



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



Key Plan

Do not scale dimensions from drawings
Site verify all dimensions prior to construction
Report all discrepancies to Architect immediately
This drawing is to be read in conjunction with all relevant
documents and drawings

REVISION SCHEDULE

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

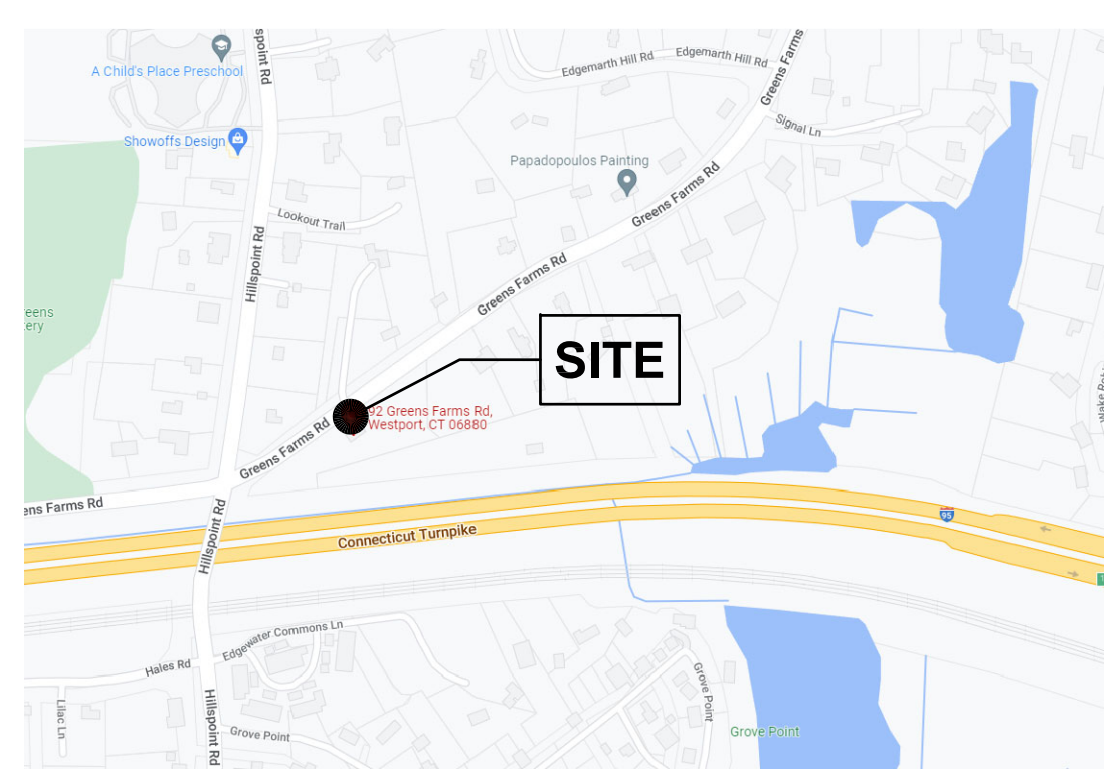
Drawing By: Kimberly A. Molliterno
Drawing Date: February 25, 2022
Reviewed By: Niddrie Rowe
Project No: 2021.12
Scale: AS SHOWN

Sheet Title:
TITLE SHEET

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

Sheet Number: **T-001** Revision: **1**

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

SHEET INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
T - 001	TITLE SHEET	1	05/03/2022
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C - 2	EXISTING CONDITIONS PLAN	0	03/09/2022
C - 101	SITE PLAN	1	05/03/2022
C - 102	COMPOUND PLAN AND ELEVATION	1	05/03/2022
C - 103	SITE DETAILS	1	05/03/2022

SCOPE OF WORK

ARX WIRELESS IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS ON PROPOSED TELECOMMUNICATION SITE:

- NEW 35' x 64' FENCED COMPOUND, 35' x 64' LEASE AREA ON EXISTING PARCEL OF LAND.
- INSTALL NEW 124' MONOPOLE AND FOUNDATION.
- NEW POWER AND TELCO SERVICES WILL BE ROUTED UNDERGROUND FROM THE EXISTING UTILITY POLE TO THE 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.

