

# ATTACHMENT 3

## **Attachment 3**

### **General Facility Description**

560 West Hill Road  
(Map 001, Parcel 1379)  
Stamford, Connecticut  
Owner: Thomas J. Finn Jr.  
3.2 Acre Parcel

The proposed tower site is located on an approximately 3.2 acre parcel located at 560 West Hill Road and owned by Thomas J. Finn Jr. It is a residential property classified in the RA1 Zoning District and is improved with a single-family residence.

The proposed telecommunications facility includes an approximately 4,502 s.f. lease area located in the northeastern section of the parcel. The facility consists of a new self-supporting monopine tower 120' in height. AT&T would install up to twelve (12) panel antennas and related equipment at a centerline height of 116' above grade level (AGL). The tower would be designed for future shared use of the structure by other competing FCC licensed wireless carriers. An AT&T 11' 6" x 28' equipment shelter would be installed at the tower base on a concrete pad within the tower compound together with provisions for an enclosed fixed back-up power generator.

The tower compound would consist of a 3,017 s.f 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 with privacy slats and evergreen screening. Vehicle access to the facility would be provided from West Hill Road over an existing gravel common access driveway, and driveway serving the property, approximately 470'. A new 12' wide gravel access drive/parking area/turnaround approximately 45' in length would be constructed adjacent to the tower compound. The existing gravel

driveway from the residence to the eastern property line is proposed to be re-surfaced with new gravel. Utility connections would be routed underground from an existing utility pole #5266 located along the existing gravel driveway near the eastern property line.

The tower compound is immediately adjacent to wetlands in an upland review area. The tower compound has been configured to avoid direct wetlands impacts. Disturbance and development in upland areas are unavoidable and do not present significant adverse impacts to wetlands and water quality. Several construction protocols and additional mitigation, including wetlands plantings, have been proposed by the Applicant's consultants and would be incorporated into any D&M Plan for the Facility.

## Site And Facility Description

### I. LOCATION

- A. COORDINATES: 41° 05' 02.2" N 73° 34' 02.4" W
- B. GROUND ELEVATION: 112' AMSL
- C. SITE ADDRESS: 560 West Hill Road, Stamford, Connecticut
- D. ZONING WITHIN 1/4 MILE OF SITE: Residential

### II. DESCRIPTION

- A. SITE SIZE: 4,502 s.f. lease area
- B. LESSOR'S PARCEL: 3.2 acres
- C. TOWER TYPE/HEIGHT: Monopine / 120' AGL
- D. SITE TOPOGRAPHY AND SURFACE: Topography of the property is generally level. The parcel is developed with a single-family residence. The proposed Facility location is characterized by a disturbed fill area with early successional upland forest and poorly drained soils including wetlands in close proximity.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The terrain in a two mile area around the site consists of gently rolling hills and ranges from approximately 10' to 300' AMSL. Tree cover in the area is mixed deciduous and evergreens with an average tree canopy of approximately 65'. Wetlands and intermittent watercourses are located throughout the area and immediately adjacent to the proposed AT&T facility compound. The Mianus River is located approximately 0.7 miles southwest of the subject property.
- F. LAND USE WITHIN 1/4 MILE OF SITE: General land uses include cemeteries that abut the subject property to the south and east as well as single family residential parcels north and west.

### III. FACILITIES

- A. POWER COMPANY: CL&P

- B. POWER PROXIMITY TO SITE: Pole Number 5266 along existing gravel access drive off of West Hill Road.
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Pole Number 5266 along existing gravel access drive off of West Hill Road.
- E. VEHICLE ACCESS TO SITE: Access to the facility would be provided from West Hill Road over an existing paved driveway a distance of approximately 470' then along a new 12' wide gravel driveway a distance of approximately 45' for a total distance of approximately 515' to the tower compound.
- F. OBSTRUCTIONS: None
- G. CLEARING AND FILL REQUIRED: Approximately 17 trees with a diameter of 6" DBH or higher are proposed for removal for the facility. Grading of the compound area and re-surfacing of the existing/proposed 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: Thomas J. Finn Jr.
- C. ADDRESS: 560 West Hill Road, Stamford, Connecticut (Map 001, Parcel 1379)

