



TOTALLY COMMITTED. 

November 3, 2021

Melanie A. Bachman
Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Notice of Exempt Modification

Facility Address: 309 E. Hill Road Canton, CT

Facility Coordinates: (N) 41.85527778, (W) -72.8925

Dear Ms. Bachman,

American Tower (ATC) currently maintains an Existing Cellular Tower Facility (156' Monopole) at 309 E. Hill Road, Canton, CT 06371. The property is owned by James and Katherine Hart. American Tower (ATC) now intends to install an 80kw Generator within the leased, fenced ground space area of the facility. The purpose of the generator installation is to allow for a shared back up emergency power option for its current (and future) wireless carrier tenants.

Because this proposed generator is within the existing, approved compound space, and the applicant is NOT requesting expansion of ground space beyond the approved conditions, please accept this letter, as notification pursuant to Regulations of Connecticut State Agencies @16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. @16-50j-72(b)(2). IN accordance with R.C.S.A. @16-50j-73, a copy of this letter is being sent to Robert Bessel, the First Selectman of the Town of Canton, Neil Pade, Director of Planning and Community Development, as well as the property owner and tower owner.



ATTACHMENT A

The planned modifications to the facility fall squarely within those activities explicitly provided for in R.C.S.A @ 16-50j-72(b)(2).

1. The proposed modifications will not result in an increase in the height of the existing structure.
2. The proposed modifications will not require the extension of the site boundary
3. The proposed modifications will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the generator back up power facility will not increase radio frequency emissions at the facility to the level at or above the Federal Communications Commission safety standard.
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing structure and its foundation can support the proposed loading if the tower will be reinforced to support them. <<< NOTE – This condition is N/A. The proposed Generator is based on the ground, and not associated or loaded onto the tower or foundation.

For the foregoing reasons, American Tower (ATC) respectfully submits that the proposed modifications to the above referenced telecommunications facility constitute an exempt modification under R.C.S.A. @16-50j-72(b)(2).

If you have any questions, I can be reached at mweber@nbcllc.com or 215.416.0363

Best Regards,

Margie Weber

Attachments

cc: Robert Bessel, Town of Canton
Neil Pade, Town of Canton
Mr. & Mrs. Hart, Property Owners
American Tower (ATC), Tower Owner



LETTER OF AUTHORIZATION

ATC SITE # / NAME / PROJECT: 302488 / Cntn - Canton / ATC264325

SITE ADDRESS: 4 Hoffmann Road, Canton, CT 06019-2122

APN: 7-APR 69-BLD

LICENSEE: T-MOBILE d/b/a T-MOBILE NORTHEAST LLC

I, Margaret Robinson, Senior Counsel for American Tower*, by and through its wholly owned subsidiary, American Tower Asset Sub II, LLC, as attorney-in-fact for Cingular Wireless**, the owner of the property located at the address identified above (the "Tower Facility"), do hereby authorize T-MOBILE d/b/a T-MOBILE NORTHEAST LLC, its successors and assigns, and/or its agent, (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use or building permit application(s) as may be required by the applicable permitting authorities for Licensee's telecommunications' installation.

We understand that this application may be denied, modified, or approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

A handwritten signature in blue ink, appearing to read "Margaret Robinson".

Print Name: Margaret Robinson
Senior Counsel
American Tower*

NOTARY BLOCK

Commonwealth of MASSACHUSETTS
County of Middlesex

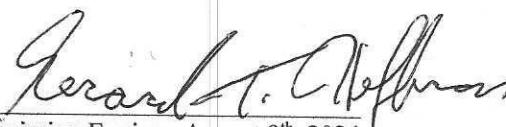
This instrument was acknowledged before me by Margaret Robinson, Senior Counsel for American Tower*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal, this 13th day of May, 2021.

NOTARY SEAL



GERARD T. HEFFRON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 9, 2024

Notary Public 
My Commission Expires: August 9th, 2024

*American Tower includes all affiliates and subsidiaries of American Tower Corporation.

**For authority, see The Third Amendment to Option Lease Agreement attached herewith.

THE THIRD AMENDMENT TO OPTION - LEASE AGREEMENT

This Third Amendment to Option - Lease Agreement (this "*Amendment*") is made effective as of the latter signature date hereof (the "*Effective Date*") by and between James H. Hart and Katharine E. Hart, husband and wife ("*Landlord*") and SBC Tower Holdings, LLC, a Delaware limited liability company ("*Tenant*") (Landlord and Tenant being collectively referred to herein as the "*Parties*").

RECITALS

WHEREAS, Landlord owns the real property described on Exhibit A attached hereto and by this reference made a part hereof (the "*Parent Parcel*"); and

WHEREAS, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Option - Lease Agreement dated January 1, 1986 (the "*Original Lease*"), as amended by that certain First Amendment to Option - Lease Agreement dated June 19, 2008 (the "*First Amendment*") as amended by that certain Second Amendment to Option - Lease Agreement (Ground) dated March 21, 2013 (the "*Second Amendment*"), (as the same may have been amended from time to time, collectively, the "*Lease*"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "*Leased Premises*"), which Leased Premises are also described on Exhibit A; and

WHEREAS, Tenant entered into that certain Sublease Agreement dated December 14, 2000 with Southern Towers, Inc., predecessor-in-interest to SBC Tower Holdings, LLC ("*American Tower*"), whereby American Tower subleases the Leased Premises from Tenant; and

WHEREAS, Landlord and Tenant desire to amend the terms of the Lease to extend the term thereof and to otherwise modify the Lease as expressly provided herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **One-Time Payment.** Tenant shall pay to Landlord a one-time payment in the amount of **Twenty Five Thousand and No/100 Dollars (\$25,000.00)**, subject to the following conditions precedent: (a) Tenant's receipt of this Amendment executed by Landlord, on or before September 24, 2020; (b) Tenant's confirmation that Landlord's statements as further set forth in this Amendment are true, accurate, and complete, including verification of Landlord's ownership; (c) Tenant's receipt of any documents and other items reasonably requested by Tenant in order to effectuate the transaction and payment contemplated herein; and (d) receipt by Tenant of an original Memorandum (as defined herein) executed by Landlord. The one-time payment shall be payable on or before February 1, 2021, but in no event before January 1, 2021.
2. **Rent and Escalation.** Commencing with the first rental payment due following the Effective Date, the rent payable from Tenant to Landlord under the Lease is hereby increased to **Two Thousand Three Hundred and No/100 Dollars (\$2,300.00)** per month (the "*Rent*"). Commencing on October 1, 2020 and on each successive annual anniversary thereof, Rent due under the Lease, as amended herein, shall increase by an amount equal to **three percent (3%)** of the then current Rent. In the event of any overpayment of Rent prior to or after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount. Notwithstanding anything to the contrary contained in the Lease, all Rent and any other payments expressly required to be paid by Tenant to Landlord under the Lease and this Amendment shall be paid to James H. Hart and Katharine E. Hart. Notwithstanding anything to the contrary in the Lease, as amended, in the event the Lease terminates prior to ten (10) years after the Effective Date hereof (the "*Rent Guarantee Date*"), Tenant shall pay to

Landlord in one lump-sum the total remaining Rent payments that would have otherwise been due to the Landlord through the Rent Guarantee Date (the "*Rent Guarantee Amount*") within thirty (30) days after termination of the Lease, provided however, the Rent Guarantee Amount shall not be paid to Landlord in the event that: (i) the Lease is terminated by Tenant due to an uncured breach of the Lease by Landlord; or (ii) the Lease is terminated by either party or any applicable third party having a legal or statutory right to terminate the Lease due to a condemnation or taking of the Leased Premises and/or Parent Parcel by the applicable local, state or federal jurisdiction or agency.

3. **Landlord and Tenant Acknowledgments.** Except as modified herein, the Lease and all provisions contained therein remain in full force and effect and are hereby ratified and affirmed. In the event there is a conflict between the Lease and this Amendment, this Amendment shall control. The Parties hereby agree that no defaults exist under the Lease. To the extent Tenant needed consent and/or approval from Landlord for any of Tenant's activities at and uses of the site prior to the Effective Date, Landlord's execution of this Amendment is and shall be considered consent to and approval of all such activities and uses. Landlord hereby acknowledges and agrees that Tenant shall not need consent or approval from, or to provide notice to, Landlord for any future activities at or uses of the Leased Premises, including, without limitation, subleasing and licensing to additional customers, installing, modifying, repairing, or replacing improvements within the Leased Premises, and/or assigning all or any portion of Tenant's interest in this Lease, as modified by this Amendment. Tenant and Tenant's sublessees and customers shall have vehicular (specifically including truck) and pedestrian access to the Leased Premises from a public right of way on a 24 hours per day, 7 days per week basis, together with utilities services to the Leased Premises from a public right of way. Upon request by Tenant and at Tenant's sole cost and expense but without additional consideration owed to Landlord, Landlord hereby agrees to promptly execute and return to Tenant building permits, zoning applications and other forms and documents, including a memorandum of lease, as required for the use of the Leased Premises by Tenant and/or Tenant's customers, licensees, and sublessees. I

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4. **Non-Compete.** During the original term, any Existing Renewal Terms, and/or any New Renewal Terms of this Lease, Landlord shall not sell, transfer, grant, convey, lease, and/or license by deed, easement, lease, license or other legal instrument, an interest in and to, or the right to use or occupy any portion of the Parent Parcel or Landlord's contiguous, adjacent, adjoining or surrounding property to any person or entity directly or indirectly engaged in the business of owning, acquiring, operating, managing, investing in or leasing wireless telecommunications infrastructure (any such person or entity, a "*Third Party Competitor*") without the prior written consent of Tenant, which may be withheld, conditioned, and/or delayed in Tenant's sole, reasonable discretion.
5. **Limited Right of First Refusal.** The Parties acknowledge and agree that Section 13 of the Original Lease and Section 15 of the Second Amendment are hereby deleted in their entirety and are of no further force and effect. From and after the Effective Date the obligations of the Parties with respect to Tenant's right of first refusal shall be controlled by this Section of this Amendment. Notwithstanding anything to the contrary contained herein, this paragraph shall not apply to any fee simple sale of the Parent Parcel from Landlord to any prospective purchaser that is not a Third Party Competitor. If Landlord receives an offer or desires to offer to: (i) sell or convey any interest (including, but not limited to, leaseholds or easements) in any real property of which the Leased Premises is a part to a Third Party Competitor or (ii)

assign all or any portion of Landlord's interest in the Lease, as modified by this Amendment, to a Third Party Competitor (any such offer, the "*Offer*"), Tenant shall have the right of first refusal to purchase the real property or other interest being offered by Landlord in connection with the Offer on the same terms and conditions. If Tenant elects, in its sole and absolute discretion, to exercise its right of first refusal as provided herein, Tenant must provide Landlord with notice of its election not later than forty-five (45) days after Tenant receives written notice from Landlord of the Offer. If Tenant elects not to exercise Tenant's right of first refusal with respect to an Offer as provided herein, Landlord may complete the transaction contemplated in the Offer with the Third Party Competitor on the stated terms and price but with the express condition that such sale is made subject to the terms of the Lease, as modified by this Amendment. Landlord hereby acknowledges and agrees that any sale or conveyance by Landlord in violation of this Section is and shall be deemed to be null and void and of no force and effect. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment. For the avoidance of doubt, American Tower, its affiliates and subsidiaries, shall not be considered a Third Party Competitor and this provision shall not apply to future transactions with American Tower, its affiliates and subsidiaries.

