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1/5/22

VIA ELECTRONIC AND FEDERAL EXPRESS

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

Re: New Cingular Wireless PCS, LLC ("AT&T")
Notice of Exempt Modification
Emergency Back-up Generator
151 Sand Hill Road, South Windsor, CT 06074
Lat.: 41.500951°; Long.: -72.330721°

Dear Ms. Bachman:

This letter and enclosures are respectfully submitted on behalf of New Cingular Wireless PCS, LLC ("AT&T"). AT&T currently maintains its wireless telecommunications facility on the existing tower located at 151 Sand Hill Road in the Town of South Windsor, Connecticut. The underlying property is owned by the Town of South Windsor and the tower structure is owned by SBA Towers. AT&T submits this letter and enclosures to the Connecticut Siting Council ("Council") to notify the Council of AT&T's intent to perform modifications to the existing facility that do not have substantial adverse environmental effects and thus do not require a certificate pursuant to Section 16-50k of the Connecticut General Statutes.

AT&T intends to install one (1) new Generac 30kW Diesel Generator within the existing grade-level fenced equipment compound as demonstrated on the plans enclosed as Attachment 1. AT&T's existing facility supports its FirstNet program which provides first responders with priority access to AT&T's network to ensure adequate communication capabilities in the event of emergency. AT&T's proposed generator will ensure that critical communication capability for first responders and the public are not lost in the event of a loss of power.

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

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

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

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

This facility was originally approved on October 3, 2000 by the Town of South Windsor’s Planning and Zoning Commission under Application #00-30P (Site Plan and Special Exception) with prior approvals granted on February 3, 2020 by the Zoning Board of Appeals (Variances). Please find copies of the original approvals enclosed as Attachment 2. AT&T’s proposed modification will maintain compliance with any relevant conditions these original approvals and any other subsequent approvals.

The proposed modifications will have no impact on the existing tower structure itself or the radio-frequency emissions as the proposed modifications only consist of the addition of one new generator within the grade-level equipment compound. Thus, AT&T respectfully requests a waiver from submission of information relating to the existing tower structure or the radio-frequency emissions.

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



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16-50j-73, a copy of this letter and enclosure are being sent to the Town of South Windsor Mayor Liz Pendleton and the Town of South Windsor Planning Department as well as the property owner and structure owner identified above. Certification of Service is enclosed as Attachment 3.

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

Very truly yours,

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

Daniel Patrick

Attachments

cc: Mayor Liz Pendleton, Town of South Windsor
Michele M. Lipe, AICP, Town Planner, Town of South Windsor
Town of South Windsor Clerk (as property owner)
SBA Tower (as tower owner)
General Dynamics Information Technology, Inc.
Lucia Chiocchio, Esq.
Riddar Nget

ATTACHMENT 1



at&t Mobility

SITE NAME: SOUTH WINDSOR SAND HILL RD
FA LOCATION CODE: 10035389
SBA SITE #: CT07824

GENERATOR PROJECT 30KW GENERAC DIESEL GENERATOR 200A GENERAC ATS

151 SAND HILL RD
SOUTH WINDSOR, CT 06074

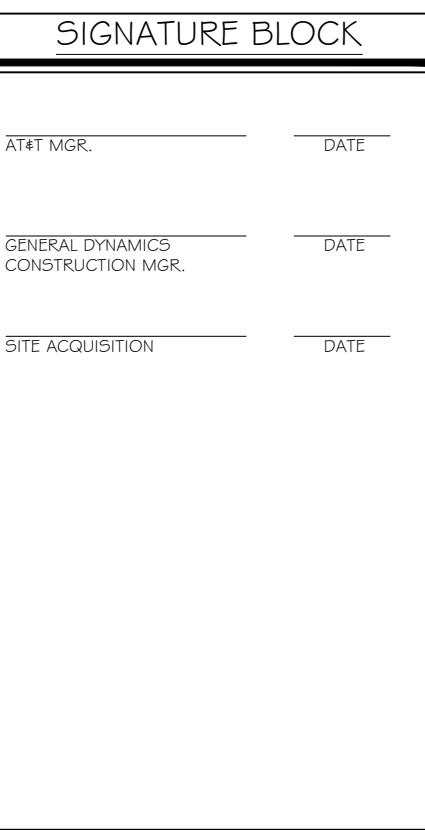
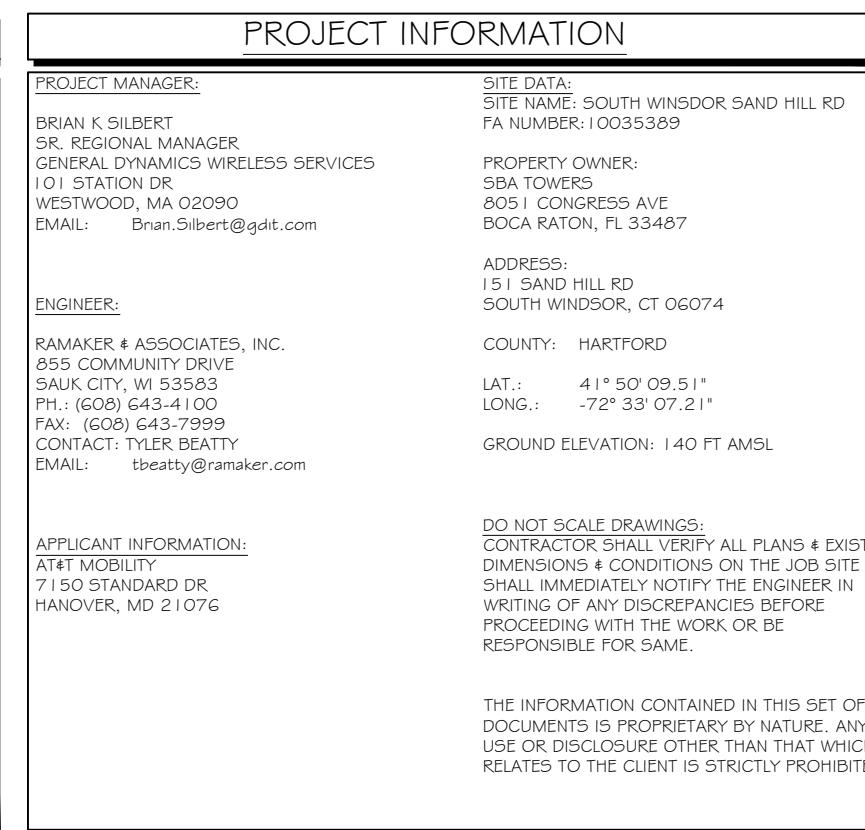
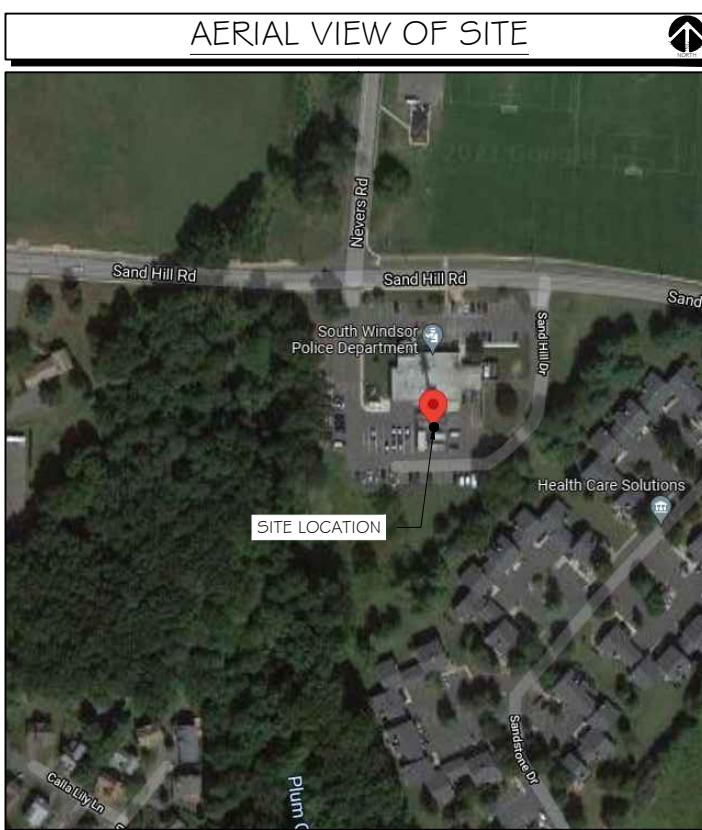
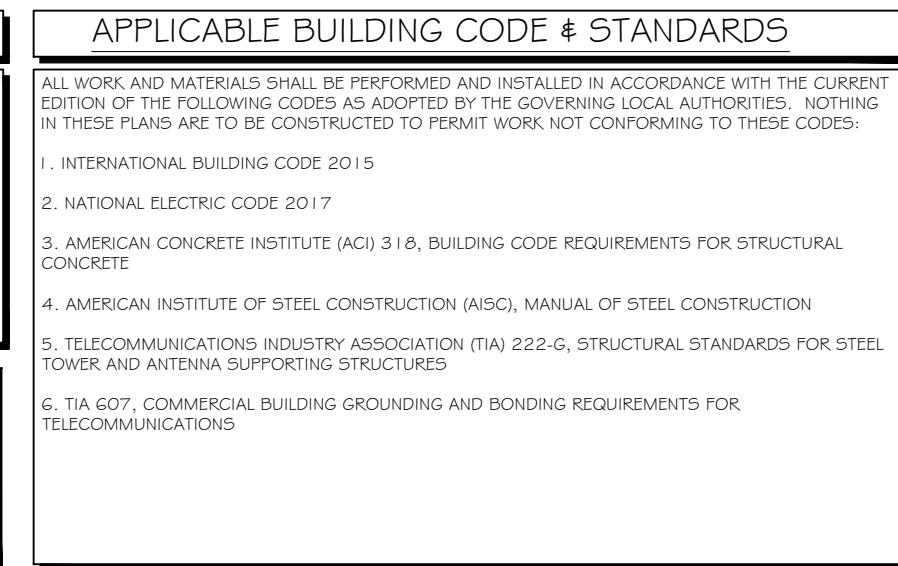
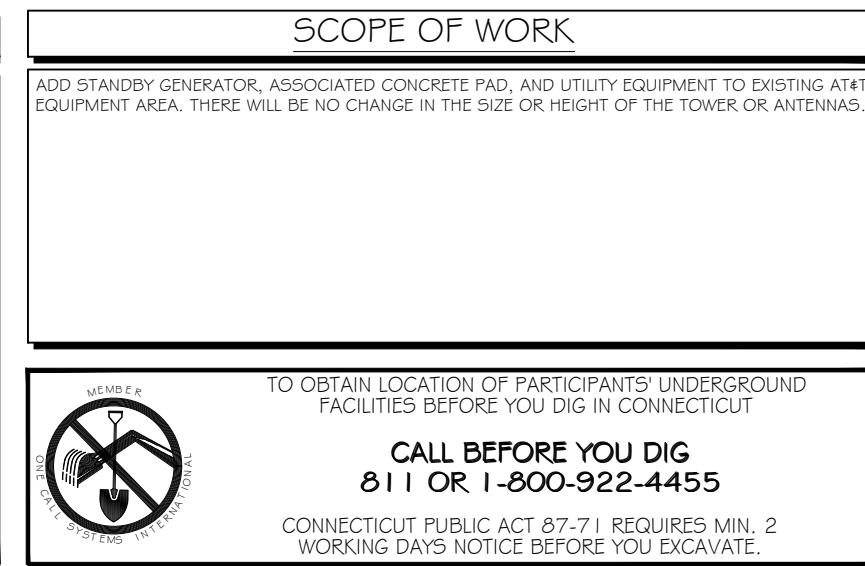
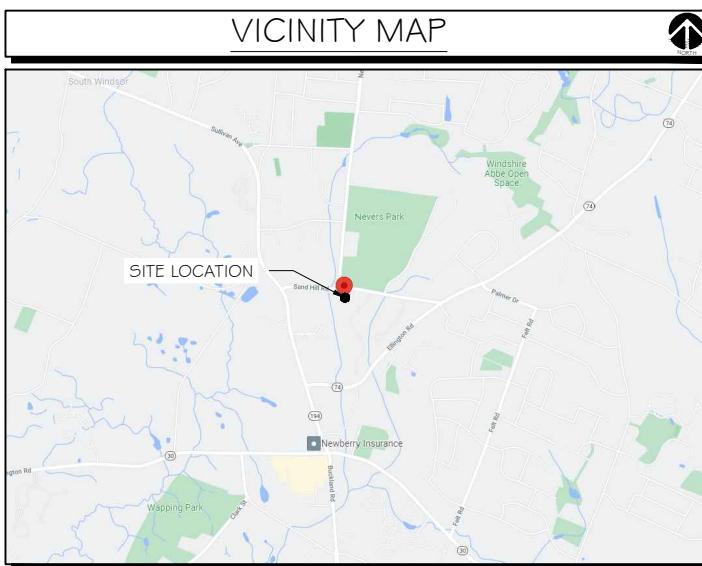
CONSULTANT:
GENERAL DYNAMICS