## Facilities and Equipment Specification

### I. TOWER SPECIFICATIONS:

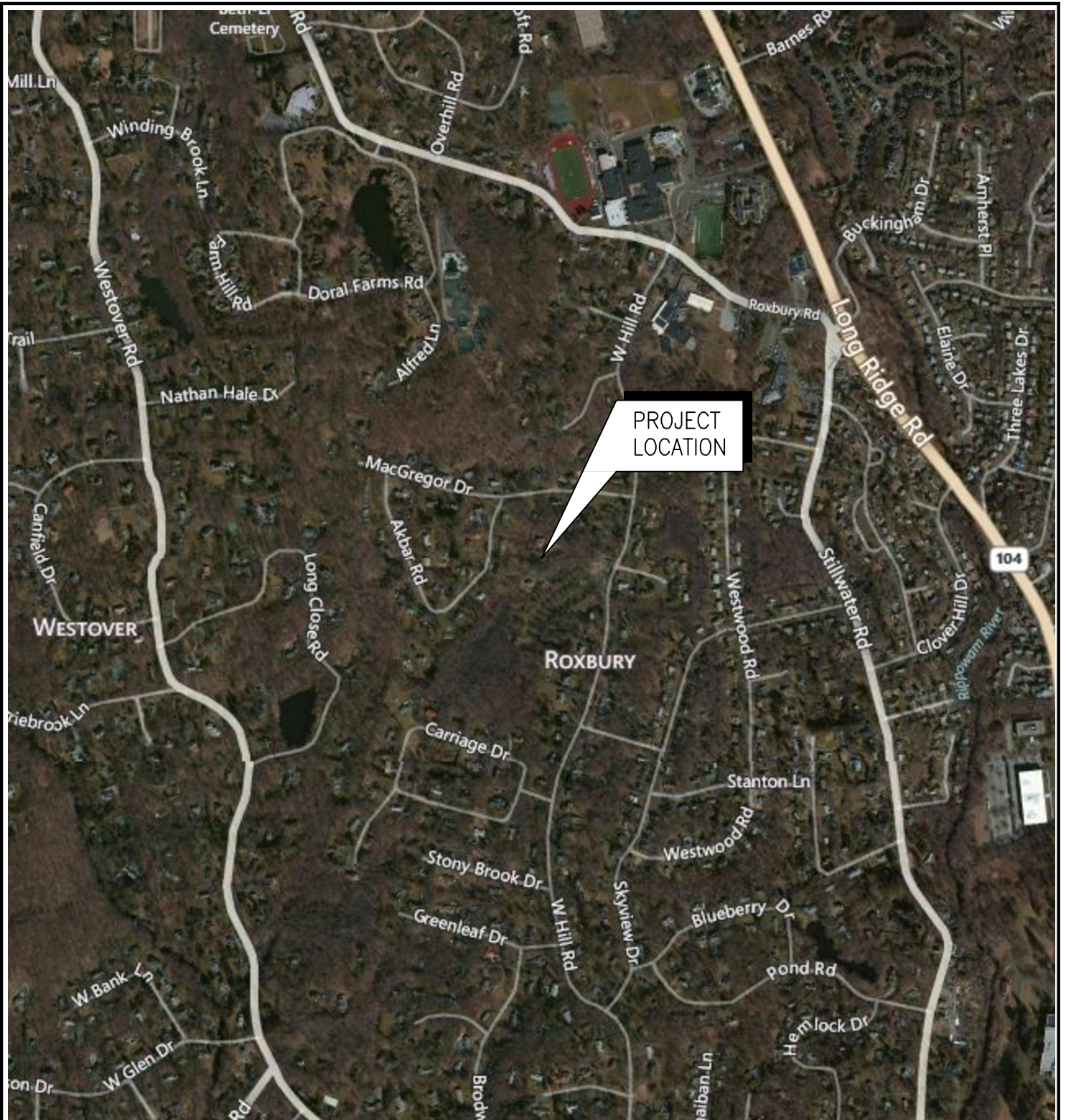
- A. MANUFACTURER: To be determined
- B. TYPE: Self-Supporting monopine tower
- C. HEIGHT: 120' AGL  
DIMENSIONS: Tower structure approximately 5' in diameter at the base, tapering to approximately 3.5' at the top. Additional details of the camoflauge branching would be provided as part of any D&M plan.
- D. TOWER LIGHTING: None per the TOWAIR report included in Attachment 4.

