



NORTHEAST
SITE SOLUTIONS

Turnkey Wireless Development

Northeast Site Solutions
Victoria Masse
420 Main Street #2, Sturbridge, MA 01566
860-306-2326
victoria@northeastsitesolutions.com

October 4, 2022

Members of the Siting Council
Connecticut Siting Council
Ten Franklin Square
New Britain, CT 06051

RE: Notice of Exempt Modification
North Street (901 France Street), Rocky Hill CT 06067
Latitude: 41.63972
Longitude: -72.7025
T-Mobile Site#: CTHA090A _NHP

Dear Ms. Bachman:

T-Mobile currently maintains six (6) antennas at the 124-foot mount on the existing 141-foot monopole tower located at North Street (901 France Street) in Rocky Hill. The property is owned by Bevier Family Enterprise of Connecticut and tower is owned by Crown Castle. T-Mobile now intends to add a 48Kw generator on a new 9'x4' concrete pad within the existing compound.

Planned Modifications:

Ground work only-Install New:

- (1) GENERAC RD 48KW AC DIESEL GENERATOR – 233-gallon double walled self-contained tank with fuel sensor. Requires two (2) 12-minute run cycles bi-weekly.
- (1) 9'x4' concrete pad



The facility was approved by the Connecticut Siting Council in Docket No. 58 on December 30, 1986. Please see attached.

Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies §16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-72(b)(2). In accordance with R.S.C.A. § 16-50j-73, a copy of this letter is being sent to Lisa J. Marotta, Mayor and Kimberley A. Ricci, Town Planner/Zoning Enforcement Officer, as well as the property owner and tower owner.

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

1. The proposed modifications will not result in an increase in the height of the existing structure.
2. The proposed modifications will not require the extension of the site boundary.
3. The proposed modifications will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the replacement antennas will not increase radio frequency emissions at the facility to a level at or above the Federal Communications Commission safety standard.
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing structure and its foundation can support the proposed loading.

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

Sincerely,

Victoria Masse
Mobile: 860-306-2326
Fax: 413-521-0558
Office: 420 Main Street, Unit 2, Sturbridge MA 01566
Email: victoria@northeastsitesolutions.com



Attachments cc:

Lisa J. Marotta, Mayor
Town of Rocky Hill
761 Old Main Street
Rocky Hill, CT 06067

Kimberley A. Ricci, Town Planner/Zoning Enforcement Officer
Town of Rocky Hill
761 Old Main Street
Rocky Hill, CT 06067

Crown Castle – as the property owner

Bevier Family Enterprise of Connecticut - as the tower owner
PO BOX 265
Rocky Hill, CT 06067

Exhibit A



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

1 CENTRAL PARK PLAZA • NEW BRITAIN, CONN. 06051

PHONE: 827-2604

CERTIFICATE

OF

ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED

Pursuant to section 16-50k of the General Statutes of Connecticut, revision of 1958, revised to 1981, as amended, the Connecticut Siting Council hereby issues a Certificate of Environmental Compatibility and Public Need to Hartford Cellular Company for the construction, maintenance, and operation of facilities to provide cellular service in Hartford, Tolland and Middlesex Counties. This certificate is issued in accordance with the terms and conditions set forth in the Decision and Order of the Council on this matter dated July 11, 1986.

By order of the Council,

Gloria Dibble Pond
GLORIA DIBBLE POND, Chairperson

July 15, 1986

DOCKET NO. 58

AN APPLICATION OF HARTFORD CELLULAR
COMPANY FOR A CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND PUBLIC
NEED FOR THE CONSTRUCTION, MAINTENANCE,
AND OPERATION OF FACILITIES TO PROVIDE
CELLULAR SERVICE IN HARTFORD, TOLLAND AND
MIDDLESEX COUNTIES.

CONNECTICUT SITING

COUNCIL

July 11, 1986.

DECISION AND ORDER

Pursuant to the foregoing opinion, the Connecticut Siting Council (Council) hereby directs that a Certificate of Environmental Compatibility and Public Need as provided by Section 16-50k of the General Statutes of Connecticut (GCS) be issued to the Hartford Cellular Company for the construction, maintenance, and operation of cellular mobile phone telecommunication towers and associated equipment in the towns of Glastonbury, Haddam, Hartford, Portland, Rocky Hill, Somers, Vernon, Windsor, and Willington subject to the conditions below.

- 1) The proposed Bloomfield and Middlefield sites are rejected without prejudice.
- 2) The antennas on the Glastonbury tower shall be mounted no higher than the 180' level of this existing tower. *Base of antennas.*
- 3) The Portland and Rocky Hill towers shall be monopoles.
- 4) The towers shall be no taller than necessary to provide the proposed service, and in no event shall exceed total heights, including antennas, of
 - a) 193' at the Haddam site; *34m 8/5/86*
 - b) 173' at the Portland site;

- c) 153' at the Rocky Hill site; w
- d) 173' at the Somers site;
- e) 173' at the Vernon site;
- f) 153' at the Willington site;
- g) 173' at the Windsor site.

5) The Hartford site receive antennas shall be mounted below the top of the high point of the building to preclude visibility.

6) Any future actions requiring the removal of the existing Glastonbury tower to be shared by the certificate holder shall also apply to the equipment mounted on that tower by the certificate holder, regardless of that equipment's status under Chapter 277a of the OGS.

7) The certificate holder shall submit a development and management (D&M) plan for the Haddam, Portland, Rocky Hill, Somers, Vernon and Windsor sites pursuant to Sections 16-50j-75 through 16-50j-77 of the Regulations of State Agencies (RSA), except that irrelevant items in Section 16-50j-76 need only be identified as such. In addition to the requirements of Section 16-50j-76, the D&M plan shall provide plans for evergreen screening around the fenced perimeter at the Haddam, Somers, Vernon, and Windsor sites. The D&M plan shall include a proposal for painting the approved monopole structures to blend with the sky. The D&M plan must be approved prior to facility construction. Any changes to specifications in the D&M plan must be approved by the Council prior to facility operation.

8) All certified facilities shall be constructed, operated, and maintained as specified in the Council's record and in the

site plan required by order number 7.

9) The certificate holder shall comply with any future radiofrequency (RF) standards promulgated by state or federal regulatory agencies. Upon the establishment of any new governmental RF standards, the facilities granted in this decision shall continue to be in compliance with such standards.

10) The certificate holder shall permit public or private entities to share space on the towers approved herein, for due consideration received, or shall provide any requesting entity with specific legal, technical, environmental, or economic reasons precluding such tower sharing. In addition to complying with Section 16-50j-73 of the RSA, the certificate holder shall notify the Council of the addition of any equipment to any approved tower.

11) A fence not lower than 8' shall surround each tower and associated equipment.

12) Unless necessary to comply with order 13, no lights shall be installed on any of these towers.

13) The facilities' construction and any future tower sharing shall be in accordance with all applicable federal, state, and municipal laws and regulations. Shared uses by entities not subject to jurisdiction pursuant to Section 16-50k of the OGS shall be subject to all applicable federal, state, and municipal laws and regulations.

14) Construction activities shall take place during daylight working hours.

15) This decision and order shall be void and the towers and associate equipment shall be dismantled and removed, or reapplication for any new use shall be made to the Council before any such new use is made, if the towers do not provide or permanently cease to provide cellular service following completion of construction.

16) This decision and order shall be void if all construction authorized herein is not completed within three years of the issuance of this decision, or within three years of the completion of any appeal if appeal of this decision is taken, unless otherwise approved by the Council.

Pursuant to CGS Section 16-50p, we hereby direct that a copy of the decision and order shall be served on each person listed below. A notice of the issuance shall be published in the Hartford Courant, Middletown Press, Manchester Journal Inquirer, and the Willimantic Chronicle.

The parties to the proceeding are:

Metro Mobile (applicant)
5 Eversley Avenue
Norwalk, Connecticut 06855
ATTN: Armand Mascioli
General Manager

Howard L. Slater, Esq. (its attorneys)
Scott A. Gursky, Esq.
Byrne, Slater, Sandler,
Shulman & Rouse, P.C.
111 Pearl Street
Hartford, Connecticut 06103

Richard Rubin, Esq.
Fleischman and Walsh, P.C.
1725 N Street, N.W.
Washington, D. C. 20036

Mr. William Wamester
1225 Randolph Road
Middletown, Connecticut 06457

The Southern New England Telephone Company
227 Church Street
New Haven, Connecticut 06506
ATTN: Peter J. Tyrrell, Esq.

Mr. James W. Tilney

represented by:
Patricia A. Ayars
Samuel Baily, Jr.
Robinson & Cole
One Commercial Plaza
Hartford, CT. 06103-3597

Mr. Samuel DuBosar, Chairman
Bessie Bennett, Esq.
Town Plan & Zoning Commission
P.O. Box 337
Bloomfield, Connecticut 06002

Town of Somers

represented by:

Mr. Robert F. Peters
Town Counsel
Tatoian, Devline, Peters
& Davis
11 South Road
P.O. Box 415
Somers, CT. 06071

Town of Haddam
represented by:

Lucy R. Petrella
Chairperson
Town Office Building
Route 9A
P.O. Box 87
Haddam, CT. 06438

Midstate Regional Planning Agency

represented by:

Thomas M. Gilligan
Regional Planner
P.O. Box 139
Middletown, CT. 06457

Dr. Donald P. LaSalle
Director
Talcott Mountain Science Center
Montevideo Road
Avon, Connecticut 06001

Barnard Tilson (service waived)
Secretary
Avon Planning and Zoning
60 West Main Street
Avon, Connecticut 06001

Alden Giddings
33 Privelege Road
Bloomfield, Connecticut 06002

Town of Bloomfield

represented by:

Joseph M. Suggs, Jr.
Deputy Mayor
Town Hall
880 Bloomfield Avenue
P.O. Box 337
Bloomfield, CT. 06002
(service waived)

Town of Middlefield

represented by:

David Silverstone, Esq.
Silverstone & Koontz
37 Lewis Street
Hartford, CT. 06103

with a copy to:

Geoffrey Colegrove
Midstate Regional Planning Agency
100 DeKoven Drive
Middletown, CT. 06457

Zoning Commission
Town of Somers

represented by:

Joseph A. Paradis
Chairman
Town Hall
600 Main Street
P.O. Box 803
Somers, CT. 06071

Barbara Sirwilo, Secretary (service waived)
Planning & Zoning Commission
Town of Rocky Hill
600 Old Main Street
P.O. Box 657
Rocky Hill, Connecticut 06067

H. Robert Goodrich (service waived)
Goodrich Lane
Portland, Connecticut 06480

The Honorable Richard P. Antonetti
State Representative (service waived)
5 Sachem Circle
Meriden, Connecticut 06450

John Hevrin
R.D. #1 - Plains Road
Haddam, Connecticut 06438

Norman and Darlene Manning (represented by)

Elizabeth Allen, Esq.
P.O. Box 467
Higganum, CT. 06441
(service waived)

C E R T I F I C A T I O N

The undersigned members of the Connecticut Siting Council hereby certify that they have heard this case or read the record thereof, and that we voted as follows:

Dated at New Britain, Connecticut, this 11th day of July, 1986.

Council Members

Vote Cast

Gloria Dibble Pond
Chairperson

Absent

Patricia J. Shea
Commissioner John Dowley
Designee: Patricia Shea

Yes

Stanley Pac
Commissioner Stanley Pac
Designee: Christopher Cooper

Yes

Owen L. Clark
Owen L. Clark

Yes

Mortimer A. Gelston
Mortimer A. Gelston

Yes

James G. Horsfall
James G. Horsfall

Yes

Pamela B. Katz

Absent

William H. Smith
William H. Smith

Yes

Colin C. Tait
Colin C. Tait

Yes

STATE OF CONNECTICUT

COUNTY OF HARTFORD

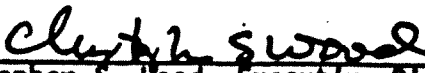
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ss.

New Britain, July 11, 1986

I hereby certify that the foregoing is a true and correct copy of the decision and order issued by the Connecticut Siting Council, State of Connecticut.

ATTEST:


Christopher S. Wood, Executive Director.
Connecticut Siting Council



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

1 CENTRAL PARK PLAZA • NEW BRITAIN, CONN. 06051

PHONE: 827-2604

GLORIA DIBBLE POND
CHAIRPERSON

COMMISSIONERS

JOHN DOWNEY
STANLEY PAC

OWEN L. CLARK
MORTIMER A. GELSTON
JAMES G. HORSFALL
PAMELA B. KATZ
WILLIAM H. SMITH
COLIN C. TAIT

CHRISTOPHER S. WOOD
EXECUTIVE DIRECTOR
STANLEY J. MODZELESKY
EXECUTIVE ASSISTANT

July 15, 1986

Mr. Armand Mascioli
General Manager
Metro Mobile CTS of New Haven, Inc.
5 Eversley Avenue
Norwalk, Connecticut 06855

RE: Docket No. 58 - An application of Hartford Cellular Company for a certificate of environmental compatibility and public need for the construction, maintenance, and operation of facilities to provide cellular service in Hartford, Tolland and Middlesex Counties.

Dear Mr. Mascioli:

Enclosed please find the Council's certificate of environmental compatibility and public need for the construction, maintenance, and operation of facilities to provide cellular service in Hartford, Tolland and Middlesex Counties. This certificate is issued as directed by the Council in its decision and order dated July 11, 1986.

Very truly yours,

A handwritten signature in cursive script, appearing to read "C. Wood", with a long horizontal line extending to the right.

Christopher S. Wood
Executive Director

CSW/kp

enclosure

TOWN OF ROCKY HILL ZONING PERMIT

TO THE ZONING ENFORCEMENT OFFICER

CERTIFICATION OF ZONING APPROVAL IS HEREBY REQUESTED FOR

APPLICATION OF A ZONING PERMIT

DECISION BASED ON THE FOLLOWING INFORMATION:

ZONING DISTRICT _____

1) LOCATION, STREET AND NO. (OR LOT NO.) FRANCE STREET

Property Owner,

2) OWNER'S NAME CHARLES W., JR. & SUSAN G. BEVIER & METRO MOBILE C T S

3) BUILDER MOTOROLA/NOREAST ENGINEERING & CONSTRUCTION CORP.

ADDRESS 740 A Main St., Woburn, MA 01801 PHONE (617) 935-7530

4) CHECK TYPE OF CONSTRUCTION

NEW BUILDING ADDITION ALTERATION REPAIR MISC.

5) JOB DESCRIPTION INSTALL 140' MONOPOLE & 15'-6" X 21' PRECASE CONCRETE
ELECTRIC EQUIPMENT BUILDING.

(PLOT PLAN REQUIRED FOR ALL ADDITIONS TO BUILDING & STRUCTURES)

OTHER BUILDINGS NOT SHOWN _____

MERESTONES OR STAKES INDICATING LOT BOUNDARIES? SEE ATTACHED

DISTANCE FROM STREET LINE 700'±

DISTANCE FROM SIDE LINE LEFT 140'± RIGHT 400'±

DISTANCE FROM BUILDING TO REAR LOT LINE IN ACCORDANCE W/ATTACHED SITE PLAN

SEWER: N/A MDC SEPTIC

WATER N/A MDC WELL

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY
KNOWLEDGE & BELIEF:

DATE

SIGNATURE

PHONE

FOR OFFICE USE ONLY

THIS IS TO CERTIFY THAT THE ABOVE STATED INFORMATION IS A PERMITTED
AND LAWFUL USE AS CONTROLLED BY THE ZONING REGULATIONS OF THE TOWN OF ROCKY
HILL, CONN., UPON AUTHORIZED SIGNATURE OF THE ZONING ENFORCEMENT OFFICER

(OVER)



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

1 CENTRAL PARK PLAZA • NEW BRITAIN, CONN. 06051

PHONE: 827-2604

RECEIVED

DATE JAN 21 1987

METRO MOBILE CTS
ENGINEERING DEPT. 1111

GLORIA DIBBLE POND
CHAIRPERSON

COMMISSIONERS

DOUGLAS LLOYD
COL. LESTER FORST

January 14, 1987

JOHN C. KELLY
EXECUTIVE DIRECTOR
STANLEY J. MODZELECKY
EXECUTIVE ASSISTANT

OWEN L. CLARK
MORTIMER A. GELSTON
JAMES G. HORSFALL
PAMELA B. KATZ
WILLIAM SMITH
COLIN C. TAIT

Attorney Howard L. Slater
Byrne, Slater, Sandler, Shulman,
and Rouse, P.C.
P.O. Box 3216
Hartford, Connecticut 06103

RE: Docket No. 58 - Hartford Cellular Company
Certificate of Environmental Compatibility and Public
Need for the construction, maintenance, and operation
of facilities to provide cellular service in Hartford,
Tolland, and Middlesex Counties.

Dear Mr. Slater:

At a meeting of the Siting Council on January 12, 1987,
the Council considered and approved the development and
management plan (D&M plan) for the above-referenced
tower site.

This approval applies only to the Rocky Hill
site. Modifications to this D&M plan require advance
Council notification and approval.

Enclosed for your reference is a copy of the staff
report for this D&M plan recommending the Council's
approval.

Contact Robert K. Erling of the Council staff if
you have any questions on this matter.

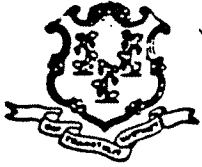
Very truly yours,

Gloria Dibble Pond
Chairperson

RKE:cp

enclosure

ET0003



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

1 CENTRAL PARK PLAZA • NEW BRITAIN, CONN. 06051

PHONE: 827-2604

Docket No. 58
Metro Mobile CTS of Hartford
Development and Management Plan
Rocky Hill Site
January 12, 1987

On December 30, 1986, Metro Mobile CTS of Hartford, Inc., (Metro Mobile) submitted a Development and Management Plan (D&M Plan) for its Rocky Hill cellular telephone tower site. At this site, Metro Mobile will construct a 140-foot monopole. This monopole will be painted sky blue in color prior to its installation. A 21-foot by 15.5-foot equipment building will be constructed at the base of the monopole. The tower and building will be enclosed by 135 linear feet (l.f.) of eight-foot chain link fence. The interior of the fenced-in area will be covered with 270 square yards of compound treatment, which is 3 inches of 3/4-inch stone over poly-membrane for weed control.

Erosion control at this site will be achieved by 100 l.f. of staked hay bales. Approximately 880 l.f. of new gravel access road will be constructed. This road will be 12 feet wide and constructed of six to eight inches of gravel. Approximately 900 l.f. of buried two to four inch pvc conduit will bring utilities into the site.

All of the Council's orders regarding this site have been complied with in this D&M plan, and staff therefore recommends approval.

