

# GDIT

December 28, 2023

VIA ELECTRONIC AND FEDERAL EXPRESS

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

New Cingular Wireless PCS, LLC (“AT&T”)  
Notice of Exempt Modification  
Emergency Back-up Generator  
6 Main Street, (aka 10 Main Street), Essex, CT 06426  
Lat.: 41.35129810; Long.: -072.40619310

Dear Ms. Bachman:

This letter and enclosures are respectfully submitted on behalf of New Cingular Wireless PCS, LLC (“AT&T”). AT&T currently maintains its wireless telecommunications facility on the existing tower located at 6 Main Street (aka 10 Main Street) in the Town of Essex, Connecticut. The underlying property and tower are owned by MacBeth Ventures, LLC c/o HT Partners, LLC. AT&T submits this letter and enclosures to the Connecticut Siting Council (“Council”) to notify the Council of AT&T’s intent to perform modifications to the existing facility that do not have substantial adverse environmental effects and thus do not require a certificate pursuant to Section 16-50k of the Connecticut General Statutes.

AT&T intends to install one (1) new Generac 50kW Diesel Generator within the existing AT&T leased area as demonstrated on the plans enclosed as Attachment 1. AT&T’s existing facility supports its FirstNet program which provides first responders with priority access to AT&T’s network to ensure adequate communication capabilities in the event of emergency. AT&T’s proposed generator will ensure that critical communication capability for first responders and the public are not lost in the event of a loss of power.

AT&T’s proposed generator will also advance the State’s goal of natural disaster and emergency preparedness. As discussed in the Council’s Docket 432 Findings and Report and Docket 440 proceedings and Findings of Fact (Nos. 76- 77), in response to two significant storm events in 2011, the State formed a Two Storm Panel (the “Panel”) that evaluated Connecticut’s approach to planning and mitigation of impacts associated with emergencies and natural disasters. The Panel found that “wireless telecommunications service providers were not prepared to serve residential and business customers during a power outage” because certain companies had limited backup generator capacity.

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The Panel also noted that “[t]he failure of a large portion of Connecticut’s telecommunications system during the two storms is a life safety issue.” The Panel recommended that State regulatory bodies review “telecommunications services currently in place to verify that the vendors have sufficient generator and backhaul capacity to meet the emergency needs of consumers and businesses” and that the “Connecticut Siting Council should require continuity of service plans for any cellular tower to be erected.” The planned modifications will ensure continuity of services by reinforcing AT&T’s backup power and backhaul capacity to meet the emergency needs of first responders, consumers, and businesses in the event of a power outage.

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

- Will not result in an increase in the height of the existing structure;
- Will not require the extension of the site boundary;
- Will not increase noise levels at the facility by more than six decibels or more, or to levels that exceed state or local criteria since emergency backup generators are exempt from noise regulations as “noise created as a result of, or relating to, an emergency”;
- Will not increase radio frequency emission at the facility to a level at or above the Federal Communications Commission safety standards;
- Will not cause a change or alteration in the physical or environmental characteristics of the site; and
- Will not impair the structural integrity of the facility.

This modification complies with the aforementioned approval. AT&T’s proposed modification will maintain compliance with any relevant conditions these original approvals and any other subsequent approvals. The proposed modifications will have no impact on the existing tower structure itself or the radiofrequency emissions as the proposed modifications only consist of the addition of one new generator within the grade-level equipment compound. Thus, AT&T respectfully requests a waiver from submission of information relating to the existing tower structure or the radio-frequency emissions.

Please accept this letter as notification pursuant to R.C.S.A. § 16-50j-73 for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-73. In accordance with R.C.S.A.

§ 16-50j-73, a copy of this letter and enclosure are being sent to Norman Needleman, Town of Essex First Selectman, Carey Duques, Land Use Official/Wetlands Enforcement Officer, and Property/Tower Owner as stated above. Certification of Service is enclosed as Attachment 3.

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For the foregoing reasons, AT&T respectfully submits that the proposed modification to the above referenced wireless telecommunications facility constitutes an exempt modification under R.C.S.A. § 16-50j-72(b)(2).

Very truly yours

*Catherine Conklin*

Catherine Conklin, Site Acquisition Specialist  
General Dynamics Wireless Services  
2586 Industry Lane, Suite 100  
Norristown, PA 19403  
(202) 568-0437  
[catherine.conklin@gdit.com](mailto:catherine.conklin@gdit.com)

**GENERAL DYNAMICS**  
Information Technology

CC:

Norman Needleman, First Selectman  
Town of Essex  
29 West Avenue, 3<sup>rd</sup> floor  
Essex, CT 06426  
860-767-4340 x114

Carey Duques, Land Use Official/Wetlands Enforcement Officer  
Town of Essex  
29 West Avenue, 3<sup>rd</sup> floor  
Essex, CT 06426  
860-767-4340 x115

MacBeth Ventures, LLC, Property & Tower Owner  
c/o HT Partners  
6 Main Street, #312  
Centerbrook, CT 06409  
860-662-4197

# ATTACHMENT 1



# at&t Mobility

**SITE NAME: ESSEX**  
**FA LOCATION CODE: 10035078**

**GENERATOR PROJECT**  
**50KW GENERAC DIESEL GENERATOR**  
**200A GENERAC ATS**

**10 MAIN STREET**  
**ESSEX, CT 06426**



**RAMAKER**  
employee-owned  
(608) 643-4100 www.ramaker.com

PREPARED FOR:



CONSULTANT:  
**GENERAL DYNAMICS**  
Information Technology, Inc.  
**GENERAL DYNAMICS**  
101 STATION DR  
WESTWOOD, MA 02090

Certification & Seal:  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Connecticut.



 1/2/26/2023  
Date:

MARK	DATE	DESCRIPTION
D	1/2/26/23	FINAL CDs
C	1/2/21/23	REVISED PCDs
B	09/28/23	REVISED PCDs
A	01/25/23	REVISED PCDs

ISSUE PHASE	FINAL	DATE ISSUED	1/2/26/2023
MARK	DATE	DESCRIPTION	

PROJECT TITLE:  
**ESSEX**  
**FA ID # 10035078**

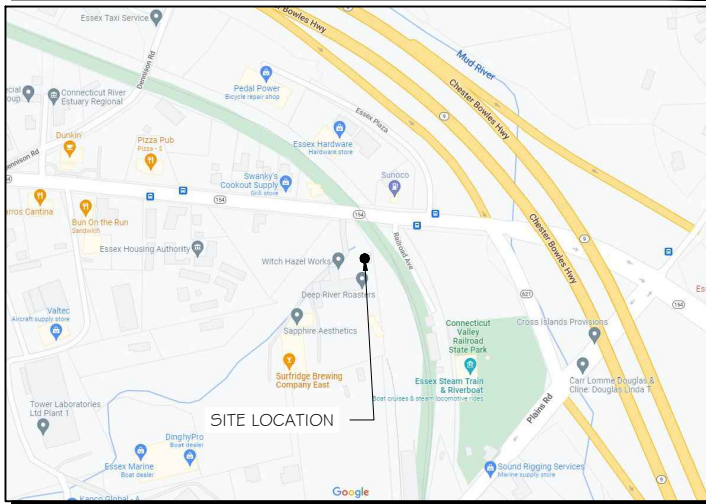
PROJECT INFORMATION:  
10 MAIN STREET  
ESSEX, CT 06426

SHEET TITLE:  
**TITLE SHEET**

SCALE: NONE

PROJECT NUMBER: 57093  
SHEET NUMBER: T-1

### VICINITY MAP



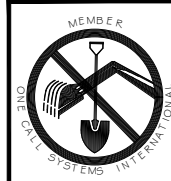
### SCOPE OF WORK

ADD STANDBY GENERATOR, ASSOCIATED CONCRETE PAD, AND UTILITY EQUIPMENT TO EXISTING AT&T EQUIPMENT AREA. THERE WILL BE NO CHANGE IN THE SIZE OR HEIGHT OF THE TOWER OR ANTENNAS.

### APPLICABLE BUILDING CODE & STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING LOCAL AUTHORITIES. NOTHING IN THESE PLANS ARE TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- INTERNATIONAL BUILDING CODE 2021
- NATIONAL ELECTRIC CODE 2020
- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL TOWER AND ANTENNA SUPPORTING STRUCTURES
- TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN CONNECTICUT

**CALL BEFORE YOU DIG**  
**811 OR 1-800-922-4455**

CONNECTICUT PUBLIC ACT 87-71 REQUIRES MIN. 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.

### AERIAL VIEW OF SITE



### PROJECT INFORMATION

**PROJECT MANAGER:**  
MATTHEW HIGGINS  
GENERAL DYNAMICS WIRELESS SERVICES  
101 STATION DRIVE  
WESTWOOD, MA 02090  
EMAIL: Matthew.Higgins@GDIT.com

**SITE DATA:**  
SITE NAME: ESSEX  
FA NUMBER: 10035078

**PROPERTY OWNER:**  
MACBETH VENTURES LLC  
2514 BOSTON POST RD, UNIT 9C  
GUILDFORD, CT 06437

**ENGINEER:**  
RAMAKER & ASSOCIATES, INC.  
855 COMMUNITY DRIVE  
SAUK CITY, WI 53583  
PH.: (608) 643-4100  
FAX: (608) 643-7999  
CONTACT: TYLER BEATTY  
EMAIL: tbeatty@ramaker.com

**ADDRESS:**  
10 MAIN STREET  
ESSEX, CT 06426

**COUNTY:** MIDDLESEX

**LAT.:** 41.3512981°  
**LONG.:** -72.4061931°

**GROUND ELEVATION:** 772 FT AMSL

**APPLICANT INFORMATION:**  
AT&T MOBILITY  
7150 STANDARD DR  
HANOVER, MD 21076

**DO NOT SCALE DRAWINGS:**  
CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

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### SIGNATURE BLOCK

AT&T MGR. \_\_\_\_\_ DATE \_\_\_\_\_

GENERAL DYNAMICS  
CONSTRUCTION MGR. \_\_\_\_\_ DATE \_\_\_\_\_

SITE ACQUISITION \_\_\_\_\_ DATE \_\_\_\_\_

NOTES TO SUBCONTRACTOR:

1. THE GENERAL SUBCONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
3. THE SUBCONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMAN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THE WORK.
4. CONSTRUCTION SUBCONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SUBCONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION SUBCONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
5. SITE GROUNDING SHALL COMPLY WITH AT&T WIRELESS SERVICES TECHNICAL SPECIFICATIONS FOR FACILITY GROUNDING FOR CELL SITE STANDARDS, LATEST EDITION, AND COMPLY WITH AT&T TOWERS GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN. GROUNDING SHALL BE COMPLETED BEFORE ERECTION OF TOWER.
6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.
7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
8. ANY DAMAGE TO THE ADJACENT PROPERTIES WILL BE CORRECTED AT THE SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE LANDOWNER AND THE ENGINEER.
9. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS. SUBCONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL..
10. SUBCONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
11. THE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE SUBCONTRACTOR'S EXPENSE.
12. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO THE PROPERTY OUTSIDE THE LEASED PROPERTY SHALL BE REPAIRED BY THE SUBCONTRACTOR.
13. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
14. SEEDING AND MULCHING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAIN AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.
15. PERMITS: THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
16. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
17. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO VERIFY ALL UTILITIES, PIPELINES AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS. THE SUBCONTRACTOR SHALL CONTACT THE LOCAL JURISDICTION'S DIGGER'S HOTLINE BEFORE DIGGING OR DRILLING. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AND ENGINEER AT THE SUBCONTRACTOR'S EXPENSE.

GENERAL NOTES:

1. THIS PROPOSAL IS FOR THE ADDITION OF A NEW GENERATOR ON A CONCRETE PAD TO AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF AN EQUIPMENT SHELTER AND TOWER.
2. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
3. THE PROPOSED FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP

ACCESS IS REQUIRED)

4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH BY AT&T TECHNICIANS.
5. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
6. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.
9. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.

ELECTRICAL NOTES:

A. GENERAL

1. COORDINATE LOCATION AND POWER REQUIREMENTS OF ALL EQUIPMENT WITH AT&T AND EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
2. COORDINATE LOCATION AND REQUIREMENTS FOR ELECTRICAL AND TELEPHONE SERVICES WITH THE PROPERTY REPRESENTATIVE, AT&T AND UTILITY COMPANIES. ROUTING OF CONDUITS MAY BE MODIFIED TO MEET SITE REQUIREMENTS. EXACT CONDUIT ROUTING TO BE DETERMINED IN THE FIELD.
3. ALL WIRING AND EQUIPMENT SHOWN ON ELECTRICAL SHEETS SHALL BE FURNISHED AND INSTALLED UNDER ELECTRICAL PORTION OF CONTRACT UNLESS OTHERWISE NOTED
4. UNINTERRUPTED ELECTRICAL SERVICE FOR EXISTING EQUIPMENT SHALL BE MAINTAINED DURING THE INSTALLATION OF THE WORK DESCRIBED UNDER THESE DOCUMENTS. TEMPORARY EQUIPMENT, CABLES AND WHATEVER ELSE IS NECESSARY SHALL BE PROVIDED AS REQUIRED TO MAINTAIN ELECTRICAL SERVICE. TEMPORARY SERVICE FACILITIES, IF REQUIRED AT ANY TIME, SHALL NOT BE DISCONNECTED OR REMOVED UNTIL NEW SERVICE EQUIPMENT IS IN PROPER OPERATION. IF ANY SERVICE OR SYSTEM MUST BE INTERRUPTED, THE CONTRACTOR SHALL REQUEST PERMISSION IN WRITING STATING THE DATE, TIME, ETC. THE SERVICE WILL BE INTERRUPTED AND THE AREAS AFFECTED. THIS REQUEST SHALL BE MADE IN SUFFICIENT TIME FOR PROPER ARRANGEMENTS TO BE MADE. WRITTEN PERMISSION SHALL BE OBTAINED FROM THE OWNER BEFORE INTERRUPTING ELECTRICAL SERVICE.
5. COORDINATE NEW WORK WITH OTHER TRADES AND VERIFY EXISTING CONDITIONS TO AVOID INTERFERENCE. IN CASE OF INTERFERENCE, AT&T'S REPRESENTATIVE WILL DECIDE WHICH WORK IS TO BE RELOCATED, REGARDLESS OF WHICH WAS FIRST INSTALLED.
6. THE INSTALLATION MUST COMPLY WITH NEC AND ALL FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE DEFINED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS AND RACEWAY ROUTING SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND/OR DIRECTIONS FROM AT&T'S REPRESENTATIVE.
8. CONTRACTOR SHALL PAY ALL PERMITS AND FEES REQUIRED.
9. ALL MATERIALS SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARDS REFERENCED BELOW:
  - a. ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE)
  - b. ASTM (AMERICAN SOCIETY FOR TESTING MATERIALS)
  - c. ETL (ELECTRICAL TESTING LABORATORY)
  - d. ICEA (INSULATED CABLE ENGINEERS ASSOCIATION)
  - e. IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS)
  - f. MBFU (NATIONAL BOARD OF FIRE UNDERWRITERS)
  - g. NESC (NATIONAL ELECTRICAL SAFETY CODE)
  - h. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
  - i. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
  - j. UL (UNDERWRITER'S LABORATORY)

10. CONTRACTOR SHALL REVIEW PLANS, DETAILS AND SPECIFICATIONS IN DETAIL AND ADJUST WORK TO CONFORM WITH ACTUAL SITE CONDITIONS SO THAT ELECTRICAL DEVICES AND EQUIPMENT WILL BE LOCATED AND READILY ACCESSIBLE. QUANTITIES LISTED IN MATERIAL LISTS ON THE DRAWINGS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL PROVIDE HIS OWN TAKEOFF FOR MATERIAL QUANTITY AND TYPES BASED ON ACTUAL SITE CONDITIONS, IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS TO INSTALL EQUIPMENT FURNISHED BY AT&T OR ITS SUPPLIERS. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN OR SHOWN ON THE DRAWINGS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED.

11. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) AT&T'S REPRESENTATIVE OF ANY CONFLICTS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK, IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
12. ALL FLOORS WHERE PENETRATIONS ARE REQUIRED IN BUILDING ARE TO BE CORE DRILLED AND THEN FIREPROOFED.

B. WIRING/CONDUIT

1. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR AS REQUIRED BY CODE SUCH THAT NO MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (380 DEGREES TOTAL) EXIST IN A CONDUIT RUN.
2. ALL POWER AND CONTROL/INDICATION WIRING SHALL BE TYPE THHN/THWN 800V RATED 75 DEGREES CELSIUS, UNLESS NOTED OTHERWISE.

3. SCHEDULE 80 PVC CONDUIT SHALL BE USED ABOVE GROUND, WHERE ABOVE GRADE IS DEFINED AS THE GROUND OF THE TURN-UP
4. BELL END OR TERMINAL ADAPTER MUST BE INSTALLED ON END OF PVC CONDUIT PER NEC 352.4G. 300.4 F. (3)
5. CONDUIT BENDS SHALL BE MADE IN ACCORDANCE WITH NEC TABLE 346-10. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 1/2" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.
6. POWER WIRING SIZE SHALL NOT BE SMALLER THAN #12 AWG.
7. ALL WIRING SHALL BE COPPER. ALUMINUM WILL NOT BE ACCEPTABLE ALL POWER CIRCUITS SHALL CONTAIN A GROUND WIRE.
8. PHASE MARKINGS TO BE USED AT POWER CONDUCTOR TERMINATIONS.
9. CONTRACTOR SHALL ENSURE INTEGRITY IS MAINTAINED WHEN INSTALLING CONDUIT AND WIRING.
10. INSTALL PULL STRING IN ALL CONDUIT.

11. FOR ROOFTOP INSTALLS AND BUILD-OUTS, CONDUITS INSIDE BUILDING AND ON ROOF SHALL BE RGS, UNLESS OTHERWISE NOTED. FOR RAW LAND SITES AND CO-LOCATES, PVC SCHEDULE 80 SHALL BE UTILIZED UNLESS NOTED OTHERWISE.
12. MAINTAIN MINIMUM 1'-0" VERTICAL AND 1'-0" HORIZONTAL SEPARATIONS FROM ANY MECHANICAL GAS PIPING.
13. ALL WIRING ROUTED IN PLENUM TO BE RATED OR IN METALLIC FLEX (LIQUIDITE) CONDUIT.

C. EQUIPMENT

1. EQUIPMENT/PARTS CONNECTED TO EXISTING PANELS, DUCTS, ETC. SHALL MATCH THE CHARACTERISTICS (A/C, V, A) OF THAT EQUIPMENT.
2. ALL ELECTRICAL EQUIPMENT OUTSIDE SHALL BE NEMA OR 3R RATED.

D. GROUNDING

1. ALL GROUND CONNECTIONS TO BUILDING SHALL BE MADE USING TWO-HOLE CONNECTORS. PROVIDE STAINLESS STEEL BOLTS AND LOCK WASHERS ON ALL MECHANICAL GROUND CONNECTIONS.
2. ALL EQUIPMENT SURFACES TO BE BONDED TO GROUNDING SYSTEM SHALL BE STRIPPED OF ALL PAINT AND DIRT. CONNECTIONS TO VARIOUS METALS SHALL BE OF A TYPE AS TO CAUSE A GALVANIC OR CORROSIVE REACTION. AREA SHALL BE REPAINTED FOLLOWING BONDING.
3. ANY METALLIC ITEM WITHIN 6' OF GROUND CONDUCTORS MUST BE CONNECTED TO THE GROUNDING SYSTEM.
4. EXTERIOR, ABOVE GRADE GROUND CONNECTIONS SHALL BE FURNISHED WITH A LIBERAL PROTECTIVE COATING OF ANTI-OXIDE COMPOUND.
5. ALL MATERIALS AND LABOR REQUIRED FOR THE GROUNDING SYSTEM AS INDICATED ON THE PLANS AND DETAILS, AND AS DESCRIBED HEREIN SHALL BE FURNISHED BY THIS CONTRACTOR UNLESS OTHERWISE NOTED.
6. EXACT LOCATION OF GROUND CONNECTION POINTS SHALL BE DETERMINED IN FIELD. ADJUST LOCATIONS INDICATED ON PLANS ACCORDING TO ACTUAL EQUIPMENT LOCATIONS TO KEEP THE GROUND CONNECTION CABLES AS SHORT AS PRACTICAL.
7. PROVIDE ALL ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS AS REQUIRED BY THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE AND THE CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE. BONDING JUMPERS WITH APPROVED GROUND FITTINGS SHALL BE INSTALLED AT ALL RACEWAYS, EQUIPMENT ENCLOSURES, PULL BOXES, ETC. TO MAINTAIN GROUND CONTINUITY WHERE REQUIRED BY CODE.
8. ALL EQUIPMENT GROUND CONDUCTORS SHALL BE TIN COATED, #2 AWG COPPER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
9. PROVIDE PRE AND POST GROUND TEST RESULTS, USING CLAMP-ON TESTER. TEST RESULTS SHALL BE PHOTOS WITH DIGITAL TIME AND GPS STAMPED/EMBEDDED.

E. INSPECTION/DOCUMENTATION

1. THE CONTRACTOR, UPON COMPLETION OF HIS WORK, SHALL PROVIDE AS-BUILT DRAWINGS. INFORMATION SHOULD BE GIVEN TO THE GENERAL CONTRACTOR FOR INCLUSION IN FINAL AS-BUILT SURVEY DOCUMENTS TO BE GIVEN TO THE OWNER.
2. CONTRACTOR SHALL SUPPLY DOCUMENTATION ATTESTING TO THE COMPLETE GROUND SYSTEM'S RECEPTIVITY (MAX. 5 OHMS).
3. AN ELECTRICAL INSPECTION SHALL BE MADE BY AND INSPECTING AGENCY APPROVED BY AT&T'S REPRESENTATIVE. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AND OBTAIN POWER COMPANY APPROVAL.
4. CONTRACTOR SHALL HAVE ATS AND GENERATOR RELAY INSTALLATION AND CONNECTIONS INSPECTED BY OTHERS TO ENSURE THAT UL LISTING FOR THAT EQUIPMENT IS NOT VOIDED.



CONSULTANT:  
**GENERAL DYNAMICS**  
Information Technology, Inc.  
GENERAL DYNAMICS  
101 STATION DR  
WESTWOOD, MA 02090

Certification & Seal:  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Connecticut.



Signature: [Signature] Date: 12/26/2023

MARK	DATE	DESCRIPTION
D	12/26/23	FINAL CDs
C	12/21/23	REVISED PCDs
B	09/28/23	REVISED PCDs
A	01/25/23	REVISED PCDs

ISSUE PHASE	FINAL	DATE ISSUED	12/26/2023
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PROJECT TITLE:  
**ESSEX  
FA ID # 10035078**

PROJECT INFORMATION:  
10 MAIN STREET  
ESSEX, CT 06426

SHEET TITLE:  
**GENERAL NOTES**

SCALE: NONE

PROJECT NUMBER: 57093  
SHEET NUMBER: N-1



PREPARED FOR:

CONSULTANT:  
**GENERAL DYNAMICS**  
 Information Technology, Inc.  
 GENERAL DYNAMICS  
 101 STATION DR  
 WESTWOOD, MA 02090

Certification & Seal:  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Connecticut.



*[Signature]* 12/26/2023  
 Date:

D	12/26/23	FINAL CDs
C	12/21/23	REVISED PCDs
B	09/28/23	REVISED PCDs
A	01/25/23	REVISED PCDs
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PROJECT TITLE:  
**ESSEX**  
**FA ID # 10035078**

PROJECT INFORMATION:  
 10 MAIN STREET  
 ESSEX, CT 06426

SHEET TITLE:  
**OVERALL SITE PLAN**

0 50' 100' 200'

11" x 17" - 1" = 100'  
 22" x 34" - 1" = 50'

PROJECT NUMBER: 57093  
 SHEET NUMBER: A-0



**OVERALL SITE PLAN**  
 SCALE: 1" = 100'



PREPARED FOR:

CONSULTANT:  
**GENERAL DYNAMICS**  
 Information Technology, Inc.  
 GENERAL DYNAMICS  
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 WESTWOOD, MA 02090

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*[Signature]* 1/2/26/2023  
 Date:

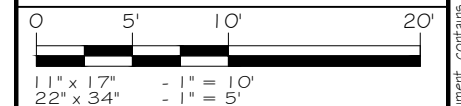
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ISSUE PHASE	FINAL	DATE ISSUED	1/2/26/2023
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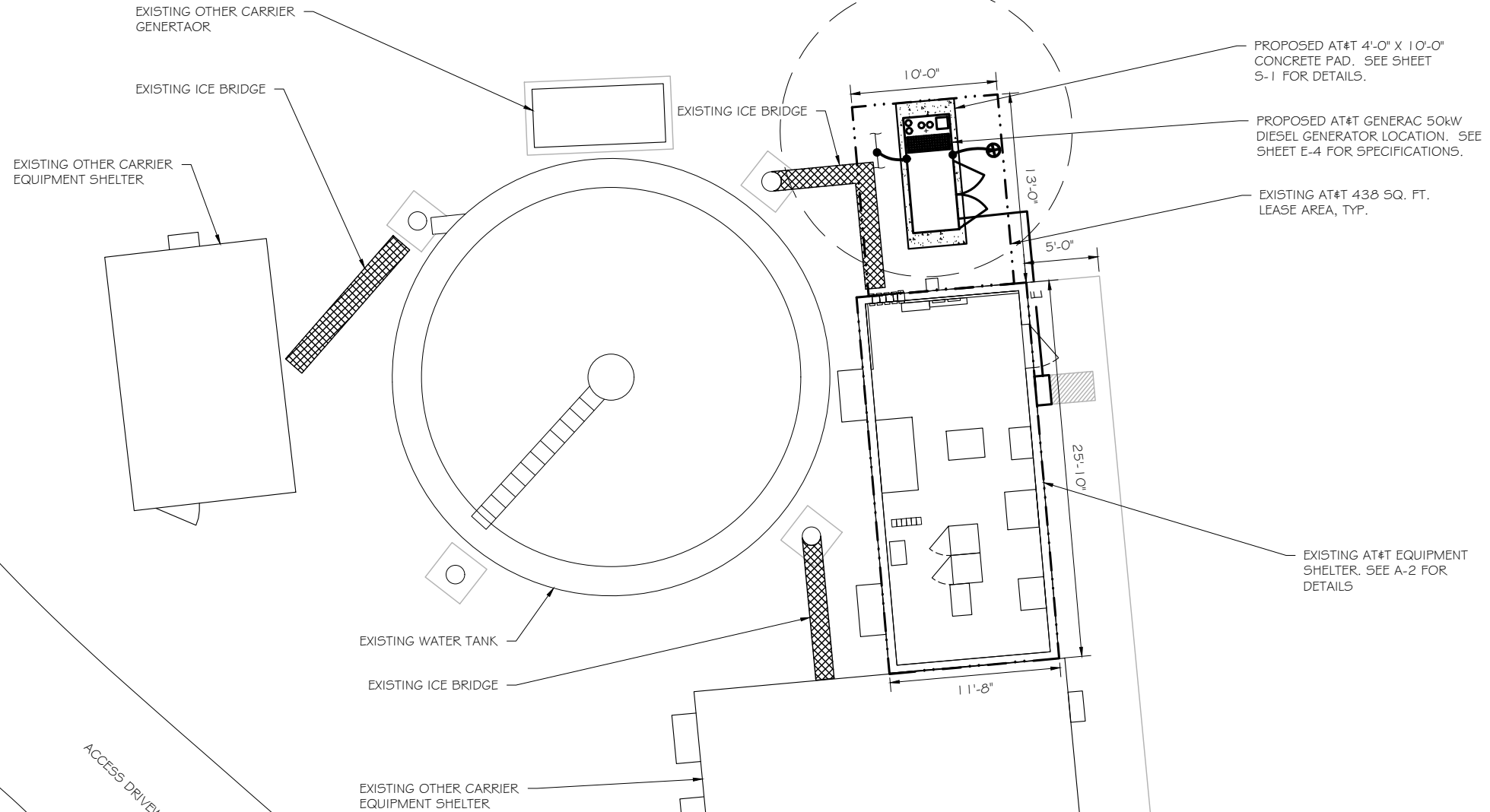
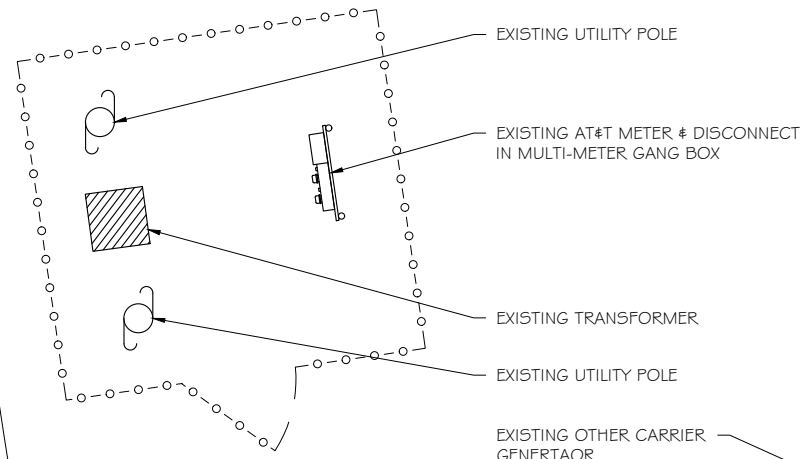
PROJECT TITLE:  
**ESSEX**  
**FA ID # 10035078**