### II. TOWER LOADING:

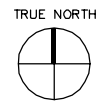
- A. AT&T - up to 12 panel antennas
  - a. Model - Andrew SBNH-1D6565C or equivalent panel antenna
  - b. Antenna Dimensions - approximately 96"H x 12"W x 7"D
  - c. Position on Tower - 116' centerline AGL
  - d. Transmission Lines - DC, Fiber and RET lines internal to tower.
  - e. Remote Radio Heads & Surge Arrestors on platform
- 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.



1 2010 AERIAL PHOTO  
 SCALE: 1" = 1000'  
 0 500 1000  
 SCALE IN FEET



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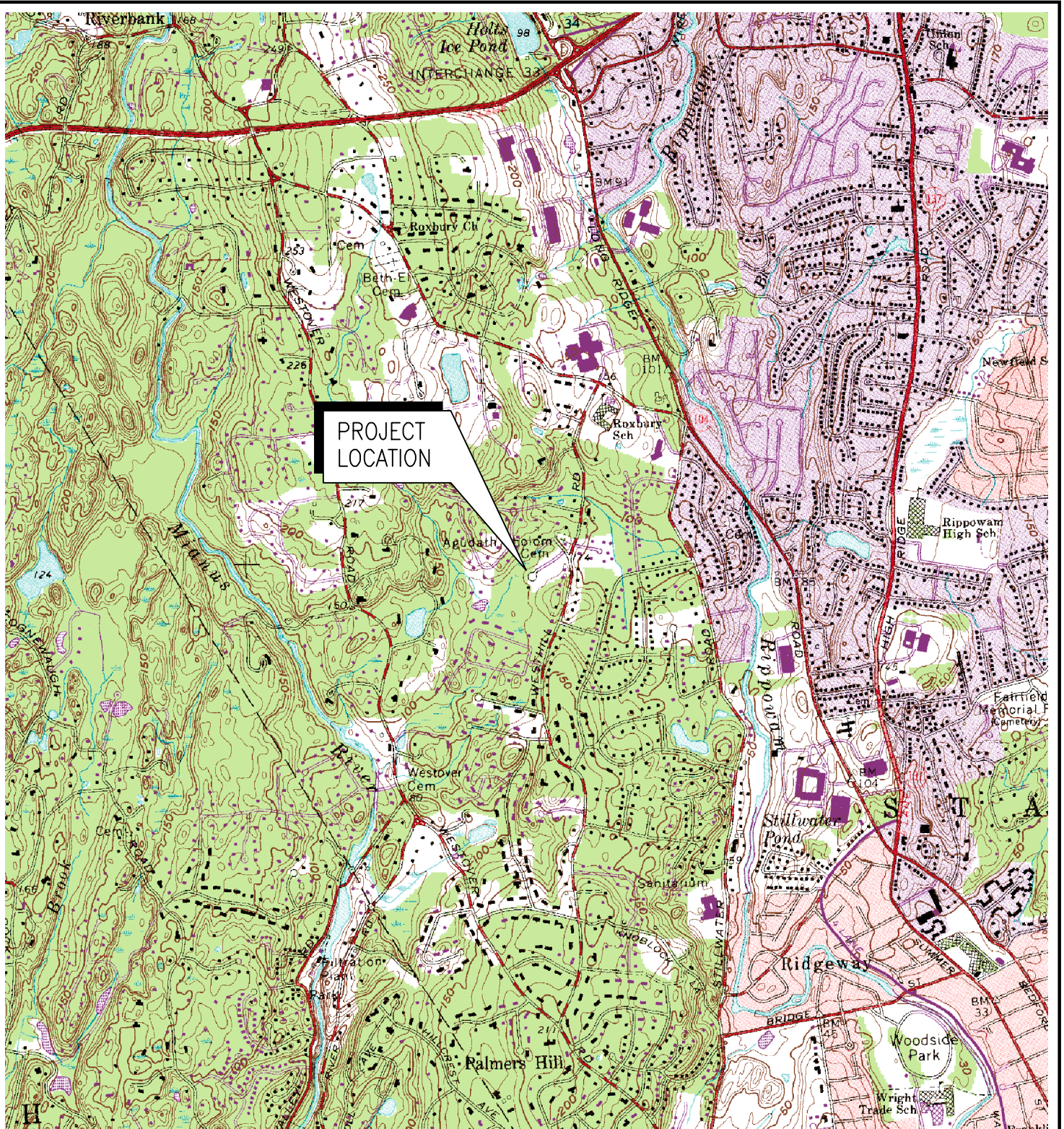
CHA PROJ. NO. - 18301-1041-43000

