



# WIRELESS COMMUNICATIONS FACILITY

## CT1024A WESTPORT

# 92 GREENS FARMS ROAD WESTPORT, CONNECTICUT

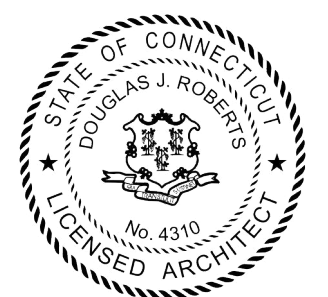
CONNECTICUT SITING COUNCIL DOCKET



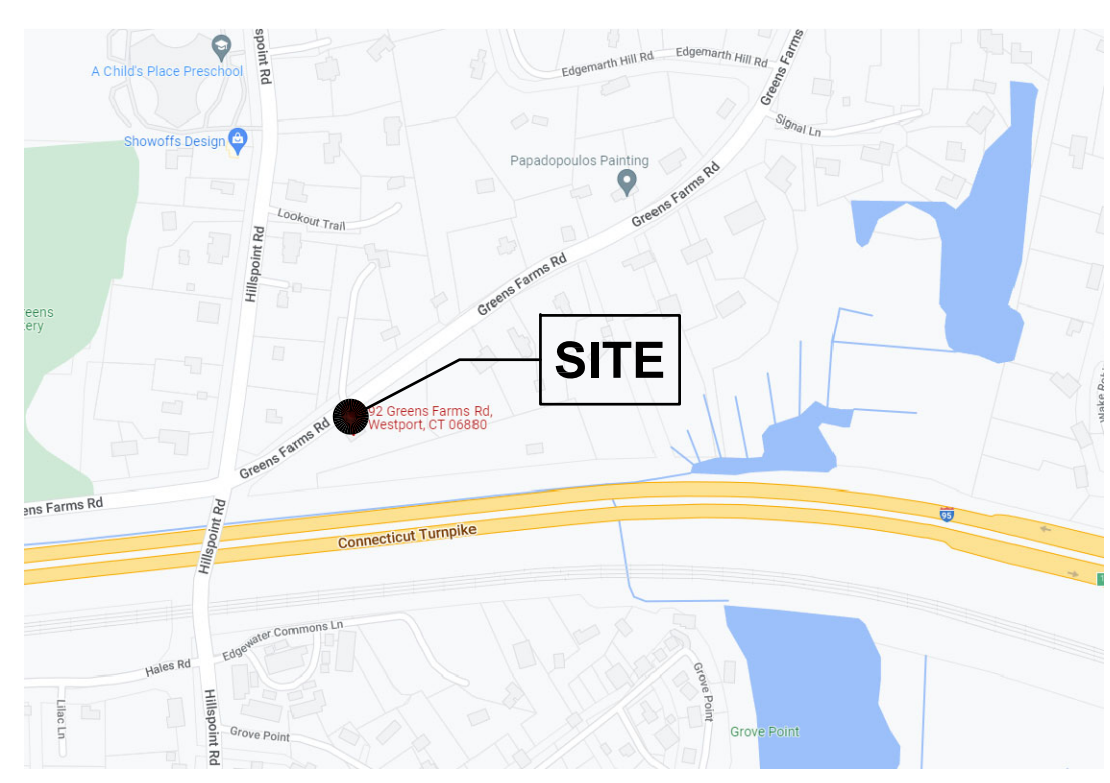
Project:  
**WESTPORT**  
92 GREENS FARMS ROAD  
WESTPORT, CT

Prepared For:  
**TARPON TOWERS II**  
8916 77TH TERRACE EAST  
SUITE 103  
LAKEWOOD RANCH, FL 34202

Project No: 2021.12  
**DOUGLAS J. ROBERTS - ARCHITECT**  
110 Washington Avenue  
Fourth Floor  
North Haven, CT 06473  
Tel: 203.234.6368  
Email: droberts - architect@outlook.com



**VICINITY MAP**



**PROJECT SUMMARY**

PROJECT NAME: CT1024A WESTPORT  
 SITE ADDRESS: 92 GREENS FARMS ROAD  
 WESTPORT, CONNECTICUT

PARCEL ID: E06/ / 074/000 /

PROPERTY OWNER: MEHESH PRADIV & SHARUNA MOOLA  
 92 GREENS FARMS ROAD  
 WESTPORT, CONNECTICUT

ARX WIRELESS CONTACT: KEITH COPPINS  
 110 WASHINGTON AVENUE  
 FOURTH FLOOR  
 NORTH HAVEN, CT 06473  
 203.623.3287

LANDLORD CONTACT: PRADIV MAHESH & SHARUNA MOOLA-MAHESH  
 92 GREEN FARMS ROAD  
 WESTPORT, CT 06610

ARCHITECT: DOUGLAS J. ROBERTS - ARCHITECT  
 110 WASHINGTON AVENUE  
 FOURTH FLOOR  
 NORTH HAVEN, CT 06473

SURVEYOR: NORTHEAST SURVEY CONSULTANTS  
 3 FERRY STREET  
 STUDIO 1 EAST  
 EASTHAMPTON, MA 01027

LATITUDE: N 41° - 07' - 25.39"  
 LONGITUDE: W 73° - 20' - 41.26"  
 GRADE (PROPOSED): 19'-0" +/- AMSL

**SHEET INDEX**

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
T - 001	TITLE SHEET	2	08/31/2022
C - 1	ABUTTERS PLAN	1	08/19/2022
C - 2	EXISTING CONDITIONS PLAN	1	08/19/2022
C - 101	SITE PLAN	2	08/31/2022
C - 102	COMPOUND PLAN AND ELEVATION	2	08/31/2022
C - 103	SITE DETAILS	2	08/31/2022

**SCOPE OF WORK**

- ARX WIRELESS IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS ON PROPOSED TELECOMMUNICATION SITE:
- 35' x 64' FENCED COMPOUND, 35' x 64' LEASE AREA ON EXISTING PARCEL OF LAND.
  - INSTALL NEW 124' MONOPOLE AND FOUNDATION.
  - POWER AND TELCO SERVICES WILL BE ROUTED UNDERGROUND FROM THE EXISTING UTILITY POLE OVERHEAD TO PROPOSED UTILITY POLE FROM PROPOSED UTILITY POLE TO PROPOSED ELECTRICAL METER CENTER AND HOFFMAN BOX ON PROPOSED H-FRAME. FINAL UTILITY ROUTING TO BE DETERMINED/VERIFIED BY UTILITY COMPANIES.
  - AT&T EQUIPMENT CABINETS WITH GENERATOR ON 13'x8' CONCRETE PAD, TWELVE (12) AT&T ANTENNAS, AND TWELVE (12) RRHs WITH ASSOCIATED CABLING AND APPURTENANCES. VERIZON EQUIPMENT ON 9'-4"x16" STEEL PLATFORM TWELVE (12) VERIZON ANTENNAS, SIX (6) RADIOS (RRH) WITH ASSOCIATED CABLING AND APPURTENANCES.
  - NATURAL GAS WILL BE ROUTED UNDERGROUND FROM EXISTING GAS MAIN WITHIN GREENS FARMS ROAD TO PROPOSED GAS METER.



