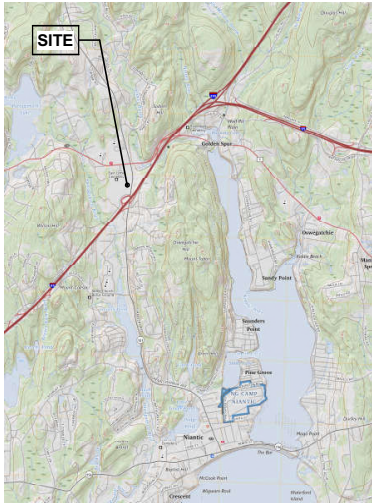
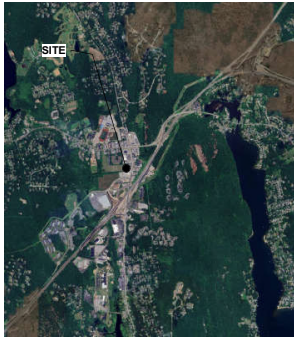


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USGS TOPOGRAPHIC MAP



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



CT0471 EAST LYME CT

306 FLANDERS ROAD EAST LYME, CONNECTICUT 06333

PROPOSED 135' MONOPOLE TOWER AND COMPOUND

PROJECT SUMMARY

ARX WIRELESS PROJECT NAME:	EAST LYME CT
SITE NUMBER:	CT0471
PROJECT ADDRESS:	306 FLANDERS ROAD EAST LYME, CT 06333
PARCEL ID:	31-3.7
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. WILSON T. CARROLL, ESQ. COHEN AND WOLF, P.C. 1115 BROAD STREET BRIDGEPORT, CT 06604 203.337.4134
AT&T:	AT&T 84 DEERFIELD LANE MERIDEN, CT 06450
AT&T LEGAL COUNSEL:	LUCIA CHIOCCIO, ESQ. DANIEL PATRICK, ESQ. CUDDY & FEDER LLP 445 HAMILTON AVENUE 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 01927
LATITUDE:	41° - 21' - 48.44" N
LONGITUDE:	72° - 12' - 38.23" W
GRADE (PROPOSED)	53' +/- AMSL

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		
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:

- 2,500 +/- SQUARE FOOT FENCED COMPOUND WITHIN A 3,000 SQUARE FOOT LEASE AREA
- ACCESS WILL BE OVER EXISTING PAVED AND GRAVEL PARKING AREAS AND DRIVE WAY FROM FLANDERS ROAD
- 135' TALL MONOPOLE FOR FOUR CARRIER PLATFORMS WITH ANTENNAS AND ANCILLARY EQUIPMENT
- 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:

- A WALK-UP ENCLOSURE FOR RADIO EQUIPMENT ON A CONCRETE SLAB
- 20 KVA BACK UP DIESEL GENERATOR ON A CONCRETE SLAB
- ANTENNAS AND ANCILLARY EQUIPMENT ON A 12' - 0" PLATFORM

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

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



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
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Site verify all dimensions prior to construction.
Report all discrepancies to Architect immediately.
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REVISION SCHEDULE

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

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

Sheet Title:
TITLE SHEET

Original drawing is A001-D.
Do not scale contents of this drawing.

