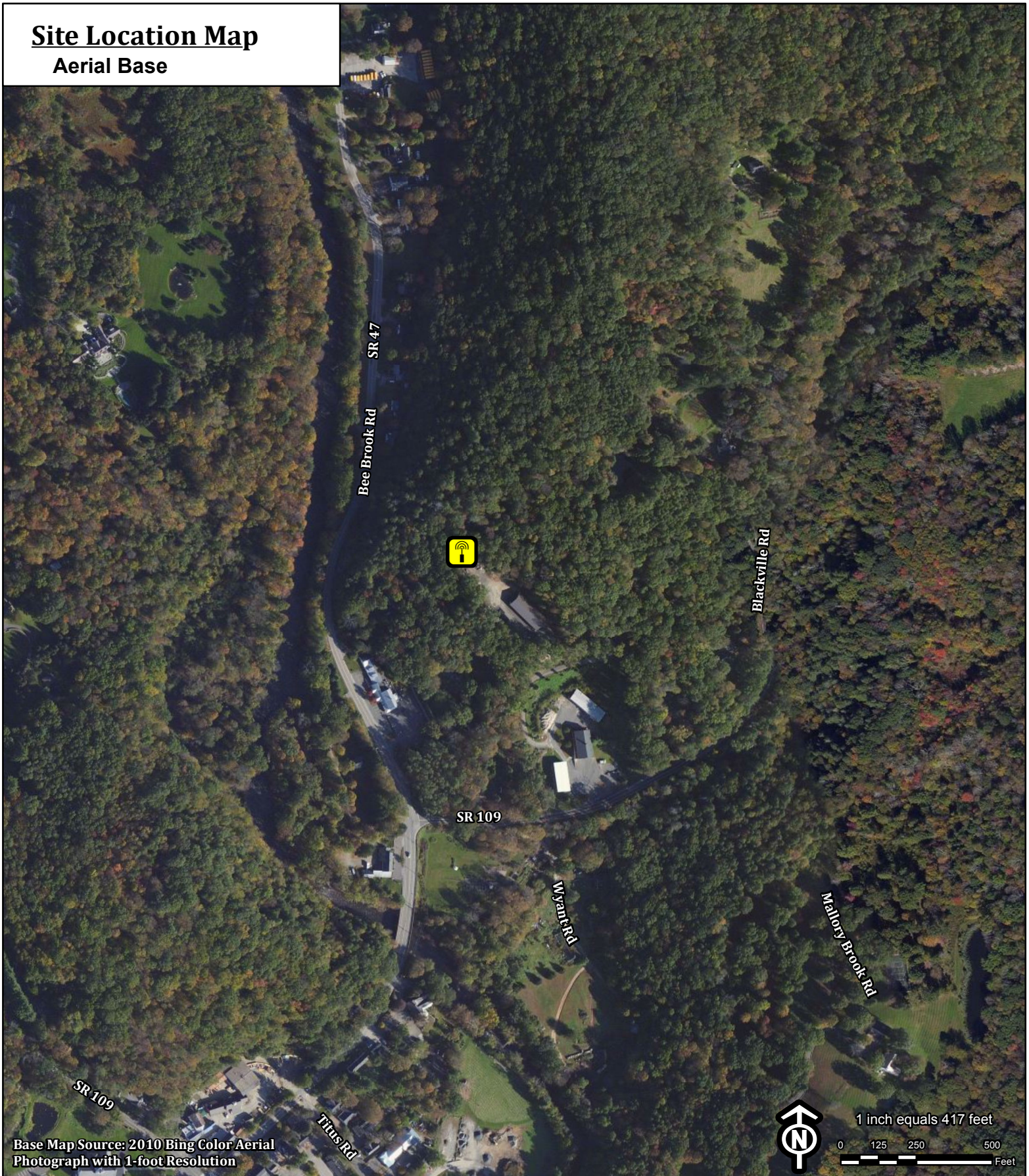
- A. AT&T – up to 12 panel Antennas, along with associated equipment
  - a. Model – Powerwave P90-14-XLH-RR or equivalent panel antenna
  - b. Position on Tower – 126' centerline AGL
  - c. Transmission Lines – MFG/Model: Commscope Aluminum; Size 1-5/8”
- B. Future Carriers – To be determined

