

USGS TOPOGRAPHIC MAP



VICINITY MAP



CODE REFERENCES

2022 Connecticut State Building Code

2021 International Building Code  
2021 International Existing Building Code  
2021 International Plumbing Code  
2021 International Mechanical Code  
2021 International Residential Code  
2021 International Energy Conservation Code  
2020 National Electrical Code (NFPA 70)  
2017 ICC A117.1 Accessible and Usable Buildings & Facilities

PROJECT SUMMARY

ARX WIRELESS PROJECT NAME: EAST LYME CT  
SITE NUMBER: CT0471  
PROJECT ADDRESS: 306 FLANDERS ROAD  
EAST LYME, CT 06333  
PARCEL ID: 313.7  
ARX WIRELESS: KEITH COPPINS  
ARX WIRELESS  
110 WASHINGTON AVENUE  
FOURTH FLOOR  
NORTH HAVEN, CT 06473  
203.623.3287  
ARX WIRELESS LEGAL COUNSEL: DAVID A. BALL, ESQ.  
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AT&T LEGAL COUNSEL: LUCIA CHIOCCO, ESQ.  
DANIEL PATRICK, ESQ.  
CUDDY & FEDER LLP  
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14TH FLOOR  
WHITE PLAINS, NY 10601  
914.761.1300  
LAND LORD: ESMERELDA, LLC  
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: 41° 21' 48.44" N  
LONGITUDE: 72° 12' 38.23" W  
GRADE (PROPOSED): 53' +/- AMSL



CONNECTICUT SITING COUNCIL DOCKET



Site Number:  
**CT0471**

Site Name:  
**EAST LYME CT**  
306 FLANDERS ROAD  
EAST LYME, CT 06333

Prepared For:  
**ARX WIRELESS**

Project No: 2024.12

**Douglas J. Roberts - Architect**

110 Washington Avenue  
Fourth Floor  
North Haven, CT 06473  
Tel: 203.234.6368  
Email: droberts - architect@outlook.com

**Douglas J. Roberts - Architect**



Douglas J. Roberts  
Roberts  
No. 4120  
LICENCED ARCHITECT  
Do not quote dimensions from drawings  
Drawings are for the sole use of the architect  
Report all discrepancies to Architect immediately  
This drawing is to be used in conjunction with all relevant  
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REVISION SCHEDULE

REVISION	DESCRIPTION	DATE
1	GENERAL	Sept. 17, 2025
2	Verizon Equipment	Oct. 7, 2025
3	Update Details	Jan. 15, 2026
4	Update Details	Jan. 15, 2026

SHEET INDEX			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
T - 001	TITLE SHEET	4	Jan. 15, 2026
C - 1	SURVEY AND ABUTTERS PLAN	4	
C - 101	OVERALL SITE PLAN AND LEGEND	4	Jan. 15, 2026
C - 102	DETAILED COMPOUND PLAN AND ELEVATION	4	Jan. 15, 2026
C - 103	SITE DETAILS	4	Jan. 15, 2026
C - 104	SEDIMENTATION AND EROSION CONTROL DETAILS	4	Jan. 15, 2026

SCOPE OF WORK

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

1. 2,500 +/- SQUARE FOOT FENCED COMPOUND WITHIN A 3,000 SQUARE FOOT LEASE AREA
2. ACCESS WILL BE OVER EXISTING PAVED AND GRAVEL PARKING AREAS AND DRIVE WAY FROM FLANDERS ROAD
3. 135' TALL MONPOLE FOR FOUR CARRIER PLATFORMS WITH ANTENNAS AND ANCILLARY EQUIPMENT
4. POWER AND TELCO SERVICES WILL BE ROUTED UNDERGROUND FROM EXISTING OVERHEAD UTILITIES ON FLANDERS ROAD TO PROPOSED ELECTRICAL METER AND UTILITY BOX ON PROPOSED H-FRAME.

