

Attachment 3

ATTACHMENT 3

General Facility Description

Bates Woods Park

New London, Connecticut

Owner: City of New London

The proposed telecommunications facility would be located in the western-central portion of Bates Woods Park (“Property”) which is owned by the City of New London. The Property hosts some athletic fields with lights and is adjacent to New London High School. The proposed tower facility consists of a monopole and a 3,190 square foot compound area in the western-central portion of the Property adjacent to a baseball playing field off of Chester Street.

The Applicants propose to replace an existing 90’ AGL light pole with a new self-supporting monopole tower 115’ above grade level (“AGL”) in height which can accommodate emergency/municipal communications antennas as well as federally licensed wireless carriers. AT&T would install up to twelve (12) panel antennas and some additional equipment on the tower. An associated 12’ x 20’ equipment shelter would be installed at the tower base on a concrete pad within a compound together with provisions for a back-up power generator and other carriers and municipal equipment. The tower compound would be enclosed by an eight (8) foot tall chain link fence. Vehicle access to the facility would extend from Chester Street along an access drive of approximately +/-1000’ to the tower compound. Utility connections would be run underground from an off-site utility pole along Chester Street.

Site Evaluation Report

I. LOCATION

- A. COORDINATES: 41° 21' 21.96" N 72° 07' 27.12" W
- B. GROUND ELEVATION: 126' AMSL
- C. SITE ADDRESS: Bates Woods Park, New London, Connecticut, 06320
- D. ZONING WITHIN 1/4 MILE OF SITE: Abutting areas are zoned Residential (R-3, R-1A) to the west, north, and east. Further north is zoned Institutional (cemetery). To the south is Open Space (OS) and Light Industrial-Office (LIO) zoning districts. To the west and southwest it is zoned Residential (R-20) in the Town of Waterford.
- E. USGS MAP: USGS 7.5 quadrangles for New London and Niantic (revised 1992)

II. DESCRIPTION

- A. SITE SIZE: 124.75 Acres
- B. MCM's LEASE AREA/COMPOUND AREA: 4155 SF/3190 SF
- C. TOWER TYPE/HEIGHT: A 115' AGL monopole tower with a 20' City of New London whip antenna and lighting array, expandable to a 5-carrier, 145' tower.
- D. SITE TOPOGRAPHY AND SURFACE: The Property is located along outside of the outfield fence and baseball field in a flat area with a grade break that requires modest filling to create the compound. The northern portion of the Property is developed park and a High School facility. The southern portion of the site is wooded and hosts a dog pound and trails. Topography slopes from north to south.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located in the western central portion of a 124.75 acre City owned parcel. To the north of the compound, the Property is developed with the New London High School and athletic fields. To the south the park is wooded with a road/trail bisecting the property. There are wetlands on the Property to the east ($\pm 285'$) and west ($\pm 319'$). The western wetlands have been modified and function as a detention basin for storm water control. The wetlands to the east of the compound are left in their natural state and meander off the Property onto abutting property to the east.

- F. LAND USE WITHIN 1/4 MILE OF SITE: Residential land to the north, east, and west with some wooded areas and pasture/fields to the south. The New London High School occupies the northern portion of the Property.

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power
- B. POWER PROXIMITY TO SITE: Approximately 515'
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Approximately 515'
- E. VEHICLE ACCESS TO SITE: Existing access on Property to be defined by a new access easement over existing traveled way. Travel way is $\pm 1,000'$ from the existing park access on the Chester Street ROW to the compound. An access gate is proposed at the travelway/parking lot interface as part of the pending park renovations being undertaken by the City.
- F. OBSTRUCTIONS: None
- G. CLEARING AND FILL REQUIRED: Total area of disturbance is 11,630 sf.; two trees will need to be removed; 87 CY of cut and 369 CY of fill material, (including 120 CY of crushed stone required).

IV. LEGAL

- A. PURCHASE LEASE
- B. OWNER: City of New London

Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-supporting monopole with field lights and ice shield
- C. HEIGHT: 115' AGL
DIMENSIONS: Approximately 48" in diameter at the base, tapering to approximately 24" at the top.
COLOR: Gray
- D. TOWER LIGHTING: No marking or lighting requirements anticipated. Please see FAA notice criteria tool statement attached. Existing field/ballpark lights to be relocated onto proposed tower.

II. TOWER LOADING:

- A. AT&T – up to 12 panel antennas
 - a. Model – Powerwave P90-15-XLH-RR or equivalent panel antenna
 - b. Antenna Dimensions – approximately 72”H x 12”W x 6”D
 - c. Position on Tower – 111’ Centerline
 - d. Transmission Lines – MFG/Model: Commscope Aluminum; Size 1-5/8”
- B. Other Carriers – To Be Determined, tower designed for one other carrier as proposed and expandable to 5 carriers as future need may warrant
- C. Whip antennas for municipal/emergency communication use
- D. Relocated field lights with ice shield

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.

Site Loci Map - Aerial Base



Source: 2010 Color Bing Maps
Aerial Images with 1-ft Resolution

Legend

-  Proposed Tower Location
-  Town Boundary
-  Subject Property
-  CT Parcels

Proposed MCM Wireless Communications Facility Bates Woods Park New London, Connecticut

