

# SITE NAME: STRAFFORD EAST

15 STRAFFORD ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

SITE NUMBER: NAV-31

FOR ZONING



Navigator Properties, LLC  
P.O. BOX 1160  
KENNEBUNKPORT, ME 04046

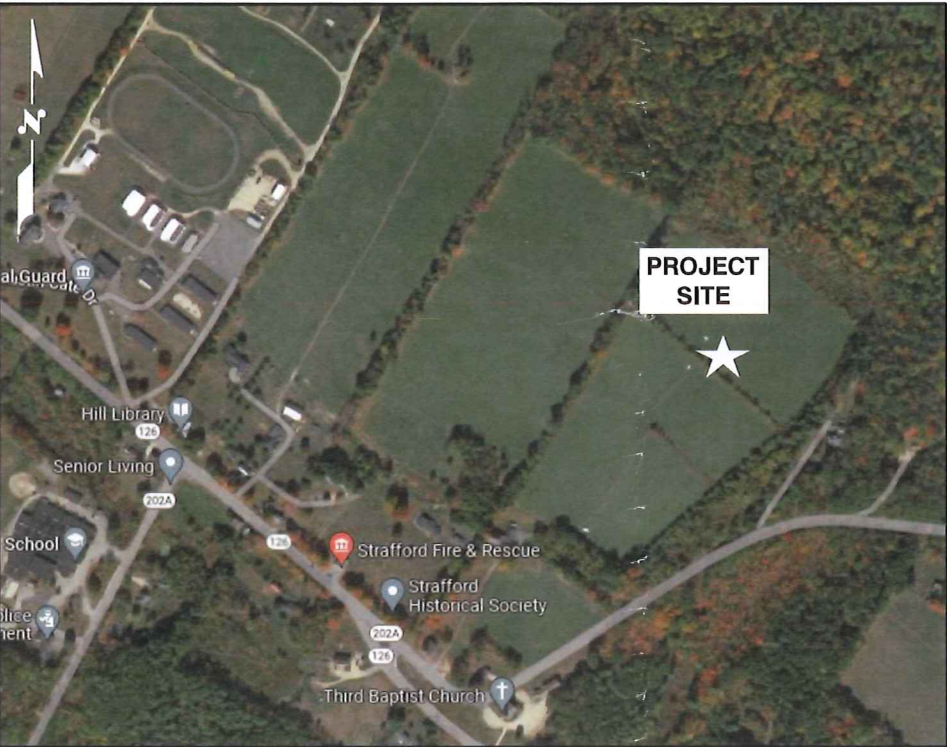


45 BEECHWOOD DRIVE, NORTH ANDOVER, MA 01845  
TEL: (978) 557-5553

## GENERAL NOTES

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF MARINER TOWER. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.

THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.



## PROJECT SUMMARY

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY

APPLICANT: MARINER TOWER  
NAVIGATOR PROPERTIES, LLC.  
P.O. BOX 1160  
KENNEBUNKPORT, ME 04046

SITE ADDRESS: 15 STRAFFORD ROAD  
STRAFFORD, NH 03884

TAX ID/PARCEL ID: 11-83

ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL

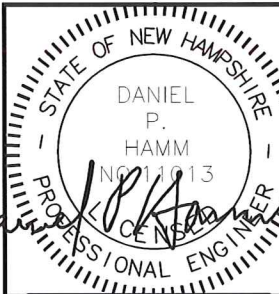
PROPERTY OWNER: GAIL J. BARRY &  
MICHAEL A. BARRY, JR.  
15 STRAFFORD ROAD  
STRAFFORD, NH 03884

LATITUDE: 43° 16' 16.92" N

LONGITUDE: 71° 07' 06.43" W

JURISDICTION: TOWN OF STRAFFORD  
STRAFFORD COUNTY

PROPOSED USE: TELECOMMUNICATIONS FACILITY



CHECKED BY: RP

APPROVED BY: DPH

## SUBMITTALS

REV.	DATE	DESCRIPTION	BY
3	03/28/23	REVISED FOR ZONING	VD
2	11/29/22	REVISED FOR ZONING	VD
1	10/24/22	ISSUED FOR ZONING	VD
0	09/07/22	ISSUED FOR REVIEW	VD