PROJECT INFORMATION:  
 10 MAIN STREET  
 ESSEX, CT 06426

SHEET TITLE:  
**SITE PLAN**



PROJECT NUMBER: **57093**  
 SHEET NUMBER: **A-1**



ACCESS DRIVEWAY

**SITE PLAN**  
 SCALE: 1" = 10'

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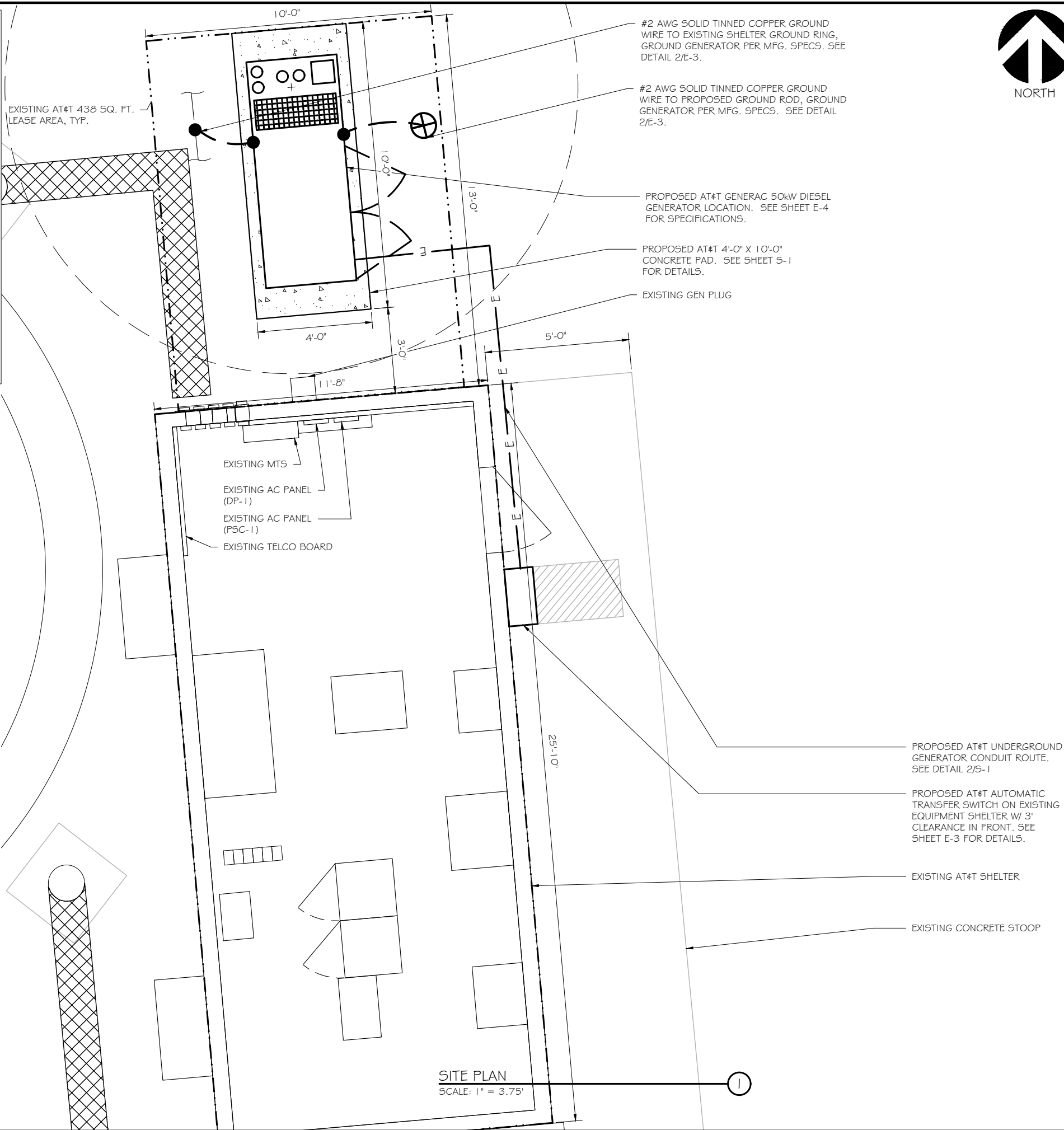


SCOPE OF WORK DETAILS

- GENERAL:
- NEW GENERAC DIESEL GENERATOR PROVIDED BY GENERAL DYNAMICS & INSTALLED BY GENERAL CONTRACTOR, SEE E-4.
  - NEW 4'-0" X 10'-0" CONCRETE PAD PROVIDED & INSTALLED BY GENERAL CONTRACTOR (AS REQUIRED) SEE S-1
  - NEW GENERAC AUTOMATIC TRANSFER SWITCH PROVIDED BY GENERAL DYNAMICS & INSTALLED BY CONTRACTOR (AS REQUIRED) SEE E-3 & E-5.
  - CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION
  - CONTRACTOR SHALL RESTORE & REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION

- CONDUITS:
- INSTALL PULL STRING IN EACH CONDUIT
  - (1) NEW 2" AND (1) NEW 1" ELECTRICAL CONDUITS WITH CONDUCTORS TO RUN FROM NEW GENERATOR TO NEW ATS. CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE E-1, E-2 & E-3.
  - (1) NEW 1" ELECTRICAL CONDUIT WITH CONDUCTORS TO RUN FROM NEW GENERATOR TO AC PANEL. CONDUIT PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE E-1, E-2 & E-3.
  - (1) NEW 1" ALARM CONDUIT & CABLING PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE E-1, E-2 & E-3.

- GROUNDING:
- NEW EXOTHERMIC CONNECTION FROM EXISTING GROUND RING TO NEW MECHANICAL CONNECTION AT GENERATOR CHASSIS. GENERAL CONTRACTOR TO VERIFY LOCATION IN FIELD. LOCATE GROUND RODS NO MORE THAN 8'-0" APART.



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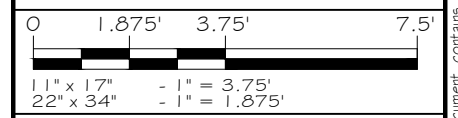
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**FA ID # 10035078**

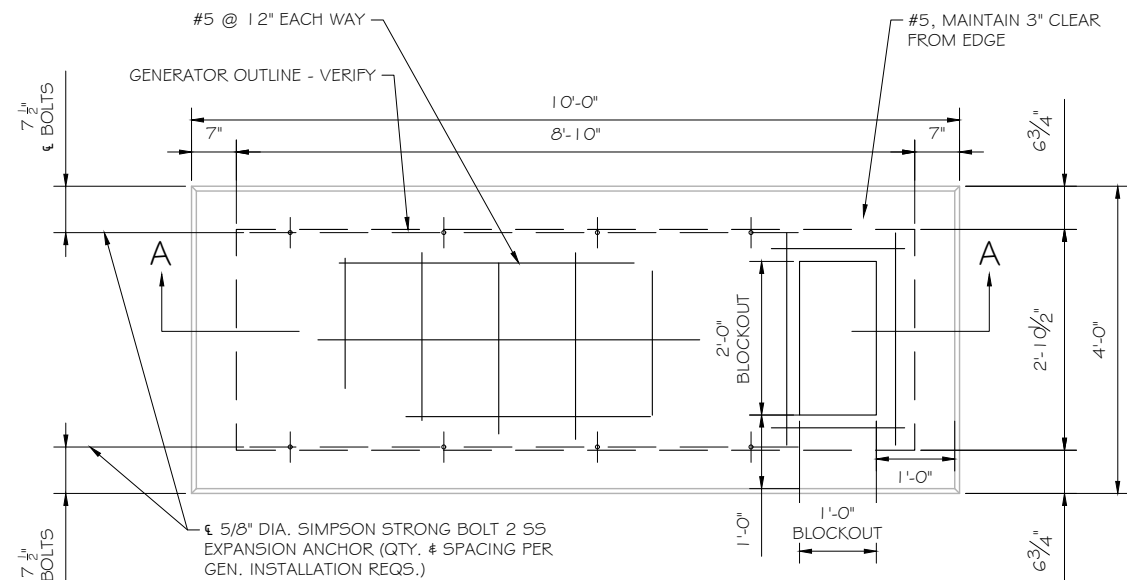
PROJECT INFORMATION:  
 10 MAIN STREET  
 ESSEX, CT 06426

SHEET TITLE:  
**SITE PLAN & EQUIPMENT LAYOUT**

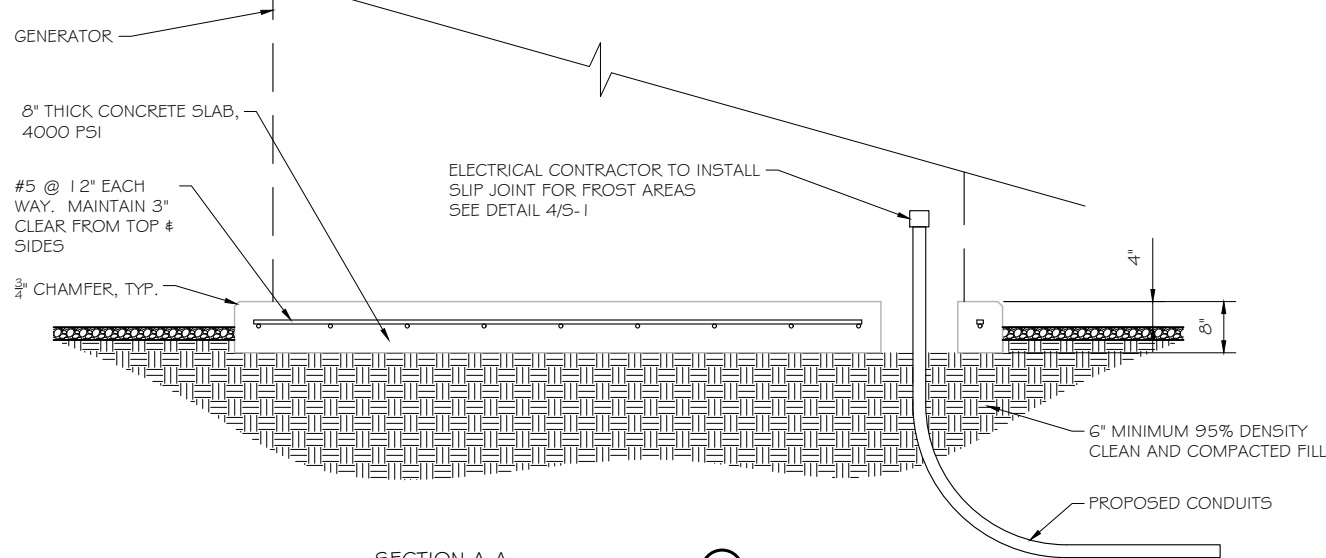


PROJECT NUMBER: 57093  
 SHEET NUMBER: A-2

SITE PLAN  
 SCALE: 1" = 3.75'



**FOUNDATION PLAN**  
 SCALE: NTS



**SECTION A-A**  
 SCALE: NTS

**DOUBLE WALL FUEL TANK BASE SPECIFICATION**

REF: ATT 30KW GENERATOR PACKAGE  
 UL REGISTRATION NUMBER: MH18459  
 U.L. 142 DOUBLE WALL FUEL TANK BASE SPECIFICATION  
 FUEL TANK BASE CONSTRUCTION:

- BE CONSTRUCTED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES STANDARD UL-142. BE CONSTRUCTED IN ACCORDANCE WITH FLAMMABLE & COMBUSTIBLE LIQUIDS CODE, NFPA 30; THE STANDARD FOR INSTALLATION & USE OF STATIONARY COMBUSTIBLE ENGINE & GAS TURBINES, NFPA 37; AND THE STANDARD FOR EMERGENCY & STANDBY POWER SYSTEMS, NFPA 110.
- ANCHORS MINIMUM (4) @ 5/8" FOR GEN-SET MOUNTING

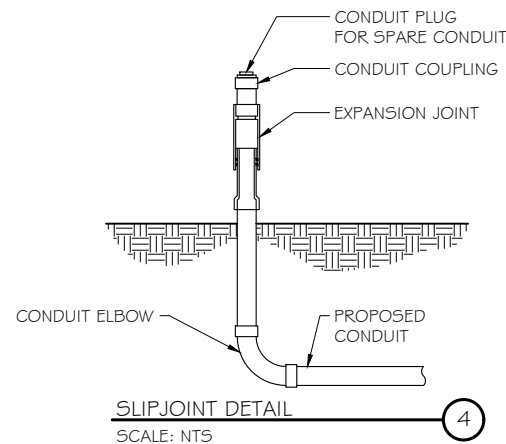
SUB BASE TANK TESTING: PRIMARY TANK & SECONDARY CONTAINMENT BASIN SECTIONS SHALL BE PRESSURIZED AT 3-5 PSI AND LEAK-CHECKED TO ENSURE INTEGRITY OF SUB BASE WELD SEAMS PER UL-142 STANDARDS

FUEL FILL: 5 GALLON SPILL CONTAINMENT WITH ALARM

- 40% REMAINING FOR ALARM
- 20% REMAINING FOR SHUT-DOWN

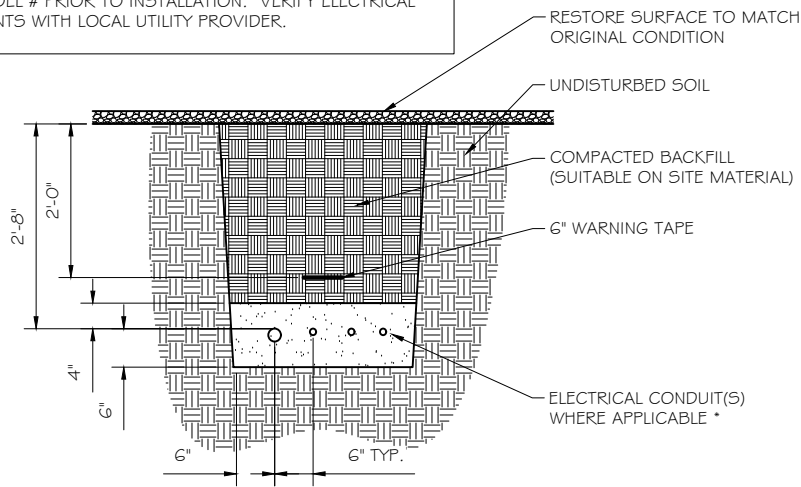
FACTORY PRE-SET AT 95% FULL FOR ALARM

FUEL CONTAINMENT BASIN: SUB BASE TANK SHALL INCLUDE A WELDED STEEL CONTAINMENT BASIN, SIZED AT A MINIMUM OF 110% OF THE TANK CAPACITY TO PREVENT ESCAPE OF FUEL INTO THE ENVIRONMENT IN THE EVENT OF A TANK RUPTURE. A FUEL CONTAINMENT BASIN LEAK DETECTOR SWITCH SHALL BE PROVIDED.



**SLIPJOINT DETAIL**  
 SCALE: NTS

NOTE:  
 VERIFY WIRE AND CONDUIT QUANTITY & SIZES WITH GENERATOR MAKE & MODEL # PRIOR TO INSTALLATION. VERIFY ELECTRICAL REQUIREMENTS WITH LOCAL UTILITY PROVIDER.