### 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.


# Site Location Map

## Aerial Base



Base Map Source: 2010 Bing Color Aerial Photograph with 1-foot Resolution

### Legend

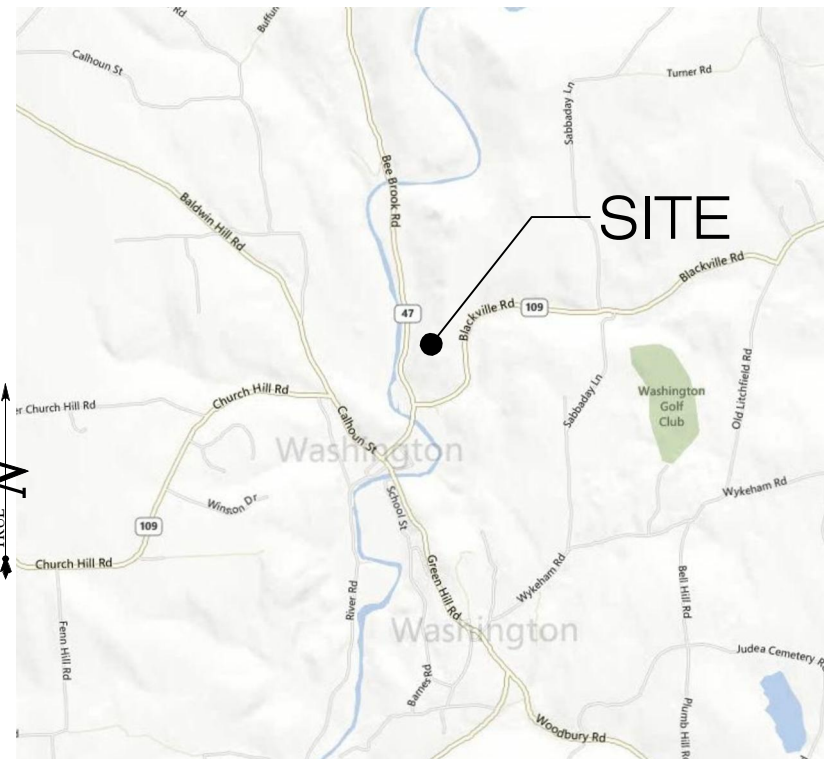
 Proposed Tower Location

**10 Blackville Road  
Washington, Connecticut**

**Monday, August 26, 2013**



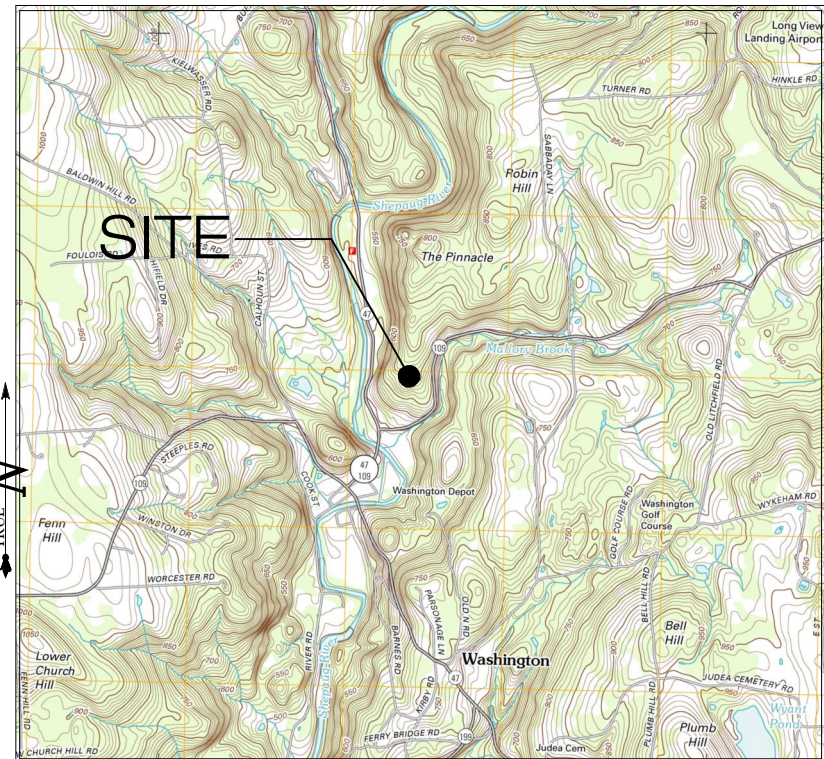
# LOCATION MAP



SCALE : 1" = 2,000'