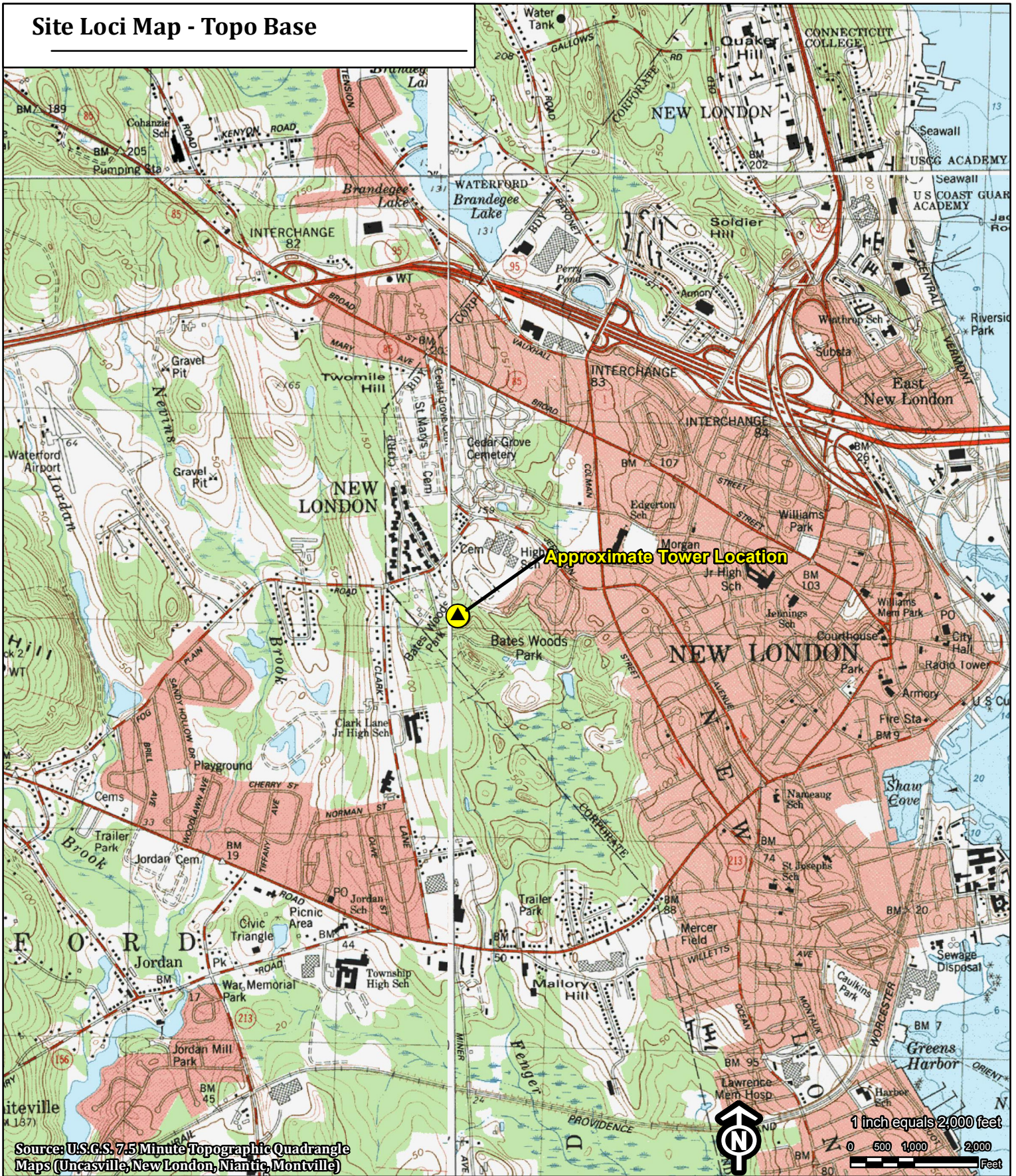
Tuesday, January 22, 2013



Message Center Management
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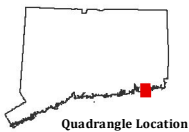


Site Loci Map - Topo Base



Proposed MCM Wireless Communications Facility Bates Woods Park New London, Connecticut

Tuesday, January 22, 2013

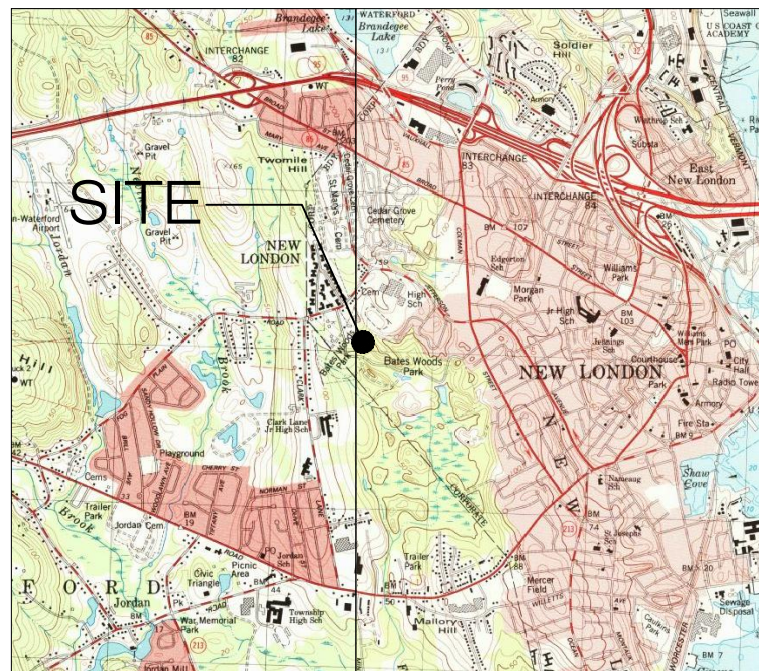


LOCATION MAP



SCALE: 1" = 800' SOURCE: GOOGLE MAPS

USGS TOPOGRAPHIC MAP



SCALE: 1" = 2000' SOURCE: USGS 7.5 QUADRANGLE FOR NIANTIC AND NEW LONDON



35 GRIFFIN ROAD OFFICE: (860)-692-7100
BLOOMFIELD, CT 06002 FAX: (860)-692-7159

SPRINGWICH CELLULAR LIMITED PARTNERSHIP



500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067



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

CONTACT PERSONNEL

APPLICANTS:
MESSAGE CENTER MANAGEMENT
40 WOODLAND STREET
HARTFORD, CT 06105

CO-APPLICANTS
AT&T MOBILITY T-MOBILE NORTHEAST, LLC
500 ENTERPRISE DRIVE 35 GRIFFIN ROAD
ROCKY HILL, CT 06067 BLOOMFIELD, CT 06002

LANDLORD
CITY OF NEW LONDON
181 STATE STREET
NEW LONDON, CT 06320

MCM PROJECT MANAGER:
VIRGINIA KING (860) 727-5790

MCM PROJECT ATTORNEY:
CUDDY & FEDER, LLP
445 HAMILTON AVE., 14TH FLOOR
WHITE PLAINS, NY 10601
914-761-1300

POWER PROVIDER:
CL&P (860) 705-9128
TECH PAUL

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

**BATES WOODS PARK
NEW LONDON, CT 06320**

PERMITTING DOCUMENTS
BATES WOODS PARK
NEW LONDON, CT 06320

TITLE SHEET
AND INDEX

DESIGN TYPE:

RAW LAND

APT FILING NUMBER: CT-242-290

APT DRAWING NUMBER: T-1

DRAWN BY: JW3

SCALE: AS NOTED

CHECKED BY: SMC

DATE: 5/17/12

REVISIONS:

REV.0: 05/26/2013: FOR REVIEW: SMC
REV.1: 06/13/2013: FOR CSC: SMC
REV.2:
REV.3:
REV.4:
REV.5:

SHEET NUMBER:

T-1



DRAWING INDEX

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

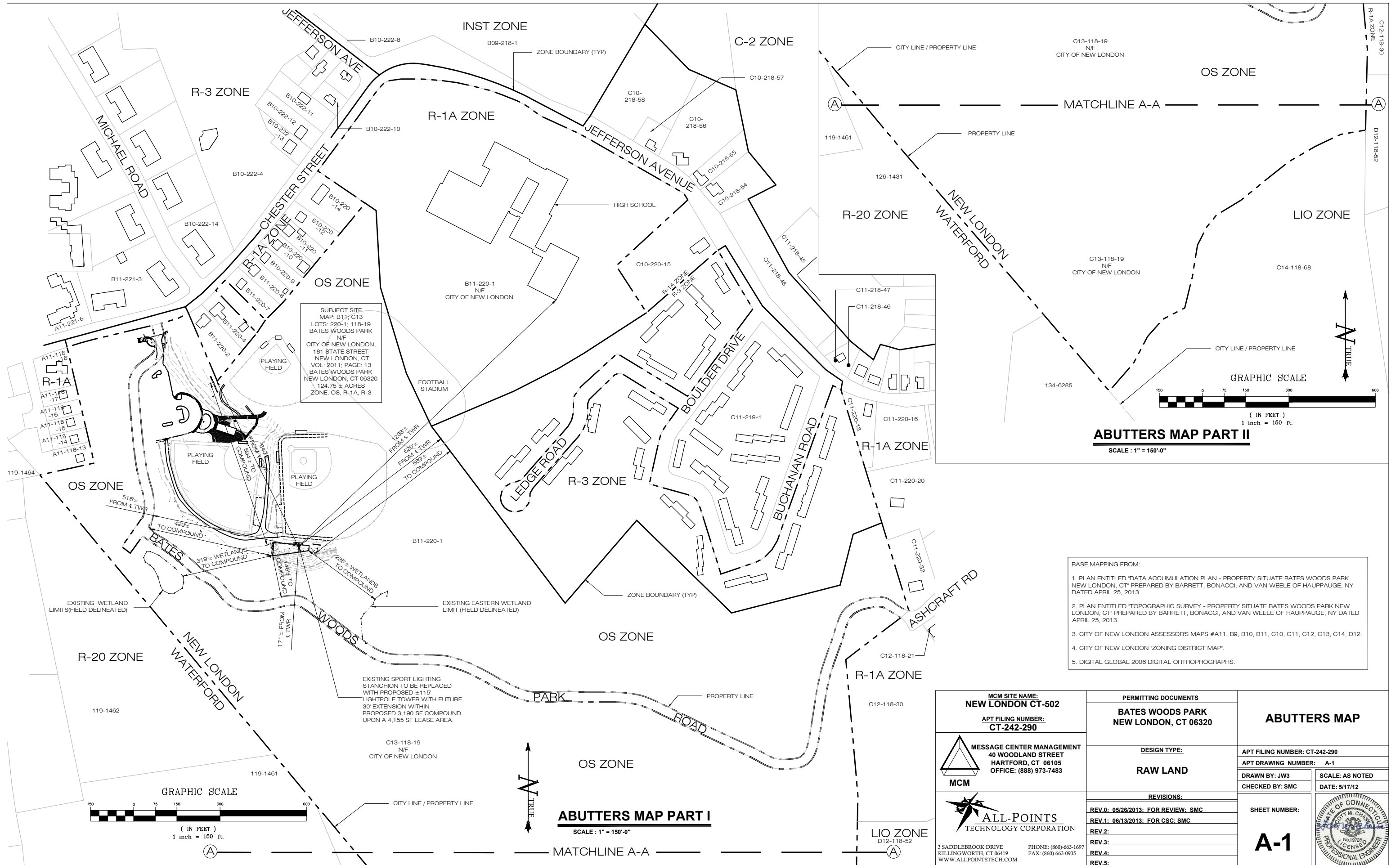
***SITE INFORMATION:**

-SITE NAME:..... BATES WOODS PARK
-SITE ID NUMBER:..... CT-502
-SITE ADDRESS:..... BATES WOODS PARK
NEW LONDON, CT 06320

-ZONE:..... OS
-LATITUDE - 41° 21' 21.96" N
-LONGITUDE - 72° 07' 27.12" W
-ELEVATION - 126± AMSL

-MAP:..... B11 AND C13
-LOTS:..... 220-1 AND 118-19

-FEMA/FIRM DESIGNATION:..... PANEL #09011C0501G - ZONE X UNSHADED
-ACREAGE:..... 124.75± Ac (VOL. 2011, PAGE 13)



ABUTTERS MAP PART II
 SCALE : 1" = 150'-0"

- BASE MAPPING FROM:
1. PLAN ENTITLED "DATA ACCUMULATION PLAN - PROPERTY SITUATE BATES WOODS PARK NEW LONDON, CT" PREPARED BY BARRETT, BONACCI, AND VAN WEELE OF HAUPPAUGE, NY DATED APRIL 25, 2013.
 2. PLAN ENTITLED "TOPOGRAPHIC SURVEY - PROPERTY SITUATE BATES WOODS PARK NEW LONDON, CT" PREPARED BY BARRETT, BONACCI, AND VAN WEELE OF HAUPPAUGE, NY DATED APRIL 25, 2013.
 3. CITY OF NEW LONDON ASSESSORS MAPS #A11, B9, B10, B11, C10, C11, C12, C13, C14, D12.
 4. CITY OF NEW LONDON "ZONING DISTRICT MAP".
 5. DIGITAL GLOBAL 2006 DIGITAL ORTHOPHOGRAPHS.


MCM SITE NAME: NEW LONDON CT-502 APT FILING NUMBER: CT-242-290	PERMITTING DOCUMENTS BATES WOODS PARK NEW LONDON, CT 06320	ABUTTERS MAP APT FILING NUMBER: CT-242-290 APT DRAWING NUMBER: A-1
	DESIGN TYPE: RAW LAND	
 MESSAGE CENTER MANAGEMENT 40 WOODLAND STREET HARTFORD, CT 06105 OFFICE: (888) 973-7483	REVISIONS:	SHEET NUMBER: A-1
	REV.0: 05/26/2013: FOR REVIEW: SMC REV.1: 06/13/2013: FOR CSC: SMC REV.2: REV.3: REV.4: REV.5:	
 ALL-POINTS TECHNOLOGY CORPORATION 3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 WWW.ALLPOINTSTECH.COM	PHONE: (860)-663-1697 FAX: (860)-663-0935	