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

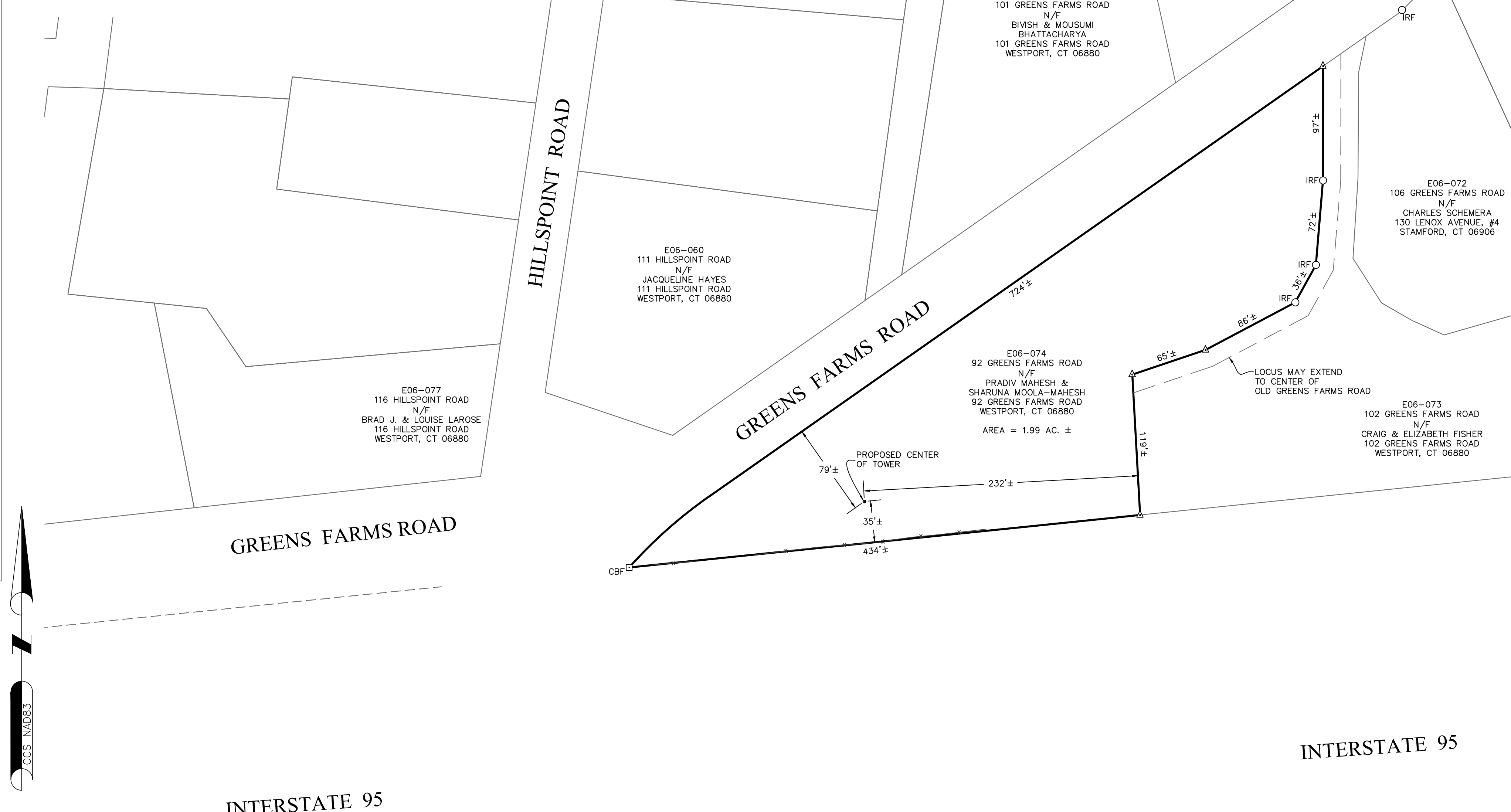


SITE SPECIFIC NOTES:

- 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



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. Gudman
 CHARLES G. GUDMAN, P.L.S.
 #70103



CONNECTICUT SITING COUNCIL DOCKET



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Key Plan

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REVISION SCHEDULE		
REVISION	DESCRIPTION	DATE
0	REVIEW	03/09/2022

Drawing By: Brian Franetovich
 Drawing Date: February 9, 2022
 Reviewed By: Charles Gudman
 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: 0

SOURCE:

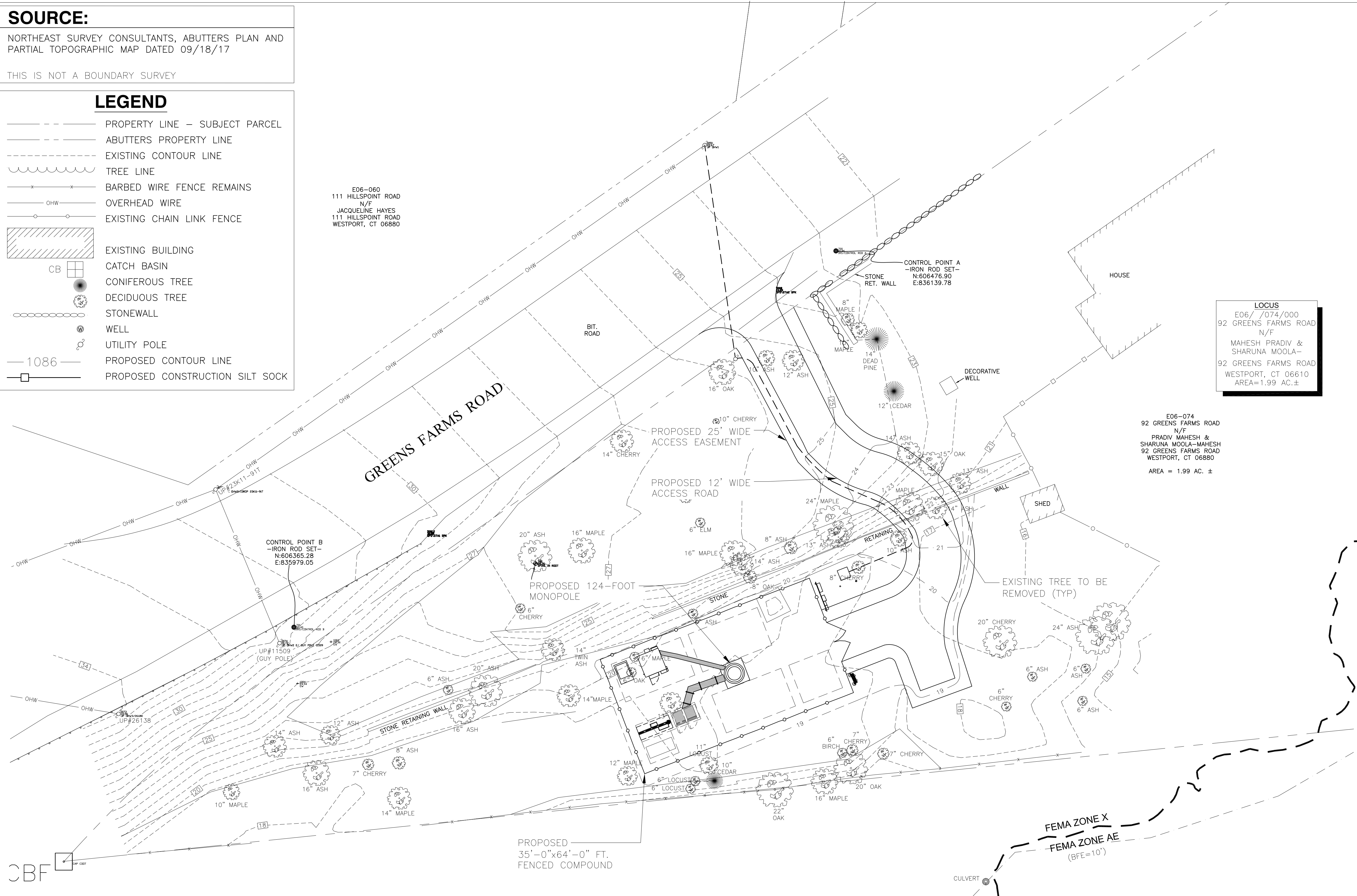
NORTHEAST SURVEY CONSULTANTS, ABUTTERS PLAN AND PARTIAL TOPOGRAPHIC MAP DATED 09/18/17