**UTILITY CONDUIT TRENCH**  
 SCALE: NTS

- NOTES:
- PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
  - PROVIDE RGS CONDUIT AND ELBOWS AT STUB UP LOCATIONS (I.E. SERVICE POLE, BTS EQUIPMENT, ETC.)
  - INSTALL UTILITY PULLBOXES PER NEC.

**STRUCTURAL GENERAL NOTES**

- GENERAL CONDITIONS
  - DESIGN & CONSTRUCTION OF ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES, ACI 318-11. IN CASE OF CONFLICT BETWEEN THE CODES, STANDARDS, REGULATIONS, SPECIFICATIONS, GENERAL NOTES AND/OR MANUFACTURER'S REQUIREMENTS, USE THE MOST STRINGENT PROVISIONS.
  - IT IS THE EXPRESS INTENT OF PARTIES INVOLVED IN THIS PROJECT THAT THE CONTRACTOR OR SUBCONTRACTOR OR INDEPENDENT CONTRACTOR OR THE RESPECTIVE EMPLOYEES SHALL EXCULPATE THE ARCHITECT, THE ENGINEER, TECH. CONSTRUCTION MANAGER, THE OWNER, & THEIR AGENTS FROM ANY LIABILITY WHATSOEVER & HOLD THEM HARMLESS AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MATTER FROM THE WRONGFUL OR NEGLIGENT ACT, OR FAILURE TO CARRY METHODS, TECHNIQUES OR PROCEDURES OR FAILURE TO CONFORM TO THE STATE SCAFFOLDING ACT IN CONNECTIONS WITH THE WORK.
  - DO NOT SCALE DRAWINGS
  - VERIFY ALL EQUIPMENT MOUNTING DIMENSIONS PER MANUFACTURER DRAWINGS
  - DESIGN LOADS ARE (GENERAC):
 

LIVE LOAD	: 100 PSF
EQUIPMENT SIZE	: 889.1" H, 106" W, 38" D
ENCLOSED GENERATOR	: 3974 LBS
- FOR DESIGN & ANALYSIS OF THE FOUNDATION, THE MINIMUM NET SOIL BEARING CAPACITY SHALL BE ASSUMED TO BE 2000 PSF.
- CONCRETE
  - MEET OR EXCEED THE FOLLOWING CODES & STANDARDS:
 

DESIGN	: ACI 318-11
CONSTRUCTION	: ACI 301
DETAILING	: CRSI MANUAL OF STANDARD PRACTICE
REINF. STEEL	: ASTM A 615 GRADE 60, DEFORMED
MIXING	: ASTM C 94. READY MIX CONCRETE
AIR ENTRAINMENT	: ACI 318 AND ASTM C-260
AGGREGATE	: ASTM C 33 AND C 330 (FOR LIGHT WEIGHT)
  - CONCRETE STRENGTH AT 28 DAYS SHALL BE 4000 PSI MINIMUM
  - DO NOT FIELD BEND OR WELD TO GRADE 60 REINFORCED STEEL
  - PROVIDE AIR ENTRAINED CONCRETE WITH AIR CONTENT OF 5 TO 7% FOR ALL CONCRETE EXPOSED TO EARTH OR WEATHER.
  - MAXIMUM AGGREGATE SIZE: 3/4"
  - DO NOT USE IN ADMIXTURE, WATER OR OTHER CONSTITUENTS OF CONCRETE WHICH HAS CALCIUM CHLORIDE.
  - MINIMUM COVER FOR REINFORCING STEEL SHALL BE AS SHOWN ON PLAN.
  - FOUNDATION & EXCAVATION NOTES
    - SLAB SHALL BE CONSTRUCTED UPON UNDISTURBED, NATURAL SUBGRADE OR COMPACTED GRANULAR FILL WITH AN ASSUMED MINIMUM NET ALLOWABLE BEARING CAPACITY OF 1800 PSF.
    - ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM FOUNDATION & SLAB SUBGRADE & BACKFILL AREAS, & THEN BACKFILLED WITH ACCEPTABLE GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM D 1557).
    - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER, FROST, OR ICE FROM PENETRATING ANY FOOTING OR STRUCTURAL SUBGRADE BEFORE & AFTER PLACING OF CONCRETE, AND UNTIL SUCH CONCRETE HAS FULLY CURED.

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ISSUE PHASE: FINAL DATE ISSUED: 12/26/2023

PROJECT TITLE:  
**ESSEX**  
**FA ID # 10035078**

PROJECT INFORMATION:  
 10 MAIN STREET  
 ESSEX, CT 06426

SHEET TITLE:  
**FOUNDATION DETAILS**

SCALE: NONE

PROJECT NUMBER: 57093  
 SHEET NUMBER: S-1

DIAGRAM CIRCUIT SCHEDULE

NO.	FROM	TO	WIRES	GROUND	CONDUIT SIZE	FUNCTION
1	NORMAL POWER SOURCE	AUTOMATIC TRANSFER SWITCH	(3) 3/0	(1) #4	2"	NORMAL POWER FEEDER TO ATS (CUT BACK EXISTING)
2	AUTOMATIC TRANSFER SWITCH	LOAD CENTER	(3) 3/0	(1) #4	2"	POWER FEEDER FROM ATS TO PANEL
3	GENERATOR	AUTOMATIC TRANSFER SWITCH	(3) 3/0	(1) #4	2"	EMERGENCY POWER FEEDER TO ATS
4	AUTOMATIC TRANSFER SWITCH	GENERATOR	(2) #10	(1) #10	1"	START CIRCUIT
5	LOAD CENTER (DISTRIBUTION CENTER)	GENERATOR, ATS	(2) #12 (2) #12 (2) #12	(1) #12 (1) #12 (1) #12	1" 1" 1"	CIRCUIT FOR GENERATOR BLOCK HEATER & BATTERY HEATER CIRCUIT FOR BATTERY CHARGER CIRCUIT FOR ATS
6	GENERATOR	AUTOMATIC TRANSFER SWITCH	1 2-PAIR 24 AWG OR 2EA 6-PAIR CAT5	N/A	1"	ALARM CABLES (1) 12 PAIR 24 AWG. PROVIDE 24" OF SLACK CABLE. FINAL PUNCH DOWN IS BY AT&T TECH. LABEL ALL WIRES
7	AUTOMATIC TRANSFER SWITCH	ALARM BLOCK	1 2-PAIR 24 AWG OR 2EA 6-PAIR CAT5	N/A	1"	ALARM CABLES (1) 12 PAIR 24 AWG (RUN TO PURCELL CABINET & INTO ALARM BOX). PROVIDE 24" OF SLACK CABLE. FINAL PUNCH DOWN IS BY AT&T TECH. LABEL ALL WIRES

CIRCUIT DETAIL

SCALE: NTS

1

ALARM WIRE IDENTIFICATION CHART

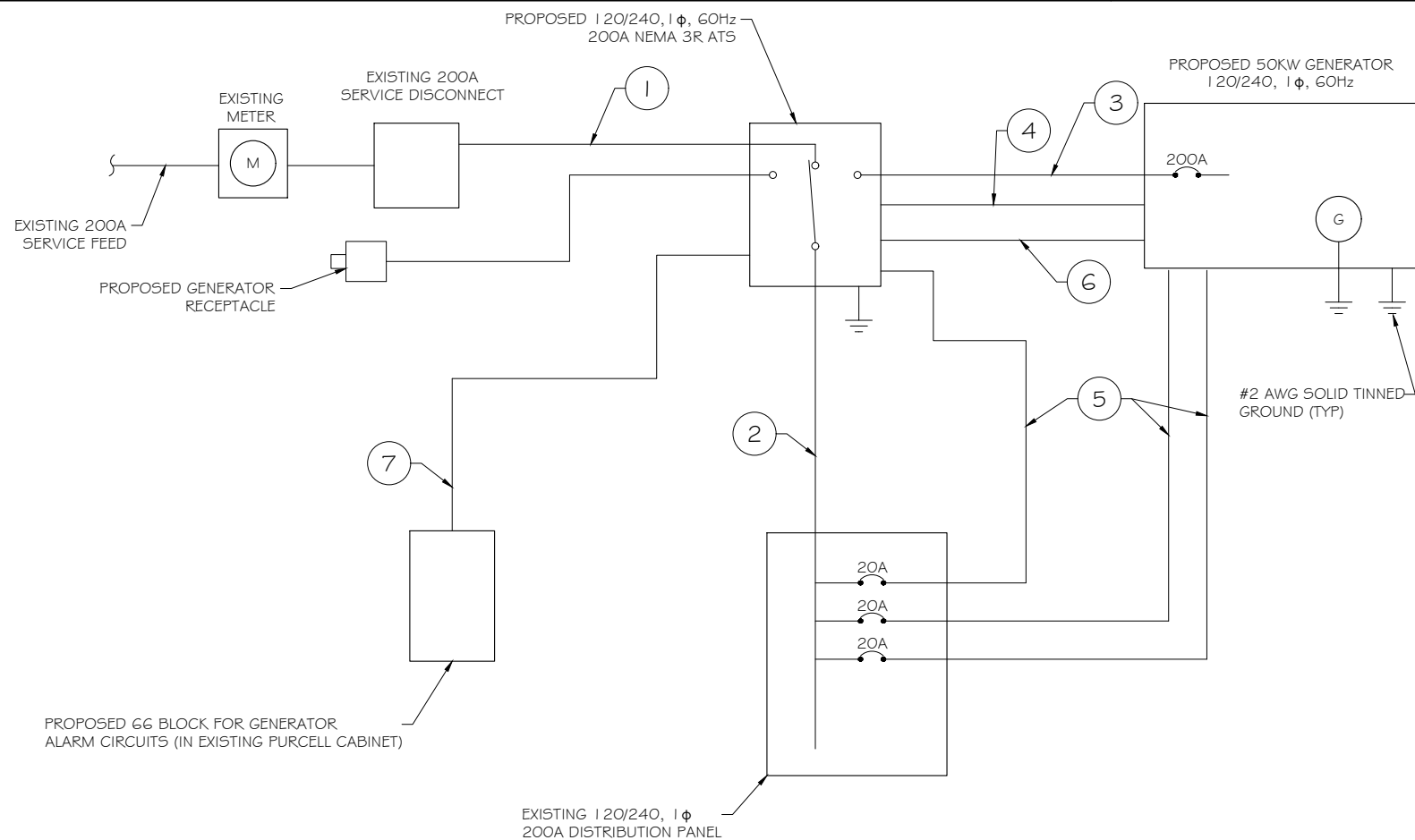
WIRE	ALARM
BROWN BROWN / WHITE	GENERATOR RUNNING
GREEN GREEN / WHITE	CRITICAL FAULT
BLUE BLUE / WHITE	MINOR FAULT
ORANGE	LOW FUEL
ORANGE / WHITE	LOW FUEL
BROWN *	FUEL LEAK
BROWN / WHITE *	FUEL LEAK

\*CAT5 CABLE ONLY, FROM 2ND CAT5 CABLE

ALARM WIRING IDENTIFICATION CHART

SCALE: NTS

2



PROPOSED WIRING DIAGRAM

SCALE: NTS

3

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PREPARED FOR:

CONSULTANT:

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ESSEX  
FA ID # 10035078

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10 MAIN STREET  
ESSEX, CT 06426

SHEET TITLE:

WIRING DETAILS

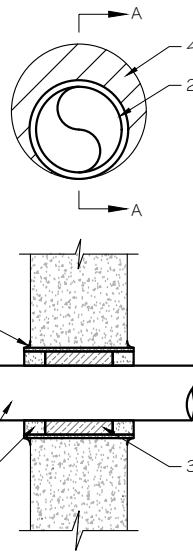
SCALE: NONE

PROJECT NUMBER	57093
SHEET NUMBER	E-1

AC Distribution Panel - Layout Diagram									
Breaker Position	Breaker Type	On/Off	Size	Circuit Label	Breaker Position	Breaker Type	On/Off	Size	Circuit Label
1	1P	ON	20	INTERIOR LIGHTS	2	1P	ON	20	EXTERIOR LIGHTS
3	1P	ON	20	CONV. RECEPTACLE	4	1P	ON	20	CONV. RECEPTACLE
5	1P	ON	20	CONV. RECEPTACLE	6	1P	OFF	20	BARD CONTROLLER
7	1P	OFF	20	EXTERIOR GFCI	8	1P	OFF	20	INTERIOR GFCI
9	1P	ON	20	BLOCK HEATER	10	1P	ON	15	SMOKE DETECTORS
11	2P	ON	60	HVAC UNIT #1	12	2P	ON	60	HVAC UNIT #2
13					14				
15	1P	ON	15	HEAT TAPE	16	2P	ON	100	PANEL PSC-1
17	1P	ON	20	DEHUMIDIFIER	18				
19	1P	ON	20	ATS	20				EMPTY
21	1P	ON	20	BLOCK HEATER	22				EMPTY
23	1P	ON	20	BATTERY CHARGER	24				EMPTY
25				EMPTY	26				EMPTY
27				EMPTY	28				EMPTY
29				EMPTY	30				EMPTY
31				EMPTY	32				EMPTY
33				EMPTY	34				EMPTY
35				EMPTY	36				EMPTY
37				EMPTY	38				EMPTY
39				EMPTY	40				EMPTY
41				EMPTY	42				EMPTY

PROPOSED 20A BREAKERS FOR ATS, BLOCK HEATER AND BATTERY CHARGER ON NEW AT&T GENERATOR

EXISTING PANEL SCHEDULE  
 SCALE: NTS



NOTE:  
 1. IF EXISTING CONSTRUCTION VARIES FROM THIS DETAIL, AN EQUAL 3-HR U.L. PENETRATION APPROPRIATE FOR THE EXISTING WALL TYPE SHALL BE CONSTRUCTED  
 2. GC SHALL USE NON-SHRINKING CAULK TO WEATHERSEAL ALL PENETRATIONS INTO OR THRU SHELTER WALL.