6. **Landlord Statements.** Landlord hereby represents and warrants to Tenant that: (i) to the extent applicable, Landlord is duly organized, validly existing, and in good standing in the jurisdiction in which Landlord was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) Landlord has the full power and authority to enter into and perform its obligations under this Amendment, and, to the extent applicable, the person(s) executing this Amendment on behalf of Landlord, have the authority to enter into and deliver this Amendment on behalf of Landlord; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by Landlord of this Amendment; (iv) Landlord is the sole owner of the Leased Premises and all other portions of the Parent Parcel; (v) to the best of Landlord's knowledge, there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) related to, encumbering, asserted against, threatened against, and/or pending with respect to the Leased Premises or any other portion of the Parent Parcel which do or could (now or any time in the future) adversely impact, limit, and/or impair Tenant's rights under the Lease, as amended and modified by this Amendment; (vi) so long as Tenant performs its obligations under the Lease, Tenant shall peaceably and quietly have, hold and enjoy the Leased Premises, and Landlord shall not act or permit any third person to act in any manner which would interfere with or disrupt Tenant's business or frustrate Tenant or Tenant's customers' use of the Leased Premises and (vii) the square footage of the Leased Premises is the greater of Tenant's existing improvements on the Parent Parcel or the land area conveyed to Tenant under the Lease. The representations and warranties of Landlord made in this Section shall survive the execution and delivery of this Amendment. Landlord hereby does and agrees to indemnify Tenant for any damages, losses, costs, fees, expenses, or charges of any kind sustained or incurred by Tenant as a result of the breach of the representations and warranties made herein or if any of the representations and warranties made herein prove to be untrue. The aforementioned indemnification shall survive the execution and delivery of this Amendment.
7. **Confidentiality.** The Parties acknowledge and agree that Section 13 of the Second Amendment is hereby deleted in its entirety and is of no further force and effect. From and after the Effective Date the obligations of the Parties with respect to confidentiality shall be controlled by this Section of this Amendment. Notwithstanding anything to the contrary contained in the Lease or in this Amendment, Landlord agrees and acknowledges that all the terms of this Amendment and the Lease and any information furnished to Landlord by Tenant in connection therewith shall be and remain confidential. Except with Landlord's family, attorney, accountant, broker, lender, a prospective fee simple purchaser

of the Parent Parcel, or if otherwise required by law, Landlord shall not disclose any such terms or information without the prior written consent of Tenant. The terms and provisions of this Section shall survive the execution and delivery of this Amendment.

8. **Notices.** The Parties acknowledge and agree that Section 21 of the Original Lease and Section 5 of the Second Amendment are hereby deleted in their entirety and are of no further force and effect. From and after the Effective Date the notice address and requirements of the Lease, as modified by this Amendment, shall be controlled by this Section of this Amendment. All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: 90 Park Rd. Barkhamsted, CT 06063 to Tenant at: Attn.: Land Management 10 Presidential Way, Woburn, MA 01801, with copy to: Attn.: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the Parties, by thirty (30) days prior written notice to the others in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.
9. **Counterparts.** This Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or the same counterpart. Furthermore, the Parties may execute and deliver this Amendment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Amendment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Amendment by all Parties to the same extent as an original signature.
10. **Governing Law.** The Parties acknowledge and agree that Section 19 of the Original Lease is hereby deleted in its entirety and is of no further force and effect. From and after the Effective Date and notwithstanding anything to the contrary contained in the Lease and in this Amendment, the Lease and this Amendment shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.
11. **Waiver.** Notwithstanding anything to the contrary contained herein or in the Lease, in no event shall Landlord or Tenant be liable to the other for, and Landlord and Tenant hereby waive, to the fullest extent permitted under applicable law, the right to recover incidental, consequential (including, without limitation, lost profits, loss of use or loss of business opportunity), punitive, exemplary and similar damages.
12. **Tenant's Securitization Rights; Estoppel.** The Parties acknowledge and agree that Section 8 of the First Amendment is hereby deleted in its entirety and is of no further force and effect. From and after the Effective Date the obligations of the Parties with respect to Tenant's securitization rights shall be controlled by this Section of this Amendment. Landlord hereby consents to the granting by Tenant of one or more leasehold mortgages, collateral assignments, liens, and/or other security interests (collectively, a "**Security Interest**") in Tenant's interest in the Lease, as amended, and all of Tenant's property and fixtures attached to and lying within the Leased Premises and further consents to the exercise by Tenant's mortgagee ("**Tenant's Mortgagee**") of its rights to exercise its remedies, including without limitation foreclosure, with respect to any such Security Interest. Landlord shall recognize the holder of any such Security Interest of which Landlord is given prior written notice (any such holder, a "**Holder**") as "Tenant" hereunder in the event a Holder succeeds to the interest of Tenant hereunder by

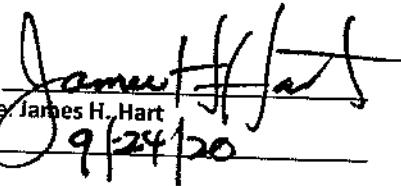
the exercise of such remedies. Landlord further agrees to execute a written estoppel certificate within thirty (30) days of written request of the same by Tenant or Holder.

13. **Taxes.** The Parties acknowledge and agree that Section 10 of the Original Lease is hereby deleted in its entirety and is of no further force and effect. From and after the Effective Date the obligations of the Parties with respect to taxes shall be controlled by this Section of this Amendment. During the term of the Lease, as modified by this Amendment, Landlord shall pay when due all real property, personal property, and other taxes, fees and assessments attributable to the Parent Parcel, including the Leased Premises. During the term of the Lease, Tenant hereby agrees to pay if directly billed by the taxing authority when due all real property, personal property, and other taxes, fees, ad assessments that are directly attributable to Tenant's improvements on the Leased Premises (but not, however, taxes or other assessments attributable to periods prior to the Effective Date) (the "*Applicable Taxes*"). If Landlord is billed directly by the taxing authority for such Applicable Taxes, Landlord shall initially pay such taxes and subsequently submit a written reimbursement to Tenant, provided, however, that Landlord must furnish written documentation (the substance and form of which shall be reasonably satisfactory to Tenant) of such personal property taxes or real property tax to Tenant along with proof of payment of same by Landlord. Anything to the contrary notwithstanding, Tenant shall not be obligated to reimburse Landlord for any applicable taxes unless Landlord requests such reimbursement within one (1) year after the date such taxes became due. Landlord shall submit requests for reimbursement in writing to: *American Tower Corporation, Attn: Landlord Relations, 10 Presidential Way, Woburn, MA 01801* unless otherwise directed by Tenant from time to time. Subject to the requirements set forth in this Section, Tenant shall make such reimbursement payment within forty-five (45) days of receipt of a written reimbursement request from Landlord. Tenant shall pay applicable personal property taxes directly to the local taxing authority to the extent such taxes are billed and sent directly by the taxing authority to Tenant. If Landlord fails to pay when due any taxes affecting the Parent Parcel as required herein, Tenant shall have the right, but not the obligation, to pay such taxes on Landlord's behalf and: (i) deduct the full amount of any such taxes paid by Tenant on Landlord's behalf from any future payments required to be made by Tenant to Landlord hereunder; (ii) demand reimbursement from Landlord, which reimbursement payment Landlord shall make within thirty (30) days of such demand by Tenant; and/or (iii) collect from Landlord any such tax payments made by Tenant on Landlord's behalf by any lawful means.
14. **Deletions.** The Parties acknowledge and agree that Section 3 of the First Amendment is hereby deleted in its entirety and is of no further force and effect.
15. **Conflict/Capitalized Terms.** The Parties hereby acknowledge and agree that in the event of a conflict between the terms and provisions of this Amendment and those contained in the Lease, the terms and provisions of this Amendment shall control. Except as otherwise defined or expressly provided in this Amendment, all capitalized terms used in this Amendment shall have the meanings or definitions ascribed to them in the Lease. To the extent of any inconsistency in or conflict between the meaning, definition, or usage of any capitalized terms in this Amendment and the meaning, definition, or usage of any such capitalized terms or similar or analogous terms in the Lease, the meaning, definition, or usage of any such capitalized terms in this Amendment shall control.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

LANDLORD:

James H. Hart and Katharine E. Hart,
husband and wife,

Signature: 
Print Name: James H. Hart
Date: 9/24/20

Signature: 
Print Name: Katharine E. Hart
Date: 9/24/20

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

TENANT:

SBC Tower Holdings, LLC
a Delaware limited liability company,

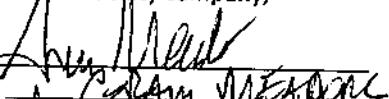
Signature: 
Print Name: John C. Martin
Title: AVP
Date: 11/16/21

EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below.

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon.

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below.

A certain piece or parcel of land known as 309 East Hill Road in the Town of Canton and State of Connecticut, containing 2.015 acres, and shown as Lot B on a map entitled "Realignment Survey and Division of Land - Prepared for Edith L. Hoffman, Hoffman Road, East Hill Road and Gracey Road Canton - Connecticut, 1"=80', dated July 2009, DiCara Land Surveying Services, Winstead, Connecticut." Said map is recorded in the office of the Town Clerk of the Town of Canton, Connecticut.

Said property being located in Hartford County, State of Connecticut and being known as Hartford County APN 4-7 2430309

EXHIBIT A (CONTINUED)

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF CANTON, COUNTY OF HARTFORD, STATE OF CONNECTICUT, SAID BEING TAX MAP 19, BLOCK 243, LOT 0309 AS DESIGNATED ON THE HARTFORD COUNTY TAX MAPS, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF THE HEREIN DESCRIBED ATC LEASE AREA SAID POINT BEING SOUTH 34°49'54" EAST FOR A DISTANCE OF 192.27 FEET FROM THE NORTHWESTERLY CORNER OF THE LANDS NOW OR FORMERLY JAMES H. AND KATHERINE E. HART TO THE POINT OF BEGINNING; SOUTH 31°37'07" EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 58°22'53" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 31°37'07" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 58°22'53" EAST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 10,000 SQUARE FEET.

ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress and utility purposes from the Leased Premises to and from a public right of way including but not limited to:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF CANTON, COUNTY OF HARTFORD, STATE OF CONNECTICUT, SAID BEING TAX MAP 19, BLOCK 243, LOT 0309 AS DESIGNATED ON THE HARTFORD COUNTY TAX MAPS, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED ACCESS & UTILITY EASEMENT SAID POINT BEING SOUTH 19°01'33" EAST FOR A DISTANCE OF 196.70 FEET FROM THE NORTHWESTERLY CORNER OF THE LANDS NOW OR FORMERLY JAMES H. AND KATHERINE E. HART TO THE POINT OF BEGINNING; RUNNING THENCE SOUTH 58°22'53" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 32°01'20" WEST FOR A DISTANCE OF 110.69 FEET TO A POINT; THENCE NORTH 43°00'26" WEST FOR A DISTANCE OF 21.21 FEET TO A POINT; THENCE NORTH 16°39'44" EAST FOR A DISTANCE OF 23.17 FEET TO A POINT; THENCE SOUTH 43°00'26" EAST FOR A DISTANCE OF 34.83 FEET TO A POINT; THENCE SOUTH 32°01'20" EAST FOR A DISTANCE OF 112.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.795 SQUARE FEET.

