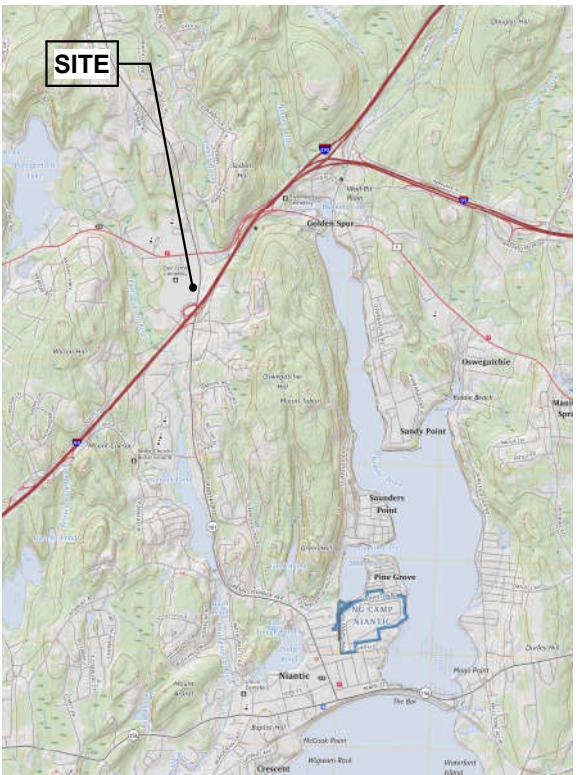


## USGS TOPOGRAPHIC MAP



## 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 LOR: 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:  
CT0471Site Name:  
EAST LYME CT306 FLANDERS ROAD  
EAST LYME, CT 06333Prepared For:  
ARX WIRELESS

Project No: 2024.12

DOUGLAS J. ROBERTS - ARCHITECT

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

DOUGLAS J. ROBERTS - ARCHITECT



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

## 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

CT0471  
EAST LYME CT306 FLANDERS ROAD  
EAST LYME, CONNECTICUT 06333PROPOSED 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	4	Jan. 15, 2026
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&amp;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

Drawing By: Zachary J. Roberts  
 Drawing Date: SEPTEMBER 8, 2025  
 Reviewed By: Nidrie 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



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## REVISION SCHEDULE

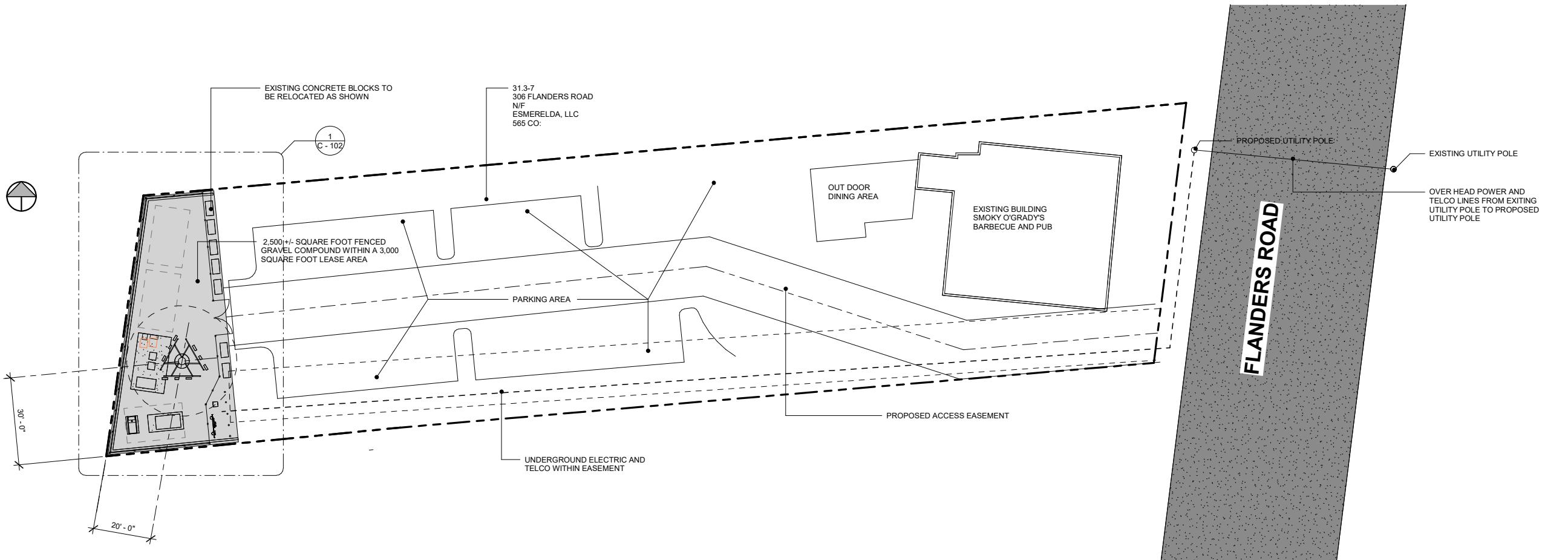
REVISION	DESCRIPTION	DATE
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4	Update Details	Jan. 15, 2026