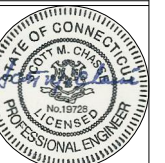
WATERFORD ABUTTERS LIST

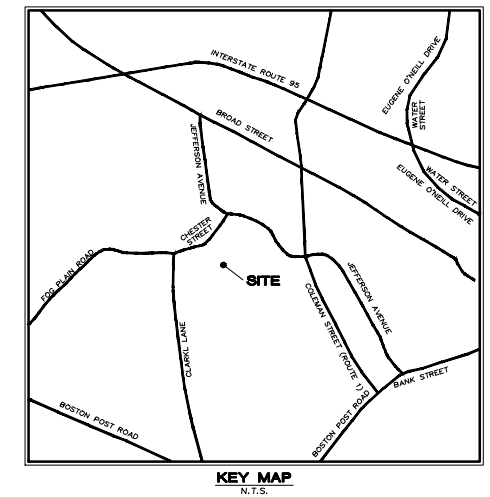
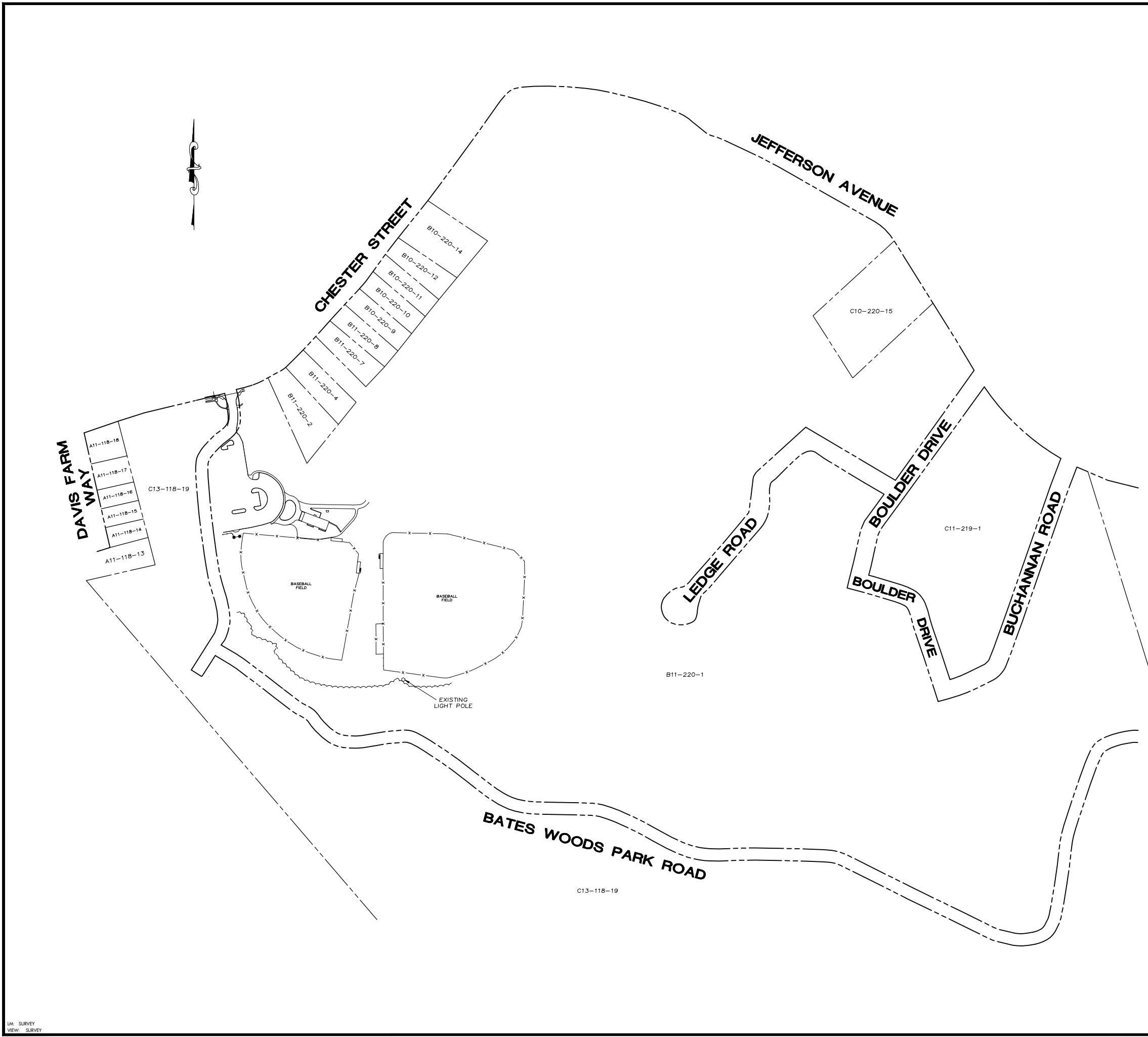
PARNO (MBL)	OWNER	LOCATION	MAILING ADDRESS
119-1461	ARCHAMBAULT LEO MARY P	109-R CLARK LANE, WATERFORD CT 06385	141 NOBLE HILL ROAD, OAKDALE, CT 06370
119-1462	NEW LONDON CITY OF WATER DEPARTMENT	131-R CLARK LANE, WATERFORD CT 06385	120 BROAD STREET, NEW LONDON, CT 06320
119-1464	WATERFORD TOWN OF	169-R CLARK LANE, WATERFORD CT 06385	15 ROPE FERRY ROAD, WATERFORD, CT 06385
126-1431	WATERFORD TOWN OF CLARK LANE SCHOOL	105 CLARK LANE, WATERFORD, CT 06385	15 ROPE FERRY ROAD, WATERFORD, CT 06385
134-6285	WATERFORD TOWN OF, FIRST SELECTMAN	50 PINE STREET, WATERFORD, CT 06385	15 ROPE FERRY ROAD, WATERFORD, CT 06385

