

**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

RE: DOCKET NO. 349 - Global Signal Acquisitions II Application for a Certificate of Environmental Compatibility and Public Need for the Relocation, Construction, Maintenance and Operation of the Telecommunications Facility at 1919 Boston Post Road, Guilford, Ct

JANUARY 8, 2008

PRE-FILED TESTIMONY OF PARTIES & INTERVENORS

INTRODUCTION:

This statement constitutes the testimony of those granted Party and Grouped Intervenor status in the above captioned proceeding as noted in the November 16, 2007 letter from S. Derek Phelps, Executive Director. Those granted Party Status are: Anthony Poccia, William and Myung Arabolos, Margaret Rose and Richard and Sandra Wilson. Those given Grouped Intervenor status by the council are Heather Fernandes, Diane and Alan Sholomskas, Brian Denning, Daniel Capozziello and Joel and Donna Zemke. ¹ All Parties and Grouped Intervenors listed above have endorsed this statement and testimony and will present themselves at the hearing before the Siting Council scheduled for January 15 to be available for cross-examination.

All parties abut the subject project site (Exhibit G to Application, List of Abutters; Exhibits 1&2 hereto for locations). Intervenor Heather Fernandes occupies property at 37 Joan Drive, Guilford, which is adjacent to the subject site, Joan Drive being the northern boundary of the subject site. Intervenors Alan and Diane Sholomskas own property at 82 Russett Drive; Daniel Capozziello is an owner of property at 79 Russett Drive; Joel and Donna Zemke are owners of 131 Russett Drive; Brian Denning is owner of property at 79 Russett Drive.

All intervenors' properties are located in close proximity to the project site and well within the view of the proposed relocation site of the telecommunications tower proposed in the

¹ Party status had been granted to Gus Kardaras and to Nancy and James Kendrick. By letter of November 20, 2007 to the Council, request was made to terminate their party status.

Application.²

All of the statements contained herein, except as noted, represent the testimony and position of all parties and intervenors noted above.

TESTIMONY SUMMARY:

The above named parties and intervenors object to the Application and proposal to move the existing telecommunications tower from its present location to the proposed new location in that the re-location:

- A. Will serve no public need whatever within the purview of the Connecticut Siting Council in that the present tower provides uninterrupted cellular telephone and telecommunication service, in the experience of all the named parties and intervenors, and nothing in the presently pending Application suggests that service will be enhanced by the relocation
- B. Will have a direct impact on the adjacent preserved open space land owned by the Guilford Land Conservation Trust, enjoyed by all of the citizens of the Town of Guilford,
- C. Will have a substantial negative impact on the environment and view of the neighborhoods occupied by these parties and intervenors and their neighborhoods,

The present proposal calls for moving the existing 150' telecommunications tower from an area of a commercially zoned property which is surrounded by other commercially zoned and operating enterprises to a promontory hill immediately adjacent to designated open space and the residential subdivision in the area of Russett Drive in the Town of Guilford. The proposal will place the tower at a high elevation at and above a pristine conservation area and immediately above the waters of the Spinning Mill Brook in the Town of Guilford which runs adjacent to the open space of the Guilford Land Trust and the subdivision at Russett Drive.

The only reason stated in the Application for the relocation is contained at Page 3 of the Application. It states "The existing facility needs to be relocated because DDR [the private developer/owner] is in the process of obtaining necessary approvals to construct a lifestyle retail development on the property and the current location of the existing facility is within the footprint

² All intervenors are immediate adjacent neighbors to one or more of the parties and their properties are located immediately within the same area though they do not abut the Project site.

of a proposed building”. The herein named parties and intervenors submit that this does not suggest a sufficient public need in the purview of the Connecticut Siting Council to justify relocation of the facility and the attendant compromises of the environment and view in the area.

THERE IS NO PUBLIC NEED FOR THE PROPOSED RELOCATION:

The herein named parties and intervenors all live, work or travel within the immediate area of the existing telecommunications tower. All of them subscribe to wireless or cellular service. None of the parties or intervenors herein have had any experience with the existing cellular service not providing coverage in the area in their travels, east, west, north or south of the vicinity of Guilford. Whatever public need may have existed to complete a network of cellular service in the area has been met and is met by the existing tower. There is no compelling public need to relocate the existing tower.

The Application in this matter states at Page 6, “The existing facility currently fills a gap in coverage. The coverage for all of these wireless carriers’ network in the Guilford area, specifically along interstate I-895 (sic) and Boston Post Road. *The proposed relocated facility would continue to fill the existing gaps in coverage*” The Application does not suggest any existing problems with coverage, nor any enhancement by relocation of the facility as proposed in the Application.

There will be no enhanced benefit for emergency communications from the relocation. The Applicant states “The carriers that are currently located on the existing facility and will be co-located on the relocated facility, have *deployed and continue to deploy* network technologies to implement the FCC’s E991 mandates.” There is no compelling public need with respect to emergency communications services. See Application page 8.

There will be no enhanced benefit from additional tower sharing by wireless carriers on the relocated tower. The carriers will be the same and indeed reduced by one due to the merger of Cingular and AT&T Wireless. See Application page 10.

An effective alternative to the proposed relocation exists. Simply leaving the existing telecommunications tower in its present location will provide the same seamless network of telecommunication services in the area.

THE SITE AND TOWER LOCATION:

The existing tower is located on a commercially zoned property and its location was originally

approved in 1997 by the Guilford Planning & Zoning Commission (see Application Exhibit A). In February 2003, Sprint Sights USA petitioned for declaratory ruling, Petition 613, to add a 20' extension to the pre-existing monopole. At that time, the Council's staff report, dated April 9, 2003 made the following findings. "The existing site is located within a commercial zone behind commercial storage buildings. Surrounding land uses include commercial/industrial use to the west, three grassy areas to the east, and the town landfill to the south. There are three residences within 1,000 feet of the facility, the nearest of which is approximately 438' away."

By contrast the current Application proposes to locate the tower within 1,000 feet of 31 residences. (See Responses to Interrogatories of Connecticut Siting Council to Global Signal Acquisitions II dated December 21, 2007, Interrogatory 5 and response.) The proposal, therefore, will move the tower from an area along a commercial and industrial strip along Boston Post Road and adjacent to the Town's landfill to a location across the site and as close as possible to the Guilford Land Trust Open Space and to the subdivision occupied by the parties and intervenors herein.