THIS IS NOT A BOUNDARY SURVEY

LEGEND

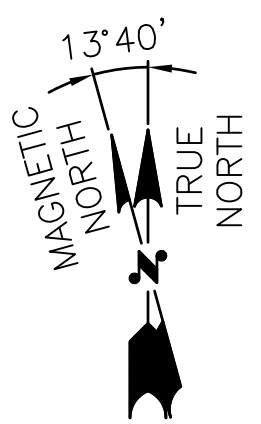
- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- ~~~~~ TREE LINE
- x-x- BARBED WIRE FENCE REMAINS
- o-o- OVERHEAD WIRE
- o-o- EXISTING CHAIN LINK FENCE
- ▨ EXISTING BUILDING
- CB CATCH BASIN
- ☉ CONIFEROUS TREE
- ☉ DECIDUOUS TREE
- ⊗ STONEWALL
- ⊗ WELL
- ⊗ UTILITY POLE
- 1086- PROPOSED CONTOUR LINE
- ▭ PROPOSED CONSTRUCTION SILT SOCK

E06-060
111 HILLSPOINT ROAD
N/F
JACQUELINE HAYES
111 HILLSPOINT ROAD
WESTPORT, CT 06880

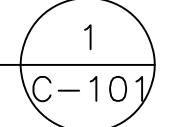


LOCUS
E06/ /074/000
92 GREENS FARMS ROAD
N/F
MAHESH PRADIV &
SHARUNA MOOLA-
92 GREENS FARMS ROAD
WESTPORT, CT 06610
AREA=1.99 AC.±

E06-074
92 GREENS FARMS ROAD
N/F
PRADIV MAHESH &
SHARUNA MOOLA-MAHESH
92 GREENS FARMS ROAD
WESTPORT, CT 06880
AREA = 1.99 AC. ±



SITE PLAN
22x34 SCALE: 1"=15'-0"
11x17 SCALE: 1"=30'-0"



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

Sheet Title:
SITE PLAN

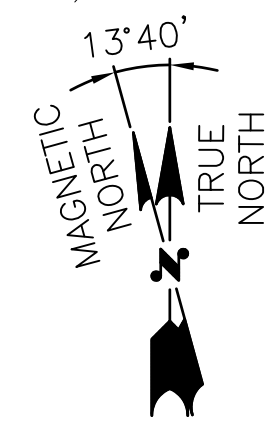
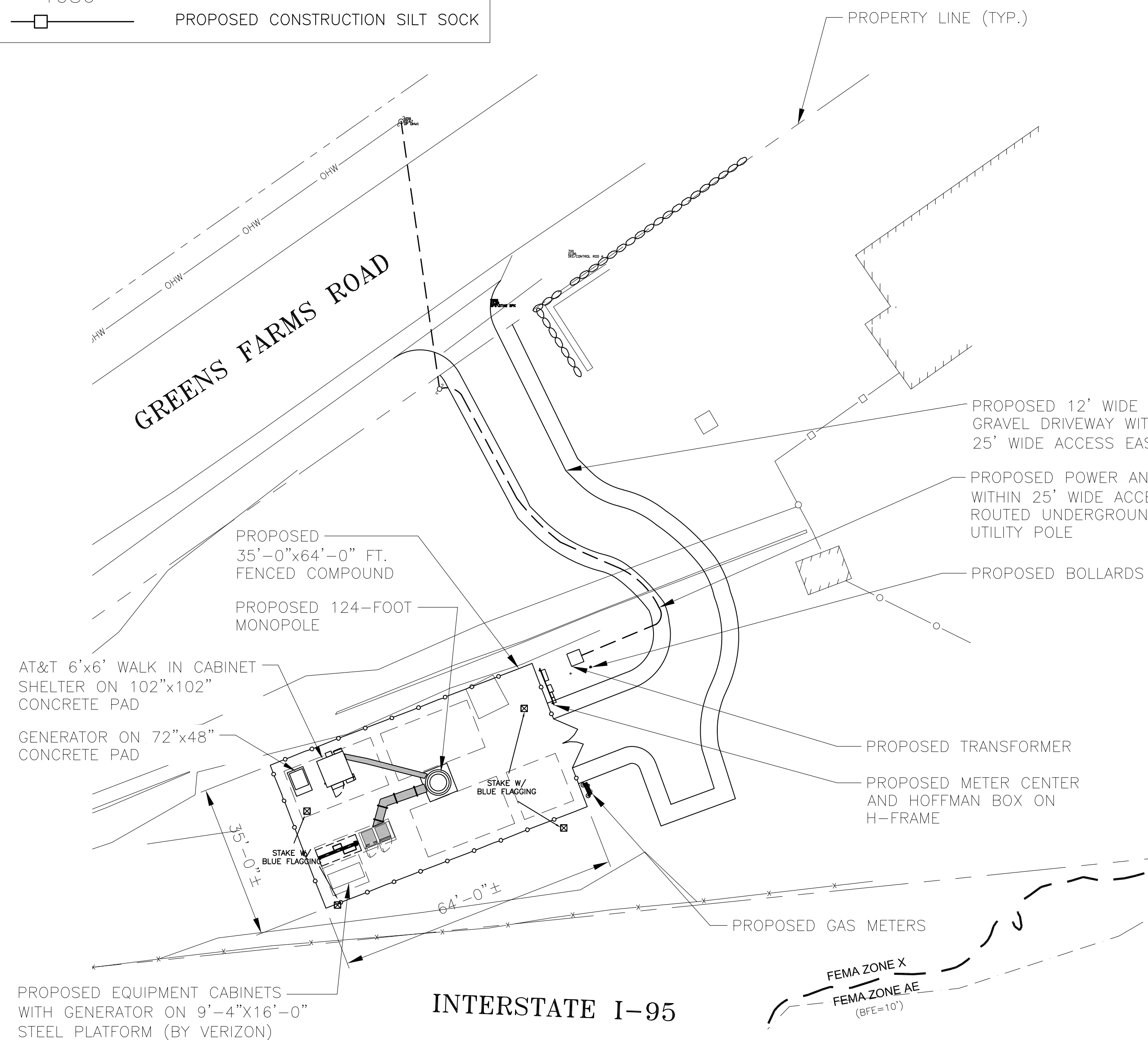
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Sheet Number: Revision:

C-101 1

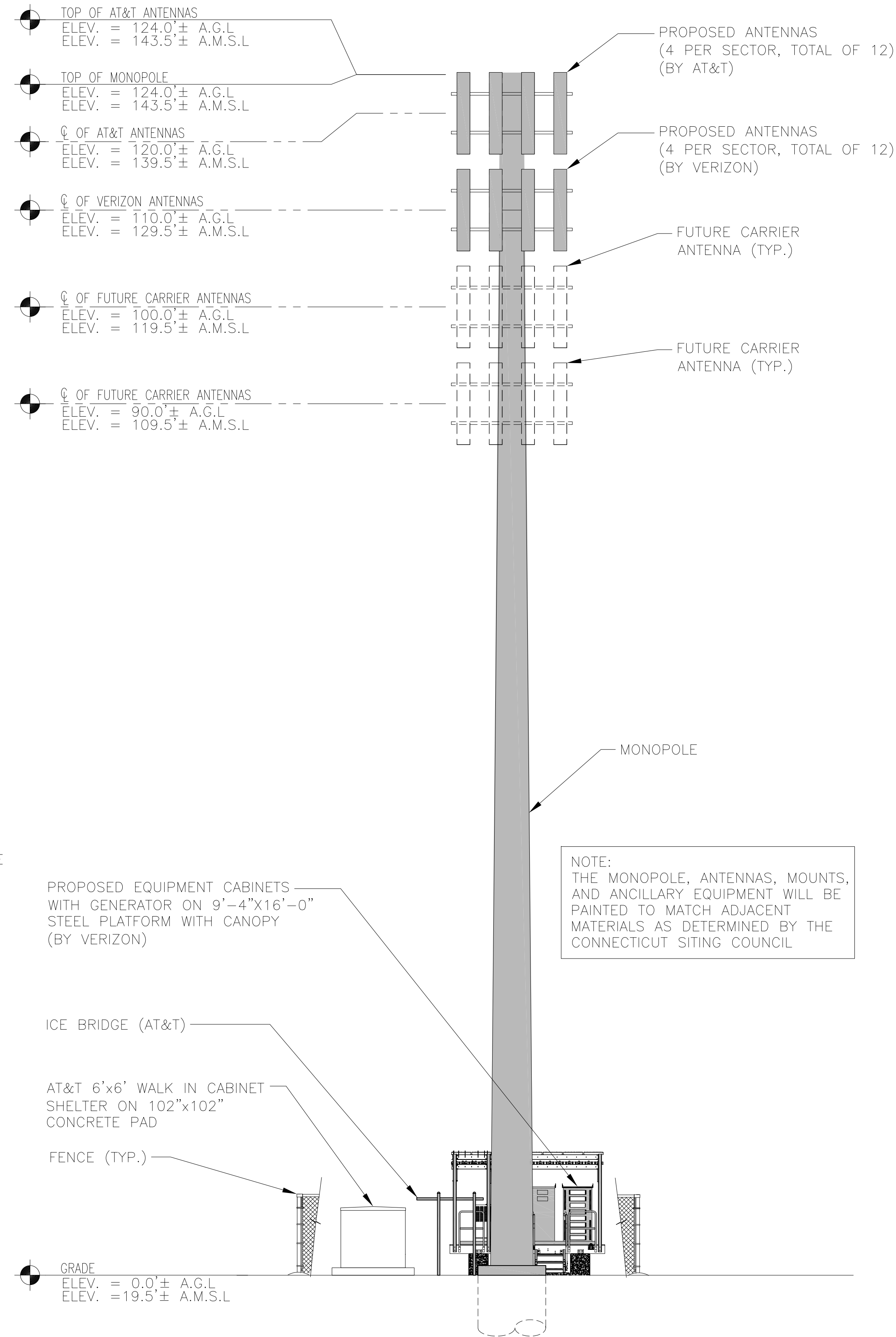
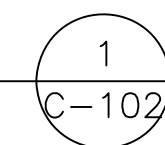
LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- - - EXISTING CONTOUR LINE
- ~ ~ ~ TREE LINE
- x-x- BARBED WIRE FENCE REMAINS
- OHW- OVERHEAD WIRE
- o-o- EXISTING CHAIN LINK FENCE
- [Hatched Box] EXISTING BUILDING
- CB [Grid Box] CATCH BASIN
- [Tree Symbol] CONIFEROUS TREE
- [Tree Symbol] DECIDUOUS TREE
- [Chain Link Symbol] STONEWALL
- [Well Symbol] WELL
- [Utility Pole Symbol] UTILITY POLE
- 1086- PROPOSED CONTOUR LINE
- [Square Box] PROPOSED CONSTRUCTION SILT SOCK



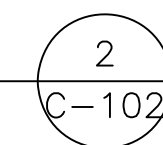
COMPOUND PLAN

22x34 SCALE: 1"=20'-0"
11x17 SCALE: 1"=40'-0"



EAST ELEVATION

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

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Sheet Title:
**COMPOUND PLAN
AND ELEVATION**