SOURCE: GOOGLE MAPS

# USGS TOPOGRAPHIC MAP



SCALE : 1" = 2000'

SOURCE: USGS 7.5 QUADRANGLE FOR NEW PRESTON



**NEW CINGULAR  
WIRELESS PCS, LLC  
(AT&T)**  
500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067



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

# CONTACT PERSONNEL

**APPLICANTS:**  
HOMELAND TOWERS  
22 SHELTER ROCK LANE  
BUILDING C  
DANBURY, CONNECTICUT 06810

**CO-APPLICANTS**  
AT&T MOBILITY  
500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067

**LANDLORD**  
TOWN OF WASHINGTON  
BRYAN MEMORIAL TOWN HALL  
2 BRYAN HALL PLAZA  
WASHINGTON DEPOT, CONNECTICUT 06794

**HOMELAND PROJECT MANAGER:**  
RAYMOND VERGATI  
(203) 297-6345

**HOMELAND PROJECT ATTORNEY:**  
CUDDY & FEDER, LLP  
445 HAMILTON AVENUE  
14TH FLOOR  
WHITE PLAINS, NY 10601

**POWER PROVIDER:**  
CL&P (860) 355-6534  
CRS# 2185530  
TECH HARRY BRENNAN

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

**CALL BEFORE YOU DIG:**  
(800) 922-4455

**GOVERNING CODES:**  
2009 CONNECTICUT BUILDING CODE (2003 IBC BASIS)  
NATIONAL ELECTRIC CODE  
EIA/TIA 222F

# SITE INFORMATION

**WASHINGTON  
10-12 BLACKVILLE ROAD  
WASHINGTON, CT 06794**

# DRAWING INDEX

- T-1 TITLE SHEET & INDEX
- 1 OF 1 TOPOGRAPHIC SURVEY
- A-1 ABUTTERS MAP
- SP-1 PARTIAL SITE PLAN
- SP-2 COMPOUND SITE PLAN AND TOWER ELEVATION

**\* SITE INFORMATION:**

-SITE NAME:..... WASHINGTON  
-SITE ID NUMBER:..... CT-112  
-SITE ADDRESS:..... 10-12 BLACKVILLE ROAD  
WASHINGTON, CT 06794

-MAP:..... 08-07  
-LOTS:..... 23

-ZONE:..... B2, R1  
-LATITUDE - ..... 41° 38' 47.52" N  
-LONGITUDE - ..... 73° 18' 57.79" W  
-ELEVATION - ..... 596± AMSL

-FEMA/FIRM DESIGNATION:..... PANEL #0900570015C - ZONE X UNSHADED  
-ACREAGE:..... 17.3± Ac (VOL. 130, PAGE 425 AND VOL. 182, PAGE 0054)

**HOMELAND TOWERS SITE NUMBER:  
CT-112**

**APT FILING NUMBER:  
CT-283-160**



HOMELAND TOWERS  
22 SHELTER ROCK LANE  
BUILDING C  
DANBURY, CT 06810



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

**PERMITTING DOCUMENTS**  
WASHINGTON CONNECTICUT  
10-12 BLACKVILLE ROAD  
WASHINGTON, CT 06794

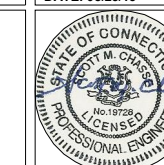
**DESIGN TYPE:**  
RAW LAND  
DEVELOPEMENT SITE

**REVISIONS:**  
REV.0: 08/23/13: FOR REVIEW: SMC  
REV.1: 08/26/13: FOR CSC: SMC  
REV.2: 09/10/13: TOWN COMMENTS: SMC  
REV.3:  
REV.4:  
REV.5:

**TITLE SHEET  
AND INDEX**

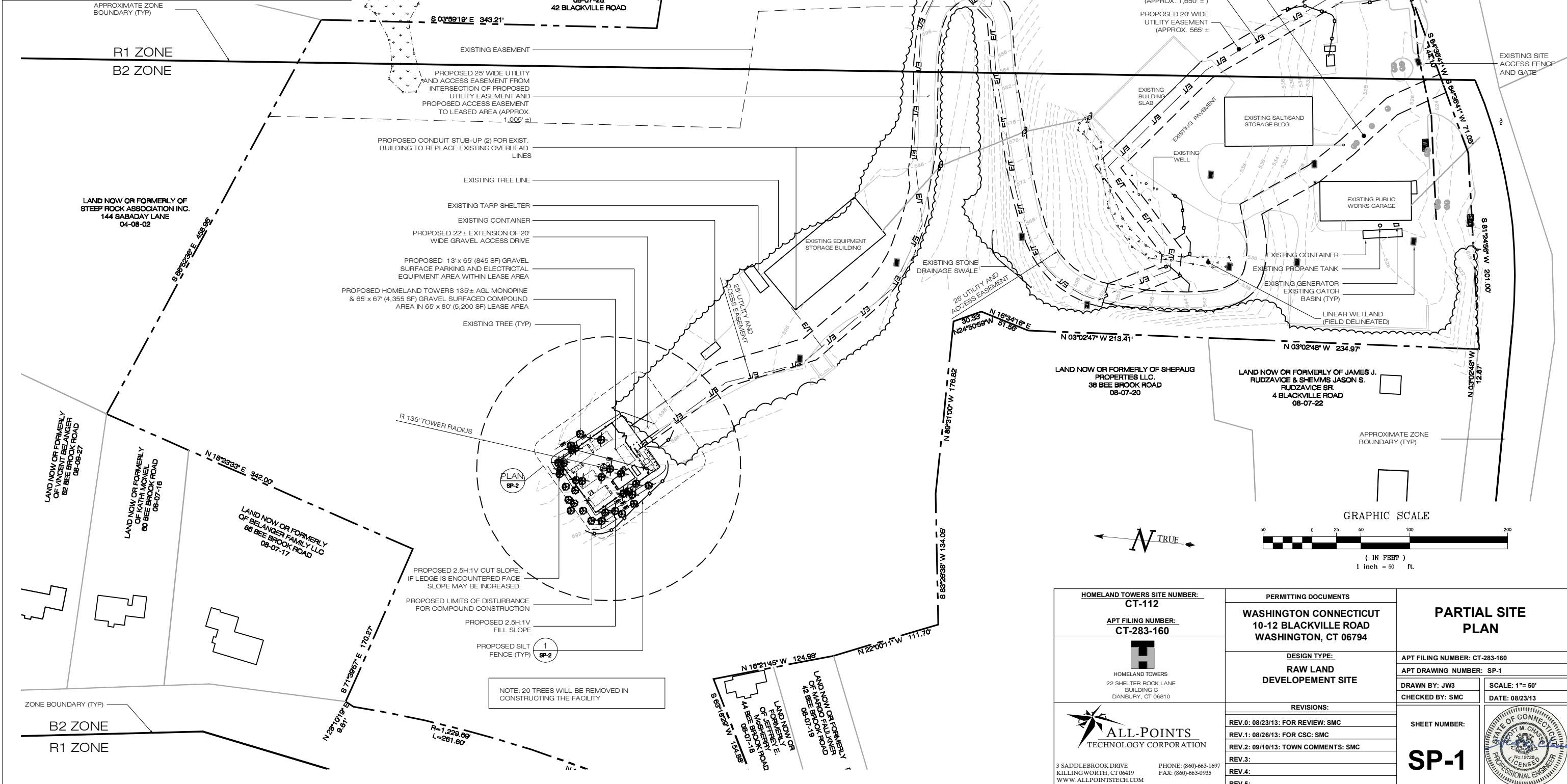
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APT DRAWING NUMBER: T-1  
DRAWN BY: JW3  
CHECKED BY: SMC

