

N/F  
LEUBA HOPE F ET AL  
& ALVIN FISH  
585 HIGH ST  
MYSTIC CT 06355  
260912-96-4872

N/F  
MYSTIC PROFESSIONAL ASSOCIATES  
200 SANDY HOLLOW RD  
MYSTIC CT 06355  
261909-16-2611

APPLICANT:  
**MCF Communications, Inc.**  
733 TURNPIKE STREET, SUITE 105  
NORTH ANDOVER, MA 01845  
OFFICE: (978) 687-2536  
FAX: (978) 258-8850

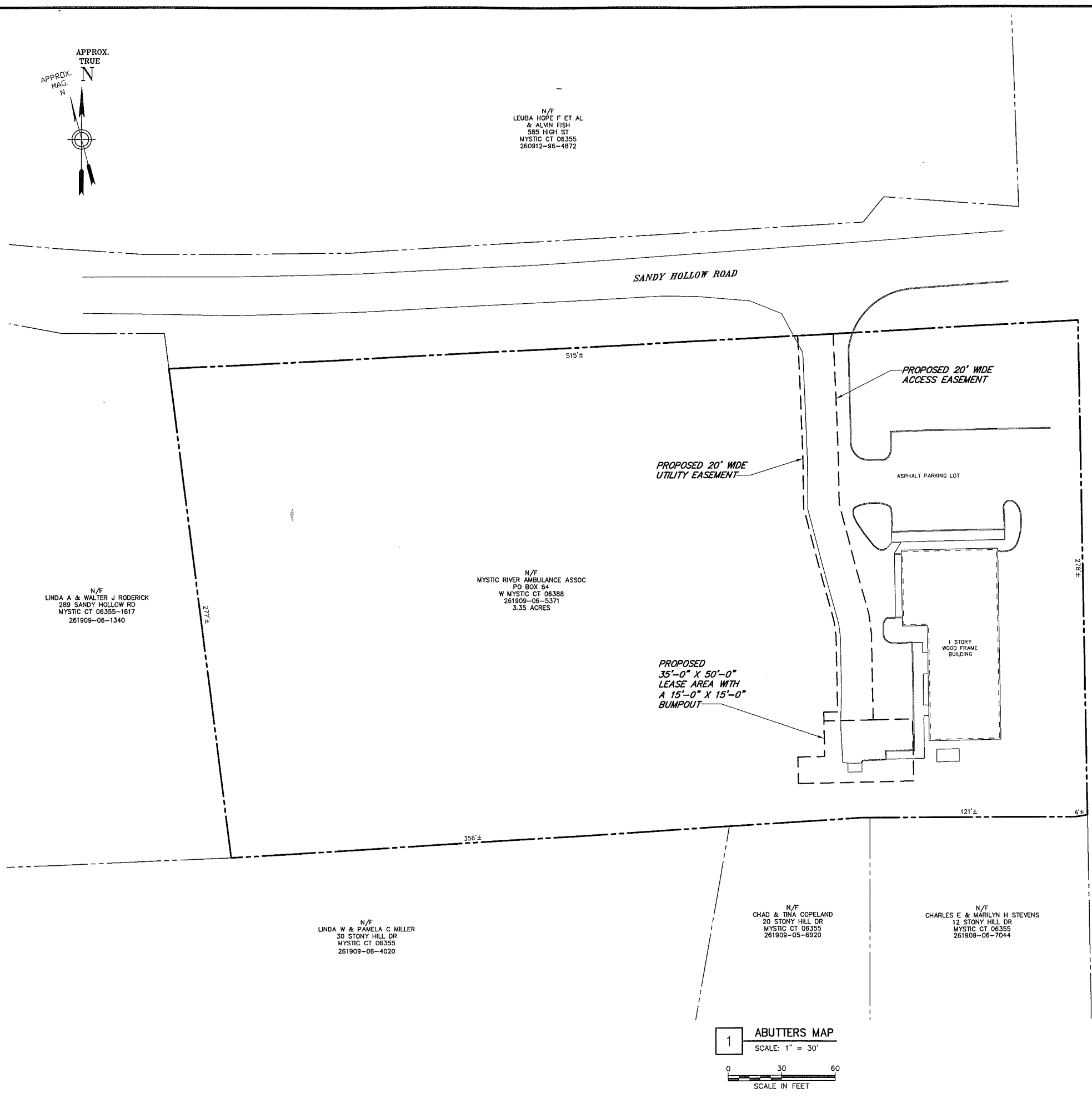
CO-APPLICANT:  
**OMNIPPOINT COMMUNICATIONS, INC.**  
A WHOLLY-OWNED SUBSIDIARY OF T-MOBILE USA, INC.  
100 FILLEY STREET  
BLOOMFIELD, CT 06002  
OFFICE: (860)-692-7100  
FAX: (860)-692-7159