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

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



James R. Skowronski
Signature: _____ Date: 12/07/2021



NOTES TO SUBCONTRACTOR:

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

GENERAL NOTES:

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

ACCESS IS REQUIRED)

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

ELECTRICAL NOTES:

A. GENERAL

1. COORDINATE LOCATION AND POWER REQUIREMENTS OF ALL EQUIPMENT WITH AT&T AND EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
2. COORDINATE LOCATION AND REQUIREMENTS FOR ELECTRICAL AND TELEPHONE SERVICES WITH THE PROPERTY REPRESENTATIVE, AT&T AND UTILITY COMPANIES. ROUTING OF CONDUITS MAY BE MODIFIED TO MEET SITE REQUIREMENTS. EXACT CONDUIT ROUTING TO BE DETERMINED IN THE FIELD.
3. ALL WIRING AND EQUIPMENT SHOWN ON ELECTRICAL SHEETS SHALL BE FURNISHED AND INSTALLED UNDER ELECTRICAL PORTION OF CONTRACT UNLESS OTHERWISE NOTED

4. UNINTERRUPTED ELECTRICAL SERVICE FOR EXISTING EQUIPMENT SHALL BE MAINTAINED DURING THE INSTALLATION OF THE WORK DESCRIBED UNDER THESE DOCUMENTS. TEMPORARY EQUIPMENT, CABLES AND WHATEVER ELSE IS NECESSARY SHALL BE PROVIDED AS REQUIRED TO MAINTAIN ELECTRICAL SERVICE. TEMPORARY SERVICE FACILITIES, IF REQUIRED AT ANY TIME, SHALL NOT BE DISCONNECTED OR REMOVED UNTIL NEW SERVICE EQUIPMENT IS IN PROPER OPERATION. IF ANY SERVICE OR SYSTEM MUST BE INTERRUPTED, THE CONTRACTOR SHALL REQUEST PERMISSION IN WRITING STATING THE DATE, TIME, ETC. THE SERVICE WILL BE INTERRUPTED AND THE AREAS AFFECTED. THIS REQUEST SHALL BE MADE IN SUFFICIENT TIME FOR PROPER ARRANGEMENTS TO BE MADE. WRITTEN PERMISSION SHALL BE OBTAINED FROM THE OWNER BEFORE INTERRUPTING ELECTRICAL SERVICE.

5. COORDINATE NEW WORK WITH OTHER TRADES AND VERIFY EXISTING CONDITIONS TO AVOID INTERFERENCE. IN CASE OF INTERFERENCE, AT&T'S REPRESENTATIVE WILL DECIDE WHICH WORK IS TO BE RELOCATED, REGARDLESS OF WHICH WAS FIRST INSTALLED.
6. THE INSTALLATION MUST COMPLY WITH NEC AND ALL FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE DEFINED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS AND RACEWAY ROUTING SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND/OR DIRECTIONS FROM AT&T'S REPRESENTATIVE.
8. CONTRACTOR SHALL PAY ALL PERMITS AND FEES REQUIRED.

9. ALL MATERIALS SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARDS REFERENCED BELOW:
 - a. ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE)
 - b. ASTM (AMERICAN SOCIETY FOR TESTING MATERIALS)
 - c. ETL (ELECTRICAL TESTING LABORATORY)
 - d. IEC (INSULATED CABLE ENGINEERS ASSOCIATION)
 - e. IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS)
 - f. MFBU (NATIONAL BOARD OF FIRE UNDERWRITERS)
 - g. NESC (NATIONAL ELECTRICAL SAFETY CODE)
 - h. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
 - i. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
 - j. UL (UNDERWRITER'S LABORATORY)

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

11. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) AT&T'S REPRESENTATIVE OF ANY CONFLICTS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK, IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.

12. ALL FLOORS WHERE PENETRATIONS ARE REQUIRED IN BUILDING ARE TO BE CORE DRILLED AND THEN FIREPROOFED.

B. WIRING/CONDUIT

1. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR AS REQUIRED BY CODE SUCH THAT NO MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL) EXIST IN A CONDUIT RUN.
2. ALL POWER AND CONTROL/INDICATION WIRING SHALL BE TYPE THHN/THWN 800V RATED 75 DEGREES CELSIUS, UNLESS NOTED OTHERWISE.

3. SCHEDULE 80 PVC CONDUIT SHALL BE USED ABOVE GROUND, WHERE ABOVE GRADE IS DEFINED AS THE GROUND OF THE TURN-UP

4. BELL END OR TERMINAL ADAPTER MUST BE INSTALLED ON END OF PVC CONDUIT PER NEC 352.46. 300.4 F, (3)

5. CONDUIT BENDS SHALL BE MADE IN ACCORDANCE WITH NEC TABLE 346-10. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.

6. POWER WIRING SIZE SHALL NOT BE SMALLER THAN #12 AWG.

7. ALL WIRING SHALL BE COPPER. ALUMINUM WILL NOT BE ACCEPTABLE ALL POWER CIRCUITS SHALL CONTAIN A GROUND WIRE.

8. PHASE MARKINGS TO BE USED AT POWER CONDUCTOR TERMINATIONS.

9. CONTRACTOR SHALL ENSURE INTEGRITY IS MAINTAINED WHEN INSTALLING CONDUIT AND WIRING.

10. INSTALL PULL STRING IN ALL CONDUIT.

11. FOR ROOFTOP INSTALLS AND BUILD-OUTS, CONDUITS INSIDE BUILDING AND ON ROOF SHALL BE RG5, UNLESS OTHERWISE NOTED. FOR RAW LAND SITES AND CO-LOCATES, PVC SCHEDULE 80 SHALL BE UTILIZED UNLESS NOTED OTHERWISE.

12. MAINTAIN MINIMUM 1'-0" VERTICAL AND 1'-0" HORIZONTAL SEPARATIONS FROM ANY MECHANICAL GAS PIPING.

13. ALL WIRING ROUTED IN PLUMIN TO BE RATED OR IN METALLIC FLEX (LIQUIDITE) CONDUIT.

C. EQUIPMENT

1. EQUIPMENT/PARTS CONNECTED TO EXISTING PANELS, DUCTS, ETC. SHALL MATCH THE CHARACTERISTICS (A/C, V, A) OF THAT EQUIPMENT.

2. ALL ELECTRICAL EQUIPMENT OUTSIDE SHALL BE NEMA OR 3R RATED.

D. GROUNDING

1. ALL GROUND CONNECTIONS TO BUILDING SHALL BE MADE USING TWO-HOLE CONNECTORS. PROVIDE STAINLESS STEEL BOLTS AND LOCK WASHERS ON ALL MECHANICAL GROUND CONNECTIONS.

2. ALL EQUIPMENT SURFACES TO BE BONDED TO GROUNDING SYSTEM SHALL BE STRIPPED OF ALL PAINT AND DIRT. CONNECTIONS TO VARIOUS METALS SHALL BE OF A TYPE AS TO CAUSE A GALVANIC OR CORROSIVE REACTION. AREA SHALL BE REPAINTED FOLLOWING BONDING.

3. ANY METALLIC ITEM WITHIN 6' OF GROUND CONDUCTORS MUST BE CONNECTED TO THE GROUNDING SYSTEM.

4. EXTERIOR, ABOVE GRADE GROUND CONNECTIONS SHALL BE FURNISHED WITH A LIBERAL PROTECTIVE COATING OF ANTI-OXIDE COMPOUND.

5. ALL MATERIALS AND LABOR REQUIRED FOR THE GROUNDING SYSTEM AS INDICATED ON THE PLANS AND DETAILS, AND AS DESCRIBED HEREIN SHALL BE FURNISHED BY THIS CONTRACTOR UNLESS OTHERWISE NOTED.

6. EXACT LOCATION OF GROUND CONNECTION POINTS SHALL BE DETERMINED IN FIELD. ADJUST LOCATIONS INDICATED ON PLANS ACCORDING TO ACTUAL EQUIPMENT LOCATIONS TO KEEP THE GROUND CONNECTION CABLES AS SHORT AS PRACTICAL.

7. PROVIDE ALL ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS AS REQUIRED BY THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE AND THE CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE. BONDING JUMPERS WITH APPROVED GROUND FITTINGS SHALL BE INSTALLED AT ALL RACEWAYS, EQUIPMENT ENCLOSURES, PULL BOXES, ETC. TO MAINTAIN GROUND CONTINUITY WHERE REQUIRED BY CODE.

8. ALL EQUIPMENT GROUND CONDUCTORS SHALL BE TIN COATED, #2 AWG COPPER UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. PROVIDE PRE AND POST GROUND TEST RESULTS, USING CLAMP-ON TESTER. TEST RESULTS SHALL BE PHOTOS WITH DIGITAL TIME AND GPS STAMPED/EMBEDDED.

E. INSPECTION/DOCUMENTATION

1. THE CONTRACTOR, UPON COMPLETION OF HIS WORK, SHALL PROVIDE AS-BUILT DRAWINGS. INFORMATION SHOULD BE GIVEN TO THE GENERAL CONTRACTOR FOR INCLUSION IN FINAL AS-BUILT SURVEY DOCUMENTS TO BE GIVEN TO THE OWNER.

2. CONTRACTOR SHALL SUPPLY DOCUMENTATION ATTESTING TO THE COMPLETE GROUND SYSTEM'S RECEIPTIVITY (MAX. 5 OHMS).

3. AN ELECTRICAL INSPECTION SHALL BE MADE BY AND INSPECTING AGENCY APPROVED BY AT&T'S REPRESENTATIVE. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AND OBTAIN POWER COMPANY APPROVAL.

4. CONTRACTOR SHALL HAVE ATS AND GENERATOR RELAY INSTALLATION AND CONNECTIONS INSPECTED BY OTHERS TO ENSURE THAT UL LISTING FOR THAT EQUIPMENT IS NOT VOIDED.



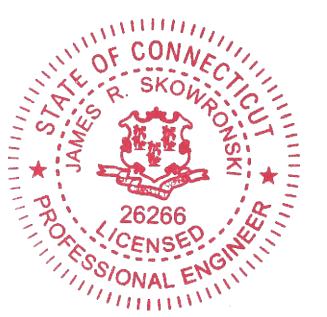
RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

PREPARED FOR:

GENERAL DYNAMICS
Information Technology, Inc.