## APPROVALS

PROJECT MANAGER DATE

CONSTRUCTION DATE

RF ENGINEERING DATE

ZONING / SITE ACQ. DATE

OPERATIONS DATE

PROPERTY OWNER DATE

72 HOURS



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BEFORE YOU DIG  
CALL TOLL FREE 1-888-DIG-SAFE  
OR CALL 811



UNDERGROUND SERVICE ALERT

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SHEET TITLE

TITLE SHEET

(NSD-RL)

SHEET NUMBER

T-1



GROUNDING NOTES

1. AFTER INSTALLATION THE SUBCONTRACTOR SHALL INSPECT THE GROUNDING & LIGHTNING PROTECTION SYSTEMS FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS AND #2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT SHALL BE MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. ALL NEW STRUCTURES WITH A FOUNDATION AND/OR FOOTING HAVING 20 FT. OR MORE OF 1/2 IN. OR GREATER ELECTRICALLY CONDUCTIVE REINFORCING STEEL MUST HAVE IT BONDED TO THE GROUND RING USING AN EXOTHERMIC WELD CONNECTION USING #2 AWG SOLID BARE TINNED COPPER GROUND WIRE, PER NEC 250.50

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
  
CONTRACTOR – MARINER TOWER  
SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)  
OWNER – MARINER TOWER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (Fy = 36 ksi) UNLESS OTHERWISE NOTED. PIPES SHALL BE ASTM A53 TYPE E (Fy = 36 ksi). ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. TOUCHUP ALL SCRATCHES AND OTHER MARKS IN THE FIELD AFTER STEEL IS ERECTED USING A COMPATIBLE ZINC RICH PAINT.
16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF MARINER TOWER SITES."
17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18. TO AVOID UNNECESSARY CLEARING OF VEGETATION, MARINER WILL PROVIDE THE SOILS TEST REPORT, ALONG WITH THE FOUNDATION DESIGN AND TOWER DRAWINGS AT THE TIME OF APPLYING FOR THE BUILDING PERMIT.
19. APPLICABLE BUILDING CODES:  
SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.  
BUILDING CODE: IBC 2018 WITH NEW HAMPSHIRE AMENDMENTS  
ELECTRICAL CODE: REFER TO ELECTRICAL DRAWINGS  
LIGHTNING CODE: REFER TO ELECTRICAL DRAWINGS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)

MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION;

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL

EQUIPMENT AND ANTENNA SUPPORTING STRUCTURES; REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC ELECTRICAL STANDARDS.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

AGL	ABOVE GRADE LEVEL	EQ	EQUAL	REQ	REQUIRED
AWG	AMERICAN WIRE GAUGE	GC	GENERAL CONTRACTOR	RF	RADIO FREQUENCY
BBU	BATTERY BACKUP UNIT	GRC	GALVANIZED RIGID CONDUIT	TBD	TO BE DETERMINED
BTCW	BARE TINNED SOLID COPPER WIRE	MGB	MASTER GROUND BAR	TBR	TO BE REMOVED
BGR	BURIED GROUND RING	MIN	MINIMUM	TBRR	TO BE REMOVED AND REPLACED
BTS	BASE TRANSCEIVER STATION	P	PROPOSED	TYP	TYPICAL
E	EXISTING	NTS	NOT TO SCALE	UG	UNDER GROUND
EGB	EQUIPMENT GROUND BAR	RAD	RADIATION CENTER LINE (ANTENNA)	VIF	VERIFY IN FIELD
EGR	EQUIPMENT GROUND RING	REF	REFERENCE		

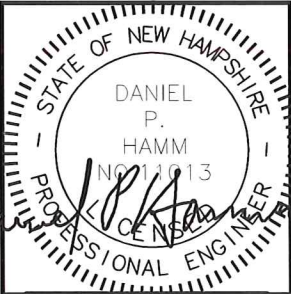
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P.O. BOX 1160  
KENNEBUNKPORT, ME 04046



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CHECKED BY: RP

APPROVED BY: DPH

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15 STRAFFORD ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

SHEET TITLE

GENERAL NOTES

(NSD-RL)

SHEET NUMBER

GN-1





PROPOSED  
100'X100'  
LEASE AREA

11-83  
15 STRAFFORD ROAD  
N/F  
GAIL J. BARRY & MICHAEL A. BARRY, JR.  
15 STRAFFORD ROAD  
STRAFFORD, NH 03884  
AREA = 111 AC. ±