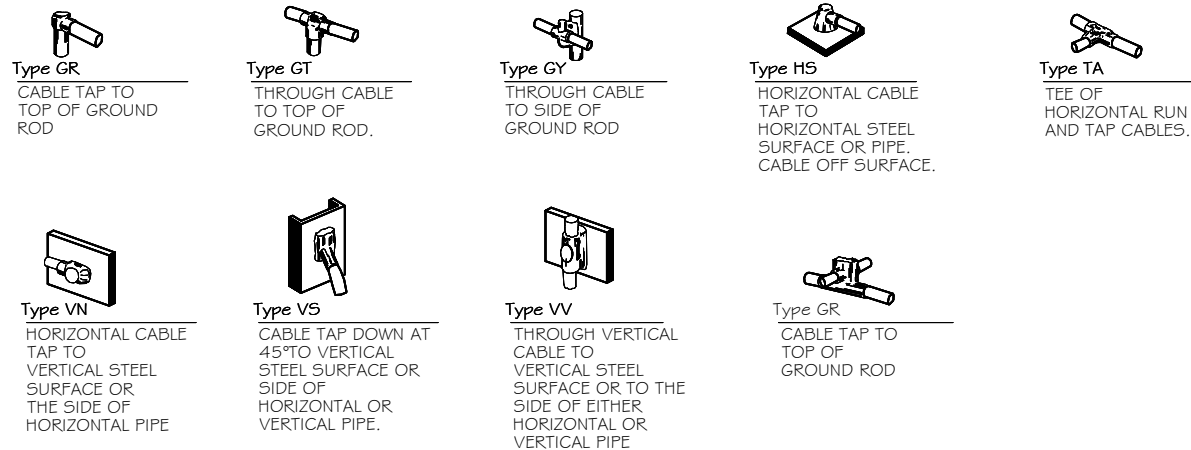
U.L. SYSTEM NO. C-AJ-1150  
 CONDUIT THROUGH BEARING WALL SIMILAR TO U.L. DESIGN NO. U902  
 F RATING = 3 HR  
 T RATING = 0 HR

- FLOOR OR WALL ASSEMBLY : MINIMUM 4-1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS\*. MAX DIAMETER OF OPENING IS 4". SEE CONCRETE BLOCKS (9CATZ) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.
- THROUGH PENETRATIONS : ONE METALLIC PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE ANNULAR SPACE SHALL BE MINIMUM 0". (POINT CONTACT) TO MAXIMUM 1-3/8". THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:  
 A. STEEL PIPE-NOMINAL 6" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.  
 B. IRON PIPE-NOMINAL 6" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.  
 C. CONDUIT - NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOMINAL 3-1/2" DIAMETER (OR SMALLER) STEEL CONDUIT.
- PACKING MATERIAL: MINIMUM 6" THICKNESS OF MIN 4.0 PCF MINERAL WOOL BATTING INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
- FILL, VOID, OR CAVITY MATERIAL\*: SEALANT: MINIMUM 1/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR AND WITH BOTH SURFACES OF WALL. AT THE POINT CONTACT LOCATION BETWEEN PIPE AND CONCRETE, A MINIMUM 1/2" DIAMETER BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE CONCRETE/PIPE INTERFACE ON THE TOP SURFACE OF FLOOR AND ON BOTH SURFACES OF WALL. W RATING APPLIES ONLY WHEN CP6015 OR CP604 SEALANT IS USED.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. : CP6015, CP604, CP606, OR F5-ONE SEALANT.

\* BEARING THE UL CLASSIFICATION MARK.

OUTER WALL PENETRATION DETAIL (IF APPLICABLE)  
 SCALE: NTS



NOTE:  
 CONTRACTOR TO LABEL WIRES WITH P-TOUCH OR SIMILAR LABELS ONLY. ABSOLUTELY NO HANDWRITTEN LABELS.

\*CONTRACTOR TO UTILIZE NEXT AVAILABLE IN SEQUENCE SINGLE BREAKER POSITION FOR GENERATOR, BATTERY CHARGER, BATTERY HEATER AND BLOCK HEATER

CADWELD DETAILS  
 SCALE: NTS

PREPARED FOR:

CONSULTANT:  
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SHEET TITLE:  
 PANEL AND PENETRATION DETAILS

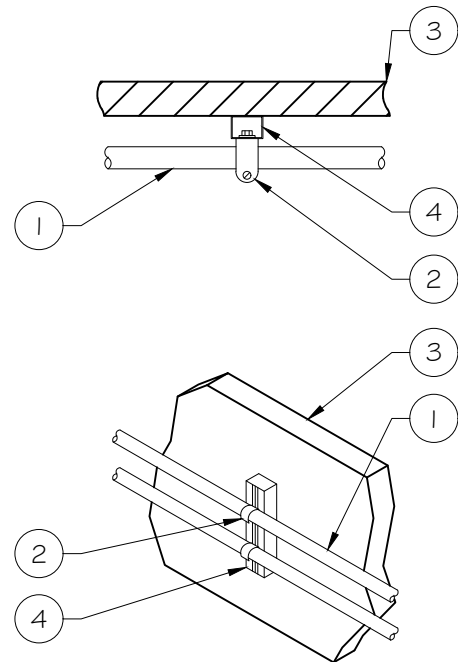
SCALE: NONE

PROJECT NUMBER: 57093  
 SHEET NUMBER: E-2

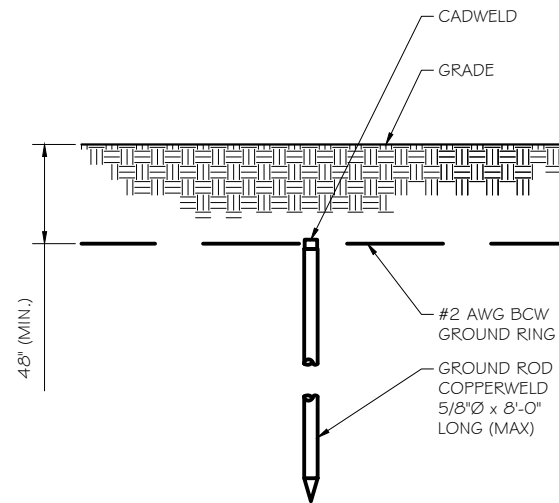
- 1 CONDUIT (TYP)
- 2 BUTTERFLY CLAMP AS REQUIRED
- 3 EXISTING WALL/CEILING
- 4 VERTICAL "UNISTRUT" P1000 T SERIES LENGTH BASED ON NUMBER OF CONDUIT TO BE MOUNTED

WALL CONSTRUCTION TYPE	USE
HOLLOW	3/8" DIA. TOGGLE BOLT
HOLLOW, AT STUD	3/8" DIA. LAG SCREW
CONCRETE BLOCK (HOLLOW)	3/8" DIA. HILTI HY-20 WITH SCREEN, MINIMUM EMBEDMENT 2-1/2"
CONCRETE (SOLID)	3/8" DIA. HILTI HY-150 WITH SCREEN, MINIMUM EMBEDMENT 2-1/2"

NOTE: USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT & CONNECTIONS OF CHANNELS SPACE UNITS @ 5'-0" O.C. LENGTH OF RUN



**CONDUIT WALL MOUNT**  
 SCALE: NTS 1

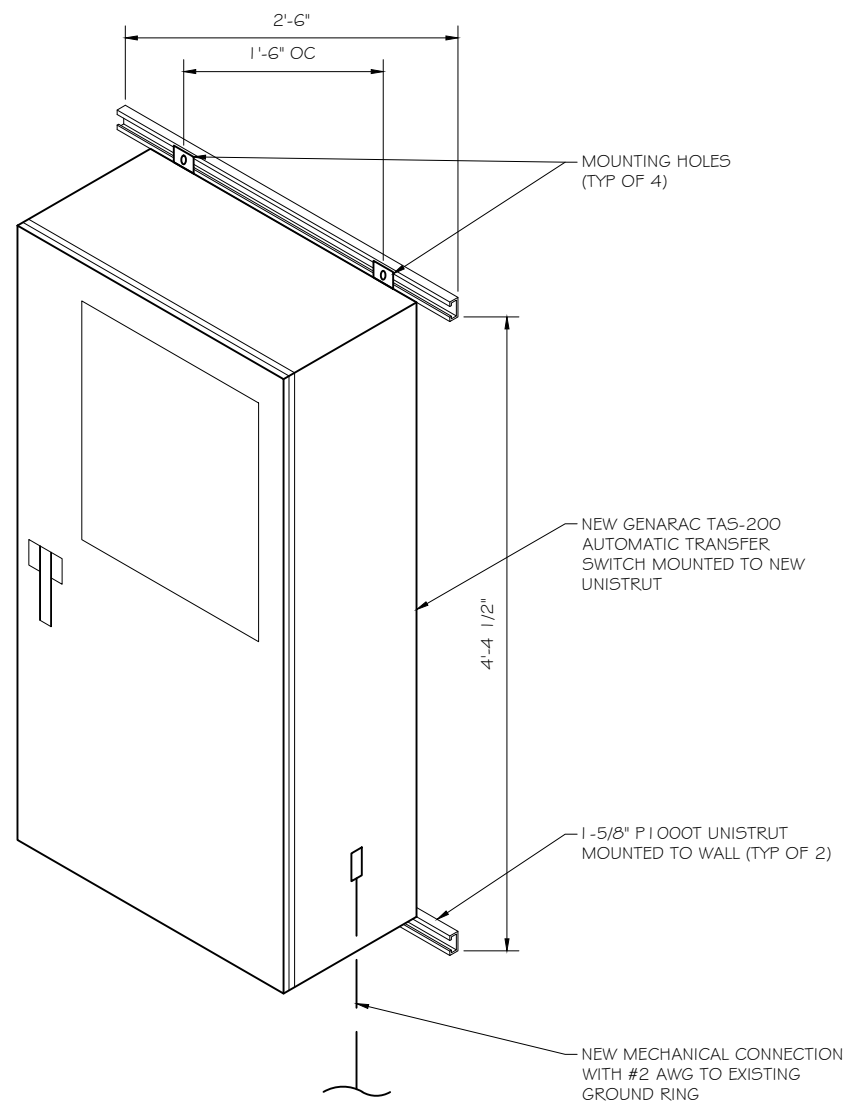


**GROUND ROD DETAIL**  
 SCALE: NTS 2

- NOTE:
- GROUND RODS MAY BE:
    - COPPER CLAD STEEL
    - SOLID COPPER
  - GROUND RODS SHALL HAVE A MAXIMUM SPACING TWICE THE LENGTH OF ROD
  - SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE
  - A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS WITH HIGHLY ACIDIC SOIL
  - GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER, (SEE ANSI/TIA-EIA-222-G)
  - PROVIDE (1) GROUND LEAD TO EACH SIDE OF THE GENERATOR

WALL CONSTRUCTION TYPE	USE
HOLLOW	3/8" DIA. TOGGLE BOLT
HOLLOW, AT STUD	3/8" DIA. LAG SCREW
CONCRETE BLOCK (HOLLOW)	7/16" DIA. HILTI HY-20 WITH SCREEN MINIMUM EMBEDMENT 2-1/2"
CONCRETE (SOLID)	7/16" DIA. HILTI HY-150 WITH SCREEN MINIMUM EMBEDMENT 2-1/2"

- NOTE:
- USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT AND CONNECTION OF CHANNELS
  - GC SHALL USE NON-SHRINKING CAULK TO WEATHER SEAL ALL PENETRATIONS INTO OR THROUGH SHELTER WALL



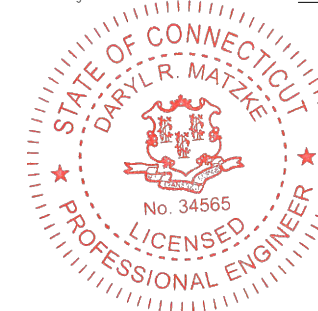
**GENERAC ATS MOUNTING DETAIL**  
 SCALE: NTS 3

RAMAKER  
 employee-owned  
 (608) 643-4100 www.ramaker.com

PREPARED FOR:

CONSULTANT:  
**GENERAL DYNAMICS**  
 Information Technology, Inc.  
 GENERAL DYNAMICS  
 101 STATION DR  
 WESTWOOD, MA 02090

Certification & Seal:  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Connecticut.



Signature: *[Signature]* Date: 12/26/2023

MARK	DATE	DESCRIPTION
D	12/26/23	FINAL CDs
C	12/21/23	REVISED PCDs
B	09/28/23	REVISED PCDs
A	01/25/23	REVISED PCDs

ISSUE PHASE: FINAL DATE ISSUED: 12/26/2023

PROJECT TITLE:  
**ESSEX**  
**FA ID # 10035078**

PROJECT INFORMATION:  
 10 MAIN STREET  
 ESSEX, CT 06426

SHEET TITLE:  
**ATS, CONDUIT & GROUND ROD**  
**DETAILS**

SCALE: NONE

PROJECT NUMBER: 57093  
 SHEET NUMBER: E-3

**SD050 | 4.5L | 50 kW**  
**INDUSTRIAL DIESEL GENERATOR SET**  
 EPA Certified Stationary Emergency



**Standby Power Rating**  
 50 kW, 63 kVA, 60 Hz

**Prime Power Rating\***  
 45 kW, 56 kVA, 60 Hz

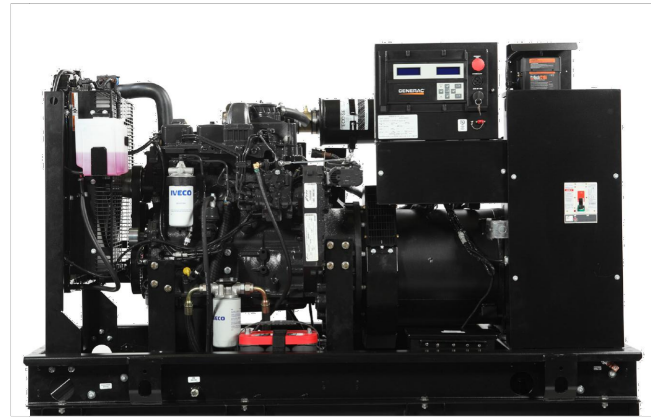


Image used for illustration purposes only



\*EPA Certified Prime ratings are not available in the US or its Territories

**Codes and Standards**

Not all codes and standards apply to all configurations. Contact factory for details.

- UL2200, UL6200, UL1236, UL489, UL142
- CSA C22.2, ULC S601
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41
- IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

**Powering Ahead**

For over 60 years, Generac has provided 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 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 applications under adverse conditions.

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

SPEC SHEET

**SD050 | 4.5L | 50 kW**  
**INDUSTRIAL DIESEL GENERATOR SET**  
 EPA Certified Stationary Emergency



**STANDARD FEATURES**

**ENGINE SYSTEM**

- Engine Block Heater
- Oil Drain Extension
- Air Cleaner
- Level 1 Fan and Belt Guards (Open Set Only)
- Stainless Steel Flexible Exhaust Connection
- Radiator Duct Adapter (Open Set Only)

**Fuel System**

- Fuel Lockoff Solenoid
- Secondary Fuel Filter

**Cooling System**

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension

**Electrical System**

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

**CONTROL SYSTEM**



**Digital H Control Panel- Dual 4x20 Display**

**Program Functions**

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control

**ALTERNATOR SYSTEM**

- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Full Load Capacity Alternator
- Protective Thermal Switch

**GENERATOR SET**

- Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Dual Breakers
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)

- 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
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

**Full System Status Display**

- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents

**ENCLOSURE (If Selected)**

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuated Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

**FUEL TANKS (If Selected)**

- UL 142, ULC S601
- Double Wall
- Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested - 2 psi
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

**Alarms and Warnings**

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)



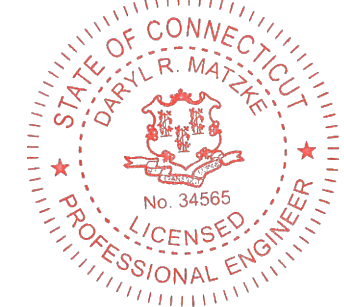
PREPARED FOR:



CONSULTANT:  
**GENERAL DYNAMICS**  
 Information Technology, Inc.

