

**PROJECT SUMMARY**

SCOPE OF WORK: ARX WIRELESS IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS:  
 115 FOOT TOWER AND FOUNDATION  
 TOWER APPROXIMATELY 6500' FROM CLOSEST TOWN LINE  
 50'x50' FENCED COMPOUND  
 12' ACCESS DRIVE  
 POWER AND TELCO UTILITIES  
 AT&T EQUIPMENT CABINETS WITH GENERATOR ON 13'x8' CONCRETE PAD, SIX (6) AT&T ANTENNAS, AND TWELVE (12) RRHs WITH ASSOCIATED CABLING AND APPURTENANCES.

SITE ADDRESS: LOT N-4 SEQUIN DRIVE  
 GLASTONBURY, CT 06033

LATITUDE: N41° 42' 51.27"  
 LONGITUDE: W72° 34' 54.32"

PROPERTY OWNER: NEW LAND OF GLASTONBURY LLC  
 734 HEBRON AVENUE  
 GLASTONBURY, CT 06033

MAP/LOT/BLOCK: F5-6200-N0004

POWER COMPANY: EVERSOURCE

TELEPHONE COMPANY: FRONTIER COMMUNICATIONS

TOWER OWNER/APPLICANT: ARX WIRELESS INFRASTRUCTURE, LLC.  
 KEITH COPPINS  
 (203) 623-3287  
 110 WASHINGTON AVENUE  
 NORTH HAVEN, CT 06473



**TECHNICAL REPORT**  
**SITE NUMBER: CT0114A**  
**SITE NAME: GLASTONBURY**

TECH REPORT



500 ENTERPRISE DRIVE  
 ROCKY HILL, CONNECTICUT  
 (860)-529-8882

CHECKED BY: DJR

APPROVED BY: DJR

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	01/14/2021	ISSUED FOR REVIEW	KAM
1	12/15/2020	ISSUED FOR REVIEW	KAM
0	12/09/2020	ISSUED FOR REVIEW	KAM

SITE NAME:

CT0114A  
 GLASTONBURY

SITE ADDRESS:

LOT N-4 SEQUIN DRIVE  
 GLASTONBURY, CT 06033

SHEET TITLE

SITE PLAN

SHEET NUMBER

T-1

**DRAWING INDEX**

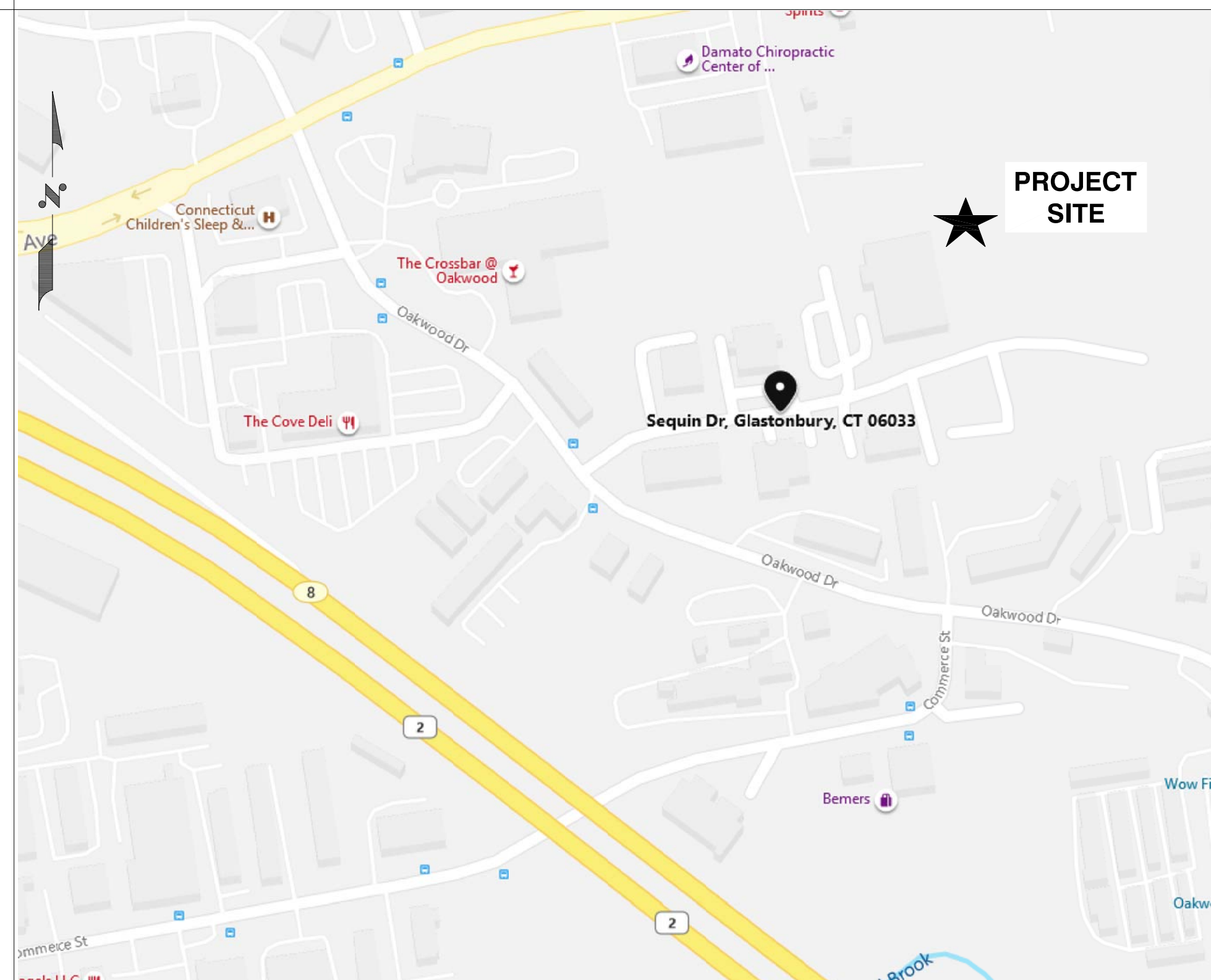
**REV**

**VICINITY MAP**

**GENERAL NOTES**

- T-1 TITLE SHEET
- C-1 ABUTTERS PLAN
- C-2 EXISTING CONDITIONS PLAN
- TR-1 SITE PLAN
- TR-2 COMPOUND PLAN AND ELEVATION

- 2
- 2
- 2
- 2
- 2

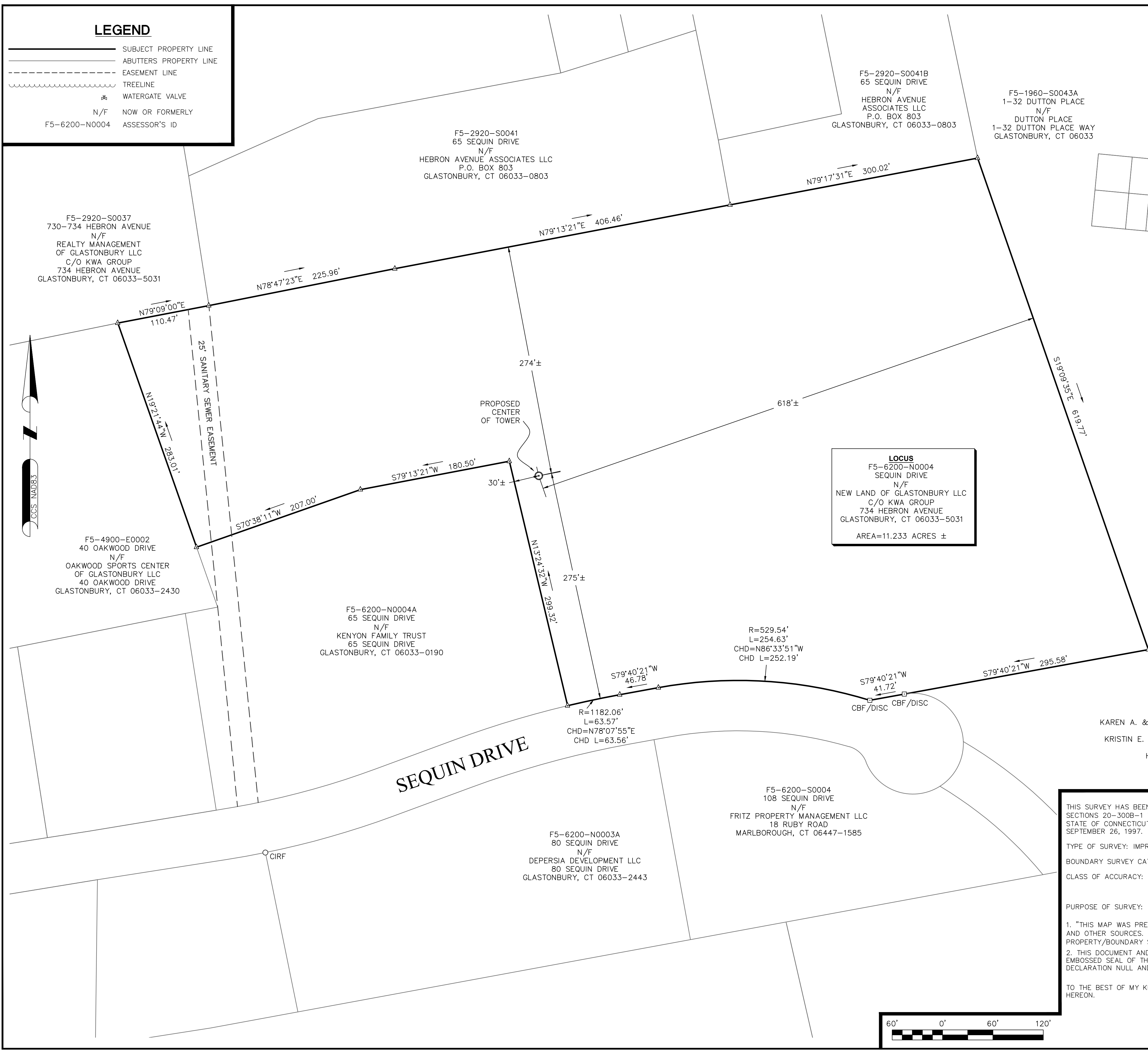


1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF ARX WIRELESS. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.
2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.