The Application Exhibit C contains an aerial photograph and survey mapping showing the existing cellular tower site and the proposed cellular tower site. Attached hereto as Exhibits 1 and 2 are copies of the Site and Topographical surveys of the subject property prepared by the developer and filed with the Town of Guilford. As the topographical mapping shows, the proposed tower compound location will be at the top of a promontory substantially farther southeast than the present location and immediately above a pond and the waterway known as Spinning Mill Brook. Directly across Spinning Mill Brook to the Northeast is an extensive parcel of open space belonging to the Guilford Land Conservation Trust, Inc., an abutting owner to the site (See also Application Exhibit G, List of Abutters). The homes of the parties Arabolos and Rose, are also shown located immediately across the valley created by the watershed of the Spinning Mill Brook. The proposed tower location will be more directly and substantially in the view of those parties and indeed all parties and intervenors who are adjacent homeowners (see Page 1 of Exhibit C to the Application , aerial photograph). The base elevation shown on Exhibit 1, attached, is approximately 100 feet. The homes of the parties are at approximately 120 feet, requiring them to look down at the tower base and compound. Being located on the high promontory, as proposed, will also make the tower substantially more visible from the I- 95 and Boston Post Road corridor as the balloon test of the

subject site will also reveal.

The Applicant suggests at Page 9 of the Application that the relocation is necessary in order to accommodate a private development of the property. The Application states at Page 3 that "The Existing Facility must be relocated because DDR [the developer] is in the process of obtaining necessary approvals to construct a lifestyle retail development on the property and the current location of the existing facility is within the footprint of the proposed building." An examination of the proposed site development plan (Exhibit 1 attached) shows that one proposed building has been notched to accommodate the proposed new location of the tower facility and its compound. As none of the buildings proposed for the development exist, some other portion of the proposed buildings could be similarly "notched" to accommodate the existing location of the tower facility with no net loss of square footage for the proposed lifestyle retail development. As this is an entirely new development, nothing compels the relocation of the tower. None of these considerations address the "public need" for a telecommunications facility. A minor reorganization of the proposed development's structures could as easily accommodate the existing tower location, a location as remote as possible from the adjacent open space preserve and residential development, as noted in the April 9, 2003 Staff Report, cited above.

LOCAL ENVIRONMENTAL CONCERNS:

The proposed relocation will substantially affect the scenic quality of the area and there are no concomitant concerns of public need or public safety concerns that require the facility be relocated.

It has been already noted herein above that the eastern boundary of the subject property is occupied by a pristine watercourse known as the Spinning Mill Brook which runs south and eventually into the Long Island Sound. The brook and its associated wetlands are located in a narrow valley along the easterly boundary of the subject site. The other side of that valley is property owned by the Guilford Land Conservation Trust, Inc. and is preserved for its natural and scenic values. As revealed in the site plan (Exhibit 3 Attached; and Application, Exhibit C, Sheet SC-1) the subject tower would be located on a promontory at the very edge of the narrow valley that makes up the Spinning Mill Brook's watercourse and substantially closer to the open space property of the Guilford Land Conservation Trust. It would also stand immediately at the lower end of the valley containing the Brook and be visible towering over the area from any location along the brook. It will be fully

visible along the entire length of the Spinning Brook Valley floor, along the Land Trust Property and will be a dominating physical feature detracting from the natural scene.

In addition, there will be a substantial visual impact to these parties and intervenors by the relocation. While the existing facility is partially visible from their properties, the new location will be at approximately the same elevation or somewhat lower than the elevation of their homes and directly across the narrow gorge containing the Spinning Mill Brook from their properties. This location will thrust the tower directly into the visual field of the parties' and intervenors' homes compromising the view with no apparent gain in service or the needs of the public.

For The Herein Named Parties and Grouped Intervenors

By 

John S. Bennet

Gould, Larson, Bennet, Wells & McDonnell, PC

Juris 024198


860 767 9055 Phone

860 767 2742 Fax

CERTIFICATION

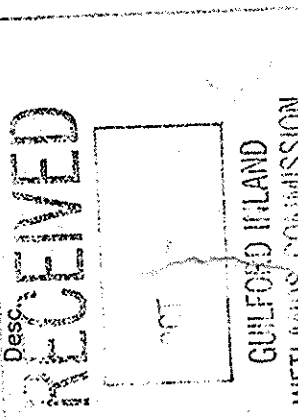
This is to certify that the foregoing document is a true copy of the document transmitted this 8th day of January, 2008 to all counsel of record as follows:

Julie Kohler, Esq.
Carrie Larson, Esq.
Cohen and Wolf, P.C.
1115 Broad Street
Bridgeport, CT 06604