GENERAL DYNAMICS
101 STATION DR
WESTWOOD, MA 02090

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



PROJECT TITLE:
SOUTH WINDSOR SAND HILL RD
FA ID # 10035389

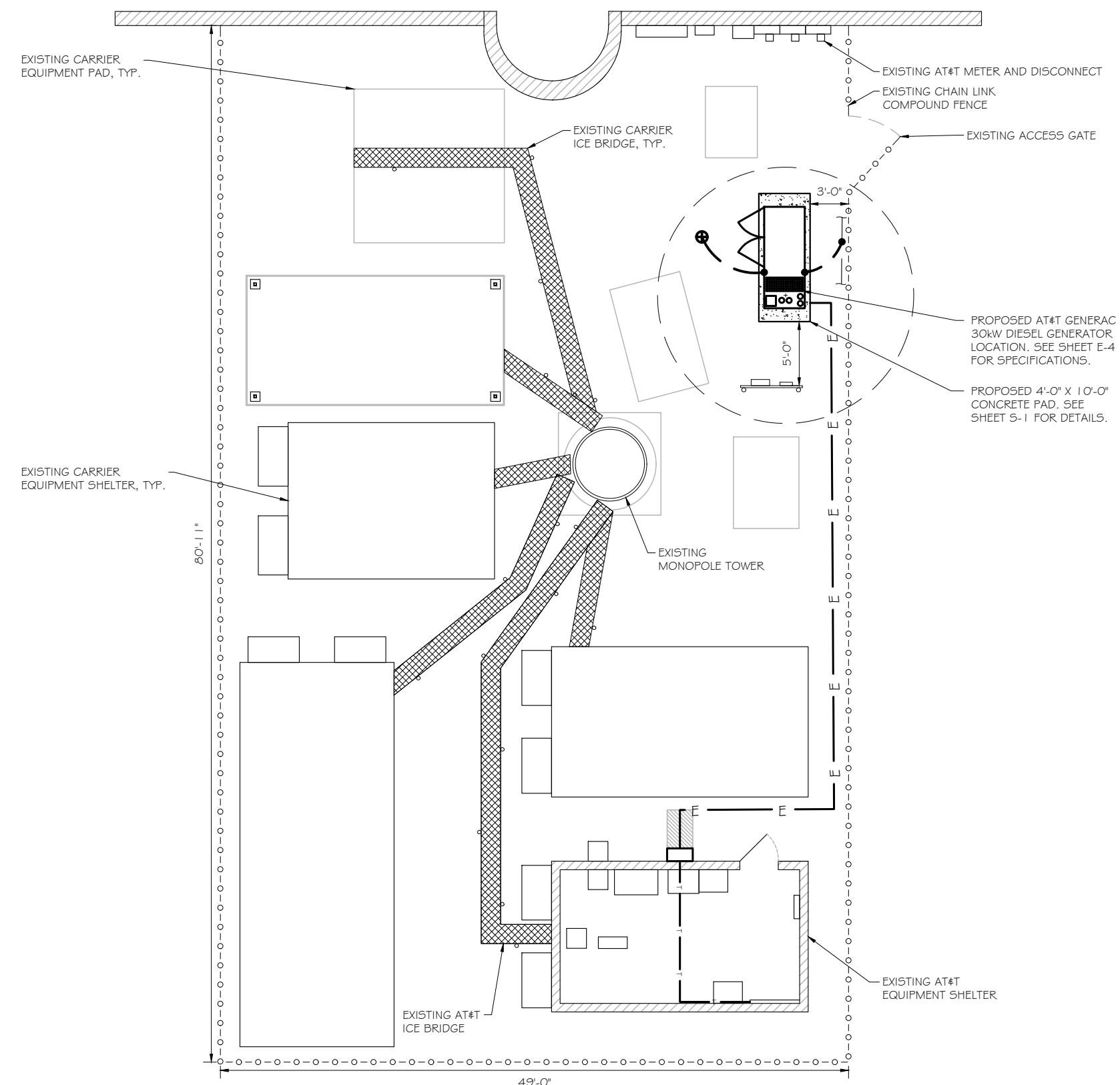
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151 SAND HILL RD
SOUTH WINDSOR, CT 06074

Sheet Title:

GENERAL NOTES

SCALE: NONE

PROJECT NUMBER 52675
SHEET NUMBER N-1



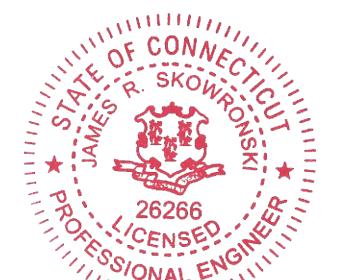
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(608) 643-4100 www.ramaker.com

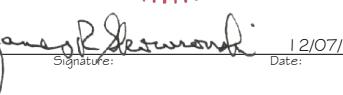
PREPARED FOR:

at&t
Mobility

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

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



Signature: 
Date: 12/07/2021

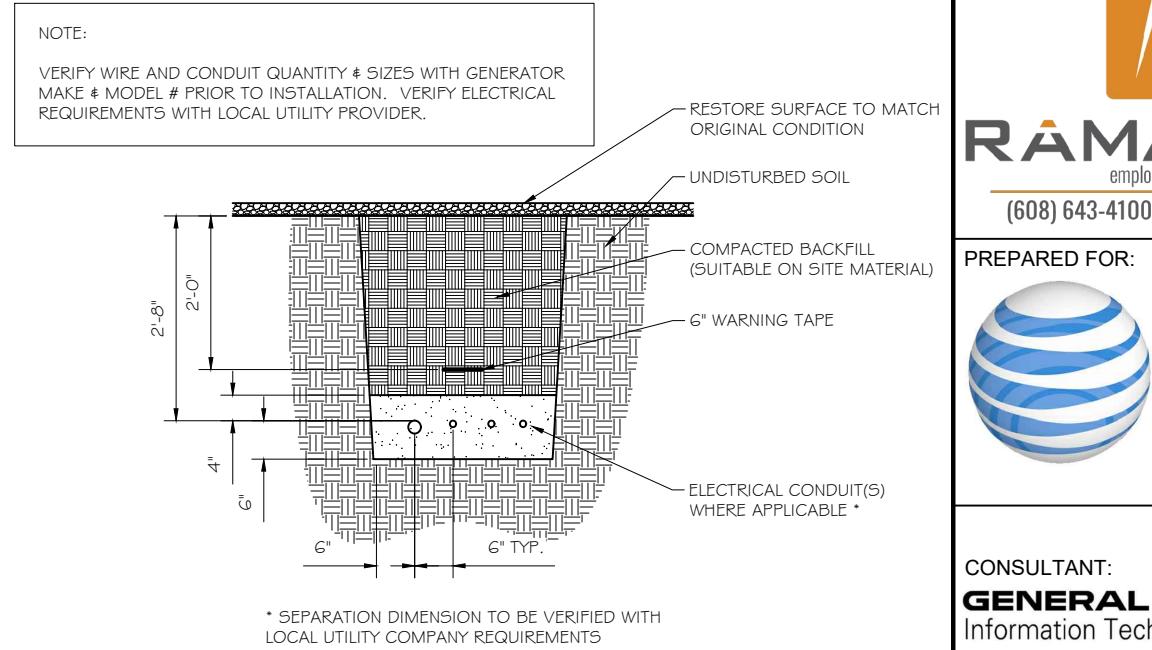
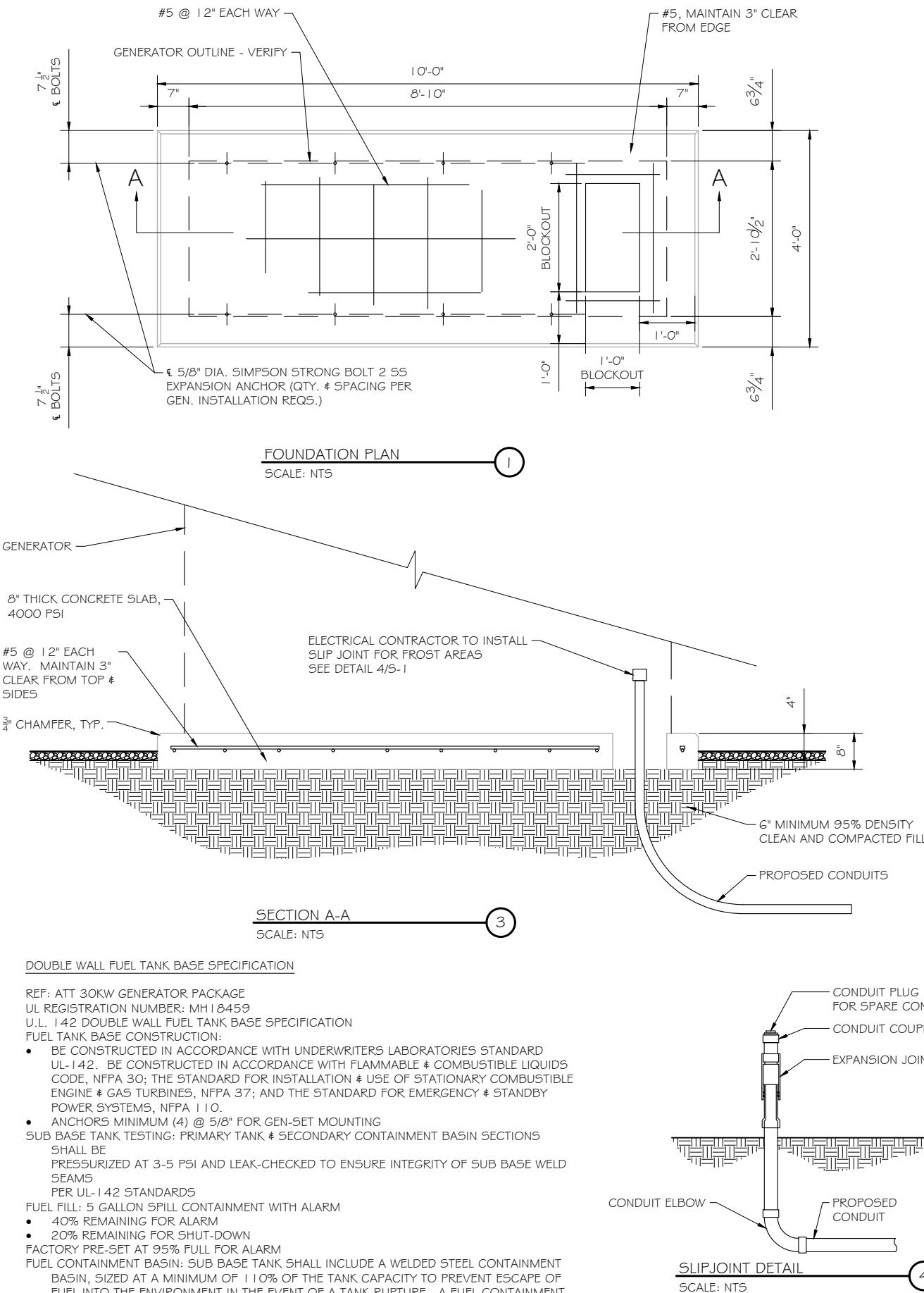
MARK DATE DESCRIPTION
ISSUE PHASE FINAL DATE ISSUED 12/07/2021

PROJECT TITLE:
SOUTH WINDSOR SAND HILL RD
FA ID # 10035389

PROJECT INFORMATION:
151 SAND HILL RD
SOUTH WINDSOR, CT 06074

SHEET TITLE:
SITE PLAN

0 5' 10' 20'
11" x 17" - 1" = 10'
22" x 34" - 1" = 5'
PROJECT NUMBER 52675
SHEET NUMBER A-1



NOTES:

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

STRUCTURAL GENERAL NOTES

1.0 GENERAL CONDITIONS

1.1 DESIGN & CONSTRUCTION OF ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES, ACI 318-11. IN CASE OF CONFLICT BETWEEN THE CODES, STANDARDS, REGULATIONS, SPECIFICATIONS, GENERAL NOTES AND/OR MANUFACTURER'S REQUIREMENTS, USE THE MOST STRINGENT PROVISIONS.