EXHIBIT B

FORM OF MEMORANDUM OF LEASE

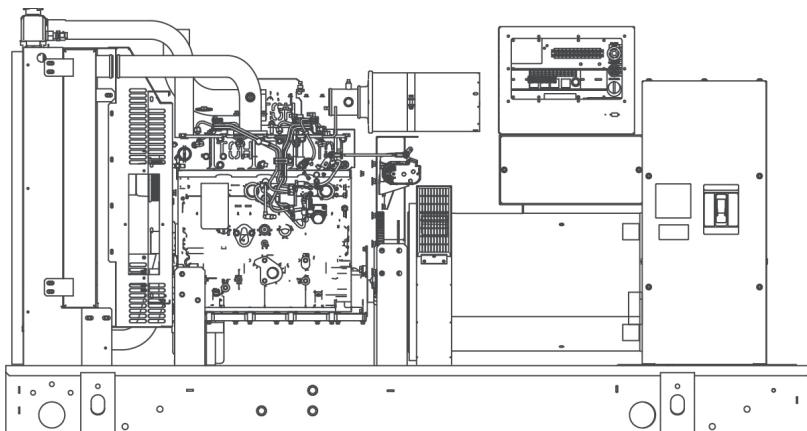
Site No: 302488
Site Name: Cntr – Canton

STANDBY POWER RATING

80 kW, 100 kVA, 60 Hz

PRIME POWER RATING*

72 kW, 90 kVA, 60 Hz



*Built in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the U.S. or its Territories.

**Certain options or customization may not hold certification valid.

Image used for illustration purposes only

CODES AND STANDARDS

Generac products are designed to the following standards:



UL2200, UL508, UL142, UL498



NFPA70, 99, 110, 37



NEC700, 701, 702, 708



ISO9001, 8528, 3046, 7637,
Pluses #2b, 4



NEMA ICS10, MG1, 250, ICS6, AB1



ANSI C62.41

POWERING AHEAD

For over 50 years, Generac has led the industry with innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

STANDARD FEATURES

ENGINE SYSTEM

General

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel flexible exhaust connection
- Critical Exhaust Silencer (enclosed only)
- Factory Filled Oil
- Radiator Duct Adapter (open set only)

Fuel System

- Fuel lockoff solenoid
- Primary fuel filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone resistant hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene glycol antifreeze
- 120 VAC Coolant Heater

Engine Electrical System

- Battery charging alternator
- Battery cables
- Battery tray
- Solenoid activated starter motor
- Rubber-booted engine electrical connections

ALTERNATOR SYSTEM

- UL2200 GENprotect™
- 12 leads (3-phase, non 600 V)
- Class H insulation material
- Vented rotor
- 2/3 pitch
- Skewed stator
- Auxiliary voltage regulator power winding
- Amortisseur winding
- Brushless Excitation
- Sealed Bearings
- Automated manufacturing (winding, insertion, lacing, varnishing)
- Rotor dynamically spin balanced
- Full load capacity alternator
- Protective thermal switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of circuits - high/low voltage
- Separation of circuits - multiple breakers
- Silencer Heat Shield
- Wrapped Exhaust Piping
- Silencer housed in discharge hood (enclosed only)
- Standard Factory Testing
- 2 Year Limited Warranty (Standby rated Units)
- 1 Year Limited Warranty (Prime rated Units)
- Silencer mounted in the discharge hood (enclosed only)

ENCLOSURE (IF SELECTED)

- Rust-proof fasteners with nylon washers to protect finish
- High performance sound-absorbing material
- Gasketed doors
- Stamped air-intake louvers
- Air discharge hoods for radiator-upward pointing
- Stainless steel lift off door hinges
- Stainless steel lockable handles
- Rhino Coat™ - Textured polyester powder coat

TANKS (IF SELECTED)

- UL 142
- Double wall
- Vents
- Sloped top
- Sloped bottom
- Factory pressure tested (2 psi)
- Rupture basin alarm
- Fuel level
- Check valve in supply and return lines
- Rhino Coat™ - Textured polyester powder coat
- Stainless hardware

CONTROL SYSTEM



Control Panel

- Digital H Control Panel - Dual 4x20 Display
- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable PLC
- RS-232/485
- All-Phase Sensing DVR
- Full System Status
- Utility Monitoring
- Low Fuel Pressure Indication
- 2-Wire Start Compatible
- Power Output (kW)

- Power Factor
- kW Hours, Total & Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus protocol
- Predictive Maintenance algorithm
- Sealed Boards
- Password parameter adjustment protection

- Single point ground
- 15 channel data logging
- 0.2 msec high speed data logging
- Alarm information automatically comes up on the display

Alarms

- Oil Pressure (Pre-programmable Low Pressure Shutdown)
- Coolant Temperature (Pre-programmed High Temp Shutdown)
- Coolant Level (Pre-programmed Low Level Shutdown)
- Low Fuel Pressure Alarm
- Engine Speed (Pre-programmed Over speed Shutdown)
- Battery Voltage Warning
- Alarms & warnings time and date stamped
- Alarms & warnings for transient and steady state conditions
- Snap shots of key operation parameters during alarms & warnings
- Alarms and warnings spelled out (no alarm codes)

CONFIGURABLE OPTIONS

ENGINE SYSTEM

General

- Oil Heater
- Industrial Exhaust Silencer

Fuel System

- Flexible fuel lines
- Primary fuel filter

Engine Electrical System

- 10A UL battery charger
- 2.5A UL battery charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical coating
- Permanent Magnet Excitation

ENGINEERED OPTIONS

ENGINE SYSTEM

- Coolant heater ball valves
- Block Heaters
- Fluid containment pans

ALTERNATOR SYSTEM

- 3rd Breaker Systems

CONTROL SYSTEM

- Spare inputs (x4) / outputs (x4) - H Panel Only
- Battery Disconnect Switch

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breaker

GENERATOR SET

- Gen-Link Communications Software (English Only)
- IBC Seismic Certification
- 8 Position Load Center
- 2 Year Extended Warranty
- 5 Year Warranty
- 5 Year Extended Warranty

ENCLOSURE

- Weather Protected
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Steel Enclosure
- Aluminum Enclosure
- 150 MPH Wind Kit
- 12 VDC Enclosure Lighting Kit
- 120 VAC Enclosure Lighting Kit
- AC/DC Enclosure Lighting Kit
- Door Alarm Switch

TANKS (Size on last page)

- Electrical Fuel Level
- Mechanical Fuel Level
- 8" Fill Extension
- 13" Fill Extension
- 19" Fill Extension

CONTROL SYSTEM

- 21-Light Remote Annunciator
- Remote Relay Panel (8 or 16)
- Oil Temperature Sender with Indication Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- Remote Communication - Modem
- Remote Communication - Ethernet
- 10A Run Relay
- Ground Fault Indication and Protection Functions

TANKS

- Overfill Protection Valve
- UL2085 Tank
- ULC S-601 Tank
- Stainless Steel Tank
- Special Fuel Tanks (MIDEQ and FL DEP/DERM, etc.)
- Vent Extensions

RATING DEFINITIONS

Standby - Applicable for a varying emergency load for the duration of a utility power outage with no overload capability.

Prime - Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. A 10% overload capacity is available for 1 out of every 12 hours. The Prime Power option is only available on International applications. Power ratings in accordance with ISO 8528-1, Second Edition

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Iveco/FPT
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emissions Data Sheet
Cylinder #	4
Type	In-Line
Displacement - L (cu in)	4.5 (274.6)
Bore - mm (in)	105 (4.1)
Stroke - mm (in)	132 (5.2)
Compression Ratio	17.5:1
Intake Air Method	Turbocharged/Aftercooled
Cylinder Head Type	2 Valve
Piston Type	Aluminium
Crankshaft Type	Forged Steel
Engine Governing	
Governor	Electronic Isochronous
Frequency Regulation (Steady State)	+/- 0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow
Crankcase Capacity - L (qts)	13.6 (14.4)

Cooling System

Cooling System Type	Closed
Water Pump	Belt Driven Centrifugal
Fan Type	Pusher
Fan Speed (rpm)	2538
Fan Diameter mm (in)	660.4 (26)
Coolant Heater Wattage	1500
Coolant Heater Standard Voltage	120 V /240 V

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel
Fuel Specifications	ASTM
Fuel Filtering (microns)	5
Fuel Injection	Stanadyne
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line mm (in)	12.7 (0.5) NPT
Fuel Return Line mm (in)	12.7 (0.5) NPT

Engine Electrical System

System Voltage	12 VDC
Battery Charging Alternator	20 A
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	390
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<3%
Telephone Interference Factor (TIF)	<50

Standard Excitation	Synchronous Brushless
Bearings	One-Pre Lubed & Sealed
Coupling	Direct, Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	3
Regulation Accuracy (Steady State)	±0.25%

OPERATING DATA

POWER RATINGS

		Standby
Single-Phase 120/240 VAC @1.0pf	80 kW	Amps: 333
Three-Phase 120/208 VAC @0.8pf	80 kW	Amps: 278
Three-Phase 120/240 VAC @0.8pf	80 kW	Amps: 241
Three-Phase 277/480 VAC @0.8pf	80 kW	Amps: 120
Three-Phase 346/600 VAC @0.8pf	80 kW	Amps: 96

STARTING CAPABILITIES (sKVA)

Alternator	kW	480 VAC						208/240 VAC					
		10%	15%	20%	25%	30%	35%	10%	15%	20%	25%	30%	35%
Standard	80	59	88	117	147	176	205	44	66	88	110	132	154
Upsize 1	100	79	118	157	197	236	275	59	89	118	148	177	206
Upsize 2	130	116	174	232	290	348	406	87	131	174	218	261	305

FUEL CONSUMPTION RATES*

		Diesel - gal/hr (l/hr)
Fuel Pump Lift - ft (m)		Percent Load
3 (1)		25%
		50%
		75%
		100%
Total Fuel Pump Flow (Combustion + Return)		Standby
13.6 gal/hr		2.1 (7.9)
		3.7 (14.0)
		5.2 (19.7)
		6.3 (23.8)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Coolant Flow per Minute	gal/min (l/min)	32.7 (123.8)
Coolant System Capacity	gal (L)	4.5 (17.44)
Heat Rejection to Coolant	BTU/hr	232,270
Inlet Air	cfm (m ³ /hr)	6360 (180)
Max. Operating Radiator Air Temp	F° (C°)	122 (50)
Max. Ambient Temperature (before derate)	F° (C°)	104 (40)
Maximum Radiator Backpressure	in H ₂ O	0.5

COMBUSTION AIR REQUIREMENTS

		Standby
Flow at Rated Power	cfm (m ³ /min)	306 (8.67)

ENGINE

		Standby
Rated Engine Speed	rpm	1800
Horsepower at Rated kW**	hp	131
Piston Speed	ft/min (m/min)	1559 (475)
BMEP	psi	210

EXHAUST

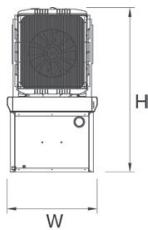
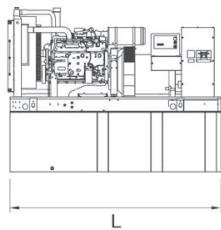
		Standby
Exhaust Flow (Rated Output)	cfm (m ³ /min)	782 (22.14)
Max. Backpressure (Post Silencer)	inHg (Kpa)	1.5 (5.1)
Exhaust Temp (Rated Output)	°F (°C)	887 (475)
Exhaust Outlet Size (Open Set)	mm (in)	76.2 (3.0)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.