Drawing Copyright © 2006 Clough Harbour & Associates LLP

**CHA**  
CLOUGH HARBOUR & ASSOCIATES LLP  
2139 Silas Deane Highway, Suite 212 · Rocky Hill, CT 06067-2336  
Main: (860) 257-4557 · www.cloughharbour.com

CHA PROJECT NO:  
**14957 - 1004 - 1601**

NO.	SUBMITTAL		
0	05/17/06	ISSUED FOR REVIEW	
	BY: JAS	CHK: PAL	APP'D: JPS
1	02/20/07	REVISED PER TOWN COMMENTS	
	BY: JAS	CHK: PAL	APP'D: JPS
2	05/01/07	REVISED PER COMMENTS	
	BY: JAS	CHK: PAL	APP'D: JPS
3	06/25/07	REVISED PER COMMENTS	
	BY: PAL	CHK: PAL	APP'D: JPS



N/F  
LINDA A & WALTER J RODERICK  
289 SANDY HOLLOW RD  
MYSTIC CT 06355-1617  
261909-06-1340

N/F  
MYSTIC RIVER AMBULANCE ASSOC  
PO BOX 64  
W MYSTIC CT 06388  
261909-06-5371  
3.35 ACRES

N/F  
BOHONOMICZ & ECKERSLEY LLC  
185 SANDY HOLLOW RD  
MYSTIC CT 06355-1719  
261909-16-1314

N/F  
LINDA W & PAMELA C MILLER  
30 STONY HILL DR  
MYSTIC CT 06355  
261909-06-4020

N/F  
CHAD & TINA COPELAND  
20 STONY HILL DR  
MYSTIC CT 06355  
261909-05-6820

N/F  
CHARLES E & MARILYN H STEVENS  
12 STONY HILL DR  
MYSTIC CT 06355  
261909-06-7044

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 NAME:**  
MCF GROTON

**SITE ADDRESS:**  
237 SANDY HOLLOW RD  
GROTON, CT  
06355  
NEW LONDON COUNTY

**SHEET TITLE**  
ABUTTERS MAP

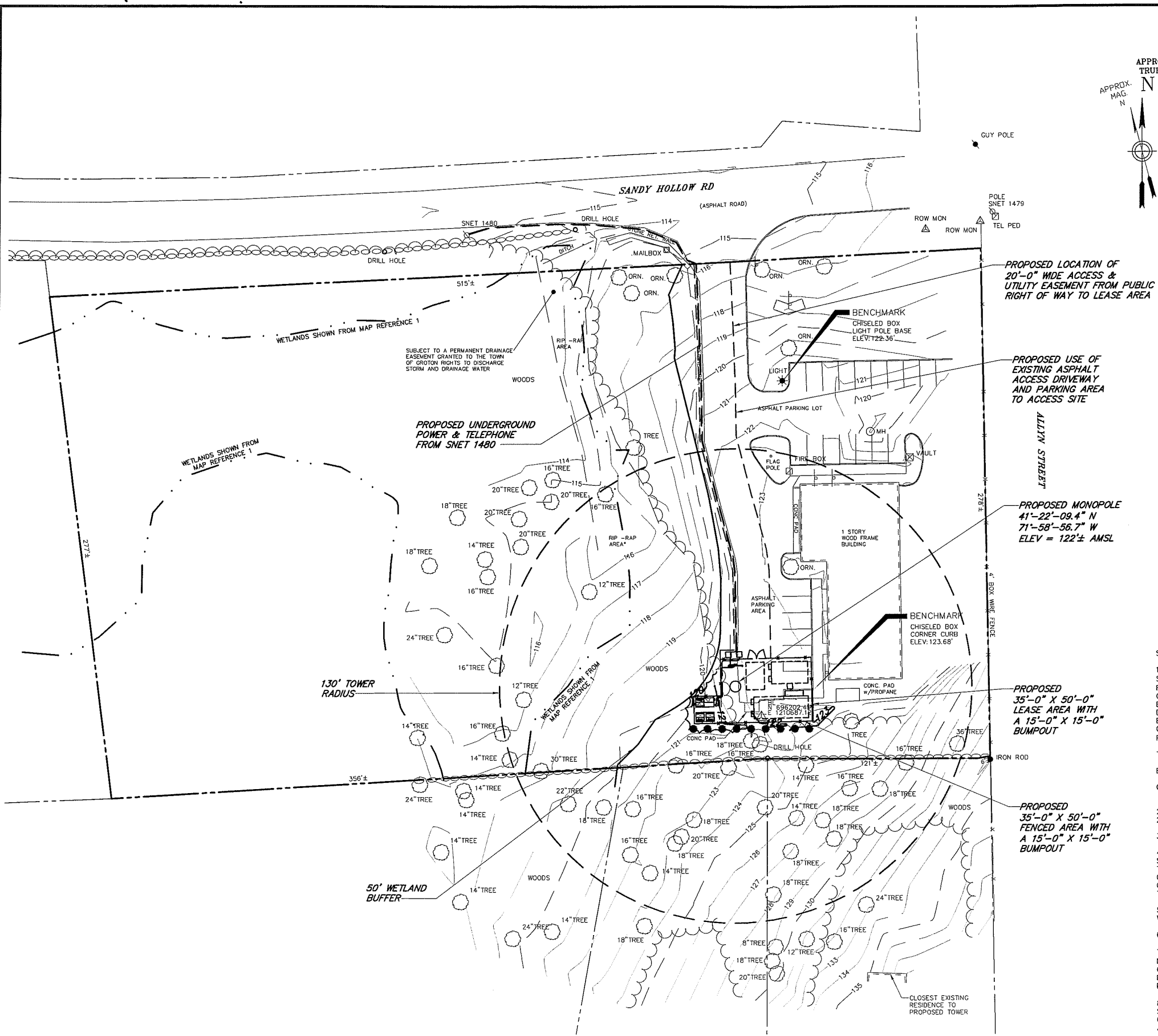
**SHEET NUMBER**  
A01

**1 ABUTTERS MAP**  
SCALE: 1" = 30'

SCALE IN FEET