**LEGEND**

- SUBJECT PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - EASEMENT LINE
- ~~~~~ TREELINE
- ⊕ WATERGATE VALVE
- N/F NOW OR FORMERLY
- F5-6200-N0004 ASSESSOR'S ID



**LOCUS**  
 F5-6200-N0004  
 SEQUIN DRIVE  
 N/F  
 NEW LAND OF GLASTONBURY LLC  
 C/O KWA GROUP  
 734 HEBRON AVENUE  
 GLASTONBURY, CT 06033-5031  
 AREA=11.233 ACRES ±

**SITE SPECIFIC NOTES:**

1. FIELD SURVEY DATE: 11-19-2020
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: NEW LAND OF GLASTONBURY LLC  
C/O KWA GROUP  
734 HEBRON AVENUE  
GLASTONBURY, CT 06033-5031
5. SITE NAME: CT0114A GLASTONBURY
6. SITE ADDRESS: SEQUIN DRIVE  
GLASTONBURY, CT 06033
7. JURISDICTION: TOWN OF NORTH GLASTONBURY  
HARTFORD COUNTY
8. TAX ID: F5-6200-N0004
9. DEED REFERENCE: DEED VOL. 2547 PAGE 107
10. PLAN REFERENCE: PLAN: 3814
11. ZONING DISTRICT: PLANNED COMMERCE
12. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
13. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
14. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. COMMUNITY PANEL NO. 09003C 0529F EFFECTIVE DATE: 9/26/2008
15. FIELD SURVEY BY EDM TOTAL STATION & RTK GPS. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