John S. Bennet

Commissioner of the Superior Court



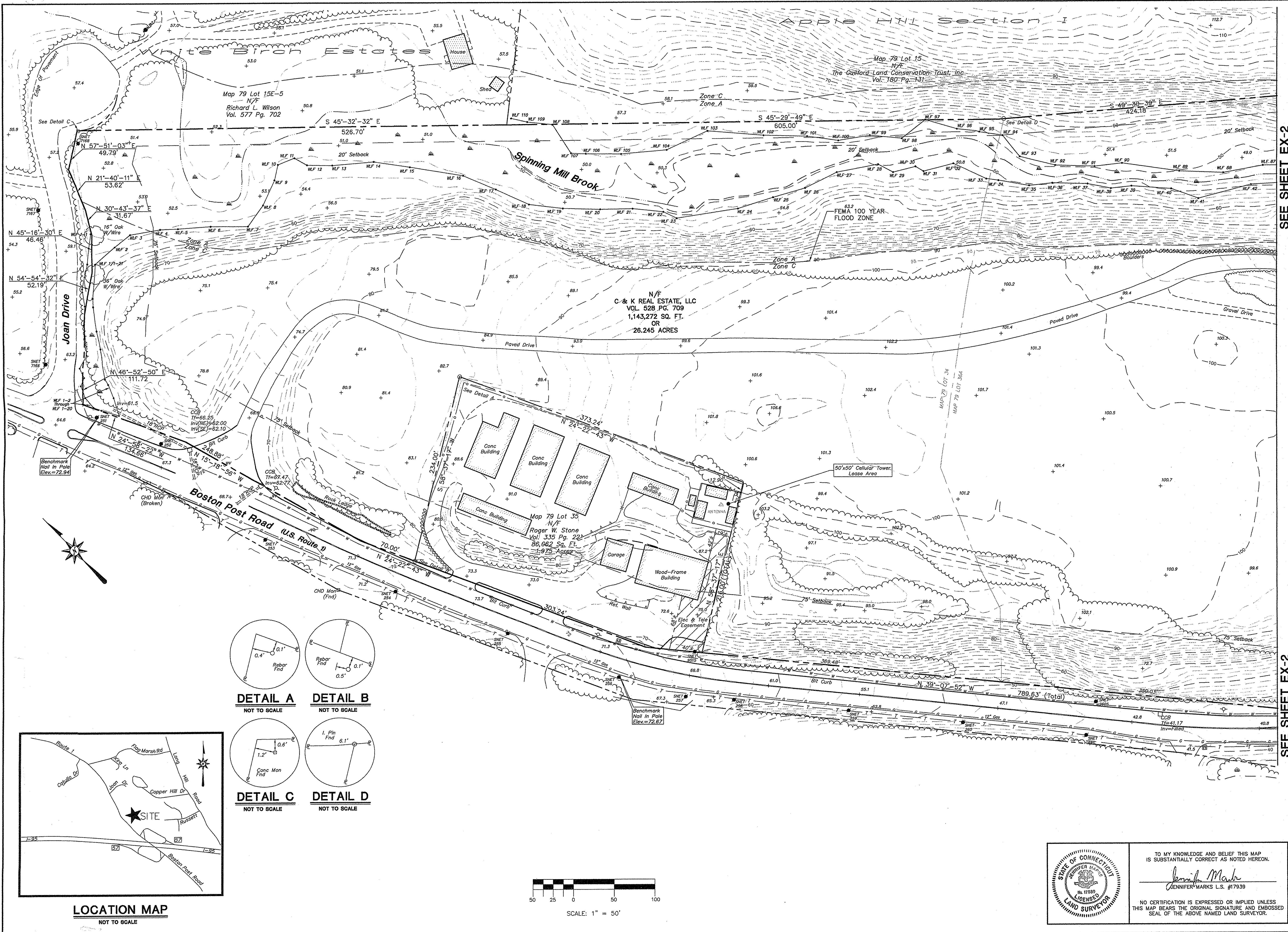
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No.		Checked	S.L.
		Approved	J.M.
		Scale	1" = 50'
		Project No.	04C1105
		Date	01/27/05
		CAD File	EX04C110501
		Field Book	370

Title
**PROPERTY/
TOPOGRAPHIC
SURVEY**

Sheet No.

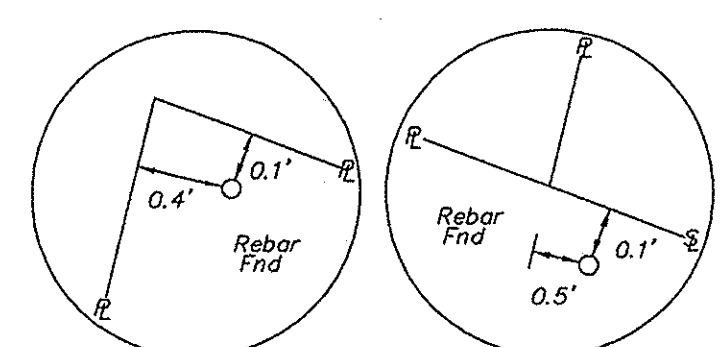
EX-1

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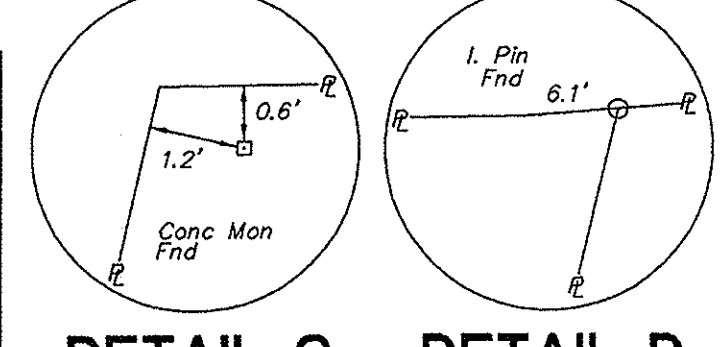


