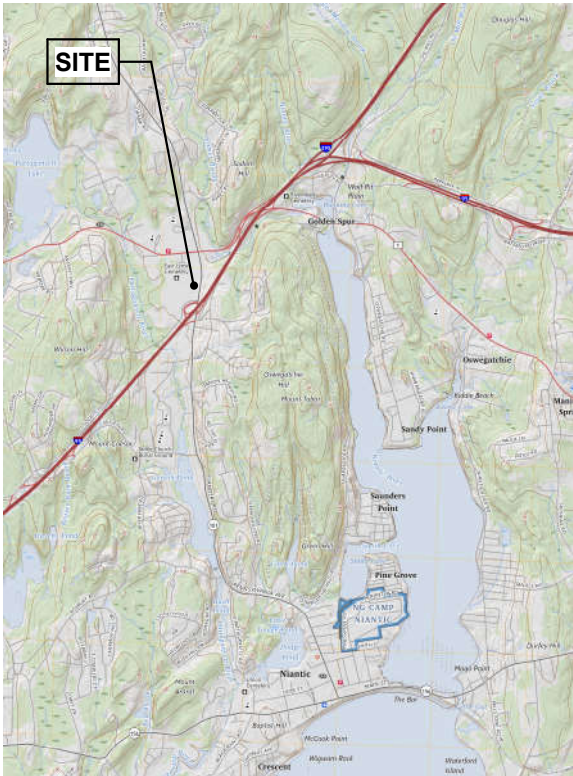


USGS TOPOGRAPHIC MAP



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: 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 CHIOCCHIO, 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 01027

LATITUDE: 41° - 21' - 48.44" N

LONGITUDE: 72° - 12' - 38.23" W

GRADE (PROPOSED) 53' +/- AMSL



CT0471  
EAST LYME CT

306 FLANDERS ROAD  
EAST LYME, CONNECTICUT 06333

PROPOSED 135' MONOPOLE  
TOWER AND COMPOUND

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

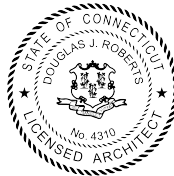
Project No: 2024.12

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



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REVISION SCHEDULE

REVISION	DESCRIPTION	DATE
1	GENERAL	Sept. 17, 2025
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, 2025  
Reviewed By: Niddrie Rowe  
Project No: 2024.12  
Scale:

Sheet Title:

TITLE SHEET

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

Sheet Number: Revision:

T - 001 4

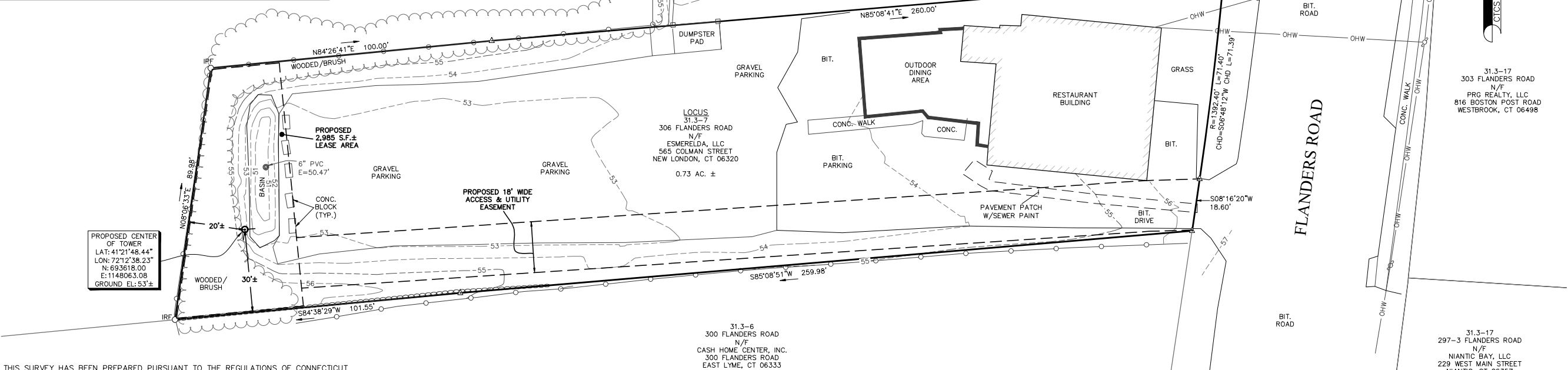


1. FIELD SURVEY DATE: 11-12-2024
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: ESMERELDA, LLC  
565 COLMAN STREET  
NEW LONDON, CT 06320
5. SITE NAME: CT0471  
EAST LYME CT
6. SITE ADDRESS 306 FLANDERS ROAD  
EAST 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

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 0N8/5/2013

**16. THIS IS NOT A BOUNDARY SURVEY.**

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.



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

  
CHARLES G. GIDMAN, P.L.S. #70103



	SUBJECT PROPERTY LINE
	ABUTTERS PROPERTY LINE
	EASEMENT LINE
	STOCKADE FENCE
	CHAIN LINK FENCE
	OVERHEAD WIRES
	TREELINE
	STONE WALL
	CONTOUR LINE
	TOWER CONTROL POINT
	UTILITY POLE
	IRON PIPE OR ROD FOUND
	PIPE INLET OR OUTLET
	NOW OR FORMERLY
31.3-7	ASSESSOR'S ID

306 FLANDERS ROAD  
EAST LYME, CT 06333

110 Washington Avenue  
Fourth Floor  
North Haven, CT 06473

Tel: 203.234.6368  
Email: droberts-architect@outlook.com



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REVISION	DESCRIPTION	DATE
0	REVIEW	1/30/2025
1	REVISE LEASE AREA	1/20/2026

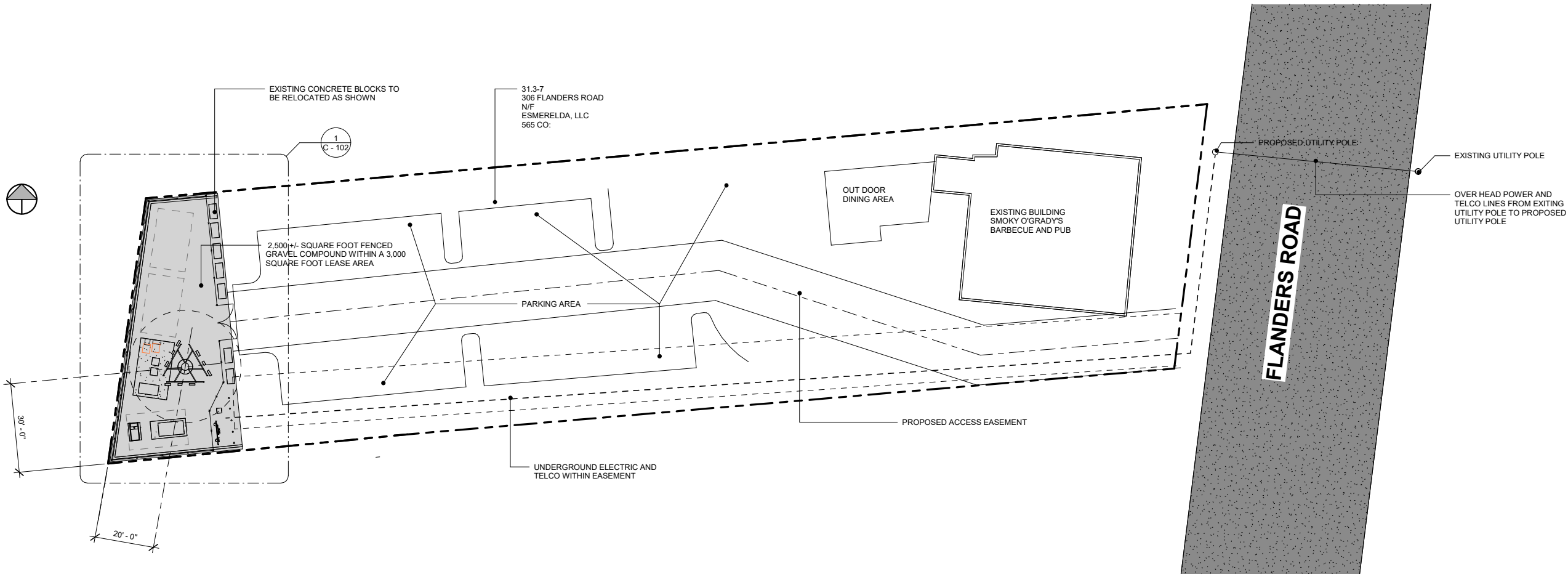
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ABUTTERS PLAN