SHEET TITLE:  
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DATE:  
 07/23/2013

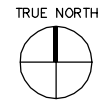
REVISION:  
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MAP DATE: 1960  
 REVISED: 1984

1 USGS TOPO MAP: STAMFORD 41073-A5  
 SCALE: 1" = 2000'  
 0 1000 2000  
 SCALE IN FEET



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SHEET TITLE:  
 USGS TOPO MAP

DATE:  
 07/25/2013

REVISION:  
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**SURVEY NOTES:**

1. 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 OTHER MAPS, RECORD RESEARCH 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.

TYPE OF SURVEY: COMPILATION PLAN

BOUNDARY DETERMINATION CATEGORY: NONE

CLASS OF ACCURACY: HORIZONTAL CLASS A-2  
VERTICAL CLASS V-2  
TOPOGRAPHIC CLASS T-2

2. PROPERTY LINE SHOWN HEREON ARE FROM RECORD DEEDS PLOTS AND/OR TAX MAPS AS OVERLAID ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY SURVEY WAS NOT PERFORMED BY CHA AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/BOUNDARY OPINION.

3. BASE MAPPING PREPARED BY CHA FROM AN JULY 2013 FIELD SURVEY.

4. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.

5. 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.

6. SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

7. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

8. LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS. LATITUDE/LONGITUDE ARE REFERENCED TO NAD83 CONNECTICUT ZONE. COORDINATES SHOWN, IF ANY, ARE EXPRESSED IN U.S. SURVEY FEET. ELEVATIONS ARE REFERENCED TO NAVD88. TOP OF STRUCTURE HEIGHT AS SHOWN, IF ANY, DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION.  
INFORMATION SHOWN BASED ON FAA 1A CERTIFICATION ACCURACY LEVEL DEFINED AS;  
HORIZONTAL: ±20 FEET / 6 METERS  
VERTICAL: ±3 FEET / 1 METERS

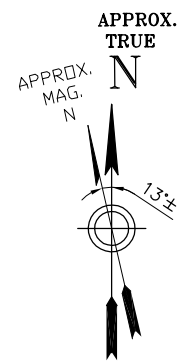
9. SITE FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 504 OF 626, MAP NUMBER 09001C0504F, EFFECTIVE DATE JUNE 18, 2010.

**MAP REFERENCES:**

1. MAP ENTITLED "MAP OF PROPERTY OWNED BY ANNIE CORSO ON WEST HILL ROAD" DATED SEPTEMBER 1925 AS FILED IN THE OFFICE OF THE TOWN CLERK OF STAMFORD AS MAP NUMBER 1182.

2. MAP ENTITLED "SUBDIVISION OF PROPERTY PREPARED FOR THE STAMFORD HOLDING COMPANY" AS FILED IN THE OFFICE OF THE TOWN CLERK OF STAMFORD AS MAP NUMBER 7470.

3. MAP ENTITLED "MAP OF MACGREGOR PARK AT STAMFORD, CONNECTICUT SUBDIVIDED FOR JOHN P. GOURLAY" AS PREPARED BY HAROLD A. PARSONS, C.E. FILED IN THE OFFICE OF THE TOWN CLERK OF STAMFORD AS MAP NUMBER 5507.