DATE: 6/25/2007 3:48 PM FILE: I:\4957\SITES\1004 GROTON\2D\GROTON-1 ABUTTERS MAP.DWG

DATE: 2/20/2007 11:51 AM FILE: I:\PROJECTS\1004 GROTON\20\GROTON-2 SITE ACCESS MAP.DWG



PROPOSED LOCATION OF 20'-0" WIDE ACCESS & UTILITY EASEMENT FROM PUBLIC RIGHT OF WAY TO LEASE AREA

PROPOSED USE OF EXISTING ASPHALT ACCESS DRIVEWAY AND PARKING AREA TO ACCESS SITE

PROPOSED MONOPOLE 41'-22'-09.4" N 71'-58'-56.7" W ELEV = 122± AMSL

PROPOSED 35'-0" X 50'-0" FENCED AREA WITH A 15'-0" X 15'-0" BUMPOUT

PROPOSED 35'-0" X 50'-0" FENCED AREA WITH A 15'-0" X 15'-0" BUMPOUT

**SURVEY NOTES:**

- 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 RECORD PLANS, RECORD DEEDS 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. BOUNDARY LINES DO NOT PRESENT A PROPERTY/BOUNDARY OPINION.
- TYPE OF SURVEY: TOPOGRAPHIC SURVEY
- BOUNDARY DETERMINATION CATEGORY: NONE
- CLASS OF ACCURACY: VERTICAL CLASS V-3 TOPOGRAPHIC CLASS T-2
- BASE MAPPING PREPARED BY CLOUGH HARBOUR & ASSOCIATES LLP FROM A MAY 2006 FIELD SURVEY.
- NORTH ORIENTATION IS BASED ON GPS OBSERVATIONS.
- 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 TO ANY SUBSURFACE ACTIVITY.
- SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED UTILIZING NGS BASE STATION NAMED "CTGR". LATITUDE/LONGITUDE ARE REFERENCED TO NAD83 CONNECTICUT ZONE. COORDINATES SHOWN, IF ANY, ARE EXPRESSED IN U.S. SURVEY FEET. ELEVATIONS ARE REFERENCED TO NGVD 1929. TOP OF STRUCTURE HEIGHT AS SHOWN, IF ANY, DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION.