**CODE REFERENCES**

- 2018 Connecticut State Building Code
- 2015 International Building Code
- 2015 International Existing Building Code
- 2015 International Plumbing Code
- 2015 International Mechanical Code
- 2015 International Residential Code
- 2015 International Energy Conservation Code
- 2017 National Electrical Code (NFPA 70)
- 2009 ICC A117.1 Accessible and Usable Buildings & Facilities

Key Plan

Do not scale dimensions from drawings  
 Sites verify all dimensions prior to construction  
 Report all discrepancies to Architect immediately  
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**REVISION SCHEDULE**

REVISION	DESCRIPTION	DATE
0	REVIEW	03/09/2022
1	FINAL	05/03/2022
2	FINAL	08/31/2022

Drawing By: Kimberly A. Molliterno  
 Drawing Date: February 25, 2022  
 Reviewed By: Niddrie Rowe  
 Project No: 2021.12  
 Scale: AS SHOWN

Sheet Title:  
**TITLE SHEET**

Original drawing is ANSI - D.  
 Do not scale contents of this drawing.

Sheet Number: **T-001**      Revision: **2**

**SITE SPECIFIC NOTES:**

- FIELD SURVEY DATE: 4-28-2021
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- OWNER: PRADIV MAHESH & SHARUNA MOOLA-MAHESH  
92 GREEN FARMS ROAD  
WESTPORT, CT 06880
- SITE NAME: CT1024  
WESTPORT
- SITE ADDRESS: 92 GREENS FARMS ROAD  
WESTPORT, CT 06880
- JURISDICTION: TOWN OF WESTPORT  
FAIRFIELD COUNTY
- TAX ID: E06-074A
- DEED REFERENCE: DEED VOL. 2415 PAGE 2
- PLAN REFERENCE: PLAN#7333
- ZONING DISTRICT: AA
- THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
- 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.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE LOCUS PROPERTY IS LOCATED IN AREAS DESIGNATED AS ZONE AE (BFE=10') AND ZONE X (AREAS OF MINIMAL FLOODING). COMMUNITY PANEL NO. 09001C 0551 G EFFECTIVE DATE: 7/8/2013
- FIELD SURVEY BY EDM TOTAL STATION & RTK GPS. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
- THIS IS NOT A BOUNDARY SURVEY.
- ALL PROPERTY LINES SHOWN ARE FROM DEEDS AND PLANS OF RECORD, MONUMENTS FOUND AND THE TOWN OF WESTPORT GIS AND ARE APPROXIMATE ONLY.
- ABUTTING PROPERTY LINES ARE TAKEN FROM THE REFERENCE PLANS AND THE TOWN OF WESTPORT GIS AND ARE APPROXIMATE ONLY.
- WETLANDS AND 2 CULVERTS SHOWN ON HEREON WERE DELINEATED AND LOCATED BY ALL-POINTS TECHNOLOGY CORPORATION, PC.

**LEGEND**

- SUBJECT PROPERTY LINE
- ABUTTERS PROPERTY LINE
- IRON ROD FOUND
- CONC. BOUND FOUND
- TOWER CONTROL POINT
- N/F NOW OR FORMERLY
- E06-074A ASSESSOR'S ID



**CONNECTICUT SITING COUNCIL DOCKET**



Project:  
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92 GREENS FARMS ROAD  
WESTPORT, CT

Prepared For:  
**TARPON TOWERS II**  
8916 77TH TERRACE EAST  
SUITE 103  
LAKEWOOD RANCH, FL 34202

Project No: 2021.12  
**DOUGLAS J. ROBERTS - ARCHITECT**  
110 Washington Avenue  
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Tel: 203.234.6368  
Email: droberts - architect@outlook.com

Key Plan

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REVISION SCHEDULE		
REVISION	DESCRIPTION	DATE
0	REVIEW	03/09/2022
1	ADD WETFLAG #S	08/19/2022

Drawing By: Brian Franetovich  
Drawing Date: February 9, 2022  
Reviewed By: Charles Gidman  
Project No: 2021.12  
Scale: AS SHOWN

Sheet Title:  
**ABUTTERS PLAN**

Original drawing is ANSI - D  
Do not scale contents of this drawing.

Sheet Number: C-1 Revision: 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



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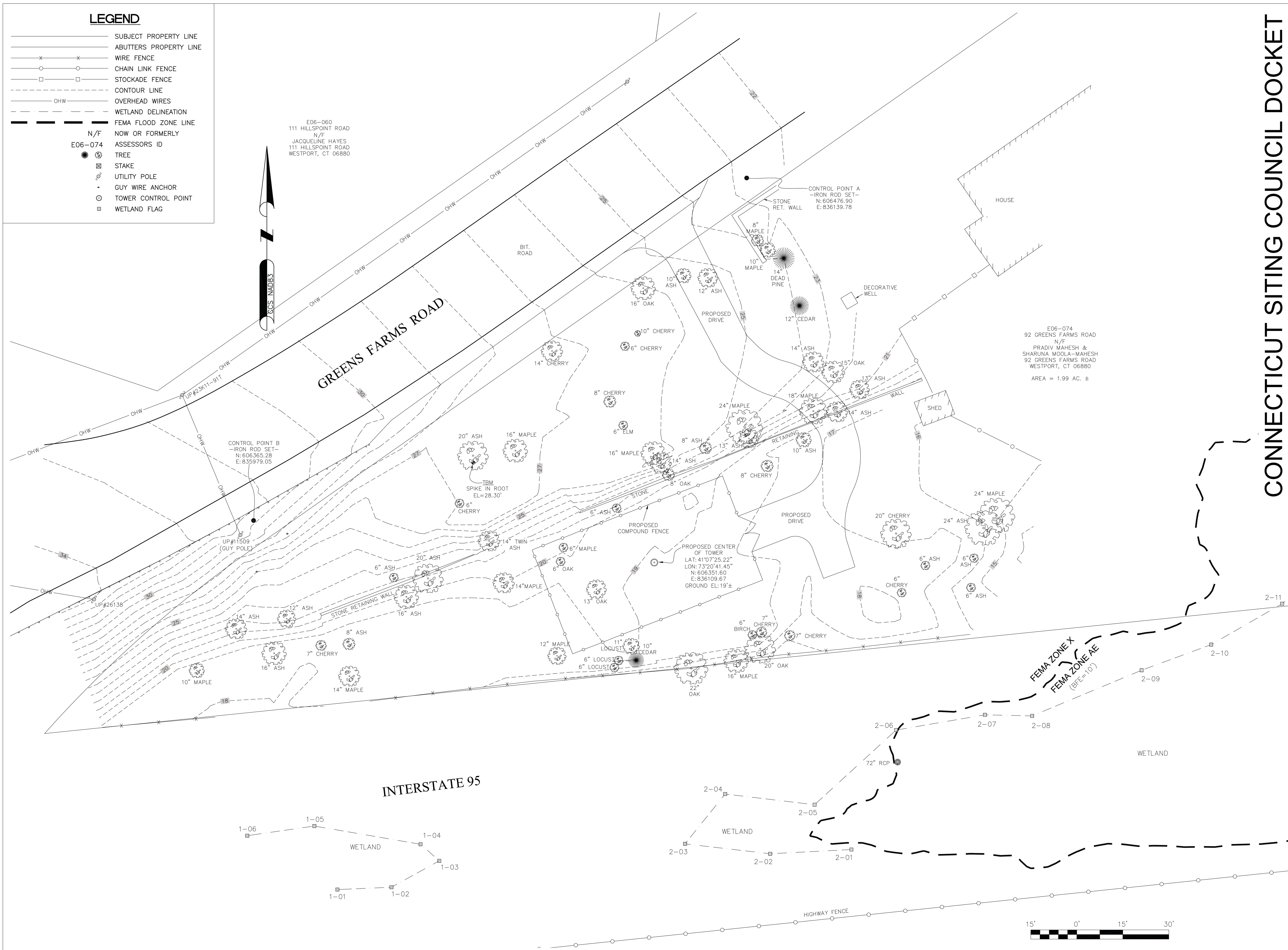
Drawing By: Brian Franetovich  
 Drawing Date: February 9, 2022  
 Reviewed By: Charles Gidman  
 Project No: 2021.12  
 Scale: AS SHOWN

Sheet Title:  
**EXISTING  
 CONDITIONS PLAN**

Original drawing is ANSI - D  
 Do not scale contents of this drawing.