NEW LONDON ABUTTERS LIST

MAP LOT	OWNER	LOCATION	MAILING ADDRESS
A11 118-13	RIVARD STACEY	14 DAVIS FARM WAY, NEW LONDON, CT 06320	14 DAVIS FARM WAY, NEW LONDON, CT 06320
A11 118-14	BRYAN DOUGLAS + MICHELLE	12 DAVIS FARM WAY, NEW LONDON, CT 06320	12 DAVIS FARM WAY, NEW LONDON, CT 06320
A11 118-15	ROSARIO ZENAIDA	10 DAVIS FARM WAY, NEW LONDON, CT 06320	10 DAVIS FARM WAY, NEW LONDON, CT 06320
A11 118-16	CAMPBELL TALIA	8 DAVIS FARM WAY, NEW LONDON, CT 06320	8 DAVIS FARM WAY, NEW LONDON, CT 06320
A11 118-17	BONDY SALLY	6 DAVIS FARM WAY, NEW LONDON, CT 06320	6 DAVIS FARM WAY, NEW LONDON, CT 06320
A11 118-18	SEQUIST DIANE	118 CHESTER STREET, NEW LONDON, CT 06320	118 CHESTER STREET, NEW LONDON, CT 06320
A11 221-6	FAIRE HARBOUR LANDINGS, LLC	11 ANTHONY ROAD, NEW LONDON, CT 06320	ONE MILL STREET, SUITE 200, NEWPORT, RI 02840
B09 218-1	NEW LONDON CEMETERY ASSOC.	BROAD STREET, NEW LONDON, CT 06320	638 BROAD STREET, NEW LONDON, CT 06320
B10 220-9	BAHAMUNDI DIANA	58 CHESTER STREET, NEW LONDON, CT 06320	58 CHESTER STREET, NEW LONDON, CT 06320
B10 220-10	WILLOUGHBY THERESA SWIFT	52 CHESTER STREET, NEW LONDON, CT 06320	52 CHESTER STREET, NEW LONDON, CT 06320
B10 220-11	ALVARADO PAULINE & ISAIAS	48 CHESTER STREET, NEW LONDON, CT 06320	48 CHESTER STREET, NEW LONDON, CT 06320
B10 220-12	AQUINO EVELYN	44 CHESTER STREET, NEW LONDON, CT 06320	44 CHESTER STREET, NEW LONDON, CT 06320
B10 220-14	MARIANI BRENDA	36 CHESTER STREET, NEW LONDON, CT 06320	36 CHESTER STREET, NEW LONDON, CT 06320
B10 222-4	ST MARY NEW LONDON CEMETERY	JEFFERSON AVENUE, NEW LONDON, CT 06320	JEFFERSON AVENUE, NEW LONDON, CT 06320
B10 222-8	SANTANA KERRI L	7 CHESTER STREET, NEW LONDON, CT 06320	7 CHESTER STREET, NEW LONDON, CT 06320
B10 222-10	DAMATO LYNN L	11 CHESTER STREET, NEW LONDON, CT 06320	11 CHESTER STREET, NEW LONDON, CT 06320
B10 222-11	15 CHESTER LLC	15 CHESTER STREET, NEW LONDON, CT 06320	7 BUCK HILL ROAD, OLD SAYBROOK, CT 06475
B10 222-12	SISK SHERRI ET AL	17 CHESTER STREET, NEW LONDON, CT 06320	PO BOX 129 QUAKER HILL, CT 06375
B10 222-13	PETERS DANIEL E JR	19 CHESTER STREET, NEW LONDON, CT 06320	3 CAMBRIDGE COURT E, OLD SAYBROOK, CT 06475
B10 222-14	EAGLE POINTE LLC	MICHAEL ROAD, NEW LONDON, CT 06320	342 NO MAIN ST, STE 200, WEST HARFORD, CT 06117
B11 220-2	GRAVELL JAMES R	80 CHESTER STREET, NEW LONDON, CT 06320	80 CHESTER STREET, NEW LONDON, CT 06320
B11 220-4	SFERRAZZA PAULETTE A + DALEY ANTONELLE N+MATTHEW	76 CHESTER STREET, NEW LONDON, CT 06320	76 CHESTER STREET, NEW LONDON, CT 06320
B11 220-7	KYDD TIMOTHEA	68 CHESTER STREET, NEW LONDON, CT 06320	24 ALELAIDE STREET, NEW LONDON, CT 06320
B11 220-8	LINSKENS DONALD	62 CHESTER STREET, NEW LONDON, CT 06320	62 CHESTER STREET, NEW LONDON, CT 06320
B11 221-3	EAGLE POINTE LLC	8 MICHAEL ROAD, NEW LONDON, CT 06320	342 NO MAIN ST, STE 200, WEST HARFORD, CT 06117
C10 218-54	MARTELL KARRI L	447 JEFFERSON AVENUE, NEW LONDON, CT 06320	447 JEFFERSON AVENUE, NEW LONDON, CT 06320
C10 218-55	MERCADO JEANNE	449 JEFFERSON AVENUE, NEW LONDON, CT 06320	449 JEFFERSON AVENUE, NEW LONDON, CT 06320
C10 218-56	SAGLAM LORRAINE + BILGEHAN	451 JEFFERSON AVENUE, NEW LONDON, CT 06320	451 JEFFERSON AVENUE, NEW LONDON, CT 06320
C10 218-57	NYE DAWN M	463 JEFFERSON AVENUE, NEW LONDON, CT 06320	115 FRANKLIN TPKE, #364, MAHWAH, NJ 07430-1325
C10 218-58	NYE DAWN M	JEFFERSON AVENUE, NEW LONDON, CT 06320	115 FRANKLIN TPKE, #364, MAHWAH, NJ 07430-1325
C10 220-15	THE CONNECTION FUND INC	432 JEFFERSON AVENUE, NEW LONDON, CT 06320	100 ROSCOMMON DRIVE STE 203, MIDDLETOWN, CT 06457
C11 218-45	ROGOVIN SAMUEL EST + BERMAN STANLEY TTE	354 COLMAN STREET, NEW LONDON, CT 06320	354 COLMAN STREET, NEW LONDON, CT 06320
C11 218-46	ROGOVIN SAMUEL EST + BERMAN STANLEY TTE	377 JEFFERSON AVENUE, NEW LONDON, CT 06320	354 COLMAN STREET, NEW LONDON, CT 06320
C11 218-47	ROGOVIN SAMUEL EST + BERMAN STANLEY TTE	387 JEFFERSON AVENUE, NEW LONDON, CT 06320	354 COLMAN STREET, NEW LONDON, CT 06320
C11 218-48	ROGOVIN SAMUEL EST + BERMAN STANLEY TTE	JEFFERSON AVENUE, NEW LONDON, CT 06320	354 COLMAN STREET, NEW LONDON, CT 06320
C11 219-1	NEW LONDON CITY OF- HSNQ AUTHORITY	5-114 BOULDER DRIVE, NEW LONDON, CT 06320	C/O NEW LONDON COMMUNITIES I LP, 200 PRATT STREET MERIDEN, CT 06450
C11 220-16	SPEER SHERI A	372 JEFFERSON AVENUE, NEW LONDON, CT 06320	151 TALMAN STREET, NORWICH, CT 06360
C11 220-18	BANKS ROBERT L & LORRIE E	366 JEFFERSON AVENUE, NEW LONDON, CT 06320	366 JEFFERSON AVENUE, NEW LONDON, CT 06320
C11 220-20	SCARPA GARY J + ANN L	356 JEFFERSON AVENUE REAR, NEW LONDON, CT 06320	340 COLMAN STREET, NEW LONDON, CT 06320
C11 220-32	MORALES NANCY	187 ASHCRAFT ROAD, NEW LONDON, CT 06320	187 ASHCRAFT ROAD, NEW LONDON, CT 06320
C12 118-21	MORTON MARY	190 ASHCRAFT ROAD, NEW LONDON, CT 06320	190 ASHCRAFT ROAD, NEW LONDON, CT 06320
C12 118-30	KUNAJUKR SUTIP	70 FULLER STREET, NEW LONDON, CT 06320	496 OCEAN AVENUE, NEW LONDON, CT 06320
C14 118-68	TRADING COVE PARTNERS LLC	ROSEWAY STREET, NEW LONDON, CT 06320	120 TOLLAND ST STE 2, EAST HARTFORD, CT 06108
D12 118-52	NEW LONDON CITY OF HOUSING AUTHORITY	202 COLMAN STREET, NEW LONDON, CT 06320	78 WALDEN AVENUE, NEW LONDON, CT 06320

MCM SITE NAME: NEW LONDON CT-502 APT FILING NUMBER: CT-242-290	PERMITTING DOCUMENTS BATES WOODS PARK NEW LONDON, CT 06320		ABUTTERS LISTING APT FILING NUMBER: CT-242-290 APT DRAWING NUMBER: A-2
	 MESSAGE CENTER MANAGEMENT 40 WOODLAND STREET HARTFORD, CT 06105 OFFICE: (888) 973-7483	DESIGN TYPE: RAW LAND	
 ALL-POINTS TECHNOLOGY CORPORATION 3 SADDLEBROOK DRIVE PHONE: (860)-663-1697 KILLINGWORTH, CT 06419 FAX: (860)-663-0935 WWW.ALLPOINTS TECH.COM		REVISIONS:	
	REV.0: 05/26/2013: FOR REVIEW: SMC		
	REV.1: 06/13/2013: FOR CSC: SMC		
	REV.2:		
	REV.3: REV.4: REV.5:		





- NOTES**
- THIS MAP AND SURVEY HAVE 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.
- THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY BOUNDARY OR LIMITED BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.
 - PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT THE SURVEYORS BOUNDARY OPINION.
 - MAPPING INFORMATION
 SURVEY TYPE: GENERAL LOCATION
 CATEGORY: DEPENDANT RESURVEY
 HORIZONTAL CLASS: "D"
 - REFERENCE MAP:
 (A)CITY OF NEW LONDON TAX MAP, "SHEET B11", LAST DATED APRIL 5, 2012.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN OR ADDRESSED.
 - PARCEL OWNER OF RECORD: CITY OF NEW LONDON
 181 STATE STREET
 NEW LONDON, CT 06320
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

5/24/2013	PR	REVISED
5/20/2013	PR	SITE NAME
Date	By	Revision
Surveyed by: PF	Drafted by: PR	Checked by: GJB

BBV Barrett Bonacci & Van Weele, PC
 Civil Engineers
 Surveyors
 Planners
 175 North Main Street
 Branford, CT 06405
 T 203.483.4322
 F 203.483.4323
 www.bbvp.com

Tax Map: **B11-220-1**

This certification is only for the lands depicted herein and is not certification of the zoning or freedom of encumbrances. Said certification shall run only to the persons and/or entities listed herein and is not transferable to additional persons, entities or subsequent owners.