- SITE FALLS WITHIN FLOOD ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP, TOWN OF GROTON, CONNECTICUT, NEW LONDON COUNTY, PANEL 10 OF 11, COMMUNITY-PANEL NUMBER 090097 0010 C, REVISED AUGUST 15, 1984.
- WETLAND LOCATION BASED ON INFORMATION SHOWN ON MAP REFERENCE # 1. SAID WETLANDS DELINEATED BY R. RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST # 1975 AND MAP LOCATION CERTIFIED ON 3/13/91.

**MAP REFERENCE:**

- MAP ENTITLED "BOUNDARY SURVEY, MYSTIC RIVER AMBULANCE ASSOC., INC." AS PREPARED BY WAYNE M. CHIAPPERINI DATED 1-9-91 AND LAST REVISED 4-10-91.

**1 SITE ACCESS MAP**  
SCALE: 1" = 30'  
SCALE IN FEET

**APPLICANT:**  
MCF Communications, Inc.  
733 TURNPIKE STREET, SUITE 105  
NORTH ANDOVER, MA 01845  
OFFICE: (978) 687-2536  
FAX: (978) 258-6850

**CO-APPLICANT:**  
**OMNIPOINT COMMUNICATIONS, INC.**  
A WHOLLY-OWNED SUBSIDIARY OF T-MOBILE USA, INC.  
100 FILLEY STREET  
BLOOMFIELD, CT 06002  
OFFICE: (860)-692-7100  
FAX: (860)-692-7159

Drawing Copyright © 2006 Clough Harbour & Associates LLP

**CLOUGH HARBOUR & ASSOCIATES LLP**  
2139 Silas Deane Highway, Suite 212 - Rocky Hill, CT 06067-2336  
Main: (860) 257-4557 · www.cloughharbour.com

CHA PROJECT NO:  
**14957 - 1004 - 1601**

NO.	SUBMITTAL		
0	05/17/06	ISSUED FOR REVIEW	
	BY: JAS	CHK: PAL	APP'D: JPS
1	02/20/07	REVISED PER TOWN COMMENTS	
	BY: JAS	CHK: PAL	APP'D: JPS