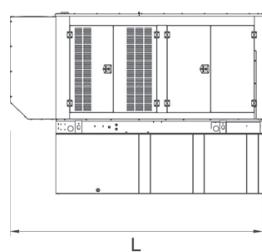
Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.

DIMENSIONS AND WEIGHTS*



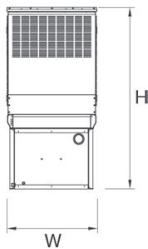
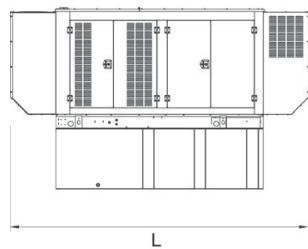
OPEN SET

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Tank & Open Set
NO TANK	-	93 (2362.2) x 40 (1016) x 49 (1244.6)	2425 (1100)
13	79 (299)	93 (2362.2) x 40 (1016) x 62 (1574.8)	2947 (1201)
30	189 (715.4)	93 (2362.2) x 40 (1016) x 74 (1879.6)	3183 (1444)
48	300 (1135.6)	93 (2362.2) x 40 (1016) x 86 (2184.4)	3407 (1545)
56	350 (1325)	110 (2794) x 40 (1016) x 86 (2184.4)	NA
81	510 (1930.5)	117 (2971.8) x 47 (1193.8) x 86 (2184.4)	3790 (1719)
93	589 (2229.6)	128 (3251.2) x 49 (1244.6) x 86 (2184.4)	4269 (1936)



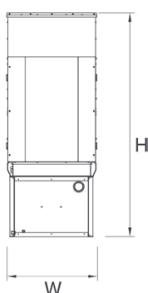
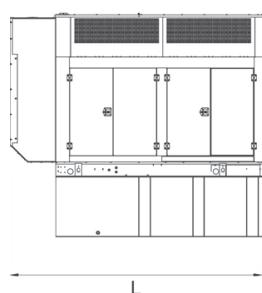
STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only
			Steel
			Aluminum
NO TANK	-	112 (2844.8) x 41 (1041.4) x 56 (1422.4)	
13	79 (299)	112 (2844.8) x 41 (1041.4) x 69 (1752.6)	
30	189 (715.4)	112 (2844.8) x 41 (1041.4) x 81 (2057.4)	
48	300 (1135.6)	112 (2844.8) x 41 (1041.4) x 93 (2362.2)	425 (193)
56	350 (1325)	112 (2844.8) x 41 (1041.4) x 93 (2362.2)	
81	510 (1930.5)	117 (2971.8) x 47 (1193.8) x 93 (2362.2)	
93	589 (2229.6)	128 (3251.2) x 49 (1244.6) x 93 (2362.2)	



LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only
			Steel
			Aluminum
NO TANK	-	130 (3302) x 41 (1041.4) x 56 (1422.4)	
13	79 (299)	130 (3302) x 41 (1041.4) x 69 (1752.6)	
30	189 (715.4)	130 (3302) x 41 (1041.4) x 81 (2057.4)	
48	300 (1135.6)	130 (3302) x 41 (1041.4) x 93 (2362.2)	450 (204)
56	350 (1325)	130 (3302) x 41 (1041.4) x 93 (2362.2)	
81	510 (1930.5)	130 (3302) x 47 (1193.8) x 93 (2362.2)	
93	589 (2229.6)	130 (3302) x 49 (1244.6) x 93 (2362.2)	



LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only
			Steel
			Aluminum
NO TANK	-	112 (2844.8) x 41 (1041.4) x 69 (1752.6)	
13	79 (299)	112 (2844.8) x 41 (1041.4) x 82 (2082.8)	
30	189 (715.4)	112 (2844.8) x 41 (1041.4) x 94 (2387.6)	
48	300 (1135.6)	112 (2844.8) x 41 (1041.4) x 106 (2692.4)	625 (284)
56	350 (1325)	112 (2844.8) x 41 (1041.4) x 106 (2692.4)	
81	510 (1930.5)	117 (2971.8) x 47 (1193.8) x 106 (2692.4)	
93	589 (2229.6)	128 (3251.2) x 49 (1244.6) x 106 (2692.4)	

*All measurements are approximate and for estimation purposes only. Sound dBA can be found on the sound data sheet. Enclosure Only weight is added to Tank & Open Set weight to determine total weight.

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.



TOWN OF CANTON CT

Information on the Property Records for the Municipality of Canton was last updated on 11/2/2021.



Parcel Information

Location:	309 EAST HILL ROAD	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	2430309	Map Block Lot:	19/243/0309	Acres:	2.01
490 Acres:	0.00	Zone:	R-3	Volume / Page:	360/841
Developers Map / Lot:	B	Census:			

Value Information

	Appraised Value	Assessed Value
Land	150,240	105,170
Buildings	0	0
Detached Outbuildings	0	0

	Appraised Value	Assessed Value
Total	150,240	105,170

Owner's Information

Owner's Data

HART JAMES H & KATHERINE E
 90 PARK ROAD
 BARKHAMSTEAD, CT 06063

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
HART JAMES H & KATHERINE E	0360	0841			\$0
HOFFMANN HERMAN A &	0123	0628			\$0

Information Published With Permission From The Assessor

302488



TRACK ANOTHER SHIPMENT

775107884308



ADD NICKNAME

Delivered
Thursday, 11/4/2021 at 1:31 pm



DELIVERED

Signature not required

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FROM

BLUE BELL, PA US

TO

BARKHAMSTED, CT US

[MANAGE DELIVERY](#) ▾

Travel History

TIME ZONE

Local Scan Time

Thursday, November 4,
2021

1:31 PM	BARKHAMSTED, CT	Delivered Package delivered to recipient address - release authorized
9:03 AM	WATERTOWN, CT	On FedEx vehicle for delivery
8:13 AM	WATERTOWN, CT	At local FedEx facility
4:00 AM	NEWARK, NJ	Departed FedEx hub

Wednesday, November 3,
2021

11:57 PM	NEWARK, NJ	Arrived at FedEx hub
8:08 PM	FORT WASHINGTON, PA	Left FedEx origin facility
3:57 PM	FORT WASHINGTON, PA	Picked up
12:35 PM		Shipment information sent to FedEx



TRACK ANOTHER SHIPMENT

775107732146



[ADD NICKNAME](#)

Delivered

Thursday, 11/4/2021 at 10:49 am



DELIVERED

Signed for by: L.SMITH

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FROM

BLUE BELL, PA US

TO

COLLINSVILLE, CT US

[MANAGE DELIVERY](#) ▾

Travel History

TIME ZONE

Local Scan Time



Thursday, November 4,
2021

10:49 AM	COLLINSVILLE, CT	Delivered
8:44 AM	WINDSOR LOCKS, CT	On FedEx vehicle for delivery
8:25 AM	WINDSOR LOCKS, CT	At local FedEx facility
6:33 AM	EAST GRANBY, CT	At destination sort facility
5:40 AM	NEWARK, NJ	Departed FedEx hub

Wednesday, November 3,
2021

11:57 PM	NEWARK, NJ	Arrived at FedEx hub
8:08 PM	FORT WASHINGTON, PA	Left FedEx origin facility
3:57 PM	FORT WASHINGTON, PA	Picked up



TRACK ANOTHER SHIPMENT

775107470296



ADD NICKNAME

Delivered

Thursday, 11/4/2021 at 10:49 am



DELIVERED

Signed for by: L.SMITH

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[OBTAIN PROOF OF DELIVERY](#)

FROM

BLUE BELL, PA US

TO

COLLINSVILLE, CT US

[MANAGE DELIVERY](#) ▾

Travel History

TIME ZONE

Local Scan Time

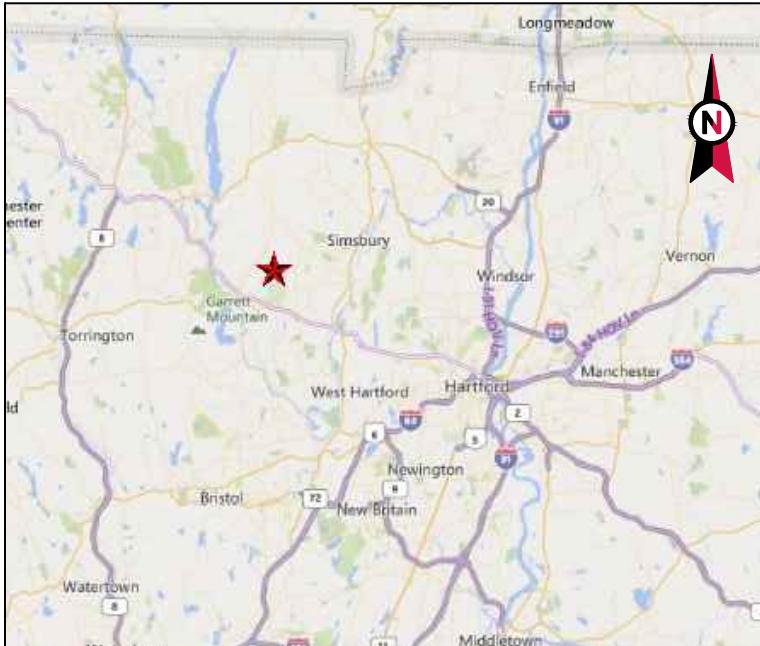


Thursday, November 4,
2021

10:49 AM	COLLINSVILLE, CT	Delivered
8:45 AM	WINDSOR LOCKS, CT	On FedEx vehicle for delivery
8:25 AM	WINDSOR LOCKS, CT	At local FedEx facility
6:33 AM	EAST GRANBY, CT	At destination sort facility
5:40 AM	NEWARK, NJ	Departed FedEx hub

Wednesday, November 3,
2021

11:57 PM	NEWARK, NJ	Arrived at FedEx hub
8:08 PM	FORT WASHINGTON, PA	Left FedEx origin facility
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AMERICAN TOWER®