Robert K. Erling
Siting Analyst

RKE/cp

Exhibit B

Situs : 901 FRANCE STREET

PARCEL ID: 389

Class: 200

Card: 1 of 2

Printed: March 5, 2020

CURRENT OWNER

BEVIER FAMILY ENTERPRISES OF CT LLC
P O BOX 265
ROCKY HILL CT 06067-0265
376/665 08/16/2001

GENERAL INFORMATION

Living Units
Neighborhood C
Alternate ID 000393
Vol / Pg 376/665
Map/Lot 15-181
Zoning R-40
Class COMMERCIAL



15-181-001 11/06/2012

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000		-25	300,000
Excess	AC 25.4300		-50	508,600

Total Acres: 26.43
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	566,020	808,600	808,600	808,600	0
Building	507,360	724,800	724,800	678,400	0
Total	1,073,380	1,533,400	1,533,400	1,487,000	0

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag COST APPROACH

Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/09/17	2018-59	15,000	CM Replace Antennas	0
07/26/17	2018-33	15,000	CM Install (3) - 10' Flat Steel Plate To	0
02/14/17	2017-140	4,218	HT Replace Oil Fired Furnace	0
06/10/15	2015-436	28,755	CM Swap (3) Existing Antennas With (;	0
06/21/13	2013-0116		CO 63 X 47 Building For School Of Sw	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/16/01		Vacant - Land Only Sale	No Consideration	376/665	No Consideration	BEVIER FAMILY ENTERPRISES OF CT LL

Inspection Witnessed By _____

Situs : 901 FRANCE STREET

Parcel Id: 389

Class: 200

Card: 1 of 2

Printed: March 5, 2020

Building Information

Year Built/Eff Year 1975 /
Building # 1
Structure Type Office Bldg H-R 5st
Identical Units 1
Total Units 1
Grade C-
Covered Parking
Uncovered Parking
DBA FKA R012
FRANCE STREET -

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01		7,266	340	Offices	12	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	7,266	Offices		49	354,740

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Tower Cell	2006			1	150	C	G	189,000
2	Comm Pool	1975			1	2,250	C	G	100,490
3	Tennis Crt	1975			1	1	C	G	17,500

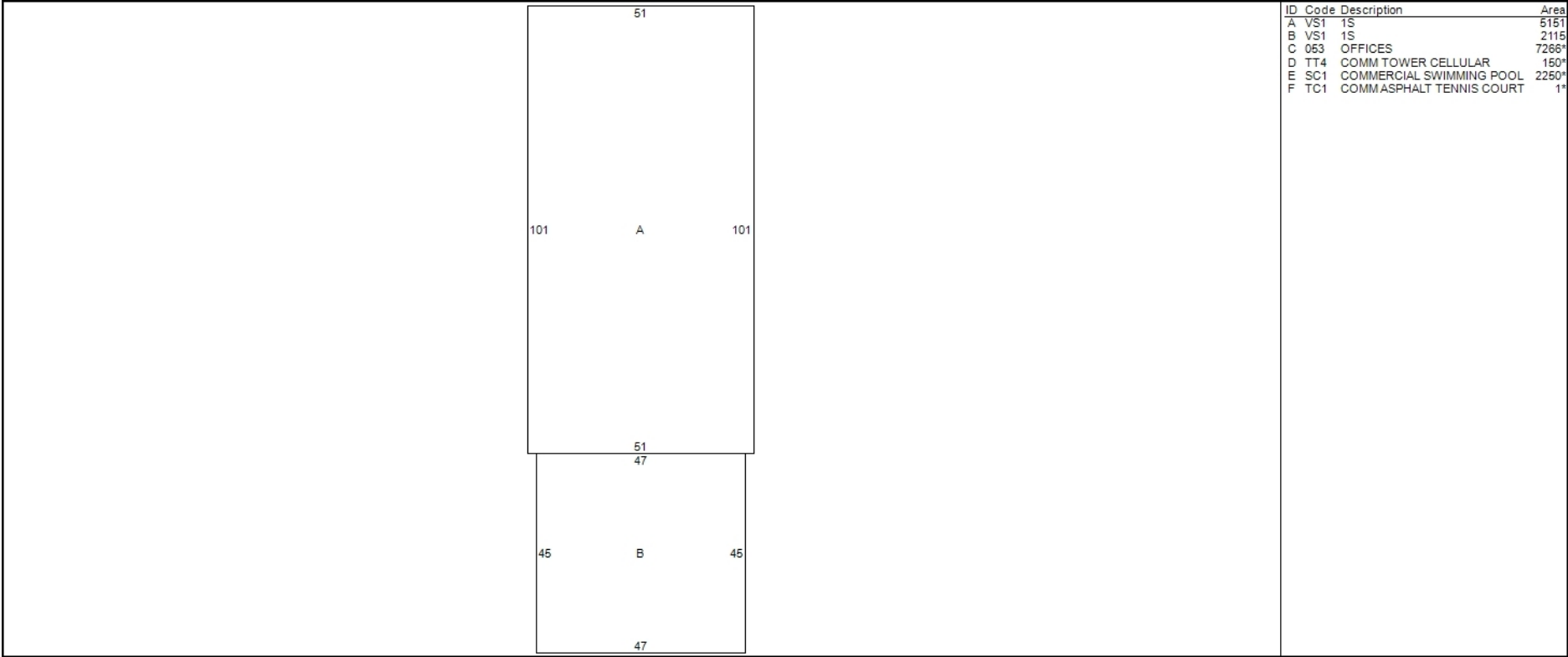
Situs : 901 FRANCE STREET

Parcel Id: 389

Class: 200

Card: 1 of 2

Printed: March 5, 2020



Additional Property Photos



Situs : 901 FRANCE STREET	Parcel Id: 389	Class: 200	Card: 1 of 2	Printed: March 5, 2020
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Income Detail (Includes all Buildings on Parcel)																		
Use Grp	Mod Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
04	S	1	Office Low Rise 1-3 Sto	0	7,266	18.00	160	209,261	10		0	188,335	30			56,501	56,501	131,834
23	S	1	Multiuse Retail	0	1,421	12.00	200	34,104	5		0	32,399	25			8,100	8,100	24,299

Apartment Detail - Building 1 of 2							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 2	
Total Gross Building Area	7,266
Replace, Cost New Less Depr	354,740
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	354,740
Value per SF	48.82

Notes - Building 1 of 2	
-------------------------	--

Income Summary (Includes all Building on Parcel)	
Total Net Income	156,133
Capitalization Rate	0.105000
Sub total	1,486,980
Residual Land Value	
Final Income Value	1,486,980
Total Gross Rent Area	8,687
Total Gross Building Area	8,687

Situs : 901 FRANCE STREET

PARCEL ID: 389

Class: 200

Card: 2 of 2

Printed: March 5, 2020

CURRENT OWNER

BEVIER FAMILY ENTERPRISES OF CT LLC
P O BOX 265
ROCKY HILL CT 06067-0265
376/665 08/16/2001

GENERAL INFORMATION

Living Units
Neighborhood C
Alternate ID 000393
Vol / Pg 376/665
Map/Lot 15-181
Zoning R-40
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000		-25	300,000
Excess	AC 25.4300		-50	508,600

Total Acres: 26.43
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	566,020	808,600	808,600	808,600	0
Building	507,360	724,800	724,800	678,400	0
Total	1,073,380	1,533,400	1,533,400	1,487,000	0

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag COST APPROACH

Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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06/21/13	2013-0116		CO 63 X 47 Building For School Of Sw	0

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08/16/01		Vacant - Land Only Sale	No Consideration	376/665	No Consideration	BEVIER FAMILY ENTERPRISES OF CT LL

Inspection Witnessed By _____

Situs : 901 FRANCE STREET

Parcel Id: 389

Class: 200

Card: 2 of 2

Printed: March 5, 2020

Building Information

Year Built/Eff Year	1975 /
Building #	2
Structure Type	Club House
Identical Units	1
Total Units	1
Grade	C-
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features

Line Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	1,421	150	Social/Fraternal Hq	12	Brick Venee	Wood Frame/Joist/B	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,421	Social/Fraternal Hall	49		63,070

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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Situs : 901 FRANCE STREET

Parcel Id: 389

Class: 200

Card: 2 of 2

Printed: March 5, 2020

29

49

A

29

49

Additional Property Photos



Situs : 901 FRANCE STREET	Parcel Id: 389	Class: 200	Card: 2 of 2	Printed: March 5, 2020
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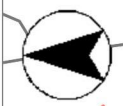
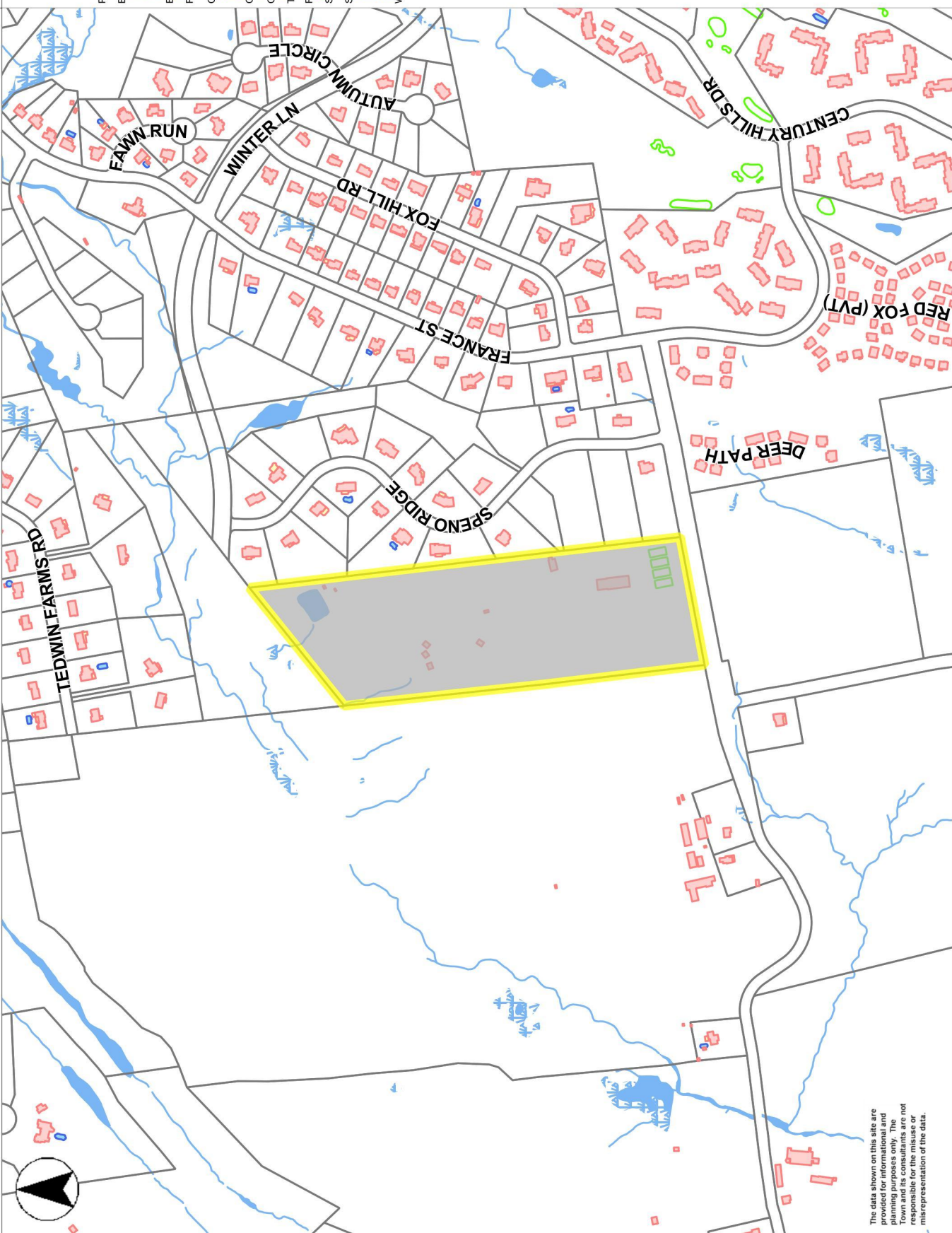
Income Detail (Includes all Buildings on Parcel)																		
Use Grp	Mod Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
04	S	1	Office Low Rise 1-3 Sto	0	7,266	18.00	160	209,261	10		0	188,335	30			56,501	56,501	131,834
23	S	1	Multiuse Retail	0	1,421	12.00	200	34,104	5		0	32,399	25			8,100	8,100	24,299

Apartment Detail - Building 2 of 2								Building Cost Detail - Building 2 of 2	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	1,421
								Replace, Cost New Less Depr	63,070
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	63,070
								Value per SF	44.38

Notes - Building 2 of 2								Income Summary (Includes all Building on Parcel)	
								Total Net Income	156,133
								Capitalization Rate	0.105000
								Sub total	1,486,980
								Residual Land Value	
								Final Income Value	1,486,980
								Total Gross Rent Area	8,687
								Total Gross Building Area	8,687



- Parcels for Identify
- Buildings
 - Building Deck
 - Greenhouse
 - Pool
 - Easements
 - Parcels
 - CT Highways
 - Interstate
 - US Highway
 - State Highway
 - CT Communities
 - CT Communities Opaque
 - Town Boundary
 - Recreation
 - Streets
 - Streams
 - Culvert
 - Dam
 - Drainage Ditch
 - Perennial Stream
 - Water Bodies



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 09/13/2021 at 04:41 PM

MapsOnline by PeopleGIS

Exhibit C



T-MOBILE NORTHEAST LLC

UPGRADE:
GENERATOR ADD

T-Mobile
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002

NORTHEAST
SITE SOLUTIONS
Towers Wireless Development
420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-6669

Trylon
Speed, Quality, Credibility

1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038

LOCATION MAP



SITE NAME:

HA090/CROWN/RIVERSIDE FARM

SITE NUMBER:

CTHA090A

SITE ADDRESS:

NORTH STREET
ROCKY HILL, CT 06067

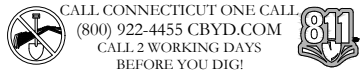
PROJECT INFORMATION

SITE ADDRESS:	NORTH STREET ROCKY HILL, CT 06067
COUNTY	HARTFORD
JURISDICTION:	CONNECTICUT SITING COUNCIL
LATITUDE:	41° 38' 23.2" N
LONGITUDE:	72° 42' 03.9" W
PARCEL/APN #	09003119-15-181
ZONING	R-40
GROUND ELEVATION:	178 FT
TOWER TYPE:	MONOPOLE
TOWER HEIGHT	141'-0'
PROPERTY OWNER:	BEVIER FAMILY ENTERPRICES OF CT LLC P.O BOX 265 ROCKY HILL, CT 06067
APPLICANT:	T-MOBILE 35 GRIFFIN ROAD BLOOMFIELD, CT 06002
ENGINEER:	TRYLON TSF 1825 W. WALNUT HILL LANE, SUITE 302 IRVING, TX 75038 MIKE MOORE MIKE.MOORE@TRYLON.COM
CONTACT: EMAIL:	
PROJECT MANAGER:	NORTHEAST SITE SOLUTIONS 420 MAIN STREET, BLDG 4 STURBRIDGE, MA 01566 ERIC PROULX EPROULX@NORTHEASTSITESOLUTIONS.COM
CONTACT: EMAIL:	

APPLICABLE CODES/REFERENCE DOCUMENTS

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

CODE TYPE	CODE
BUILDING	2015 IBC
MECHANICAL	2015 IMC
ELECTRICAL	2017 NEC



GENERAL NOTES

OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IIB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PLUMBING REQUIREMENTS:	FACILITY HAS NO SANITARY OR POTABLE WATER.

SCOPE OF WORK

SCOPE OF WORK:

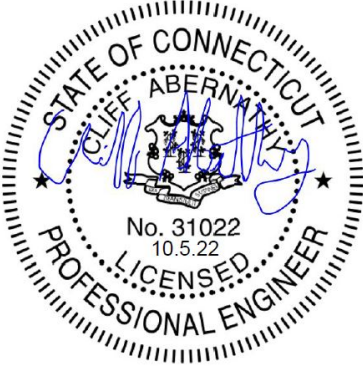
- INSTALL (1) NEW 9'-0" x 4'-0" CONCRETE PAD
- INSTALL (1) NEW 48KW GENERATOR
- INSTALL (1) NEW ATS

APPROVALS

T-MOBILE CONSTRUCTION MANAGER	T-MOBILE RF ENGINEER
LAND USE PLANNER	NETWORK OPERATION
PROPERTY OWNER	CONTRACTOR

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	0
T-2	GENERAL NOTES	0
C-1.1	OVERALL SITE PLAN	0
C-1.2	EXISTING PLAN	0
C-1.3	PROPOSED PLAN	0
C-1.4	ENLARGED PROPOSED PLAN	0
C-2	DETAILS	0
C-3	GENERATOR SPECS	0
S-1	PAD DETAILS	0
E-1	AC PANEL SCHEDULES & ONE LINE DIAGRAM	0
G-1	GROUNDING DETAILS	0



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER:

T-1

REVISION:

0

1. GENERAL REQUIREMENTS

- A. PURPOSE AND INTENT
- 1.THE DRAWING AND SPECIFICATION ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY, HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF DISCREPANCIES BETWEEN REQUIREMENTS SHOWN IN BOTH, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
2. THE INTENTION OF THE DOCUMENT IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.

- A. CONFLICTS
1. VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK, NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS OR DIMENSIONS SHOWN ON PLANS SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS OR OTHERWISE TO T–MOBILE FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
2. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED, OR OF ANY OTHER RELEVANT MATTER CONCERNING THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS GOVERNING THE WORK.

- A. CLEANING
1. KEEP THE SITE FREE FROM ACCUMULATION OF WASTE AND RUBBISH CAUSED BY EMPLOYEES AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON–CONSTRUCTION MATERIAL INCLUDING ALL CONTRACT TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE SITE CLEAN AND READY FOR USE.

- A. CODES
- 1.CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES PROMULGATED BY FEDERAL STATE AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE SALTIER. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WEATHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.

- A. LICENSING
1. CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR’S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THOSE SHALL BE LICENSED, RESEARCHED AND COMPLY WITH THE LICENSING LAWS, PAY LICENSE FEES, AND SELECT AND INFORM SUBCONTRACTORS REGARDING THESE LAWS.

- A. OSHA
1. FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS AND STATE LAWS BASED IN THE FEDERAL OCCUPATION SAFETY AND HEALTH ACT. THESE REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO, REGULATIONS DEALING WITH TOWER CONSTRUCTION AND SAFETY, EXCAVATION AND TRENCHING, AND WORK IN CONFINED SPACES. ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES DURING CONSTRUCTION.

- A. PHOTOS
1. PROVIDE PHOTOGRAPHIC EVIDENCE OF ALL FOUNDATION INSTALLATIONS, GROUNDING, AND TRENCHING AFTER PLACEMENT OF UTILITIES PRIOR TO BACKFILL.

- A. BUILDING PERMITS
1. CONTRACTOR WILL SUBMIT CONSTRUCTION DOCUMENTS TO THE JURISDICTIONAL AUTHORITY FOR PLAN CHECK AND REVIEW. CONTRACTOR WILL SUBMIT LICENSING AND WORKMAN’S COMPENSATION INFORMATION TO THE JURISDICTION AS REQUIRED TO OBTAIN THE BUILDING PERMIT, CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AND POST REQUIRED PERMITS AT THE JOB SITE COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM CONSTRUCTION MANAGER OF ANY SUCH WORK THAT MAY BE BEYOND THE SCOPE OF THE CONTRACT OR DEViate FROM THE CONSTRUCTION DOCUMENT. T–MOBILE WILL REIMBURSE THE CONTRACTOR FEES FOR PLAN REVIEW, BUILDING PERMIT, CONNECTIONS, AND INSPECTIONS. (INCLUDED IN THE BASE PROPOSAL).