1.2 IT IS THE EXPRESS INTENT OF PARTIES INVOLVED IN THIS PROJECT THAT THE CONTRACTOR OR SUBCONTRACTOR OR INDEPENDENT CONTRACTOR OR THE RESPECTIVE EMPLOYEES SHALL EXCULPATE THE ARCHITECT, THE ENGINEER, TECH. CONSTRUCTION MANAGER, THE OWNER, & THEIR AGENTS FROM ANY LIABILITY WHATSOEVER & HOLD THEM HARMLESS AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MATTER FROM THE WRONGFUL OR NEGLIGENT ACT, OR FAILURE TO CARRY METHODS, TECHNIQUES OR PROCEDURES OR FAILURE TO CONFORM TO THE STATE SCAFFOLDING ACT IN CONNECTIONS WITH THE WORK.

1.3 DO NOT SCALE DRAWINGS

1.4 VERIFY ALL EQUIPMENT MOUNTING DIMENSIONS PER MANUFACTURER DRAWINGS

1.5 DESIGN LOADS ARE (GENERAC):

| | |
|----------------------------------|---------------------------|
| LIVE LOAD | : 100 PSF |
| EQUIPMENT SIZE | : 889.1" H, 106" W, 38" D |
| WEIGHT WITH WOODEN SHIPPING SKID | |
| ENCLOSED GENERATOR | : 3974 LBS |

2.0 FOR DESIGN & ANALYSIS OF THE FOUNDATION, THE MINIMUM NET SOIL BEARING CAPACITY SHALL BE ASSUMED TO BE 2000 PSF.

3.0 CONCRETE

3.1 MEET OR EXCEED THE FOLLOWING CODES & STANDARDS:

| | |
|-----------------|--|
| DESIGN | : ACI318-11 |
| CONSTRUCTION | : ACI301 |
| DETAILING | : CRSI MANUAL OF STANDARD PRACTICE |
| REINF. STEEL | : ASTM A 615 GRADE 60, DEFORMED |
| MIXING | : ASTM C 94. READY MIX CONCRETE |
| AIR ENTRAINMENT | : ACI 318 AND ASTM C-260 |
| AGGREGATE | : ASTM C 33 AND C 330 (FOR LIGHT WEIGHT) |

3.2 CONCRETE STRENGTH AT 28 DAYS SHALL BE 4000 PSI MINIMUM

3.3 DO NOT FIELD BEND OR WELD TO GRADE 60 REINFORCED STEEL

3.4 PROVIDE AIR ENTRAINED CONCRETE WITH AIR CONTENT OF 5 TO 7% FOR ALL CONCRETE EXPOSED TO EARTH OR WEATHER.

3.5 MAXIMUM AGGREGATE SIZE: 3/4"

3.6 DO NOT USE IN ADMIXTURE, WATER OR OTHER CONSTITUENTS OF CONCRETE WHICH HAS CALCIUM CHLORIDE.

3.7 MINIMUM COVER FOR REINFORCING STEEL SHALL BE AS SHOWN ON PLAN.

4.0 FOUNDATION & EXCAVATION NOTES

4.1 SLAB SHALL BE CONSTRUCTED UPON UNDISTURBED, NATURAL SUBGRADE OR COMPACTED GRANULAR FILL WITH AN ASSUMED MINIMUM NET ALLOWABLE BEARING CAPACITY OF 1800 PSF.

4.2 ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FRO FOUNDATION & SLAB SUBGRADE & BACKFILL AREAS, & THEN BACKFILLED WITH ACCEPTABLE GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM D1557).

4.3 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER, FROST, OR ICE FROM PENETRATING ANY FOOTING OR STRUCTURAL SUBGRADE BEFORE & AFTER PLACING OF CONCRETE, AND UNTIL SUCH CONCRETE HAS FULLY CURED.

CONSULTANT:
GENERAL DYNAMICS
Information Technology, Inc.

GENERAL DYNAMICS
101 STATION DR
WESTWOOD, MA 02090

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



Signature: *James R. Skowronski*
Date: 12/07/2021

MARK DATE DESCRIPTION
ISSUE PHASE FINAL DATE ISSUED 12/07/2021

PROJECT TITLE: **SOUTH WINDSOR SAND HILL RD**
FA ID # 10035389

PROJECT INFORMATION:
151 SAND HILL RD
SOUTH WINDSOR, CT 06074

SHEET TITLE: **FOUNDATION DETAILS**

SCALE: NONE

PROJECT NUMBER 52675
SHEET NUMBER S-1

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

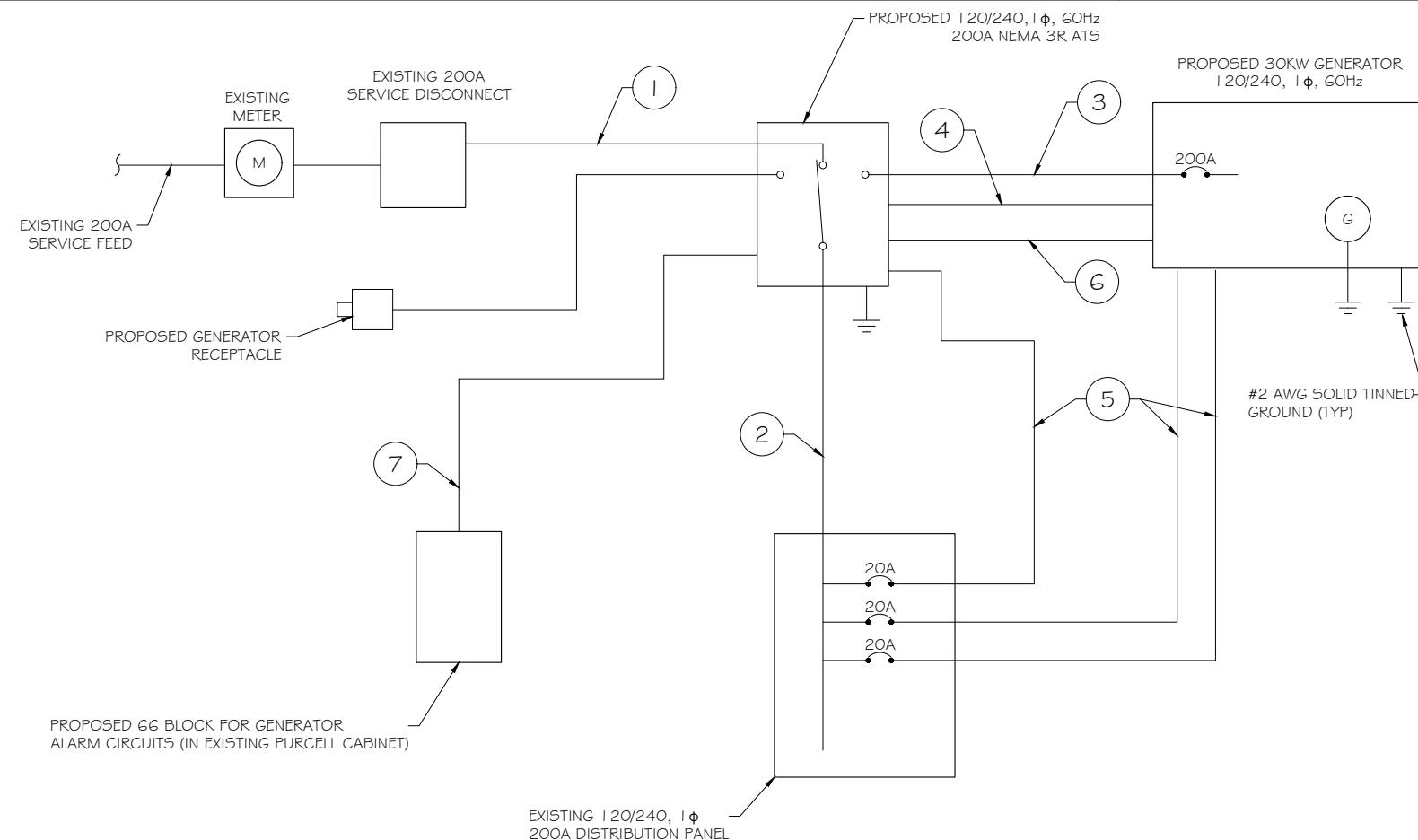
DIAGRAM CIRCUIT SCHEDULE

ALARM WIRE IDENTIFICATION CHART

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

*CAT5 CABLE ONLY, FROM 2ND CAT5 CABLE

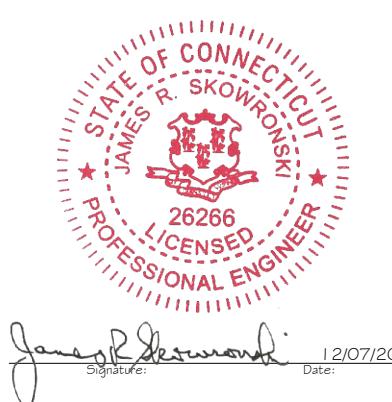
CIRCUIT DETAIL
SCALE: NTS



PROPOSED WIRING DIAGRAM
SCALE: NTS

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

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MARK DATE DESCRIPTION
ISSUE PHASE FINAL DATE ISSUED 12/07/2021

PROJECT TITLE: SOUTH WINDSOR SAND HILL RD FA ID # 10035389
PROJECT INFORMATION: 151 SAND HILL RD SOUTH WINDSOR, CT 06074

SHEET TITLE: WIRING DETAILS
SCALE: NONE

PROJECT NUMBER 52675
SHEET NUMBER E-1

RAMAKER
employee-owned
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PREPARED FOR:

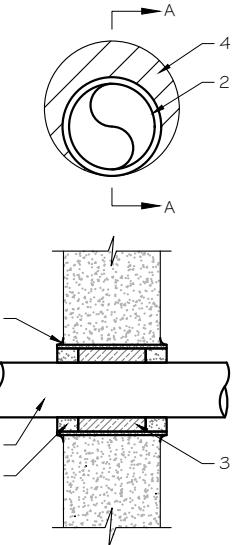

| AC Distribution Panel - Layout Diagram | | | | | | | | | |
|--|--------------|--------|------|-----------------|------------------|--------------|--------|------|---------------|
| Breaker Position | Breaker Type | On/Off | Size | Circuit Label | Breaker Position | Breaker Type | On/Off | Size | Circuit Label |
| 1 | 2P | ON | 60 | HVAC 1 | 2 | 1P | OFF | 20 | N/A |
| 3 | | | | | 4 | 1P | ON | 20 | N/A |
| 5 | 1P | ON | 20 | N/A | 6 | 1P | ON | 20 | N/A |
| 7 | 1P | ON | 20 | GFCI | 8 | 2P | ON | 60 | HVAC 2 |
| 9 | 1P | ON | 20 | EXT. LIGHTS | 10 | | | | |
| 11 | 2P | ON | 30 | RECT 1 | 12 | 2P | ON | 30 | RECT 2 |
| 13 | | | | | 14 | | | | |
| 15 | 2P | ON | 30 | RECT 3 | 16 | 2P | ON | 30 | RECT 4 |
| 17 | | | | | 18 | | | | |
| 19 | 2P | ON | 30 | RECT 5 | 20 | 2P | ON | 30 | RECT 6 |
| 21 | | | | | 22 | | | | |
| 23 | 2P | ON | 30 | RECT 7 | 24 | 2P | ON | 30 | RECT 8 |
| 25 | | | | | 26 | | | | |
| 27 | 2P | ON | 30 | RECT 9 | 28 | 1P | ON | 20 | RECEPT |
| 29 | | | | | 30 | 1P | ON | 20 | N/A |
| 31 | 1P | OFF | 20 | SPARE | 32 | 1P | ON | 20 | SMOKE |
| 33 | 1P | OFF | 20 | SPARE | 34 | | | | |
| 35 | 1P | ON | 20 | ATS | 36 | | | | |
| 37 | 1P | ON | 20 | BLOCK HEATER | 38 | | | | |
| 39 | 1P | ON | 20 | BATTERY CHARGER | 40 | | | | |