SEE SHEET EX-2

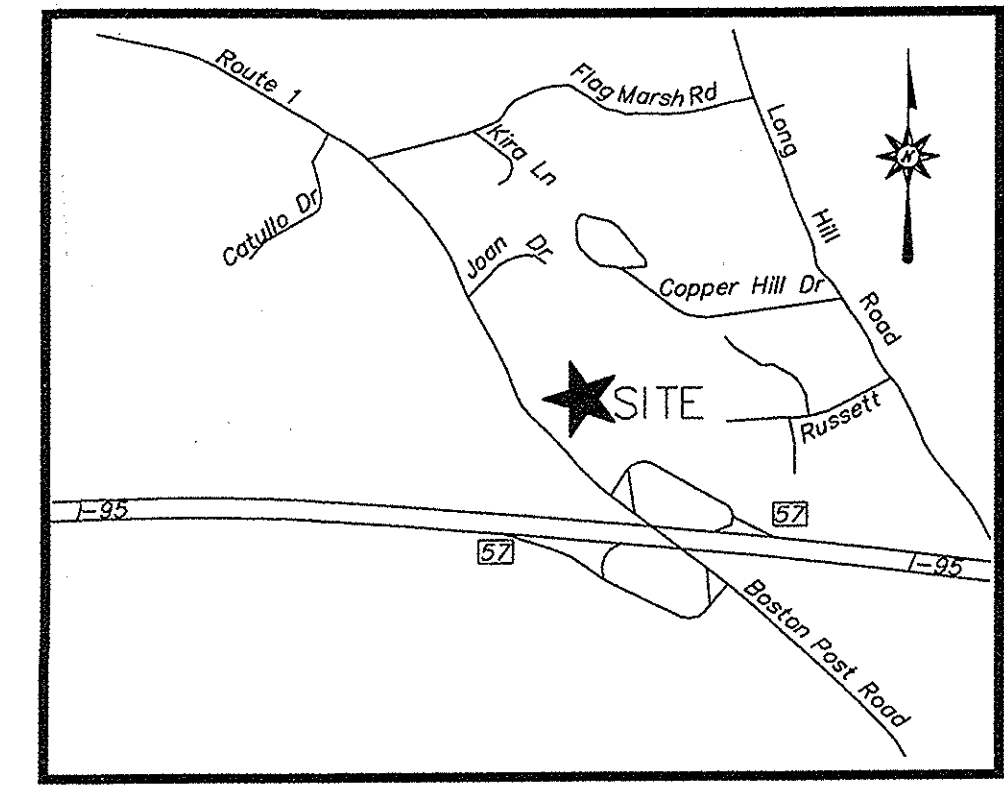
SEE SHEET EX-2



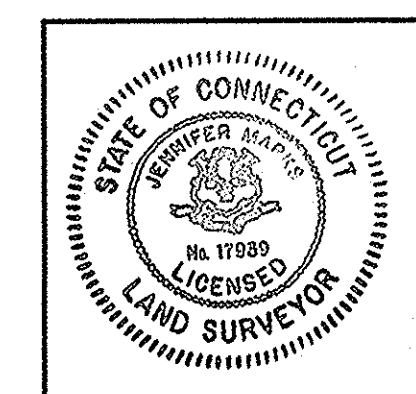
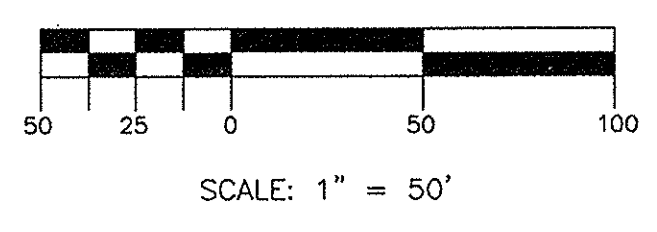
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DETAIL B NOT TO SCALE



DETAIL C NOT TO SCALE
DETAIL D NOT TO SCALE



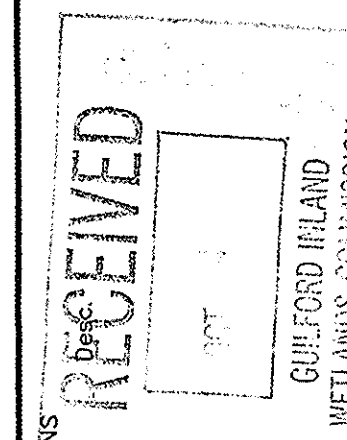
LOCATION MAP
NOT TO SCALE



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Jennifer Marks
JENNIFER MARKS L.S. #17939

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.



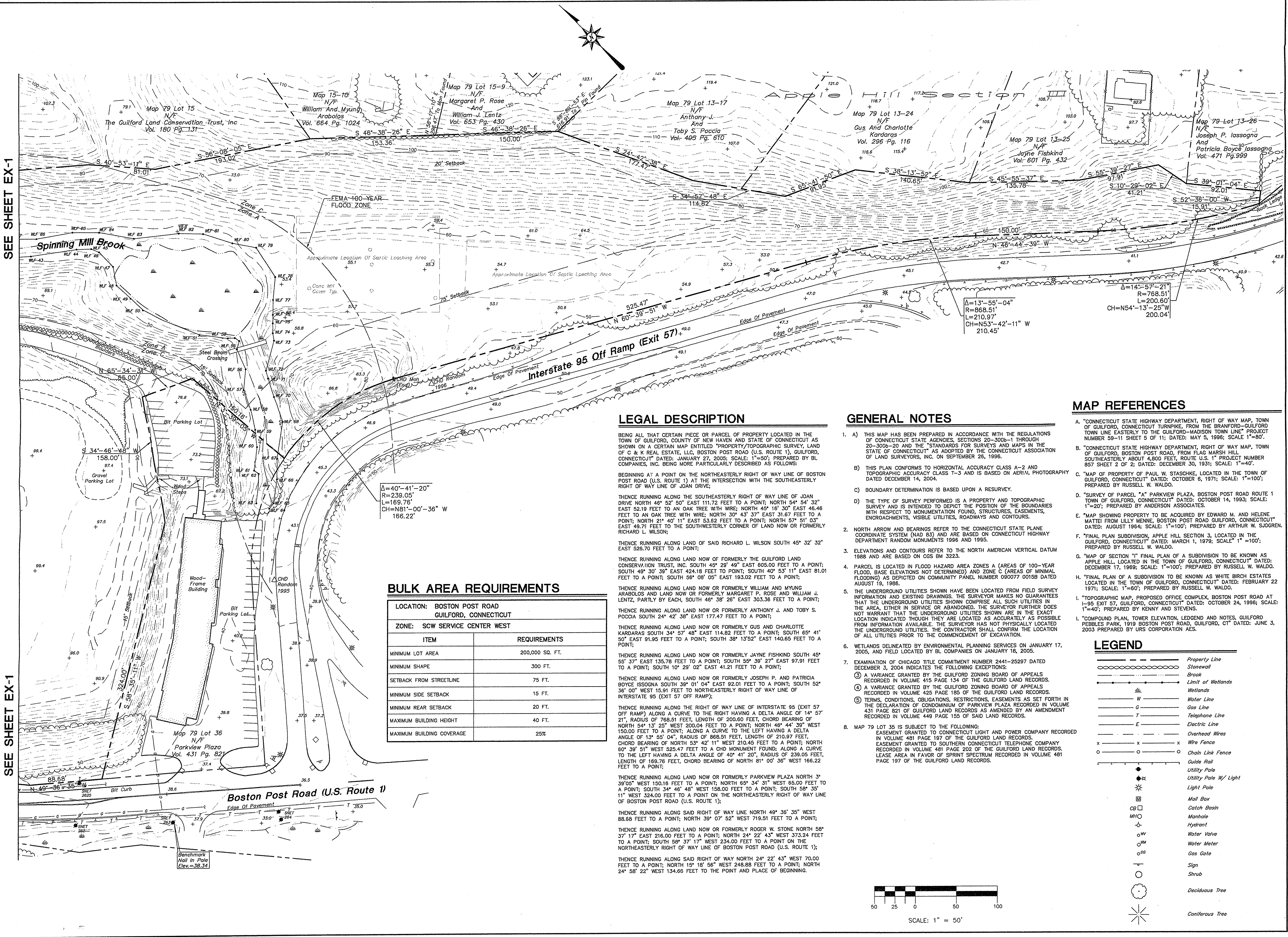
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Drawn	S.L.
Checked	J.M.
Approved	J.M.
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Date	01/27/05
CAD File	EX04C110501
Field Book	370

Title
**PROPERTY/
 TOPOGRAPHIC
 SURVEY**

Sheet No.