- A. ZONING REGULATIONS AND CONDITIONAL USE PERMITS
1. CONTRACTOR WILL SUBMIT ALL ZONING AND CONDITIONAL USE PERMITS. SOME USE PERMITS MAY HAVE SPECIFIC REQUIREMENTS FOR THE SITE RELATED TO CONSTRUCTION, SUCH AS NOISE REGULATIONS, HOURS OF WORK, ACCESS LIMITATIONS, ETC. THE CONSTRUCTION MANAGER WILL INFORM THE CONTRACTOR OF THESE REQUIREMENTS AT THE PRE–BID MEETING OR AS SHOWN IN THE CONSTRUCTION DOCUMENTS.

- A. FAA PERMIT AND TOWER LIGHTING
1. REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FM APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL.

- A. TOWER SECURITY
1. IF REQUIRED, TOWER MUST BE FENCED, TEMPORARILY OR PERMANENTLY WITHIN 24 HOURS OF ERECTION. DO NOT ALLOW THE GATE ACCESSING THE TOWER AREA TO REMAIN OPEN OR UNATTENDED ANY TIME FOR ANY REASON. KEEP THE GATE CLOSED AND LOCKED WHEN NOT IN USE.

- L. SITE CONTROL
1. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO T–MOBILE.
2. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR’S EXPENSE.
3. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF–SITE OR AS DIRECTED BY CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.

- M. LIVESTOCK PROTECTION
1. PROTECT AND SECURE LIVESTOCK. MAINTAIN AND SECURE EXISTING PERIMETER FENCE AND/OR GATE ENCLOSURES.

2. SITE PREPARATION

- A. SCOPE OF WORK INCLUDES
1. PROTECTION OF EXISTING TREES, VEGETATION AND LANDSCAPING MATERIALS WHICH MIGHT BE DAMAGED BY CONSTRUCTION ACTIVITIES.
2. TRIMMING OF EXISTING TREES AND VEGETATION AS REQUIRED FOR PROTECTION DURING CONSTRUCTION ACTIVITIES.
3. CLEANING AND GRUBBING OF STUMPS, VEGETATION, DEBRIS, RUBBISH, DESIGNATED TREES AND SITE IMPROVEMENTS.
4. TOPSOIL STRIPPING AND STOCKPILING.
5. TEMPORARY EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL CONFORMING TO LOCAL REQUIREMENTS AS APPLICABLE.
6. TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.
7. PROTECTION AND TEMPORARY RELOCATION, STORAGE AND RE–INSTALLATION OF EXISTING FENCE AND OTHER SITE IMPROVEMENTS SCHEDULED FOR RE–USE.
8. REMOVAL AND LEGDK DISPOSAL OF CLEARED MATERIALS.

- B. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS)
1. MATERIALS USED FOR TREE PROTECTION, EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL.

3. EARTHWORK

- A. SCOPE OF WORK INCLUDES
1. EXCAVATION, TRENCHING, FILLING, COMPACTION, AND GRADING FOR STRUCTURES, SITE IMPROVEMENTS AND UTILITIES.
2. MATERIALS FOR SUB–BASE, DRAINAGE, BACKFILL AND GRAVEL FOR SLABS, PAVEMENT AND IMPROVEMENTS.
3. ROCK EXCAVATION WITHOUT BLASTING.
4. SUPPLY OF ADDITIONAL MATERIALS FOR OFFSITE AS REQUIRED.
5. REMOVAL AND LEGDK DISPOSAL OF EXCAVATED MATERIAL AS REQUIRED.

- B. QUALITY ASSURANCE
1. COMPACTION
- A. UNDER STRUCTURES, BUILDING SLABS, PAVEMENTS AND WALKWAYS WILL OBTAIN A 95% COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM 0–1557 OR WITH PLUS OR MINUS 3% OF THE MOISTURE CONTENT.
2. GRADING TOLERANCES OUTSIDE BUILDING LINES
- A. LAWNS, UNPAVED AREAS AND WALKS PLUS OR MINUS 1 INCH.
- B. UNDER PAVEMENTS PLUS OR MINUS ½ INCH.
3. GRADING TOLERANCES FOR FILL UNDER CONCRETE APPLICATIONS
- A. PLUS OR MINUS ½ INCH MEASURED WITH 10 FOOT STRAIGHT EDGE.

- C. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS)
1. SUB–BASE MATERIAL: GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE OR SLAG, AND NATURAL SAND.
2. WASHED MATERIAL, EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL WITH 95% PASSING A 1–1/2 INCH SIEVE.
3. GRADING MATERIAL WILL CONSIST OF SATISFACTORY NATIVE OR IMPORTED SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL NOT LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS AND OTHER UNSUITABLE MATERIALS WILL NOT BE ALLOWED FOR USE. IMPORTED MATERIALS SHALL HAVE A CLAY CONTENT OF NO MORE THAN 5%.
4. GRAVEL MATERIAL: EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL WITH 95% PASSING A 1–1/2 INCH SIEVE.
5. GEOTEXTILE FABRIC: AS PER CONSTRUCTION DOCUMENTS.

- D. CLEARING AND GRUBBING
1. REMOVE ALL VEGETATION AND MATERIALS AS REQUIRED. REMOVE STUMPS COMPLETELY UNDER FOUNDATIONS AND ROADWAYS. DISPOSE OF CLEARING AND GRUBBING OFF–SITE OR IN AN ON–SITE LOCATION APPROVED BY CONSTRUCTION MANAGER.

- E. STRIPPING
1. STRIP NOT LESS 3 INCHES OF SOD AND TOPSOIL FROM AREAS THAT WILL UNDERLAY GRAVEL, PAVEMENT, NEW STRUCTURES OR EMBANKMENTS. STOCKPILE STRIPPING ON–SITE FOR RE–USE AND FINAL LANDSCAPING.
- G. EMBANKMENT
1. CONSTRUCT EMBANKMENT TO THE LINES AND GRADES SHOWN ON THE DRAWING.
2. CONSTRUCT EMBANKMENT FROM ON–SITE EXCAVATION MATERIAL WHEN SUITABLE. USE IMPORTED BACKFILL ONLY AFTER AVAILABLE ON–SITE EXCAVATION MATERIAL HAS BEEN USED.
3. CONSTRUCT IN LIFTS OF NOT MORE THAN 12 INCHES IN LOOSE DEPTH. THE FULL WIDTH OF THE CROSS SECTION SHALL BE BROUGHT UP UNIFORMLY.
4. MATERIAL SHALL BE PLACED IN LAYERS AND SHALL BE NEAR OPTIMUM MOISTURE CONTENT BEFORE ROLLING TO OBTAIN THE PRESCRIBED COMPACTION. WETTING OR DRYING OF THE MATERIAL AND MANIPULATION TO SECURE A UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYERS MAY BE REQUIRED. SUCH OPERATIONS SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM. SHOULD THE MATERIAL BE TOO WET TO PERMIT PROPER COMPACTION, IT IS THE CONTRACTOR’S RESPONSIBILITY TO UTILIZE MATERIAL WITH AN ACCEPTABLE MOISTURE CONTENT.
5. DO NOT PLACE FROZEN MATERIAL IN THE EMBANKMENT AND DO NOT PLACE EMBANKMENT MATERIAL UPON FROZEN MATERIAL.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND THE REPLACEMENT OF ANY PORTION WHICH HAS BECOME DISPLACED DUE TO CONTRACTOR’S OPERATIONS.
7. START LAYERS IN THE DEEPEST PORTION OF THE FILL AND AS PLACEMENT PROGRESSES, CONSTRUCT LAYERS APPROXIMATELY PARALLEL TO THE FINISH GRADE LINE.
8. ROUTE EQUIPMENT BOTH LOADED AND EMPTY, OVER THE FULL WIDTH OF THE EMBANKMENT TO ENSURE UNIFORMITY OF MATERIAL PLACEMENT.
9. COMPACT EMBANKMENT UNDERLYING NEW GRAVEL PAVING, FLOOR SLABS AND STRUCTURES TO BE 95% COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM 0–1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT. COMPACT NON–STRUCTURAL AREA EMBANKMENTS TO A MINIMUM OF 90% OF ASTM 0–1557.

- H. SITE GRADING
1. USING ON–SITE EXCAVATION MATERIAL, SHAPE, TRIM, FINISH AND COMPACT SURFACE AREAS TO CONFORM TO THE LINES. GRADES AND CROSS SECTIONS SHOWN ON THE DRAWING OR AS DESIGNATED BY THE CONSTRUCTION MANAGER.
2. GRADE SURFACES TO DRAIN AND ELIMINATE ANY PONDING OR EROSION.
3. ELIMINATE WHEEL RUTS BY REGRADING.
4. COMPACT AREAS OF UNDERLYING NEW GRAVEL, PAVING, FLOOR SLABS AND STRUCTURES TO BE AT 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM 0–1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
5. CONSTRUCT FINISH SURFACE OF SITE GRADING AREAS WITHIN 1 INCH FROM SPECIFIED GRADE.

- I. SUBGRADE PREPARATION
1. SHAPE TOP OF SUBGRADE TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.
2. MAINTAIN TOP OF SUBGRADE IN A FREE–DRAINING CONDITION.
3. DO NOT STOCK PILE MATERIAL ON TOP OF SUBGRADE UNLESS AUTHORIZED BY CONSTRUCTION MANAGER.
4. COMPACT THE TOP 12 INCHES OF SUBGRADE TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM 0–1557 OR WITHIN PLUS OR MINUS 3% OF THE OPTIMUM MOISTURE CONTENT.
5. CONSTRUCT TOP OF SUBGRADE WITHIN 1 INCH OF ESTABLISHED GRADE AND CROSS SECTION.

- J. GEOTEXTILE FABRIC
1. LAY GEOTEXTILE FABRIC OVER COMPACTED SUBGRADE IN THE COMPOUND AREA AND UNDER LENGTH OF ROAD (WHEN REQUIRED). LAP ALL JOINTS TO A MINIMUM OF 36 INCHES.

- K. GRAVEL SURFACING
1. CONSTRUCT GRAVEL SURFACING AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED BY CONSTRUCTION MANAGER. SPREAD GRAVEL AND RAKE TO OBTAIN A UNIFORM SURFACE AREA.

- L. LANDSCAPING
1. FURNISH, INSTALL AND MAINTAIN LANDSCAPE WORK AS SHOWN AND/OR REQUIRED WITHIN THE CONSTRUCTION DOCUMENTS OR AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

- M. CONCRETE FORM WORK
1. FORMS: SMOOTH AND FREE OF SURFACE IRREGULARITIES. UTILIZE FORM RELEASE AGENTS.
2. CHAMFER EXPOSED EDGES OF ALL TOWER FOUNDATION SHALL RECEIVE A ¾ INCH BY ¾ INCH 45 DEGREE CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.
3. UPON COMPLETION, REMOVE ALL FORMS INCLUDING THOSE CONCEALED OR BURIED.
4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.




4. GENERAL NOTES

1. IT IS THE CONTRACTOR’S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS AND COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY SITE, YARD AND GROUNDS. CONTRACTOR SHALL REMOVE AND DISPOSE OFF SITE ALL RUBBISH, WASTE MATERIAL, LITTER AND ALL FOREIGN SUBSTANCES. REMOVE PETROCHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUND TO A SMOOTH EVEN–TEXTURED SURFACE.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURE ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATION INDICATED. IN PARTICULAR THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN 48 HOURS BEFORE YOU DIG, DRILL OR BLAST CALL LOCAL UTILITIES LOCATOR COMPANY.
4. THE OWNER OR OWNER’S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR’S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE OWNER OR THE OWNER’S REPRESENTATIVE.
5. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THE SITE DURING THE PERFORMANCE OF THIS CONTRACT.
6. THE CONTRACTOR SHALL RESTORE ALL DAMAGED, PUBLIC OR PRIVATE PROPERTY TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE OWNER OR OWNER’S REPRESENTATIVE.
7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE OWNER OR OWNER’S REPRESENTATIVE, SHALL BE REPLACED.
9. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS FOR CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
11. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER’S REPRESENTATIVE BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS AS DEFINED BY THE OWNER OF OWNER’S REPRESENTATIVE ON THE DRAWINGS OR GEOTECHNICAL REPORT RECOMMENDATIONS.
14. CONTRACTOR TO GRADE ALL AREAS OF THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING OR EQUIPMENT PAD AND THE TOWER.
15. IF NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND REGRADING ROADWAY AND ANY DISTURBED AREAS FOLLOWING INSTALLATION OF UTILITIES.
16. NO COMMERCIAL MESSAGES TO BE DISPLAYED ON TOWER
17. WATER AND SEWER SERVICES ARE NOT REQUIRED FOR THE DEVELOPMENT
18. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL UNLESS OTHERWISE NOTED.
19. ELECTRICAL DRAWINGS HAVE BEEN REVIEWED AND SEALED FOR STRUCTURAL PURPOSES ONLY.

SITE LEGENDS

- CENTERLINE
- PROPERTY/LEASE LINE
- GROUND CONDUCTOR
- A----- COAXIAL CABLE
- X----- CHAIN LINK FENCING
- o—o— OVERHEAD TELEPHONE LINE
- o—o— OVERHEAD POWER LINE
- E—— POWER RUN
- F/P—— FIBER/POWER RUN
- TELCO RUN
- T/E—— POWER/TELCO RUN
- GROUNDING CONDUCTOR
- SPARK ZONE AND WORKING CLEARANCE

SYMBOLS & MATERIAL

-  DETAIL REFERENCE
-  ELEVATION REFERENCE
-  SECTION REFERENCE

T-Mobile
T-MOBILE NORTHEAST LLC

35 GRIFFIN ROAD
BLOOMFIELD, CT 06002



420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-6669



Speed, Quality, Credibility

1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038

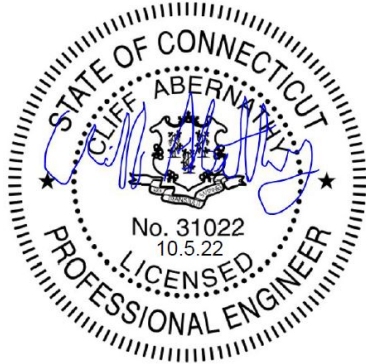
T-MOBILE SITE NUMBER:
CTHA090A

NORTH STREET
ROCKY HILL, CT 06067

EXISTING 141'-0' MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	08/16/2022	HAM	PRELIMINARY	NPS
0	10/05/2022	HAM	FINAL	NPS



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SHEET NUMBER:

T-2

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SITE PLAN DISCLAIMER:

PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM PREVIOUS PLAN SETS OR FROM ASSESSOR'S MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.



1 OVERALL SITE PLAN
SCALE: 1" = 100'-0" (FULL SIZE)
1" = 200'-0" (11x17)



T-Mobile
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002

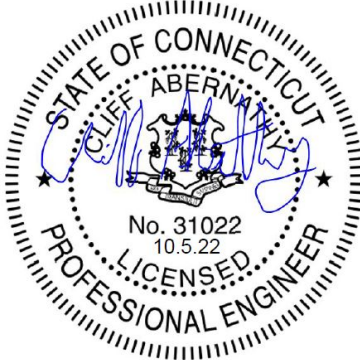
NORTHEAST
SITE SOLUTIONS
Turnkey Wireless Development
420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-6669

Trylon
Speed, Quality, Credibility
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038

T-MOBILE SITE NUMBER:
CTHA090A
NORTH STREET
ROCKY HILL, CT 06067
EXISTING 141'-0' MONOPOLE

ISSUED FOR:

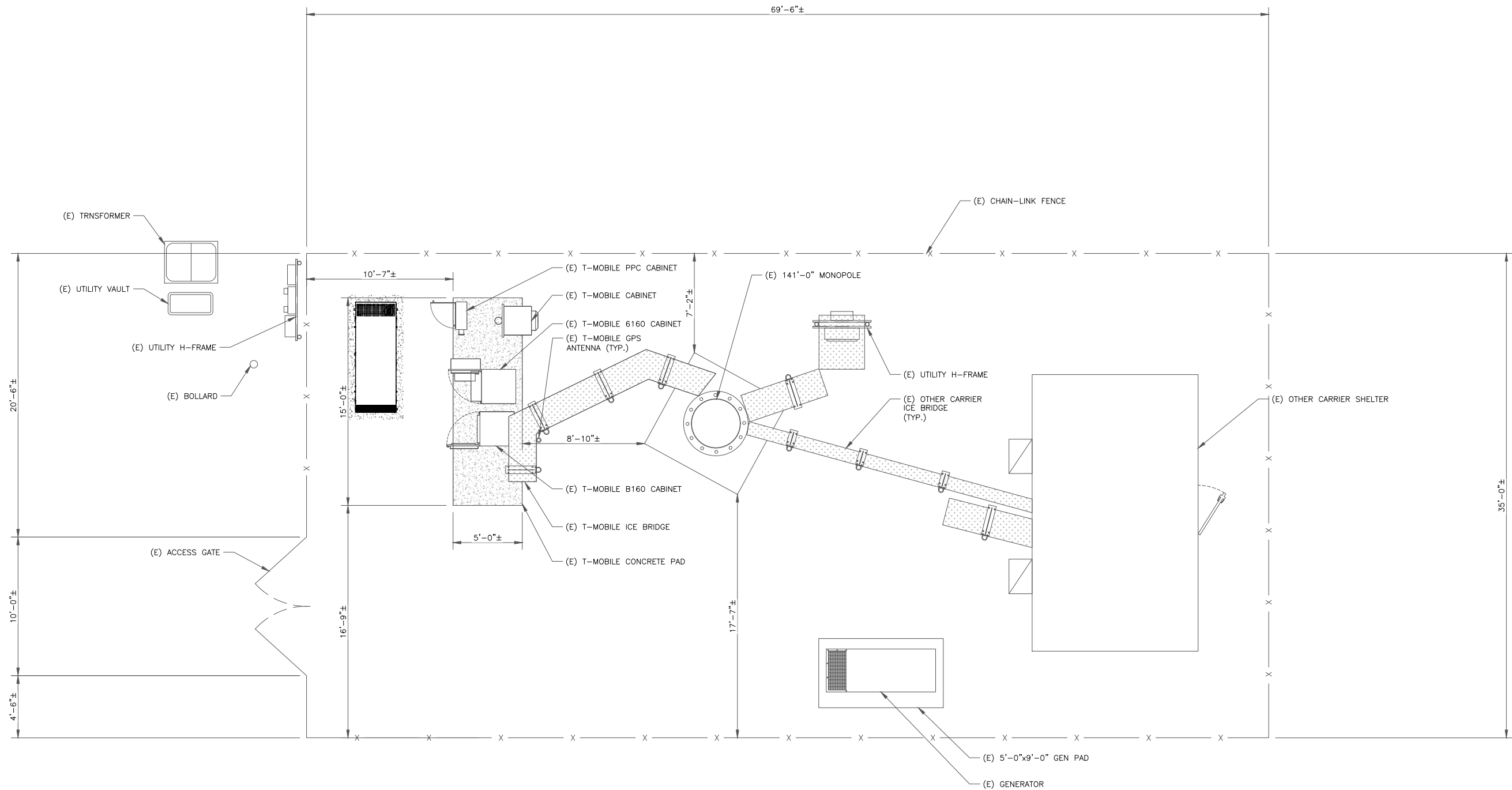
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1 EXISTING SITE PLAN
SCALE: 1/4"=1'-0" (FULL SIZE)
1/8"=1'-0" (11x17)