GENERAL DYNAMICS  
 101 STATION DR  
 WESTWOOD, MA 02090

Certification & Seal:  
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Signature: \_\_\_\_\_ Date: 1/2/26/2023

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ISSUE PHASE: FINAL DATE ISSUED: 1/2/26/2023

PROJECT TITLE:  
**ESSEX**  
**FA ID # 10035078**  
 PROJECT INFORMATION:  
 110 MAIN STREET  
 ESSEX, CT 06426

SHEET TITLE:  
**GENERAC 50KW GENERATOR SPECIFICATIONS**

SCALE: NONE

PROJECT NUMBER: 57093  
 SHEET NUMBER: E-4

**SD050 | 4.5L | 50 kW**  
**INDUSTRIAL DIESEL GENERATOR SET**  
 EPA Certified Stationary Emergency



**CONFIGURABLE OPTIONS**

**ENGINE SYSTEM**

- Oil Heater
- Industrial Silencer
- Level 1 Fan and Belt Guards (Enclosed Units Only)
- Critical Grade Silencer (Open Set Only)
- Air Filter Restriction Indication
- Radiator Stone Guard (Open Set Only)

**FUEL SYSTEM**

- NPT Flexible Fuel Line

**ELECTRICAL SYSTEM**

- Battery Heater
- 10A UL Listed Battery Charger

**CIRCUIT BREAKER OPTIONS**

- Main Line Circuit Breaker
- 2nd Circuit Breaker
- Shunt Trip Wand Auxiliary Contacts
- Electronic Trip Breakers

**GENERATOR SET**

- 8 Position Load Center
- Extended Factory Testing

**ALTERNATOR SYSTEM**

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

**ENCLOSURE**

- Weather Protected Enclosure
- Level 1 Sound Attenuated Enclosure
- Level 2 Sound Attenuated Enclosure
- Steel Enclosure
- Aluminum Enclosure
- IBC Seismic Certified
- AC/DC Enclosure Light Kits (Enclosed Units Only)
- Door Open Alarm Switch
- Pad Vibration Isolators
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)

**CONTROL SYSTEM**

- NFPA 110 Level 1 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Indication and 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)
- E-Stop Terminal
- Remote Communication - Modem
- 10A Engine Run Relay
- Ground Fault Annunciator
- 100 dB Alarm Horn
- 120V GFCI and 240V Outlets

**WARRANTY (Standby Gensets Only)**

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

**FUEL TANKS (Size on Last Page)**

- 8 in Fuel Extension
- 13 in Fuel Extension

**ENGINEERED OPTIONS**

**ENGINE SYSTEM**

- Coolant Heater Ball Valves
- Fluid Containment Pan

**CONTROL SYSTEM**

- Battery Disconnect Switch
- Battery Box

**GENERATOR SET**

- Special Testing
- Battery Box

**ENCLOSURE**

- Motorized Dampers
- Enclosure Heater

**FUEL TANKS**

- Overfill Protection Valve
- UL 2085 Tank
- Special Fuel Tanks
- External Vent Extensions
- Tank Risers
- 5 Gallon Spill Box
- Lockable Fuel Fill
- Pipe Flanges
- 90% High Fuel Alarm

**SD050 | 4.5L | 50 kW**  
**INDUSTRIAL DIESEL GENERATOR SET**  
 EPA Certified Stationary Emergency



**APPLICATION AND ENGINEERING DATA**

**ENGINE SPECIFICATIONS**

General

Make	Iveco/FPT
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	4
Type	In-Line
Displacement - in <sup>3</sup> (L)	274 (4.5)
Bore - in (mm)	4.1 (105)
Stroke - in (mm)	5.2 (132)
Compression Ratio	17.5:1
Intake Air Method	Turbocharged
Cylinder Head Type	2-Valve
Piston Type	Aluminum
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear Driven
Oil Filter Type	Full-Flow Cartridge
Crankcase Capacity - qt (L)	14.4 (13.6)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Belt Driven Centrifugal
Fan Type	Pusher
Fan Speed - RPM	2,538
Fan Diameter - in (mm)	26 (660)

Fuel System

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

Engine Electrical System

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

**ALTERNATOR SPECIFICATIONS**

Standard Model	K0050124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase Only)
Telephone Interference Factor (TIF)	<50

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



PREPARED FOR:

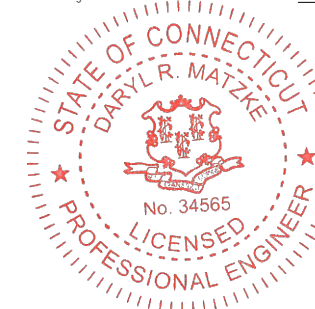


CONSULTANT:

**GENERAL DYNAMICS**  
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ISSUE PHASE	FINAL	DATE ISSUED	12/26/2023
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PROJECT TITLE:  
**ESSEX**  
**FA ID # 10035078**  
 PROJECT INFORMATION:  
 110 MAIN STREET  
 ESSEX, CT 06426

SHEET TITLE:  
**GENERAC 50KW GENERATOR SPECIFICATIONS**

SCALE: NONE

PROJECT NUMBER	57093
SHEET NUMBER	E-4.1

SPEC SHEET

3 of 6

SPEC SHEET

4 of 6

**SD050 | 4.5L | 50 kW**  
**INDUSTRIAL DIESEL GENERATOR SET**  
 EPA Certified Stationary Emergency



**OPERATING DATA**

**POWER RATINGS**

	Standby	
Single-Phase 120/240 VAC @1.0pf	50 kW	Amps: 208
Three-Phase 120/208 VAC @0.8pf	50 kW	Amps: 173
Three-Phase 120/240 VAC @0.8pf	50 kW	Amps: 150
Three-Phase 277/480 VAC @0.8pf	50 kW	Amps: 75
Three-Phase 346/600 VAC @0.8pf	50 kW	Amps: 60

**MOTOR STARTING CAPABILITIES (skVA)**

skVA vs. Voltage Dip			
277/480 VAC	30%	208/240 VAC	30%
K0050124Y21	98	K0050124Y21	75
K0060124Y21	124	K0060124Y21	95

**FUEL CONSUMPTION RATES\***

Fuel Pump Lift- ft (m)	Diesel - gph (Lph)	
	Percent Load	Standby
3 (1)	25%	1.2 (4.4)
	50%	2.3 (8.5)
	75%	3.2 (12.2)
Total Fuel Pump Flow (Combustion + Return) - gph (Lph)	100%	4.2 (15.8)
		13.6 (51.5)

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

**COOLING**

	Standby	
Coolant Flow	gpm (Lpm)	32.7 (123.8)
Coolant System Capacity	gal (L)	4.5 (17.4)
Heat Rejection to Coolant	BTU/hr (kW)	121,000 (35.5)
Inlet Air	scfm (m <sup>3</sup> /min)	6,360 (180)
Maximum Operating Radiator Air Temperature	°F (°C)	122 (50)
Maximum Ambient Temperature (Before Derate)	See Bulletin No. 0199270SSD	
Maximum Additional Radiator Backpressure	in H <sub>2</sub> O (kPa)	0.5 (0.12)

**COMBUSTION AIR REQUIREMENTS**

	Standby
Flow at Rated Power - scfm (m <sup>3</sup> /min)	205 (5.8)

**ENGINE**

	Standby
Rated Engine Speed	RPM 1,800
Horsepower at Rated kW**	hp 80
Piston Speed	ft/min (m/min) 1,559 (475)
BMEP	psi (kPa) 128.5 (886)

**EXHAUST**

	Standby
Exhaust Flow (Rated Output)	scfm (m <sup>3</sup> /min) 497 (14.1)
Maximum Allowable Backpressure (Post Silencer)	inHg (kPa) 1.5 (5.1)
Exhaust Temperature (Rated Output - Post Turbo)	°F (°C) 850 (454)

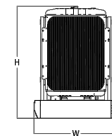
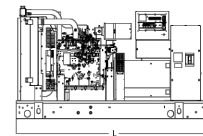
\*\* Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards. Standby - See Bulletin 10000018933 Prime - See Bulletin 10000018926

**SD050 | 4.5L | 50 kW**  
**INDUSTRIAL DIESEL GENERATOR SET**  
 EPA Certified Stationary Emergency

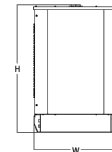
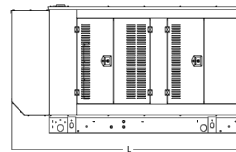


**DIMENSIONS AND WEIGHTS\***



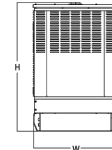
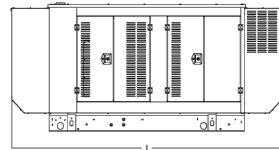
**OPEN SET**

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	76.5 (1,942) x 37.4 (950) x 52.6 (1,335)	2,141 - 2,488 (941 - 1,128)
12	54 (204)	76.5 (1,942) x 37.4 (950) x 65.6 (1,665)	2,621 - 2,968 (1,159 - 1,346)
31	132 (500)	76.5 (1,942) x 37.4 (950) x 77.6 (1,970)	2,851 - 3,198 (1,263 - 1,450)
50	211 (799)	76.5 (1,942) x 37.4 (950) x 89.6 (2,275)	3,060 - 3,407 (1,358 - 1,545)
71	300 (1,136)	92.9 (2,360) x 37.4 (950) x 93.1 (2,364)	3,123 - 3,470 (1,386 - 1,573)
121	510 (1,931)	116.5 (2,960) x 46.5 (1,180) x 95.0 (2,411)	3,506 - 3,853 (1,562 - 1,749)



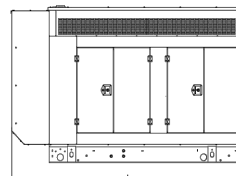
**WEATHER PROTECTED ENCLOSURE**

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)	Steel: 2,588 - 3,017 (1,174 - 1,368) Aluminum: 2,366 - 2,748 (1,073 - 1,246)
12	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)	Steel: 3,068 - 3,497 (1,392 - 1,568) Aluminum: 2,846 - 3,228 (1,291 - 1,464)
31	132 (500)	94.8 (2,409) x 38.0 (965) x 74.5 (1,893)	Steel: 3,298 - 3,727 (1,496 - 1,690) Aluminum: 3,076 - 3,458 (1,395 - 1,568)
50	211 (799)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)	Steel: 3,507 - 3,936 (1,591 - 1,785) Aluminum: 3,285 - 3,667 (1,490 - 1,663)
71	300 (1,136)	94.8 (2,409) x 38.0 (965) x 90.0 (2,287)	Steel: 3,570 - 3,999 (1,619 - 1,813) Aluminum: 3,348 - 3,730 (1,518 - 1,691)
121	510 (1,931)	116.5 (2,960) x 46.5 (1,180) x 91.9 (2,334)	Steel: 3,953 - 4,382 (1,795 - 1,989) Aluminum: 3,731 - 4,113 (1,694 - 1,867)



**LEVEL 1 SOUND ATTENUATED ENCLOSURE**

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	112.5 (2,857) x 38.0 (965) x 49.5 (1,258)	Steel: 2,668 - 3,178 (1,210 - 1,441) Aluminum: 2,366 - 2,748 (1,073 - 1,246)
12	54 (204)	112.5 (2,857) x 38.0 (965) x 62.5 (1,588)	Steel: 3,148 - 3,658 (1,428 - 1,659) Aluminum: 2,846 - 3,228 (1,291 - 1,464)
31	132 (500)	112.5 (2,857) x 38.0 (965) x 74.5 (1,893)	Steel: 3,378 - 3,888 (1,532 - 1,763) Aluminum: 3,076 - 3,458 (1,395 - 1,568)
50	211 (799)	112.5 (2,857) x 38.0 (965) x 86.5 (2,198)	Steel: 3,587 - 4,097 (1,627 - 1,858) Aluminum: 3,285 - 3,667 (1,490 - 1,663)
71	300 (1,136)	112.5 (2,857) x 38.0 (965) x 90.0 (2,287)	Steel: 3,650 - 4,160 (1,655 - 1,886) Aluminum: 3,348 - 3,730 (1,518 - 1,691)
121	510 (1,931)	116.5 (2,960) x 46.5 (1,180) x 91.9 (2,334)	Steel: 4,033 - 4,543 (1,831 - 2,062) Aluminum: 3,731 - 4,113 (1,694 - 1,867)



**LEVEL 2 SOUND ATTENUATED ENCLOSURE**

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	94.8 (2,409) x 38.0 (965) x 62.0 (1,573)	Steel: 2,620 - 3,306 (1,297 - 1,499) Aluminum: 2,466 - 2,872 (1,118 - 1,303)
12	54 (204)	94.8 (2,409) x 38.0 (965) x 75.0 (1,903)	Steel: 3,300 - 3,786 (1,497 - 1,717) Aluminum: 2,946 - 3,352 (1,336 - 1,521)
31	132 (500)	94.8 (2,409) x 38.0 (965) x 87.0 (2,208)	Steel: 3,530 - 4,016 (1,601 - 1,821) Aluminum: 3,176 - 3,582 (1,440 - 1,625)
50	211 (799)	94.8 (2,409) x 38.0 (965) x 99.0 (2,513)	Steel: 3,739 - 4,225 (1,696 - 1,916) Aluminum: 3,385 - 3,791 (1,535 - 1,720)
71	300 (1,136)	94.8 (2,409) x 38.0 (965) x 102.5 (2,602)	Steel: 3,802 - 4,288 (1,724 - 1,944) Aluminum: 3,448 - 3,854 (1,563 - 1,748)
121	510 (1,931)	116.5 (2,960) x 46.5 (1,180) x 104.4 (2,649)	Steel: 4,185 - 4,671 (1,900 - 2,120) Aluminum: 3,831 - 4,237 (1,739 - 1,924)

\* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. | P.O.Box 8 | Waukesha, WI 53189  
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Part No. 0191740SBY  
 Rev. F 04/14/2020

SPEC SHEET

5 of 6



CONSULTANT:  
**GENERAL DYNAMICS**  
 Information Technology, Inc.

GENERAL DYNAMICS  
 101 STATION DR  
 WESTWOOD, MA 02090

Certification # Seal:  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Connecticut.



Signature: *[Signature]* Date: 1/2/26/2023

MARK	DATE	DESCRIPTION
D	1/2/26/23	FINAL CDs
C	1/2/21/23	REVISED PCDs
B	09/28/23	REVISED PCDs
A	01/25/23	REVISED PCDs

ISSUE PHASE: FINAL DATE ISSUED: 1/2/26/2023

PROJECT TITLE:  
**ESSEX**  
**FA ID # 10035078**

PROJECT INFORMATION:  
 110 MAIN STREET  
 ESSEX, CT 06426

SHEET TITLE:  
**GENERAC 50KW GENERATOR SPECIFICATIONS**

SCALE: NONE

PROJECT NUMBER: 57093  
 SHEET NUMBER: E-4.2



**TTS Series  
Switches**  
**200 Amps  
600 VAC**

**GENERAC** | **INDUSTRIAL  
POWER**

**TAS200**

**200A Automatic Transfer Switch**

**TAS200  
TAS200**

1 of 3 2 of 3



Image used for illustration purposes only.