16. **THIS IS NOT A BOUNDARY SURVEY.**
17. ALL PROPERTY LINES SHOWN ARE FROM DEEDS AND PLANS OF RECORD. MONUMENTS FOUND AND THE TOWN OF GLASTONBURY GIS AND ARE APPROXIMATE ONLY.
18. ABUTTING PROPERTY LINES ARE TAKEN FROM THE REFERENCE PLANS AND THE TOWN OF GLASTONBURY GIS AND ARE APPROXIMATE ONLY.



CHECKED BY: BCF  
 APPROVED BY: CGG

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	12/9/2020	ISSUED FOR REVIEW	BCF

SITE NAME:  
 CT0114A  
 GLASTONBURY  
 SITE ADDRESS:  
 SEQUIN DRIVE  
 GLASTONBURY, CT 06033

SHEET TITLE  
 ABUTTERS PLAN

SHEET NUMBER  
**C-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, 1997.

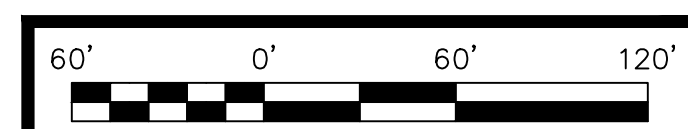
TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY  
 BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY

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

PURPOSE OF SURVEY: SITE PLAN FOR CELLULAR MONOPOLE

1. "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 PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE."  
 2. THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

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