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

Sheet Number:	Revision
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1 OVERALL SITE PLAN  
C - 101 1" = 20'-0"

## LEGEND



PROPERTY LINE - SUBJECT PARCEL



ABUTTERS PROPERTY LINE

### NOTE:

- NO TREES WILL NEED TO BE REMOVED FOR THE CONSTRUCTION OF THIS FACILITY
- APPROXIMATELY 50 CY OF MATERIAL WILL NEED TO BE REMOVED FOR THE CONSTRUCTION OF THIS FACILITY
- RESTAURANT PARKING LAYOUT SHOWN PER SITE PLAN PREPARED FOR SMOKEY O'GRADY'S PREPARED BY J. ROBERT PFANNER & ASSOCIATES, CIVIL ENGINEERS AND LAND SURVEYORS. DATED AUGUST 25, 2009



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

Sheet Title:

**OVERALL SITE PLAN  
AND LEGEND**

Original drawing is ANSI - D.  
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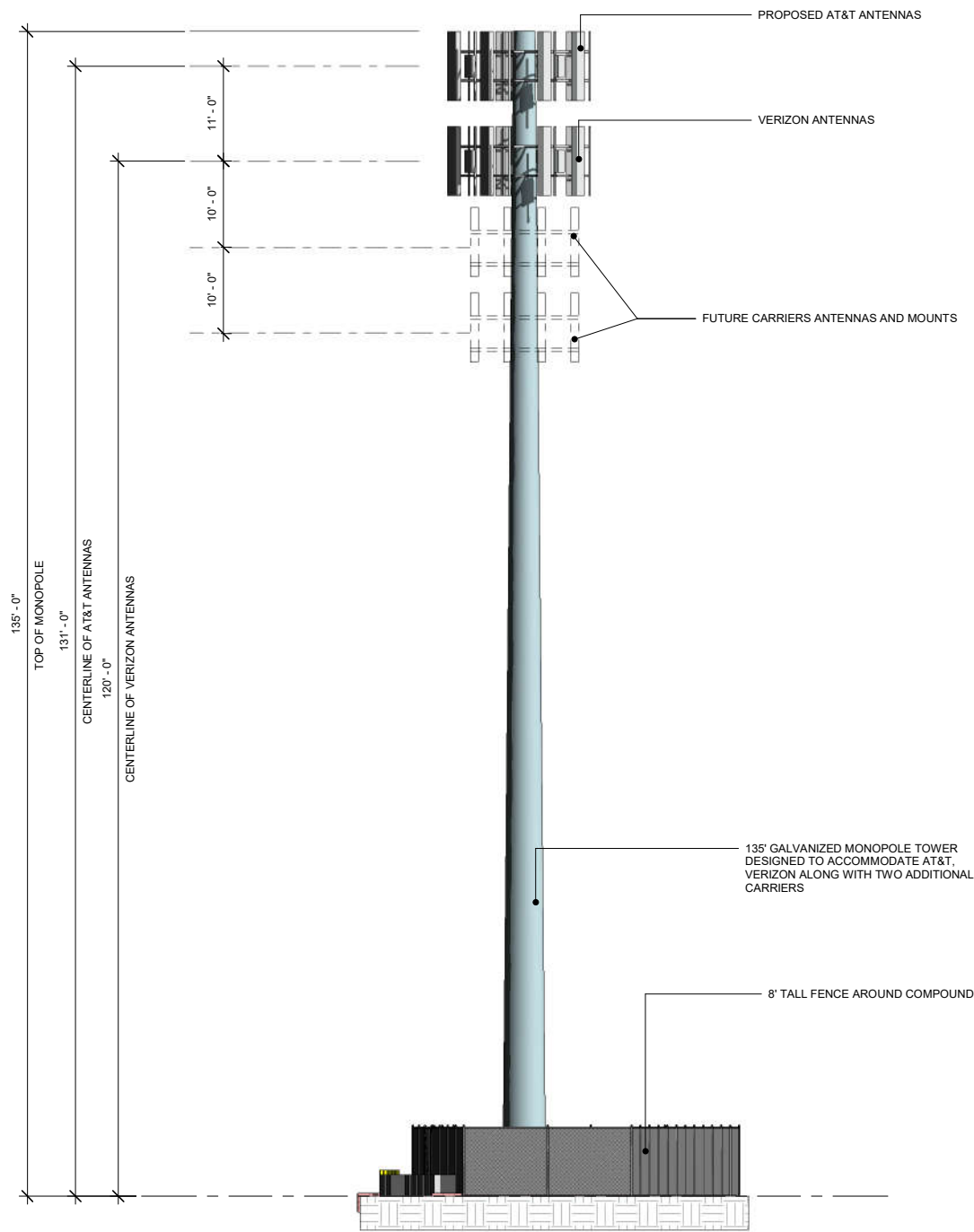
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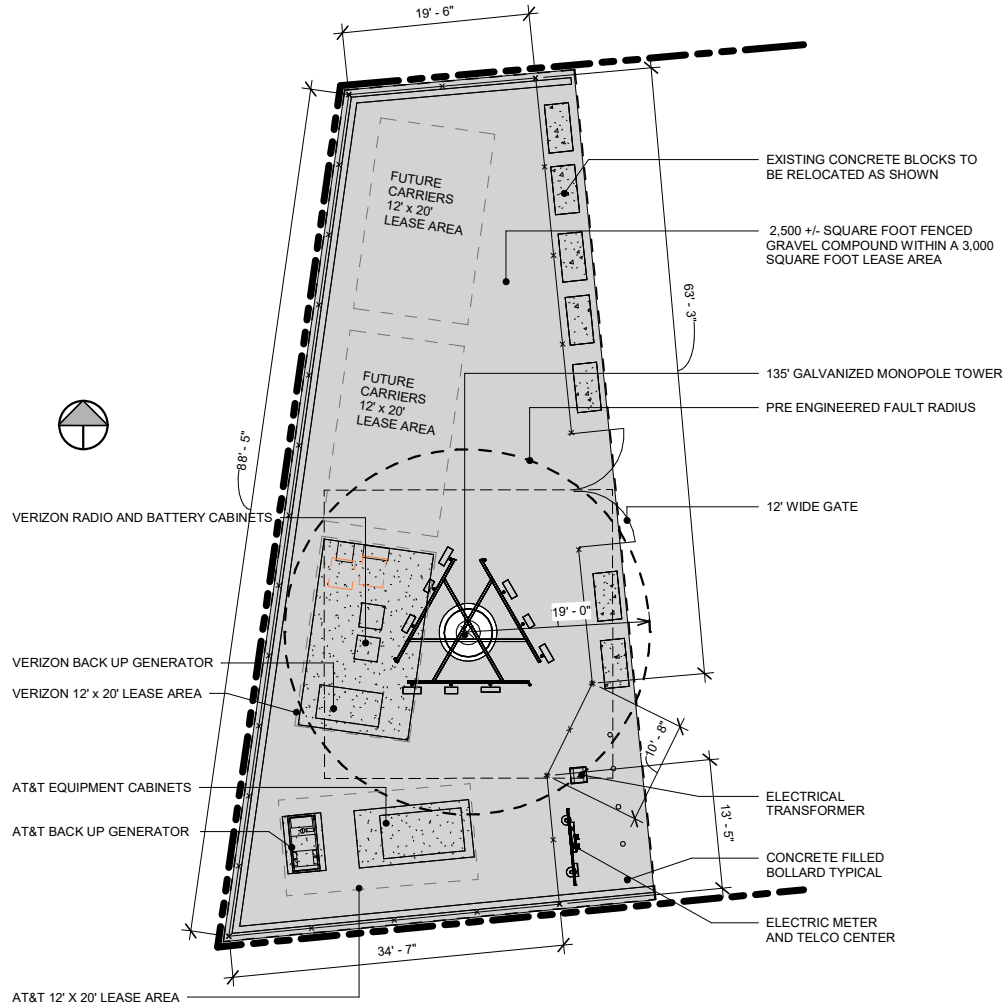
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2 NORTH ELEVATION  
C - 102 1" = 10'-0"