T-Mobile
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002



420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-6669



Speed, Quality, Credibility
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038

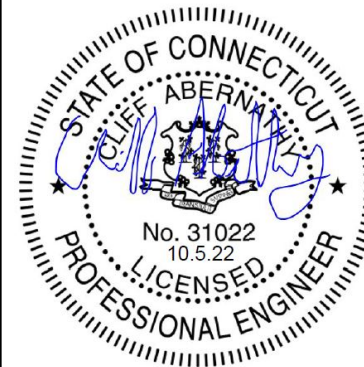
T-MOBILE SITE NUMBER:
CTHA090A

NORTH STREET
ROCKY HILL, CT 06067

EXISTING 141'-0' MONOPOLE

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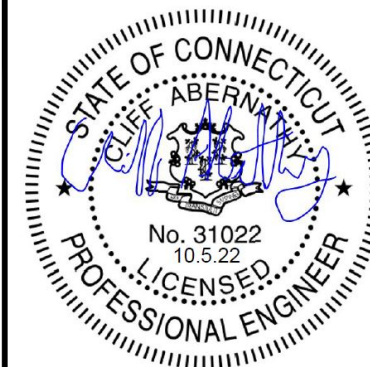
T-Mobile
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002



T-MOBILE SITE NUMBER:
CTHA090A
NORTH STREET
ROCKY HILL, CT 06067
EXISTING 141'-0' MONOPOLE

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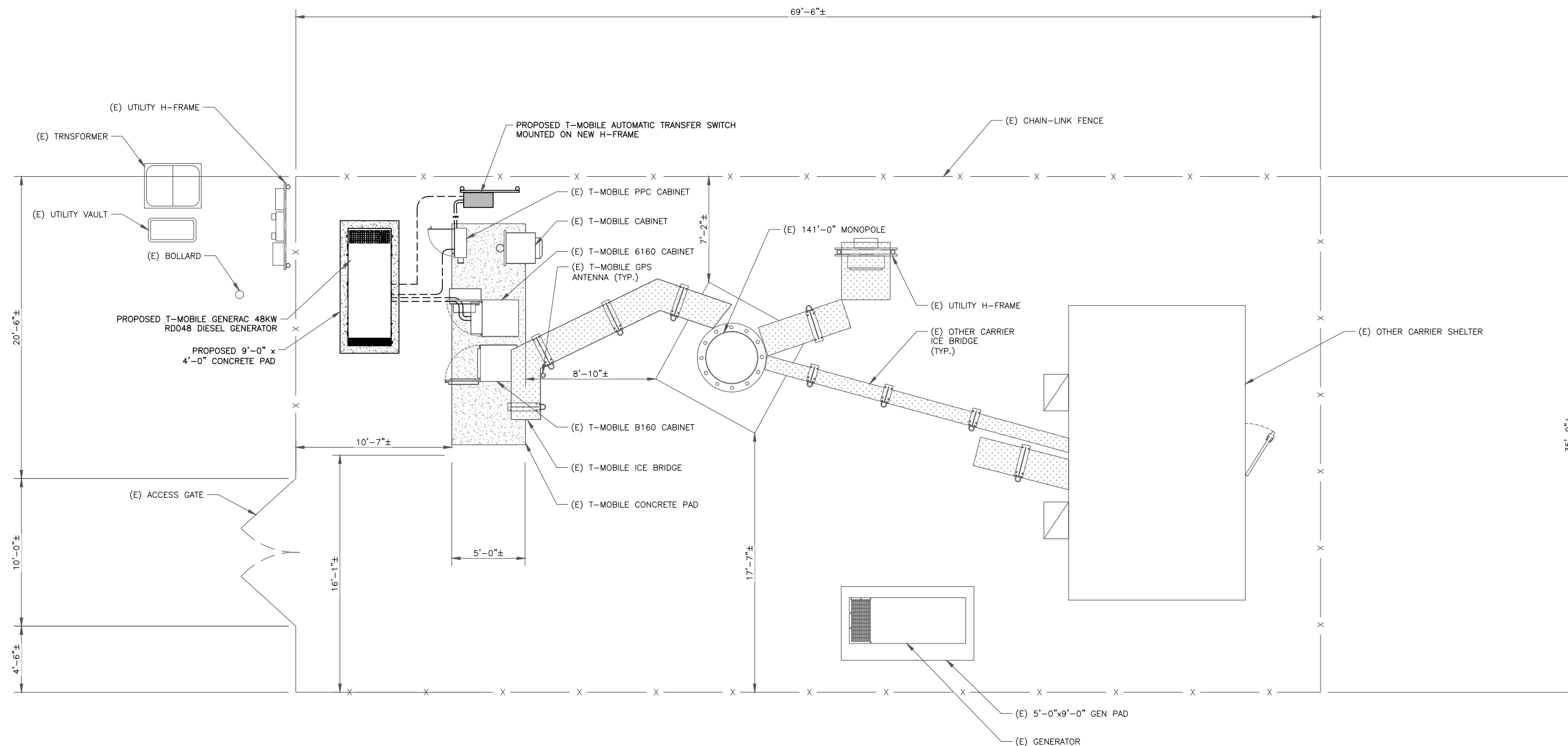
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SHEET NUMBER:

C-1.3

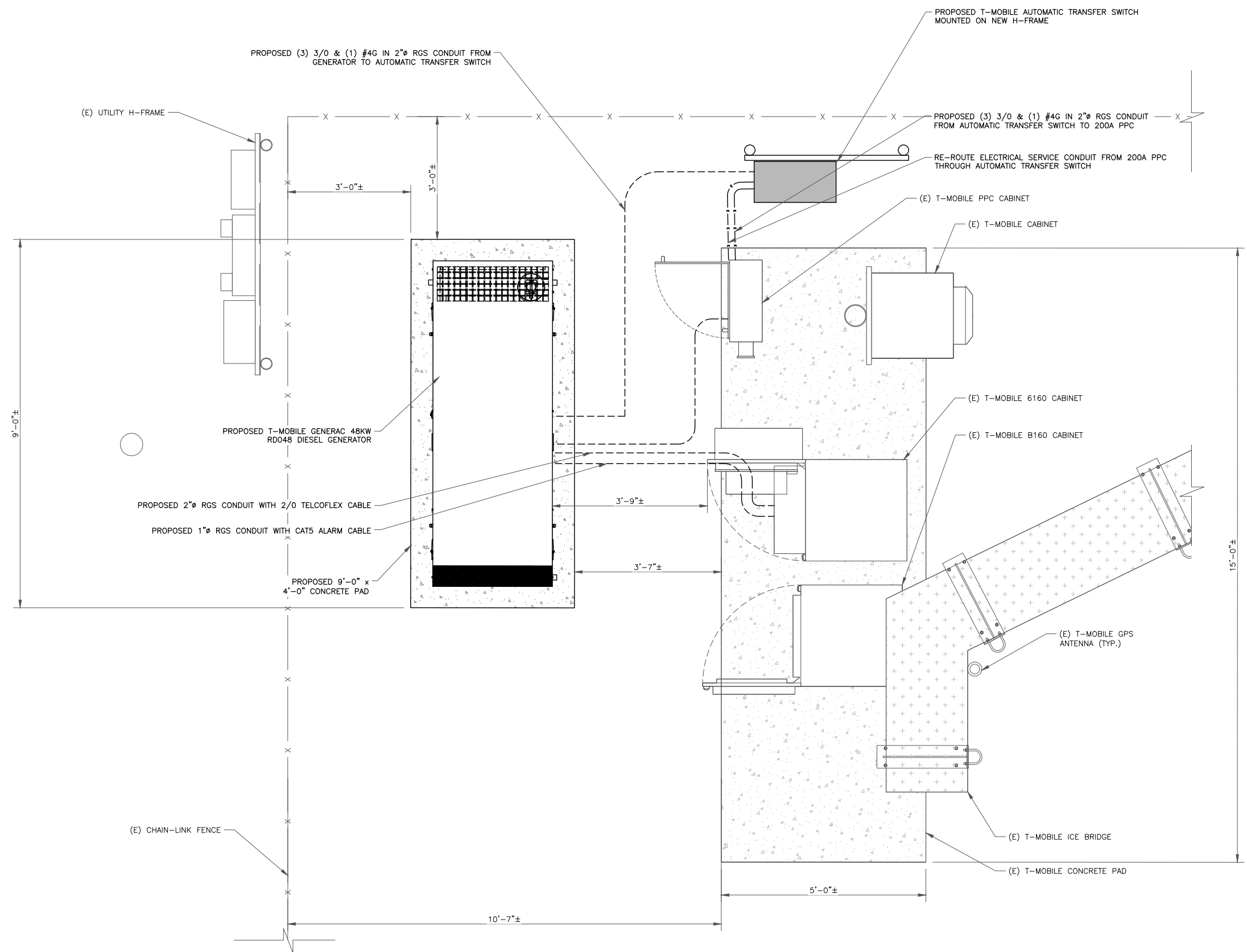
REVISION:

0



1 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0" (FULL SIZE)
1/8"=1'-0" (11x17)





1 ENLARGED PROPOSED PLAN
SCALE: 1-1/2"=1'-0" (FULL SIZE)
3/4"=1'-0" (11x17)



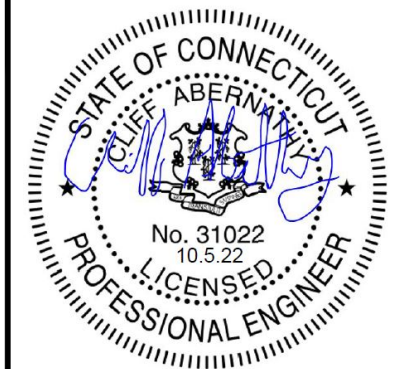
T-Mobile
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002

NORTHEAST
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Turnkey Wireless Development
420 MAIN STREET, BLDG 4
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203-275-6669

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1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038

T-MOBILE SITE NUMBER:
CTHA090A
NORTH STREET
ROCKY HILL, CT 06067
EXISTING 141'-0' MONOPOLE

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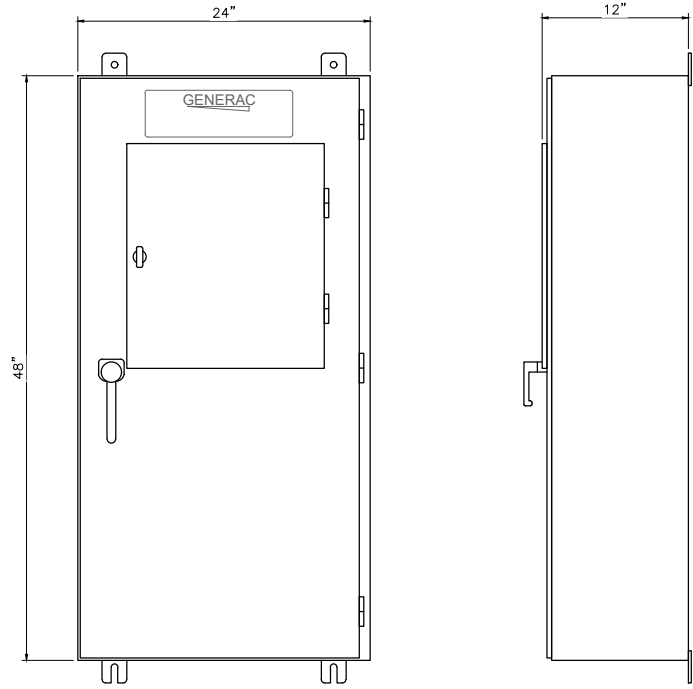


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SHEET NUMBER: **C-1.4**
REVISION: **0**

MANUFACTURER: GENERAC
MODEL: TTS SERIES
RATING: 120/240V, 100-400A, 600VCA, 1P
DIMENSIONS: 48" H x 24" W x 12" D
WEIGHT: 210 LBS

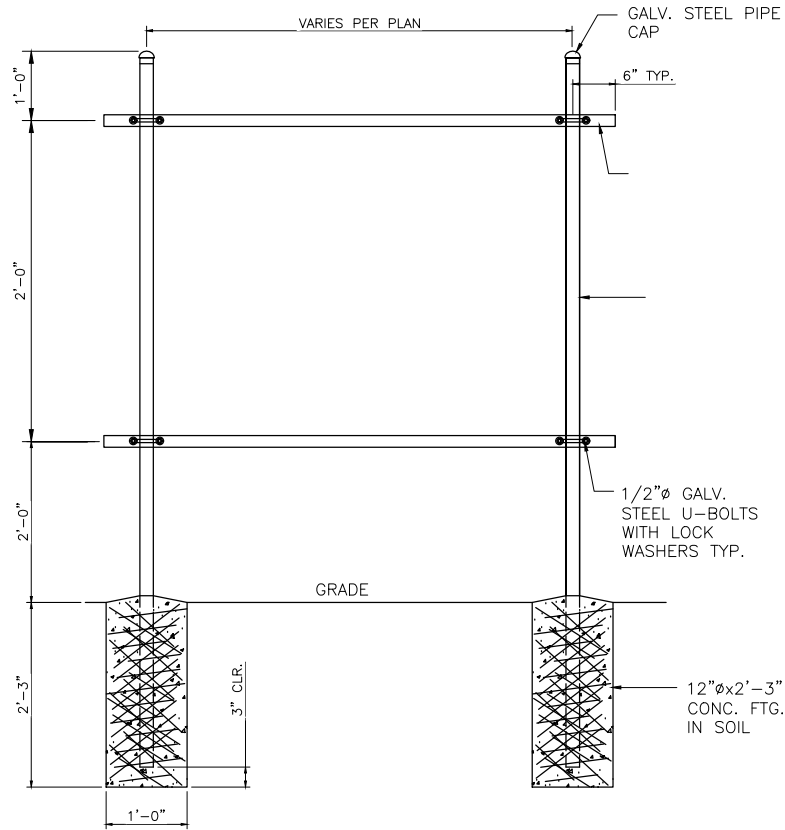
NOTE: ATS INCLUDES CAMLOCK



FRONT VIEW

SIDE VIEW

1 ATS CABINET SPECIFICATIONS
SCALE: NOT TO SCALE



2 H-FRAME SPECIFICATIONS
SCALE: NOT TO SCALE

T-Mobile
T-MOBILE NORTHEAST LLC
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BLOOMFIELD, CT 06002

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Timely Wireless Development
www.northeastitesolutions.com
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IRVING, TEXAS 75038

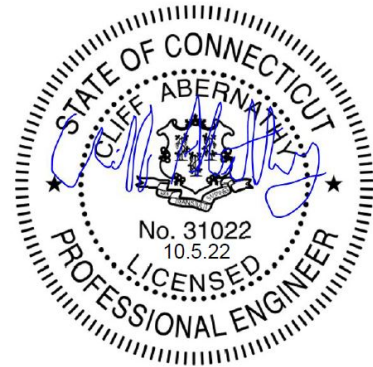
T-MOBILE SITE NUMBER:
CTHA090A

NORTH STREET
ROCKY HILL, CT 06067

EXISTING 141'-0' MONOPOLE

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SHEET NUMBER:
C-2

REVISION:
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3 NOT USED
SCALE: NOT TO SCALE

4 NOT USED
SCALE: NOT TO SCALE

RD048 | 3.4L | 48 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

Standby Power Rating
48 kW, 60 kVA, 60 Hz



Image used for illustration purposes only



Codes and Standards

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

- UL UL2200, UL508, UL489, UL142
- CSA CSA 22.2
- DIN BS5514 and DIN 6271
- SAE SAE J1349
- NFPA NFPA 37, 70, 99
- ISO ISO 3048, 8528, 9001
- NEMA NEMA ICS1, ICS10, MG1, 250, ICS6, AB1
- ANSI/IEEE C62.41

Powering Ahead

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

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

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

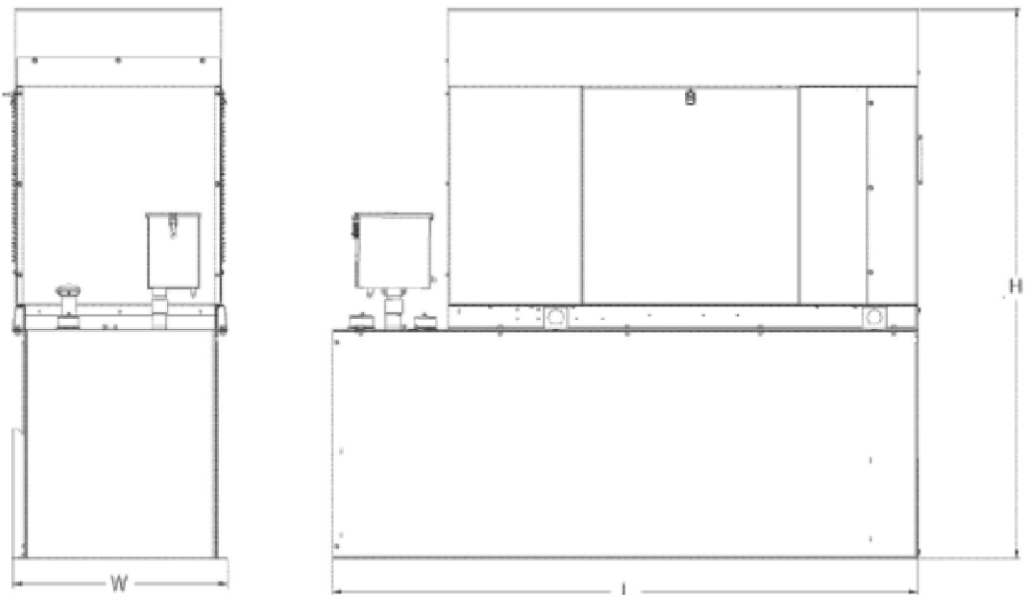
Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

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

RD048 | 3.4L | 48 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

DIMENSIONS AND WEIGHTS*



ENCLOSED UNIT with 48hour Tank

L x W x H in (mm)	95.4 (2,422) x 35.0 (880) x 89.3 (2,269)
Sound output in dB(A) at 23ft with generator operating at normal Load	65

T-Mobile
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002

NORTHEAST
SITE SOLUTIONS
Turnkey Wireless Development
420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-6669

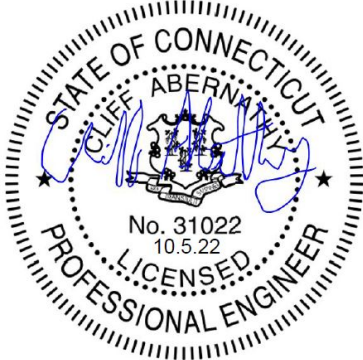
Trylon
Speed, Quality, Credibility
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038

T-MOBILE SITE NUMBER:
CTHA090A

NORTH STREET
ROCKY HILL, CT 06067

EXISTING 141'-0" MONOPOLE

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SHEET NUMBER: C-3
REVISION: 0

NOTES:

1.

ALL CONCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI 318-14) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND (ACI 301) STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACIW301, ACIW318, ASTM A184 AND ASTM A185.
2.

MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH THE
3.