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

EXISTING PANEL SCHEDULE
SCALE: NTS

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

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



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

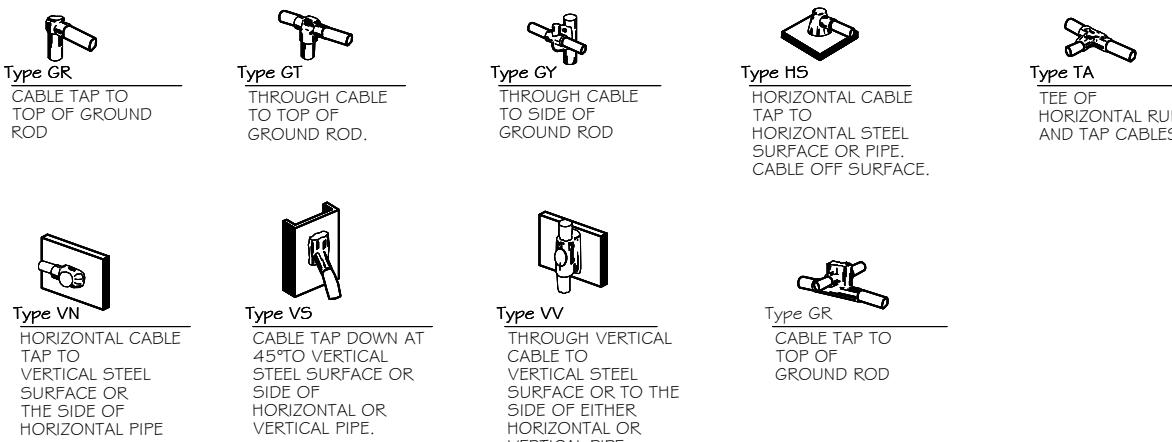
1. FLOOR OR WALL ASSEMBLY : MINIMUM 4-1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAMETER OF OPENING IS 4". SEE CONCRETE BLOCKS 9CATZ CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.
2. THROUGH PENETRATIONS : ONE METALLIC PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE ANNULAR SPACE SHALL BE MINIMUM 0". (POINT CONTACT) TO MAXIMUM 1-3/8". THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:
 - A. STEEL PIPE-NOMINAL 6" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
 - B. IRON PIPE-NOMINAL 6" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.
 - C. CONDUIT - NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOMINAL 3-1/2" DIAMETER (OR SMALLER) STEEL CONDUIT.
3. PACKING MATERIAL: MINIMUM 6" THICKNESS OF MIN 4.0 PCF MINERAL WOOL BATTING INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
4. FILL, VOID, OR CAVITY MATERIAL: SEALANT: MINIMUM 1/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR AND WITH BOTH SURFACES OF WALL. AT THE POINT CONTACT LOCATION BETWEEN PIPE AND CONCRETE/PIPE INTERFACE ON THE TOP SURFACE OF FLOOR AND ON BOTH SURFACES OF WALL, A MINIMUM 1/2" DIAMETER BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE CONCRETE/PIPE INTERFACE ON THE TOP SURFACE OF FLOOR AND ON BOTH SURFACES OF WALL. W RATING APPLIES ONLY WHEN CPG015 OR CPG04 SEALANT IS USED.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. : CPG015, CPG04, CP606, OR FS-ONE SEALANT.

* BEARING THE UL CLASSIFICATION MARK

OUTER WALL PENETRATION DETAIL (IF APPLICABLE) 2

SCALE: NTS



CADWELD DETAILS 3

SCALE: NTS



PREPARED FOR:



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

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Signature: 
Date: 12/07/2021

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ISSUE PHASE FINAL DATE ISSUED 12/07/2021

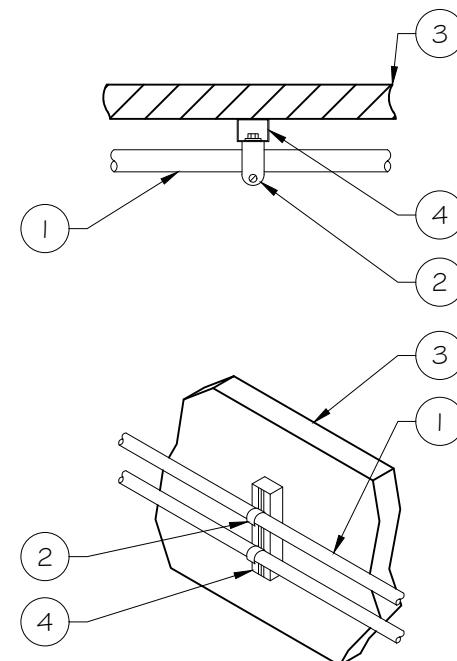
PROJECT TITLE: **SOUTH WINDSOR SAND HILL RD**
FA ID # 10035389
PROJECT INFORMATION: 151 SAND HILL RD
SOUTH WINDSOR, CT 06074

SHEET TITLE: **PANEL AND PENETRATION DETAILS**
SCALE: NONE

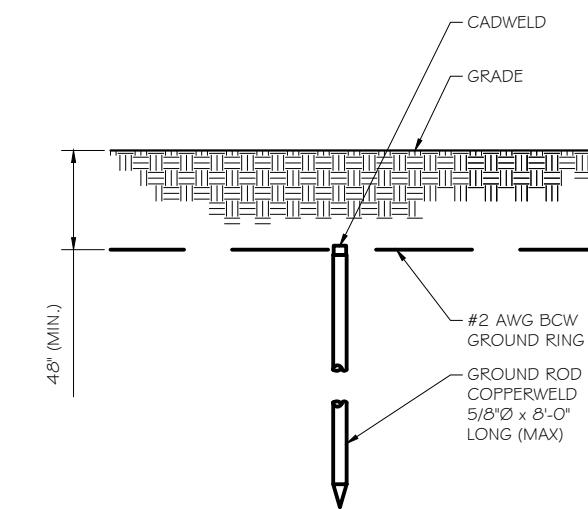
PROJECT NUMBER 52675
SHEET NUMBER E-2

- 1 CONDUIT (TYP)
- 2 BUTTERFLY CLAMP AS REQUIRED
- 3 EXISTING WALL/CEILING
- 4 VERTICAL "UNISTRUT" P1000 'T' SERIES LENGTH BASED ON NUMBER OF CONDUIT TO BE MOUNTED

| WALL CONSTRUCTION TYPE | USE |
|--|--|
| HOLLOW | 3/8" DIA. TOGGLE BOLT |
| HOLLOW, AT STUD | 3/8" DIA. LAG SCREW |
| CONCRETE BLOCK (HOLLOW) | 3/8" DIA. HILTI HY-20 WITH SCREEN, MINIMUM EMBEDMENT 2-1/2" |
| CONCRETE (SOLID) | 3/8" DIA. HILTI HY-150 WITH SCREEN, MINIMUM EMBEDMENT 2-1/2" |
| NOTE: USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT & CONNECTIONS OF CHANNELS SPACE UNITS @ 5'-0" O.C. LENGTH OF RUN | |



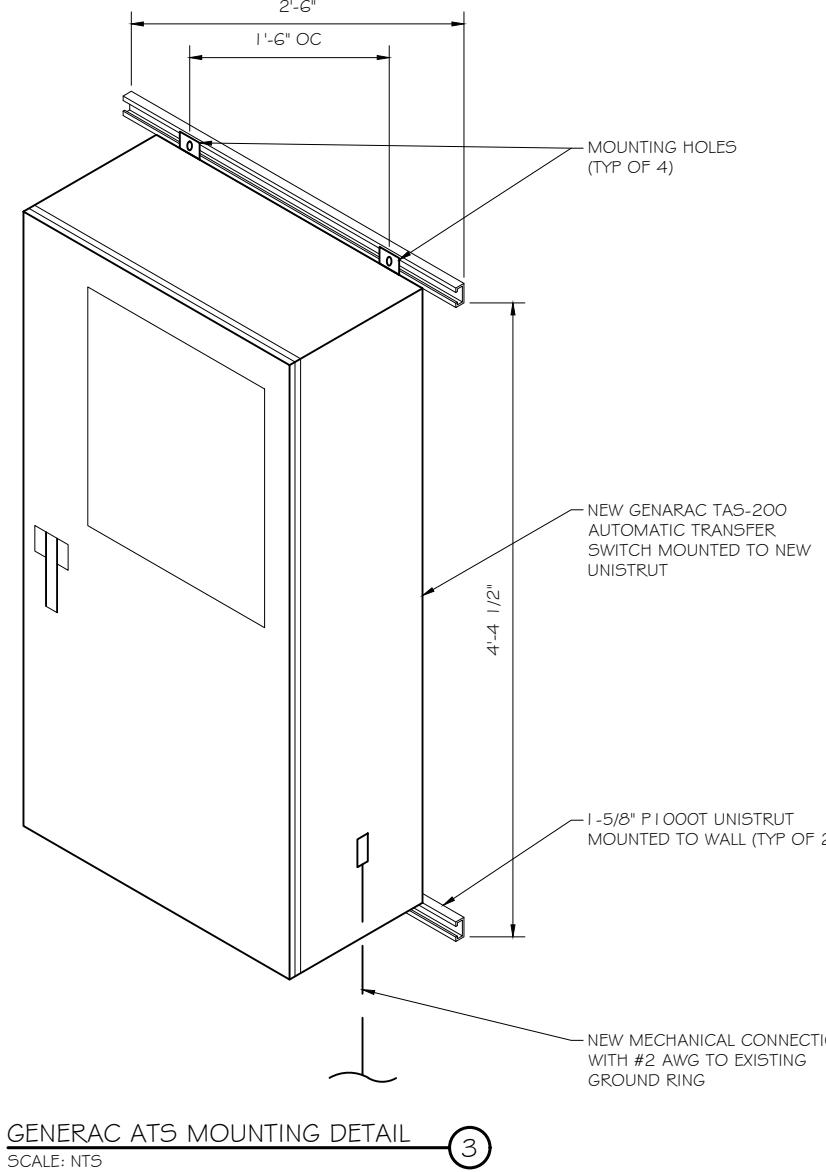
CONDUIT WALL MOUNT
SCALE: NTS



GROUND ROD DETAIL
SCALE: NTS

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

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



GENERAC ATS MOUNTING DETAIL
SCALE: NTS

NOTE:

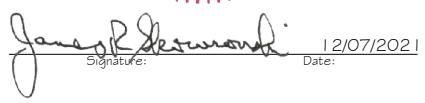
1. GROUND RODS MAY BE:
 - COPPER CLAD STEEL
 - SOLID COPPER
2. GROUND RODS SHALL HAVE A MAXIMUM SPACING TWICE THE LENGTH OF ROD
3. SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE
4. A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS WITH HIGHLY ACIDIC SOIL
5. GROUND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



CONSULTANT:
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101 STATION DR
WESTWOOD, MA 02090

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Signature:  Date: 12/07/2021

MARK DATE DESCRIPTION
ISSUE PHASE FINAL DATE ISSUED 12/07/2021

PROJECT TITLE: **SOUTH WINDSOR SAND HILL RD**
FA ID # 10035389

PROJECT INFORMATION: 151 SAND HILL RD
SOUTH WINDSOR, CT 06074

SHEET TITLE: ATS, CONDUIT & GROUND ROD DETAILS

SCALE: NONE

PROJECT NUMBER 52675
SHEET NUMBER E-3

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz



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

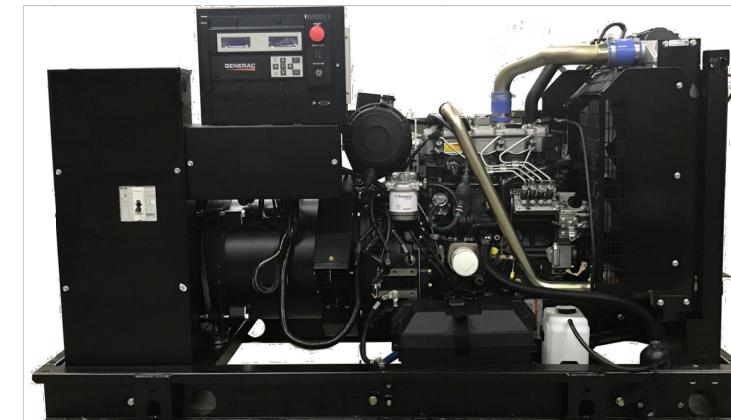


Image used for illustration purposes only

GENERAC INDUSTRIAL POWER

Codes and Standards

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



UL2200, UL508, UL489, UL142



CSA C22.2



BS5514 and DIN 6271



SAE J1349



NFPA 37, 70, 99, 110



NEC700, 701, 702, 708



ISO 3046, 7637, 8528, 9001



NEMA ICS10, MG1, 250, ICS6, AB1



ANSI C62.41

Powering Ahead

For over 50 years, Generac has provided innovative design and superior manufacturing.