Sheet Number: C-2 Revision: 1

**CONNECTICUT SITING COUNCIL DOCKET**



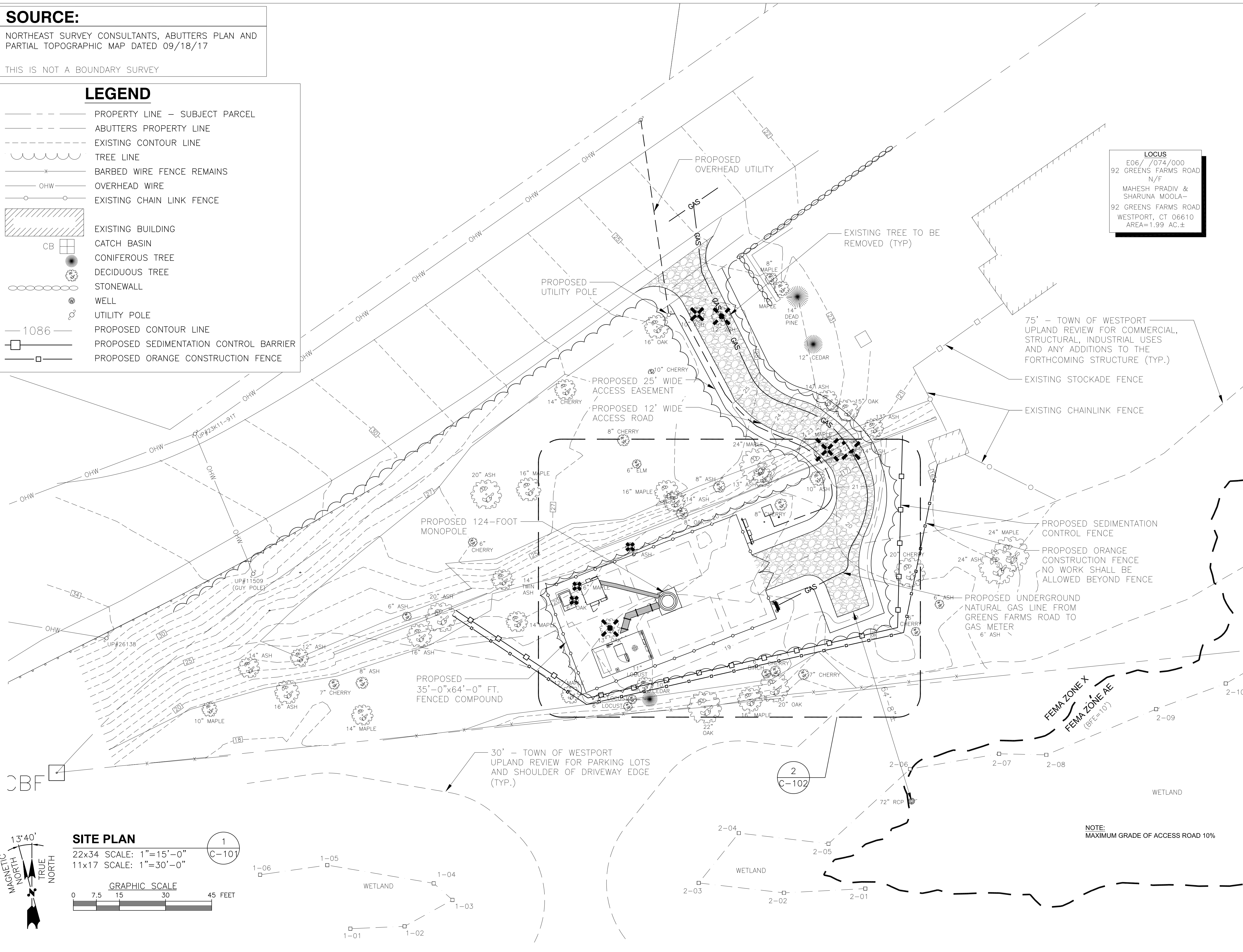
**SOURCE:**

NORTHEAST SURVEY CONSULTANTS, ABUTTERS PLAN AND PARTIAL TOPOGRAPHIC MAP DATED 09/18/17

THIS IS NOT A BOUNDARY SURVEY

**LEGEND**

- PROPERTY LINE -- SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- - - - EXISTING CONTOUR LINE
- ~~~~~ TREE LINE
- x - BARBED WIRE FENCE REMAINS
- O - OVERHEAD WIRE
- ○ - EXISTING CHAIN LINK FENCE
- ▨ EXISTING BUILDING
- CB CATCH BASIN
- CONIFEROUS TREE
- DECIDUOUS TREE
- ○ ○ ○ ○ STONEWALL
- WELL
- ○ ○ ○ ○ UTILITY POLE
- 1086 - PROPOSED CONTOUR LINE
- [ ] - PROPOSED SEDIMENTATION CONTROL BARRIER
- [ ] - PROPOSED ORANGE CONSTRUCTION FENCE



**LOCUS**  
 E06 / 074/000  
 92 GREENS FARMS ROAD  
 N/F  
 MAHESH PRADIV &  
 SHARUNA MOOLA-  
 92 GREENS FARMS ROAD  
 WESTPORT, CT 06610  