**The Generac TAS200 Automatic Transfer Switch**

- Flexibility for multiple application installations
- Multiple generator support with 3 source panel
- Designed with a 6 inch touch screen controller for improved user interface
- Camlock functionality for mobile generator sources

**Features**

- **STEEL CONSTRUCTION**
- **NEMA 3R ENCLOSURE WITH HINGED "PADLOCKING" DOORS**
- **STAINLESS STEEL HARDWARE**
- **CAMLOCK "QUICK CONNECT" CAPABILITY**
- **OPERATIONAL STATUS VIEW VIA 6 INCH TOUCH SCREEN**
- **TEST FUNCTION - FAST TEST & NORMAL TEST**
- **UL1008 LISTED - FOR EMERGENCY SYSTEMS**

**Optional Features**

- **EXTENDED WARRANTY**
- **THREE-PHASE VOLTAGE CONFIGURATIONS**

**Codes and Standards**

Generac products are designed to the following standards:



UL1008,  
UL508,  
UL50,  
CSA C22.2 No. 178



NEC 700, 701 and 702



NEMA 250

**Application and Engineering Data**

Cabinet Specifications	
Dimensions	24"W x 12"D x 48"H
Weight	210 lbs.
Construction	Single Chamber with Main Door
	Steel
	UL Type / NEMA 3R Rated
	Powder Coat Finish for Corrosion Resistance
	C-UL-US Listed - Automatic Transfer Switch
	Stainless Steel Hardware
Mounting Options	3-Point Latching System with Pad-Lockable Handles
	Wall
Installed	H-frame
	Pre-wired alarm terminal strip

Electrical Specifications	
Voltage/Phase/Amps	120/240 Single-Phase, 200A 120/208 3-Phase, 200A 120/240 3-Phase, 200A
Breaker	Eaton 200 amp Utility Breaker
	Eaton 200 amp Generator Breaker
Maximum RMS Symmetrical Fault Current - Amps	25k AIC Rated
Protective Device Continuous Rating (Max) Amp	200
Input to Generator	350MCM - #6 AWG
Output to Site	350MCM - #6 AWG
Generator Annunciator Connector	Deutsch DTM04-12PA-L012
Alarm Terminal Board	Generator Run Alarm
	Generator Fail - Shutdown Alarm
	Generator Fail - Non Shutdown Alarm
	Low Fuel Alarm
	Generator Theft Alarm
	AC Utility Fail Alarm

Camlock Component	
Camlock Component	Shipped loose for multiple installation options
Dimensions	9" W x 9.4" D x 24.25" H
200A Camlock Generator Connection	Single-Phase: Black L1, Red L2, White-Neutral, Green-Ground
	3-Phase: Black L1, Red L2, Blue L3, White-Neutral, Green-Ground
	Uses 4 CH E1016 Male Connectors
	Mating Connector - CH E1016 Female



  
**RAMAKER**  
employee-owned  
(608) 643-4100 www.ramaker.com

PREPARED FOR:



CONSULTANT:

**GENERAL DYNAMICS**  
Information Technology, Inc.

GENERAL DYNAMICS  
101 STATION DR  
WESTWOOD, MA 02090

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 1/26/2023  
Signature: Date:

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ISSUE PHASE: FINAL DATE ISSUED: 1/26/2023

PROJECT TITLE:  
**ESSEX  
FA ID # 10035078**

PROJECT INFORMATION:  
10 MAIN STREET  
ESSEX, CT 06426

SHEET TITLE:  
**GENERAC ATS SPECIFICATIONS**

SCALE: NONE

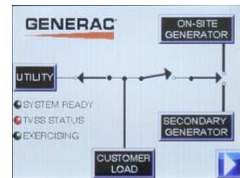
PROJECT NUMBER: 57093  
SHEET NUMBER: E-5

**TTS Control Systems**

**TAS200**

3 of 3

**Touch Screen Interface**



**INDICATORS AND BUTTONS**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• System Ready indicator</li> <li>• Standby Operating indicator</li> <li>• Utility Available indicator</li> <li>• GEN/UTIL Switch Position indicator</li> <li>• TVSS status</li> </ul> | <ul style="list-style-type: none"> <li>• Normal Test button</li> <li>• Fast Test button</li> <li>• Return to Normal button</li> <li>• Reset button</li> <li>• Exercising indicator</li> </ul> |
|---|---|

**DETAILS SCREEN**

<p><b>System Settings:</b></p> <ul style="list-style-type: none"> <li>• System Voltage/Phases:             <ul style="list-style-type: none"> <li>- 120/240V single phase (standard)</li> <li>- 120/208V three phase (optional)</li> <li>- 120/240V three phase (optional)</li> </ul> </li> <li>• Utility Fail Monitor:             <ul style="list-style-type: none"> <li>- Under Voltage: 75-95% of nominal voltage</li> <li>- Over Voltage: 105%-125% of nominal voltage</li> <li>- Pickup (hysteresis): fixed at 5 volts</li> <li>- Delay time: 0-60s</li> </ul> </li> <li>• Utility Interrupt Delay: 0-60s</li> <li>• Return to Utility Timer: 1-30 minutes</li> <li>• Transfer:             <ul style="list-style-type: none"> <li>- In-phase, or</li> <li>- Time-Delay-Neutral at 0.0-10.0s in 1 second increments</li> </ul> </li> </ul>	<p><b>Exercise Settings:</b></p> <ul style="list-style-type: none"> <li>• Time of day</li> <li>• Day of week</li> <li>• Exercise:             <ul style="list-style-type: none"> <li>- Exercise with/without load</li> <li>- Exercise once every 1, 2, or 4 weeks.</li> <li>- Exercise time-of-day</li> <li>- Exercise day of week</li> <li>- Exercise duration: 15-30 minutes</li> </ul> </li> </ul>
	<p><b>Screen Settings:</b></p> <ul style="list-style-type: none"> <li>• Brightness &amp; Contrast button</li> <li>• Screen Calibration button</li> <li>• Startup/Clean screen</li> </ul>
	<p><b>Diagnostics:</b></p> <ul style="list-style-type: none"> <li>• Digital I/O bits status</li> <li>• Voltage A/D readings</li> </ul>
<p><b>Engine Settings:</b></p> <ul style="list-style-type: none"> <li>• Engine Warm-up timer: 0-20 minutes</li> <li>• Generator Load Accept:             <ul style="list-style-type: none"> <li>- Time-Delay-Neutral at 0.0-10.0s in 1 second increments</li> <li>- Voltage: 85-95% of nominal</li> <li>- Frequency: 85-95% of nominal</li> </ul> </li> <li>• Engine Minimum Run Timer: 5-30 minutes</li> <li>• Engine Cooldown Timer: 0-20 minutes</li> </ul>	<p><b>Mimic Diagram:</b></p> <ul style="list-style-type: none"> <li>• System Ready</li> <li>• Transfer switch position</li> <li>• Utility available</li> <li>• Standby available</li> <li>• Maintenance/Auto switch position</li> <li>• Generator source TS position</li> <li>• TVSS status</li> </ul>

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*[Signature]* 1/26/2023  
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PROJECT TITLE:  
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**FA ID # 10035078**

PROJECT INFORMATION:  
 10 MAIN STREET  
 ESSEX, CT 06426

SHEET TITLE:  
**GENERAC ATS SPECIFICATIONS**

SCALE: NONE

PROJECT NUMBER: 57093  
 SHEET NUMBER: E-5.1

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# ATTACHMENT 2



1" = 101 ft

Property Information

**Property ID** 33 28-CELL  
**Location** 6 MAIN ST CTBK  
**Owner** MACBETH VENTURES LLC



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/13/2021  
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

# 6 MAIN ST CTBK

**Location** 6 MAIN ST CTBK

**Mblu** 33/ 028/ CELL/ /

**Acct#** 00200101

**Owner** MACBETH VENTURES LLC

**Assessment** \$343,800

**Appraisal** \$491,200

**PID** 1862

**Building Count** 1

### Current Value

Appraisal	
Valuation Year	Total
2018	\$491,200

Assessment	
Valuation Year	Total
2018	\$343,800

### Owner of Record

<b>Owner</b>	MACBETH VENTURES LLC	<b>Sale Price</b>	\$0
<b>Co-Owner</b>	C/O HT PARTNER LLC	<b>Certificate</b>	
<b>Address</b>	6 MAIN ST SUITE 312 CENTERBROOK, CT 06409	<b>Book &amp; Page</b>	0180/0285
		<b>Sale Date</b>	05/26/1999
		<b>Instrument</b>	

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MACBETH VENTURES LLC	\$0		0180/0285		05/26/1999

### Building Information

#### Building 1 : Section 1

**Year Built:** 1999  
**Living Area:** 724  
**Building Percent Good:** 86

Building Attributes	
Field	Description

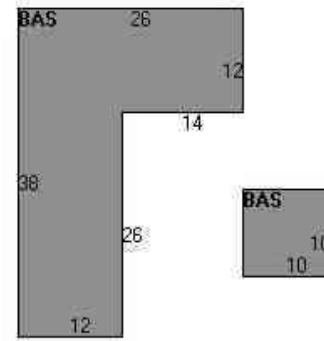
STYLE	Support Shed
MODEL	Ind/Comm
Grade	B
Stories:	1 Story
Occupancy	1.00
Ext Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar + Gravel
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	01
Heating Type	None
AC Type	None/partial
Struct Class	
Bldg Use	Commercial MDL-96
Total Rooms	
Total Bedrms	
Total Baths	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	None
Ceiling/Wall	None
Rooms/Prtns	Light
Wall Height	8.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos/EssexCTPhotos/\01\00\02\10.jpg>)

### Building Layout



([http://images.vgsi.com/photos/EssexCTPhotos//Sketches/1862\\_1862.jpg](http://images.vgsi.com/photos/EssexCTPhotos//Sketches/1862_1862.jpg))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	724	724
		724	724

### Extra Features

Extra Features				<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size
GEN	Generator			1.00 UNITS

### Land

### Land Use

### Land Line Valuation

**Use Code** 2001  
**Description** Commercial MDL-96  
**Zone** CML  
**Neighborhood** CI4

**Size (Acres)** 0  
**Depth**  
**Assessed Value** \$0  
**Appraised Value** \$0

**Outbuildings**

Outbuildings				<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size
MSC2	CELL SITE			3.00 UNIT

**Valuation History**

Appraisal	
Valuation Year	Total
2020	\$491,200

Assessment	
Valuation Year	Total
2020	\$343,800

#162

PRINT OR TYPE  
Please read Essex Zoning Regulations  
before completing this Application Form.

# TOWN OF ESSEX Zoning Commission

Town Hall, Essex, Connecticut 06426  
Telephone: (203) 767-4341

MAP 33  
LOT 28

## APPLICATION FOR ZONING PERMIT

1. Property Owner(s) Name(s) Marz & Dickinson d/b/a E.E. Dickinson Company
2. Address(es) 2 Enterprise Dr., Shelton, CT 06484 Telephone(s) \_\_\_\_\_
3. Applicant(s) Name(s) Sprint PCS
4. Address(es) 9 Barnes Industrial Road Wallingford, CT 06492 Telephone(s) (203) 294-5620
5. Location of Premises (by street) 6 Main Street a/k/a Railroad Avenue, Centerbrook, CT  
Tax Map No. 33 Tax Lot No. 28 Zoning District Commercial
6. Description of use and any improvements proposed: Installation of antennas on water tower and construction of utility building per approval of amendment to Special Exception granted by the Zoning Commission on December 16, 1996.

7. A Site Plan marked Exhibit "A" is attached clearly showing: Previously submitted
  - (a) The location and exact dimensions of all boundaries of the lot;
  - (b) The exact aggregate area of the lot and of any portion of it represented by Wetlands and/or Watercourses (including but not limited to, streams, ponds or lakes);
  - (c) The location and exact dimensions of all existing and proposed structures and other improvements; including the location and layout of the septic system.
  - (d) The exact distance of all existing and proposed structures and other improvements from lot lines;
  - (e) Name and location of each street abutting the lot, and the location and width of any other way affording access to the lot from a street;
  - (f) The exact percentage of the lot area covered by existing and proposed structures;
  - (g) The source of water supply.
8. The following must also be furnished as part of the application: Previously submitted
  - (a) A list of the names and mailing addresses, with Tax Map and Tax Lot Numbers, of owners of all land adjacent to the land to which this application relates;
  - (b) Fee: checks should be payable to the Town of Essex. Other fees as required.

I/We certify that all the information on this application, including that on the site plan and any attachments, is correct as of the date below and complete. I/We certify that I/We am/are the owner(s) of the premises described above, or the authorized agent of the owner(s) of said premises.

Dated: Re January 13, 1997 IGG

[Signature]  
Applicant(s) or Agent Sprint PCS

Agent: Edward S. Domnarski, Jr., Esq., Cloutier & Domnarski, 29 Elm St., Old Saybrook, CT 06475

(860) 388-3456

FOR OFFICIAL USE ONLY: Application No. 3178 Date Received by ZEA 1/13/97 IGG

Fee Paid 8096 Granted 1/13/97 Denied \_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_ Sec. 121 E

Permit No. 97-33-28 Contractor \_\_\_\_\_

Permit Date January 13, 1997



TOWN OF ESSEX  
ZONING PERMIT

Map 33 Lot 28

Issue Date 1/13/97 Hr. 10:15 a.m.

Applicant's Name Sprint PCS Address 9 Barnes Industrial Road Wallingford, CT 06492

Owner's Name: Merz & Dickison DBA-E.E. Dickinson Co. Address 2 Enterprise Dr., Shelton 06484

Address of Work: 6 Main St., a/k/a Railroad Ave., Centerbrook, CT

Zoning District: C Description of Improvement or Use \_\_\_\_\_

Construction of a second cellular telecommunications facility on the existing water tank located on Railroad Avenue. The second facility shall consist of 9 panel-type antennae placed around the circumference of the water tank, and a radio equipment building near the base of the tank as shown on the revised plans.

ALL AS PER A GRANT OF SPECIAL EXCEPTION APPROVED ON MONDAY, DECEMBER 16, 1996.

THIS IS NOT A BUILDING PERMIT OR A HEALTH DEPT. PERMIT.

- NOTES: (1) This is not a building permit. This permit expires one year from date of issue if construction shall not have commenced.
- (2) A certified plot plan may be required, at the time of construction of the foundation and at the completion of the structure, to verify compliance with the requirements of the Essex Zoning Regulations.

Signature: [Handwritten Signature]  
Zoning Enforcement Agent

ESSEX - SITE #162

120 FOOT MONOPOLE (128' W/LIGHTENING ROD)  
SPRINT PCS  
PRELIMINARY LAND USE PERMITTING REPORT

Prepared By  
Cloutier & Domnarski  
November 5, 1996

I. SITE INFORMATION

Street Address	Tax Map Information			Owner
	Map	Block	Lot	
6 Main Street, Centerbrook	33		28	Merz & Dickinson *

\* Metro Mobile CTS (20 Alexander Drive, Wallingford, CT 06492) is listed as owner of one building built in 1996. See Tax Assessor's Card.