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

CONNECTICUT SITING COUNCIL DOCKET



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ARX WIRELESS

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Project No: 2024.12  
Scale: 1" = 10'-0"

Sheet Title:

DETAILED  
COMPOUND PLAN  
AND ELEVATION

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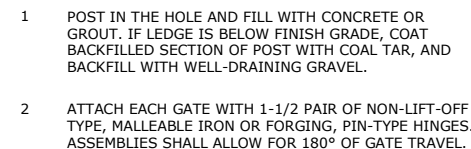
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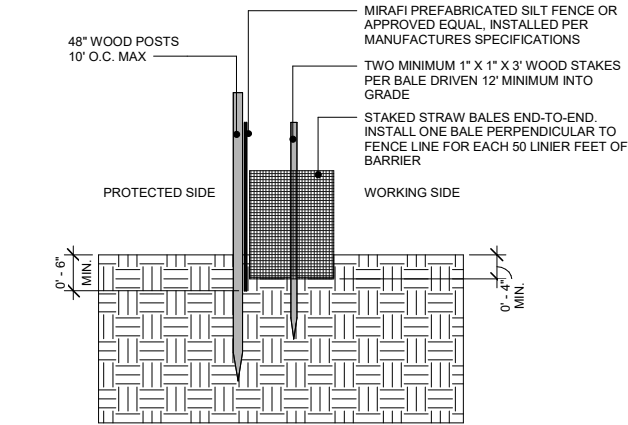
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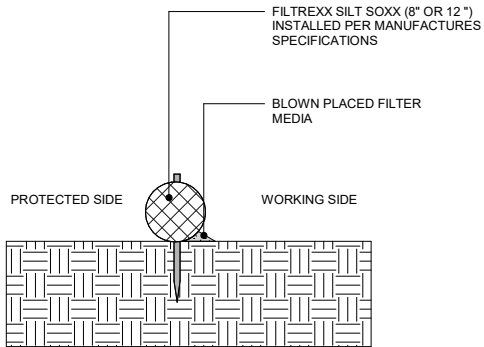


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1	EROSION CONTROL BARRIER HAY BALE
C - 104	3/4" = 1'-0"



2	EROSION CONTROL BARRIER SILT SOXX
C - 104	3/4" = 1'-0"

### 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 MATERIALS 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 SEEDED. 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.

### SILT SOXX NOTES

- 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



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Prepared For:

**ARX WIRELESS**

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Sheet Title:

**SEDIMENTATION  
AND EROSION  
CONTROL DETAILS**

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Sheet Number:

Revision:

**C - 104**

**4**