*Charles G. Gidman*  
 CHARLES G. GIDMAN, P.L.S. #70103

**LEGEND**

- SUBJECT PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - EASEMENT LINE
- - - TREELINE
- - - UNDERGROUND CONDUIT
- ⊠ WATER GATE VALVE
- ⊠ N/F NOW OR FORMERLY
- F5-6200-N0004 ASSESSOR'S ID

-CONTROL ROD A-  
IRON ROD SET  
N:821171.98  
E:1045895.91  
GROUND EL: 95'±

RECLAIMED  
BIT. LOT

RECLAIMED  
BIT. LOT

PROPOSED CENTER  
OF TOWER  
LAT:41°42'51.27"  
LON:72°34'54.32"  
N:821019.90  
E:1045935.89  
GROUND EL: 94'±

INV. 8" PVC  
EL.=86.16'

-TBM-  
EL=90.85'  
SPIKE IN BASE  
OF 10" CHERRY  
TREE

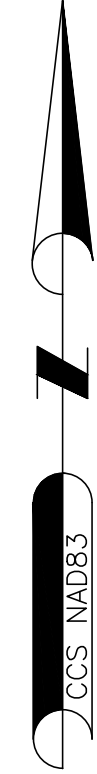
-CONTROL ROD B-  
IRON ROD SET  
N:820994.03  
E:1046077.74  
GROUND EL: 98'±

**LOCUS**  
F5-6200-N0004  
SEQUIN DRIVE  
N/F  
NEW LAND OF GLASTONBURY LLC  
C/O KWA GROUP  
734 HEBRON AVENUE  
GLASTONBURY, CT 06033-5031

F5-6200-N0004A  
65 SEQUIN DRIVE  
N/F  
KENYON FAMILY TRUST  
65 SEQUIN DRIVE  
GLASTONBURY, CT 06033-0190

F5-6200-N0003A  
80 SEQUIN DRIVE  
N/F  
DEPERSIA DEVELOPMENT LLC  
80 SEQUIN DRIVE  
GLASTONBURY, CT 06033-2443

F5-6200-S0004  
108 SEQUIN DRIVE  
N/F  
FRITZ PROPERTY MANAGEMENT LLC  