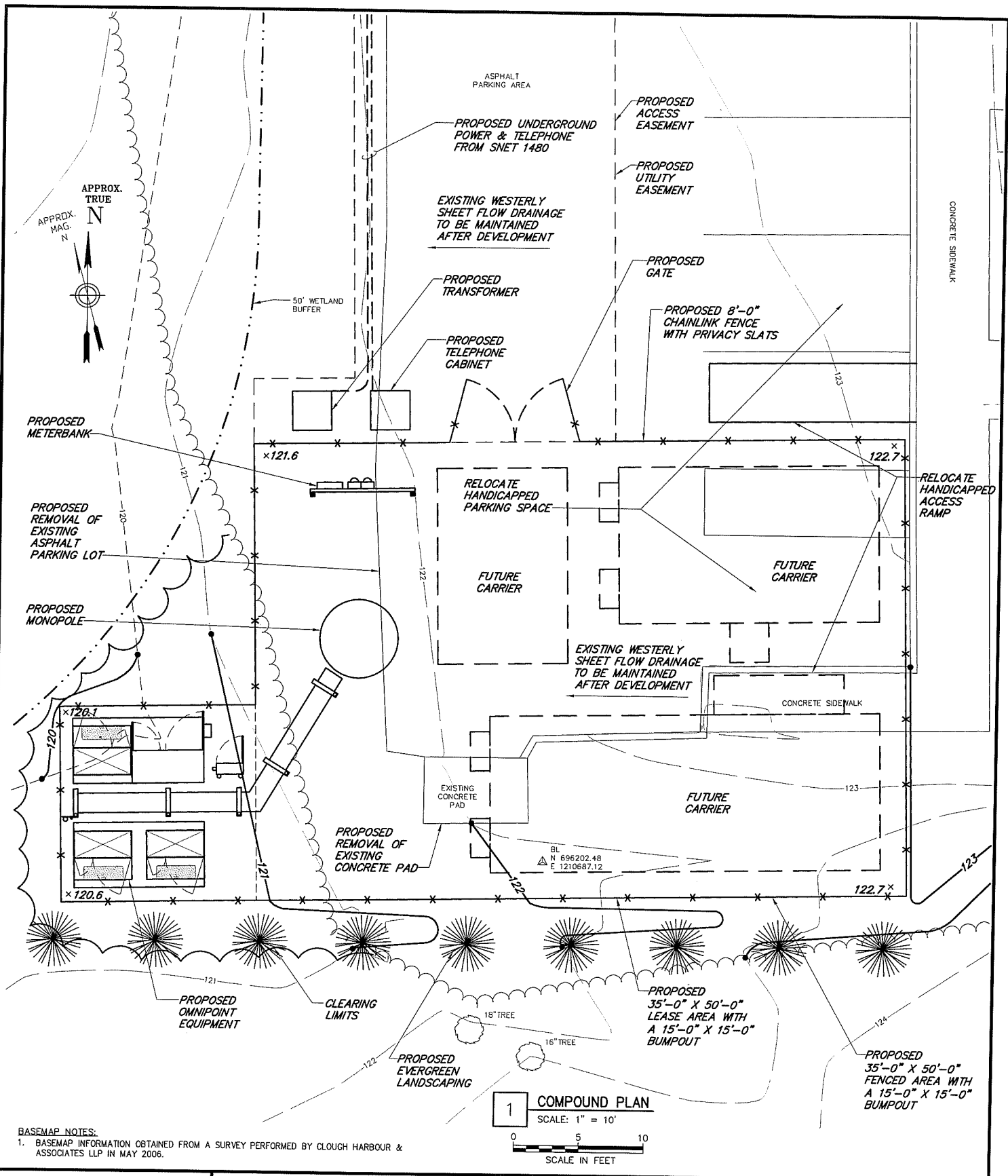
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**SITE NAME:**  
MCF GROTON

**SITE ADDRESS:**  
237 SANDY HOLLOW RD  
GROTON, CT  
06355  
NEW LONDON COUNTY

**SHEET TITLE**  
SITE ACCESS MAP

**SHEET NUMBER**  
A02



BASEMAP NOTES:  
 1. BASEMAP INFORMATION OBTAINED FROM A SURVEY PERFORMED BY CLOUGH HARBOUR & ASSOCIATES LLP IN MAY 2006.