 AREA=1.99 AC.±

**CONNECTICUT SITING COUNCIL DOCKET**

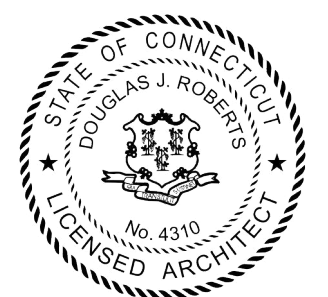
**TARPON TOWERS**

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**REVISION SCHEDULE**

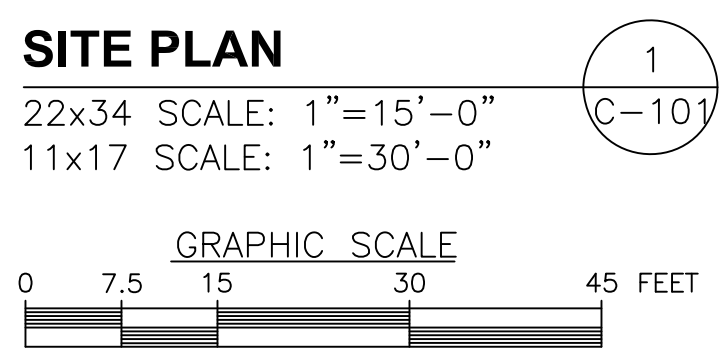
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**SITE PLAN**

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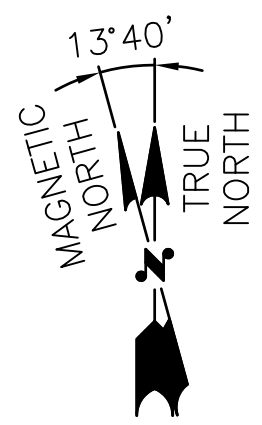
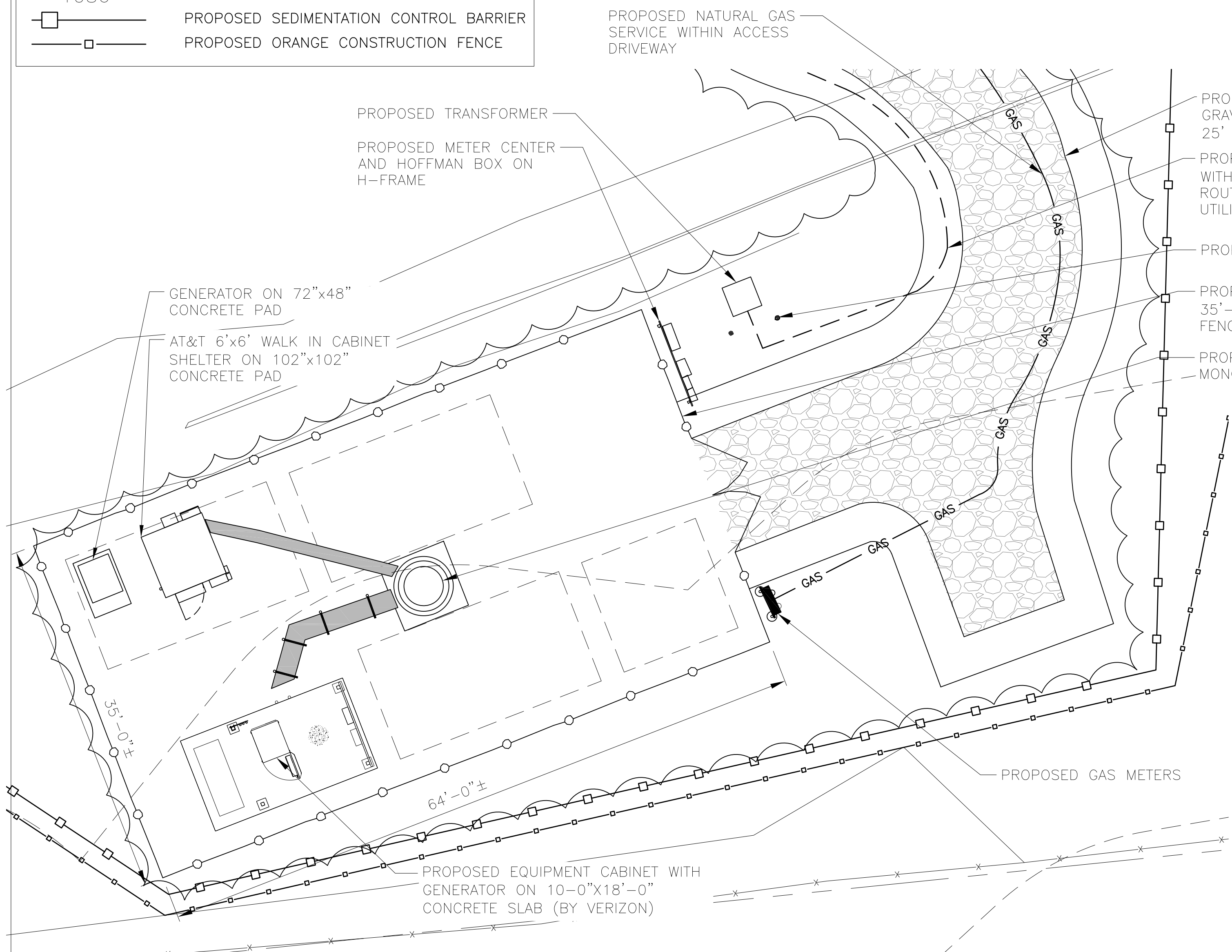
Sheet Number: **C-101** Revision: **2**



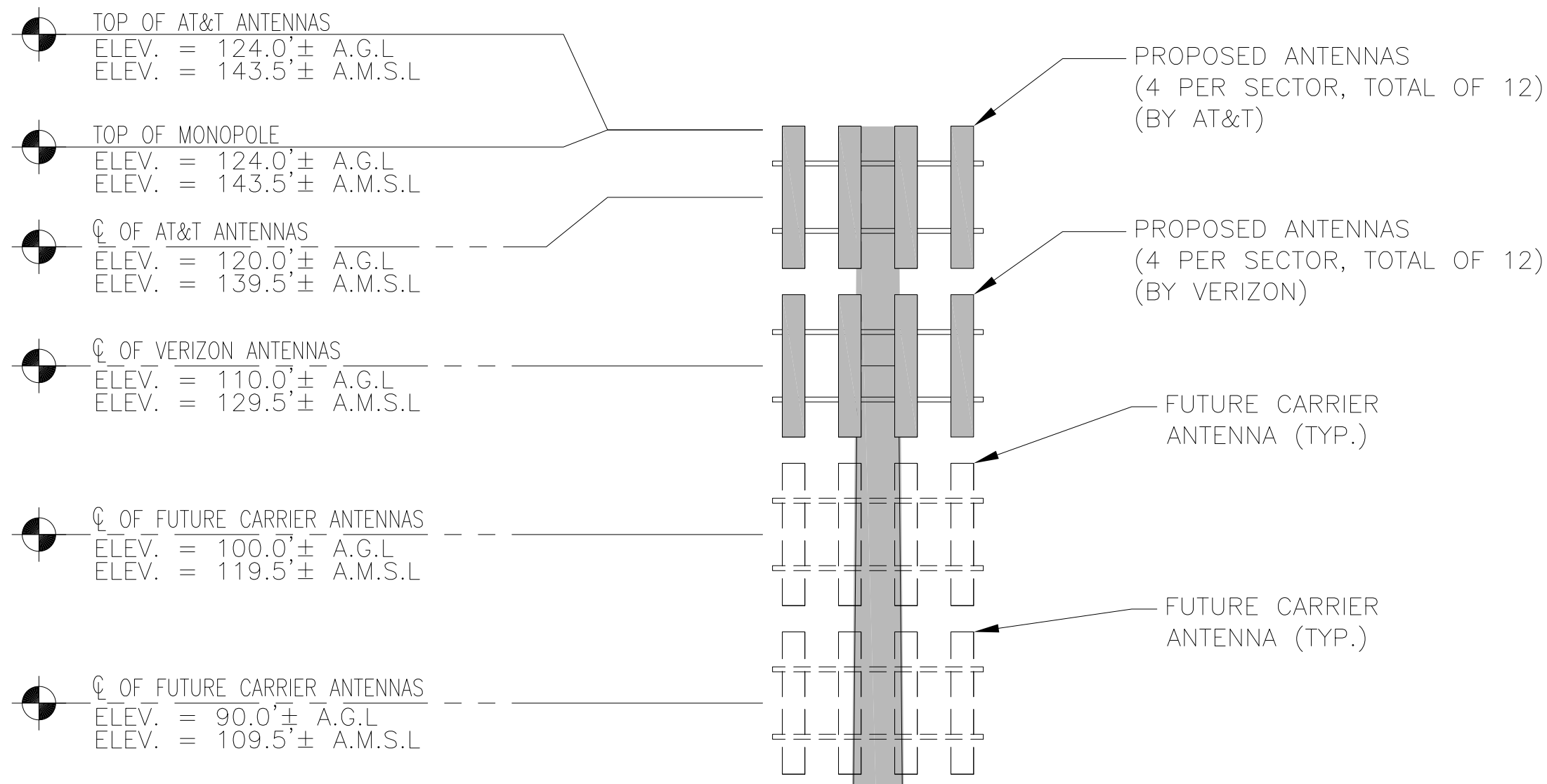
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**LEGEND**

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- - - EXISTING CONTOUR LINE
- ~ ~ ~ TREE LINE
- x- BARBED WIRE FENCE REMAINS
- OHW OVERHEAD WIRE
- o-o EXISTING CHAIN LINK FENCE
- EXISTING BUILDING
- CB CATCH BASIN
- CONIFEROUS TREE
- DECIDUOUS TREE