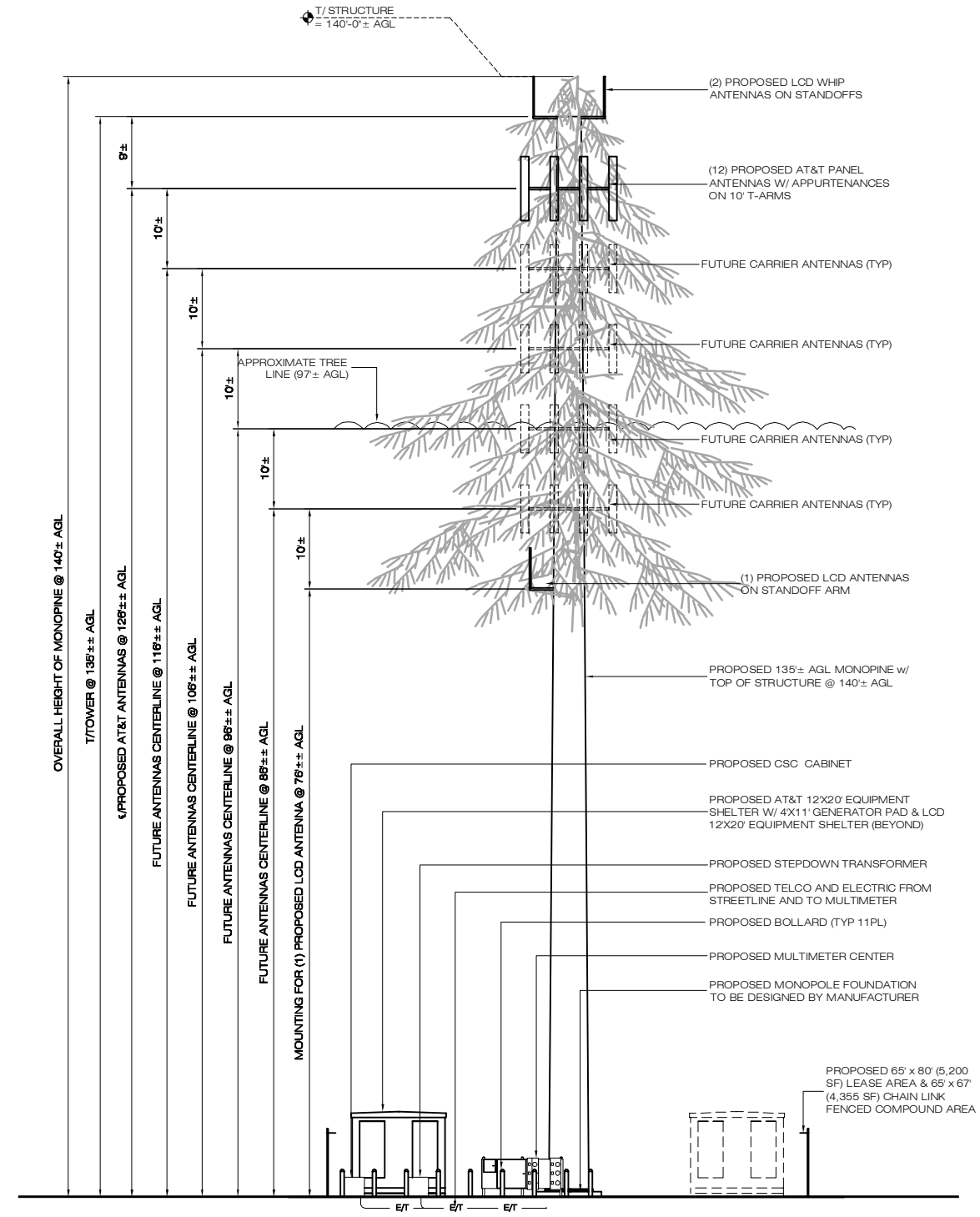
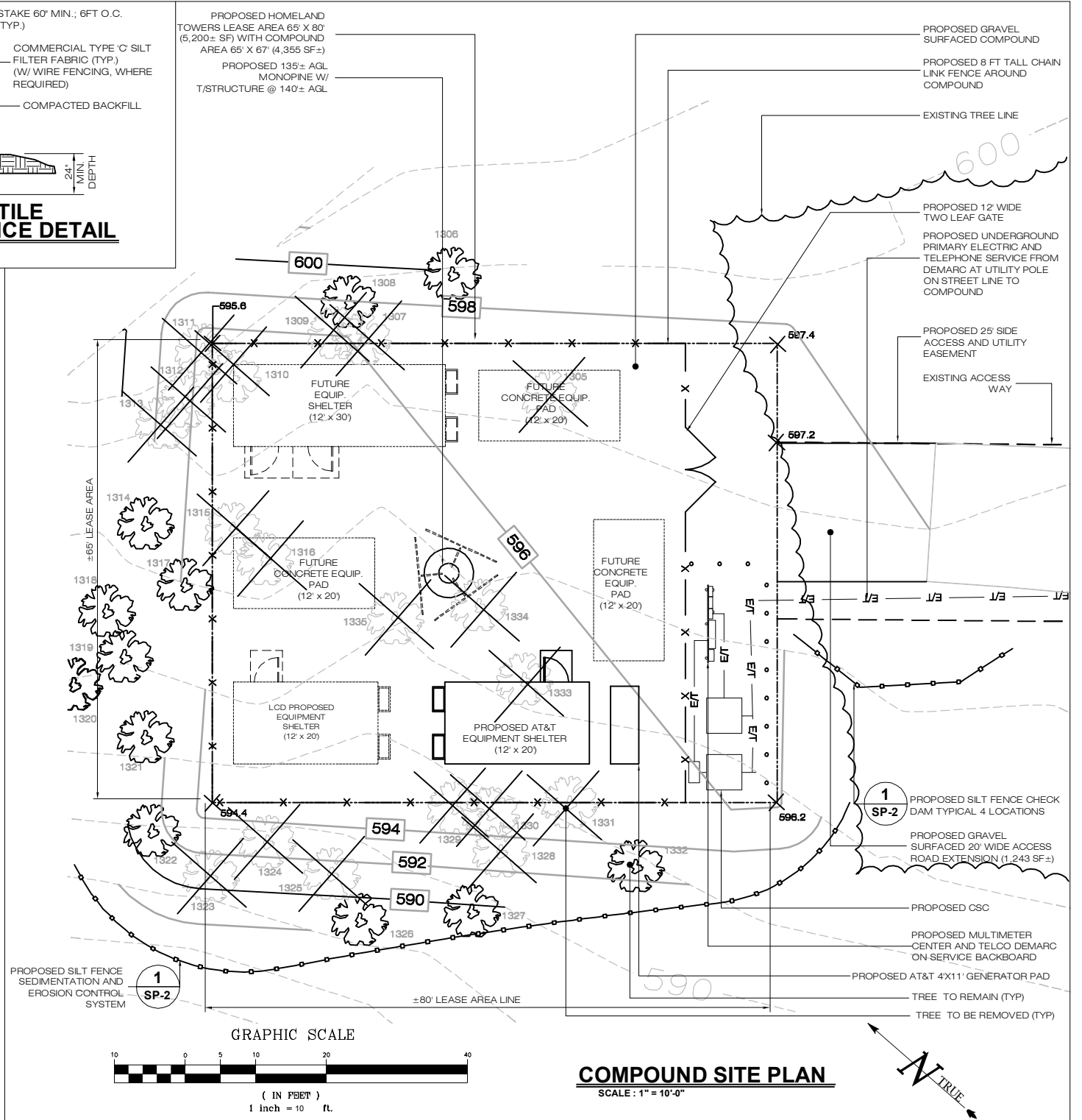
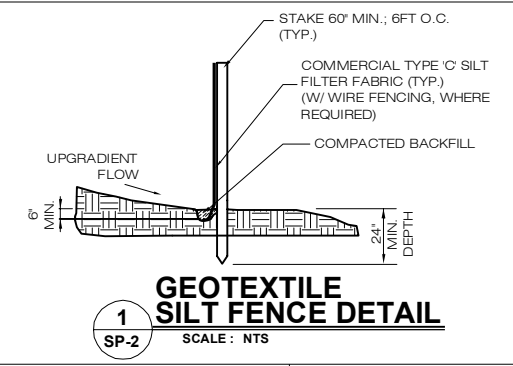
SCALE: AS NOTED  
DATE: 08/23/13  
SHEET NUMBER:  
**T-1**