ATC SITE NAME: CNTN - CANTON
SITE NUMBER: 302488
SITE ADDRESS: 309 E. HILL ROAD
CANTON, CT 06019

VICINITY MAP



LOCATION MAP

SHARED GENERATOR PROGRAM ANCHOR TENANT

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	<u>SITE ADDRESS:</u> 309 E. HILL ROAD CANTON, CT 06019 COUNTY: HARTFORD <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 41.85527778 LONGITUDE: -72.8925 GROUND ELEVATION: 784' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: TOWN OF CANTON PARCEL NUMBER: 2430309	THE PROPOSED PROJECT INSTALLS AN OPTIONAL STANDBY GENERATOR SYSTEM, AUTOMATIC TRANSFER SWITCH, GENERATOR AUXILIARY POWER DISTRIBUTION, AND REMOTE MONITORING COMMUNICATIONS CIRCUITRY FOR A COMMUNICATION TOWER TENANT.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES		<u>PROJECT NOTES</u> <ol style="list-style-type: none"> 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 5. HANDICAP ACCESS IS NOT REQUIRED. 	G-001	TITLE SHEET	0	06/25/21	SB
			G-002	GENERAL NOTES	0	06/25/21	SB
			C-101	SITE PLAN	0	06/25/21	SB
			C-501	CONCRETE PAD DETAILS	0	06/25/21	SB
			E-601	ELECTRICAL ONE-LINE AND WIRING DETAILS	0	06/25/21	SB
			R-601	SUPPLEMENTAL			
UTILITY COMPANIES	<u>ATC REGIONAL NETWORK DEVELOPMENT PROJECT MANAGER:</u> MICHAEL JOYCE (508) 326-5522						
POWER COMPANY: CONNECTICUT LIGHT & POWER PHONE: (800) 286-2000	<u>ATC NETWORK OPERATIONS CENTER:</u> (877) 518-6937						
TELEPHONE COMPANY: AT&T PHONE: (800) 288-2020	<u>TOWER OWNER:</u> AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	<u>PROJECT LOCATION DIRECTIONS</u> <p>I-84 TO RT 179 N. FOLLOW 179 TO CANTON CENTER. TURN RIGHT ON EAST HILL RD. FOLLOW FOR A COUPLE OF MILES. TOWER IS ON THE RIGHT.</p>					
 811 [®] Know what's below. Call before you dig.	<u>PROPERTY OWNER:</u> JAMES H. & KATHERINE E. HART 90 PARK RD BARKHAMSTED, CT 06063						
	<u>ENGINEERED BY:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518						



A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: PEC.0001553

THESE DRAWINGS AND/OR THE ACCOMPANYING
SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE
EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND
PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE
OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR
THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO
THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF
AMERICAN TOWER WHETHER OR NOT THE PROJECT IS
EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL
BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS
PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND
ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR
ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST
VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SB	06/25/21

ATC SITE NUMBER:

ATC SITE NAME:
CNTN - CANTON

SITE ADDRESS:
309 E. HILL ROAD
CANTON, CT 06019



T-Mobile®

DRAWN BY:	SB
APPROVED BY:	PB
DATE DRAWN:	06/25/21
TC JOB NO:	13656457 M4

TITLE SHEET

SHEET NUMBER: G-001

GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
- ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
- DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
- CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
- EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
- ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
- WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
- CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
- CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
- CONTRACTOR SHALL FURNISH ATC WITH A PDF MARKED UP AS-BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
- CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH ATC SPECIFICATIONS AND REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC.
- THE CONTRACTOR SHALL PROTECT AT HIS OWN EXPENSE, ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, OR BY THE ELEMENTS DUE TO NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS

REPRESENTATIVES, EITHER TO THE EXISTING WORK, OR TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTOR, SHALL BE REPAIRED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.

- ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. THE QUALITY OF WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE ATC CM. ANY WORK FOUND BY THE ATC CM TO BE OF INFERIOR QUALITY AND/OR WORKMANSHIP SHALL BE REPLACED AND/OR REWORKED AT CONTRACTOR EXPENSE UNTIL APPROVAL IS OBTAINED.
- IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS LISTED HEREINAFTER BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS SPECIFIED.

CONCRETE AND REINFORCING STEEL NOTES:

- DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
- MIX DESIGN SHALL BE APPROVED BY ATC CM PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A SLUMP RANGE OF 3-5" AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED.
- THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C150, TYPE 2
REINFORCEMENT:	ASTM A185, PLAIN STEEL WELDED WIRE FABRIC
REINFORCEMENT BARS:	ASTM A615, GRADE 60, DEFORMED
NORMAL WEIGHT AGGREGATE:	ASTM C33
WATER:	ASTM C 94/C 94M
ADMIXTURES:	
-WATER-REDUCING AGENT:	ASTM C 494/C 494M, TYPE A
-AIR-ENTERING AGENT:	ASTM C 260/C 260M
-SUPERPLASTICIZER:	ASTM C494, TYPE F OR TYPE G
-RETARDING:	ASTM C 494/C 494M, TYPE B
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE NO LESS THAN 3".
- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
- ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN "METHOD 1" OF ACI 301.
- DO NOT WELD OR TACK WELD REINFORCING STEEL.
- ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
- FOR COLD-WEATHER(ACI 306) AND HOT-WEATHER(ACI 301M) CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
- ALL CONCRETE SHALL HAVE A "SMOOTH FORM FINISH."
- UNLESS OTHERWISE NOTED:
 - ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615/A 615M/A-996, GRADE 60.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- SPlicing OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPliced TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
- REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPliced LENGTHS SHOWN IN THE

DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.

- DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
- ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
- LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS.
- SPLICES OF WWF, AT ALL SPliced EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 6".
- BAR SUPPORTS SHALL BE ALL-GALVANIZED METAL WITH PLASTIC TIPS.
- ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE OF SUFFICIENT STRENGTH FOR INTENDED PURPOSE, BUT NOT LESS THAN NO. 18 GAUGE.
- SLAB ON GROUND:
 - COMPACT SUBGRADE AND ENSURE THERE IS PLACE 6" GRAVEL BENEATH SLAB.
 - PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."
- STRUCTURAL STEEL ROLLED SHAPES, PLATES AND BARS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:
 - ASTM A-572, GRADE 50 - ALL W SHAPES, UNLESS NOTED OR A992 OTHERWISE
 - ASTM A-36 - ALL OTHER ROLLED SHAPES, PLATES AND BARS UNLESS NOTED OTHERWISE.
 - ASTM A-500, GRADE B - HSS SECTION (SQUARE, RECTANGULAR, AND ROUND)
 - ASTM A-325, TYPE SC OR N - ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS
 - ASTM F-1554 07 - ALL ANCHOR BOLTS, UNLESS NOTED OTHERWISE
- ALL EXPOSED STRUCTURAL STEEL MEMBERS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. EXPOSED STEEL HARDWARE AND ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 OR B695.
- ALL FIELD CUT SURFACES, FIELD DRILLED HOLES AND GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZATION REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.
- DO NOT DRILL HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
- CONNECTIONS:
 - ALL WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS AND CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1.
 - ALL WELDS SHALL BE INSPECTED VISUALLY. 25% OF WELDS SHALL BE INSPECTED WITH DYE PENETRANT OR MAGNETIC PARTICLE TO MEET THE ACCEPTANCE CRITERIA OF AWS D1.1. REPAIR ALL WELDS AS NECESSARY.
 - INSPECTION SHALL BE PERFORMED BY AN AWS CERTIFIED WELD INSPECTOR.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE BURNING/WELDING PERMITS AS REQUIRED BY LOCAL GOVERNING AUTHORITY AND IF REQUIRED SHALL HAVE FIRE DEPARTMENT DETAIL FOR ANY WELDING ACTIVITY.
 - ALL ELECTRODES TO BE LOW HYDROGEN, MATCHING FILLER METAL, PER AWS D1.1, UNLESS NOTED OTHERWISE.
 - MINIMUM WELD SIZE TO BE 0.1875 INCH FILLET WELDS, UNLESS NOTED OTHERWISE.
 - PRIOR TO FIELD WELDING GALVANIZING MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING 1/2" BEYOND ALL FIELD WELD SURFACES. AFTER WELD AND WELD INSPECTION IS COMPLETE, REPAIR ALL GROUND AND WELDED SURFACES WITH ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS RECOMMENDATIONS.

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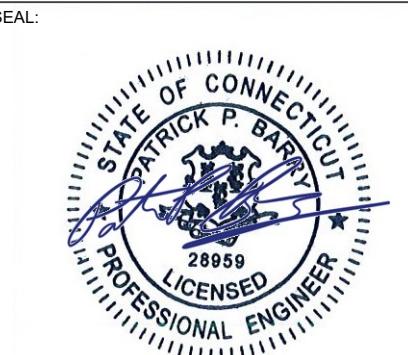
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SB	06/25/21
1			
2			
3			

ATC SITE NUMBER:
302488

ATC SITE NAME:
CNTN - CANTON

SITE ADDRESS:
 309 E. HILL ROAD
 CANTON, CT 06019



DRAWN BY:	SB
APPROVED BY:	PB
DATE DRAWN:	06/25/21
ATC JOB NO:	13656457_M4

GENERAL NOTES

SHEET NUMBER:	REVISION:
G-002	0

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SITE PLAN NOTES:

1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ATC CONSTRUCTION MANAGER AND LOCAL UTILITY COMPANY FOR THE INSTALLATION OF CONDUITS, CONDUCTORS, BREAKERS, DISCONNECTS, OR ANY OTHER EQUIPMENT REQUIRED FOR ELECTRICAL SERVICE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROJECT.
4. CONTRACTOR SHALL INSURE THAT ALL WORKING SPACE REQUIREMENTS ARE MET PER APPLICABLE CODES AND MANUFACTURER SPECIFICATIONS.
5. ABOVE GROUND CONDUITS NEED TO BE SUPPORTED/FASTENED PER NEC 344, NEC 352, AND PER ATC CONSTRUCTION SPECIFICATIONS.
6. THE FOLLOWING SIGNS SHALL BE INSTALLED AT TENANT SERVICE MAIN DISCONNECT PER NEC 702.7.
 - 6.1. "CAUTION: TWO SOURCES OF SUPPLY STANDBY GENERATOR LOCATED OUTDOORS"
 - 6.2. "WARNING: SHOCK HAZARD EXISTS IF GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER CONNECTION IN THIS EQUIPMENT IS REMOVED WHILE ALTERNATE SOURCE IS ENERGIZED"

RODENT CONTROL AROUND GENERATOR ENVELOPE:

1. INSTALL ALL PROVIDED SEALS, PLUGS, COVERS, ETC. IN GENERATOR AND FUEL TANK ENVELOPE. SEAL ALL REMAINING OPENINGS (EXCEPT NORMAL VENTING) WITH RODENT FOAM SEALANT. NO OPENING SHALL BE LARGER THAN 1/4 INCH ANY DIMENSION.
2. SEAL ALL CONDUITS INCLUDING CONDUITS ENTERING GENERATOR EQUIPMENT, BOXES, ATTACHMENTS, ETC. WITH RODENT FOAM SEALANT.
3. SEAL ALL CONDUIT ACCESS OPENINGS THROUGH CONCRETE PAD WITH CONCRETE.
4. SLOPE GRAVEL BASE AT CONCRETE PAD PERIMETER FROM ABOVE PAD BASE TO EXISTING GRADE LEVEL TYPICAL ALL PERIMETER SIDES.