Drawing Copyright © 2006 Clough Harbour & Associates LLP

CLOUGH HARBOUR & ASSOCIATES LLP  
 2139 Silas Deane Highway, Suite 212 - Rocky Hill, CT 06067-2336  
 Main: (860) 257-4557 - www.cloughharbour.com

CHA PROJ. NO. - 14957-1004

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105  
 NORTH ANDOVER, MA 01845  
 OFFICE: (978) 687-2536  
 FAX: (978) 258-8850

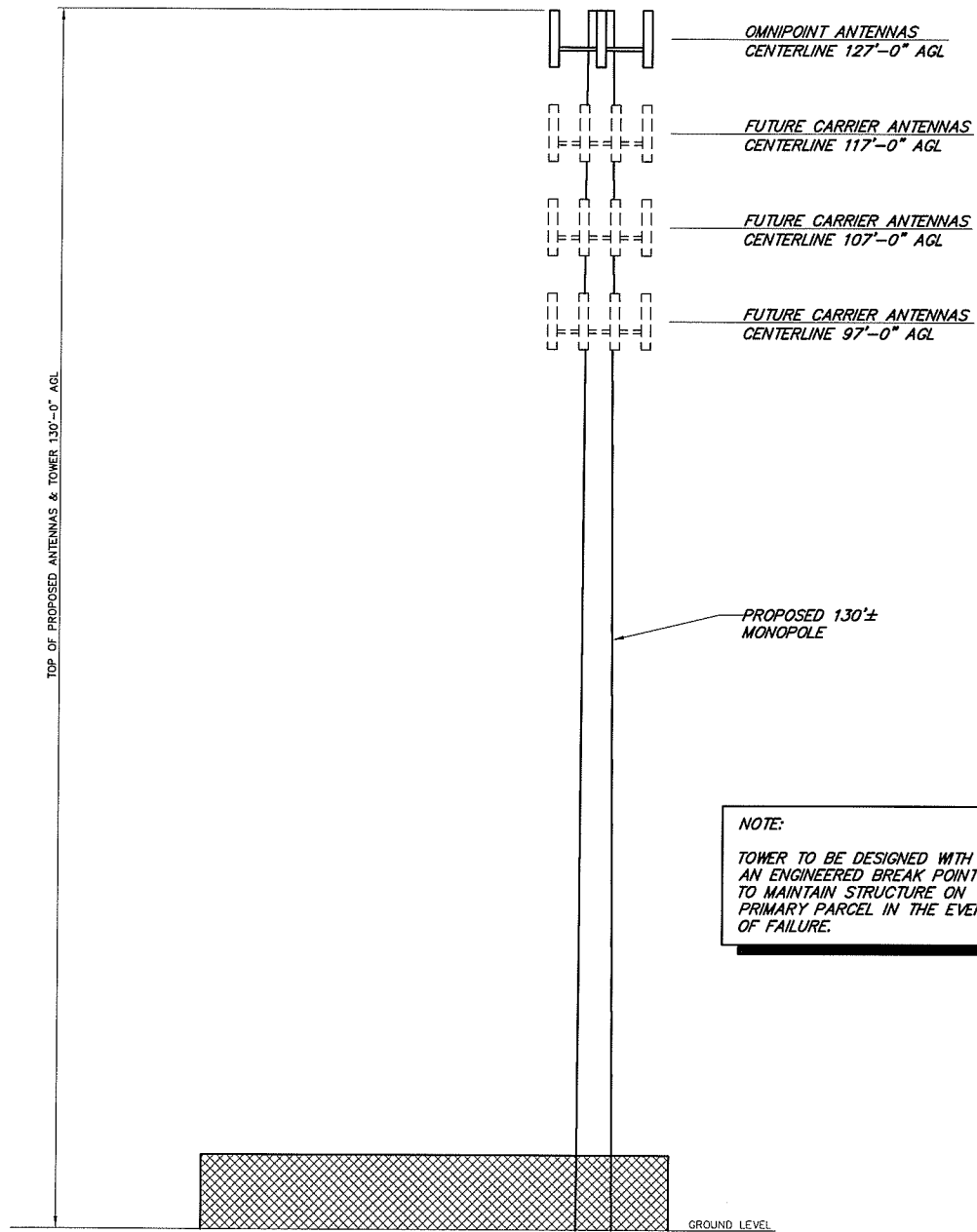
SITE NAME:  
 MCF GROTON

SITE ADDRESS:  
 237 SANDY HOLLOW ROAD  
 GROTON, CT 06355  
 NEW LONDON COUNTY

SHEET TITLE:  
 COMPOUND PLAN

DATE:  
 02/20/07

REVISION:  
 1



**NOTE:**  
TOWER TO BE DESIGNED WITH AN ENGINEERED BREAK POINT TO MAINTAIN STRUCTURE ON PRIMARY PARCEL IN THE EVENT OF FAILURE.