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CHA PROJECT NO:  
18301 - 1041 - 43000

NO.	DATE	DESCRIPTION
0	07/25/13	ISSUED FOR CSC CERTIFICATE
	BY: JDM	CHK: PAL APP'D: JPS

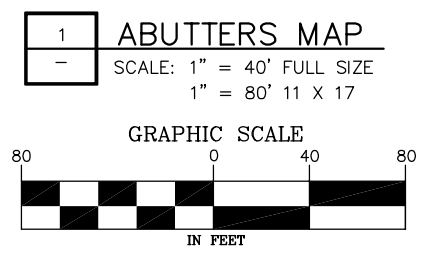
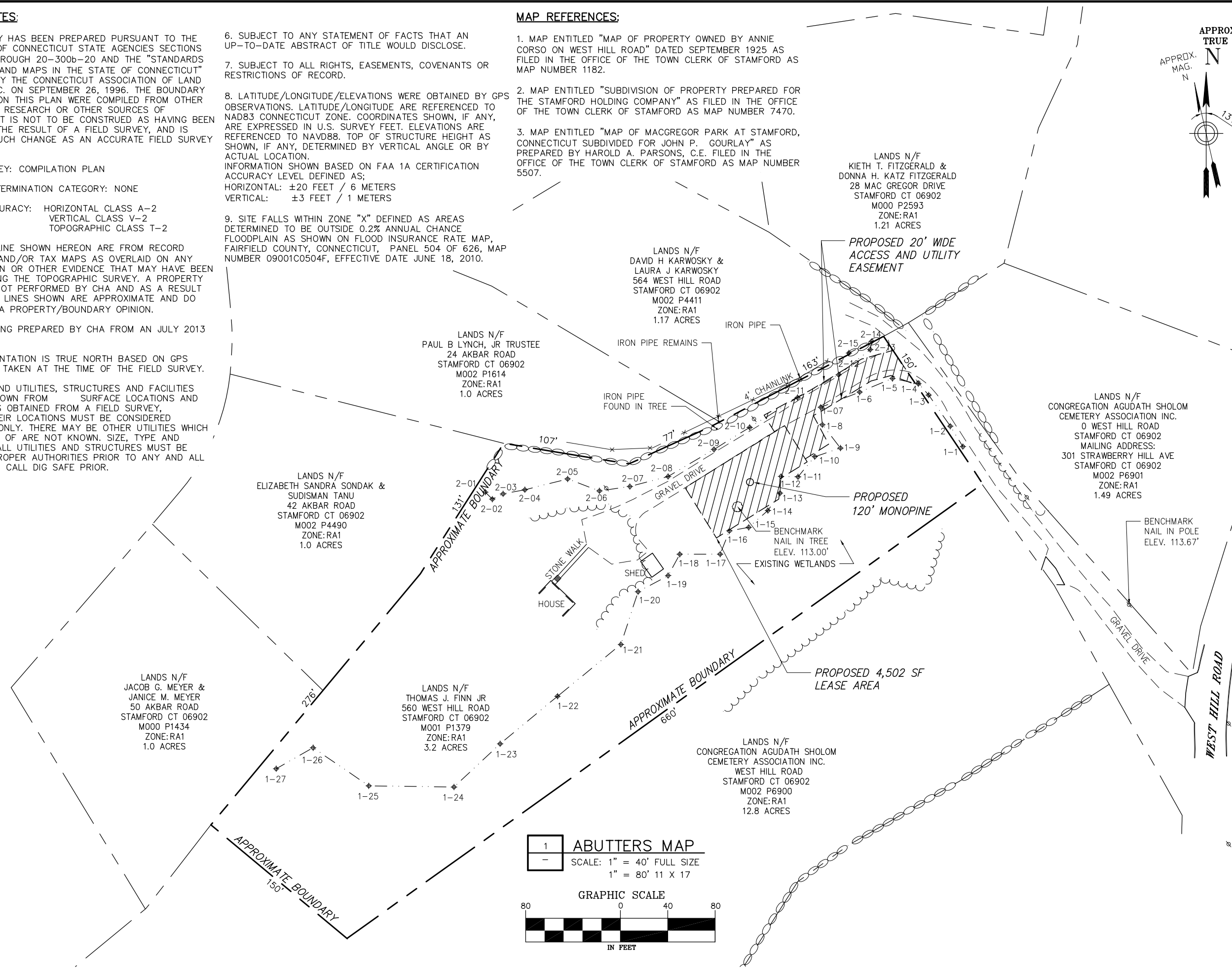
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID: SR 1887  
SITE NAME: STAMFORD  
SITE ADDRESS: 560 WEST HILL ROAD  
STAMFORD, CT 06902  
FAIRFIELD COUNTY