- STONEWALL
- WELL
- UTILITY POLE
- 1086 PROPOSED CONTOUR LINE
- PROPOSED SEDIMENTATION CONTROL BARRIER
- PROPOSED ORANGE CONSTRUCTION FENCE



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



NOTE:  
 THE MONOPOLE, ANTENNAS, MOUNTS, AND ANCILLARY EQUIPMENT WILL BE PAINTED TO MATCH ADJACENT MATERIALS AS DETERMINED BY THE CONNECTICUT SITING COUNCIL

GRADE  
 ELEV. = 0.0'± A.G.L.  
 ELEV. = 19.5'± A.M.S.L.

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



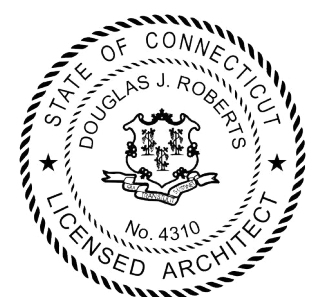
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 Project No: 2021.12  
 Scale: AS SHOWN

Sheet Title:  
**COMPOUND PLAN AND ELEVATION**

Original drawing is ANSI - D.  
 Do not scale contents of this drawing.

Sheet Number: **C-102**      Revision: **2**

Project:

**WESTPORT**

92 GREENS FARMS ROAD  
WESTPORT, CT

Prepared For:

**TARPON TOWERS II**

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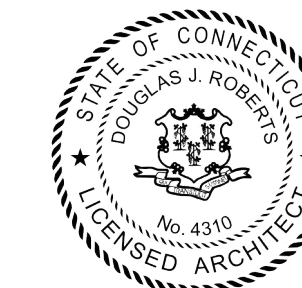
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**SITE DETAILS**

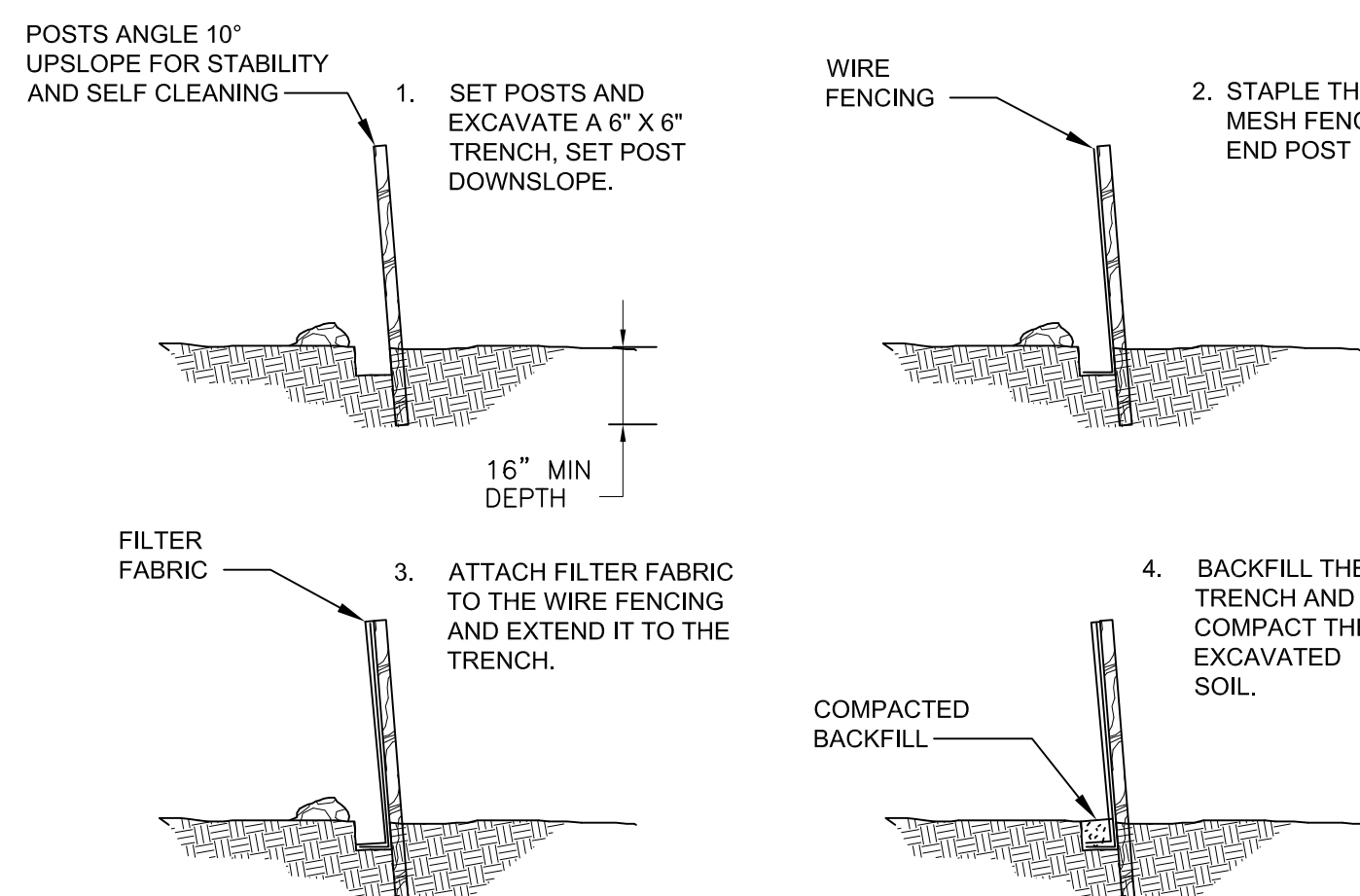
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Sheet Number: Revision:

**C-103**

**2**

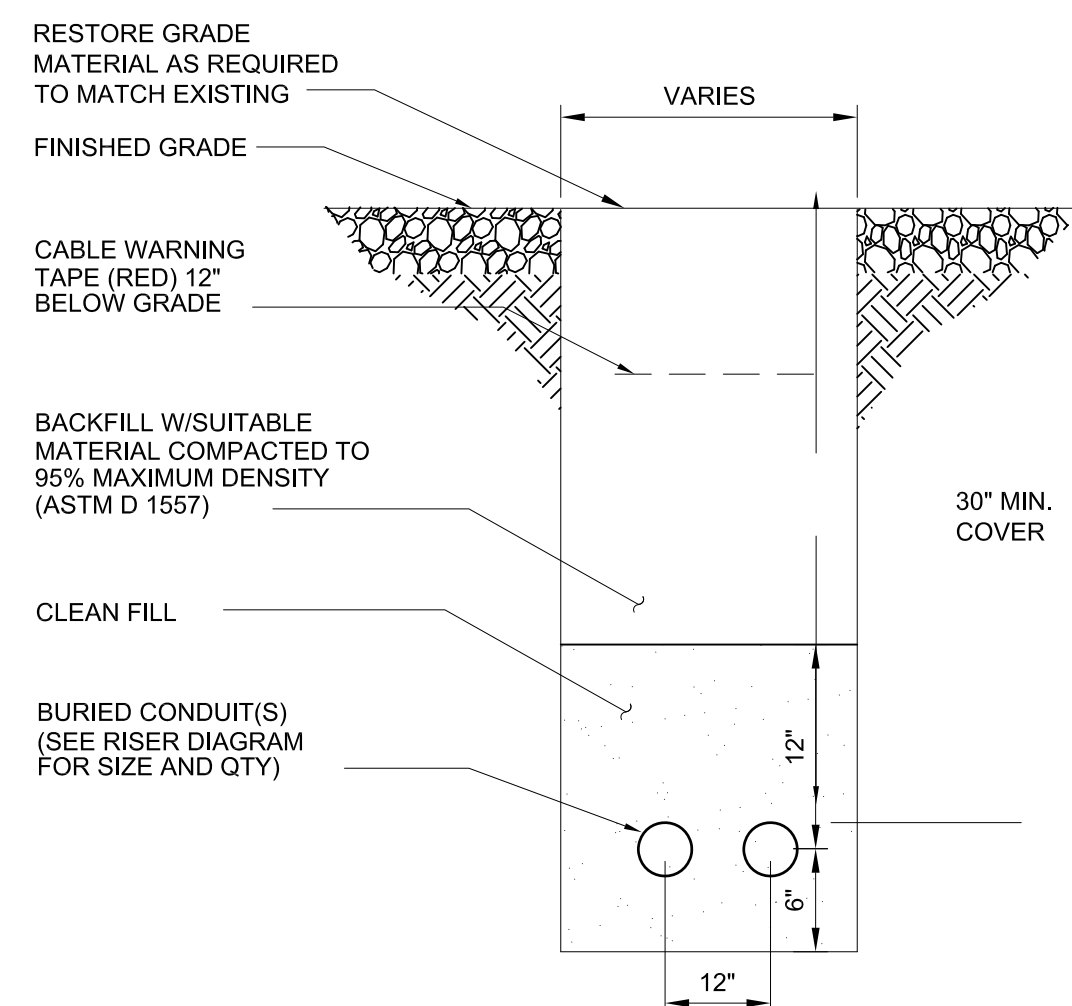
**CONNECTICUT SITING COUNCIL DOCKET**



**SEDIMENTATION CONTROL BARRIER**

SCALE: N.T.S.

9  
C-103



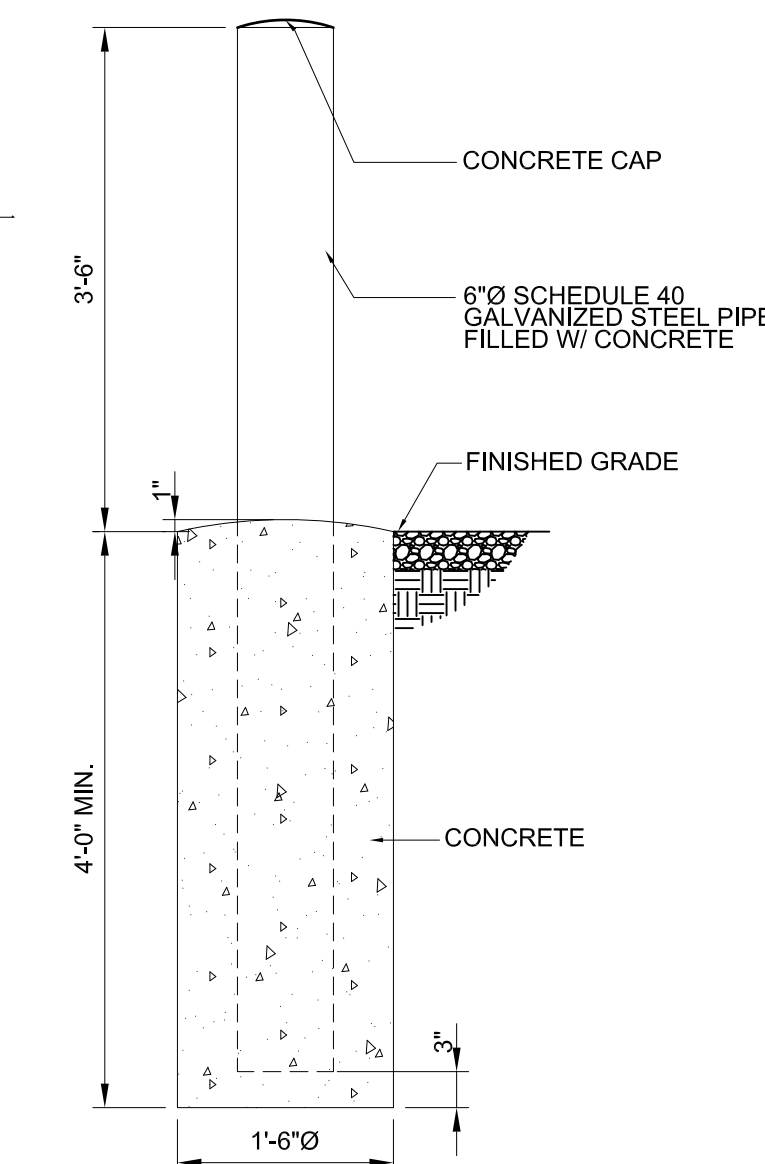
**UTILITY TRENCH**  
SCALE: N.T.S.

NOTES:  
1. THE CLEAN FILL SHALL PASS THROUGH A 3/8" MESH SCREEN AND SHALL NOT CONTAIN SHARP STONES. OTHER BACKFILL SHALL NOT CONTAIN ASHES, CINDERS, SHELLS, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" IN MAXIMUM DIMENSION. THE TRENCH SHALL BE BACKFILLED IMMEDIATELY FOLLOWING PLACEMENT OF THE CONDUITS.  