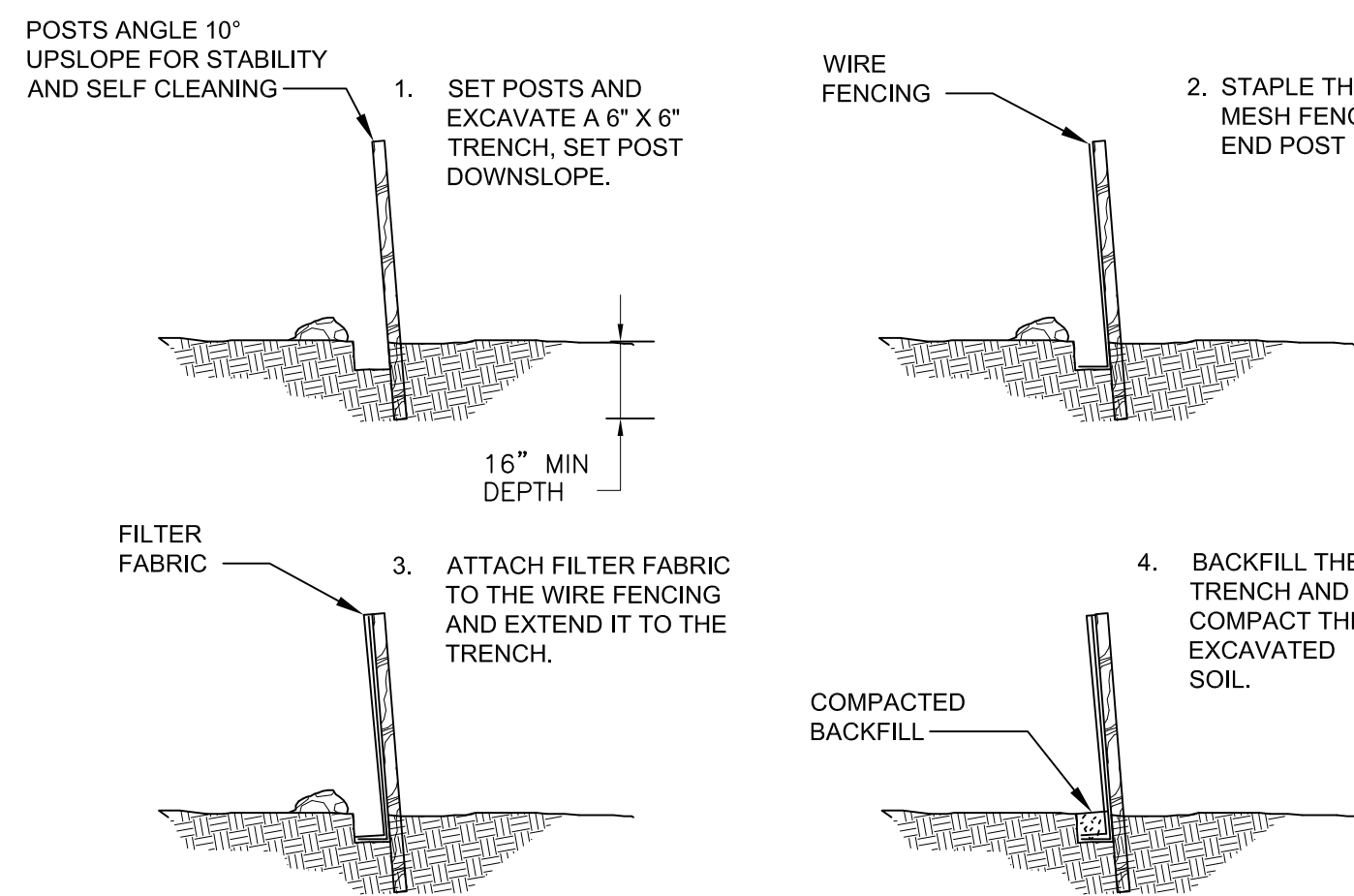
Original drawing is ANSI - D.
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Sheet Number: Revision:

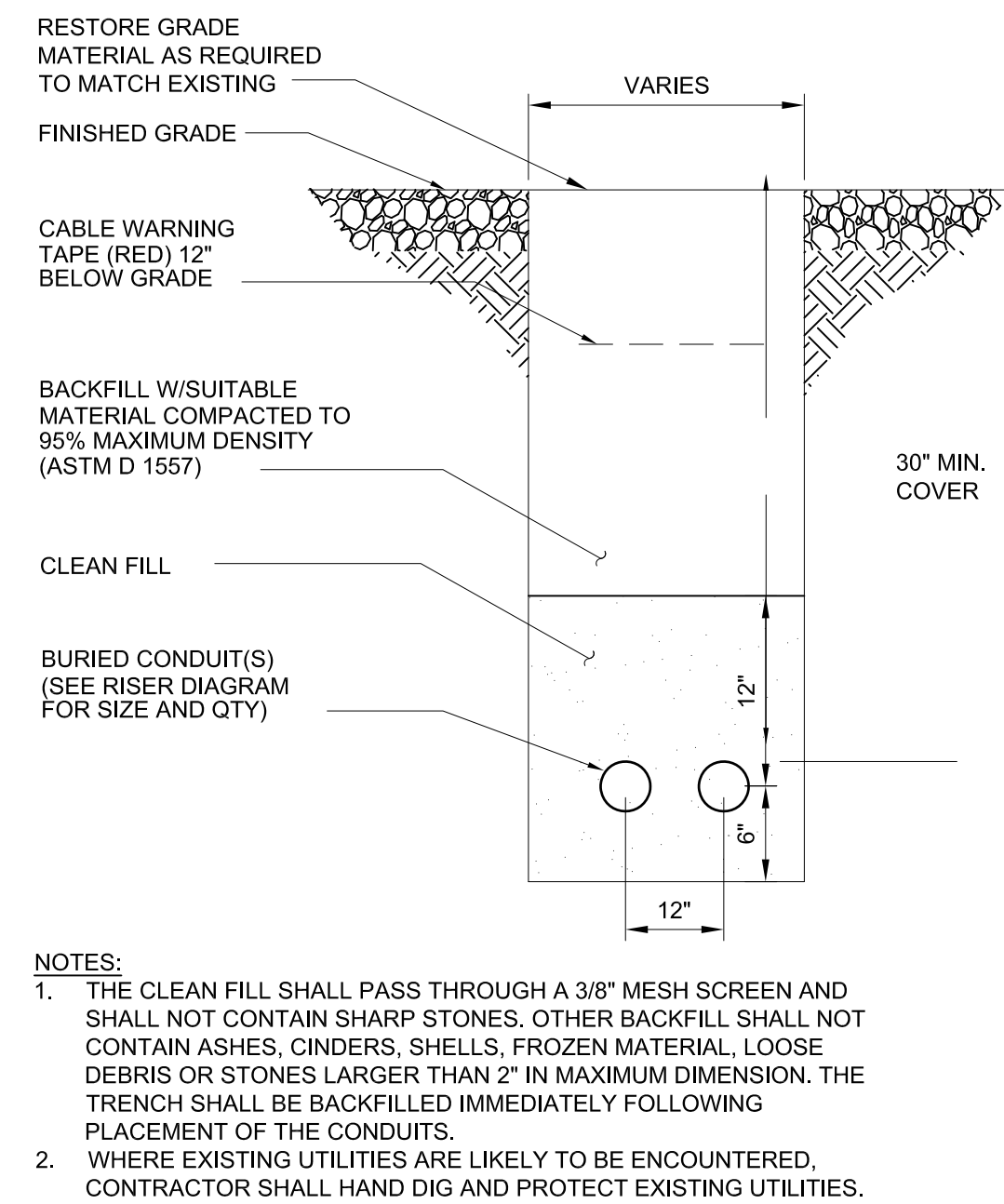
C-102 1



CONNECTICUT SITING COUNCIL DOCKET

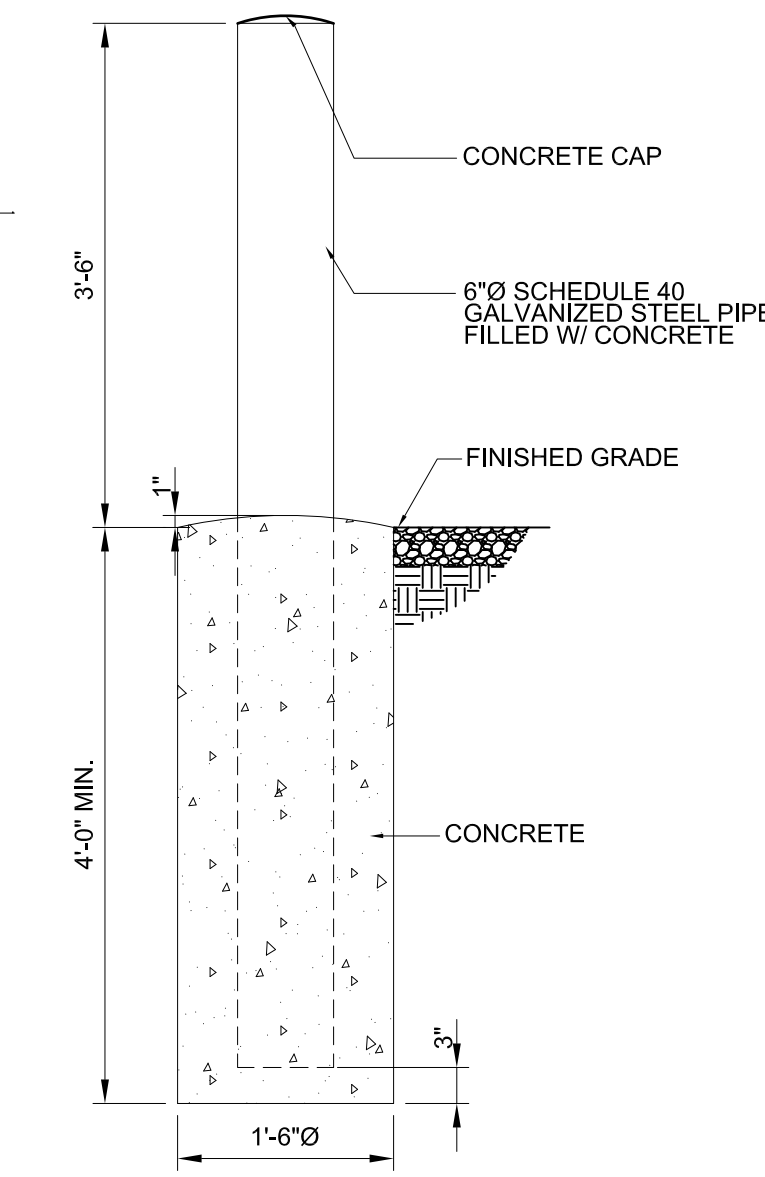


SEDIMENTATION CONTROL BARRIER
SCALE: N.T.S.

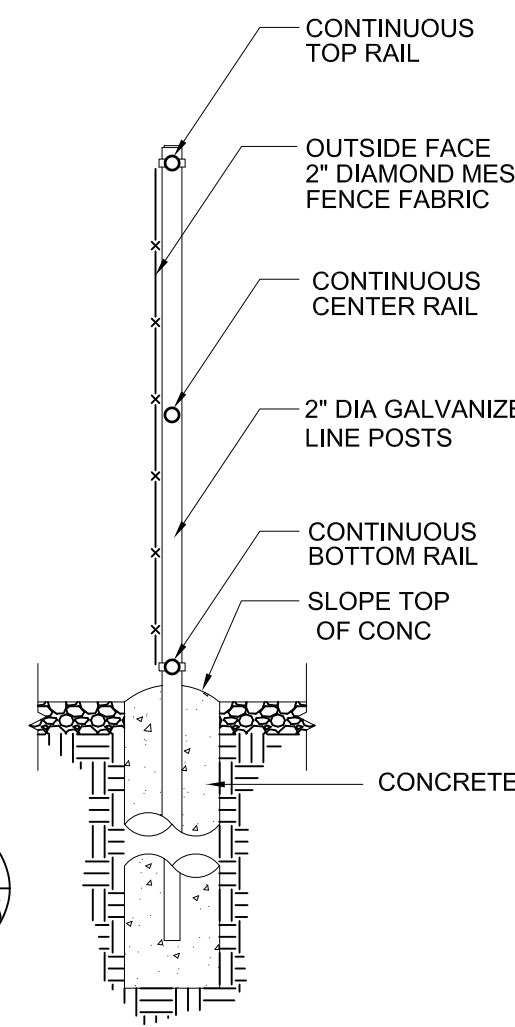


NOTES:
1. THE CLEAN FILL SHALL PASS THROUGH A 3/8" MESH SCREEN AND SHALL NOT CONTAIN SHARP STONES. OTHER BACKFILL SHALL NOT CONTAIN ASHES, CINDERS, SHELLS, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" IN MAXIMUM DIMENSION. THE TRENCH SHALL BE BACKFILLED IMMEDIATELY FOLLOWING PLACEMENT OF THE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

UTILITY TRENCH
SCALE: N.T.S.