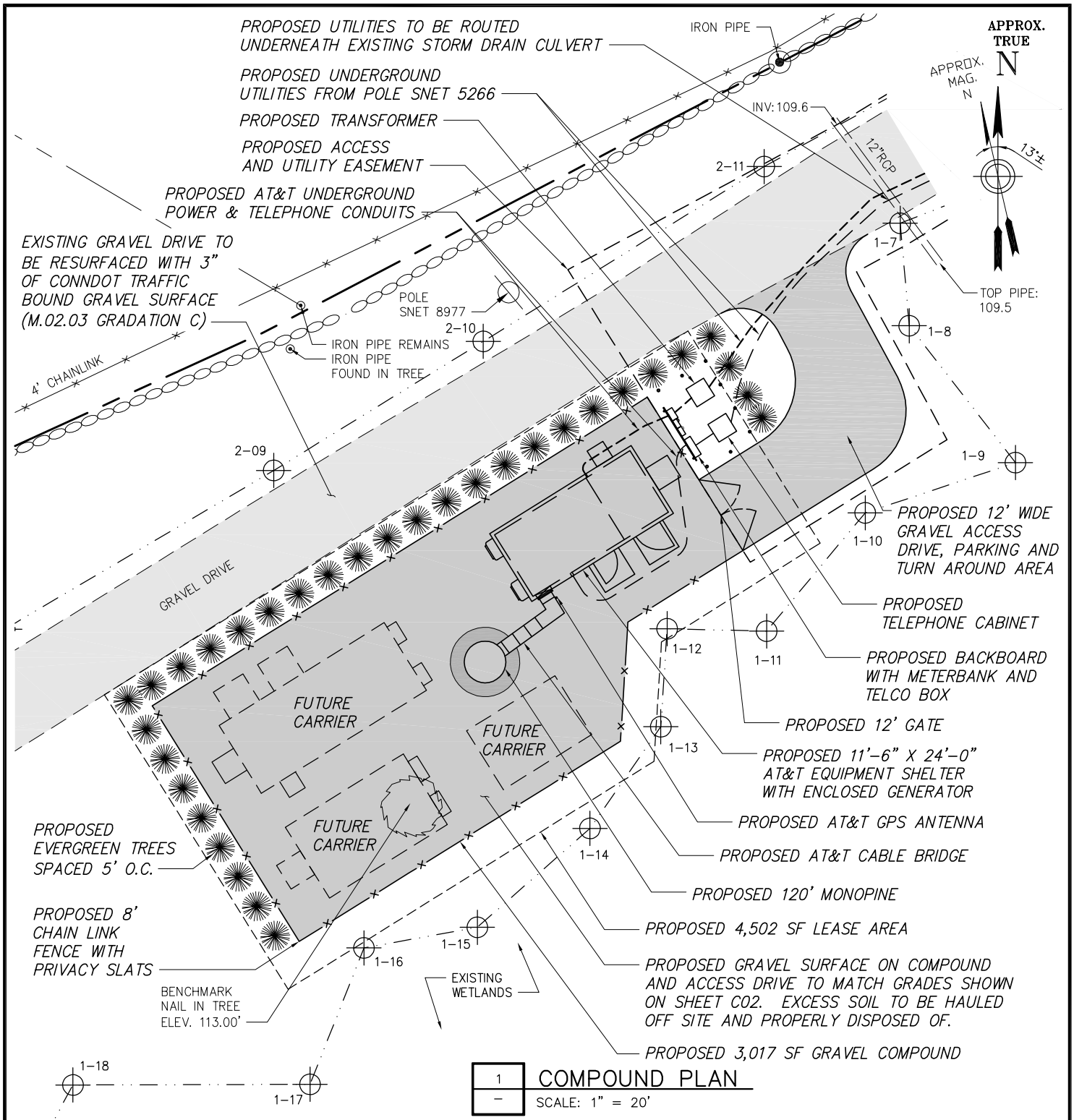
SHEET TITLE  
ABUTTERS  
MAP

SHEET NUMBER  
C01

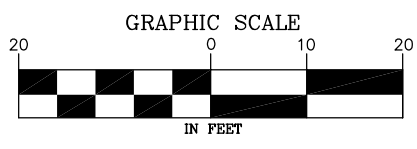
File: W:\SA\CINGULAR\18301\SITES\1041-STAMFORD-1-ABUTTERS MAP.DWG Sonnet: 8/1/2013 3:48:26 PM Plotted: 8/1/2013 3:56:49 PM User: Lustin, Paul







1 COMPOUND PLAN  
 SCALE: 1" = 20'