AMERICAN SOCIETY FOR TESTING AND MATERIALS METHODS STANDARDS ASTM C172, ASTM C31 AND ASTM C39 UNLESS OTHERWISE NOTED. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDING WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "8" AND ALL HOOKS SHALL BE STANDARD, UNLESS NOTED OTHERWISE.
4.

DETAILING SHALL BE IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCED CONCRETE STRUCTURES (ACI STD-315-92).

5.

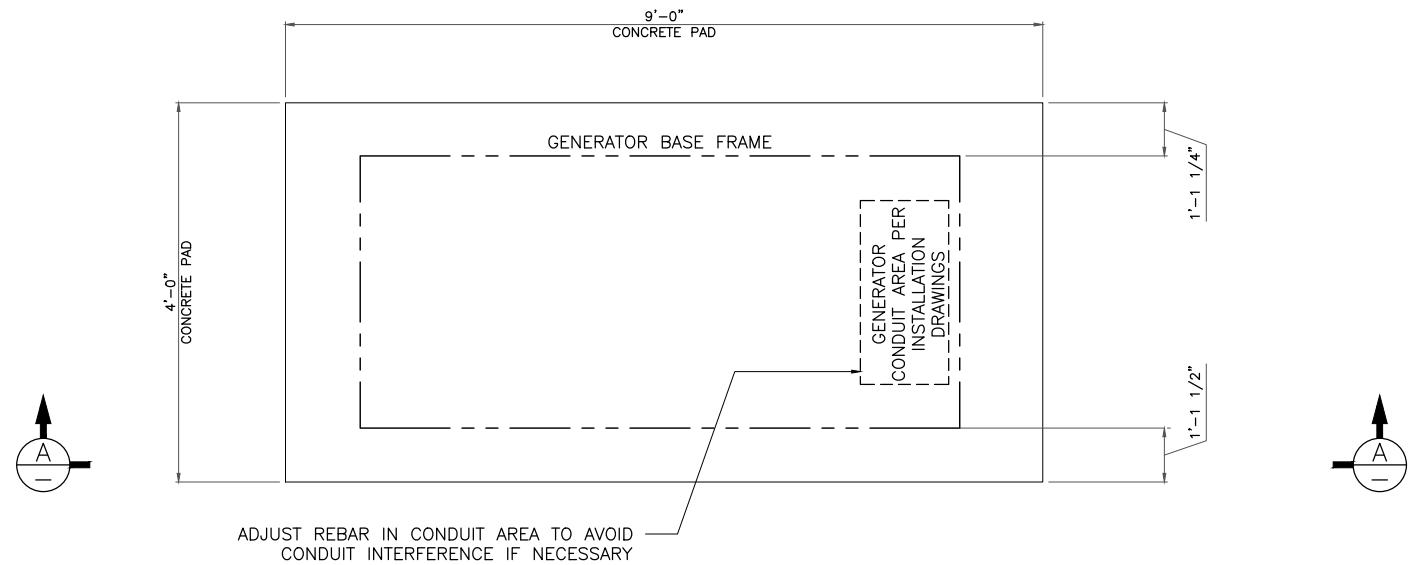
CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4" IN ACCORDANCE WITH ACI 301 SECTION 4.2.2. UNLESS OTHERWISE NOTED.
6.

REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN POSITION. LOCATION OF REINFORCEMENT SHALL BE INDICATED ON THE DRAWINGS. CONCRETE COVER SHALL DEPEND ON WHETHER CONCRETE IS PRE-CAST OR CAST IN PLACE.
7.

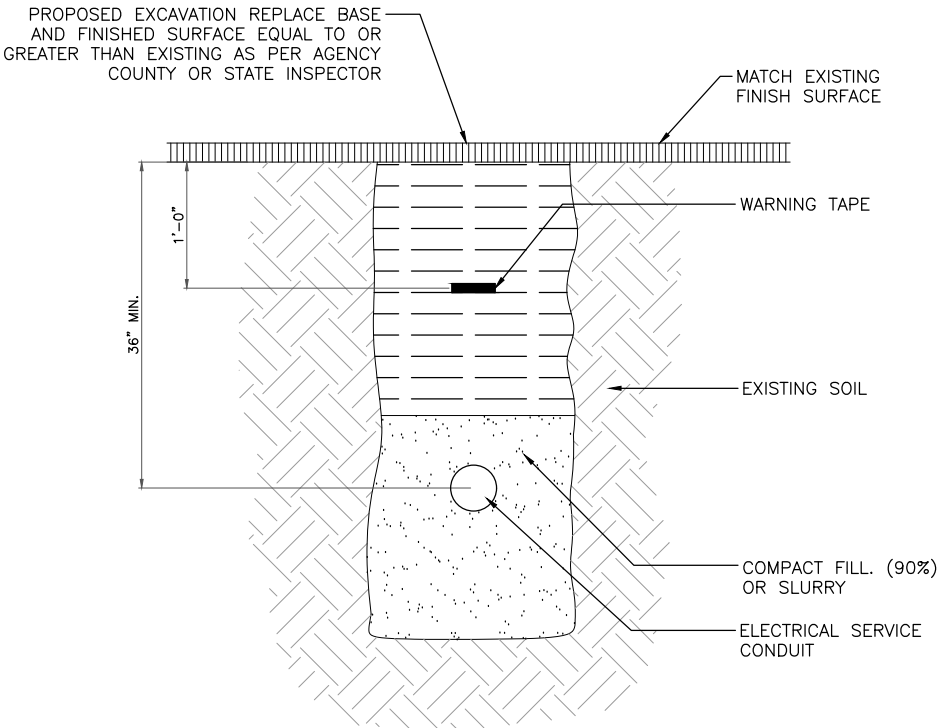
TOP OF FOUNDATION TO HAVE A "BRUSH FINISH".
8.

EXPOSED FINISHED SURFACE IS NOT TO HOLD WATER.
9.

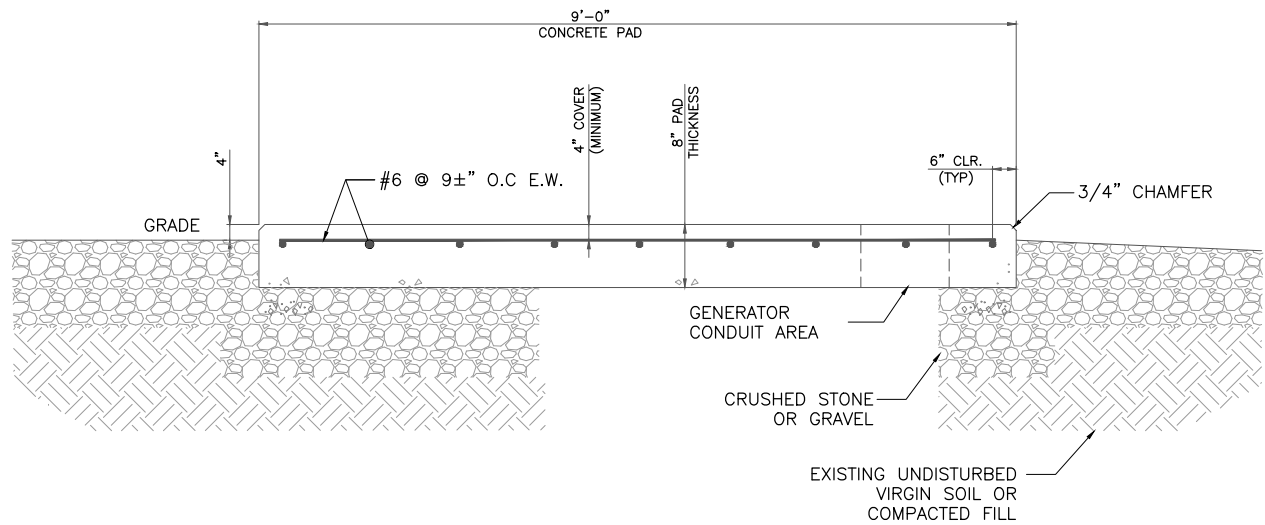
ALL SURFACES ARE TO BE CLEANED OF ANY RESIDUAL CONCRETE FROM SPLASHING OR SPILLS.



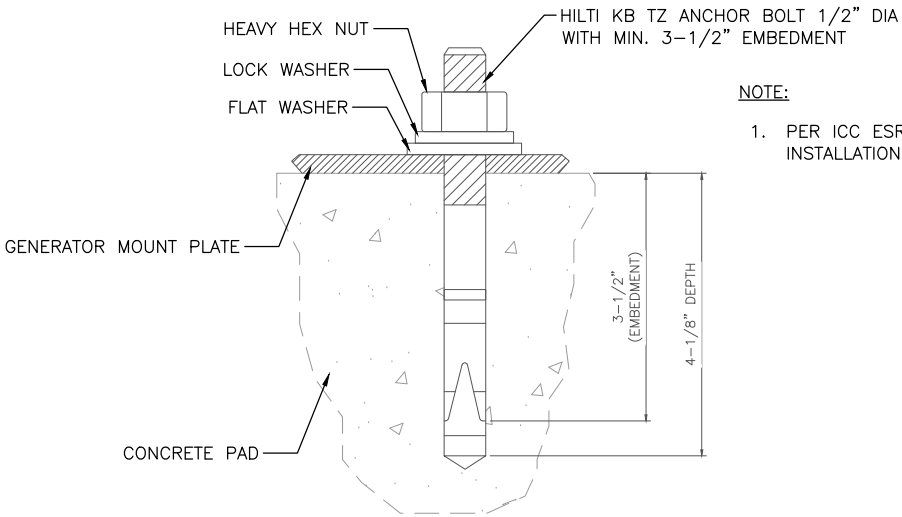
1 FOUNDATION PLAN
SCALE: NOT TO SCALE



2 UTILITY TRENCH
SCALE: NOT TO SCALE



4 SECTION A-A
SCALE: NOT TO SCALE



- NOTE:
1.

PER ICC ESR-3037 SECTION 4.3 INSTALLATION TORQUE OF 80FT/LB

5 ANCHOR BOLT DETAIL
SCALE: NOT TO SCALE

T-Mobile
T-MOBILE NORTHEAST LLC

35 GRIFFIN ROAD
BLOOMFIELD, CT 06002



420 MAIN STREET, BLDG 4
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203-275-6669



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038

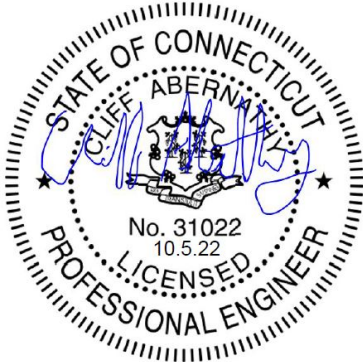
T-MOBILE SITE NUMBER:
CTHA090A

NORTH STREET
ROCKY HILL, CT 06067

EXISTING 141'-0' MONOPOLE

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T-Mobile

T-MOBILE NORTHEAST LLC

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BLOOMFIELD, CT 06002

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SITE SOLUTIONS
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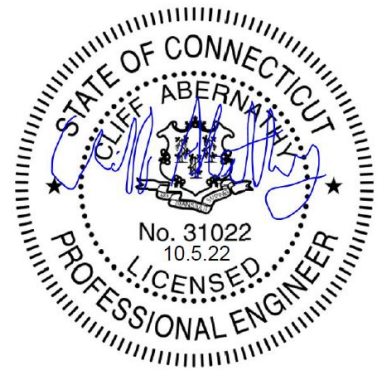
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038

T-MOBILE SITE NUMBER:
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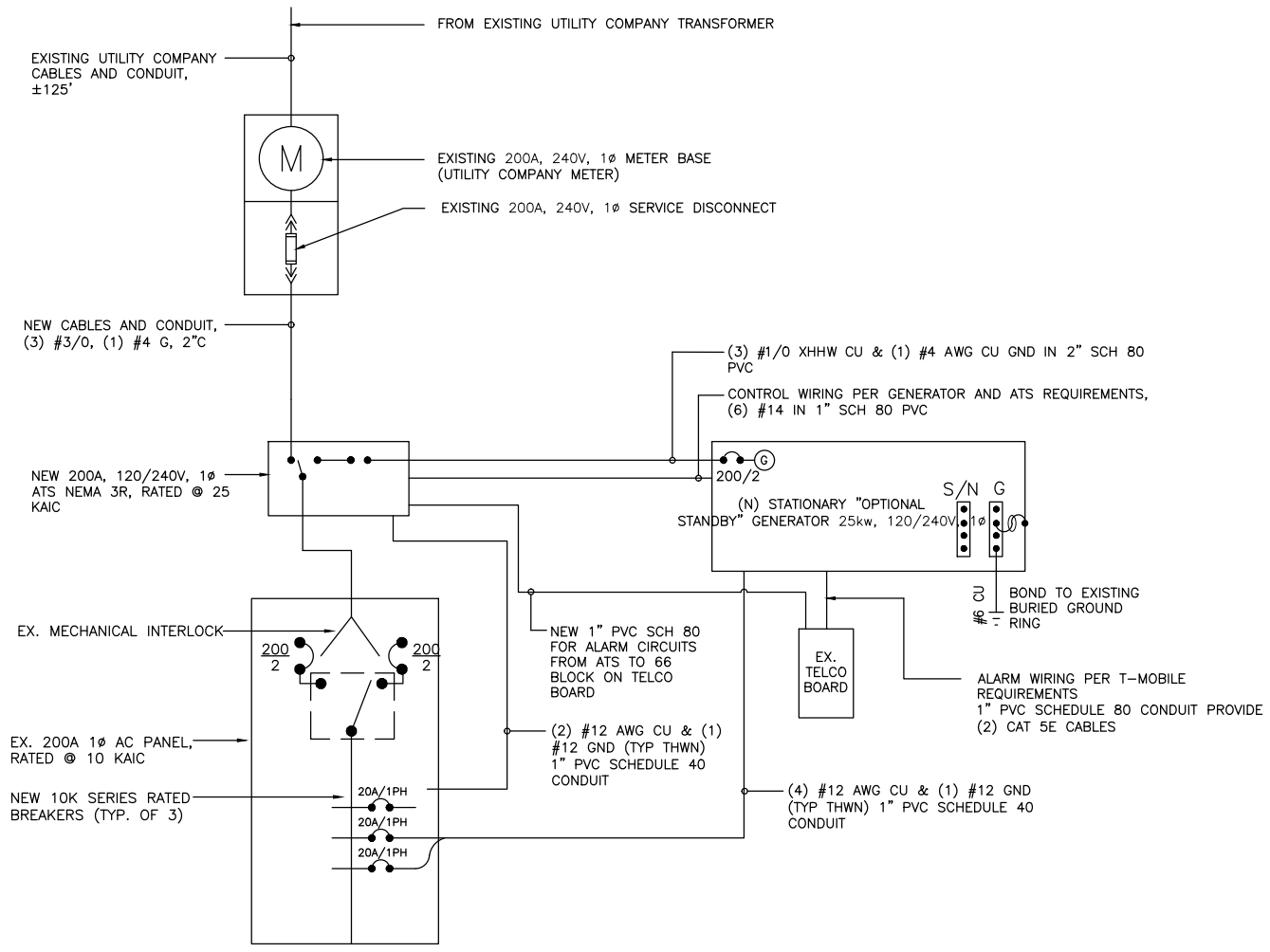
NORTH STREET
ROCKY HILL, CT 06067

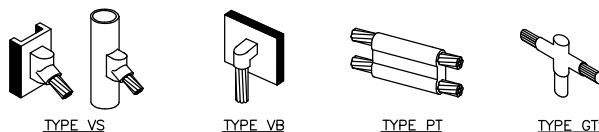
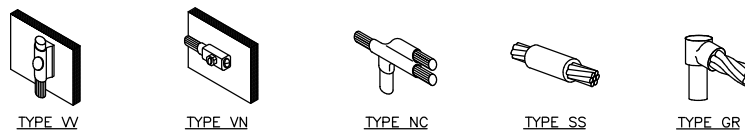
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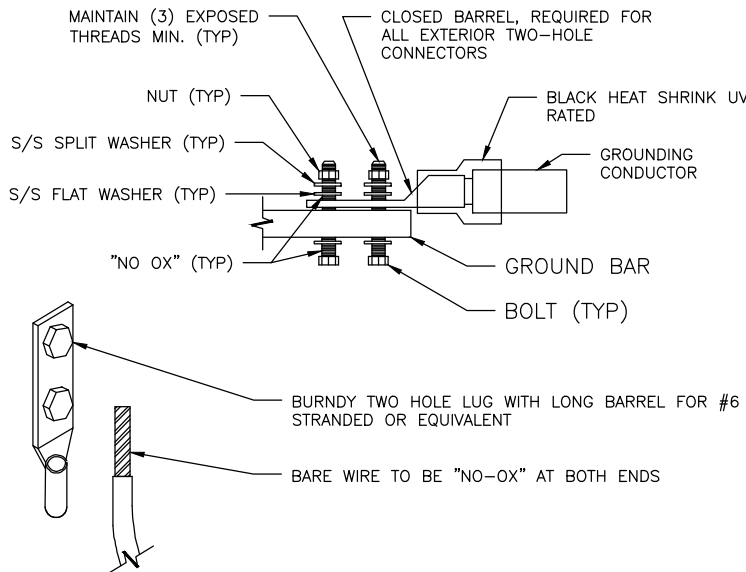
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NOTE:

1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.



NOTES:

1. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL.
2. COAT ALL SURFACES WITH ANTIOXIDANT COMPOUND BEFORE MATING.
3. ALL EXPOSED EASILY ACCESSIBLE GROUND BARS SHALL BE TAGGED "DO NOT DISCONNECT".
4. COAT ALL BARRELS WITH ANTIOXIDANT BEFORE CRIMPING.

NOTES:

1. BOND PPC AND EQUIPMENT ENCLOSURES TO BURIED GROUNDING CONDUCTOR. USE A NEMA DRILLING, TWO-HOLE CONNECTOR FOR BONDS TO EQUIPMENT ENCLOSURES; USE AN APPROVED CONDUIT CLAMP FOR CONNECTIONS TO SERVICE CONDUITS. EXOTHERMICALLY WELD CONNECTIONS TO GROUNDING CONDUCTOR.
2. BOND ALL EXTERIOR CONDUITS, PIPES, AND CYLINDRICAL METALLIC OBJECTS WITH A PENN-UNION GT SERIES CLAMP, BLACKBURN GUV SERIES CLAMP, OR A BURNDY GAR 3900BU SERIES CLAMP ONLY. NO SUBSTITUTES ACCEPTED.
3. AFTER INSTALLATION IS COMPLETED IN CONFORMANCE WITH THESE DRAWINGS AND THE STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL CONFIRM THE IMPEDANCE (GROUND RESISTANCE) TO EARTH AND BETWEEN GROUNDING CIRCUITS. THE GROUNDING SYSTEM IS EXPECTED TO PROVIDE FOR A MAXIMUM EARTH RESISTANCE OF 6 OHMS. THE CONTRACTOR SHALL NOTIFY T-MOBILE PRIOR TO ALL TESTING AND SHALL FURTHER NOTIFY T-MOBILE IN THE EVENT THE EARTH RESISTANCE IS GREATER THAN 5 OHMS.
4. ALL GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE T-MOBILE WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.
5. ALL BENDS ON THE GROUND CONDUCTOR TO BE MADE WITH A MINIMUM 24" RADIUS.
6. ALL GROUND LEADS MUST TERMINATE AT MGB, NOT HALO.
7. MUST USE INSPECTION HOLE LUGS FOR GROUNDING.
8. NO OVERLAPPING GROUND HARDWARE.
9. WHERE MECHANICAL CONNECTIONS ARE USED (TWO HOLE OR CRIMP), APPLY A LIBERAL PROTECTIVE COATING OF A CONDUCTIVE ANTI-OXIDE COMPOUND ON ALL CONNECTORS SUCH AS NO-OX OR APPROVED EQUAL.

