

ATTACHMENT 3

General Facility Description

30 Cobblers Hill Court

Monroe, Connecticut

Owner: Quarry Ridge Associates, LLC

36 Acre Parcel

The property located at 30 Cobblers Hill Court is an undeveloped parcel that is approximately 36 acres in size owned by Quarry Ridge Associates, LLC. Other parcels to the east are used as a quarry and properties to the west are improved with residences. The proposed Facility would be located in the southeasterly portion of the parcel and consist principally of a 75' x 75' fenced compound within a 100' x 100' lease area.

The proposed Facility consists principally of a new monopine tower 155' AGL with a 7' branch extension to provide a tapered top, a 11' 5" x 16' equipment shelter installed at the tower base on a concrete pad, and an emergency back-up power generator. The monopine design is proposed at the request of the property owner. AT&T would install up to twelve panel antennas and related equipment on a platform at a centerline height of approximately 151' AGL. The tapered branch extension at the top of the monopine will reach approximately 162' AGL. The monopine is designed for future shared use 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 Cobblers Hill Court along a new 12' wide gravel access drive a distance of approximately 1,634' to the tower compound. Utility connections would be routed underground along the proposed access drive.

Site Evaluation Report

I. LOCATION

- A. COORDINATES: 41° 21' 18.93" N 73° 13' 20.16" W
- B. GROUND ELEVATION: 489' AMSL
- C. SITE ADDRESS: 30 Cobblers Hill Court Monroe, Connecticut
- D. ZONING WITHIN 1/4 MILE OF SITE: Residential; and Residential and Farming

II. DESCRIPTION

- A. SITE SIZE: 100' x 100' lease area, 75' by 75' improved compound
- B. LESSOR'S PARCEL: 36 acres
- C. TOWER TYPE/HEIGHT: Monopine/162' AGL to top of branch extension
- D. SITE TOPOGRAPHY AND SURFACE: The property is wooded; slopes down to the southeast and wetlands are delineated on the property.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The topography of the area varies from 400' AMSL to over 550' AMSL with cleared areas for a quarry to the east, residential properties and some undeveloped wooded parcels.

There are two delineated wetland features located on the subject parcel, which consist of hillside seep forested wetland systems associated with intermittent watercourses that generally flow to the south. A small area of the first delineated wetland feature could support a man-made vernal pool habitat and a larger vernal pool habitat exists on the property bordering the site to the west. No direct impact to these wetland

features will result from the installation or operation of AT&T's proposed Facility.

AT&T will restrict installation activities from taking place during peak amphibian movement periods (March 1 to May 15 and July 15 to September 15) and will implement accepted protection measures to avoid impacts to any Eastern Box Turtles that may occur at the Site. Best management practices will also be followed to ensure that neither of the two delineated wetland features on-site are impacted by the construction or operation of AT&T's proposed Facility.

- F. LAND USE WITHIN 1/4 MILE OF SITE: Single family residential and a quarry. No schools or day care centers are located within 250' of the proposed Facility.

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power
- B. POWER PROXIMITY TO SITE: Existing utilities on Cobblers Hill Court.
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Telephone facilities/service will be available from the existing utilities on Cobblers Hill Court.
- E. VEHICLE ACCESS TO SITE: Vehicle access to the facility would be provided from Cobblers Hill Court over a new 12' wide gravel access drive routed south and southeasterly a distance of approximately 1,634' to the tower compound.
- F. OBSTRUCTIONS: None
- G. CLEARING AND FILL REQUIRED: The facility would require the removal of 164 trees varying in maturity. Some grading of the compound area

and access drive would be required. 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

- A. PURCHASE [] LEASE [X]
- B. OWNER: Quarry Ridge Associates, LLC -David Bienashski
- C. ADDRESS: 203 Turkey Roost Road, Monroe, Connecticut

Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-Supporting monopine
- C. HEIGHT: 162' AGL
DIMENSIONS: Approximately 5' in diameter at the base, tapering to approximately 6" at the top of the monopine.
- D. TOWER LIGHTING: None required per the TOWAIR report attached

II. TOWER LOADING:

- A. AT&T - up to 12 panel antennas
 - a. Model - CCI HPA-65R-BUU-H8 or equivalent panel antenna
 - b. Antenna Dimensions - approximately 92.4"H x 14.8"W x 7.4"D
 - c. Position on Tower - 151' centerline AGL
 - d. Transmission Lines - MFG/Model: Commscope Aluminum; Size 1-5/8"
 - e. Remote Radio Heads & Surge Arrestor
- 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-G "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.