AT&T IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENT ON THE PROPOSED TELECOMMUNICATION SITE:

1. A WALK-UP ENCLOSURE FOR RADIO EQUIPMENT ON A CONCRETE SLAB
2. 20 kVA BACK UP DIESEL GENERATOR ON A CONCRETE SLAB
3. ANTENNAS AND ANCILLARY EQUIPMENT ON A 12' - 0" PLATFORM

VERIZON IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS ON THE PROPOSED TELECOMMUNICATIONS SITE:

1. RADIOS, BACK UP GENERATOR ON A CONCRETE SLAB
2. ANTENNAS AND ANCILLARY EQUIPMENT ON A 12' - 0" PLATFORM

Drawing By: Zachary J. Roberts  
Drawing Date: SEPTEMBER 8, 2025  
Reviewed By: Niddrie Rowe  
Project No: 2024.12  
Scale:

Sheet Title: **TITLE SHEET**  
Sheet Number: **811**



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

Sheet Number: Revision:

**T - 001**

**4**

## **EXHIBIT #13**



CONNECTICUT SITING COUNCIL DOCKET



Site Number:  
**CT0471**

Site Name:  
**EAST LYME CT**

306 FLANDERS ROAD  
EAST LYME, CT 06333

Prepared For:  
**ARX WIRELESS**

Project No: 2024.12

**Douglas J. Roberts - Architect**

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DOUGLAS J. ROBERTS - ARCHITECT



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**REVISION SCHEDULE**

REVISION	DESCRIPTION	DATE
1	GENERAL	Sept. 17, 2025
2	Verton Equipment	Oct. 7, 2025
3	Update Details	Jan. 15, 2026
4	Update Details	Jan. 15, 2026

Drawing By: Zachery J. Roberts  
Drawing Date: SEPTEMBER 8, 2025  
Reviewed By: Nidrie Rowe  
Project No: 2024.12  
Scale: As indicated

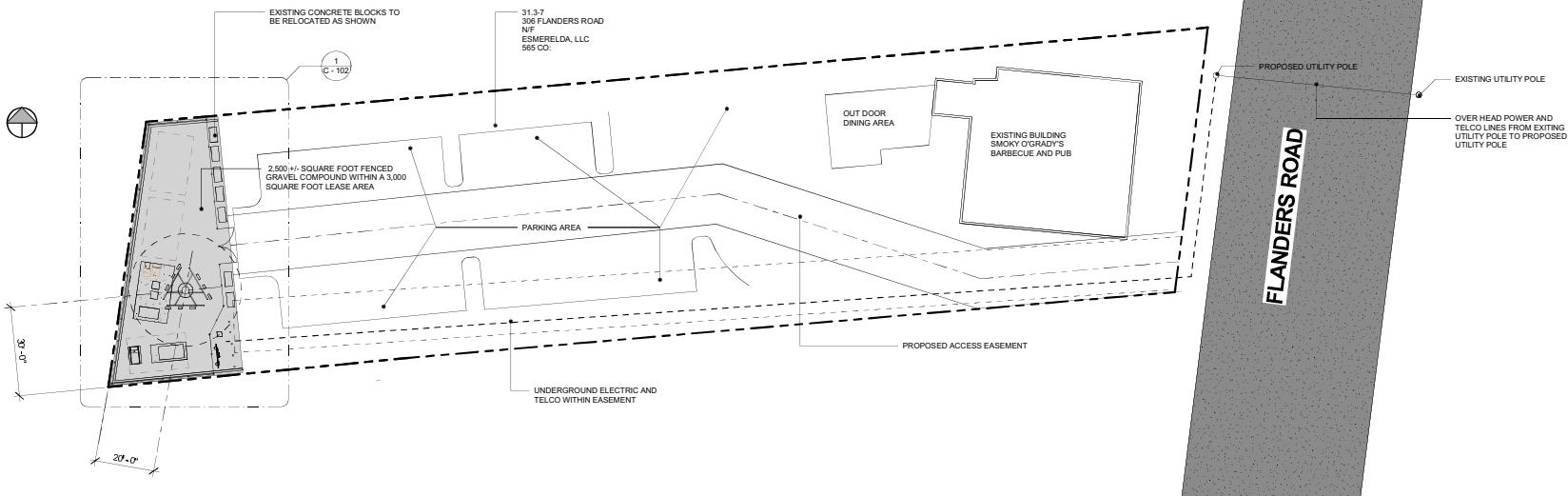
Sheet Title: **OVERALL SITE PLAN AND LEGEND**

Original drawing is ANSI-L D  
Do not scale dimensions from this drawing.