**BASEMAP NOTES:**

- BASEMAP INFORMATION OBTAINED FROM A JULY 2013 FIELD SURVEY PERFORMED BY CHA. SEE SHEET C01 FOR SURVEY NOTES.

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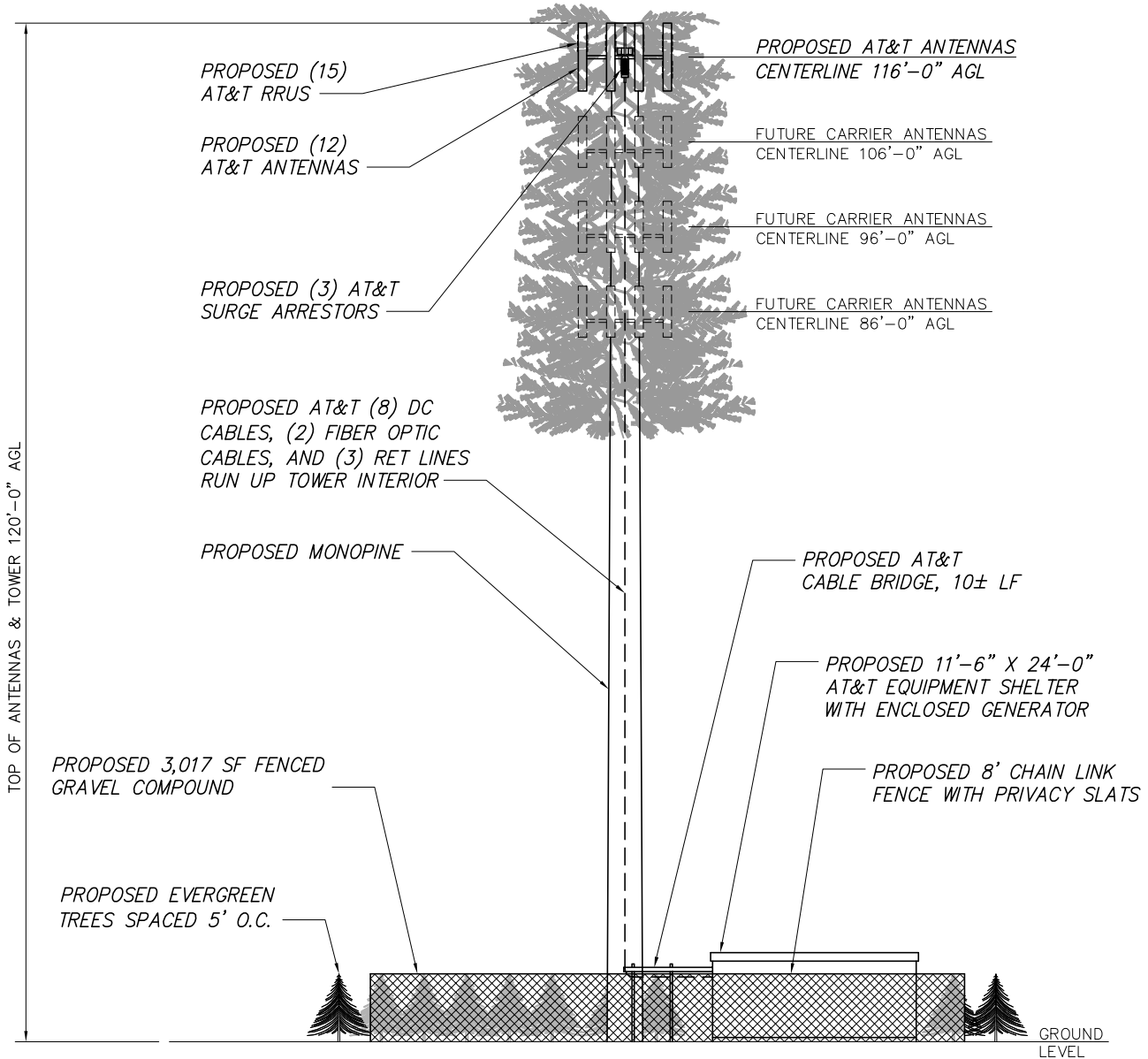
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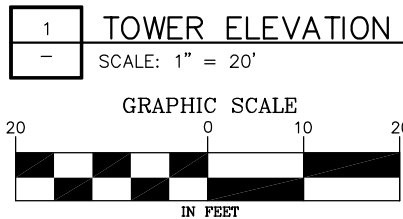
SHEET TITLE:  
 COMPOUND PLAN