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

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

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

### Revision:



## 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 PFANNER & ASSOCIATES, CIVIL ENGINEERS AND LAND SURVEYORS. DATED AUGUST 25, 2009

**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**

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

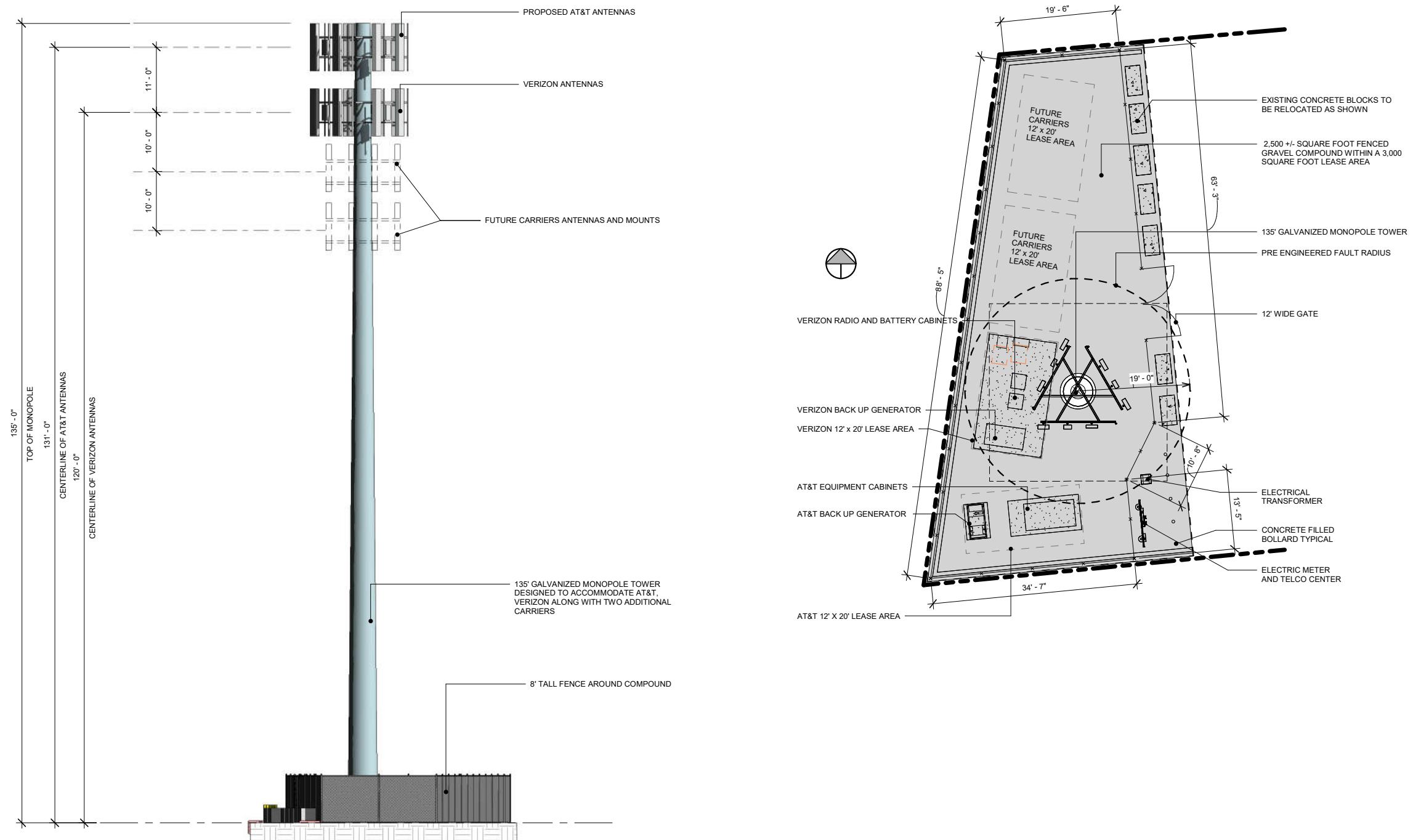
Sheet Title:  
**DETAILED  
COMPOUND PLAN  
AND ELEVATION**