EX-2

Ref (p): XYD1010501



SEE SHEET EX-1

SEE SHEET EX-1

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN PIECE OR PARCEL OF PROPERTY LOCATED IN THE TOWN OF GUILFORD, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT AS SHOWN ON A CERTAIN MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY, LAND OF C & K REAL ESTATE, LLC, BOSTON POST ROAD (U.S. ROUTE 1), GUILFORD, CONNECTICUT" DATED: JANUARY 27, 2005; SCALE: 1"=50'; PREPARED BY BL COMPANIES, INC. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF BOSTON POST ROAD (U.S. ROUTE 1) AT THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF JOAN DRIVE;

THENCE RUNNING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF JOAN DRIVE NORTH 46° 52' 50" EAST 111.72 FEET TO A POINT; NORTH 54° 54' 32" EAST 52.19 FEET TO AN OAK TREE WITH WIRE; NORTH 45° 16' 30" EAST 46.46 FEET TO AN OAK TREE WITH WIRE; NORTH 30° 43' 37" EAST 31.67 FEET TO A POINT; NORTH 21° 40' 11" EAST 53.62 FEET TO A POINT; NORTH 57° 51' 03" EAST 49.75 FEET TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY RICHARD L. WILSON;

THENCE RUNNING ALONG LAND OF SAID RICHARD L. WILSON SOUTH 45° 32' 32" EAST 526.70 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OF FORMERLY THE GUILFORD LAND CONSERVATION TRUST, INC. SOUTH 45° 29' 49" EAST 605.00 FEET TO A POINT; SOUTH 49° 30' 39" EAST 424.18 FEET TO POINT; SOUTH 40° 53' 11" EAST 81.01 FEET TO A POINT; SOUTH 56° 08' 05" EAST 193.02 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY WILLIAM AND MYUNG ARABOLAS AND LAND NOW OR FORMERLY MARGARET P. ROSE AND WILLIAM J. LENTZ, PARTLY BY EACH, SOUTH 48° 38' 28" EAST 303.36 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY ANTHONY J. AND TOBY S. POCICIA SOUTH 24° 42' 38" EAST 177.47 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY GUS AND CHARLOTTE KARDARAS SOUTH 34° 57' 48" EAST 114.82 FEET TO A POINT; SOUTH 65° 41' 50" EAST 91.95 FEET TO A POINT; SOUTH 38° 13' 52" EAST 140.65 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY JAYNE FISHKIND SOUTH 45° 55' 37" EAST 135.78 FEET TO A POINT; SOUTH 55° 39' 27" EAST 97.91 FEET TO A POINT; SOUTH 10° 29' 02" EAST 41.21 FEET TO A POINT; SOUTH 52° 36' 00" WEST 15.91 FEET TO A POINT;

THENCE RUNNING ALONG THE RIGHT OF WAY LINE OF INTERSTATE 95 (EXIT 57 OFF RAMP) ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 14° 57' 21", RADIUS OF 768.51 FEET, LENGTH OF 200.60 FEET, CHORD BEARING OF NORTH 54° 13' 25" WEST 200.04 FEET TO A POINT; NORTH 48° 44' 39" WEST 150.00 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 13° 55' 04", RADIUS OF 868.51 FEET, LENGTH OF 210.97 FEET, CHORD BEARING OF NORTH 53° 42' 11" WEST 210.45 FEET TO A POINT; CHORD BEARING OF NORTH 53° 42' 11" WEST 210.45 FEET TO A POINT; CHORD BEARING OF NORTH 53° 42' 11" WEST 210.45 FEET TO A POINT; CHORD BEARING OF NORTH 53° 42' 11" WEST 210.45 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY PARKVIEW PLAZA NORTH 3° 39' 05" WEST 150.16 FEET TO A POINT; NORTH 65° 34' 31" WEST 65.00 FEET TO A POINT; SOUTH 34° 46' 48" WEST 158.00 FEET TO A POINT; SOUTH 58° 35' 11" WEST 324.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF BOSTON POST ROAD (U.S. ROUTE 1);

THENCE RUNNING ALONG SAID RIGHT OF WAY LINE NORTH 49° 36' 35" WEST 88.68 FEET TO A POINT; NORTH 39° 07' 52" WEST 719.51 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY ROGER W. STONE NORTH 58° 37' 17" EAST 216.00 FEET TO A POINT; NORTH 24° 22' 43" WEST 373.24 FEET TO A POINT; SOUTH 58° 37' 17" WEST 234.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF BOSTON POST ROAD (U.S. ROUTE 1);

THENCE RUNNING ALONG SAID RIGHT OF WAY LINE NORTH 24° 22' 43" WEST 70.00 FEET TO A POINT; NORTH 15° 18' 56" WEST 248.88 FEET TO A POINT; NORTH 24° 58' 22" WEST 134.66 FEET TO THE POINT AND PLACE OF BEGINNING.

BULK AREA REQUIREMENTS

LOCATION: BOSTON POST ROAD GUILFORD, CONNECTICUT	
ZONE: SCW SERVICE CENTER WEST	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	200,000 SQ. FT.
MINIMUM SHAPE	300 FT.
SETBACK FROM STREETLINE	75 FT.
MINIMUM SIDE SETBACK	15 FT.
MINIMUM REAR SETBACK	20 FT.
MAXIMUM BUILDING HEIGHT	40 FT.
MAXIMUM BUILDING COVERAGE	25%