**1 TOWER ELEVATION**  
SCALE: 1" = 20'  
0 10 20  
SCALE IN FEET

Drawing Copyright © 2006 Clough Harbour & Associates LLP

**CHA**  
CLOUGH HARBOUR & ASSOCIATES LLP  
2139 Silas Deane Highway, Suite 212 - Rocky Hill, CT 06067-2336  
Main: (860) 257-4557 • www.cloughharbour.com

CHA PROJ. NO. - 14957-1004

**MCF Communications, Inc.**  
733 TURNPIKE STREET, SUITE 105  
NORTH ANDOVER, MA 01845  
OFFICE: (978) 687-2536  
FAX: (978) 258-8850

SITE NAME:  
**MCF GROTON**

SITE ADDRESS:  
**237 SANDY HOLLOW ROAD  
GROTON, CT 06355  
NEW LONDON COUNTY**

SHEET TITLE:  
**TOWER ELEVATION**

DATE:  
**06/21/07**

REVISION:  
**2**



**PROJECT  
LOCATION**

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



Drawing Copyright © 2006 Clough Harbour & Associates LLP



**CLOUGH HARBOUR & ASSOCIATES LLP**  
 2139 Silas Deane Highway, Suite 212 • Rocky Hill, CT 06067-2336  
 Main: (860) 257-4557 • www.cloughharbour.com