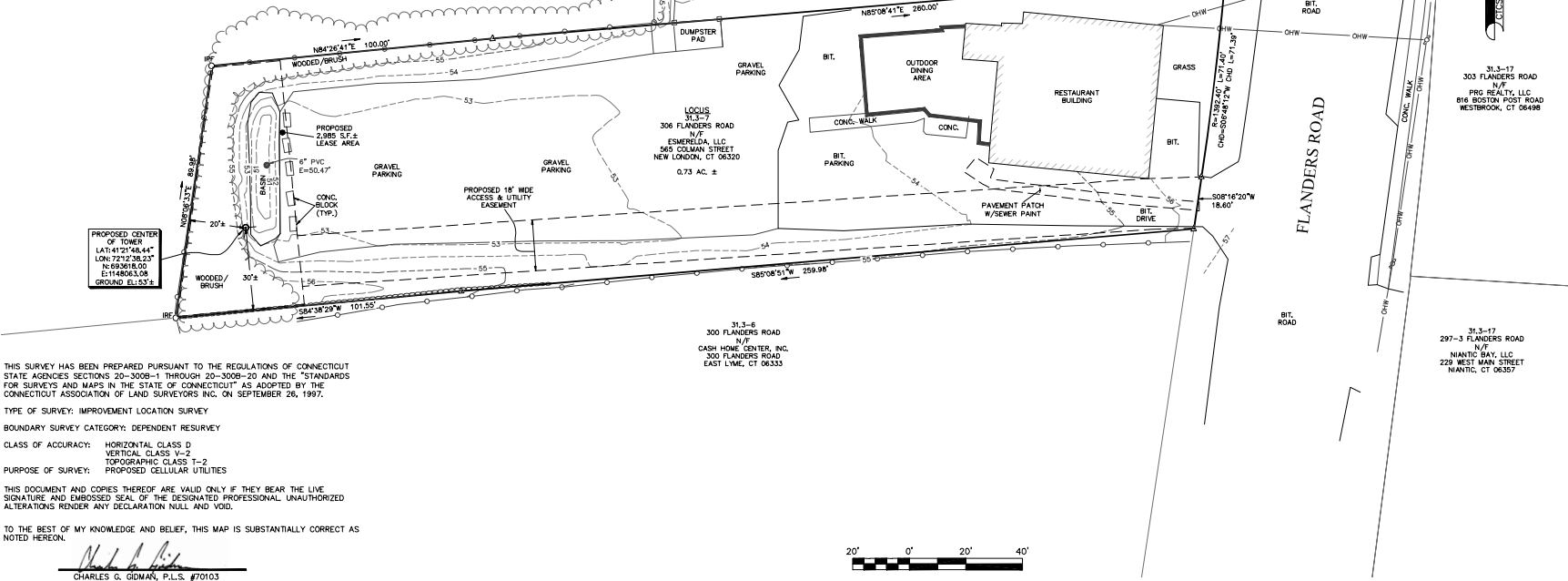
Sheet Number: Revision:

T - 001 4

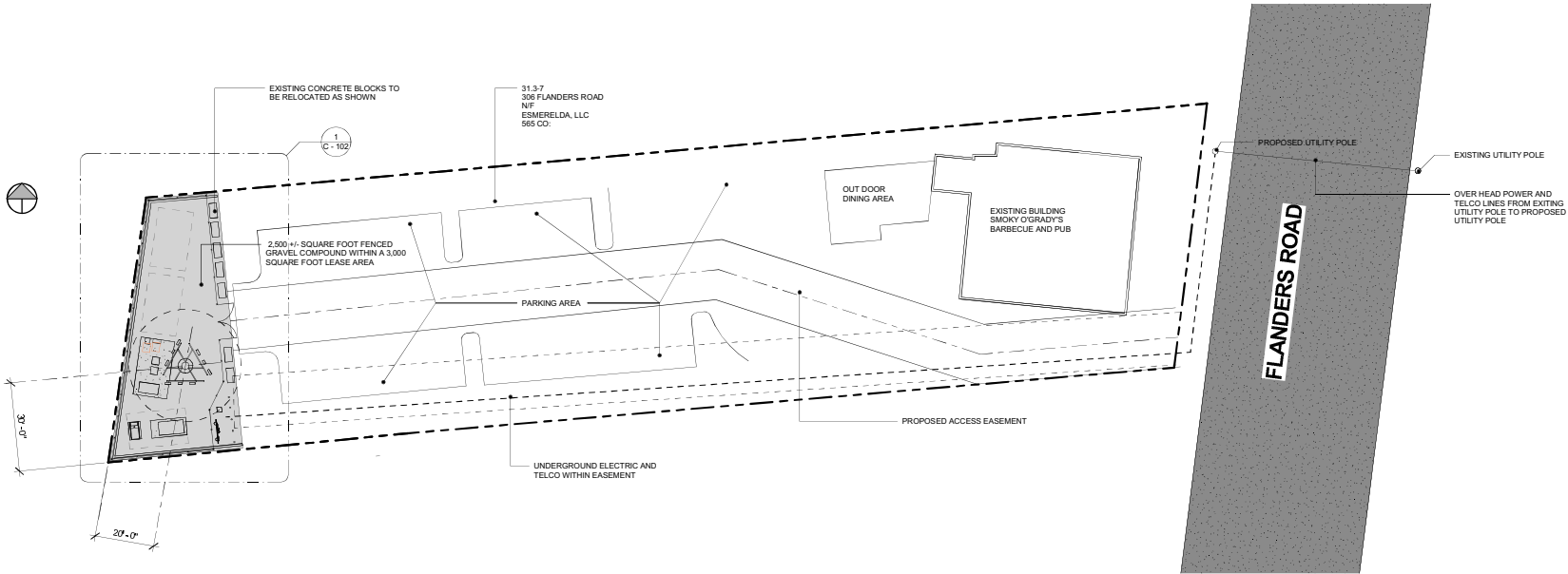
EXHIBIT #13

SITE SPECIFIC NOTES:

1. FIELD SURVEY DATE: 11-12-2024
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
4. OWNER: ESMERLEDA, LLC
565 COLMAN STREET
NEW LONDON, CT 06320
5. SITE NAME: CT0471
EAST LYME CT
6. SITE ADDRESS: 306 FLANDERS ROAD
EAST LYME, CT 06333
7. JURISDICTION: TOWN OF EAST LYME
NEW LONDON COUNTY
8. TAX ID: 31.3-7
9. DEED REFERENCE: DEED BOOK 946 PAGE 271
10. PLAN REFERENCE: N/A
11. ZONING DISTRICT: CA
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 DISRUPT 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
14. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE LOCUS PROPERTY IS LOCATED IN AREAS DESIGNATED AS ZONE X (AREAS OF MINIMAL FLOODING), COMMUNITY PANEL NO. 09011C 0477 J, EFFECTIVE 04/6/2013.
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 GIS DATA AND ARE APPROXIMATE ONLY.
18. ABUTTING PROPERTY LINES ARE TAKEN FROM THE REFERENCE PLANS AND GIS DATA AND ARE APPROXIMATE ONLY.
19. WETLAND SITE ASSESSMENT WAS PERFORMED BY DAVISON ENVIRONMENTAL ON 10/6/2024, NO WETLANDS OR WATERCOURSES WERE IDENTIFIED (OR DELINEATED) WITHIN 100' OF THE SITE.



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

LEGEND

----- PROPERTY LINE - SUBJECT PARCEL
----- ABUTTERS PROPERTY LINE

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 SMOKEY O'GRADY'S PREPARED BY J. ROBERT FRANNIER & ASSOCIATES, CIVIL ENGINEERS AND LAND SURVEYORS. DATED AUGUST 25, 2009