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
	UNDERGROUND ELECTRICAL AND TELCO UTILITIES		NEW FENCE





**ENGINEERING ANALYSIS AND CERTIFICATION**

IN ACCORDANCE WITH THE 2009 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 HARTFORD COUNTY, THE TOWER WOULD BE DESIGNED TO WITHSTAND PRESSURES EQUIVALENT TO A MAXIMUM 80 MPH FASTEST MILE WIND SPEED. THE FOUNDATION DESIGN WOULD BE BASED ON SOIL CONDITIONS AT THE SITE.

**TREE REGISTER**

#1305 16" OAK	#1320 12" OAK
#1306 10" OAK	#1321 6" PINE
#1307 12" OAK	#1322 8" OAK
#1308 12" OAK	#1323 12"/16" TWIN OAK
#1309 8" OAK	#1324 6" PINE
#1310 8" PINE	#1325 6" PINE
#1311 6" PINE	#1326 20" OAK
#1312 8" PINE	#1327 16" OAK
#1313 10" OAK	#1328 8" PINE
#1314 22" OAK	#1329 26" OAK
#1315 6" PINE	#1330 26" OAK
#1316 16" OAK	#1331 20" PINE
#1317 8" OAK	#1332 34" PINE
#1318 6" OAK	#1333 12" OAK
#1319 6" PINE	#1334 12" OAK
	#1335 12" OAK

TREES #1305, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1315, 1316, 1323, 1324, 1325, 1328, 1329, 1330, 1331, 1333, 1334 AND #1335 ARE TO BE REMOVED AND STUMPS REMOVED. A TOTAL OF 20 TREES ARE TO BE REMOVED.