<u>LEGEND</u>	
ATS	GROUNDING TEST WELL
B	AUTOMATIC TRANSFER SWITCH
CSC	BOLLARD
D	CELL SITE CABINET
E	DISCONNECT
F	ELECTRICAL
GEN	FIBER
G	GENERATOR
HH, V	GENERATOR RECEPTACAL
IB	HAND HOLE, VAULT
K	ICE BRIDGE
LC	KENTROX BOX
M	LIGHTING CONTROL
PB	METER
PP	PULL BOX
T	POWER POLE
TRN	TELCO
	TRANSFORMER
	CHAINLINK FENCE

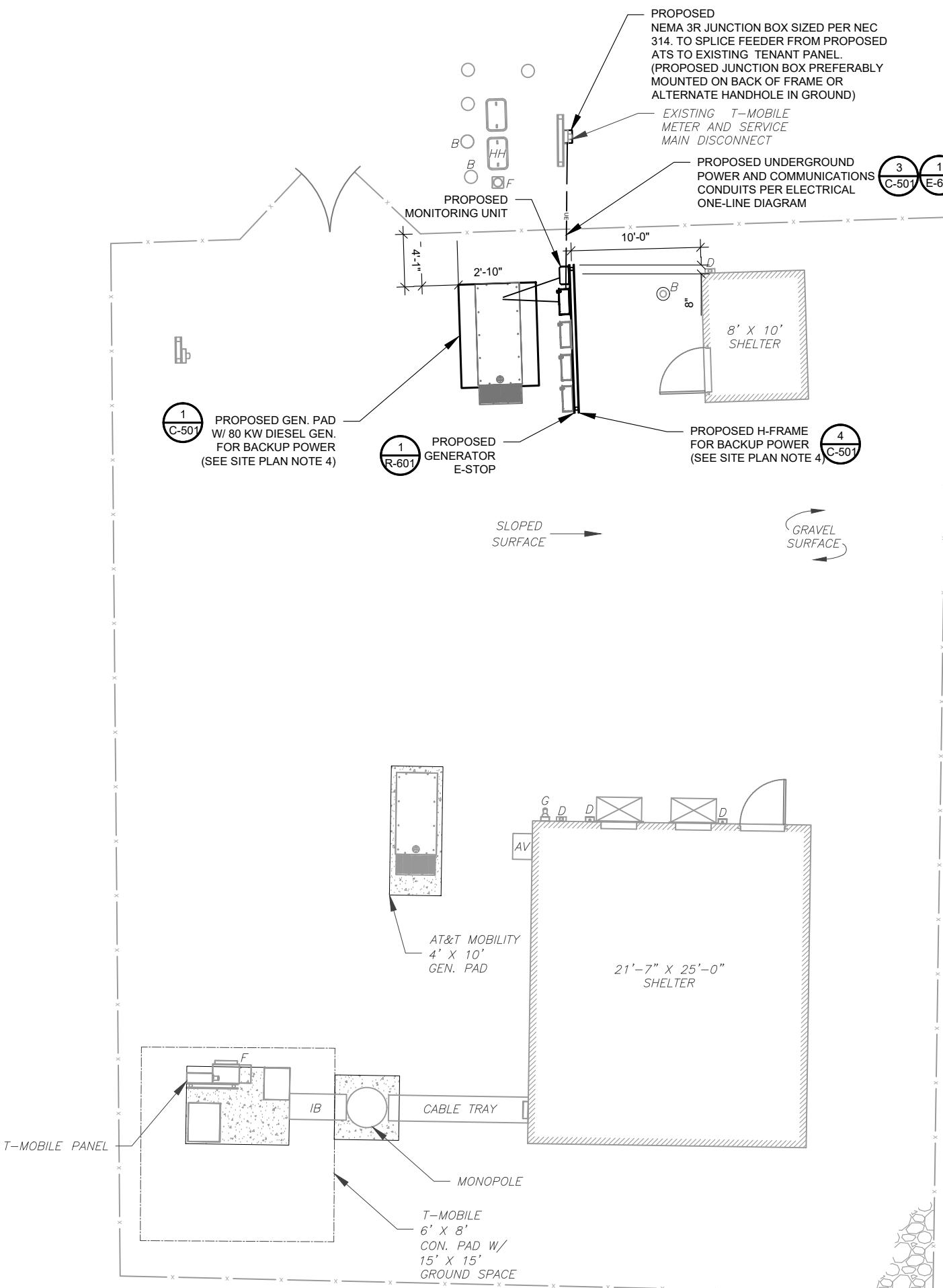
1 DETAILED SITE PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)

APPROXIMATE TRENCH DISTANCES

15' POWER CONDUIT TRENCH



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ATC JOB NO: 13656457_M4

SITE PLAN

SHEET NUMBER: C-101 REVISION: 0



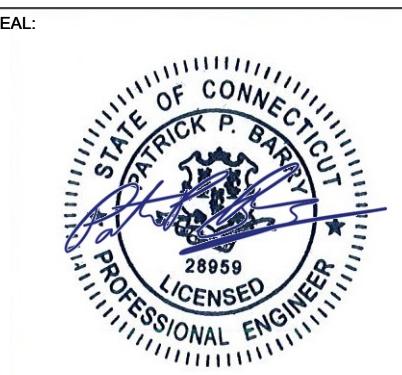
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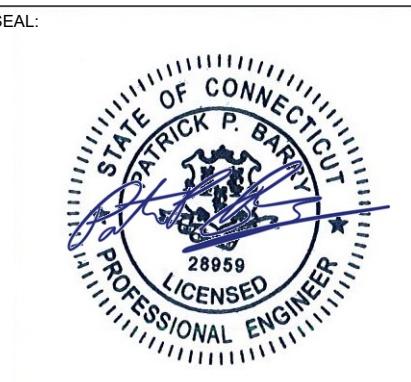
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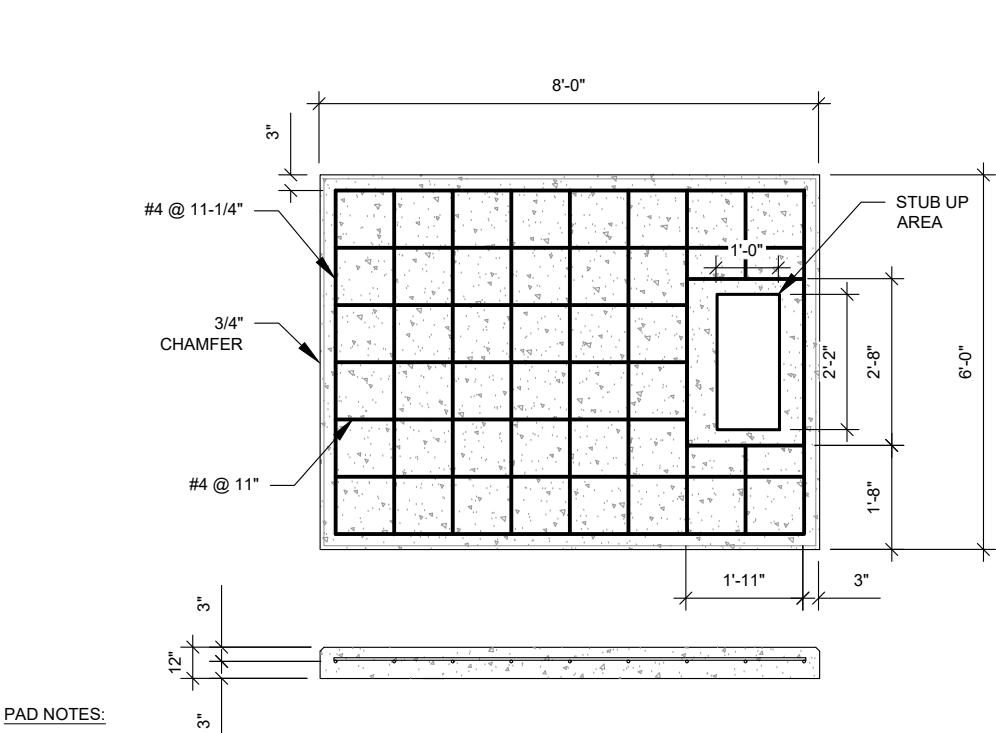


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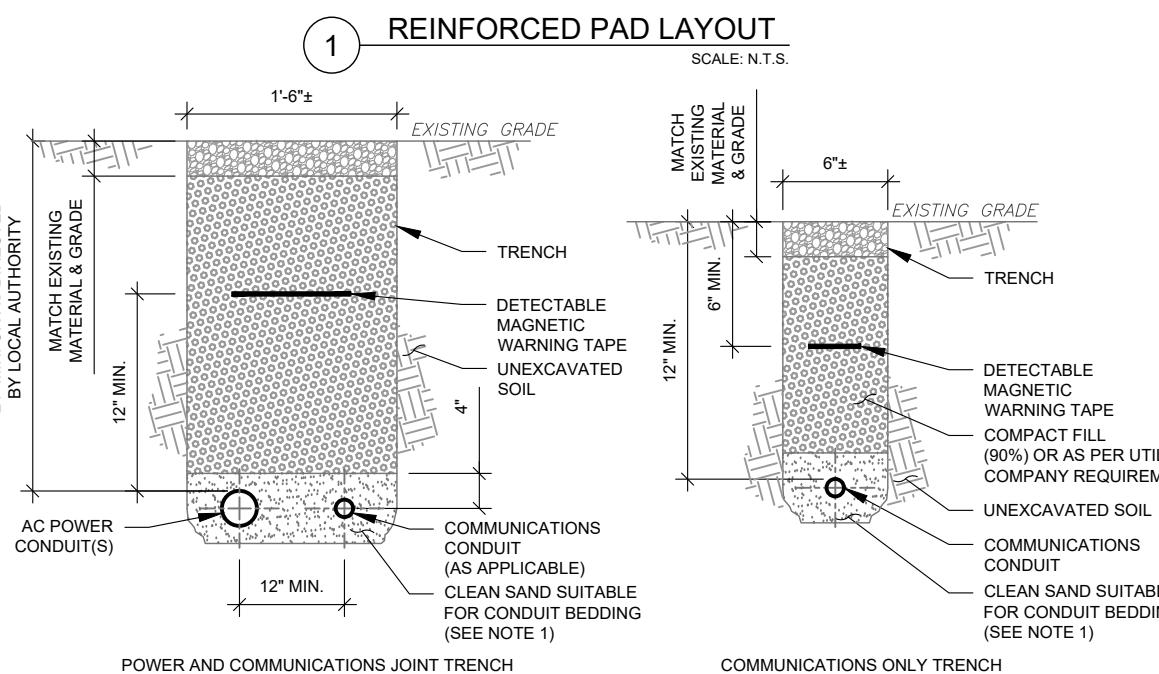
CONCRETE PAD DETAILS

SHEET NUMBER: **C-501** REVISION: **0**



PAD NOTES:

1. PADS SHALL BE PRE-CAST MATCHING THIS DESIGN WHERE ALLOWED BY LOCAL JURISDICTION.
2. PADS SHALL HAVE A MIN 28 DAY COMPRESSIVE STRENGTH AS SPECIFIED ON G-002, CONCRETE AND REINFORCING STEEL NOTES #3
3. REFER TO CONCRETE & REINFORCED STEEL NOTES ON SHEET G-002 & ATC CONSTRUCTION SPECIFICATION 033000 FOR CAST-IN-PLACE PADS.
4. STUB UP AREA SHALL BE FILLED WITH QUIKRETE, OR APPROVED EQUAL, PRIOR TO FINAL SET OF GENERATOR ON PAD.
5. AFTER FINAL SET OF GENERATOR ON PAD, GROUT ALL EXTERIOR OPENINGS AT PAD INTERFACE SO THAT FINISHED MAXIMUM OPENING SHALL BE 1/4 INCH.
6. GROUT SHALL BE PER ATC CONSTRUCTION SPECIFICATION DIVISION 03, CONCRETE.