CONNECTICUT SITING COUNCIL DOCKET



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Prepared For:
ARX WIRELESS

Project No: 2024.12

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Douglas
J. Roberts

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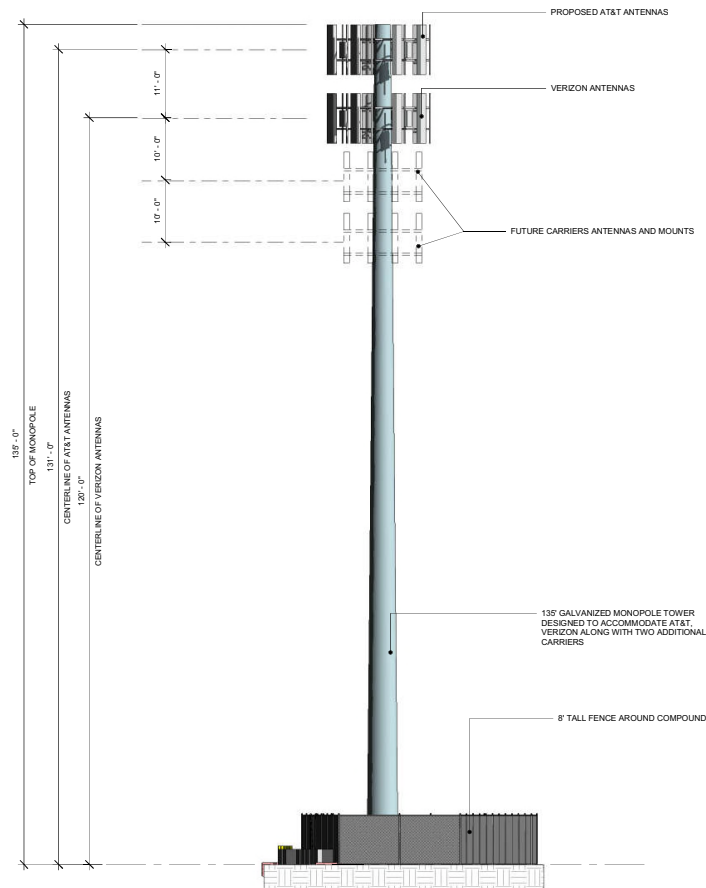
Drawing By: Zachary J. Roberts
Drawing Date: SEPTEMBER 8, 2025
Reviewed By: Nadine Rowe
Project No: 2024.12
Scale: As indicated

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

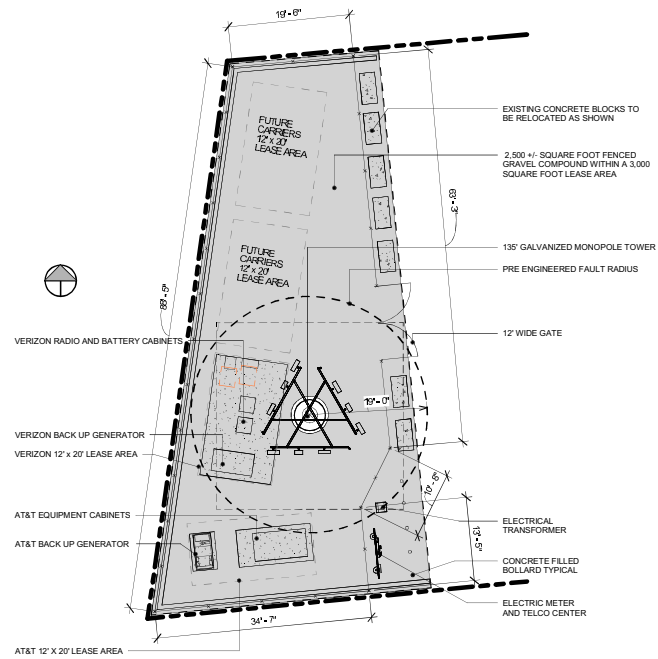
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Sheet Number: Revision:

C - 101 4



2	NORTH ELEVATION
C - 102	1" = 10'-0"



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

CONNECTICUT SITING COUNCIL DOCKET



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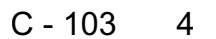
Drawing By: Zachary J. Roberts
Drawing Date: SEPTEMBER 8, 2025
Reviewed By: Niddrie Rowe
Project No: 2024.12
Scale: 1" = 10'-0"

Sheet Title:
**DETAILED
COMPOUND PLAN
AND ELEVATION**

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

C - 102 4





- 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 MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE OR OTHER MEANS TO PREVENT EROSION. MATERIALS SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OF SITE.
- 6 ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDDED. 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 STABILIZE 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.

- 1 USE SILT SOXX WHERE CONDITIONS DO NOT ALLOW
STAKES 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



DOUGLAS J. ROBERTS - ARCHITECT

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Sheet Title:

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C - 104 4