II. SUMMARY OF REQUIRED PERMITS

A. *Special Exception*

1. A Special Exception is required for a cellular telecommunications facility in a commercial district. Because a Special Exception has previously been granted to E.E. Dickinson to allow installation of the Cellco antennae, we have been advised by Larry Gillian, The Zoning Enforcement Agent, to apply for a modification of the existing Special Exception. We have a copy of the Cellco application and site plan. According to Larry Gillian, there was little opposition to the Cellco application and very few people attended the public hearing. The procedure is set forth below.

2. A Special Exception may be needed pursuant to Section 40J if the antenna exceeds permissible height limitations. See below.

B. *Zoning Permit*

A Zoning Permit is required, in addition to the special exception, for any new improvement or change in an existing improvement, unless it is an accessory improvement, which does not fit within the definition of "building"; i.e. unless it can be classified as a utility transmission tower (which is not defined in the Regulations). Section 121A.

A Zoning Permit is also needed before the commencement of any new nonresidential use of the premises. ("Use" is not defined in the Regulations.)

See Zoning Permit Procedure below.

III. ZONING REVIEW

A) *ZONE:* C - Commercial

B) *USES PERMITTED IN ZONE:*

No use is permitted unless expressly and specifically permitted in the Zoning Regulations. Section 40A.

Section 40L, attached hereto, sets forth the procedure to be followed when a lot is partly in different districts. It appears on the map that a portion of this lot may be in the Limited Industrial district.

A cellular telecommunications facility is permitted as a special principal use and building in a commercial district only when specifically authorized by the Zoning Commission as a special exception. Section 80A.2(W).

C) *LOT, AREA, YARD, AND HEIGHT REQUIREMENTS:*

Section 80C	Required	Proposed
Minimum lot area	30,000 Square Feet	
Minimum lot width	150 Feet	
Maximum building coverage	15%	
Front setback	30 feet	
Side yard setback	15 feet	
Rear yard setback	30 feet	
Maximum building height	30 feet *	

\* The building height is determined by measuring vertically from the average ground level at the base to the average roof height. Ten percent of the footprint area may exceed the 30 foot height limitation not to exceed an overall height of 45 feet. Any improvement over 8 feet high is a building, unless it is a utility transmission tower (which is not defined in the Regulations). The general prohibition on building height set forth in Section 40J contains an exception for radio or television towers and antennas which may be erected to a reasonable and necessary height provided they not exceed "15 feet in height above the highest point of the highest ground elevation of the lot or 15 feet in height above the highest point of the highest building on the lot, whichever is the higher".

D) *SITE PLAN REQUIREMENTS*

A Site Development Plan must accompany the application for Special Exception. The requirements are set forth in Section 120C.4 and attached hereto.

A waiver or modification of any of the requirements may be made in writing, pursuant to Section 120.C.8, and submitted with the application and Site Development Plan. The Commission will act upon this request within 21 days, and if granted this will relate back to the

date of filing the application. A waiver of certain items may be granted when these items are not reasonably necessary or appropriate to disposition of the application.

Larry Gillian has indicated that we should be able to get a waiver of most of the site plan requirements.

E) *SPECIAL EXCEPTION PROCEDURE*

Pursuant to Section 120, a lessee may apply for a Special Exception with the written consent of the owner of the premises.

The application form must be accompanied by the signed checklist, supporting information (see below) and the \$75.00 fee, and submitted to the Zoning Enforcement Agent for transmittal to the Zoning Commission.

Supporting information includes (1) metes and bounds description of the premises, (2) list of neighboring owners, (3) statement describing the proposed use and all improvements, and (4) Site Plan (see above re: waiver).

All maps and drawings are to be prepared by a registered professional engineer or registered land surveyor. Any proposed improvement shall be drawn by a licensed professional engineer. Section 120D.

A copy of the application must be filed with the Town Clerk at least ten (10) days before the Public Hearing. Notice of the hearing must be published as a legal advertisement. The hearing, on the record, will be held within 65 days of the filing of the application.

The next meeting of the Zoning Commission is November 25, 1996 and we will have to submit the application on or before November 22, 1996. At the November 25th meeting, the Commission may schedule the public hearing for its next meeting which will be held on December 16, 1996.

The Commission will consider the probable effect on the enjoyment, usefulness and value of neighboring premises, including the extent of any radio or television interference resulting from the granting of the exception, which must be by a concurring vote of the majority of the Commission. A decision will be rendered within 65 days of the first Public Hearing.

The granting of a Special Exception is subject to the conditions set forth in Section 130: (Section 130A.1 & 2) the architectural design of buildings and the site plan shall harmonize with the neighborhood and (Section 130A.3-5) the proposed use and improvements shall not adversely affect the enjoyment, usefulness and value of neighboring premises or the pattern and flow of traffic, not shall it unsafely increase building density.

The Commission may impose conditions as needed to prevent any adverse effects upon the health, safety and welfare of the community, the suitability of the land for its general principal use and to prevent any undue annoyance or disturbance to neighbors.

F) *ZONING PERMIT PROCEDURE*

Pursuant to Section 121B, a lessee may apply for a Zoning Permit, with the written consent of the owner of the premises.

The application form must be accompanied by (1) a site plan showing the tax map lot number; (2) a statement describing the improvement or change and the use made thereof, (3) identification of adjacent property owners; and (4) the \$20.00 fee, and submitted to the Zoning Enforcement Agent.

The Zoning Enforcement Agent may require any other necessary documentation such as that set forth in Section 120C.1-7 (Special Exception requirements), a title summary or a certified A2 plot plan.

The permit will be granted, within 30 days after receipt of the application, if it complies with the Regulations. The permit may be denied if the land is in a subdivision which has not been approved by the Planning Commission. Notice must be mailed to adjacent property owners when a zoning permit issues.

G) *IMPORTANT DEFINITIONS*

(1) Accessory Improvement - Any improvement which is attendant, subordinate and customarily incidental to the principal improvement on the same premises.

(2) Improvement - Any structural addition to, or other change in the condition of land including the underground installation of utility lines.

(3) Improvement is also defined with regard to zoning permits at Section 121A to include any surfaced outdoor facility exceeding 10 square feet in area.

(4) Cellular Telecommunications Facility - Consists of 1) a building not used for human occupancy which will contain mobile radio telephone transmitting, receiving and related equipment, and 2) antennae attached to an existing structure and connecting cables necessary to permit the broadcasting of mobile two-way radio telephone communications.

(5) Building - Any improvement having a roof and intended for the shelter, housing or enclosure of persons, animals, or materials. Any other improvement more than 8 feet high shall be considered as a building, including a solid fence or wall, but excluding trees, shrubs and utility transmission towers, or an electric light, telephone or telegraph pole, highway or railroad bridge or flagpole; also considered as a building shall be anything located on, above, or beneath the water which is not primarily utilized or intended for navigation.

IV. INLAND WETLANDS REVIEW

There may be a water course on the property. In addition to the Inland Wetlands Map, the Flood Insurance Rate Map and the Water Resource Districts Map must be checked.

V. ZONING BOARD OF APPEALS

If a Special Exception does not issue for the Sprint antenna as a cellular telecommunications facility and/or if a Special Exception does not issue permitting the antenna in excess of the height requirement, then an application for a variance can be made to the Zoning Board of Appeals. A showing that enforcement of the regulations would result in exceptional difficulty or unusual hardship must be made.

VI. OTHER REGULATIONS

VII. MEETING DATES AND SUBMISSION DATES

<u>BOARD OR COMMISSION</u>	<u>MEETING DATES</u>	<u>SUBMISSION DEADLINES</u>
Zoning Board of Appeals	3rd Tuesday of month	
Zoning Commission	3rd Monday of month	
Inland Wetlands Commission	2nd Tuesday of month	

VIII. FILING FEES

<u>TYPE OF PERMIT</u>	<u>FEE</u>
Special Exception	\$ 75.00
Zoning Permit	\$11.00 to town and \$9.00 to DEP
Variance	\$40.00 to town and \$10.00 to town clerk

IX. NAMES AND TELEPHONE NUMBERS

<u>OFFICIAL</u>	<u>NAME</u>	<u>TELEPHONE NO.</u>
Zoning Enforcement Agent	Larry Gillian	
Town Planner		
Zoning Comm. Chairman	Gregory Ellis	
Planning Comm. Chairman	Russell Smith	
Zoning Bd. of Appeal Chairman	Stuart Ingersoll	
Inland Wetlands Comm. Chairman	Daniel Lapman	

X. GENERAL COMMENTS

n:land-use/sprint/esx-zrpt

# ATTACHMENT 3



ORIGIN ID:GAMA (301) 266-0258  
CATHERINE CONKLIN  
GENERAL DYNAMICS  
4603 KEMPER STREET  
ROCKVILLE, MD 20853  
UNITED STATES US

SHIP DATE: 06NOV23  
ACTWGT: 1.00 LB  
CAD: 105486753/INET4535

BILL SENDER

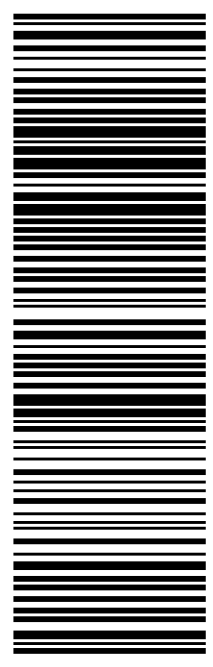
TO **NORMAN NEEDLEMAN, FIRST SELECTMAN**  
**TOWN OF ESSEX**  
**29 WEST AVENUE**  
**3RD FLOOR**  
**ESSEX CT 06426**  
REF: (800) 767-4340 X 114  
DEPT: PO:

583J5/F0B2/9AE3



TRK# 7740 0807 3317  
TUE - 07 NOV 12:00P  
PRIORITY OVERNIGHT

EB RSPA 06426  
CT-US BDL



After printing this label:  
**CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH**  
1. Fold the printed page along the horizontal line.  
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.



January 02, 2024

Dear Customer,

The following is the proof-of-delivery for tracking number: 774008073317

---

**Delivery Information:**

---

<b>Status:</b>	Delivered	<b>Delivered To:</b>	Receptionist/Front Desk
<b>Signed for by:</b>	M.NEEDL	<b>Delivery Location:</b>	
<b>Service type:</b>	FedEx Priority Overnight		
<b>Special Handling:</b>	Deliver Weekday		
		<b>Delivery date:</b>	Dec 29, 2023 11:13

---

**Shipping Information:**

---

<b>Tracking number:</b>	774008073317	<b>Ship Date:</b>	Dec 28, 2023
		<b>Weight:</b>	1.0 LB/0.45 KG
<b>Recipient:</b>		<b>Shipper:</b>	

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

ORIGIN ID:GAMA (301) 266-0258  
CATHERINE CONKLIN  
GENERAL DYNAMICS  
4603 KEMPER STREET  
ROCKVILLE, MD 20853  
UNITED STATES US

SHIP DATE: 06NOV23  
ACTWGT: 1.00 LB  
CAD: 105486753/INET4535

BILL SENDER

TO CAREY DUQUES, LAND DEV. OFFICIAL

TOWN OF ESSEX  
29 WEST AVENUE  
3RD FLOOR

ESSEX CT 06426

INV: (800) 767-4340 X 115

REF:

DEPT:



J234023101501uv

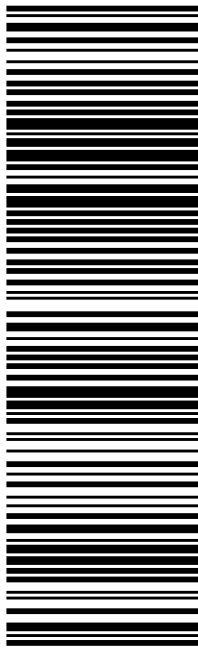
TRK# 7740 0811 1848

TUE - 07 NOV 12:00P  
PRIORITY OVERNIGHT

**EB RSPA**

06426

CT-US BDL



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January 02, 2024

Dear Customer,

The following is the proof-of-delivery for tracking number: 774008111848

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**Delivery Information:**

---

<b>Status:</b>	Delivered	<b>Delivered To:</b>	Receptionist/Front Desk
<b>Signed for by:</b>	M.NEEDL	<b>Delivery Location:</b>	
<b>Service type:</b>	FedEx Priority Overnight		
<b>Special Handling:</b>	Deliver Weekday		
		<b>Delivery date:</b>	Dec 29, 2023 11:13

---

**Shipping Information:**

---

<b>Tracking number:</b>	774008111848	<b>Ship Date:</b>	Dec 28, 2023
		<b>Weight:</b>	
<b>Recipient:</b>		<b>Shipper:</b>	

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

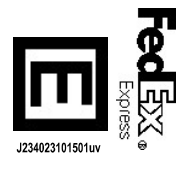
ORIGIN ID:GAMA (301) 286-0258  
CATHERINE CONKLIN  
GENERAL DYNAMICS  
4803 KEMPER STREET  
ROCKVILLE, MD 20853  
UNITED STATES US

SHIP DATE: 06NOV23  
ACTWGT: 1.00 LB  
CAD: 105486753/INET4535  
BILL SENDER

TO **MACBETH VENTURES, LLC**  
**C/O HT PARTNERS**  
**6 MAIN STREET**  
**#312**

**CENTERBROOK CT 06409**  
REF: (800) 662-4197

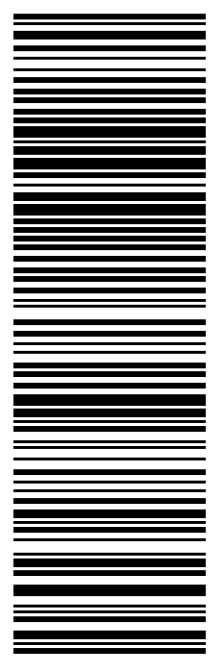
PO: DEPT:



J234023101501uv

TRK# 7740 0814 6945  
TUE - 07 NOV 10:30A  
PRIORITY OVERNIGHT

**EB RSPA**  
06409  
CT-US BDL



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January 02, 2024

Dear Customer,

The following is the proof-of-delivery for tracking number: 774008146945

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**Delivery Information:**

---

<b>Status:</b>	Delivered	<b>Delivered To:</b>	Receptionist/Front Desk
<b>Signed for by:</b>	J.WALLACE	<b>Delivery Location:</b>	
<b>Service type:</b>	FedEx Priority Overnight		
<b>Special Handling:</b>	Deliver Weekday		
		<b>Delivery date:</b>	Dec 29, 2023 10:23

---

**Shipping Information:**

---

<b>Tracking number:</b>	774008146945	<b>Ship Date:</b>	Dec 28, 2023
		<b>Weight:</b>	
<b>Recipient:</b>		<b>Shipper:</b>	

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.