**HOMELAND TOWERS SITE NUMBER: CT-112**

**APT FILING NUMBER: CT-283-160**

**HOMELAND TOWERS**  
22 SHELTER ROCK LANE  
BUILDING C  
DANBURY, CT 06810

**ALL-POINTS TECHNOLOGY CORPORATION**  
3 SADDLEBROOK DRIVE  
KILLINGWORTH, CT 06419  
WWW.ALLPOINTSTECH.COM

PHONE: (860) 663-1697  
FAX: (860) 663-0935

**PERMITTING DOCUMENTS**  
WASHINGTON CONNECTICUT  
10-12 BLACKVILLE ROAD  
WASHINGTON, CT 06794

**DESIGN TYPE:**  
RAW LAND DEVELOPEMENT SITE

**REVISIONS:**  
REV.0: 08/23/13: FOR REVIEW: SMC  
REV.1: 08/26/13: FOR CSC: SMC  
REV.2: 09/10/13: TOWN COMMENTS: SMC  
REV.3:  
REV.4:  
REV.5:

**COMPOUND SITE PLAN AND TOWER ELEVATION**

APT FILING NUMBER: CT-283-160  
APT DRAWING NUMBER: SP-2  
DRAWN BY: JWS  
CHECKED BY: SMC  
SCALE: 1" = 10'  
DATE: 08/23/13

SHEET NUMBER:  
**SP-2**

STATE OF CONNECTICUT  
PROFESSIONAL ENGINEER  
LICENSE NO. 19728  
M. CHASE



**SITE EVALUATION REPORT**  
**10-12 Blackville Road, Washington**

**I. LOCATION**

- A. COORDINATES: 41° 38' 47.52" Nw  
73° 18' 57.79" W
- B. GROUND ELEVATION: 596'± AMSL
- C. USGS MAP: USGS 7.5 quadrangle for New Preston (revised 2011)
- D. SITE ADDRESS: 10-12 Blackville Road  
Washington Depot, CT 06794
- E. ZONING WITHIN ¼ MILE OF SITE: Abutting areas are zoned Residential (R-1) to the north, south, and east. To the west the abutting areas are zoned B2 and further west the zoning is R1.

**II. DESCRIPTION**

- A. SITE SIZE: 17.292 Ac  
SUBJECT LEASE AREA/COMPOUND AREA: 5,200 SF/4,355 SF
- B. TOWER TYPE/HEIGHT: A 135' Monopine with top of branching at 140' +/- AGL.
- C. SITE TOPOGRAPHY AND SURFACE: Subject site is located within the interior of a town owned parcel that is used as the public works facility for the town.
- D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located in the northern central portion of a 17.3 acre Town owned parcel. To the north, east and west is undisturbed wooded areas to the property lines. To the south is the public works facilities. There are wetlands offsite to the east (±393') and constructed wetlands onsite (drainage swale) to the south (±542').

- E. LAND USE WITHIN ¼ MILE OF SITE: Residential land to the north, south, east, and west. There are some commercial properties to the west and south within the B2 zoned areas.

### III. FACILITIES

- A. POWER COMPANY: Northeast Utilities Service Company
- B. POWER PROXIMITY TO SITE: 1650'±
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: 1650'±
- E. VEHICLE ACCESS TO SITE: Existing access on property to be defined by a new access easement over existing traveled way. Traveled way is ±1,455' from the existing street access on the Blackville Road ROW to the compound. There is an existing access gate at the public works facility entrance on Blackville Road.
- F. OBSTRUCTION: None
- G. CLEARING AND FILL REQUIRED: Total area of disturbance is 20,800 sf.; twenty trees will need to be removed. The site is a balanced site with earthwork volume for trenching estimated at 420 CY of material and earthwork volume for the compound area estimated at 250 CY of material

### IV. LEGAL

- A. PURCHASE [ ] LEASE [X]
- B. OWNER: Town of Washington
- C. ADDRESS: 2 Bryan Plaza, Washington Depot, Connecticut 06794
- D. DEED ON FILE AT: Volume 130, Page 426 & Volume 182, Page 54



## Site Impact Statement

**Site: Washington**  
**Site Address: 10-12 Blackville Road**  
**Washington Depot, CT 06794**

**Access distances:**

Distance of new access driveway: 23'+/- (Minor extension of existing access road on site)