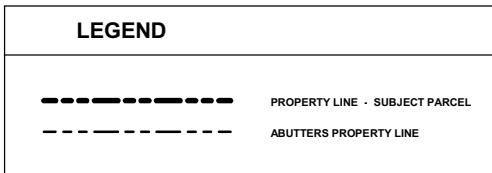
Sheet Number: Revision:

**C - 101**

**4**



**1** OVERALL SITE PLAN  
C - 101 1" = 20'-0"



NOTE:

1. NO TREES WILL NEED TO BE REMOVED FOR THE CONSTRUCTION OF THIS FACILITY
2. APPROXIMATELY 50 CY OF MATERIAL WILL NEED TO BE REMOVED FOR THE CONSTRUCTION OF THIS FACILITY
3. RESTAURANT PARKING LAYOUT SHOWN PER SITE PLAN PREPARED FOR SMOKY O'GRADY'S PREPARED BY: SMOKY O'GRADY'S ASSOCIATES, CIVIL ENGINEERS AND LAND SURVEYORS. DATED AUGUST 25, 2009



Site Number  
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Site Name: EAST LYME CT

306 FLANDERS ROAD  
EAST LYME, CT 06333

Prepared For:  
**ARX WIRELESS**

Project No: 2024.12

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Douglas J. Roberts  
Digitally signed by Douglas J. Roberts  
Date: 2023.01.20 10:46:00 -05'00'  
Location: 1000 10th Street, Suite 1000, Washington, DC 20004  
Reason: I am the author of this document  
Location: your location information here  
Date: 2023.01.20 10:46:00 -05'00'  
File: PDF-Edition Version: 11.2.0

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#### REVISION SCHEDULE

REVISION	DESCRIPTION	DATE
1	GENERAL	Sept. 17, 2023
2	Verizon Equipment	Oct. 7, 2025
3	Update Lease Area	Jan. 8, 2026
4	Update Details	Jan. 15, 2027

Drawing By: Zachary J. Roberts  
Drawing Date: SEPTEMBER 8, 2023  
Reviewed By: Niddrie Rowe  
Project No: 2024.12  
Scale: 1" = 10'-0"

Sheet Title:  
**DETAILED**

## COMPOUND PLAN AND ELEVATION

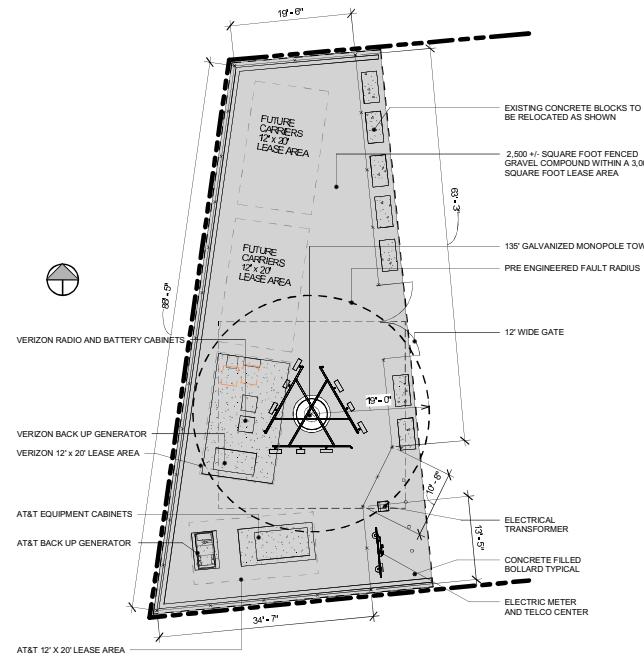
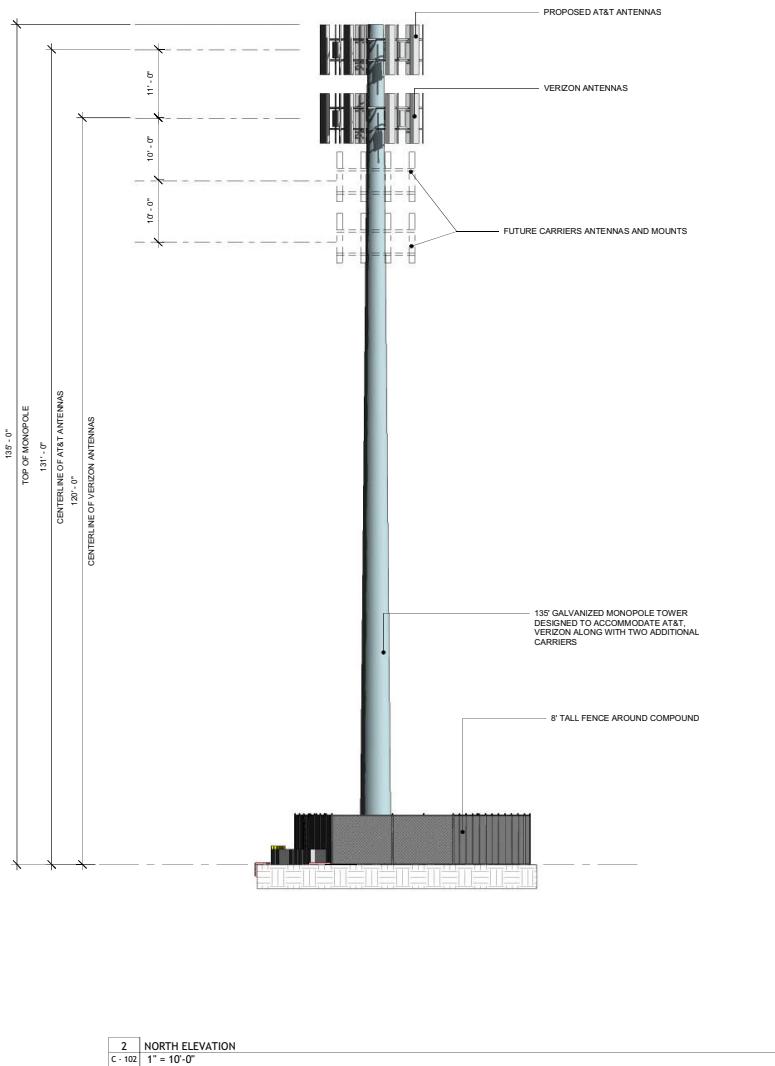
Original drawing is ANSI - D.  
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Original drawing is ANSI - D.  
Do not scale contents of this drawing.