1 CADWELD GROUNDING CONNECTIONS
SCALE: NOT TO SCALE

2 EXTERIOR GROUND BAR LUG
SCALE: NOT TO SCALE

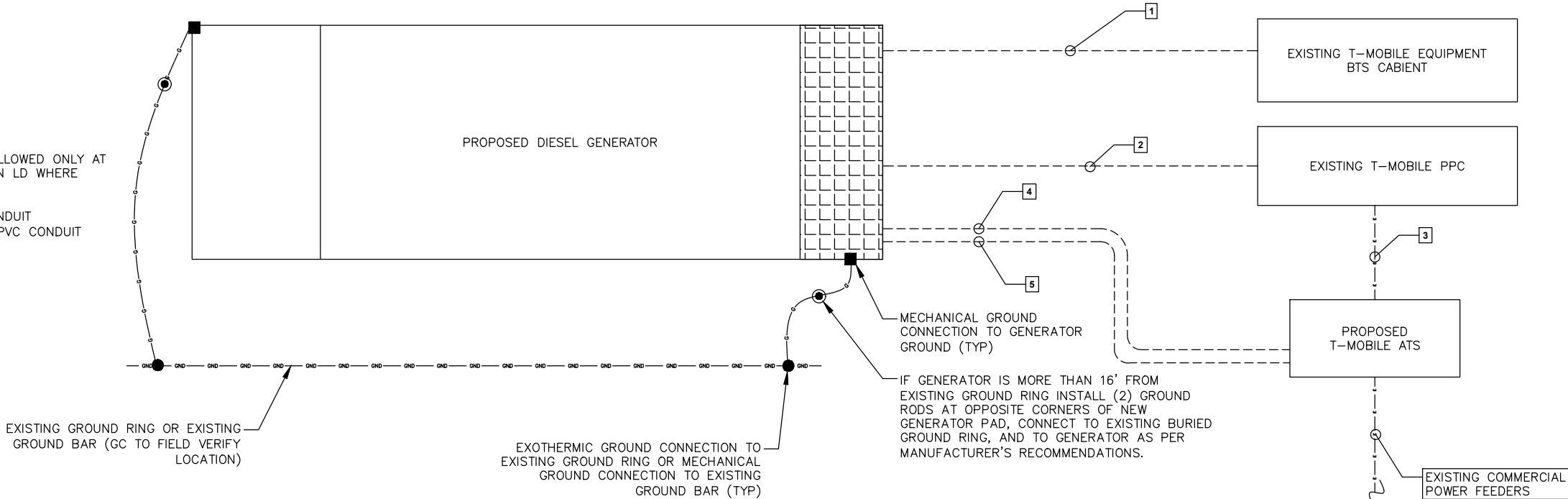
3 GENERAL GROUNDING NOTES
SCALE: NOT TO SCALE

CONDUIT SCHEDULE	
KEY	DESCRIPTION
1	1" CONDUIT W/PULLSTRINGS FOR ALARM CABLES (FROM GENERATOR TO BTS)
2	2" CONDUIT W/PULLSTRING (FROM GENERATOR TO PPC FOR BLOCK HEATER/BATTERY CHARGER))
3	2" CONDUIT W/ PULLSTRING (FROM ATS TO PPC, FOR POWER FEEDERS)
4	2" CONDUIT W/ PULLSTRING (FROM GENERATOR TO ATS FOR EMERGENCY POWER FEEDERS)
5	1" CONDUIT W/ PULLSTRING (FROM GENERATOR TO ATS, FOR CONTROL CABLE)

NOTES:

1. HAND DIG ONLY WITHIN COMPOUND.
2. CONDUITS SHALL BE SWEEPS. 90" TURNS ALLOWED ONLY AT INACCESSIBLE LOCATIONS. GC TO PROVIDE AN LD WHERE POSSIBLE AT ALL 90" TURNS.
3. CONDUIT TYPES SHALL BE AS FOLLOWS:
 - BELOW GRADE CONDUITS: SCH. 40 PVC CONDUIT
 - BELOW ROAD/PARKING CONDUITS: SCH 80 PVC CONDUIT
 - EXTERIOR ABOVE GRADE CONDUITS: RGS
 - INTERIOR CONDUITS: IMC

GROUNDING LEGEND	
	GROUND ROD
	MECHANICAL CONNECTION
	EXOTHERMIC CONNECTION
	GROUND WIRE



4 GENERATOR GROUNDING DETAIL
SCALE: NOT TO SCALE

T-Mobile
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002

NORTHEAST SITE SOLUTIONS
Turnkey Wireless Development
420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-6669

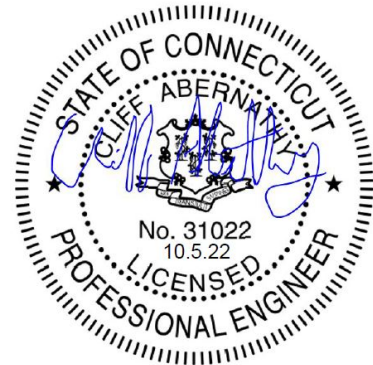
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T-MOBILE SITE NUMBER:
CTHA090A

NORTH STREET
ROCKY HILL, CT 06067

EXISTING 141'-0' MONOPOLE

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SHEET NUMBER: **G-1**
REVISION: **0**

Exhibit D

Protector™ Series

GENERAC®

Diesel Generator Set

Protector™ Series

1 of 12

INCLUDES:

- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- Isochronous Electronic Governor
- Sound Attenuated Aluminum Enclosure
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- $\pm 1\%$ Voltage Regulation
- Integrated Base Tank Provides Up to 40 Hours of Run Time
- 5 Year Limited Warranty*
- UL 2200 / UL142 / ULC S601 Listed
- Meets code requirements for External Vent and Fill

Standby Power Rating

Model RD015 - 15 kW 60 Hz
Model RD020 - 20 kW 60 Hz
Model RD030 - 30 kW 60 Hz
Model RD048 - 48 kW 60 Hz (single phase only)
Model RD050 - 50 kW 60 Hz (three phase only)



QUIET-TEST



*Built in the USA using domestic and foreign parts

Meets EPA Emission Regulations
CA/MA Emissions Compliant

* 5 year warranty applicable to U.S. and Territories/Canada. International warranty is 3 year limited.

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

GENERAC®



15 • 20 • 30 • 48 • 50 kW**application & engineering data****GENERATOR SPECIFICATIONS**

Type	Synchronous
Rotor Insulation Class	H (15 & 20 kW) or F (30, 48 & 50 kW)
Stator Insulation Class	H
Telephone Interference Factor (TIF)	<50
Alternator Output Leads 1-Phase	3 wire
Alternator Output Leads 3-Phase	6 wire
Bearings	Single Sealed Cartridge
Coupling	Direct, Flexible Disc
Excitation System	Direct

VOLTAGE REGULATION

Type	Electronic
Sensing	Single Phase
Regulation	± 1%
Features	Adjustable Voltage & Gain

GOVERNOR SPECIFICATIONS

Type	Electronic Isochronous
Steady State Regulation	± 0.25%

ELECTRICAL SYSTEM

Battery Charge Alternator	50 Amp (15 & 20 kW) or 70 Amp (30, 48 & 50 kW)
Smart Battery Charger	2 Amp
Recommended Battery (battery not included)	Group 27F, 700 CCA
System Voltage	12 Volts

GENERATOR FEATURES

Revolving field heavy duty generator
 Directly connected to the engine
 Operating temperature rise 120°C above a 40°C ambient
 Class H insulation is NEMA rated
 Class F insulation is NEMA rated
 All models fully prototype tested

ENCLOSURE FEATURES

Aluminum weather protective enclosure	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries and maximize sound dampening.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

(All ratings in accordance with BS5514, ISO3046, ISO8528, SAE J1349 and DIN6271)

15 • 20 • 30 • 48 • 50 kW

application & engineering data

ENGINE SPECIFICATIONS: 15 & 20 kW

Make	Generac
Model	In-line
Cylinders	4
Displacement (Liters)	2.28
Bore (in./mm)	3.46/88
Stroke (in./mm)	3.70/94
Compression Ratio	21.3:1
Intake Air System	Naturally Aspirated
Cylinder Head Type	Cast Iron OHV
Piston Type	Aluminum
EPA Emissions Compliance	Emergency Stationary

ENGINE SPECIFICATIONS: 30 kW

Make	Generac
Model	In-line
Cylinders	4
Displacement (Liters)	2.4
Bore (in./mm)	3.54/90
Stroke (in./mm)	3.70/94
Compression Ratio	21.3:1
Intake Air System	Turbocharged
Cylinder Head Type	Cast Iron OHV
Piston Type	Aluminum
EPA Emissions Compliance	Emergency Stationary

ENGINE SPECIFICATIONS: 48/50 kW

Make	Generac
Model	In-Line
Cylinders	4
Displacement (Liters)	3.4
Bore in/mm	3.86/98
Stroke in/mm	4.45/113
Compression Ratio	18.5:1
Intake Air System	Turbocharged/Aftercooled
Cylinder Head Type	Cast Iron OHV
Piston Type	Aluminum
EPA Emissions Compliance	Emergency Stationary

WEIGHTS AND DIMENSIONS

	15 kW	20 kW	30 kW	48 kW	50 kW
Weight (lb/kg)	1380/626		1927/874	2197/997	
Dimensions (LxWxH) (in/cm)	81 x 31 x 50/205 x 78 x 128		95 x 35 x 57/242 x 89 x 145		

ENGINE LUBRICATION SYSTEM

Oil Pump Type	Gear
Oil Filter Type	Full flow spin-on canister
Crankcase Capacity (quarts/liters)	6.87/6.5 - 15 & 20 kW 6.8/6.4 - 30 kW 7.4/7 - 48 & 50 kW

ENGINE COOLING SYSTEM

Type	Pressurized radiator - 15 & 20 kW Closed recovery - 30, 48 & 50 kW
Water Pump	Pre-lubed, self-seating
Fan Speed (rpm)	1800 - 15 & 20 kW 2061 - 30 kW 2029 - 48 & 50 kW
Fan Diameter (in./mm)	18.11/460 (15 & 20 kW) 22/559 (30, 48 & 50 kW)
Fan Mode	Pusher

FUEL SYSTEM

Fuel Type	Ultra Low Sulfur Diesel Fuel
Fuel Pump Type	Mechanical Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line (mm/in)	7.94/0.31 (ID)
Fuel Return Line (mm/in)	7.94/0.31 (ID)
Fuel Specification	ASTM
Fuel Filtering (microns)	5 - 15, 20 & 30 kW 10 - 48 & 50 kW

TANK SPECIFICATIONS

Total Size (gallons/liters)	34/128.7 - 15 & 20 kW 62/234.7 - 30, 48 & 50 kW
Usable Size (gallons/liters)	32/121.1 - 15 & 20 kW 57/215.8 - 30, 48 & 50 kW
Run Time @ 1/2 Load (hrs)	41 - 15 kW 31 - 20 kW 38 - 30 kW 25 - 48 & 50 kW
Listings	UL142 ULC-S601

15 • 20 • 30 • 48 • 50 kW**GENERATOR OUTPUT VOLTAGE/kW - 60 Hz**

		kW (Standby)	Amp (Standby)	CB Size
RD015	120/240 V, 1Ø, 1.0 pf	15	62	70
	120/208 V, 3Ø, 0.8 pf	15	52	60
	120/240 V, 3Ø, 0.8 pf	15	45	50
RD020	120/240 V, 1Ø, 1.0 pf	20	83	100
	120/208 V, 3Ø, 0.8 pf	20	69	80
	120/240 V, 3Ø, 0.8 pf	20	60	70
RD030	120/240 V, 1Ø, 1.0 pf	30	125	150
	120/208 V, 3Ø, 0.8 pf	30	104	125
	120/240 V, 3Ø, 0.8 pf	30	90	100
	277/480 V, 3Ø, 0.8 pf	30	45	50
RD048/ RD050	120/240 V, 1Ø, 1.0 pf	48	200	200
	120/208 V, 3Ø, 0.8 pf	50	173	200
	120/240 V, 3Ø, 0.8 pf	50	150	175
	277/480 V, 3Ø, 0.8 pf	50	75	90

SURGE CAPACITY IN AMPS**Voltage Dip @ < .4 pf**

		15%	30%
RD015	120/240 V, 1Ø	53	129
	120/208 V, 3Ø	37	90
	120/240 V, 3Ø	32	78
RD020	120/240 V, 1Ø	87	211
	120/208 V, 3Ø	59	143
	120/240 V, 3Ø	51	124
RD030	120/240 V, 1Ø	66	168
	120/208 V, 3Ø	59	144
	120/240 V, 3Ø	51	125
	277/480 V, 3Ø	26	64
RD048/ RD050	120/240 V, 1Ø	69	189
	120/208 V, 3Ø	90	218
	120/240 V, 3Ø	78	189
	277/480 V, 3Ø	36	87

ENGINE FUEL CONSUMPTION

		gal/hr	L/hr
RD015	25% of rated load	0.51	1.93
	50% of rated load	0.79	2.99
	75% of rated load	1.14	4.31
	100% of rated load	1.48	5.58
RD020	25% of rated load	0.67	2.6
	50% of rated load	1.05	3.97
	75% of rated load	1.52	5.32
	100% of rated load	1.98	7.48
RD030	25% of rated load	0.92	3.5
	50% of rated load	1.45	5.5
	75% of rated load	1.96	7.4
	100% of rated load	2.74	10.4
RD048/ RD050	25% of rated load	1.35	5.11
	50% of rated load	2.15	8.14
	75% of rated load	3.06	11.58
	100% of rated load	3.98	15.07

STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.

15 • 20 • 30 • 48 • 50 kW

operating data

ENGINE COOLING

	15 kW	20 kW	30 kW	48/50 kW
Air flow (inlet air including alternator and combustion air in cfm/cmm)	2824/80	2824/80	3038/86	2824/80
System coolant capacity (gal/liters)	2.8/10.6	2.8/10.6	2.8/10.6	2.8/10.6
Heat rejection to coolant (BTU per hr/MJ per hr)	63,535/67	63,535/67	111,000/117.1	135,900/143.4
Maximum operation air temperature on radiator (°C/°F)	50/122			
Maximum ambient temperature (°C/°F)	50/122			

COMBUSTION REQUIREMENTS

Flow at rated power (cfm/cmm)	84.76/2.4	84.76/2.4	90/2.55	190/5.38
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SOUND EMISSIONS

Sound output in dB(A) at 23 ft (7 m) with generator in exercise mode*	65
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load*	70

*Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

EXHAUST

Exhaust flow at rated output (cfm/cmm)	98.88/2.8	98.88/2.8	230/6.51	448/12.7
Exhaust temperature at rated output (°C/°F)	604.4/1120	604.4/1120	454.4/850	604.4/1120

ENGINE PARAMETERS

Rated Synchronous RPM	1800			
HP at rated kW	26.4	33.5	49	85

POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration	3% for every 5 °C above 25 °C or 1.7% for every 5 °F above 77 °F
Altitude Deration (15, 30, 48 & 50 kW)	1% for every 100 m above 915 m or 3% for every 1000 ft above 3000 ft
Altitude Deration (20 kW)	1% for every 100 m above 305 m or 3% for every 1000 ft above 1000 ft

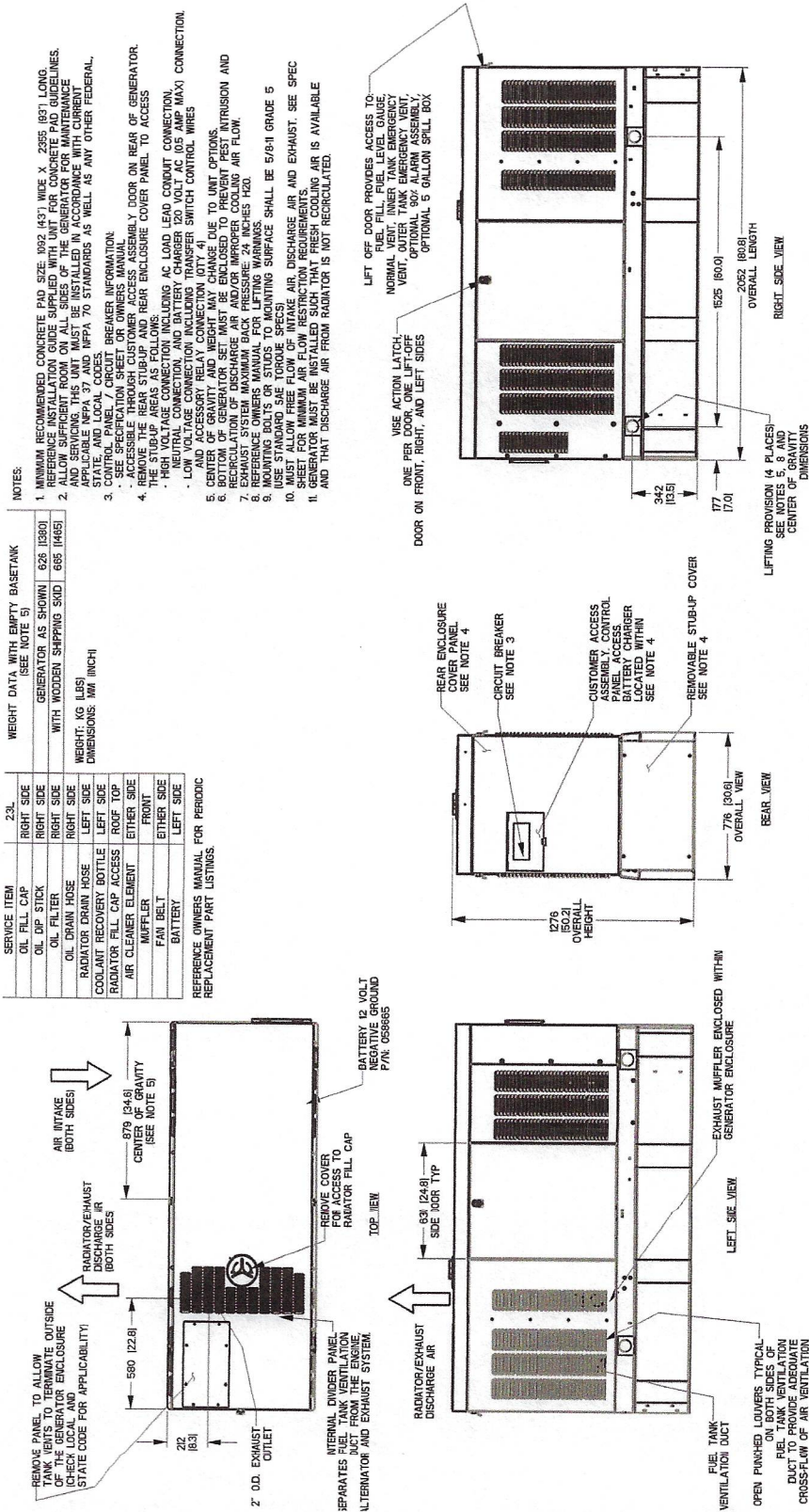
CONTROLLER FEATURES

2-Line Plain Text Multilingual LCD Display	Simple user interface for ease of operation.
Mode Buttons: Auto	Automatic Start on Utility failure. Programmable 7 day exerciser.
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Off	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance Messages	Standard
Engine Run Hours Indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility Adjustable	From 140-171 V/190-216 V
Future Set Capable Exerciser/Exercise Set Error Warning	Standard
Run/Alarm/Maintenance Logs	50 Events Each
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/RPM Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