TO MY KNOWLEDGE AND BELIEF, THIS MAP AND THE INFORMATION DEPICTED HEREON IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PROPERTY
 SITUATE
BATES WOODS PARK
 NEW LONDON CONNECTICUT

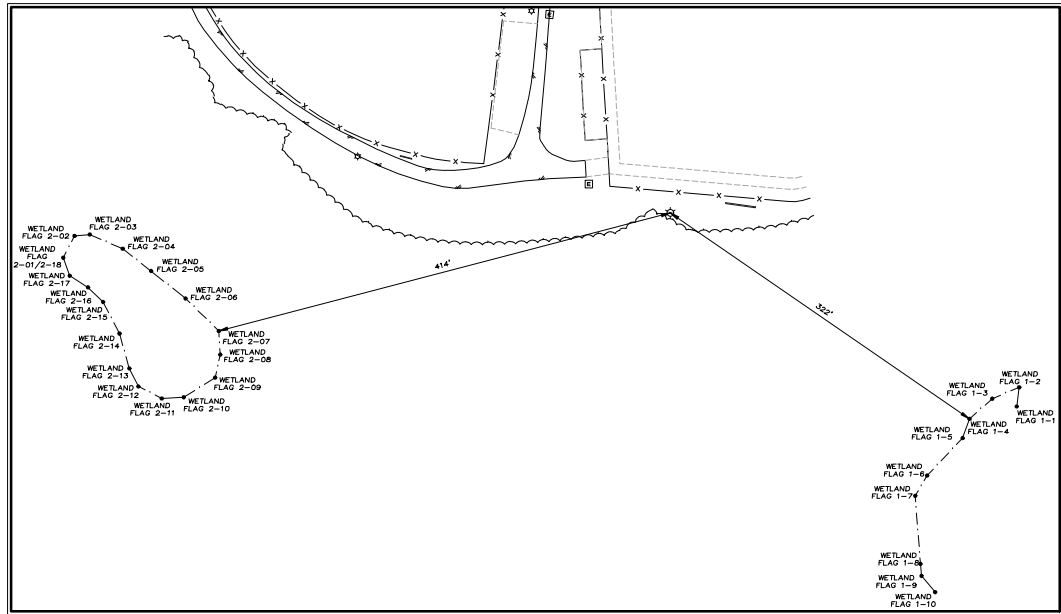
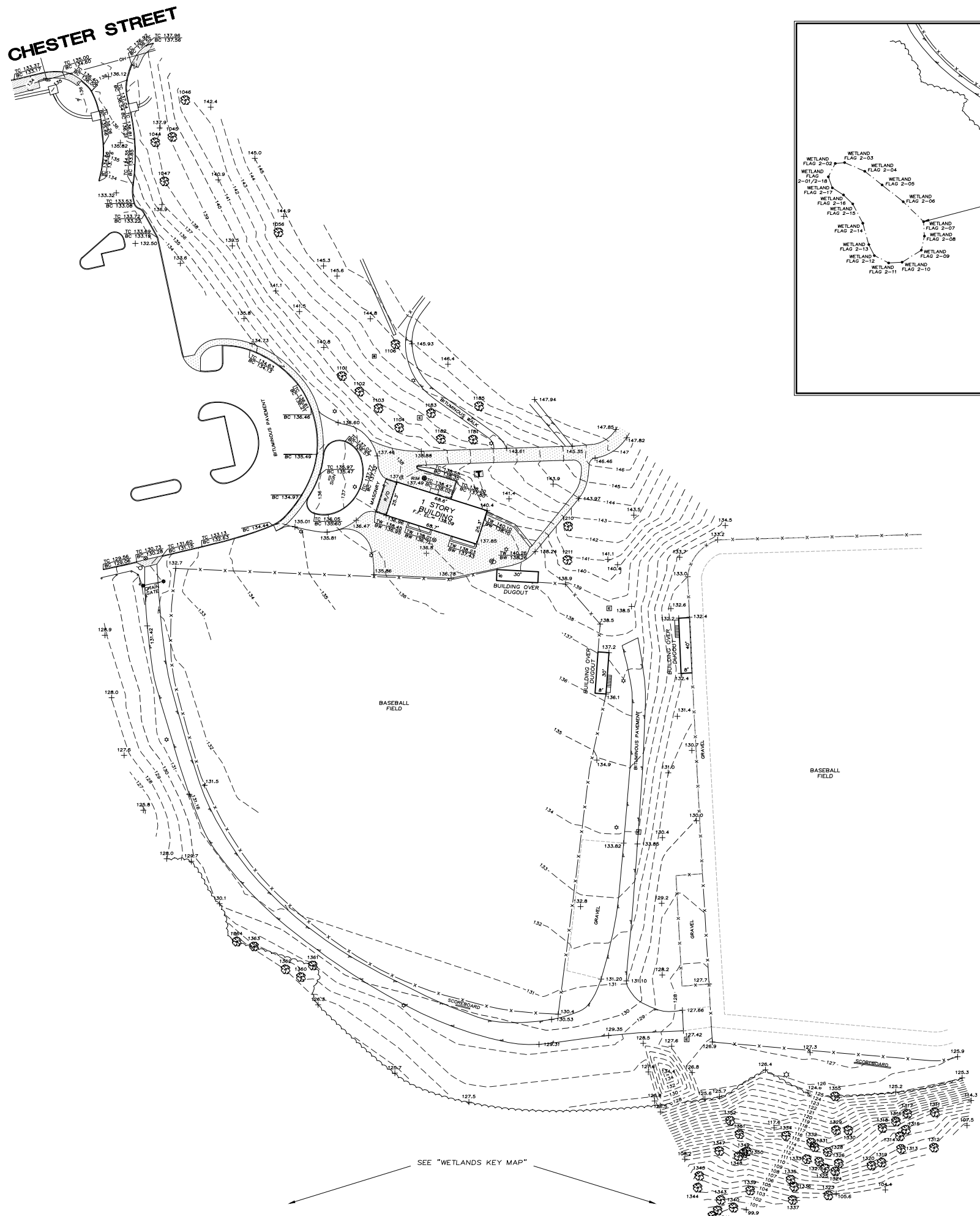
DATA ACCUMULATION PLAN

GREGORY J. BROUILLET
 NO. 70251

THIS SURVEY NOT VALID WITHOUT THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE PREPARED

Date: **APRIL 25, 2013**
 Scale: **N.T.S.**
 Project No: **C130000**
 Sheet No: **1 of 2**

CHESTER STREET



WETLANDS KEY MAP
SCALE = 1"=80'

TREE LIST

1044	20"	LOCUST	1327	22"	OAK
1045	22"	PINE	1329	8"	OAK
1046	16"	OAK	1329	6"	OAK
1047	28"	OAK	1330	14"	OAK
1056	8"	DOGWOOD	1331	6"	OAK
1101	18"	OAK	1332	20"	OAK
1102	18"	OAK	1333	8"	OAK
1103	20"	OAK	1334	12"	OAK
1104	26"	OAK	1335	6"	OAK
1106	20"	OAK	1336	6"	OAK
1181	3"	SAPL	1337	22"	OAK
1182	3"	SAPL	1339	42"	OAK
1183	3"	SAPL	1340	10"	OAK
1185	26"	PINE	1341	8"	OAK
1210	32"	OAK	1342	20"	OAK
1211	28"	OAK	1343	10"	OAK
1311	10"	OAK	1344	20"	OAK
1312	12"	OAK	1345	8"	OAK
1313	6"	OAK	1347	8"	OAK
1314	12"	OAK	1348	26"	OAK
1315	10"	OAK	1349	8"	OAK
1316	16"	OAK	1350	8"	OAK
1317	6"	BIRCH	1351	20"	OAK
1318	6"	OAK	1352	34"	OAK
1319	6"	OAK	1355	12"	OAK
1320	24"	OAK	1360	18"	OAK
1323	8"	OAK	1361	32"	OAK
1324	18"	OAK	1362	18"	OAK
1325	6"	OAK	1363	TWIN 8"/14"	OAK
1326	8"	OAK	1364	20"	OAK