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

Sheet Number: Revision:

**C - 102**

**4**



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

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

## CONNECTICUT SITING COUNCIL DOCKET



Site Number:  
**CT0471**

Site Name:  
**EAST LYME CT**

306 FLANDERS ROAD  
EAST LYME, CT 06333

Prepared For:  
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Project No: 2024.12

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Project No: 2024.12  
Scale: As indicated

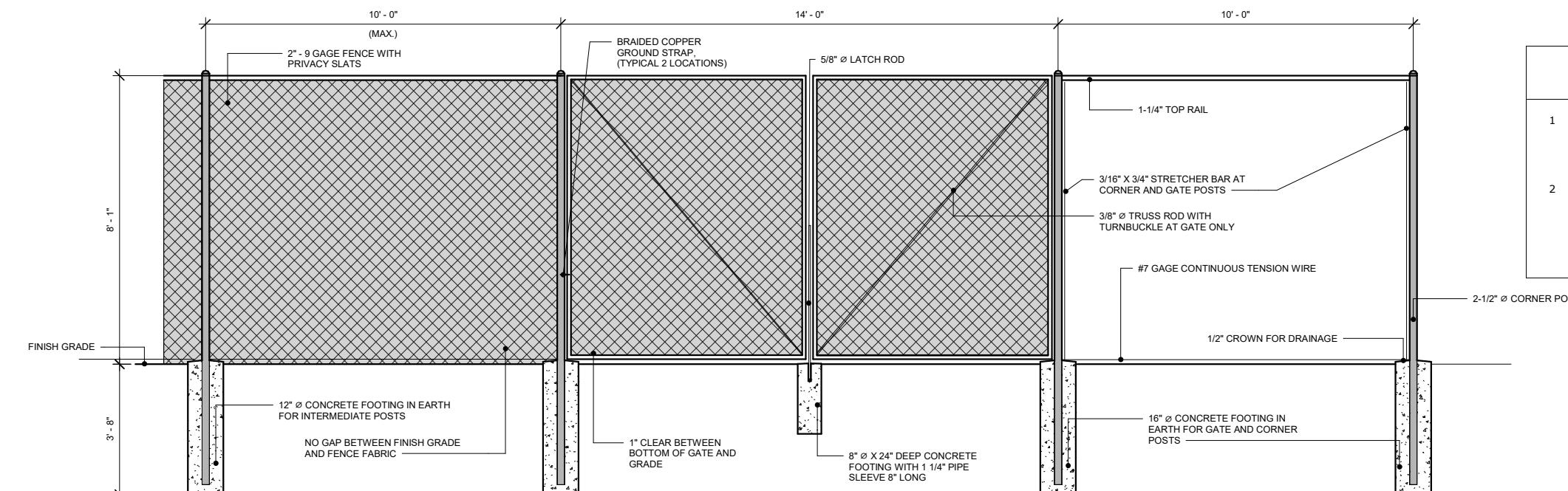
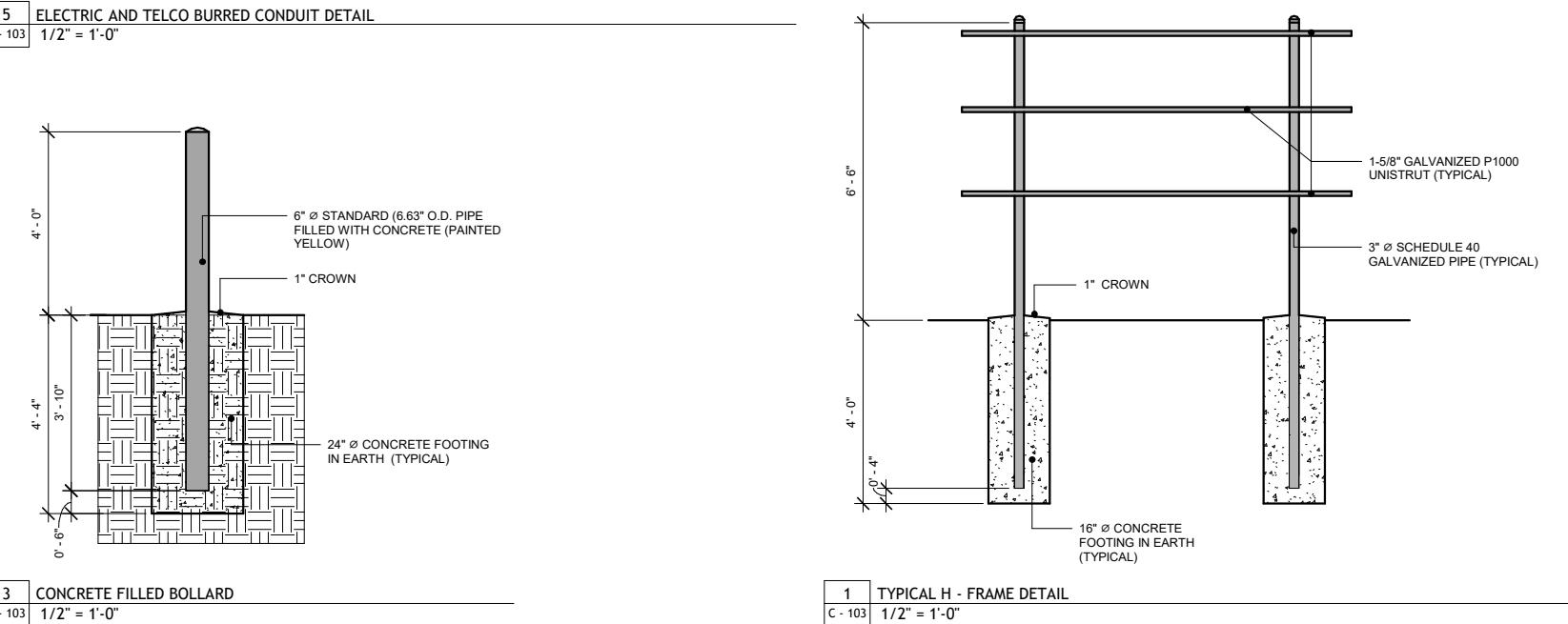
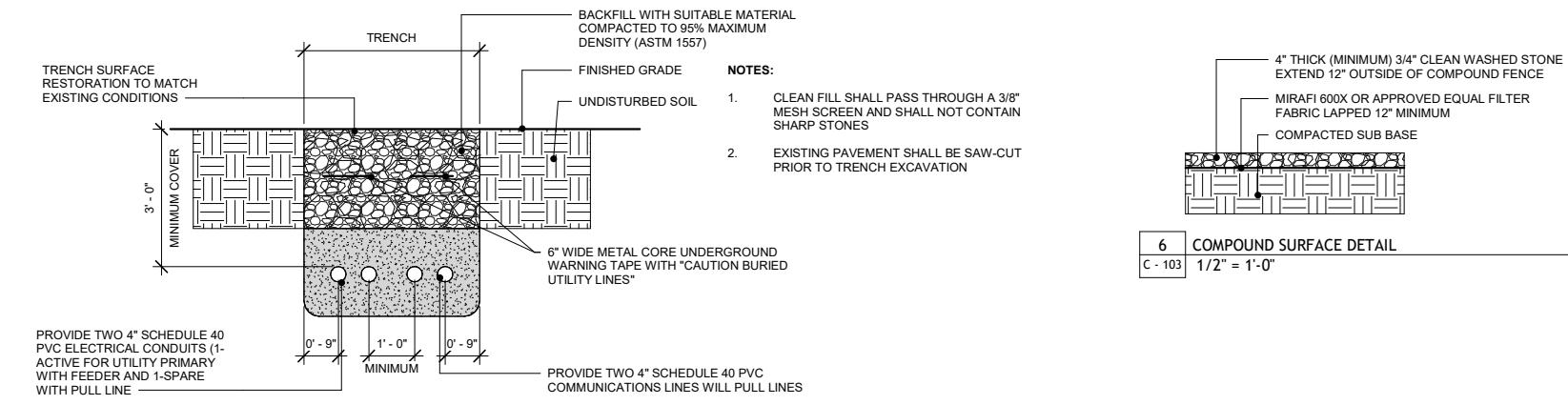
Sheet Title: SITE DETAILS

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

Sheet Number: Revision:

**C - 103**

**4**



### FENCE NOTES

- 1 POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
- 2 ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.

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

Sheet Number: Revision:

**C - 103**

**4**