15 & 20 kW

Drawing #0K7025-C (1 of 2)

GENERAC®
installation layout



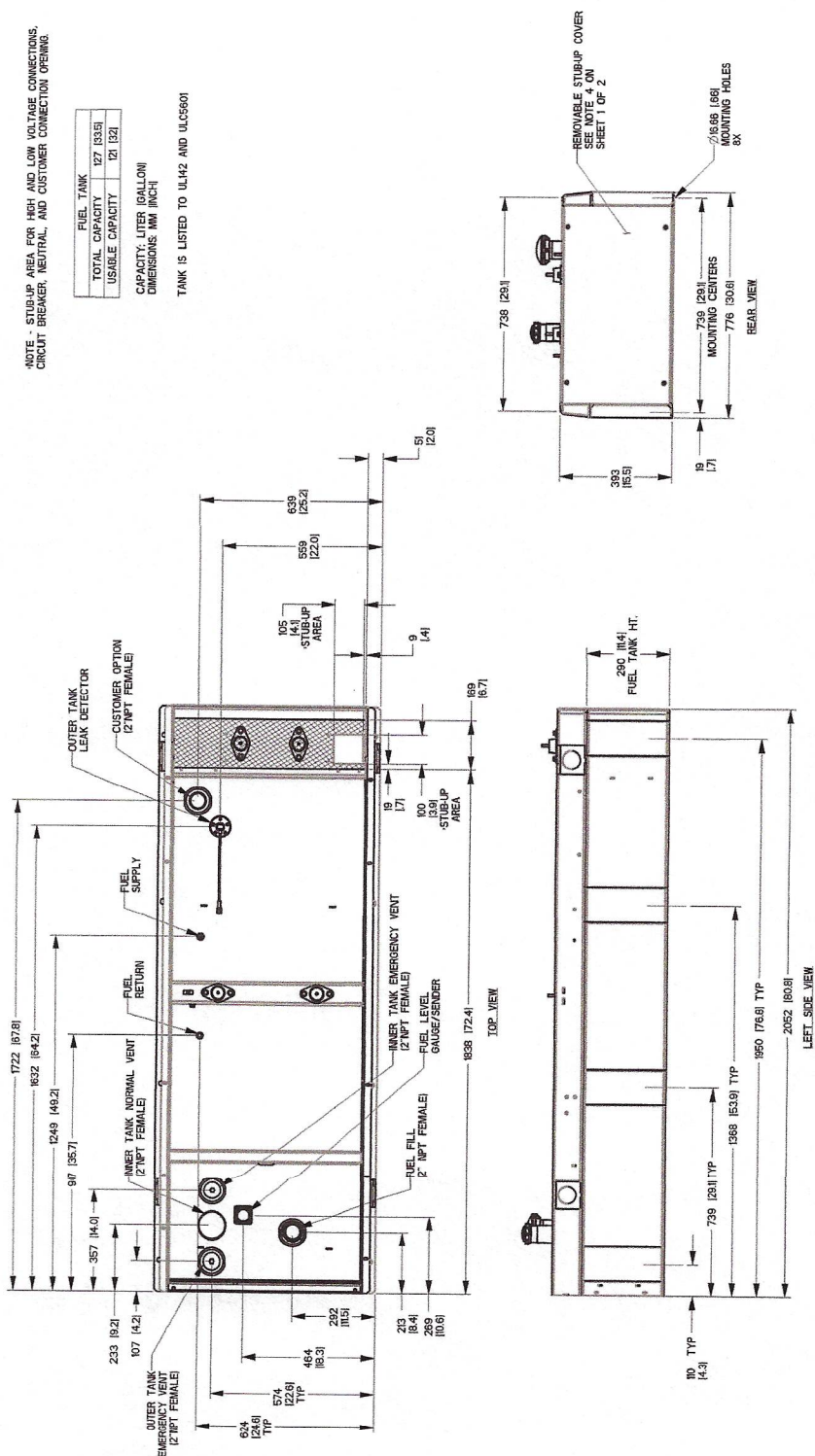
Drawing #0K7025-C (2 of 2)

NOTE - STUB-UP AREA FOR HIGH AND LOW VOLTAGE CONNECTIONS, CIRCUIT BREAKER, NEUTRAL, AND CUSTOMER CONNECTION OPENING.

FUEL TANK	
TOTAL CAPACITY	127 [33.5]
USABLE CAPACITY	121 [32]

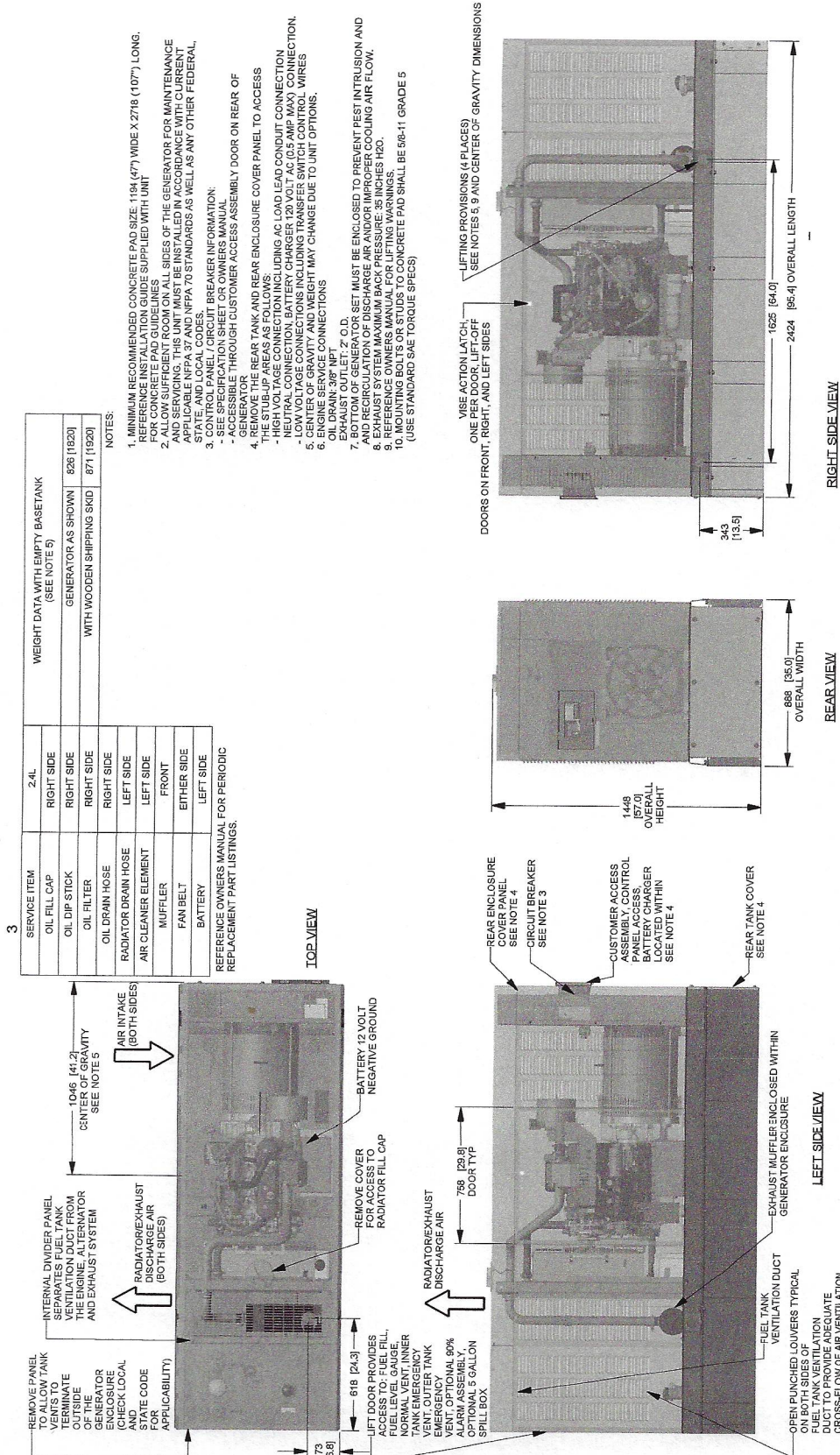
CAPACITY: LITER [GALLON]
 DIMENSIONS: MM [INCH]

TANK IS LISTED TO UL142 AND ULC5601



30 kW

Drawing #0K7002-C (1 of 2)



30 kW

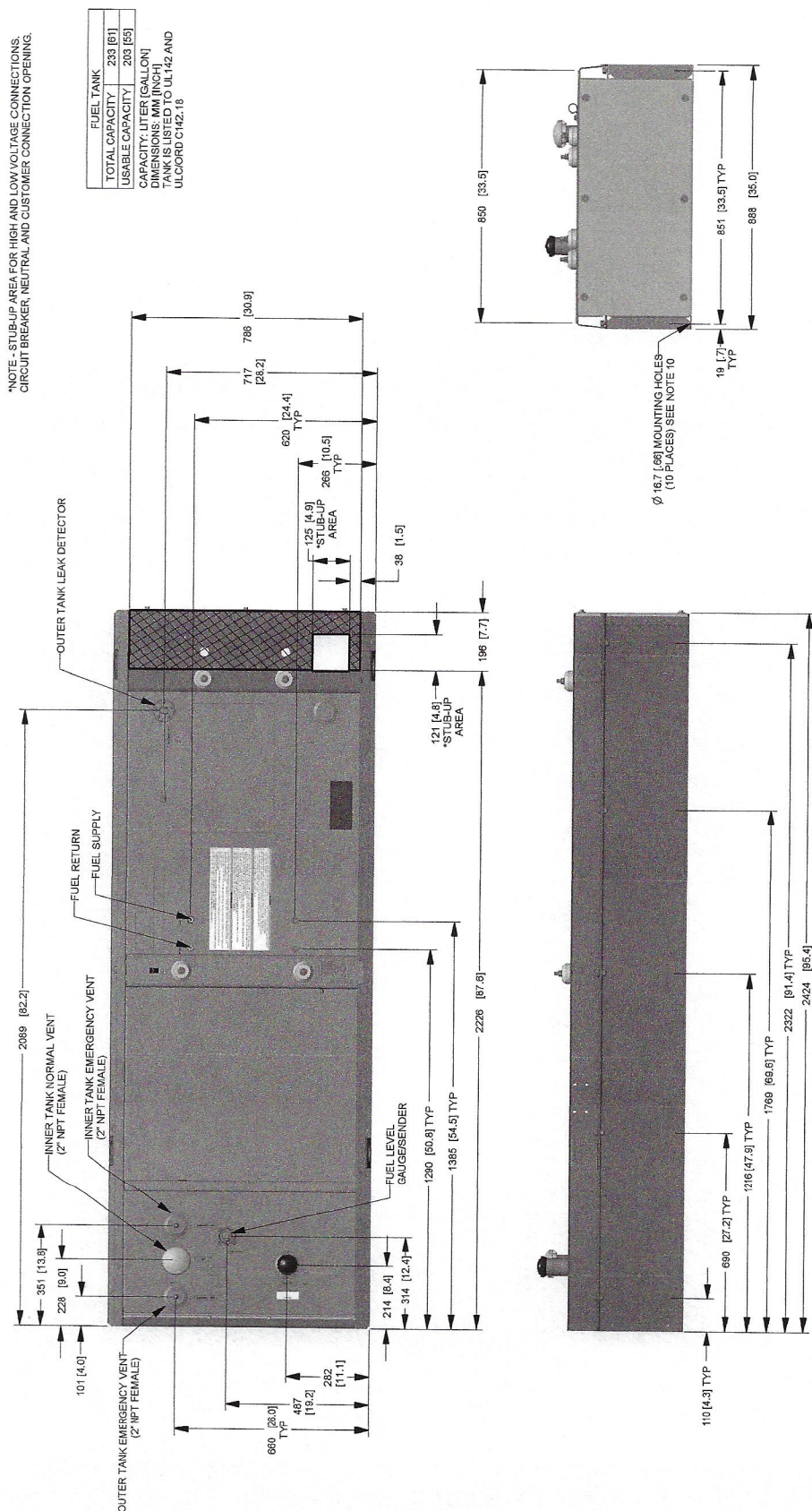
GENERAC®

installation layout

Drawing #0K7002-B (2 of 2)

Protector™ Series

9 of 12



installation layout

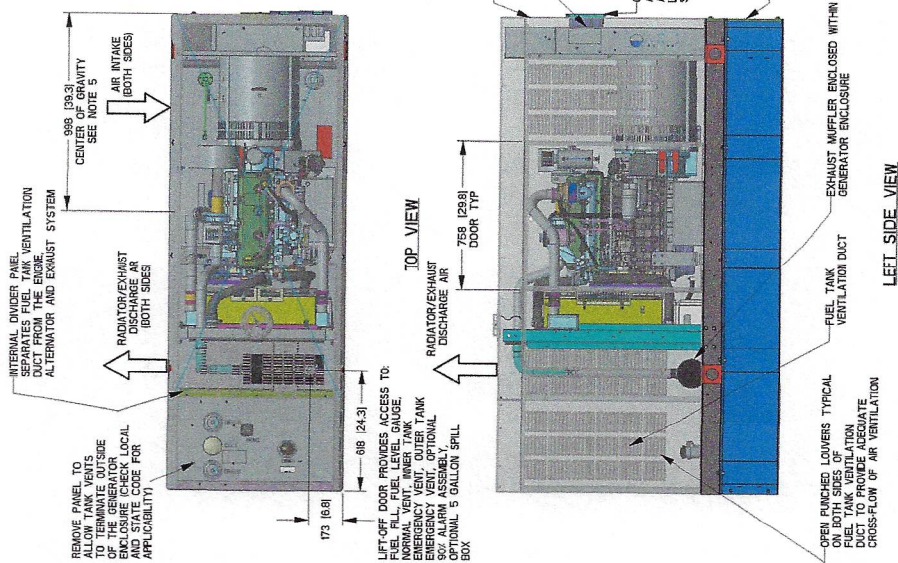
RIGHT SIDE VIEW

REAR VIEW

NOTES:

1. MINIMUM RECOMMENDED CONCRETE PAD SIZE 18"4 x 17" WITH X 2708 [107] LONG REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT
2. FOLLOW CONCRETE PAD GUIDELINES
3. FOR CONCRETE PAD GUIDELINES AND SERVICING THIS UNIT MUST BE INSTALLED IN APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE AND LOCAL CODES
4. FOR ADDITIONAL SAFETY INFORMATION, SEE SPECIFICATION SHEET OR OWNER'S MANUAL
5. ACCESSIBLE THROUGH CUSTOMER ASSEMBLY DOOR ON REAR OF GENERATOR
6. GENERATOR REAR TANK AND REAR ENCLOSE COVER PANEL TO ACCESS THE SUB-UP AREAS IS FOLLOWING:
 - NEUTRAL VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONNECTION
 - BATTERY CHARGER 120 VOLT AC 0.5 AMP MAXI CONNECTION
 - TO LAY CONNECTIONS INCLUDING TRANSFER SWITCH CONTROL WIRES
 - TO LAY CONNECTIONS TO TRANSFER SWITCH CONTROL WIRES
 - ENGINE SERVICE CONNECTIONS
6. ENGINE SERVICE CONNECTIONS
7. OIL DRAIN- 3/8" NPT
8. OIL FILLER- 3/8" NPT
9. OIL SIGHT GLASS- 3/8" NPT
10. RECALCULATION OF DISCHARGE AIR AND/OR WIPPER COOLING AIR FLOW.
11. EXHAUST SYSTEM MAXIMUM BACK PRESSURE 35 INCHES H2O.
12. REFERENCE OWNER'S MANUAL FOR LIFTING WARNINGS
13. CONCRETE PAD SHALL BE 5/8"1 GRADE 5
14. USE STANDARD SAE TORQUE SPECS

REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS.



Drawing #0K6968-A (2 of 2)

THIS TANK IS LISTED TO UL142 AND UL5801

[illegible]

15 • 20 • 30 • 48 • 50 kW**available accessories**

Model #	Product	Description
G006463-4	Mobile Link™	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message. Note: Harness Adapter Kit required. Available in the U.S. only.
G006478-0	Harness Adapter Kit	The Harness Adapter Kit is required to make liquid-cooled units compatible with Mobile Link™.
G006502-0	Spill Box	The 5-gallon spill box screws into the existing fuel fill port of the base tank. It captures and contains fuel if over fueling or spilling occurs during the fill process.
G006504-0	90% Fuel Level Alarm	The 90% fuel level alarm alerts the fuel fill operator when the tank reaches a 90% fill level by sounding an audible alarm and triggering an LED warning light.
G006505-0 - 15 & 20 kW G006506-0 - 30, 48 & 50 kW	Tank Risers	Tank risers are required in some municipalities to help avoid potential base tank corrosion caused by mounting on rough surfaces.
G006507-0	Fuel Fill Drop Tube	A powder coat painted, steel fuel fill drop tube is required in some municipalities to prevent sparking due to static electricity buildup, which can be caused by the fuel dropping into the tank from the fill area. Using a drop tube also results in submerged filling, which increases the fuel delivery flow rate and reduces vapors, foam and potential tank evaporation.
G006513-0 - 15 & 20 kW G006517-0 - 30 kW G006516-0 - 48 & 50 kW	Stainless Steel Fuel Lines	Some municipalities require the use of stainless steel fuel lines instead of the standard hoses provided with the diesel generator products. These stainless steel lines are fire resistant for additional safety.
G006510-0	E-Stop	E-stop allows for immediate fuel shutoff and generator shutdown in the event of an emergency.
G006511-0	Spill Box Drainback Kit	The spill box drainback kit allows fuel that was captured in the 5-gallon spill box to be drained directly back into the fuel tank to avoid vapors.
G006588-1	Vent Extension Support Kit	The vent extension support kit consists of two aluminum plates with the appropriate pipe cutouts to secure the vent extension pipes coming through the top of the generator enclosure. It helps to minimize stress on the NPT fittings integrated on the tank and also helps protect against pests.
G006512-0	Lockable Fuel Cap	The cast iron, lockable fuel cap provides the ability to lock the fuel system to prevent unwanted fuel tampering or fuel siphoning.
G006572-0 - 15 & 20 kW G006571-0 - 30 kW G006570-0 - 48 & 50 kW	Maintenance Kits	The Protector Maintenance Kits offer all the hardware necessary to perform complete maintenance on Generac Protector generators.
G006560-0 - 15 & 20 kW G006559-0 - 30 kW G006558-0 - 48 & 50 kW	Cold Weather Kits	Recommended for generators installed in regions where the temperature regularly falls below 32 °F (0 °C). The Cold Weather Kits consist of a block heater with all necessary mounting hardware and a battery warmer with a thermostat built into the battery wrap.
G005704-0	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G006664-0	Local Wireless Remote	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house.
G006665-0	Wireless Remote Extension Harness	Recommended for use with the Wireless Remote on units up to 60 kW, required for use on units 70 kW or greater.
G006873-0	Smart Management Module (50 Amps)	Manage large loads by utilizing up to 8 individual Smart Management modules. These devices are installed directly in line with existing appliance wiring for easy installation.