POWER AND COMMUNICATIONS JOINT TRENCH

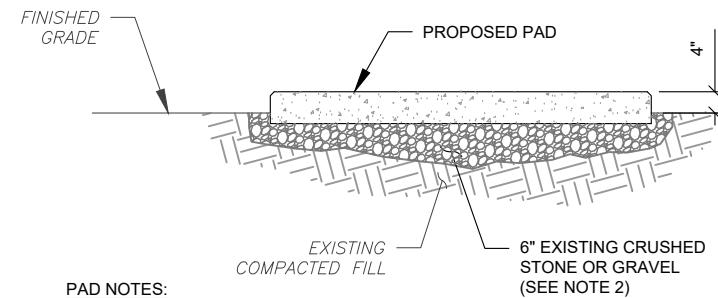
COMMUNICATIONS ONLY TRENCH

TRENCH NOTES:

1. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPATIBLE MATERIAL.
2. COMPACT IN 8" LIFTS USING A MECHANICAL PLATE TAMPER, MIN 3 PASSES. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING. SEE ATC CONSTRUCTION SPECIFICATION 312000 SECTION 3.15.
3. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
4. CONFIRM SPACING AND DEPTH WITH NEC OR LOCAL CODE REQUIREMENTS

CONDUIT TRENCH DETAILS

SCALE: N.T.S.

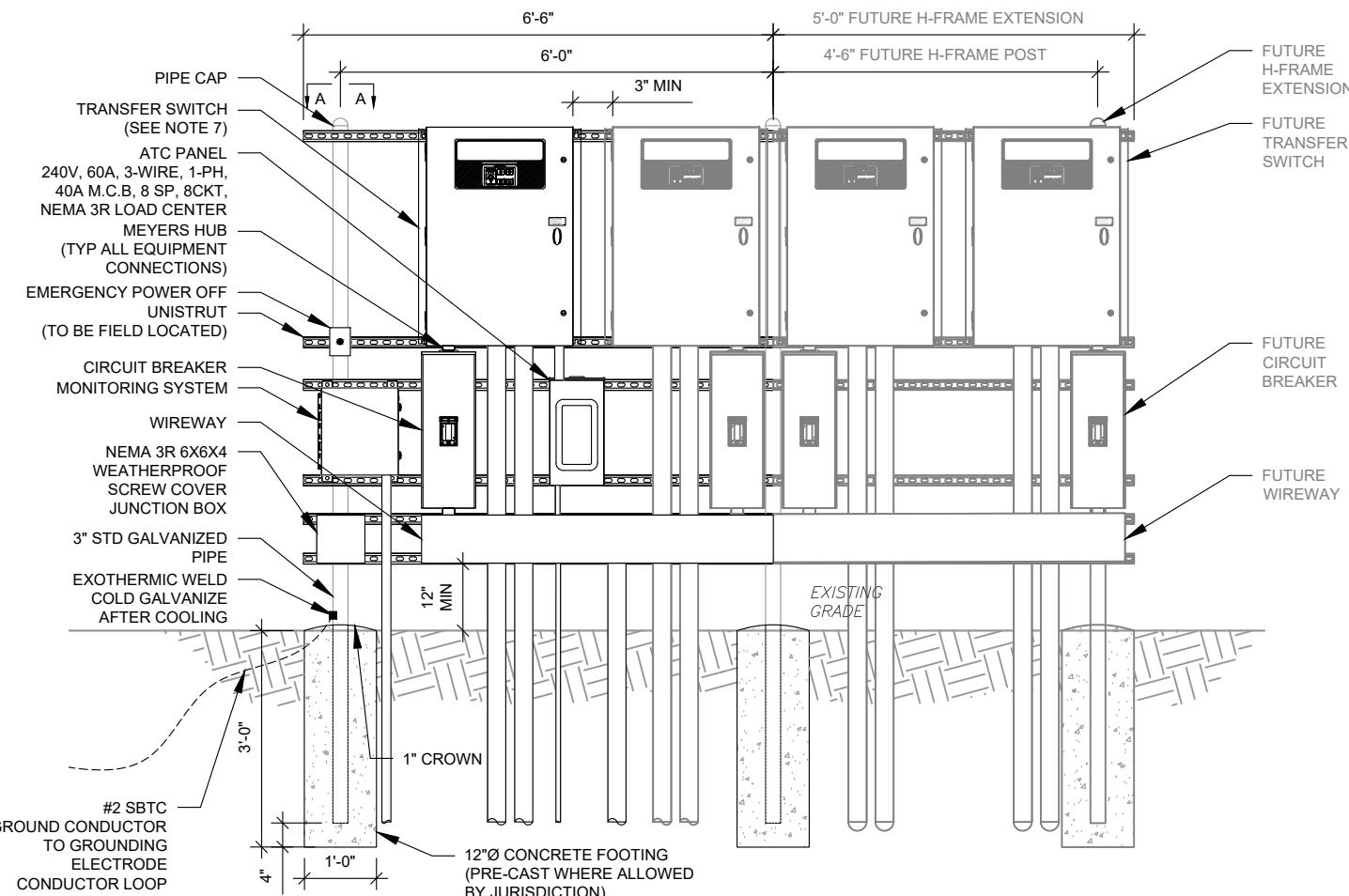


PAD NOTES:

1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. DELETERIOUS MATERIAL AND ORGANICS SHALL BE REMOVED.
2. MECHANICALLY COMPACT FOOTPRINT OF PAD PLUS 2' PERIMETER USING A MECHANICAL PLATE TAMPER, MIN 3 PASSES. SEE ATC CONSTRUCTION SPECIFICATION 312000 ACCESS ROAD AND EARTH WORK.
3. USE GALVANIZED HILTI EXPANSION ANCHORS OR, APPROVED EQUAL, FOR EQUIPMENT ANCHORAGE.
4. FOR SIZE AND LOCATION OF ANCHORS AND OTHER REQUIREMENT, SEE EQUIPMENT VENDOR DRAWINGS.

2 GRAVEL PREPARATION

SCALE: N.T.S.



H-FRAME NOTES:

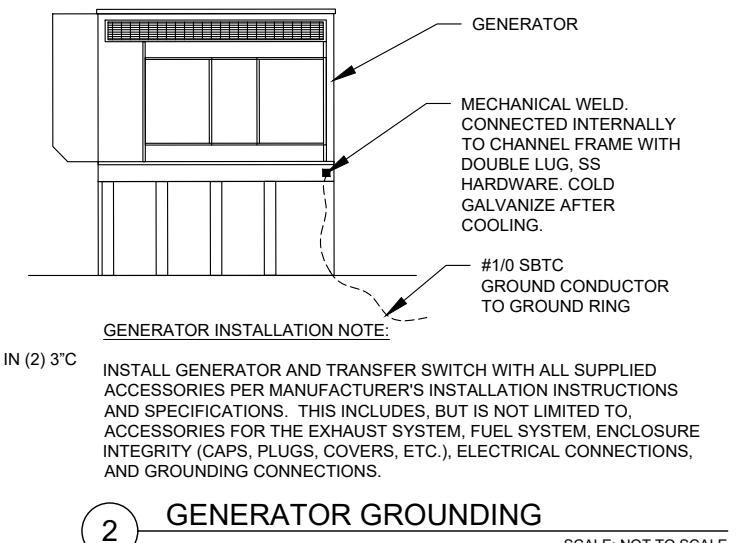
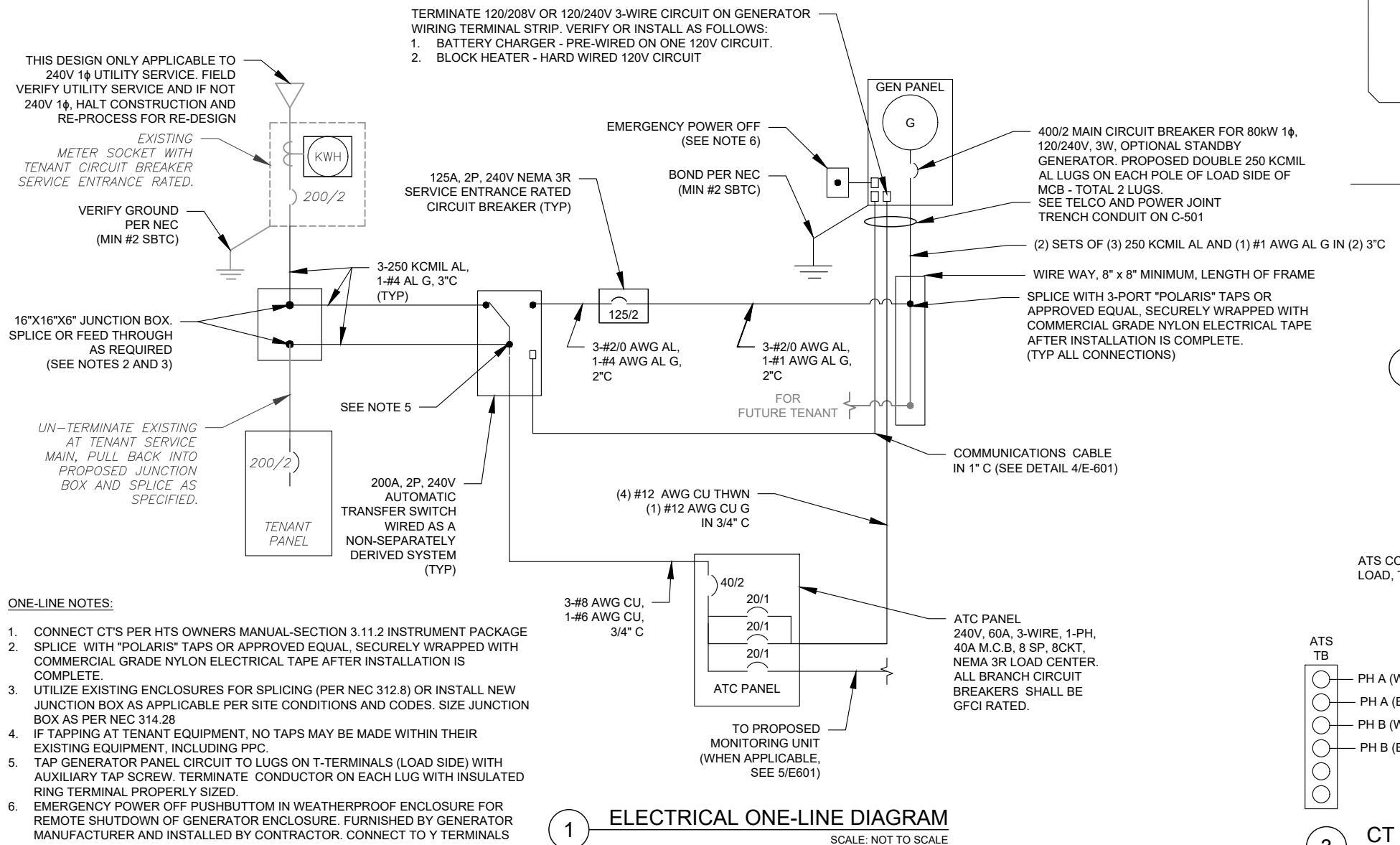
1. IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST SHALL BE REQUIRED.
2. PROPOSED UNISTRUTS TO BE FIELD CUT AND SHALL NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
3. SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
4. UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
5. ALL PROPOSED HARDWARE TO BE MOUNTED AND GROUNDED PER MANUFACTURERS SPECS
6. ALL ITEMS ARE PROPOSED UNLESS OTHERWISE NOTED.
7. LAYOUT H-FRAME & PROPOSED EQUIPMENT EXACTLY AS SHOWN TO ALLOW FOR FUTURE EQUIPMENT. ANY DEVIATIONS MUST BE APPROVED BY ATC CM, IN WRITING, NO EXCEPTIONS.
8. FOOTINGS SHALL BE ONE OF THE FOLLOWING: USS POLECRETE STABILIZER SYSTEM, PRECAST CONCRETE (WHERE ALLOWED BY JURISDICTION) OR CAST IN PLACE. FOR PRECAST FOOTINGS, CONTRACTORS SHALL THOROUGHLY COMPACT THE PERIMETER (2' MIN) OF FOOTING WITH MECHANICAL PLATE TAMPER.