GENERAL NOTES

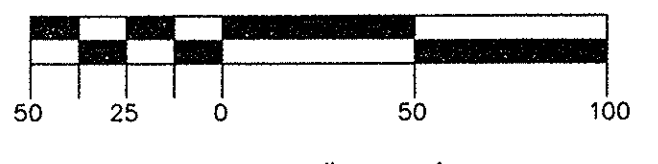
- THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-3 AND IS BASED ON AERIAL PHOTOGRAPHY DATED DECEMBER 14, 2004.
- BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY AND TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE POSITION OF THE BOUNDARIES WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) AND ARE BASED ON CONNECTICUT HIGHWAY DEPARTMENT RANDOM MONUMENTS 1998 AND 1995.
- ELEVATIONS AND CONTOURS REFER TO THE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON CGS BM 3223.
- PARCEL IS LOCATED IN FLOOD HAZARD AREA ZONE A (AREAS OF 100-YEAR FLOOD, BASE ELEVATIONS NOT DETERMINED) AND ZONE C (AREAS OF MINIMAL FLOODING) AS DEPICTED ON COMMUNITY PANEL NUMBER 090077 00158 DATED AUGUST 19, 1998.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- WETLANDS DELINEATED BY ENVIRONMENTAL PLANNING SERVICES ON JANUARY 17, 2005, AND FIELD LOCATED BY BL COMPANIES ON JANUARY 18, 2005.
- EXAMINATION OF CHICAGO TITLE COMMITMENT NUMBER 2441-25297 DATED DECEMBER 3, 2004 INDICATES THE FOLLOWING EXCEPTIONS:
 - A VARIANCE GRANTED BY THE GUILFORD ZONING BOARD OF APPEALS RECORDED IN VOLUME 415 PAGE 134 OF THE GUILFORD LAND RECORDS.
 - A VARIANCE GRANTED BY THE GUILFORD ZONING BOARD OF APPEALS RECORDED IN VOLUME 425 PAGE 185 OF THE GUILFORD LAND RECORDS.
 - TERMS, CONDITIONS, OBLIGATIONS, RESTRICTIONS, EASEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OF PARKVIEW PLAZA RECORDED IN VOLUME 431 PAGE 821 OF GUILFORD LAND RECORDS AS AMENDED BY AN AMENDMENT RECORDED IN VOLUME 449 PAGE 155 OF SAID LAND RECORDS.
- MAP 79 LOT 35 IS SUBJECT TO THE FOLLOWING:
 - EASEMENT GRANTED TO CONNECTICUT LIGHT AND POWER COMPANY RECORDED IN VOLUME 481 PAGE 197 OF THE GUILFORD LAND RECORDS.
 - EASEMENT GRANTED TO SOUTHERN CONNECTICUT TELEPHONE COMPANY RECORDED IN VOLUME 481 PAGE 202 OF THE GUILFORD LAND RECORDS.
 - LEASE AREA IN FAVOR OF SPRINT SPECTRUM RECORDED IN VOLUME 481 PAGE 197 OF THE GUILFORD LAND RECORDS.

MAP REFERENCES

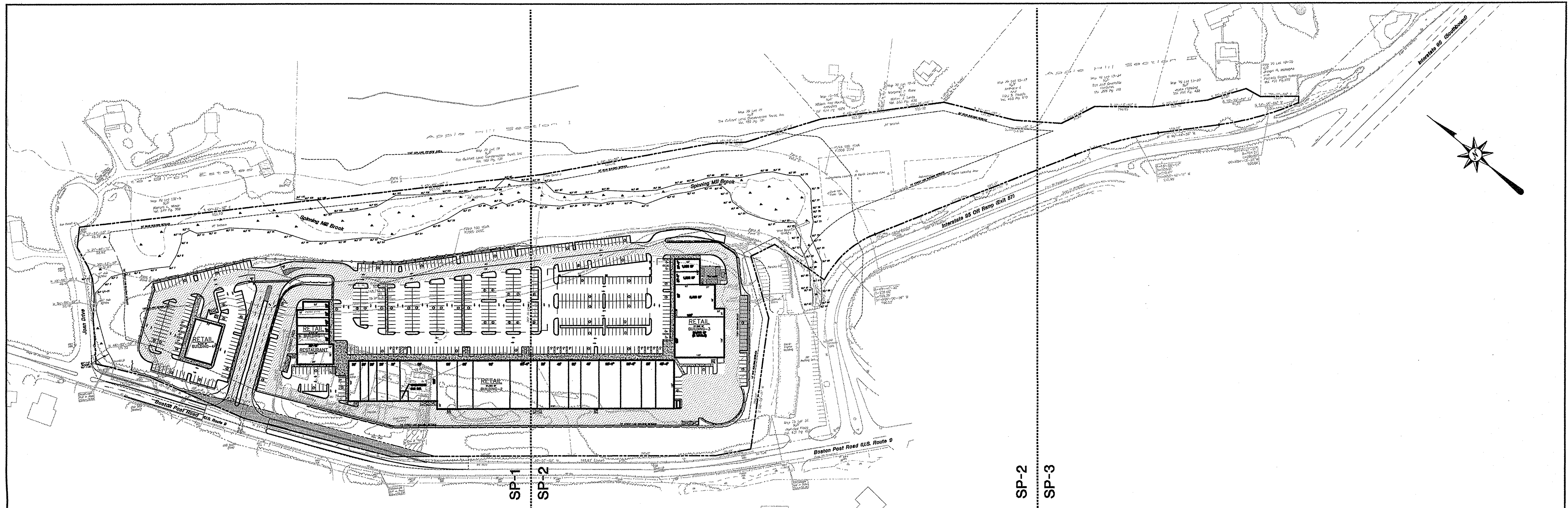
- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF GUILFORD, CONNECTICUT TURNPIKE, FROM THE BRANFORD-GUILFORD TOWN LINE EASTERLY TO THE GUILFORD-MADISON TOWN LINE" PROJECT NUMBER 59-11 SHEET 5 OF 11; DATED: MAY 5, 1998; SCALE: 1"=80'.
- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF GUILFORD, BOSTON POST ROAD, FROM FLAG MARSH HILL SOUTHEASTERLY ABOUT 4,800 FEET, ROUTE U.S. 1" PROJECT NUMBER 857 SHEET 2 OF 2; DATED: DECEMBER 30, 1931; SCALE: 1"=40'.
- "MAP OF PROPERTY OF PAUL W. STASCHE, LOCATED IN THE TOWN OF GUILFORD, CONNECTICUT" DATED: OCTOBER 6, 1971; SCALE: 1"=100'; PREPARED BY RUSSELL W. WALDO.
- "SURVEY OF PARCEL 'A' PARKVIEW PLAZA, BOSTON POST ROAD ROUTE 1 TOWN OF GUILFORD, CONNECTICUT" DATED: OCTOBER 14, 1993; SCALE: 1"=20'; PREPARED BY ANDERSON ASSOCIATES.
- "MAP SHOWING PROPERTY TO BE ACQUIRED BY EDWARD M. AND HELENE MATTEI FROM LILLY MENNE, BOSTON POST ROAD GUILFORD, CONNECTICUT" DATED: AUGUST 1964; SCALE: 1"=100'; PREPARED BY ARTHUR W. SJOGREN.
- "FINAL PLAN SUBDIVISION, APPLE HILL SECTION 3, LOCATED IN THE TOWN OF GUILFORD, CONNECTICUT" DATED: MARCH 1, 1979; SCALE: 1"=100'; PREPARED BY RUSSELL W. WALDO.
- "MAP OF SECTION 'H' FINAL PLAN OF A SUBDIVISION TO BE KNOWN AS APPLE HILL, LOCATED IN THE TOWN OF GUILFORD, CONNECTICUT" DATED: DECEMBER 17, 1969; SCALE: 1"=100'; PREPARED BY RUSSELL W. WALDO.
- "FINAL PLAN OF A SUBDIVISION TO BE KNOWN AS WHITE BIRCH ESTATES LOCATED IN THE TOWN OF GUILFORD, CONNECTICUT" DATED: FEBRUARY 22 1971; SCALE: 1"=60'; PREPARED BY RUSSELL W. WALDO.
- "TOPOGRAPHIC MAP, PROPOSED OFFICE COMPLEX, BOSTON POST ROAD AT I-95 EXIT 57, GUILFORD, CONNECTICUT" DATED: OCTOBER 24, 1996; SCALE: 1"=40'; PREPARED BY KENNY AND STEVENS.
- "COMPOUND PLAN, TOWER ELEVATION, LEGEND AND NOTES, GUILFORD PEBBLES PARK, 1919 BOSTON POST ROAD, GUILFORD, CT" DATED: JUNE 3, 2003 PREPARED BY URS CORPORATION AES.