18 RUBY ROAD  
MARLBOROUGH, CT 06447-1585



**ARX**  
WIRELESS  
ARX WIRELESS  
110 WASHINGTON AVENUE  
NORTH HAVEN, CT 06473

**AECOM**

500 ENTERPRISE DRIVE  
ROCKY HILL, CONNECTICUT  
(860)-529-8882

**NORTHEAST SURVEY  
CONSULTANTS**

116 Pleasant St. Ste. 302  
P.O. Box 109  
Easthampton, MA 01027  
(413) 203-5144  
northeastsurvey.com



CHECKED BY: BCF

APPROVED BY: CGG

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
0	12/09/2020	ISSUED FOR REVIEW	BCF

SITE NAME:

CT0114A  
GLASTONBURY

SITE ADDRESS:  
SEQUIN DRIVE  
GLASTONBURY, CT 06033

SHEET TITLE

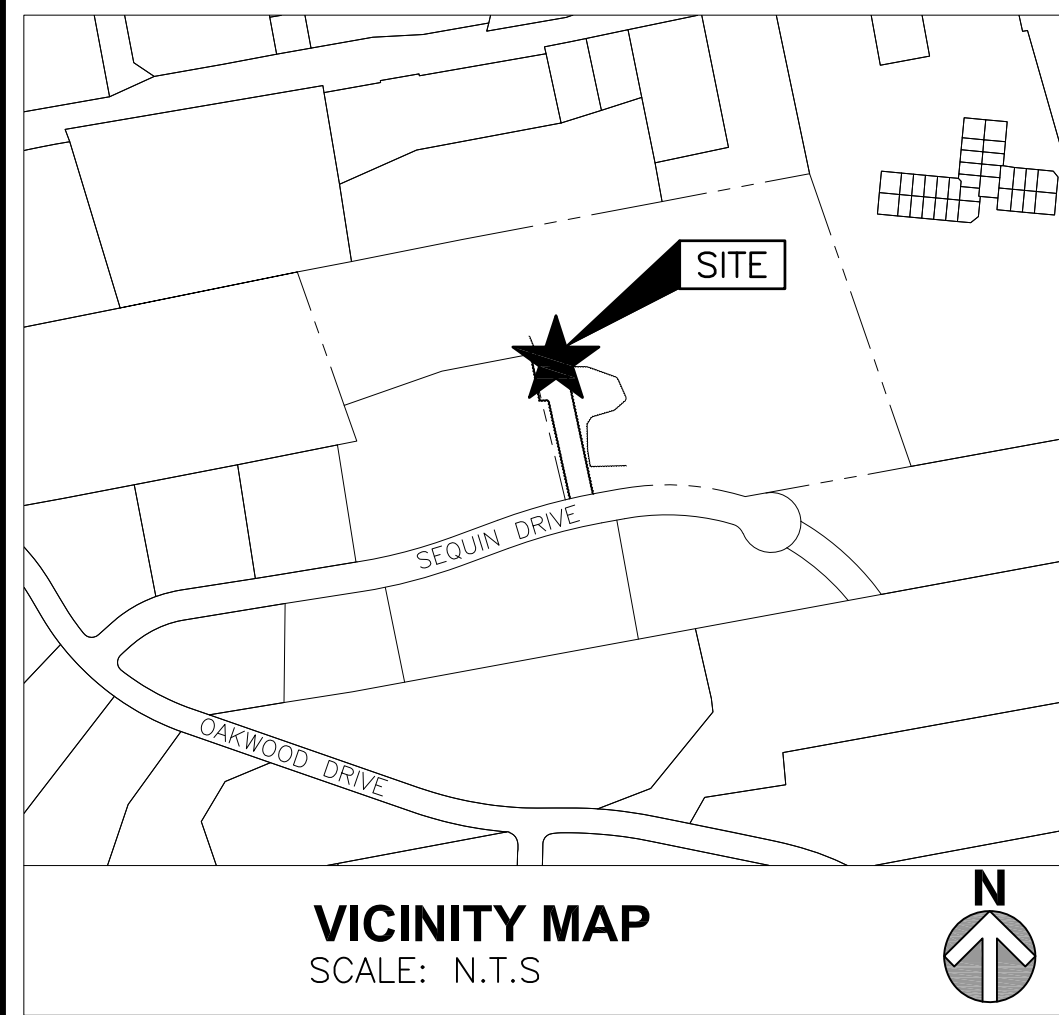
EXISTING  
CONDITIONS  
PLAN

SHEET NUMBER

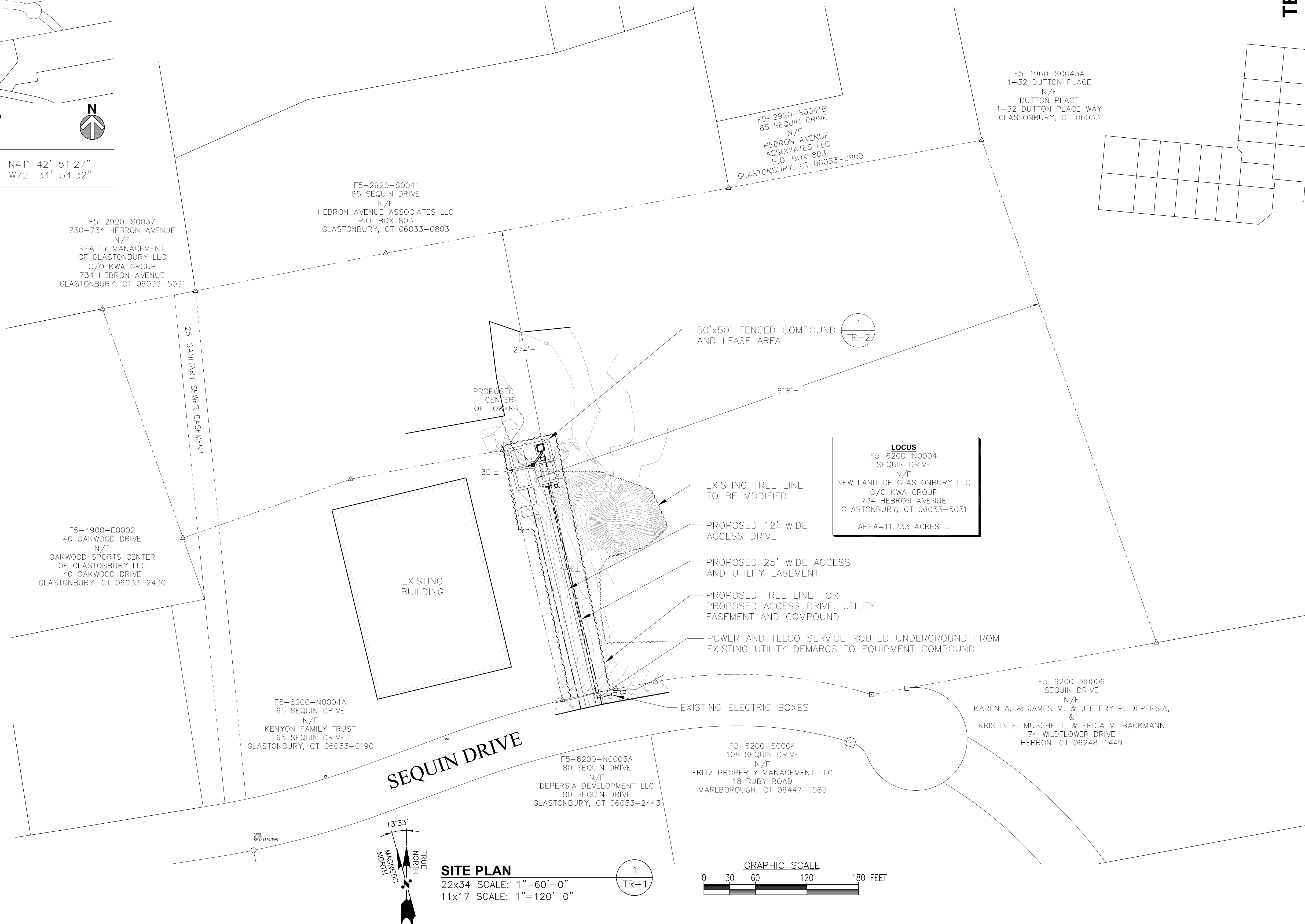
**C-2**







CENTER OF STRUCTURE LAT: N41° 42' 51.27"  
 COORDINATES: LONG: W72° 34' 54.32"



F5-2920-S0037  
 730-734 HEBRON AVENUE  
 N/F  
 REALTY MANAGEMENT  
 OF GLASTONBURY LLC  
 C/O KWA GROUP  
 734 HEBRON AVENUE  
 GLASTONBURY, CT 06033-5031

F5-2920-S0041  
 65 SEQUIN DRIVE  
 N/F  
 HEBRON AVENUE ASSOCIATES LLC  
 P.O. BOX 803  
 GLASTONBURY, CT 06033-0803

F5-2920-S0041B  
 65 SEQUIN DRIVE  
 N/F  
 HEBRON AVENUE  
 ASSOCIATES LLC  
 P.O. BOX 803  