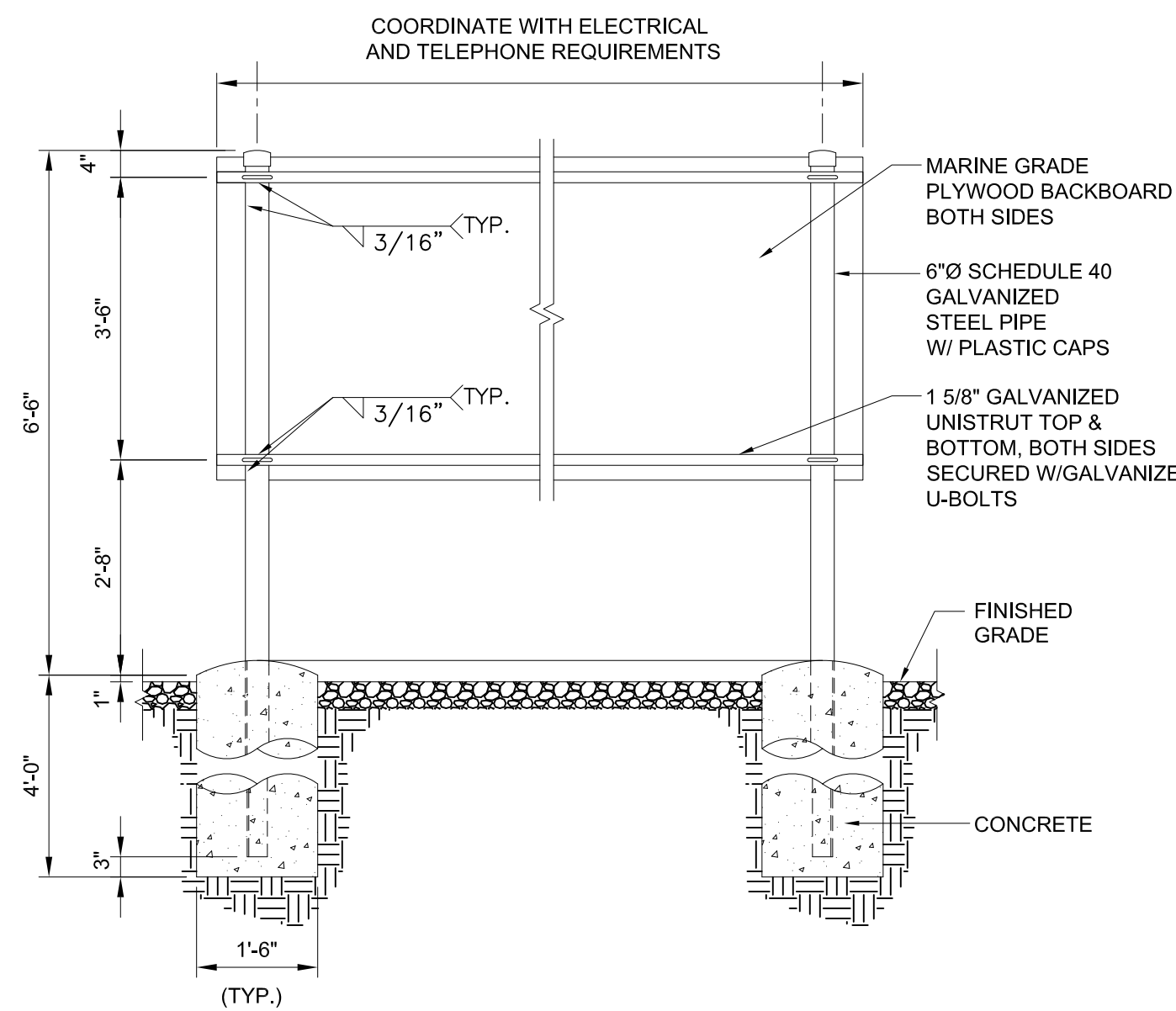
TYPICAL BOLLARD
22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"



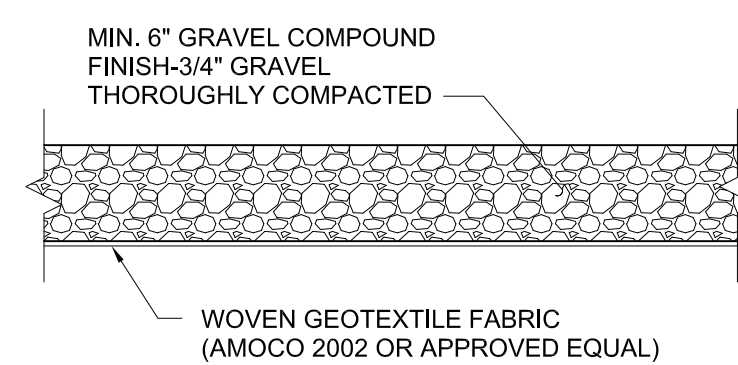
NOTES:
1. FENCE POST SPACING NOT TO EXCEED 10'-0" O.C.
2. TENSION ALL BARBED WIRE TO SNUG TIGHT.
3. VERIFY ALL DIMENSIONS WITH FENCE MANUFACTURER'S REQUIREMENTS.

CHAIN LINK FENCE
SCALE: N.T.S.

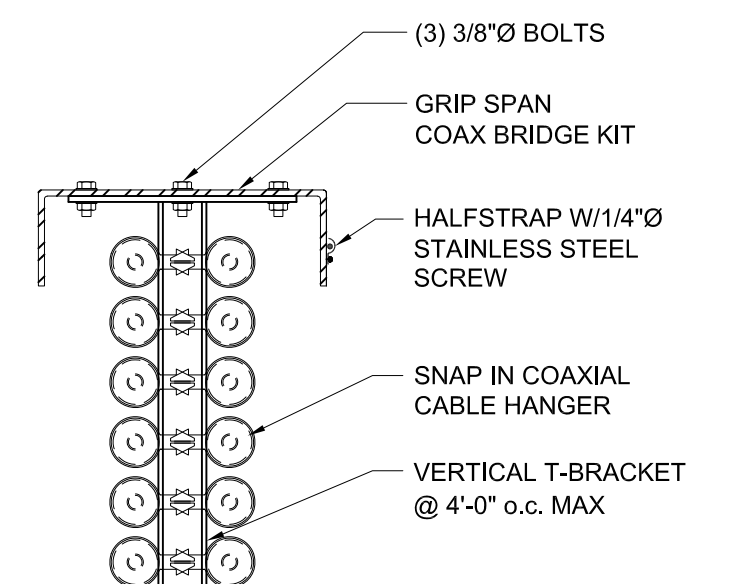
GEOTEXTILE NOTES:
GEOTEXTILE SHALL BE USED BENEATH DESIGN HEAVY USE AREA GRAVEL LAYER AS NOTED IN THE DRAWINGS, OR AS SPECIFIED BY THE NRCS PROJECT ENGINEER.
THIS MATERIAL MUST MEET "HIGH SURVIVABILITY CRITERIA"
- GRAB STRENGTH: ASTM D-1682 = 320 LBS. OR BETTER
- PUNCTURE STRENGTH: ASTM D-751-68 = 65 LBS. OR BETTER
- BURST STRENGTH: ASTM D-751-68 = 290 PSI OR BETTER
- TEAR STRENGTH: ASTM D-1117 = 55 LBS. OR BETTER