LEGEND

	Property Line
	Stone wall
	Brook
	Limit of Wetlands
	Wetlands
	Water Line
	Gas Line
	Telephone Line
	Electric Line
	Overhead Wires
	Wire Fence
	Chain Link Fence
	Guide Rail
	Utility Pole
	Utility Pole W/ Light
	Light Pole
	Mail Box
	Catch Basin
	Manhole
	Hydrant
	Water Valve
	Water Meter
	Gas Gate
	Sign
	Shrub
	Deciduous Tree
	Coniferous Tree



SCALE: 1" = 50'



ZONING INFORMATION

LOCATION: GUILFORD, CT NEW HAVEN COUNTY			
ZONE: SERVICE CENTER WEST DISTRICT (SCH)			
USE: (PERMITTED USE) RETAIL STORE, RESTAURANT			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	200,000 S.F.	1,213,590.81 S.F. (2) 27,860 ACRES
2	MINIMUM LOT FRONTAGE	300 FEET	1,635.09 FEET
3	MINIMUM LOT DEPTH	NONE REQUIRED	388.64 FEET
4	MINIMUM LOT SHAPE	300 FEET	388 FEET±
5	MINIMUM STREETLINE SETBACK	75 FEET	75.32 FEET
6	MINIMUM SIDE SETBACK	15 FEET	74.19 FEET
7	MINIMUM REAR SETBACK	30 FEET	254.51 FEET
8	MAXIMUM BUILDING SIZE	150,000 S.F.	149,049 S.F.
9	MAXIMUM FREE STANDING RETAIL BUILDING SIZE (1)	25,000 S.F.	24,600 S.F.
10	MAXIMUM BUILDING HEIGHT	40 FEET	LESS THAN 40 FEET
11	MAXIMUM FLOOR AREA	25 PERCENT	12.28 PERCENT
12	MAXIMUM IMPERVIOUS SURFACE	50 PERCENT	43.6 PERCENT±

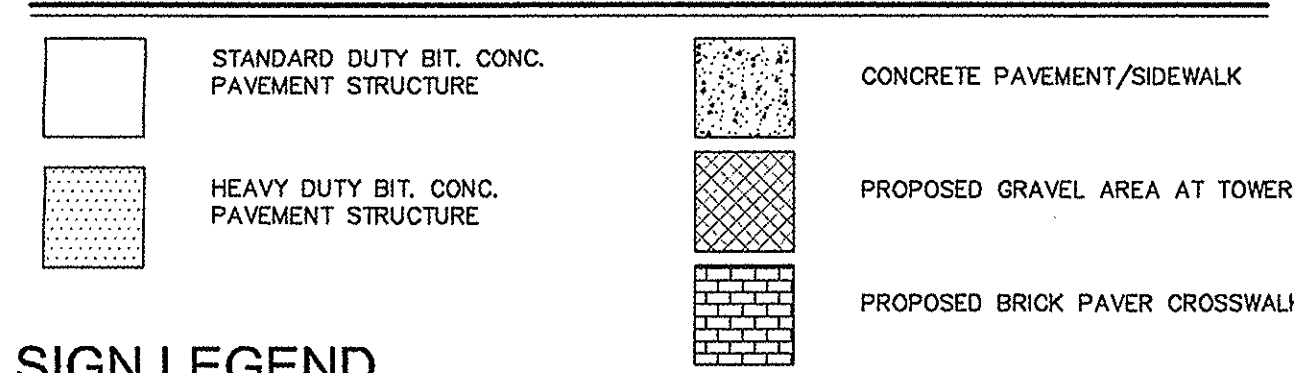
(1) NO FREE-STANDING RETAIL BUILDING SHALL EXCEED 25,000 S.F., AND NO INTEGRATED RETAIL STORE SHALL EXCEED 25,000 S.F. CUMULATIVELY, EXCEPT THAT ONE 40,000 S.F. RETAIL FACILITY MAY BE ALLOWED WITH A SPECIAL PERMIT IN ACCORDANCE WITH SECTION 273-11B
 (2) SHOWS AREA AFTER LAND IS DEEDED TO THE STATE.

SIGN INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MAX. FREESTANDING SIGN AREA (1)	48 S.F.	T.B.D.
2	MAXIMUM SIGN HEIGHT	20 FEET	T.B.D.
3	FREESTANDING SIGN STREETLINE SETBACK	10 FEET	T.B.D.
4	MAX. WALL SIGN AREA	1 SQUARE FOOT FOR EACH LINEAR FOOT OF STORE FRONTAGE OF STORE FRONT	T.B.D.