 GLASTONBURY, CT 06033-0803

F5-1960-S0043A  
 1-32 DUTTON PLACE  
 N/F  
 DUTTON PLACE  
 1-32 DUTTON PLACE WAY  
 GLASTONBURY, CT 06033

F5-4900-E0002  
 40 OAKWOOD DRIVE  
 N/F  
 OAKWOOD SPORTS CENTER  
 OF GLASTONBURY LLC  
 40 OAKWOOD DRIVE  
 GLASTONBURY, CT 06033-2430

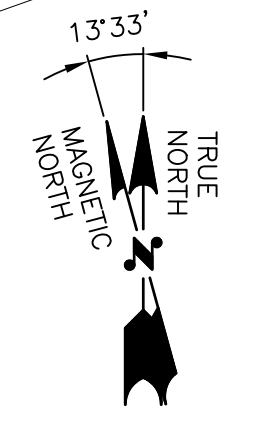
F5-6200-N0004A  
 65 SEQUIN DRIVE  
 N/F  
 KENYON FAMILY TRUST  
 65 SEQUIN DRIVE  
 GLASTONBURY, CT 06033-0190

F5-6200-N0003A  
 80 SEQUIN DRIVE  
 N/F  
 DEPERSIA DEVELOPMENT LLC  
 80 SEQUIN DRIVE  
 GLASTONBURY, CT 06033-2443

F5-6200-S0004  
 108 SEQUIN DRIVE  
 N/F  
 FRITZ PROPERTY MANAGEMENT LLC  
 18 RUBY ROAD  
 MARLBOROUGH, CT 06447-1585

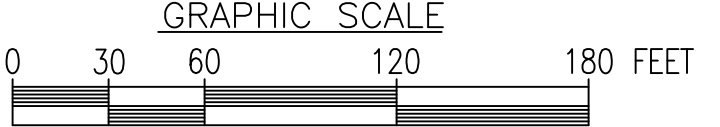
F5-6200-N0006  
 SEQUIN DRIVE  
 N/F  
 KAREN A. & JAMES M. & JEFFERY P. DEPERSIA,  
 &  
 KRISTIN E. MUSCHETT, & ERICA M. BACKMANN  
 74 WILDFLOWER DRIVE  
 HEBRON, CT 06248-1449

**LOCUS**  
 F5-6200-N0004  
 SEQUIN DRIVE  
 N/F  
 NEW LAND OF GLASTONBURY LLC  
 C/O KWA GROUP  
 734 HEBRON AVENUE  
 GLASTONBURY, CT 06033-5031  
 AREA=11.233 ACRES ±



**SITE PLAN**  
 22x34 SCALE: 1"=60'-0"  
 11x17 SCALE: 1"=120'-0"

1  
 TR-1