LEGEND

- CONCRETE CURB
- DROP CURB
- WALL
- EDGE OF PAVEMENT
- OH OVERHEAD WIRES
- ELECTRIC CONTROL BOX
- WATER VALVE
- FIRE HYDRANT
- TRANSFORMER
- DRAINAGE INLET / STRUCTURE
- SIGN
- LIGHT POLE
- UTILITY POLE
- BOLLARD
- CHAIN LINK FENCE
- TOP/BOTTOM OF CURB
- SPOT ELEVATION
- CONCRETE
- GUIDE RAIL
- TREE LINE
- TREE

NOTES

- THIS MAP AND SURVEY HAVE 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.
- MAPPING INFORMATION
SURVEY TYPE: TOPOGRAPHIC
CATEGORY: T-2
HORIZONTAL CLASS: A-2
- REFERENCE MAP:
(A)CITY OF NEW LONDON TAX MAP, "SHEET B11", LAST DATED APRIL 5, 2012.
- PARCEL OWNER OF RECORD: CITY OF NEW LONDON
181 STATE STREET
NEW LONDON, CT 06320
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
- ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. 1988 BASED ON GPS OBSERVATIONS WHICH WERE POST PROCESSED THROUGH NATIONAL GEODETIC SURVEY OPUS PROCESS. NGS PUBLISHED CONTROL POINT LX5507.
- WETLAND FLAGS SET BY ALL POINTS TECHNOLOGY CORP., MATTHEW GUSTAFSON, REGISTERED SOILS SCIENTIST 4/24/2013.

5/20/2013		PR	SITE NAME	
Date	By	Revision		
Surveyed by:	PF	Drafted by:	PR	Checked by: WJB

**Barrett
Bonacci &
Van Weele, PC**
Civil Engineers
Surveyors
Planners

175 North Main Street
Branford, CT 06405
T 203.483.4322
F 203.483.4323
www.bbvp.com

Tax Map: SHEET B11 PART OF 220-1

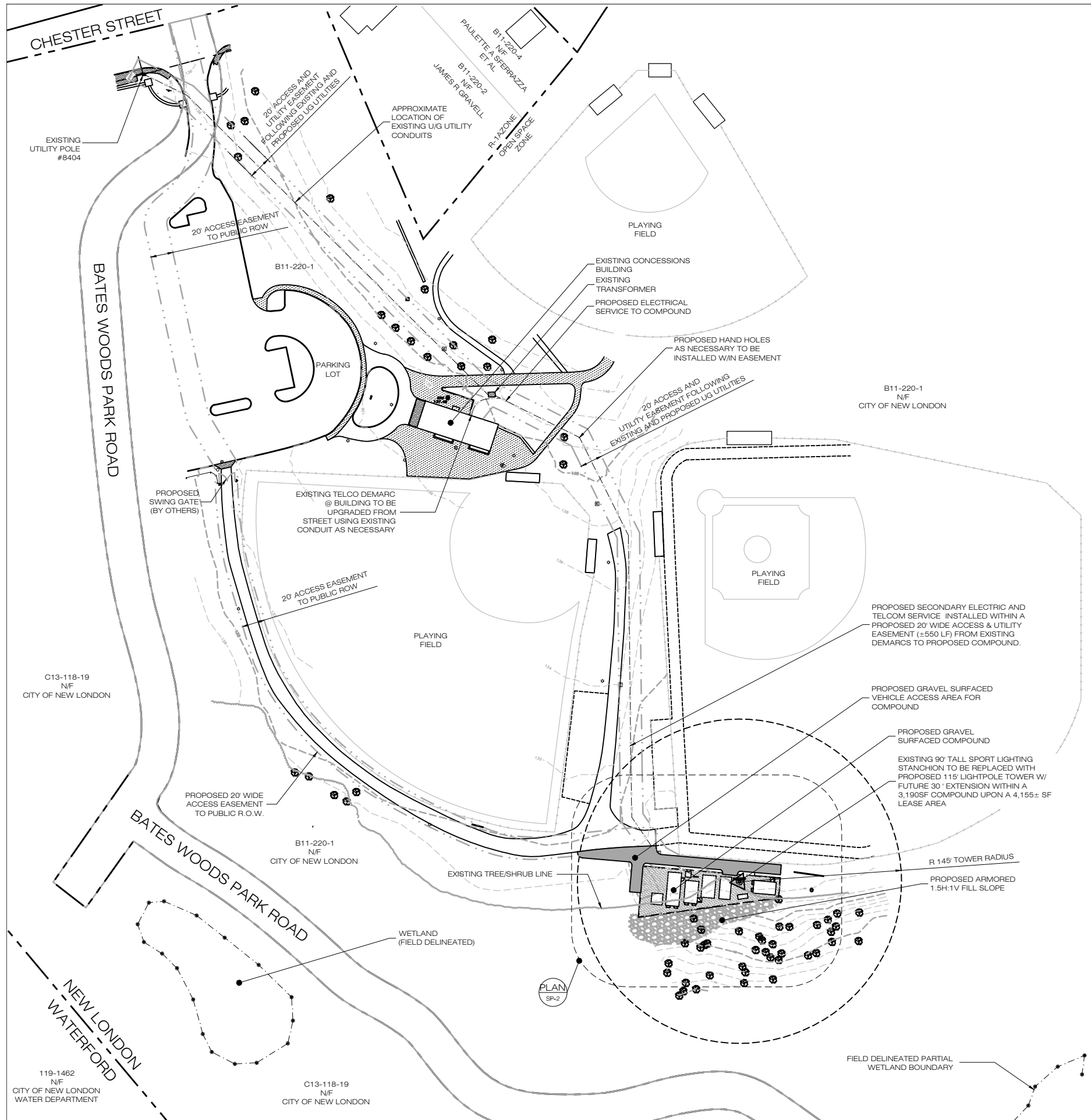
THIS CERTIFICATION IS ONLY FOR THE LANDS DEPICTED HEREON AND IS NOT CERTIFICATION OF THE ZONING OR FREEDOM OF ENCUMBRANCES. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSONS AND/OR ENTITIES LISTED HEREON AND IS NOT TRANSFERABLE TO OTHER PERSONS, ENTITIES OR SUBSEQUENT OWNERS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP AND THE INFORMATION DEPICTED HEREON IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

GREGORY J. BROUILLET
 NO. 70251
THIS SURVEY NOT VALID WITHOUT THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE PREPARER

Date	Scale	Project No.	Sheet No.
APRIL 25, 2013	1"=40'	C130000	2 of 2

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- BASE MAPPING FROM:
1. PLAN ENTITLED "DATA ACCUMULATION PLAN - PROPERTY SITUATE BATES WOODS PARK NEW LONDON, CT" PREPARED BY BARRETT, BONACCI, AND VAN WEELE OF HAUPPAUGE, NY DATED APRIL 25, 2013.
 2. PLAN ENTITLED "TOPOGRAPHIC SURVEY - PROPERTY SITUATE BATES WOODS PARK NEW LONDON, CT" PREPARED BY BARRETT, BONACCI, AND VAN WEELE OF HAUPPAUGE, NY DATED APRIL 25, 2013.
 3. CITY OF NEW LONDON ASSESSOR'S MAPS #A11, B9, B10, B11, C10, C11, C12, C13, C14, D12.
 4. CITY OF NEW LONDON 'ZONING DISTRICT MAP'.
 5. DIGITAL GLOBAL 2006 DIGITAL ORTHOPHOGRAPHS.