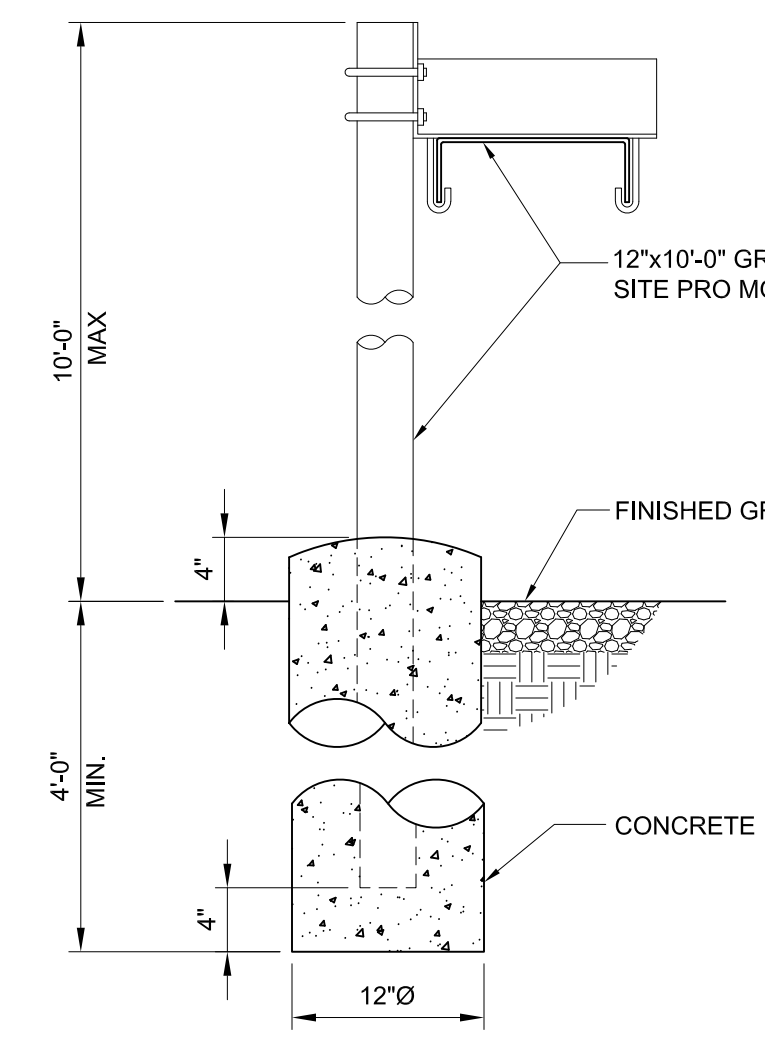
ELECTRIC-TELCO BACKBOARD
SCALE: N.T.S.



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



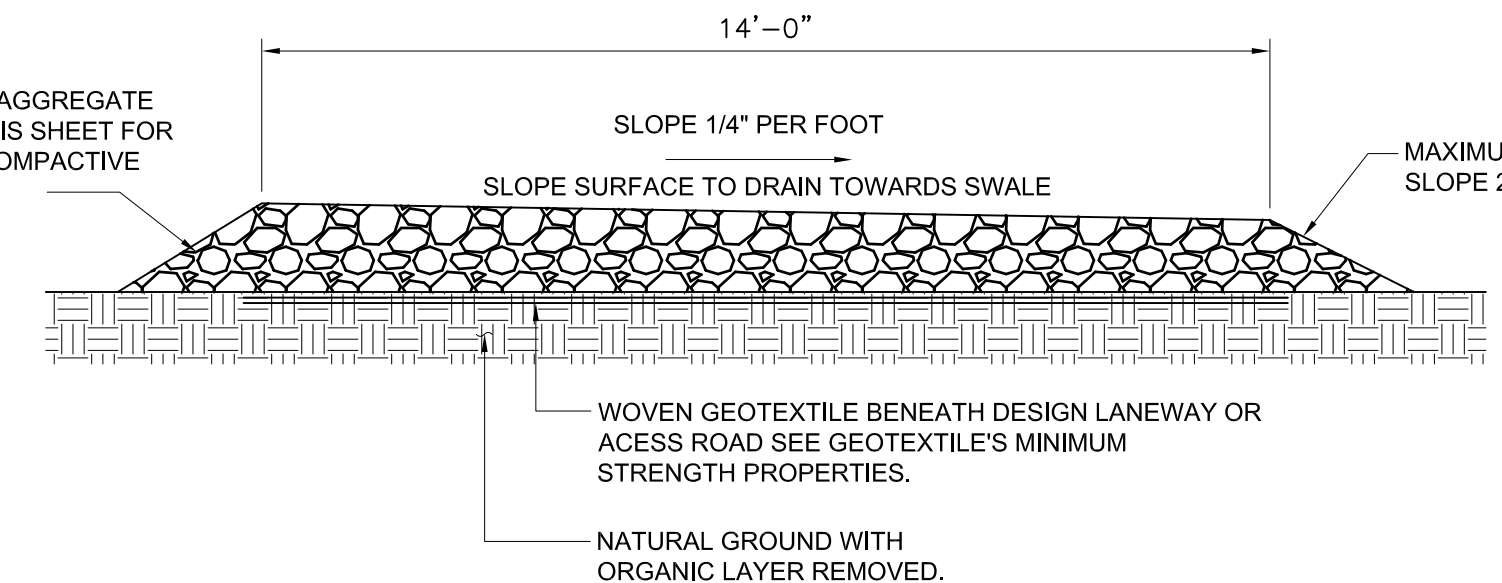
ICE BRIDGE DETAIL
22x34 SCALE: 1-1/2"=1'-0"
11x17 SCALE: 3/4"=1'-0"



NOTE:
1. MAXIMUM 10' SPACING BETWEEN POST SUPPORTS

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

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



GRAVEL ACCESS DRIVE TYPICAL SECTION
SCALE: N.T.S.

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