2. WHERE EXISTING UTILITIES ARE LIKELY TO BE ENCOUNTERED, CONTRACTOR SHALL HAND DIG AND PROTECT EXISTING UTILITIES.

**UTILITY TRENCH**

SCALE: N.T.S.

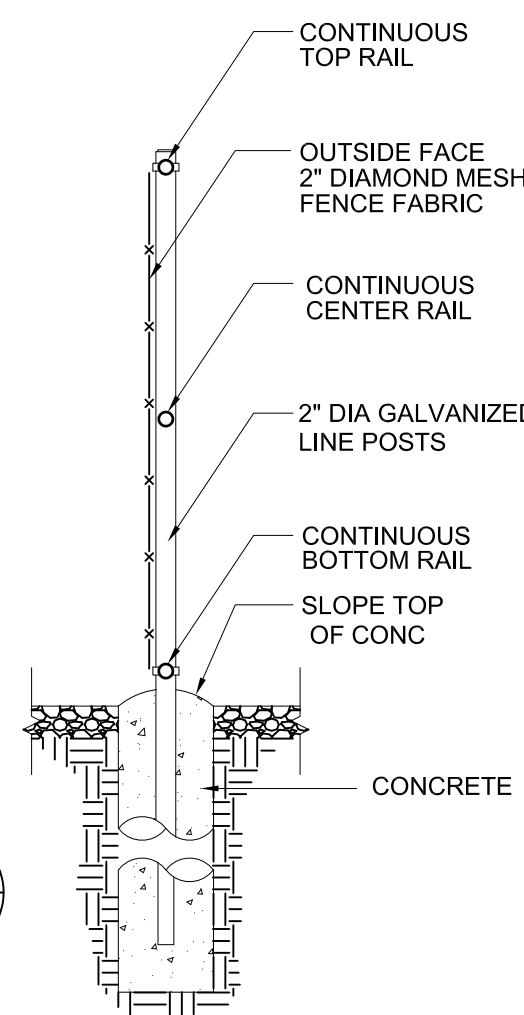
8  
C-103



**TYPICAL BOLLARD**

22x34 SCALE: 3/4"=1'-0"  
11x17 SCALE: 3/8"=1'-0"

7  
C-103



**CHAIN LINK FENCE**

SCALE: N.T.S.

6  
C-103

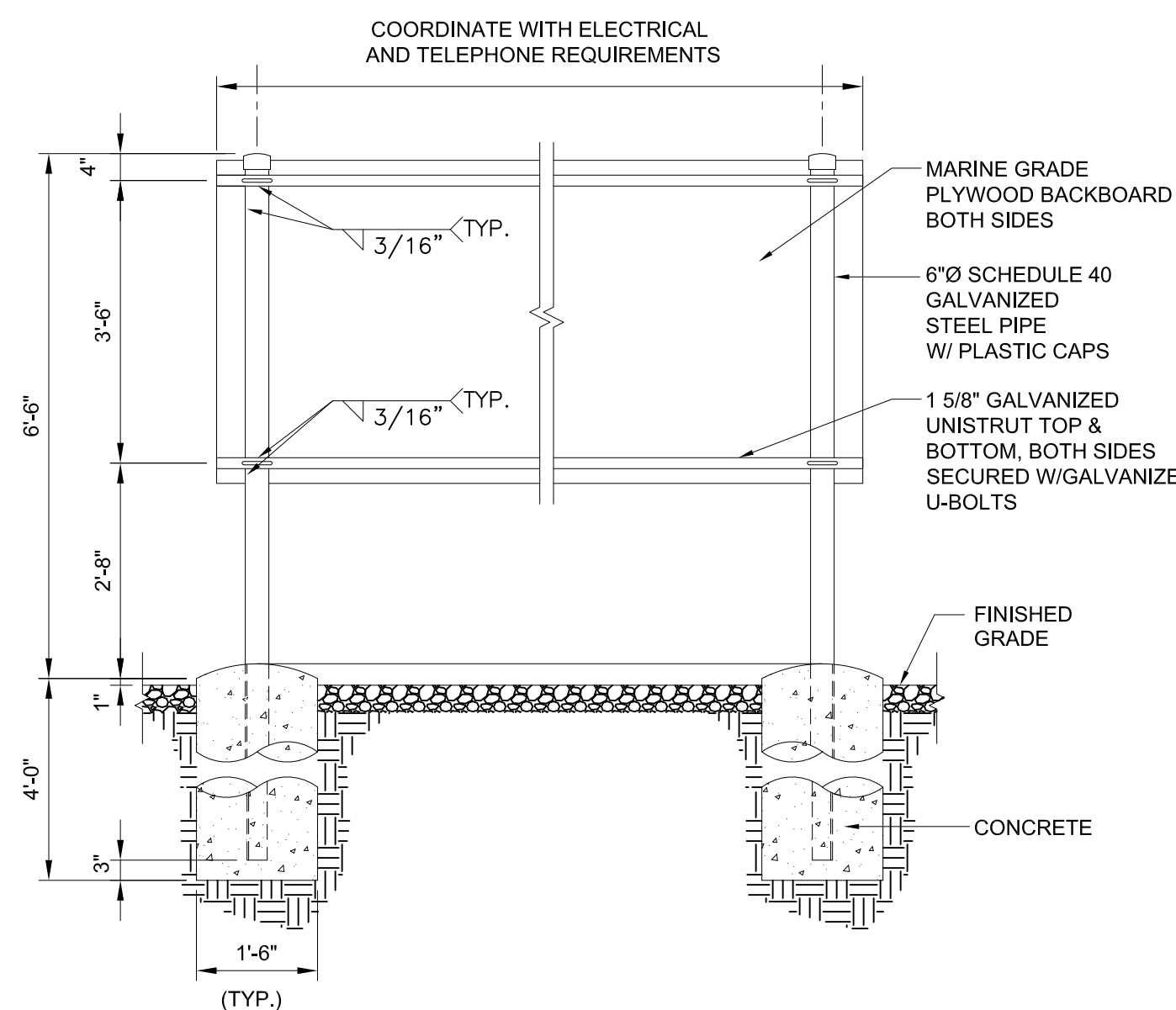
NOTES:  
1. FENCE POST SPACING NOT TO EXCEED 10'-0" O.C.  
2. TENSION ALL BARBED WIRE TO SNUG TIGHT.  
3. VERIFY ALL DIMENSIONS WITH FENCE MANUFACTURER'S REQUIREMENTS.

**GEOTEXTILE NOTES:**

GEOTEXTILE SHALL BE USED BENEATH DESIGN HEAVY USE AREA GRAVEL LAYER AS NOTED IN THE DRAWINGS, OR AS SPECIFIED BY THE NRCS PROJECT ENGINEER.

**THIS MATERIAL MUST MEET "HIGH SURVIVABILITY CRITERIA"**

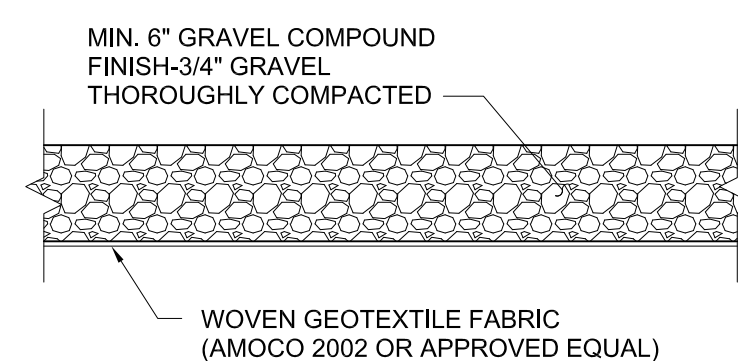