RD048 | 3.4L | 48 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC® | **INDUSTRIAL
POWER**

Standby Power Rating

48 kW, 60 kVA, 60 Hz



*Built in the USA using domestic and foreign parts



Image used for illustration purposes only

Codes and Standards

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



UL2200, UL508, UL489, UL142



CSA 22.2



BS5514 and DIN 6271



SAE J1349



NFPA 37, 70, 99



ISO 3046, 8528, 9001



NEMA ICS1, ICS10, MG1, 250, ICS6, AB1



American National Standards Institute

ANSI/IEEE C62.41

Powering Ahead

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

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

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

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

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

Standard Features

ENGINE SYSTEM

- Cold Weather Kit
- Oil Drain Extension
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil & Coolant

Fuel System

- Primary Fuel Filter

Cooling System

- Closed Coolant Recovery System
- Factory-Installed Radiator
- 50/50 Ethylene Glycol Antifreeze
- Radiator Drain Extension
- Can Operate at up to 122°F (50°C) Ambient Temperature

Electrical System

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

ALTERNATOR SYSTEM

- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Sealed Bearings
- Low Temperature Rise (<120°C)
- Low THD (<5%)

GENERATOR SET

- Sound Attenuated Aluminum Enclosure
- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Wrapped Exhaust Piping
- Standard Factory Testing
- 5 Year Limited Warranty
- Ready to Accept Full Load in <10 Seconds
- E-Stop

TANKS

- 48 Hour Run Time Tank
- UL 142 Listed Tank

CONTROL SYSTEM



Evolution™ Controller

- Two-Line Plain Text LCD Display
- Programmable Start Delay Between 10-30 seconds
- 10 second Engine Start Sequence
- 5 second Engine Warm Up
- 1 minute Engine Cool-Down
- Starter Lock-Out
- Smart Battery Charger
- Automatic Voltage Regulation with Over and Under Protection
- Automatic Low Oil Pressure Shutdown
- Overspeed Shutdown
- High Temperature Shutdown
- Overcrank Protection
- Safety Fused
- Failure to Transfer Protection
- Low Battery Protection
- 50 Even Run Log
- Future Set Capable Exerciser
- Incorrect Wiring Protection
- Internal Fault Protection
- Common External Fault Capability
- Governor Failure Protection

Optional Shipped Loose and Field Install Kits

GENERATOR SET

- Paint Kit
- Scheduled Maintenance Kit

CONTROL SYSTEM

- Mobile Link™ and Adapter Kit

TANKS

- Spill Box
- 90% Fuel Alarm
- Tank Risers
- Spill Box Drainback Kit
- Vent Extension Support Kit
- 5 Day Run Time Tank
- Overfill Prevention Valve
- Fuel Fill Drop Tube
- Lockable Fuel Cap

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Generac
Cylinder #	4
Type	In-Line
Displacement - in ³ (L)	3.4 (207.48)
Bore - in (mm)	3.86 (98)
Stroke - in (mm)	4.45 (113)
Compression Ratio	18.5:1
Intake Air Method	Turbocharged/Aftercooled
Cylinder Head	Cast Iron OHV
Piston Type	Aluminum

Engine Governing

Governor	Electronic
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow Spin-On Canister
Crankcase Capacity with Filters- qt (L)	7.4 (7.0)

Cooling System

Cooling System Type	Closed Recovery
Fan Type	Pusher
Fan Speed- rpm	2,029
Fan Diameter - in (mm)	22 (559)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel
Fuel Specification	ASTM
Fuel Pump Type	Mechanical Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Lin (mm/in)	7.94/0.31 (ID)
Fuel Return Line (mm/in)	7.94/0.31 (ID)
Fuel Filtering (microns)	25

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	Group 27F
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	Generac
Poles	4
Field Type	Rotating
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5%
Telephone Interference Factor (TIF)	<50

Standard Excitation	Direct
Bearings	Single Sealed
Coupling	Flexible Disc
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Full Digital
Number of Sensed Phases	2
Regulation Accuracy (Steady State)	±1.0%

RD048 | 3.4L | 48 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency



OPERATING DATA

POWER RATINGS

		Standby
Single-Phase 120/480 VAC @0.1pf	48 kW	Amps: 200

MOTOR STARTING CAPABILITIES (sKVA)

sKVA vs. Voltage Dip at 30%

120/240 V, Single-Phase at 0.4pf	189
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FUEL CONSUMPTION RATES*

Percent Load	Diesel gal/hr (L/hr)
25%	1.35 (5.11)
50%	2.15 (8.14)
75%	3.06 (11.58)
100%	3.98 (15.07)

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

COOLING

		Standby
Air Flow (Radiator and Alternator)	ft³/min (m³/min)	2824 (80)
Coolant System Capacity	gal (L)	2.8 (10.6)
Heat Rejection to Coolant	BTU/hr (MJ/hr)	135,900 (143.4)
Temperature Deration	3% for every 5°C above 25°C or 1.7% for every 5°F over 77°F	
Altitude Deration	1% for every 100 m above 915 or 3% for every 1000 ft over 3000 ft	
Maximum Radiator Backpressure	in H ₂ O (kPa)	0.50 (0.12)

COMBUSTION AIR REQUIREMENTS

		Standby
Flow at Rated Power	ft³/min (m³/min)	190 (5.38)

ENGINE

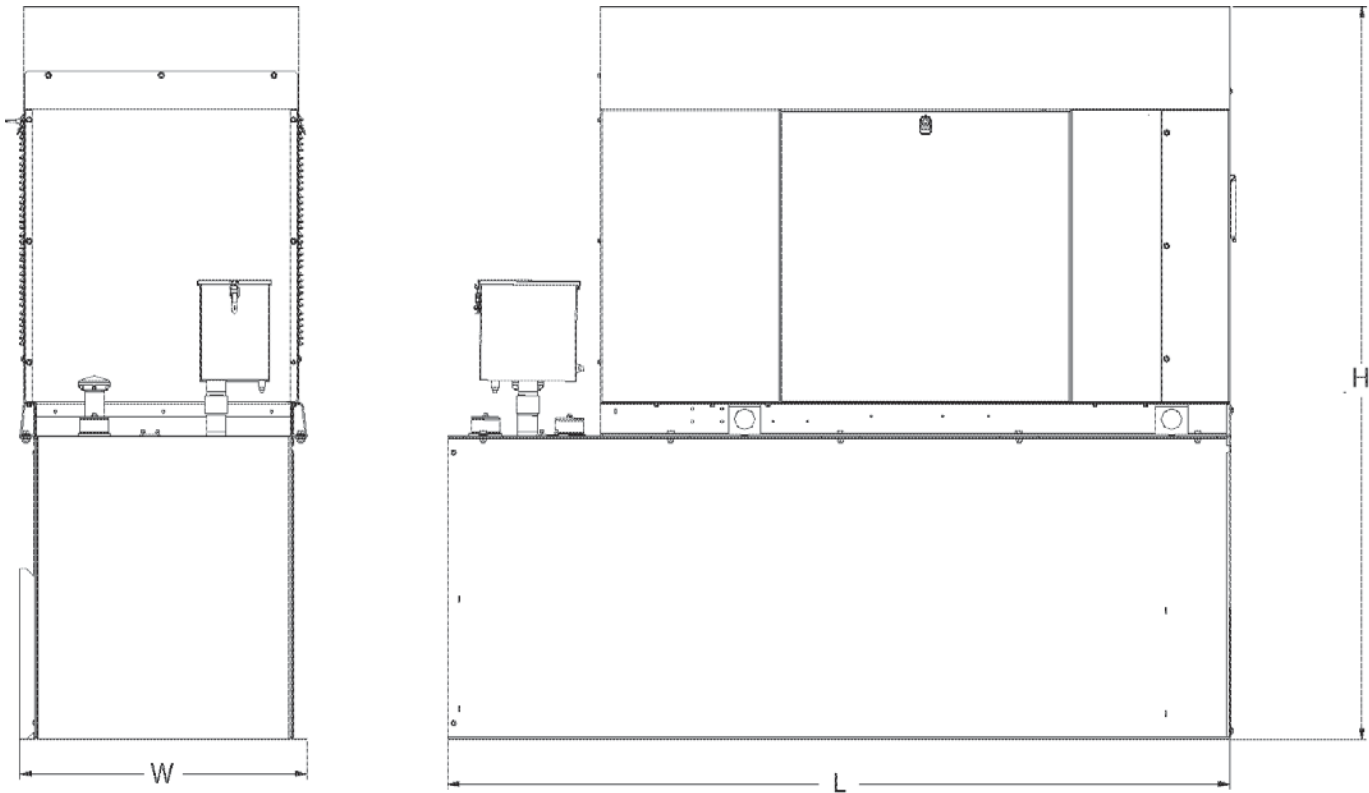
		Standby
Rated Engine Speed	rpm	1,800
Horsepower at rated kW	HP	85

EXHAUST

		Standby
Exhaust Flow (Rated Output)	ft³/min (m³/min)	448 (12.7)
Exhaust Temp (Rated Output - Post Silencer)	°F (°C)	1120 (604.4)

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.
Standby - See Bulletin 0187500SSB

DIMENSIONS AND WEIGHTS*



ENCLOSED UNIT with 48hour Tank




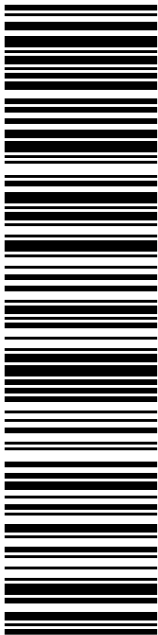
L x W x H in (mm)	95.4 (2,422) x 35.0 (880) x 89.3 (2,269)
Sound output in dB(A) at 23ft with generator operating at normal Load	65

* All measurements are approximate and for estimation purposes only.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

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

Exhibit E

 UNITED STATES POSTAL SERVICE®		Click-N-Ship®	
		<small>usps.com</small> US POSTAGE Flat Rate Env U.S. POSTAGE PAID <small>Click-N-Ship®</small>	
10/06/2022		Mailed from 01566 986780705654495	
PRIORITY MAIL®			
DEBORAH CHASE NORTHEAST SITE SOLUTIONS STE 1 420 MAIN ST STURBRIDGE MA 01566-1359		Expected Delivery Date: 10/08/22 Ref#: CTHA090 0000	
		LISA A MAROTTA 761 OLD MAIN ST ROCKY HILL CT 06067-1519	
USPS TRACKING #			
			
9405 5036 9930 0364 2149 37			
Electronic Rate Approved #038555749			

✂ ————— Cut on dotted line.

Instructions

- Each Click-N-Ship® label is unique. Labels are to be used as printed and used only once. DO NOT PHOTO COPY OR ALTER LABEL.
- Place your label so it does not wrap around the edge of the package.
- Adhere your label to the package. A self-adhesive label is recommended. If tape or glue is used, DO NOT TAPE OVER BARCODE. Be sure all edges are secure.
- To mail your package with PC Postage®, you may schedule a Package Pickup online, hand to your letter carrier, take to a Post Office™, or drop in a USPS collection box.
- Mail your package on the "Ship Date" you selected when creating this label.

Click-N-Ship® Label Record

USPS TRACKING # :
9405 5036 9930 0364 2149 37

Trans. #: 573211095
 Print Date: 10/06/2022
 Ship Date: 10/06/2022
 Expected Delivery Date: 10/08/2022

Priority Mail® Postage: **\$9.90**
 Total: **\$9.90**

From: DEBORAH CHASE
 NORTHEAST SITE SOLUTIONS
 STE 1
 420 MAIN ST
 STURBRIDGE MA 01566-1359




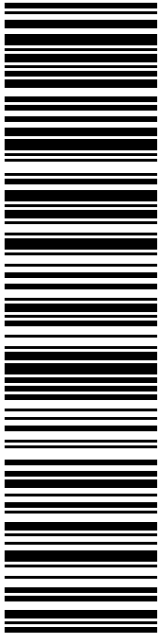
Ref#: CTHA090

To: LISA A MAROTTA
 761 OLD MAIN ST
 ROCKY HILL CT 06067-1519

* Retail Pricing Priority Mail rates apply. There is no fee for USPS Tracking® service on Priority Mail service with use of this electronic rate shipping label. Refunds for unused postage paid labels can be requested online 30 days from the print date.



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 Check the status of your shipment on the USPS Tracking® page at usps.com

 UNITED STATES POSTAL SERVICE®		Click-N-Ship®	
		<small>usps.com</small> US POSTAGE Flat Rate Env U.S. POSTAGE PAID <small>Click-N-Ship®</small>	
PRIORITY MAIL®		Mailed from 01566 986780705652213	
DEBORAH CHASE NORTHEAST SITE SOLUTIONS STE 1 420 MAIN ST STURBRIDGE MA 01566-1359		Expected Delivery Date: 10/08/22 Ref#: CTHA090 0000	
 KIM RICCI TOWN PLANNER 761 OLD MAIN ST ROCKY HILL CT 06067-1519		C011	
USPS TRACKING #			
			
9405 5036 9930 0364 2149 82			
Electronic Rate Approved #038555749			

✂ ————— Cut on dotted line.

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Click-N-Ship® Label Record

USPS TRACKING # :
9405 5036 9930 0364 2149 82

Trans. #: 573211095
 Print Date: 10/06/2022
 Ship Date: 10/06/2022
 Expected Delivery Date: 10/08/2022

Priority Mail® Postage: **\$9.90**
 Total: **\$9.90**

From: DEBORAH CHASE
 NORTHEAST SITE SOLUTIONS
 STE 1
 420 MAIN ST
 STURBRIDGE MA 01566-1359




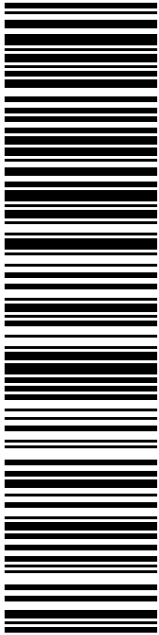
Ref#: CTHA090

To: KIM RICCI
 TOWN PLANNER
 761 OLD MAIN ST
 ROCKY HILL CT 06067-1519

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 UNITED STATES POSTAL SERVICE®		Click-N-Ship®	
		<small>usps.com</small> US POSTAGE <small>Flat Rate Env</small> U.S. POSTAGE PAID <small>Click-N-Ship®</small>	
PRIORITY MAIL®		<small>Mailed from 01566 986780705651455</small>	
DEBORAH CHASE NORTHEAST SITE SOLUTIONS STE 1 420 MAIN ST STURBRIDGE MA 01566-1359		Expected Delivery Date: 10/11/22 Ref#: CTHA090 0000	
		CROWN CASTLE 2000 CORPORATE DR CANONSBURG PA 15317-8564	
USPS TRACKING #		9405 5036 9930 0364 2150 02	
		Electronic Rate Approved #038555749	

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Click-N-Ship® Label Record

USPS TRACKING # :
9405 5036 9930 0364 2150 02

Trans. #: 573211095
Print Date: 10/06/2022
Ship Date: 10/06/2022
Expected Delivery Date: 10/11/2022

Priority Mail® Postage: **\$9.90**
Total: **\$9.90**

From: DEBORAH CHASE
NORTHEAST SITE SOLUTIONS
STE 1
420 MAIN ST
STURBRIDGE MA 01566-1359




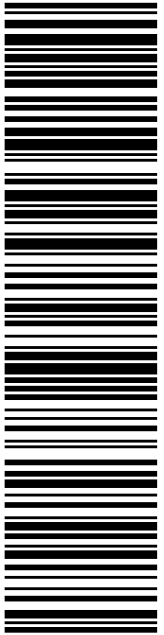
Ref#: CTHA090

To: CROWN CASTLE
2000 CORPORATE DR
CANONSBURG PA 15317-8564

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 UNITED STATES POSTAL SERVICE®		Click-N-Ship®	
		<small>usps.com</small> US POSTAGE Flat Rate Env U.S. POSTAGE PAID <small>Click-N-Ship®</small>	
10/06/2022		Mailed from 01566 986780705649875	
PRIORITY MAIL®			
DEBORAH CHASE NORTHEAST SITE SOLUTIONS STE 1 420 MAIN ST STURBRIDGE MA 01566-1359		Expected Delivery Date: 10/08/22 Ref#: CTHA090 0000	
		BEVIER FAMILY ENTERPRISES OF CT LLC PO BOX 265 ROCKY HILL CT 06067-0265	
USPS TRACKING #			
			
9405 5036 9930 0364 2150 19			
Electronic Rate Approved #038555749			

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Click-N-Ship® Label Record

USPS TRACKING # : 9405 5036 9930 0364 2150 19	
Trans. #: 573211095 Print Date: 10/06/2022 Ship Date: 10/06/2022 Expected Delivery Date: 10/08/2022	Priority Mail® Postage: \$9.90 Total: \$9.90
From: DEBORAH CHASE NORTHEAST SITE SOLUTIONS STE 1 420 MAIN ST STURBRIDGE MA 01566-1359	
To: BEVIER FAMILY ENTERPRISES OF CT LLC PO BOX 265 ROCKY HILL CT 06067-0265	
Ref#: CTHA090	
<small>* Retail Pricing Priority Mail rates apply. There is no fee for USPS Tracking® service on Priority Mail service with use of this electronic rate shipping label. Refunds for unused postage paid labels can be requested online 30 days from the print date.</small>	



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CTHA090 - NHP



**UNITED STATES
POSTAL SERVICE.**

LINCOLN MALL
560 LINCOLN ST STE 8
WORCESTER, MA 01605-1925
(800)275-8777

10/06/2022

02:35 PM

Product	Qty	Unit Price	Price
Prepaid Mail	1		\$0.00
Canonsburg, PA 15317			
Weight: 0 lb 2.00 oz			
Acceptance Date:			
Thu 10/06/2022			
Tracking #:			
9405 5036 9930 0364 2150 02			
Prepaid Mail	1		\$0.00
Rocky Hill, CT 06067			
Weight: 0 lb 7.90 oz			
Acceptance Date:			
Thu 10/06/2022			
Tracking #:			
9405 5036 9930 0364 2150 19			
Prepaid Mail	1		\$0.00
Rocky Hill, CT 06067			
Weight: 0 lb 11.80 oz			
Acceptance Date:			
Thu 10/06/2022			
Tracking #:			
9405 5036 9930 0364 2149 37			
Prepaid Mail	1		\$0.00
Rocky Hill, CT 06067			
Weight: 0 lb 11.80 oz			
Acceptance Date:			
Thu 10/06/2022			
Tracking #:			
9405 5036 9930 0364 2149 82			
Grand Total:			\$0.00