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

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

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

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

SPEC SHEET

1 of 6

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

Fuel System

- Fuel Lockoff Solenoid
- Primary Fuel Filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze

Electrical System

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

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions

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

Full System Status Display

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

ALTERNATOR SYSTEM

- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding (3-Phase Only)
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

ENCLOSURE (If Selected)

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

FUEL TANKS (If Selected)

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

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PREPARED FOR:



CONSULTANT:
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WESTWOOD, MA 02090

Certification & Seal:
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Signature: *James R. Skowronski*
Date: 12/07/2021

MARK DATE DESCRIPTION
ISSUE PHASE FINAL DATE ISSUED 12/07/2021

PROJECT TITLE: SOUTH WINDSOR SAND

HILL RD

FA ID # 10035389

PROJECT INFORMATION:
151 SAND HILL RD
SOUTH WINDSOR, CT 06074

SHEET TITLE: GENERAC 30KW GENERATOR SPECIFICATIONS

SCALE: NONE

PROJECT NUMBER 52675

SHEET NUMBER E-4

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

CONFIGURABLE OPTIONS

ENGINE SYSTEM

- Oil Heater
- Critical Silencer (Open Set Only)
- Radiator Stone Guard
- Level 1 Fan and Belt Guards (Open Set Only)

FUEL SYSTEM

- NPT Flexible Fuel Line

ELECTRICAL SYSTEM

- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

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

GENERATOR SET

- Extended Factory Testing
- 8 Position Load Center
- Pad Vibration Isolation

ENGINEERED OPTIONS

ENGINE SYSTEM

- Coolant Heater Isolation Ball Valves
- Fluid Containment Pan

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

GENERAC | INDUSTRIAL POWER

CONTROL SYSTEM

- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Indication and Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- 100 dB Alarm Horn
- Ground Fault Annunciation
- 120V GFCI and 240V Outlets
- Remote Communication - Modem
- 10A Engine Run Relay

FUEL TANKS (Size On Last Page)

- 8 in (203.2 mm) Fill Extension
- 13 in (330.2 mm) Fill Extension
- 19 in (482.6 mm) Fill Extension
- Overfill Protection Valve
- 5 Gallon Spill Box Return Hose
- 5 Gallon Spill Box
- Tank Risers
- Fuel Level Switch and Alarm
- 12' Vent System
- Fire Rated Stainless Steel Fuel Hose

CIRCUIT BREAKER OPTIONS

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

ENCLOSURE

- Weather Protected Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- AC/DC Enclosure Lighting Kit
- Door Alarm Switch
- Enclosure Heater
- Damper Alarm Contacts

WARRANTY (Standby Gensets Only)

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

ALTERNATOR SYSTEM

- 3rd Breaker System

FUEL TANKS

- UL2085 Tank
- Stainless Steel Tanks
- Special Fuel Tanks
- Vent Extensions

GENERATOR SET

- Special Testing

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

| | |
|-------------------------------------|-------------------------|
| Make | Perkins |
| EPA Emissions Compliance | Stationary Emergency |
| EPA Emissions Reference | See Emission Data Sheet |
| Cylinder # | 4 |
| Type | In-Line |
| Displacement - in ³ (L) | 135 (2.22) |
| Bore - in (mm) | 3.3 (84) |
| Stroke - in (mm) | 3.9 (100) |
| Compression Ratio | 23.3:1 |
| Intake Air Method | Turbocharged |
| Cylinder Head | Cast Iron |
| Piston Type | Aluminum |
| Crankshaft Type | Forged Steel |
| Governor | Electronic Isochronous |
| Frequency Regulation (Steady State) | ±0.5% |

Cooling System

| | |
|------------------------|-------------------------|
| Cooling System Type | Closed Recovery |
| Water Pump Type | Pre-Lubed, Self Sealing |
| Fan Type | Pusher |
| Fan Speed - RPM | 1,980 |
| Fan Diameter - in (mm) | 18 (457) |

Fuel System

| | |
|----------------------------|---------------------------------|
| Fuel Type | Ultra Low Sulfur Diesel Fuel #2 |
| Fuel Specifications | ASTM |
| Fuel Filtering (Microns) | 5 |
| Fuel Inject Pump | Distribution Injection Pump |
| Fuel Pump Type | Engine Driven Gear |
| Injector Type | Mechanical |
| Fuel Supply Line - in (mm) | 0.31 (7.9) ID |
| Fuel Return Line - in (mm) | 0.2 (4.8) ID |

Engine Governing

Engine Electrical System

| | |
|----------------------------|------------------------------|
| System Voltage | 12 VDC |
| Battery Charger Alternator | Standard |
| Battery Size | See Battery Index 0161970SBY |
| Battery Voltage | 12 VDC |
| Ground Polarity | Negative |

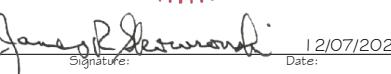
| | |
|-------------------------------------|--------------------------|
| Standard Model | K0035124Y21 |
| Poles | 4 |
| Field Type | Revolving |
| Insulation Class - Rotor | H |
| Insulation Class - Stator | H |
| Total Harmonic Distortion | <5% (3-Phase) |
| Telephone Interference Factor (TIF) | < 50 |
| Standard Excitation | Brushless |
| Bearings | Single Sealed |
| Coupling | Direct via Flexible Disc |
| Load Capacity - Standby | 100% |
| Prototype Short Circuit Test | Yes |
| Voltage Regulator Type | Digital |
| Number of Sensed Phases | All |
| Regulation Accuracy (Steady State) | ±0.25% |

ALTERNATOR SPECIFICATIONS

| | |
|-------------------------------------|---------------|
| Standard Model | K0035124Y21 |
| Poles | 4 |
| Field Type | Revolving |
| Insulation Class - Rotor | H |
| Insulation Class - Stator | H |
| Total Harmonic Distortion | <5% (3-Phase) |
| Telephone Interference Factor (TIF) | < 50 |

GENERAC | INDUSTRIAL POWER



Signature: 
Date: 12/07/2021

PROJECT TITLE: SOUTH WINDSOR SAND HILL RD
FA ID # 10035389

PROJECT INFORMATION: 151 SAND HILL RD
SOUTH WINDSOR, CT 06074

SHEET TITLE: GENERAC 30KW GENERATOR SPECIFICATIONS

SCALE: NONE

PROJECT NUMBER: 52675
SHEET NUMBER: E-4.1

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS

| Standby | | |
|---------------------------------|-------|-----------|
| Single-Phase 120/240 VAC @1.0pf | 30 kW | Amps: 125 |
| Three-Phase 120/208 VAC @0.8pf | 30 kW | Amps: 104 |
| Three-Phase 120/240 VAC @0.8pf | 30 kW | Amps: 90 |
| Three-Phase 277/480 VAC @0.8pf | 30 kW | Amps: 45 |
| Three-Phase 346/600 VAC @0.8pf | 30 kW | Amps: 36 |

MOTOR STARTING CAPABILITIES (skVA)

| 277/480 VAC | 30% | 208/240 VAC | 30% |
|-------------|-----|-------------|-----|
| K0035124Y21 | 61 | K0035124Y21 | 46 |
| K0040124Y21 | 76 | K0040124Y21 | 58 |
| K0050124Y21 | 98 | K0050124Y21 | 75 |

FUEL CONSUMPTION RATES*

| Diesel - gph (Lph) | | |
|------------------------|--------------|------------|
| Fuel Pump Lift- ft (m) | Percent Load | Standby |
| 3 (1) | 25% | 1.0 (3.7) |
| | 50% | 1.4 (5.2) |
| | 75% | 2.0 (7.5) |
| | 100% | 2.8 (10.5) |

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

COOLING

| Standby | | |
|---|-----------------------------|---------------|
| Coolant Flow | gpm (Lpm) | 14.9 (56.2) |
| Coolant System Capacity | gal (L) | 2.5 (9.5) |
| Heat Rejection to Coolant | BTU/hr (kW) | 128,638 (136) |
| Inlet Air | scfm (m ³ /hr) | 2,800 (4,757) |
| Maximum Operating Ambient Temperature | °F (°C) | 122 (50) |
| Maximum Operating Ambient Temperature (Before Derate) | See Bulletin No. 0199280SSD | |
| Maximum Radiator Backpressure | in H ₂ O (kPa) | 0.5 (0.12) |

COMBUSTION AIR REQUIREMENTS

| Standby | | |
|--|----------|--|
| Flow at Rated Power scfm (m ³ /min) | 88 (2.5) | |

ENGINE

| EXHAUST | | |
|---|----------------------------|-------------|
| Standby | | |
| Exhaust Flow (Rated Output) | scfm (m ³ /min) | 296.6 (8.4) |
| Max. Allowable Backpressure (Post Turbocharger) | inHg (kPa) | 1.5 (5.1) |
| Exhaust Temp (Rated Output) | °F (°C) | 892 (478) |

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

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

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

Standby - See Bulletin 018750SSB

Prime - See Bulletin 0187510SSB

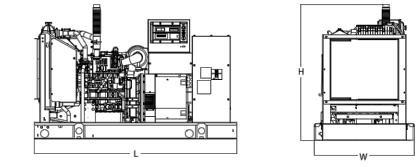
GENERAC | INDUSTRIAL POWER

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

DIMENSIONS AND WEIGHTS*

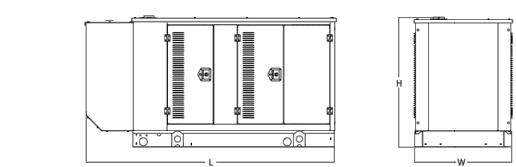


GENERAC | INDUSTRIAL POWER

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency



OPEN SET (Includes Exhaust Flex)

| Run Time - Hours | Usable Capacity - Gal (L) | L x W x H - in (mm) | Weight - lbs (kg) |
|------------------|---------------------------|--|-------------------|
| No Tank | - | 76.0 (1,930) x 37.4 (950) x 44.8 (1,138) | 1,641 (745) |
| 19 | 54 (204) | 76.0 (1,930) x 37.4 (950) x 57.8 (1,468) | 2,121 (963) |
| 47 | 132 (501) | 76.0 (1,930) x 37.4 (950) x 69.8 (1,773) | 2,351 (1,067) |
| 75 | 211 (799) | 76.0 (1,930) x 37.4 (950) x 81.8 (2,078) | 2,560 (1,162) |
| 107 | 300 (1,136) | 92.9 (2,360) x 37.4 (950) x 81.8 (2,078) | 2,623 (1,190) |

WEATHER PROTECTED ENCLOSURE

| Run Time - Hours | Usable Capacity - Gal (L) | L x W x H - in (mm) | Weight - lbs (kg) |
|------------------|---------------------------|--|-------------------|
| No Tank | - | 94.8 (2,409) x 38.0 (965) x 49.5 (1,258) | |
| 19 | 54 (204) | 94.8 (2,409) x 38.0 (965) x 62.5 (1,588) | 372 (241) |
| 47 | 132 (501) | 94.8 (2,409) x 38.0 (965) x 74.5 (1,893) | (170) (110) |
| 75 | 211 (799) | 94.8 (2,409) x 38.0 (965) x 86.5 (2,198) | |
| 107 | 300 (1,136) | 94.8 (2,409) x 38.0 (965) x 86.5 (2,198) | |