PROPOSED  
15' WIDE ACCESS &  
UTILITY EASEMENT

11-84  
69 STRAFFORD ROAD  
N/F  
CHARLES R. & PAULINE E. CROTEAU  
69 STRAFFORD ROAD  
STRAFFORD, NH 03884

### LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- STONEWALL
- CONTOUR LINE
- TREELINE
- OHW
- OVERHEAD WIRES
- WETLAND DELINEATION
- TOWER CONTROL POINT
- TEMPORARY BENCHMARK (TBM)
- UTILITY POLE
- GUY WIRE ANCHOR
- WETLAND FLAG

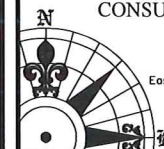


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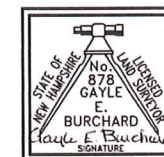


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### NORTHEAST SURVEY CONSULTANTS



3 Ferry Street  
Studio 1 East  
Easthampton, MA 01027  
(413) 203-5144  
northeastsurvey.com



GAYLE E. BURCHARD NH LLS #878

CHECKED BY: BCF

APPROVED BY: GEB

### SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	10/21/22	ISSUED FOR REVIEW	JOG

SITE NUMBER:

NAV-31

SITE NAME:

STRAFFORD EAST

SITE ADDRESS:

15 STRAFFORD ROAD  
STRAFFORD, NH 03884

SHEET TITLE

EXISTING CONDITIONS  
PLAN

SHEET NUMBER

C-2

### EXISTING CONDITIONS PLAN

22x34 SCALE: 1"=30'-0"  
11x17 SCALE: 1"=60'-0"





11-76  
OFF PARKER MOUNTAIN ROAD  
N/F  
GLENN D. & SANDRA L. PIERCE  
934 PARKER MOUNTAIN ROAD  
STRAFFORD, NH 03884

TBM  
EL=651.39'  
SPIKE IN 16" OAK

CONTROL POINT B  
-IRON ROD SET-  
N: 281784.54  
E: 1130079.74

CONTROL POINT A  
-IRON ROD SET-  
N: 281712.68  
E: 1130164.83

PROPOSED  
CENTER OF TOWER  
LAT: 43°16'16.92"  
LON: 71°07'06.43"  
N: 281609.00  
E: 1130257.91  
GROUND EL: 642'±

PROPOSED  
75'X75' FENCED  
COMPOUND

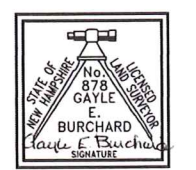
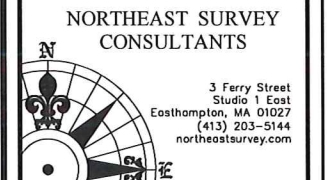
PROPOSED  
15' WIDE ACCESS &  
UTILITY EASEMENT

PROPOSED  
100'X100'  
LEASE AREA

11-83  
15 STRAFFORD ROAD  
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AREA = 111 AC. ±

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- GUY WIRE ANCHOR



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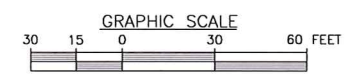
EXISTING CONDITIONS  
PLAN

SHEET NUMBER

C-3

### EXISTING CONDITIONS PLAN

22x34 SCALE: 1"=30'-0"  
11x17 SCALE: 1"=60'-0"



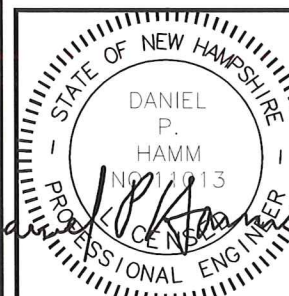




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STRAFFORD, NH 03884  
STRAFFORD COUNTY

SHEET TITLE

SITE PLAN

(NSD-RL)

SHEET NUMBER

C-4

FOR ZONING

#### SOURCE

- SURVEY PROVIDED BY NORTHEAST SURVEY CONSULTANTS, 3 FERRY STREET, STUDIO 1 EAST EASTHAMPTON, MA 01027, DATED: 09/07/22
- WETLANDS REPORT PROVIDED BY A&D KLUMB ENVIRONMENTAL, LLC, DATED: 06/27/22