4 H-FRAME

SCALE: N.T.S.



AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: PEC.0001553



2 GENERATOR GROUNDING

SCALE: NOT TO SCALE

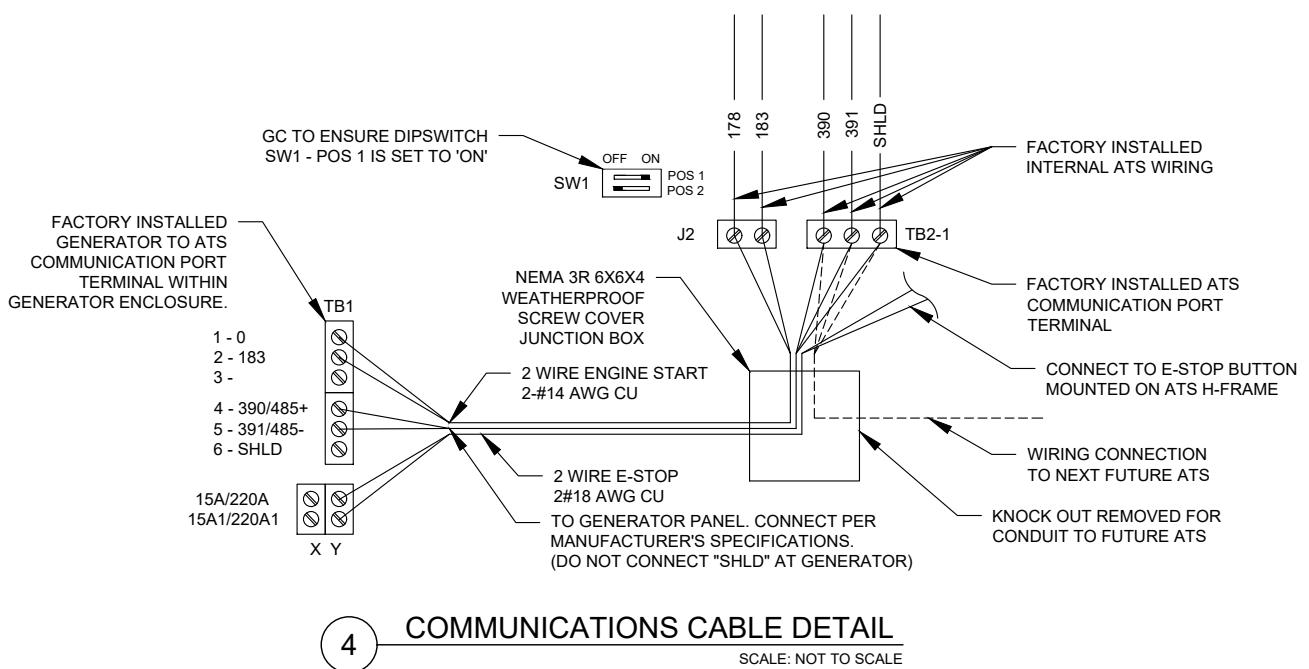
DEMAND LOAD CALCULATION	
GENERATOR LOADS	2.5 KW
TENANT PANEL DEMAND LOADS	25.0 KW
TOTAL DEMAND LOADS (KW)	27.5 KW
TOTAL DEMAND CURRENT (A)	114.5 A
AT 120/240V, 1PH, 3W	

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SB	06/25/21
1			
2			
3			
4			
5			

ATC SITE NUMBER:
302488

ATC SITE NAME:
CNTN - CANTON

SITE ADDRESS:
309 E. HILL ROAD
CANTON, CT 06019



5 PROPOSED MONITORING

SCALE: NOT TO SCALE

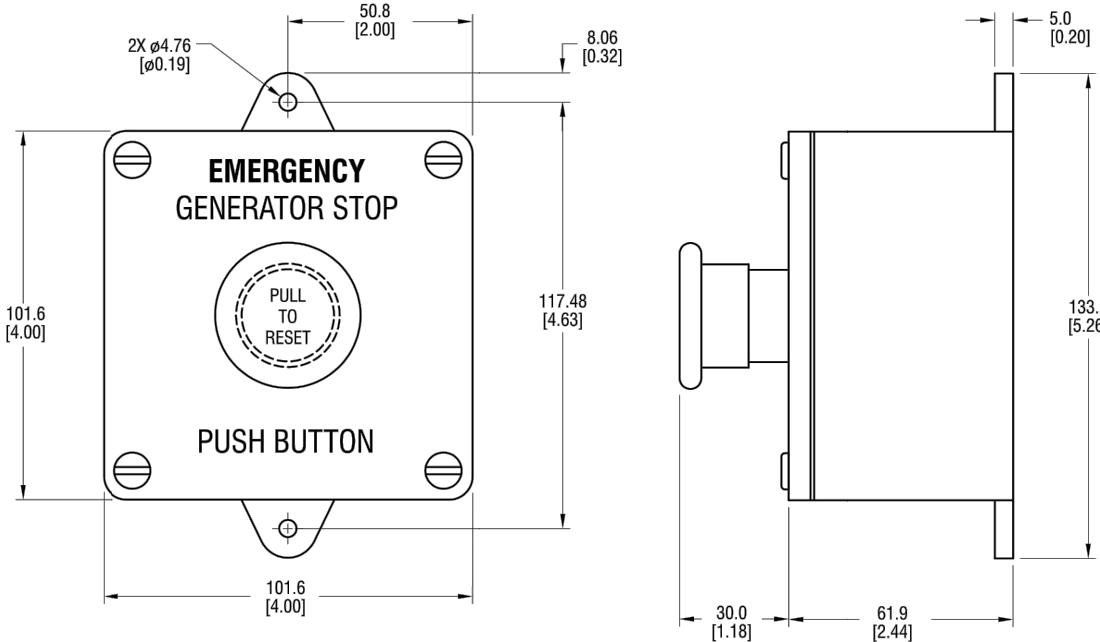
DRAWN BY:	SB
APPROVED BY:	PB
DATE DRAWN:	06/25/21
ATC JOB NO:	13656457_M4

ELECTRICAL ONE-LINE AND WIRING DETAILS

SHEET NUMBER: **E-601** REVISION: **0**



REMOTE EMERGENCY STOP SWITCH SURFACE MOUNT, H-PANEL



- MANUFACTURER: PILLA ELECTRICAL PRODUCTS, INC.
- MODEL SG120
- GENERAC PART NUMBER 061129E
- SURFACE MOUNT, NEMA 4X
- NONMETALLIC BACKBOX

DIMENSIONS: mm[INCHES]

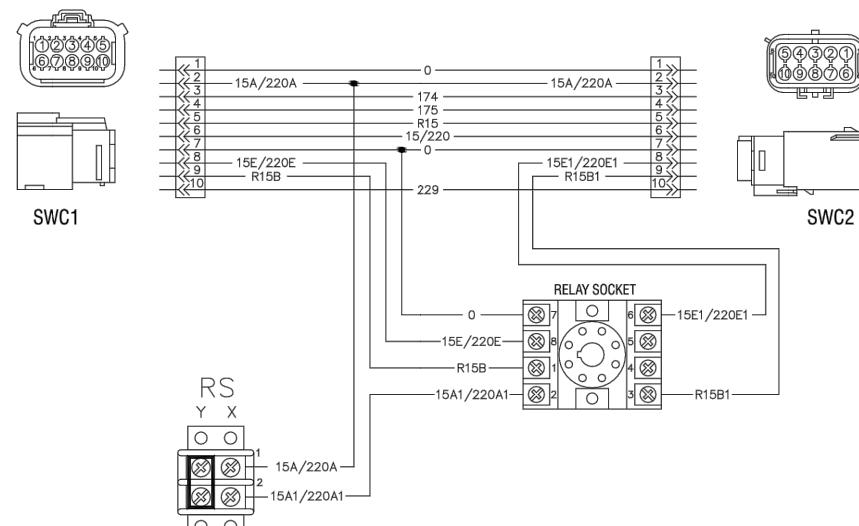
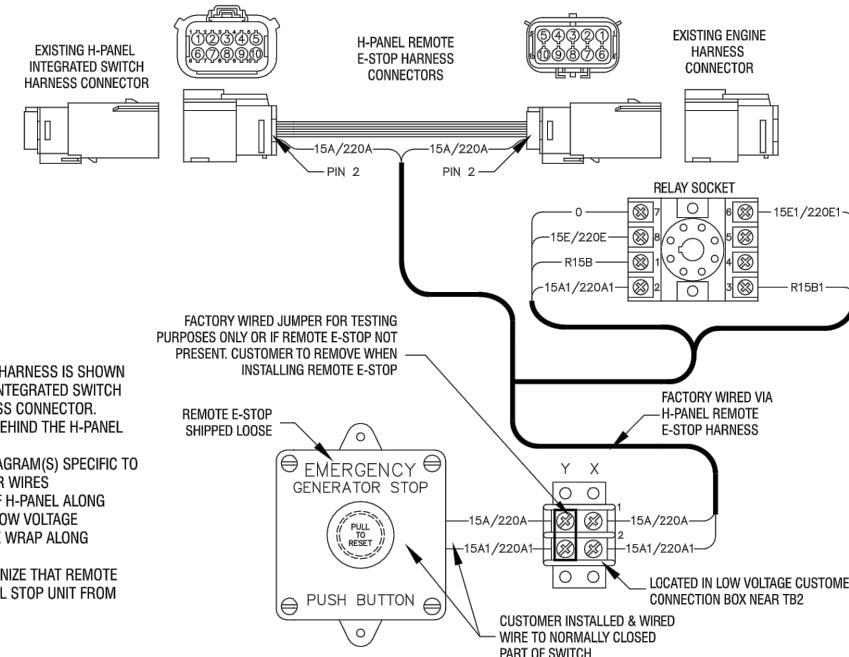
GENSET CONTROLS

1 OF 2

1 E-STOP SWITCH



REMOTE EMERGENCY STOP SWITCH SURFACE MOUNT, H-PANEL



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Part No. 0L6260
Rev A 10/15/15

GENSET CONTROLS

2 OF 2

SUPPLEMENTAL

SHEET NUMBER:
R-601

REVISION:
0