LEVEL 1 ACOUSTIC ENCLOSURE

| Run Time - Hours | Usable Capacity - Gal (L) | L x W x H - in (mm) | Weight - lbs (kg) |
|------------------|---------------------------|---|-------------------|
| No Tank | - | 112.5 (2,857) x 38.0 (965) x 49.5 (1,258) | |
| 19 | 54 (204) | 112.5 (2,857) x 38.0 (965) x 62.5 (1,582) | 505 (338) |
| 47 | 132 (501) | 112.5 (2,857) x 38.0 (965) x 74.5 (1,893) | (230) (154) |
| 75 | 211 (799) | 112.5 (2,857) x 38.0 (965) x 86.5 (2,198) | |
| 107 | 300 (1,136) | 112.5 (2,857) x 38.0 (965) x 86.5 (2,198) | |

LEVEL 2 ACOUSTIC ENCLOSURE

| Run Time - Hours | Usable Capacity - Gal (L) | L x W x H - in (mm) | Weight - lbs (kg) |
|------------------|---------------------------|--|-------------------|
| No Tank | - | 94.8 (2,407) x 38.0 (965) x 61.1 (1,551) | |
| 19 | 54 (204) | 94.8 (2,407) x 38.0 (965) x 74.1 (1,881) | 510 (341) |
| 47 | 132 (501) | 94.8 (2,407) x 38.0 (965) x 86.1 (2,186) | (232) (155) |
| 75 | 211 (799) | 94.8 (2,407) x 38.0 (965) x 98.1 (2,491) | |
| 107 | 300 (1,136) | 94.8 (2,407) x 38.0 (965) x 98.1 (2,491) | |

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

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53189

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Part No. 10000024842

Rev. B 08/27/18

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

PREPARED FOR:

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

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



Signature: _____ Date: 12/07/

TTS Series Switches

200 Amps
600 VAC



TAS200 200A Automatic Transfer Switch

TAS200
TAS200

1 of 3 2 of 3

The Generac TAS200 Automatic Transfer Switch

Flexibility for multiple application installations

Multiple generator support with 3 source panel

Designed with a 6 inch touch screen controller for improved user interface

Camlock functionality for mobile generator sources



Image used for illustration purposes only.

Features

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

Codes and Standards

Generac products are designed to the following standards:



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



NEC 700, 701 and 702



NEMA 250

Optional Features

- EXTENDED WARRANTY
- THREE-PHASE VOLTAGE CONFIGURATIONS

Application and Engineering Data

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

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

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



PREPARED FOR:



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

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



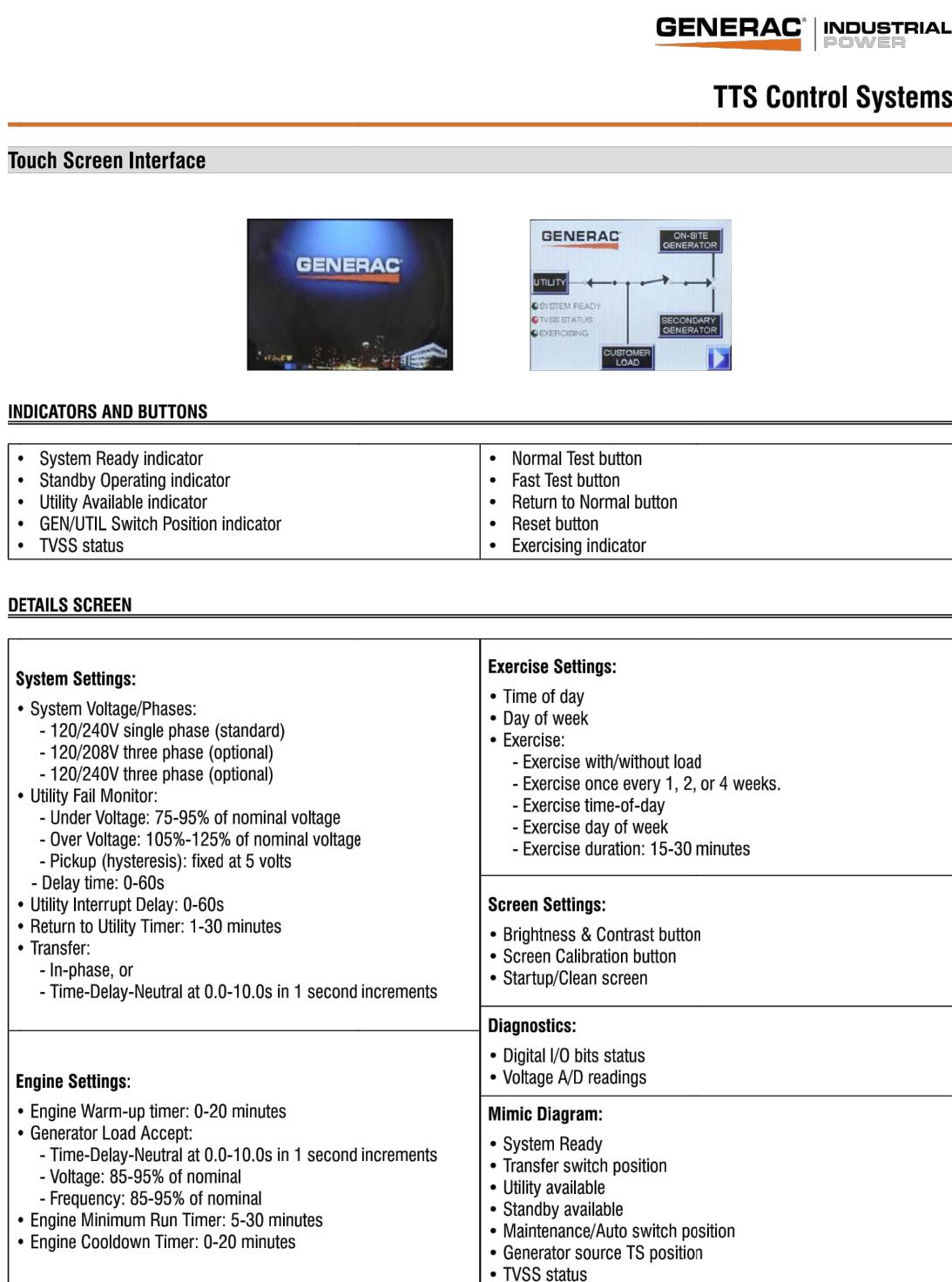
Signature: *James R. Skowronski* Date: 12/07/2021

MARK DATE DESCRIPTION
ISSUE PHASE FINAL DATE ISSUED 12/07/2021

PROJECT TITLE: SOUTH WINDSOR SAND HILL RD
FA ID # 10035389
PROJECT INFORMATION: 151 SAND HILL RD
SOUTH WINDSOR, CT 06074

SHEET TITLE: GENERAC ATS SPECIFICATIONS
SCALE: NONE

PROJECT NUMBER 52675
SHEET NUMBER E-5



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PREPARED FOR:



CONSULTANT:
GENERAL DYNAMICS
Information Technology, Inc.

GENERAL DYNAMICS
101 STATION DR
WESTWOOD, MA 02090

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



Signature: *James R. Skowronski* Date: 12/07/2021

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FA ID # 10035389
PROJECT INFORMATION: 151 SAND HILL RD
SOUTH WINDSOR, CT 06074

SHEET TITLE: GENERAC ATS SPECIFICATIONS

SCALE: NONE

PROJECT NUMBER 52675
SHEET NUMBER E-5.1

151 SAND HILL ROAD

Location 151 SAND HILL ROAD

Mblu 76/ 8/ //

Acct# 79800151

Owner SOUTH WINDSOR TOWN OF 56

Assessment \$2,108,500

Appraisal \$3,012,100

PID 9762

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$2,695,500 | \$316,600 | \$3,012,100 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2017 | \$1,886,900 | \$221,600 | \$2,108,500 |

Owner of Record

Owner SOUTH WINDSOR TOWN OF 56

Sale Price \$0

Co-Owner POLICE FACILITY

Certificate

Address 1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074

Book & Page 184/ 171

Sale Date 09/04/1974

Instrument 15

Ownership History

| Ownership History | | | | | |
|--------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| SOUTH WINDSOR TOWN OF 56 | \$0 | | 184/ 171 | 15 | 09/04/1974 |

Building Information

Building 1 : Section 1

Year Built: 1984

Living Area: 10,142

Replacement Cost: \$3,074,294

Building Percent Good: 85

Replacement Cost

Less Depreciation: \$2,613,100

Building Attributes

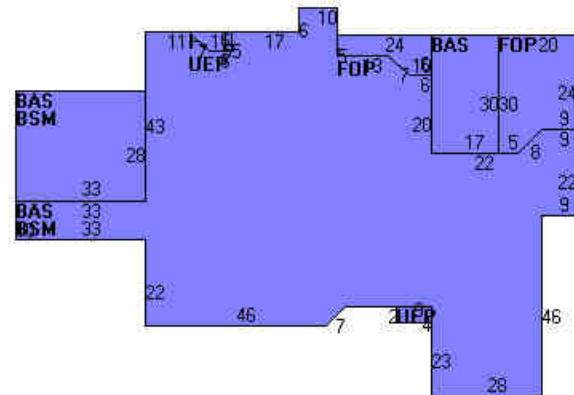
| Field | Description |
|------------------|----------------|
| STYLE | Jail |
| MODEL | Comm/Ind |
| Grade | B |
| Stories: | 1.00 |
| Occupancy | 1 |
| Exterior Wall 1 | Brick Veneer |
| Exterior Wall 2 | |
| Roof Structure | Flat |
| Roof Cover | Tar & Gravel |
| Interior Wall 1 | Minimum |
| Interior Wall 2 | |
| Interior Floor 1 | Quarry Tile |
| Interior Floor 2 | Carpet |
| Heating Fuel | Oil |
| Heating Type | Forced Hot Air |
| % Central Air | 100 |
| Foundation | Poured Conc |
| Bldg Use | Exempt Comm |
| Total Rooms | 0 |
| Total Bedrms | 0 |
| Total Fixtures | 58 |
| % Wet Sprinkler | 95 |
| % Dry Sprinkler | |
| 1st Floor Use | |
| Heat/AC | NONE |
| Frame Type | MASONRY |
| Baths/Plumbing | AVERAGE |
| % Finished | 100 |
| Class | C |
| Wall Height | 9 |

Building Photo



(<http://images.vgsi.com/photos/SouthWindsorCTPhotos/1001007125.JPG>)

Building Layout



(http://images.vgsi.com/photos/SouthWindsorCTPhotos//Sketches/9762_9)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 8,900 | 8,900 |
| FUS | Finished Upper Story | 1,242 | 1,242 |
| BSM | Basement | 8,390 | 0 |
| FOP | Open Porch | 690 | 0 |
| UEP | Unfin. Enclosed Porch | 78 | 0 |
| | | 19,300 | 10,142 |

Extra Features

| Extra Features | | | | | Legend |
|----------------|----------------|-----------|----------|--------|--------|
| Code | Description | Size | Value | Bldg # | |
| ELV1 | Elevator Pass | 2 STOPS | \$37,400 | | 1 |
| SPR1 | Sprinklers-Wet | 9632 S.F. | \$6,600 | | 1 |

Land

Land Use

Use Code 920
Description Exempt Comm
Zone RR
Neighborhood C400
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 5.31
Frontage 0
Depth 0
Assessed Value \$221,600
Appraised Value \$316,600

Outbuildings

| Outbuildings | | | | | | Legend |
|---------------------|--------------------|-----------------|------------------------|-------------|--------------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| PAV1 | Paving | AS | Asphalt | 42000 S.F. | \$31,500 | 1 |
| LT1 | Lights | | | 10 UNITS | \$6,900 | 1 |