DATE:  
 12/11/13

REVISION:  
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NOTE: PRIVACY SLATS NOT SHOWN FOR CLARITY



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CHA PROJ. NO. - 18301-1041-43000

SHEET TITLE:  
TOWER ELEVATION

DATE:  
12/11/2013

REVISION:  
1



**Site Number: SR 1887**

**Site Name: Stamford**

**Site Address: 560 West Hill Road, Stamford, CT 06902**

**Access distances:**

Distance of access over existing gravel driveway: 470'

Distance of access over new gravel driveway: 45'

Total distance of site access: 515'

**Distance to Nearest Wetlands:**

Compound grading to WLF 1-16 = 2.7'

Compound fence to WLF 1-16 = 5.7'

**Compound grading to WLF 1-12 = 0.8'**

**Compound fence to WLF 1-12 = 3.8'**

New Access Drive grading to WLF 1-10 = 1.7'

New Access Drive to WLF 1-10 = 4.7'

**Distance to Property Lines:**

56' to the northern property boundary

115' to the southern property boundary

513' to the western property boundary

162' to the eastern property boundary

**Residence Information:**

There are 56 residences within 1,000' feet of the tower. The closest residence is 115' to the north and is owned by David H. and Laura J. Karwosky and is located at 564 West Hill Road, Stamford, CT 06902.

**Tree Removal Count:**

See attached tree letter

**Distance to Nearest Town (Must notify town if less than 2,500'):**

The nearest town to the proposed tower is Greenwich, CT. The town boundary is 4,750' to the west.

**Distances to Nearest Schools and Daycares:**

Roxbury School: 2,000'

West Hill High School: 2,500'

Rippowam Middle School: 4,700'

Bright Beginning Early Childhood Program: 4,800'

Long Ridge Road Child Development Center: 4,800'

Academy of Information Technology and Engineering: 5,400'

Still Meadow School: 5,600'



July 25, 2013

New Cingular Wireless PCS, LLC  
500 Enterprise Drive  
Rocky Hill, CT 06067

RE: Tree Inventory  
Site: Stamford  
560 West Hill Road  
Stamford, CT 06902  
CHA # 18301-1041-43000

A site survey was completed at the subject site in July of 2013. A requirement of the survey involved determining the location of all trees within the topographic survey area with a diameter at breast height of 6" or larger. As can be seen on the site access map, there are seventeen (17) trees with a diameter of 6" or larger within the area of the proposed access road and compound which need to be removed for construction of the facility. The quantity and size of trees being removed is summarized in the below table:

Tree Diameter	Number of Trees to be Removed
6"	3
8"	5
10"	4
12"	4
30"	1
<b>TOTAL</b>	<b>17</b>

If you have any questions, comments or need further information, please do not hesitate to contact our office.

Very truly yours,

Paul Lusitani, P.E.  
Project Engineer

W:\SAI Cingular\18301\Sites\1041 Stamford 2 1887\ZD\18301-1041-STAMFORD-8 TREE INVENTORY.doc