C-102 4

5 - 102 +

C - 102 4



1	DETAILED COMPOUND PLAN
C - 102	1" = 10'-0"





Site Number:  
**CT0471**

Site Name:

**EAST LYME CT**

Prepared For:  
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Project No: 2024.12

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## EROSION CONTROL MEASURE NOTES

- 1 DISTURBED AREAS SHALL BE KEPT TO THE MINIMUM AREA NECESSARY TO CONSTRUCT THE ROADWAYS AND ASSOCIATED DRAINAGE FACILITIES.
- 2 HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- 3 BALED HAY AND MULCH SHALL BE MOWING'S OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
- 4 FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
- 5 STOCKPILED MATERIAL SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
- 6 ALL DISTURBED AREAS SHALL BE LOAMED AND SEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREAS.
- 7 APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED.
- 8 AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
- 9 PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- 10 ALL CATCH BASIN INLETS WILL BE PROTECTED WITH LOW POINT SEDIMENTATION BARRIER.
- 11 ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- 12 ALL Dewatering OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
- 13 NO DISCHARGE SHALL BE DIRECTED TOWARDS ANY PROPOSED DITCHES, SWALES, OR PONDS UNTIL THEY HAVE BEEN PROPERLY STABILIZED.

## SILT SOXX NOTES

- 1 USE SILT SOXX WHERE CONDITIONS DO NOT ALLOW TWINE TO BE DRIVEN.
- 2 STRAW BALES TO BE TIED WITH BIODEGRADABLE TWINE
- 3 SILT SOXX FILL TO MEET FILTER SPECIFICATIONS AND APPLICATION REQUIREMENTS
- 4 SILT SOXX COMPOSE MATERIAL TO BE DISPERSED ON SITE OR AS DETERMINED BY THE ARCHITECT

## REVISION SCHEDULE

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1	GENERAL	Sept. 17, 2020
2	Verizon Equipment	Oct. 7, 2025
3	Update Lease Area	Jan. 8, 2026
4	Update Details	Jan. 15, 2026

Drawing By: Zachary J. Roberts  
Drawing Date: SEPTEMBER 8, 2018  
Reviewed By: Niddrie Rowe  
Project No: 2024.12  
Scale: As indicated

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Sheet Title:

## SEDIMENTATION AND EROSION CONTROL DETAILS

Original drawing is ANSI - D.  
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Sheet Number:

8-124 1

C - 104 4

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