Valuation History

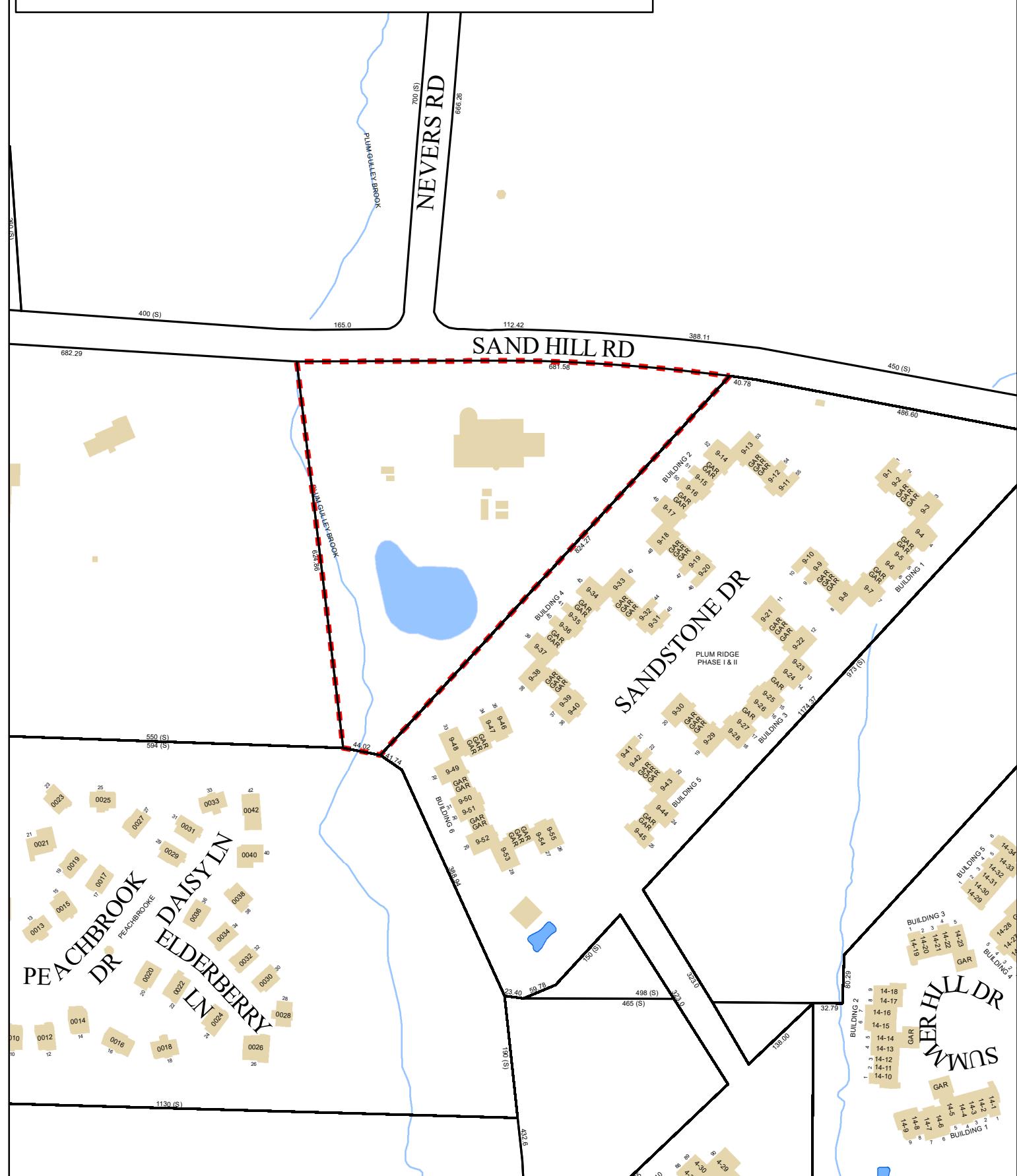
| Appraisal | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 4000 | \$2,695,500 | \$316,600 | \$3,012,100 |
| 2019 | \$2,695,500 | \$316,600 | \$3,012,100 |
| 2018 | \$2,695,500 | \$316,600 | \$3,012,100 |

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 4000 | \$1,886,900 | \$221,600 | \$2,108,500 |
| 2019 | \$1,886,900 | \$221,600 | \$2,108,500 |
| 2018 | \$1,886,900 | \$221,600 | \$2,108,500 |

Town of South Windsor, Connecticut - Assessment Parcel Map

Parcel: 79800151

Address: 151 SAND HILL ROAD



Approximate Scale:
1 inch = 200 feet

**Map Produced:
January 2021**

Disclaimer:

This map is for informational purposes only.
All information is subject to verification by any user.
The Town of South Windsor and its mapping contractors
assume no legal responsibility for the
information contained herein.



ATTACHMENT 2



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CONN. 06074
AREA CODE 860 / 644-2511

HAND DELIVERED

October 16, 2000

Town of South Windsor
c/o Matthew Galligan, Town Manager
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Galligan:

Re: Appl #00-30P, Town of South Windsor Site Plan and Special Exception

We are pleased to advise you that the Planning & Zoning Commission voted on October 3, 2000, to approve the above referenced application for a Site Plan of Development and Special Exception to Section 16.0-16.8.

This approval is for the construction of a telecommunications tower on property located 151 Sand Hill Rd., RR zone as shown on plans prepared by Design Professionals, Inc., Job No. 1297, dated 5/10/00, as revised. This approval is subject to the following modifications:

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
1. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
2. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 8.1.10 of the Zoning Regulations.
3. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
4. This approval will expire in 5 years on October 3, 2005. Permit renewals can be granted upon submittal of a request by the owner; renewal does not require a new application or public hearing.

Black and white transparent mylars of Sheet #2 with the above modifications, together with three blueprint copies of the entire set of plans must be submitted to this Commission within 30 days to be stamped and signed. The letters of approval of this Commission as well as the Inland Wetlands Agency/Conservation Commission must be reproduced on the mylars.

After the mylars have been signed by the Commission, they will be returned to you for filing in the Office of the Town Clerk. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

The attached Special Exception form must be completed and filed in the Town Clerk's office. The special exception will take effect upon filing.

Sincerely,

Walter J. Mealy Jr.

**Walter J. Mealy, Chairman
Planning and Zoning Commission**

cc: **Town Engineer
Chief Building Official
Assessor
Superintendent of Pollution Control
Fire Marshal
Design Professionals, Inc.**

Town of South Windsor Telecommunications Tower PH 9/12/00

1. Request for site plan modification and Special Exception for additional parking and to construct monopole telecommunications facility (replacing the existing tower) at the South Windsor Police facility at 151 Sand Hill Road, RR zone.
2. The site improvements include the expansion of on-site parking with a gain of 23 spaces along the southerly boundary of the site. They are also proposing the addition of a canopy to cover 10 spaces directly behind the building and a dumpster enclosure area. Proposed impervious coverage is 29.9%; 50% allowed.
3. There are some regulated wetlands on site, however all the construction activities are located out of the wetland buffer area.
4. Proposed tower height is 199.9feet; 175 feet allowed. The applicant received a variance from the ZBA on February 3, 2000, for the following: variances to section 16.3 a, c, d & e to allow a commercial wireless telecommunication tower: The sections refer to (a) application for this facility by the Town rather than by a licensed carrier; (c) to allow a tower up to 199.00'; (d) to allow such a site within 1,000' of a playground or school; and (e) to allow a site within 500' of residences

Is there
(b) ?

The Zoning Board of appeals concluded the hardship to be as follows:

1. The existing telecommunications system and tower are inadequate and must be replaced to ensure quality town-wide emergency communications.
2. The proposed replacement facility must be located at the subject site, and there are no reasonable alternatives.
3. Characteristics of the coverage area, including topographic features of the Town, necessitate erecting a tower to the proposed height.
4. The Architectural and Design Review Committee reviewed this plan. They concurred with additional evergreen plantings along the northerly boundary (facing Plum Ridge Condo) to address gaps that currently exist in the buffer.
5. Special Exception criteria to consider for the construction of a tower include:
 - ◆ There will be minimal adverse effects on uses in the area;
 - ◆ Surrounding property values will be conserved and the character of the neighborhood will not be unduly disrupted;

- ◆ The land is physically suited for such use and minimal adverse environmental and aesthetic impacts are created, including but not limited to whether alternate sites were exhausted; what lies within the fall zone of the tower; existence of endangered species; whether other development is being proposed or considered at or near the site; effect on bird habitats; and length of access road; and,
- ◆ Public health and safety will not be adversely affected.

7. Location preferences in the TCC regulation are (1) on existing structures such as buildings, water towers and utility poles, or existing/previosly-approved towers; (2) on new towers with visual mitigation in commercial and industrial districts; and (3) on new towers located in commercial or industrial zones. There are three lower-priority categories also, including residential zones.
8. This tower will serve the police department, fire department as well as spots for co-locators.
9. General site requirements include:
 - Towers must be painted non-contrasting blue, gray or black;
 - Towers shall be designed to collapse upon themselves;
 - Any pole over 150 feet must accommodate at least two additional users; and
 - All utilities must be installed underground;
10. Submittal requirements include a report from a licensed engineer indicating that the proposed wireless site will comply with the emission standards of the FCC for non-ionizing electromagnetic emissions; this report was submitted with the application.
11. A Special Exception for a telecommunications facility is granted for an initial five-year period. Permit renewals can be granted upon submittal of a request by the owner; renewal does not require a new application or public hearing. The regulations require that tower construction commence within one year from the date of approval. There is also an abandonment clause in the zoning regulations that requires removal of the facility within 90 days from the date of abandonment and restoration of the area to its previous appearance.

If this application is approved, the Planning Dept. has no additional modifications.

I, Walter J. Mealy, Chairman of the South Windsor Planning & Zoning Commission, hereby certify that on October 3, 2000, the Planning and Zoning Commission granted to The Town of South Windsor a Special Exception to Article 16.0-16.8 of the Zoning Regulations and Resubdivision to install a telecommunications tower on property located at 151 Sand Hill Rd. as shown on plans prepared by Design Professionals, Inc., Project No.1297.

Assessor's Map and Parcel Number: Map # 76 Parcel # 8
More particularly bounded and described as follows: See Attached

All that certain piece or parcel of land, situated on the southerly side of Sand Hill Road, in the Town of South Windsor, County of Hartford and State of Connecticut, containing 5.31 acres, bounded and described as follows:

Beginning at a point in the southerly line of Sand Hill Road, which point represents the northwesterly corner of the herein described premises and the northeasterly corner of land now or formerly of the Missionary Society of the Diocese of Connecticut; thence running S 6° 54' 21" E, 624.86 feet, along the easterly line of said land now or formerly of the Missionary Society of the Diocese of Connecticut, to a point marked by an iron pipe; thence running S 81° 27' 34" E, 44.02 feet, along land now or formerly of Norman P. Priest, to a point which represents the southeasterly corner of the herein described premises; thence running N 42° 56' 12" E, 824.29 feet, along the westerly line of other land of Allerton Construction Corporation, to a point in the southerly line of Sand Hill Road, which point represents the northeasterly corner of the herein described premises and the northwesterly corner of said other land of Allerton Construction Corporation; thence running in a generally westerly direction, along the southerly line of Sand Hill Road, a total distance of 681.58 feet to the point or place of beginning.

OWNER OF RECORD: Town of South Windsor

Dated at South Windsor, Connecticut this 16th day of October.

In accordance with CGS Section 8-3d

Walter J. Mealy
Walter J. Mealy, Chairman
Planning & Zoning Commission

Received for record this _____ day of _____, 19____, at

South Windsor, Connecticut

ATTEST:

Received for record this _____ day of _____, 19____, at

South Windsor, Connecticut

ATTEST:

ATTACHMENT 3

CERTIFICATE OF SERVICE

I hereby certify that on the 5th day of January, 2022 one original and two copies of AT&T's Exempt Modification Request was sent to the Connecticut Siting Council electronically and via overnight mail and a copy of the same was sent via Certificate of Mailing to:

Mayor Liz Pendleton
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Michele M. Lipe, AICP,
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Town Clerk
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

SBA Towers
8051 Congress Avenue
Boca Raton, FL 33487

Dated: January 5, 2022



Daniel Patrick
Cuddy & Feder LLP
445 Hamilton Ave, 14th Floor
White Plains, NY 10601
(914) 761-1300
Attorneys for the Applicant