**Distance to Nearest Wetlands**

393' northeast of the proposed telecommunications facility  
0' for underground utility cross of linear wetland

**Distance to Property Lines:**

212' to the northern property boundary from the tower  
340' to the southern property boundary from the tower  
243' to the western property boundary from the tower  
451' to the eastern property boundary from the tower

174' to the northern property boundary from the compound  
284' to the southern property boundary from the compound  
208' to the western property boundary from the compound  
405' to the eastern property boundary from the compound

**Residence Information:**

There are 11 single family residences within 1,000' feet of the compound. The closest off site residence is 217' to the west and is located at Map 08, Lot 07-18 (44 Bee Brook Road).

**Special Building Information:**

There is no Special Building Information associated with the proposed facility.

**Tree Removal Count:**

Twenty trees need to be removed to construct the equipment areas.

6" - 10" dbh	- 9 trees
10" - 14" dbh	- 5 trees
14" or greater dbh	- 6 trees

**Cut/Fill:** The site is a balanced site with earthwork volume for trenching of 420 CY of material and earthwork volume for the compound area of 250 CY of material.

**Clearing/Grading Necessary:** Total area of disturbance = 20,800 SF (Includes trenching area within previously developed portions of the site where no grading or clearing is required, ±9,900 sf)

**HOMELAND TOWERS CT 112  
10-12 BLACKVILLE ROAD, WASHINGTON  
1000' RESIDENTIAL BUILDING LIST**

PARCEL ID	STREET ADDRESS	BUILDING TYPE	DISTANCE FROM COMPOUND* (ft)
08-07-16	60 BEE BROOK RD	Single Family	444
08-07-17	56 BEE BROOK RD	Single Family	353
08-07-18	44 BEE BROOK RD	Single Family	217
08-07-19	42 BEE BROOK RD	Single Family	356
08-07-20	38 BEE BROOK RD	Single Family	337
08-07-22	4 BLACKVILLE RD	Single Family	745
08-07-13	29 BEE BROOK RD	Single Family	850
08-07-24	16 BLACKVILLE RD	Single Family	788
08-07-25	28 BLACKVILLE RD	Single Family	864
08-07-26	42 BLACKVILLE RD	Single Family	875
08-09-24	70 BEE BROOK RD	Single Family	836
08-09-26	64 BEE BROOK RD	Single Family	672
08-09-27	62 BEE BROOK RD	Single Family	519

\*Information gathered from Washington Assessor information and Bing Digiglobe 2012 Aerial Images (1-ft resolution)



## Tree Inventory

August 23, 2013

Cuddy & Feder, LLP  
Attn: Christopher Fisher, Esq.  
445 Hamilton Avenue  
14<sup>th</sup> Floor  
White Plains, NY 10601

RE: Tree Inventory  
Site: Washington  
10-12 Blackville Road  
Washington Depot, CT 06794

Dear Mr. Fisher:

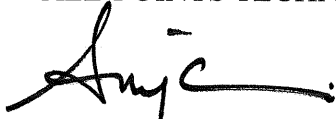
A Tree Inventory was completed at the subject site on June 18, 2013 to determine the size and quantity of existing trees that will need to be removed for the installation of the proposed facility. The proposed site has suitable access, but clearing and earthwork will be required to construct the compound area. Installation of the proposed compound area improvements will require the removal of twenty (20) trees summarized as follows:

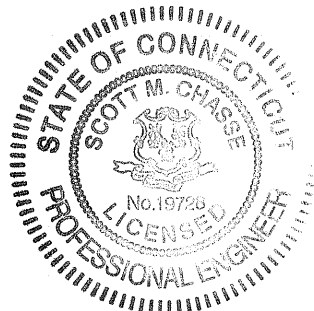
6" - 10" dbh	- 9 trees
10" - 14" dbh	- 5 trees
14" or greater dbh	- 6 trees

The area to be disturbed for construction of the compound area will be approximately 10,900 square feet of existing wooded area. The area to be cleared is located on the interior of the site and should not be visible to abutters. An existing access road exists on site and will require less than a 25 linear foot extension to connect to the proposed compound. This road extension is included in the disturbed area listed above.

Sincerely,

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

  
Scott M. Chasse, P.E.  
Principal



ALL-POINTS TECHNOLOGY CORPORATION, P.C.

3 SADDLEBROOK DRIVE · KILLINGWORTH, CT 06419 · PHONE 860-663-1697 · FAX 860-663-0935