CHA PROJ. NO. - 14957-1004

**MCF Communications, Inc.**

733 TURNPIKE STREET, SUITE 105  
 NORTH ANDOVER, MA 01845  
 OFFICE: (978) 687-2536  
 FAX: (978) 258-8850

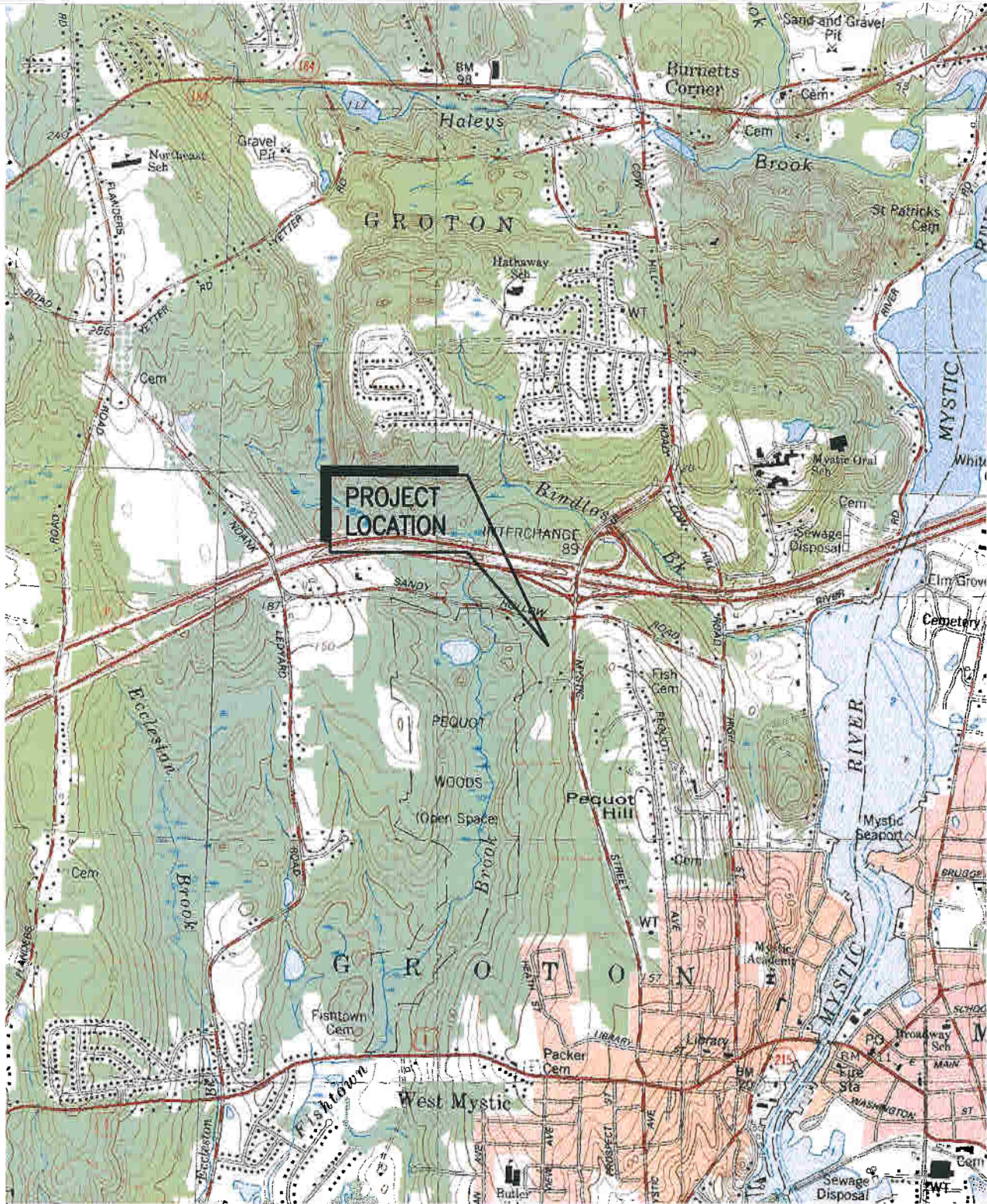
SITE NAME:  
**MCF GROTON**

SITE ADDRESS:  
**237 SANDY HOLLOW ROAD  
 GROTON, CT 06355  
 NEW LONDON COUNTY**

SHEET TITLE:  
**AERIAL PHOTO**

DATE:  
**09/14/06**

REVISION:  
**0**



**1** **USGS TOPO MAP: MYSTIC 41071-C8**  
 SCALE: 1" = 2000'  
 0 1000 2000  
 SCALE IN FEET



Drawing Copyright © 2006 Clough Harbour & Associates LLP



**CHA**  
 CLOUGH HARBOUR & ASSOCIATES LLP  
 2139 Silas Deane Highway, Suite 212 - Rocky Hill, CT 06067-2336  
 Main: (860) 257-4557 • www.cloughharbour.com

CHA PROJ. NO. - 14957-1004

**MCF Communications, Inc.**  
 733 TURNPIKE STREET, SUITE 105  
 NORTH ANDOVER, MA 01845  
 OFFICE: (978) 687-2536  
 FAX: (978) 258-8850

**SITE NAME:**  
 MCF GROTON

**SITE ADDRESS:**  
 237 SANDY HOLLOW ROAD  
 GROTON, CT 06355  
 NEW LONDON COUNTY

**SHEET TITLE:**  
 USGS TOPO MAP

**DATE:**  
 09/14/06

**REVISION:**  
 0



CLOUGH HARBOUR & ASSOCIATES LLP

**Site Name: Groton**

**Site Address: 237 Sandy Hollow Road, Groton, CT 06355**

**Access distances:**

Distance of access over existing asphalt driveway: 220'

Total distance of site access: 220'

**Distance to Nearest Wetlands:**

51' to the west

**Distance to Property Lines:**

232' to the northern property boundary

40' to the southern property boundary

348' to the western property boundary

140' to the eastern property boundary

**Residence Information:**

There are 31 residences within 1,000' feet of the tower. The closest residence is 165' to the SE.

**Tree Removal Count:**

No trees 6" in diameter or greater need to be removed for the access road or compound.