SITE AREAS & VOLUMES OF EARTHWORK

SITWORK SHALL ENTAIL APPROXIMATELY 95 CUBIC YARDS (CY) OF CUT/FILL FOR TRENCH EXCAVATION FROM THE TRANSFORMER TO THE COMPOUND. THE COMPOUND AND APRONS SHALL REQUIRE 87± CY CUT AND 369±CY FILL FOR A NET IMPORT OF 282±CY FILL. APPROXIMATELY 120 CUBIC YARDS OF CRUSHED STONE SHALL BE IMPORTED TO CONSTRUCT THE COMPOUND AND APRON AREAS. THIS VOLUME IS INCLUDED IN THE CUT AND FILL VOLUMES FOR THE COMPOUND AREA.

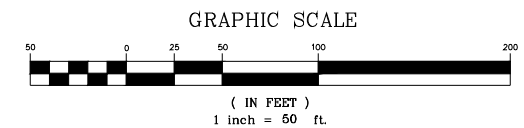
COMPOUND AREA GRADES:
 EXISTING - <5% - 22%
 PROPOSED - 2.0% COMPOUND
 1V:1.5H FILL SLOPE

TOTAL AREA OF DISTURBANCE = 11,630± SF
 = 0.2670± A

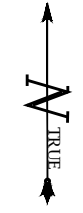
STORMWATER VELOCITY:
 PRIOR TO GROUND COVER < 5.0 FT/SEC
 FOLLOWING GROUND COVER < 5.0 FT/SEC

GROUND COVER TO BE ESTABLISHED AS FOLLOWS (U.O.N):
 WITHIN MANICURED LAWN AREAS MATCH EXISTING, ELSEWHERE:
 - WHITE CLOVER @ 0.20#/- SF
 - TALL FESCUE @ 0.45#/- SF
 - RYEGRASS @ 0.10#/- SF

NOTE: 2 TREES WILL BE REMOVED IN CONSTRUCTING THE FACILITY



MCM SITE NAME: NEW LONDON CT-502 APT FILING NUMBER: CT-242-290	PERMITTING DOCUMENTS BATES WOODS PARK NEW LONDON, CT 06320	PARTIAL SITE PLAN
	DESIGN TYPE: RAW LAND	APT FILING NUMBER: CT-242-290 APT DRAWING NUMBER: SP-1 DRAWN BY: JW3 CHECKED BY: SMC
MESSAGE CENTER MANAGEMENT 40 WOODLAND STREET HARTFORD, CT 06105 OFFICE: (888) 973-7483 MCM	REVISIONS: REV.0: 05/26/2013: FOR REVIEW: SMC REV.1: 06/13/2013: FOR CSC: SMC REV.2: REV.3: REV.4: REV.5:	SHEET NUMBER: SP-1
ALL-POINTS TECHNOLOGY CORPORATION 3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 WWW.ALLPOINTSTECH.COM	PHONE: (860)-663-1697 FAX: (860)-663-0935	



Site: New London
Site Address: Bates Woods Park
New London, CT 06320

Access distances:

Distance of new access driveway: 170'+/- (Gravel surface area around compound)

Distance to Nearest Wetlands

285' southeast of the proposed telecommunications facility

Distance to Property Lines:

640' to the northern property boundary from the tower

171' to the southern property boundary from the tower

516' to the western property boundary from the tower

620' to the eastern property boundary from the tower

594' to the northern property boundary from the compound

146' to the southern property boundary from the compound

429' to the western property boundary from the compound

589' to the eastern property boundary from the compound

Residence Information:

There are 11 single family residences and three multifamily residential buildings within 1,000' feet of the compound. There are three multifamily residences on the site. The closest off site residence is 690' to the east and is located at Map C11, Lot 219-1 (Ledge Road Cul de sac).

Special Building Information:

The site parcels include the City High School. The High School is located 1,238 feet from the centerline of the tower and 1,210 feet from the compound.

Tree Removal Count:

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

10" – 14" dbh - 1 tree

14" or greater dbh - 1 tree

Cut/Fill: 87 CY of cut material and 369 CY of fill material for a net import of 282 CY

Clearing/Grading Necessary: Total area of disturbance = 11,630 SF (Includes trenching area within previously developed portions of the site where no grading or clearing is required, ±2,600 sf)



ALL-POINTS TECHNOLOGY CORPORATION, P.C.

May 24, 2013

Cuddy & Feder, LLP
Attn: Daniel Laub, Esq.
445 Hamilton Avenue
14th Floor
White Plains, NY 10601

RE: Tree Inventory
Site: Bates Woods Park
Bates Woods Park
New London, CT 06320

Dear Mr. Laub:

A Tree Inventory was completed at the subject site on April 24, 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 will require fill to construct the compound area. Installation of the proposed fill for the compound area improvements will require the removal of trees summarized as follows:

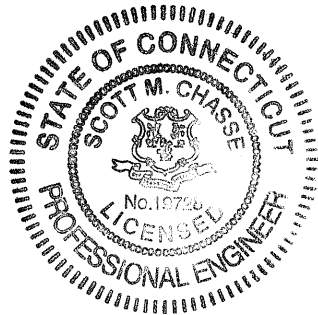
10" – 14" dbh	- 1 tree
14" or greater dbh	- 1 trees

The existing wooded area of the park will remain to the south of the proposed facility and the athletic complex to the north will be buffered with evergreen plantings along the west, north, and eastern perimeter of the proposed facility.

Sincerely,

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

Scott M. Chasse, P.E.
Principal



FAA 1-A SURVEY CERTIFICATION

Applicant: Message Center Management

Site Name: New London – CT502
Site Address: Bates woods Park, New London, CT 06320

Survey Method: GPS Survey

Vertical Datum: NAVD 1988

Structure Type: Proposed Light Pole Tower

Ground Elevation: 126'

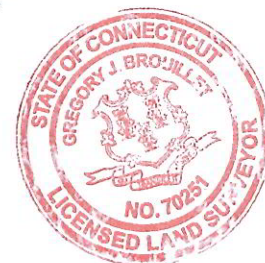
Latitude: N. 41° 21' 21.96"
Longitude: W. 72° 07' 27.12"

Top of Proposed Pole Elevation: 291' (165' proposed light pole tower height provided by others)

Certification: I certify that the above antennas are located at the stated latitude and longitude and elevation. The location coordinates are accurate to within +/-20 feet horizontal and +/- 3 foot vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD83) are expressed as degrees, minutes and seconds, to the nearest (tenth / hundredth) of a second. The vertical datum (height) is in the terms of the North American Vertical Datum of 1988 and is determined to the nearest foot.

Company: BARRETT, BONACCI & Van WEELE, P.C.

Surveyor: Gregory Brouillet
Connecticut Licensed Surveyor (# 0070251)



Date: April 25, 2013 (Revised 5/17/13)