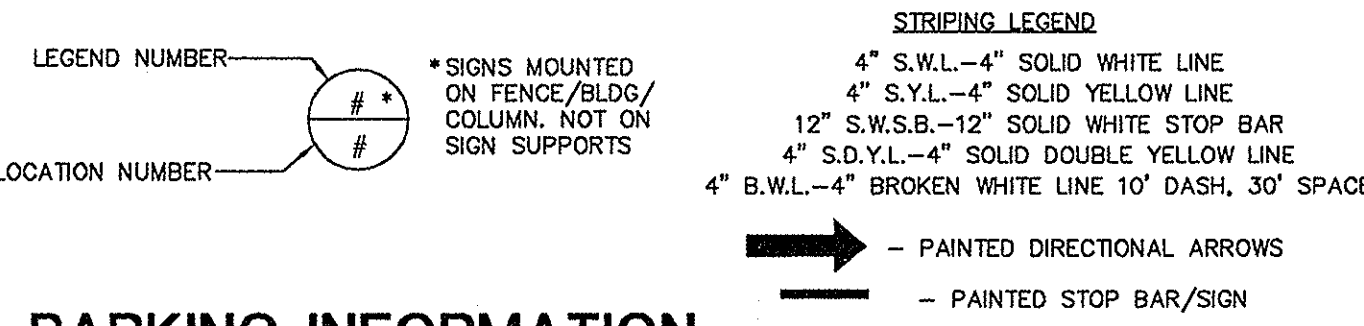
(1) MAX. FREESTANDING SIGN AREA FOR A COMMUNITY SHOPPING CENTER IS 60 S.F.

PAVEMENT HATCH LEGEND



SIGN LEGEND

NO.	CT DOT NO.	LEGEND	QTY.	NO.	CT DOT NO.	LEGEND	QTY.
A	31-0001Z	STOP	24	C	31-0648	VAN ACCESSIBLE	1
B	31-0629	STOP	18	D	31-1109	DO NOT ENTER	2



PARKING INFORMATION

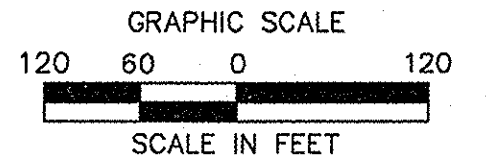
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	150,000 S.F.	149,049 S.F. (1)
2	PARKING REQUIRED BY TOWNSHIP	4 SPACES PER 1,000 S.F. OF GLA FOR RETAIL (144,549 S.F. - 578.20 SPACES) 1 SPACE FOR EVERY 2.5 SEATS PLUS 1 PER EVERY 2 EMPLOYEES (684 SPACES) (4,500 S.F. RESTAURANT) OPERATIONS OFFICE / TREATMENT BUILDING (800 S.F.) (3 SPACES) TOTAL SPACES 639.60	696 SPACES
3	MINIMUM PARKING DIMENSIONS	NONE REQUIRED	9 FEET X 18 FEET
4	MINIMUM AISLE WIDTH	NONE REQUIRED	24 FEET
5	MINIMUM FRONT SETBACK	NONE REQUIRED	18.76 FEET
6	MINIMUM SIDE SETBACK	NONE REQUIRED	5 FEET
7	MINIMUM REAR SETBACK	NONE REQUIRED	121.22 FEET

(1) NUMBER INCLUDES A 12,300 S.F. SECOND FLOOR FOR RETAIL USE IN BUILDING 3 AND 1,300 S.F. MEZZ. IN BUILDING 4.
 (2) TOTAL SNOW STORAGE AREA PROVIDED 6,520 S.F. OCCUPYING 36 PARKING SPACES REDUCING THE TOTAL NUMBER OF PROVIDED PARKING SPACES FROM 696 TO 660 DURING A TIMES OF REQUIRED SNOW STORAGE. 660 PARKING SPACES IS GREATER THAN THE REQUIRED 639.60 SPACES.

SITE PLAN NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL; TOWN OF GUILFORD, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL STATE AND TOWN CONSTRUCTION PERMITS, INCLUDING DOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- REFER TO OTHER PLANS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DUMPSTER ENCLOSURE, DRIVE THRU AREA, AND THE RAISED CONCRETE SIDEWALKS AND RAMP.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.
- PAVEMENT MARKING KEY:
 4" SYDL 4" SOLID YELLOW DOUBLE LINE
 4" SYL 4" SOLID YELLOW LINE
 4" SWL 4" SOLID WHITE LINE
 12" SWSB 12" SOLID WHITE STOP BAR
 4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30'SPACE
- PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED YELLOW. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY" LAND OF C&K REALESTATE, LLC, BOSTON POST ROAD (U.S. ROUTE 1) GUILFORD, CT, SHEETS EX-1 & EX-2 SCALE: 1"=50', DATED 01/27/05 BY BL COMPANIES, INC.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (888) 922-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CT DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- CT DOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST CT DOT ENCROACHMENT PERMIT BOND.
- AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE CONTRACTOR SHALL CONTACT THE TOWN OF GUILFORD TO DETERMINE IF A BOND IS REQUIRED.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
- NO PROPOSED BUILDINGS FOR THE PROPOSED DEVELOPMENT ARE LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS. A SMALL PORTION OF THE SITE AT SPINNING MILL BROOK DOES FALL WITHIN THE 100 YEAR FLOOD ZONE "A", THE REST OF THE UPPER LEVEL FALLS WITHIN FLOOD ZONE "C", SOME GRADING, UTILITIES, PAVEMENT, AND RETAINING WALL WORK FALL WITHIN THIS AREA.
- EXISTING STRUCTURE ON SITE IS TO BE DEMOLISHED IN A PARTICULAR ORDER AFTER COMPLETION OF THE NEW BUILDING. CONTACT THE OWNER AND COORDINATE FOR SCHEDULE OF BUILDING DEMOLITION. CONTRACTOR SHALL SECURE THE NECESSARY PERMITS AND PAY ALL FEES. ALL BUILDING FOOTINGS, FOUNDATION, STRUCTURES, AND BUILDING UTILITY SERVICES SHALL BE REMOVED. CAP UTILITIES AT PROPERTY LINE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. COORDINATE WORK WITH UTILITY COMPANIES. INSTALL TEMPORARY SHEETING AND SHORING TO PROTECT BUILDINGS AND UTILITIES FROM DAMAGE.
- 12" SWSB (STOP BAR) AND 4" SDYL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CT DOT SPECIFICATIONS.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN DISTRICT FIRE MARSHAL.
- THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE STATE HIGHWAY BY METHOD APPROVED BY CT. DOT.

**FOR PERMITTING PURPOSES ONLY
 NOT RELEASED FOR CONSTRUCTION**



DESIGNED: W.T.F./K.W.H.
 DRAWN: C.A.B.
 CHECKED:
 APPROVED:
 SCALE: 1"=120'
 PROJECT NO.: 04C1105
 DATE: 10/04/06
 CAD FILE: SP04C110501

REVISIONS
 No. Date

FILED
 GUILFORD INLAND
 METEOROLOGICAL COMMISSION

**OVERALL
 SITE
 PLAN**

Sheet No. **SP-0**