TECH REPORT



500 ENTERPRISE DRIVE  
 ROCKY HILL, CONNECTICUT  
 (860)-529-8882

CHECKED BY: DJR

APPROVED BY: DJR

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
2	01/14/2021	ISSUED FOR REVIEW	KAM
1	12/15/2020	ISSUED FOR REVIEW	KAM
0	12/09/2020	ISSUED FOR REVIEW	KAM

SITE NAME:  
 CT0114A  
 GLASTONBURY  
 SITE ADDRESS:  
 LOT N-4 SEQUIN DRIVE  
 GLASTONBURY, CT 06033

SHEET TITLE  
 SITE PLAN

SHEET NUMBER  
**TR-1**



**AECOM**  
 500 ENTERPRISE DRIVE  
 ROCKY HILL, CONNECTICUT  
 (860)-529-8882

CHECKED BY: DJR

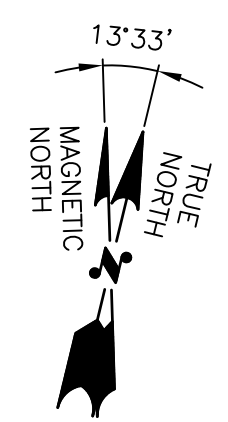
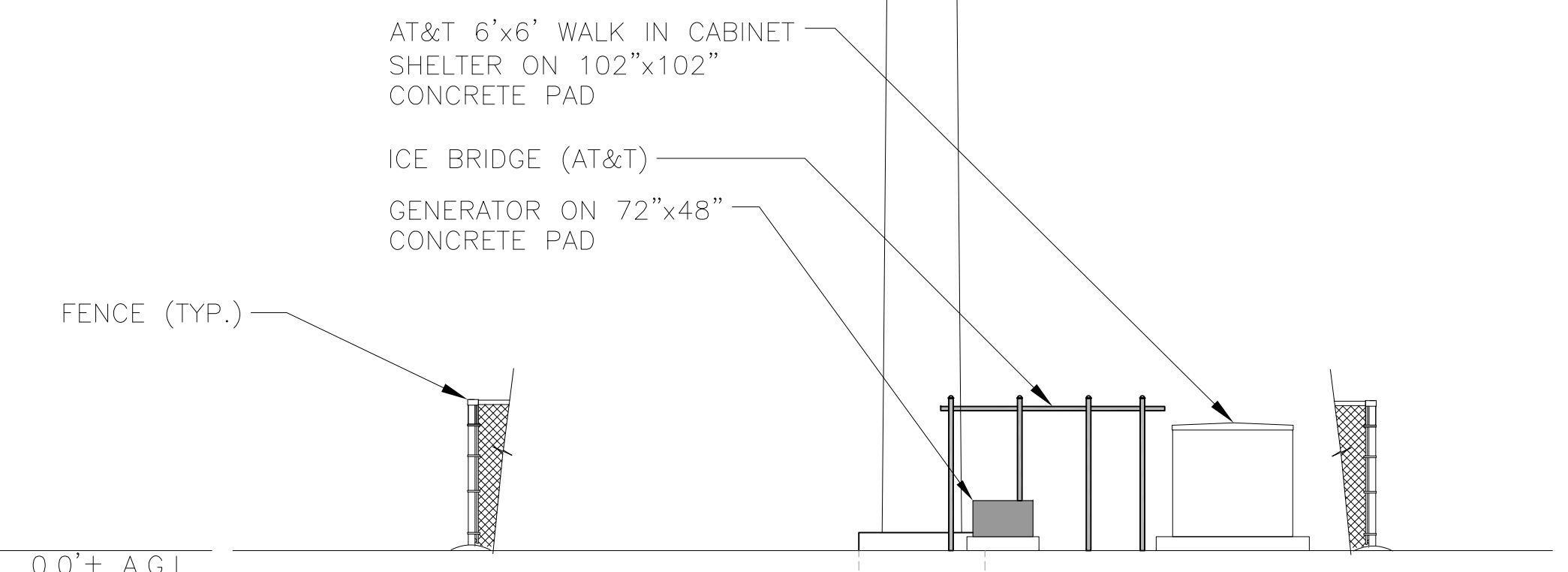
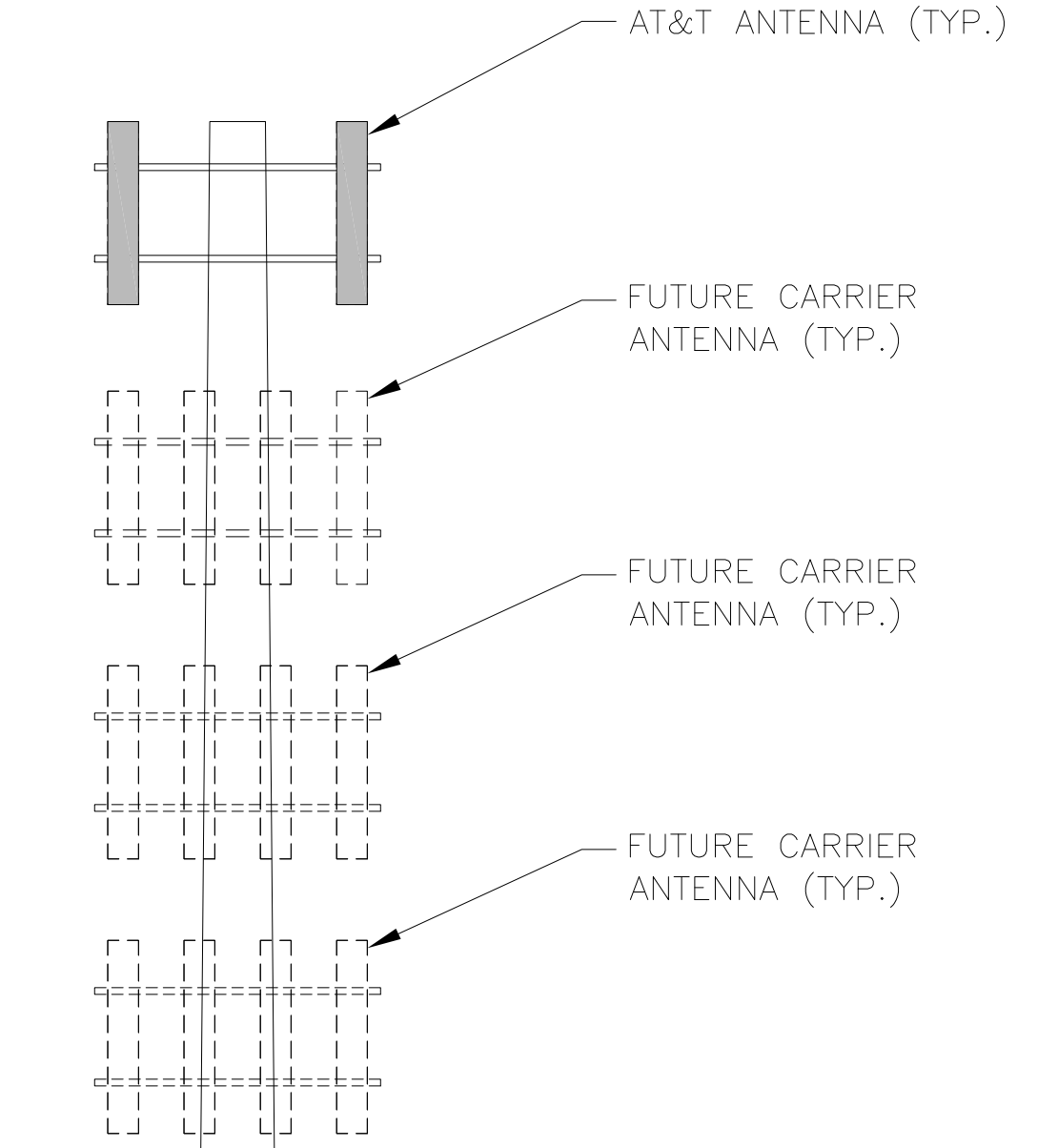
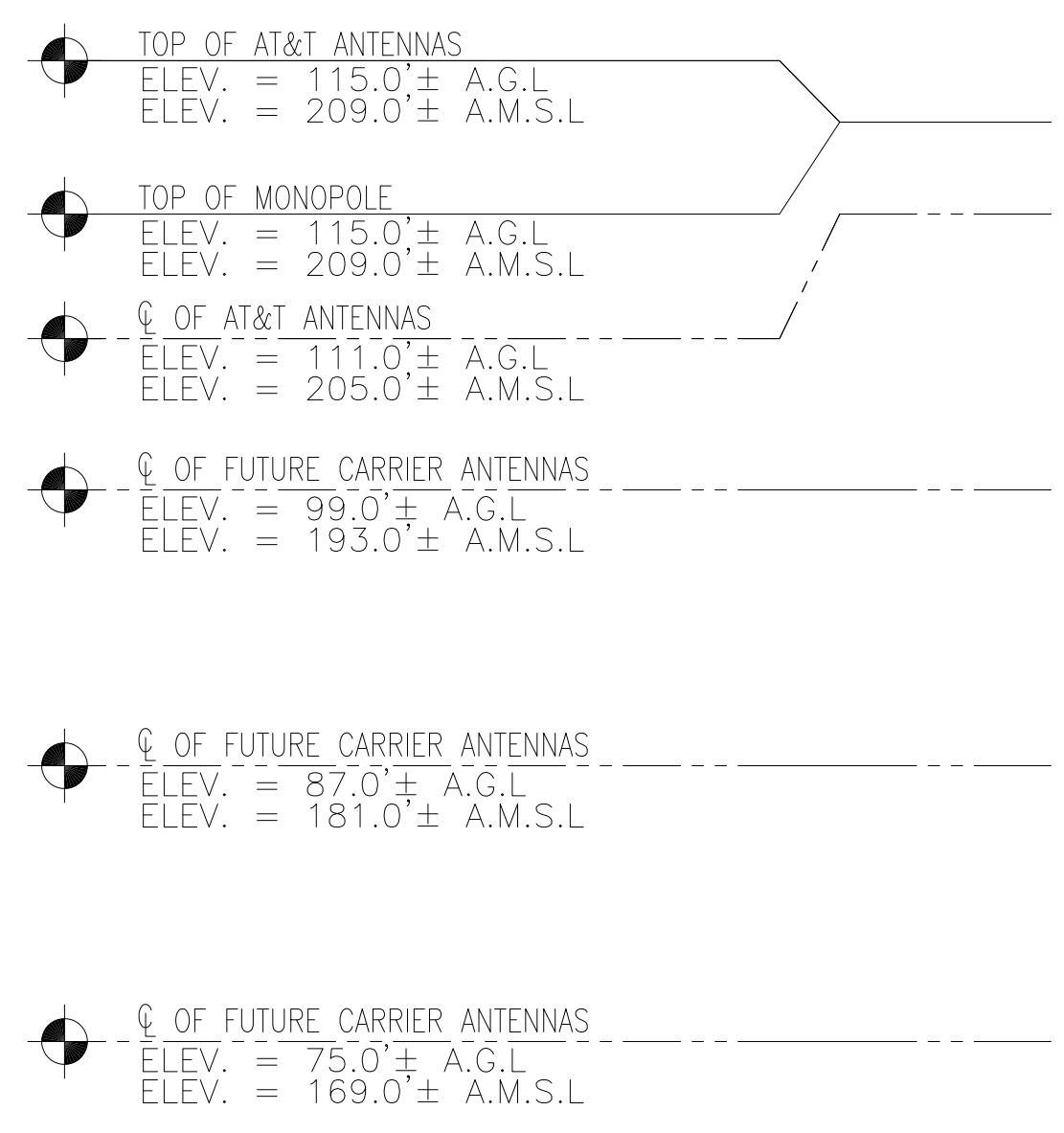
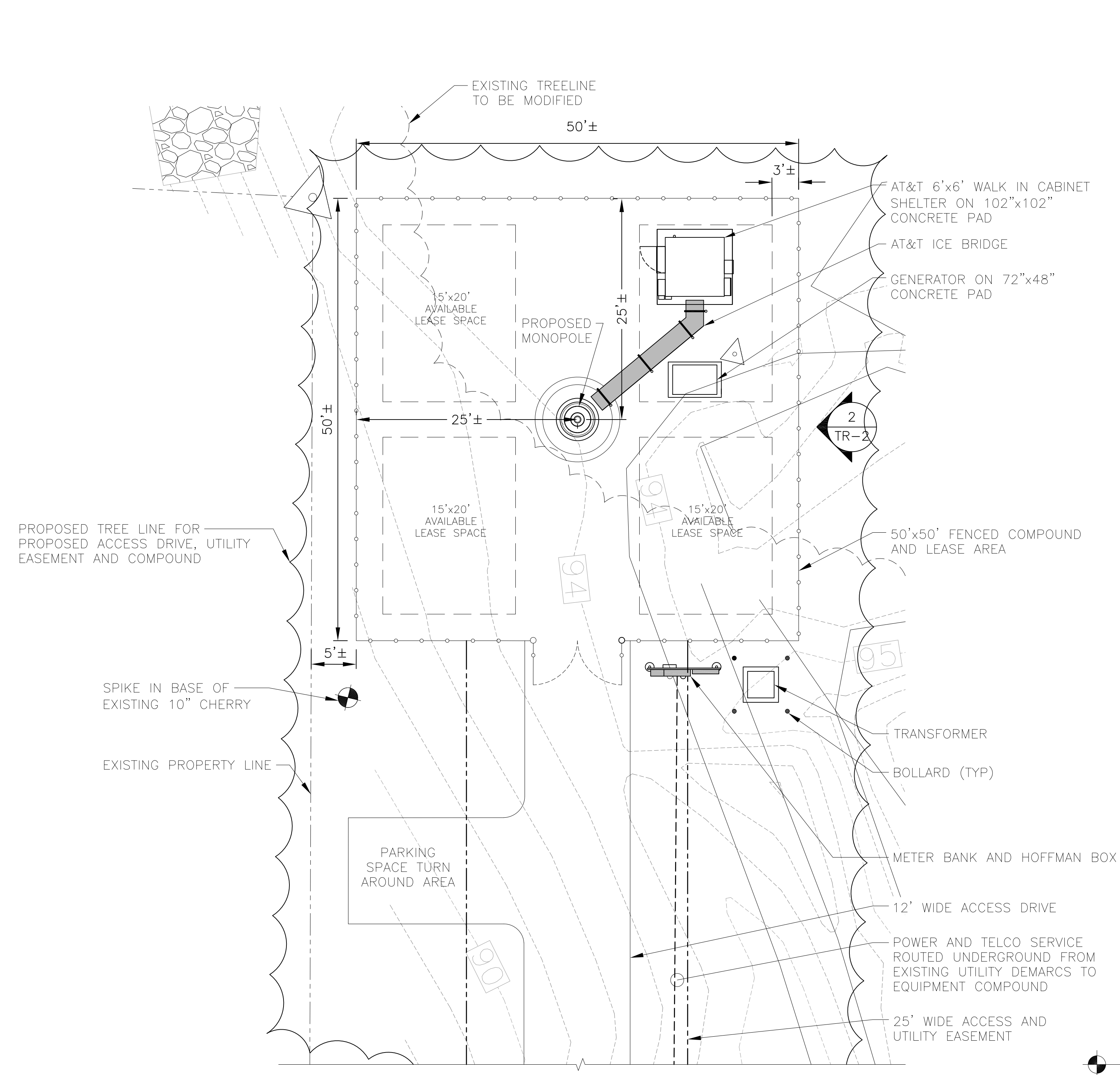
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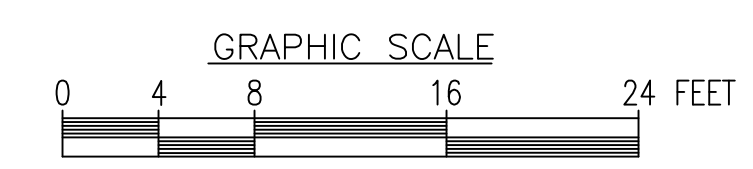
SITE NAME:  
 CT0114A  
 GLASTONBURY  
 SITE ADDRESS:  
 LOT N-4 SEQUIN DRIVE  
 GLASTONBURY, CT 06033

SHEET TITLE  
 COMPOUND PLAN  
 AND ELEVATION

SHEET NUMBER  
**TR-2**



**COMPOUND PLAN**  
 22x34 SCALE: 1/8"=1'-0"  
 11x17 SCALE: 1/16"=1'-0"



**NORTH ELEVATION**  
 22x34 SCALE: 1"=10'-0"  
 11x17 SCALE: 1"=20'-0"