- GRAB STRENGTH: ASTM D-1682 = 320 LBS. OR BETTER
- PUNCTURE STRENGTH: ASTM D-751-68 = 65 LBS. OR BETTER
- BURST STRENGTH: ASTM D-751-68 = 290 PSI OR BETTER
- TEAR STRENGTH: ASTM D-1117 = 55 LBS. OR BETTER



**ELECTRIC-TELCO BACKBOARD**

SCALE: N.T.S.

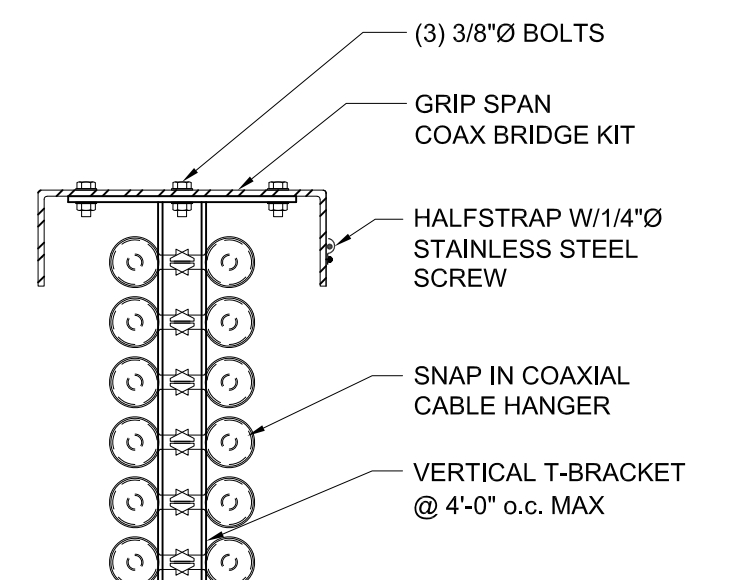
5  
C-103



**GRAVEL COMPOUND DETAIL**

22x34 SCALE: 1/2"=1'-0"  
11x17 SCALE: 1/4"=1'-0"

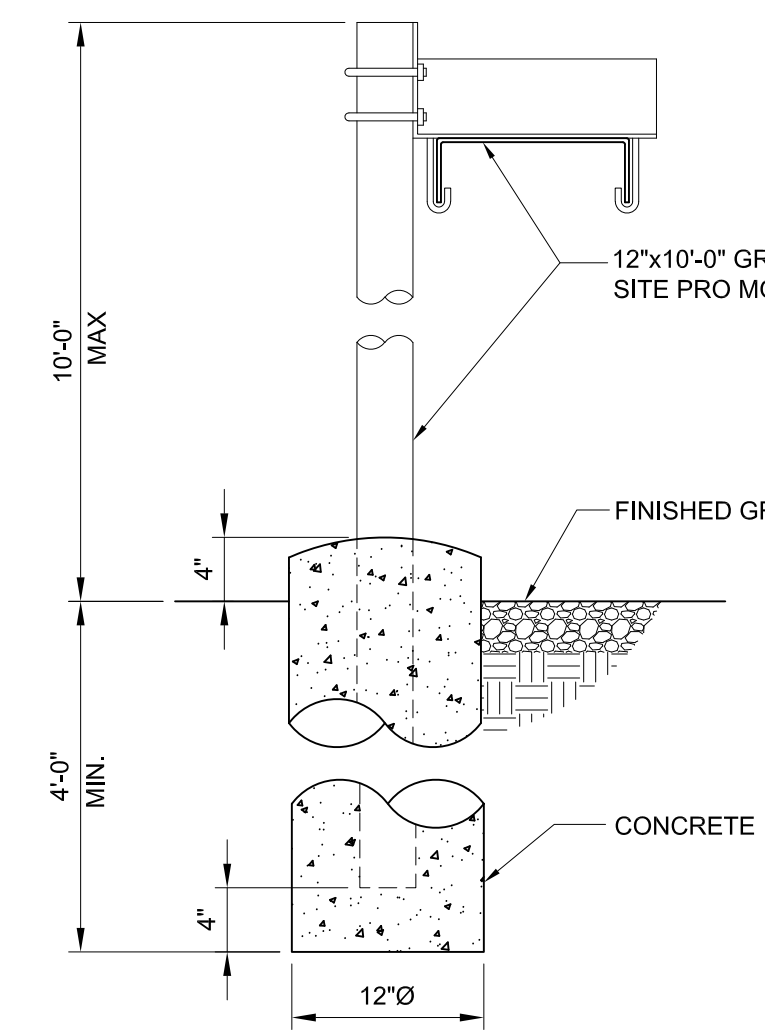
4  
C-103



**ICE BRIDGE DETAIL**

22x34 SCALE: 1-1/2"=1'-0"  
11x17 SCALE: 3/4"=1'-0"

3  
C-103



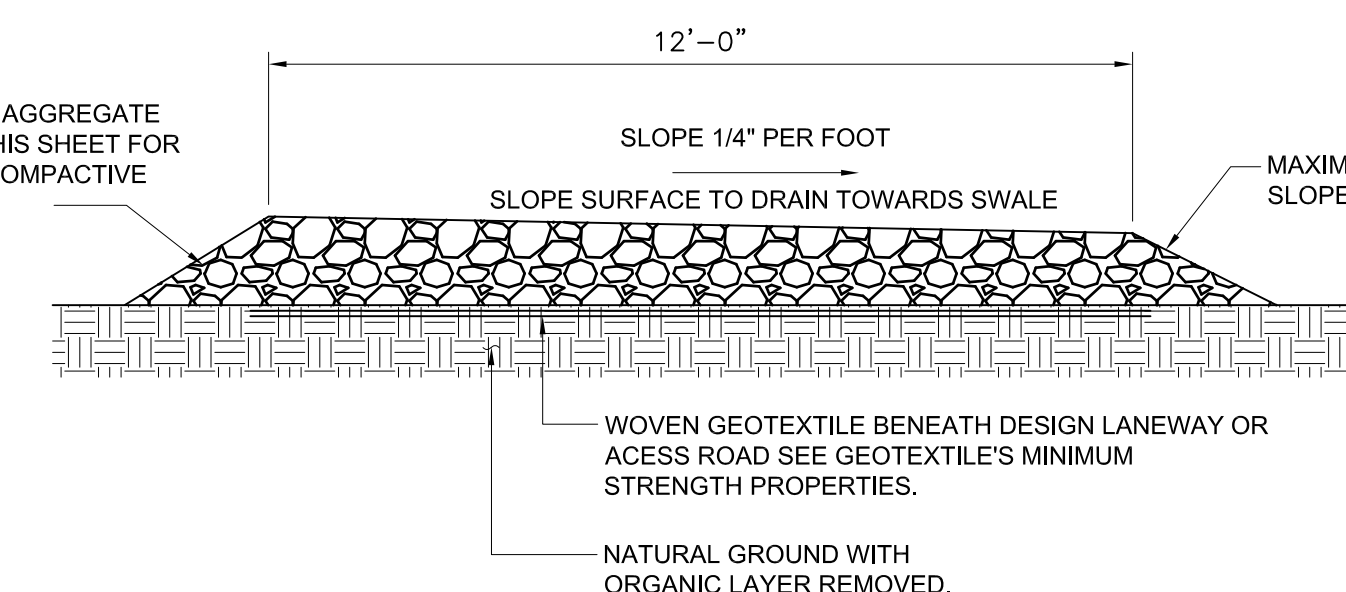
**ICE BRIDGE DETAIL**

22x34 SCALE: 1"=1'-0"  
11x17 SCALE: 1/2"=1'-0"

2  
C-103

NOTE:  
1. MAXIMUM 10' SPACING BETWEEN POST SUPPORTS

9" OF PROCESSED AGGREGATE BASE REFER TO THIS SHEET FOR GRADATION AND COMPACTIVE EFFORT.



**GRAVEL ACCESS DRIVE TYPICAL SECTION**

SCALE: N.T.S.

1  
C-103