#### LEGEND

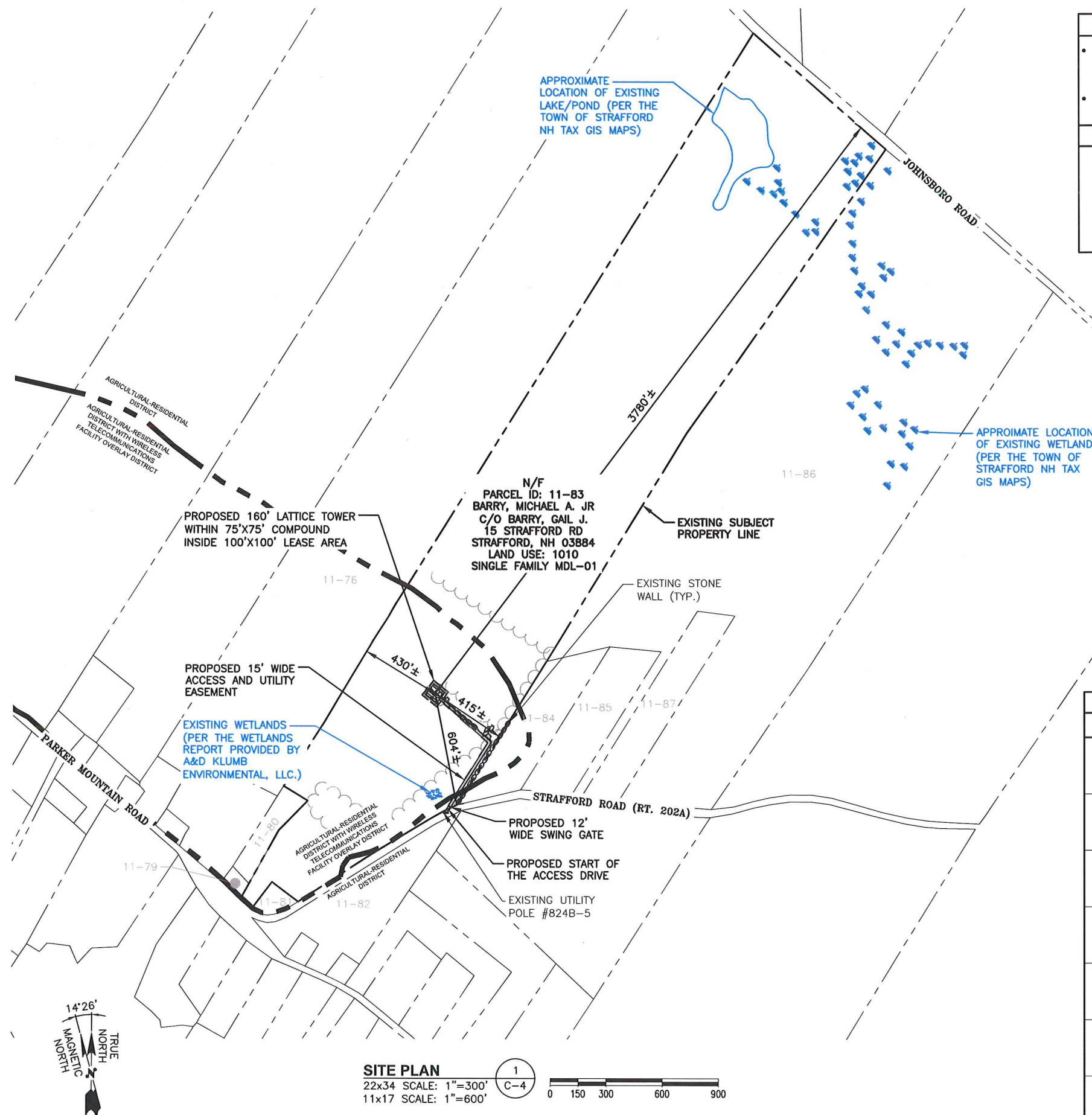
---	SUBJECT PROPERTY LINE
---	ABUTTING PROPERTY LINE
XX-XXX	PARCEL ID (MAP-LOT)
	EXISTING WETLANDS

#### NOTE:

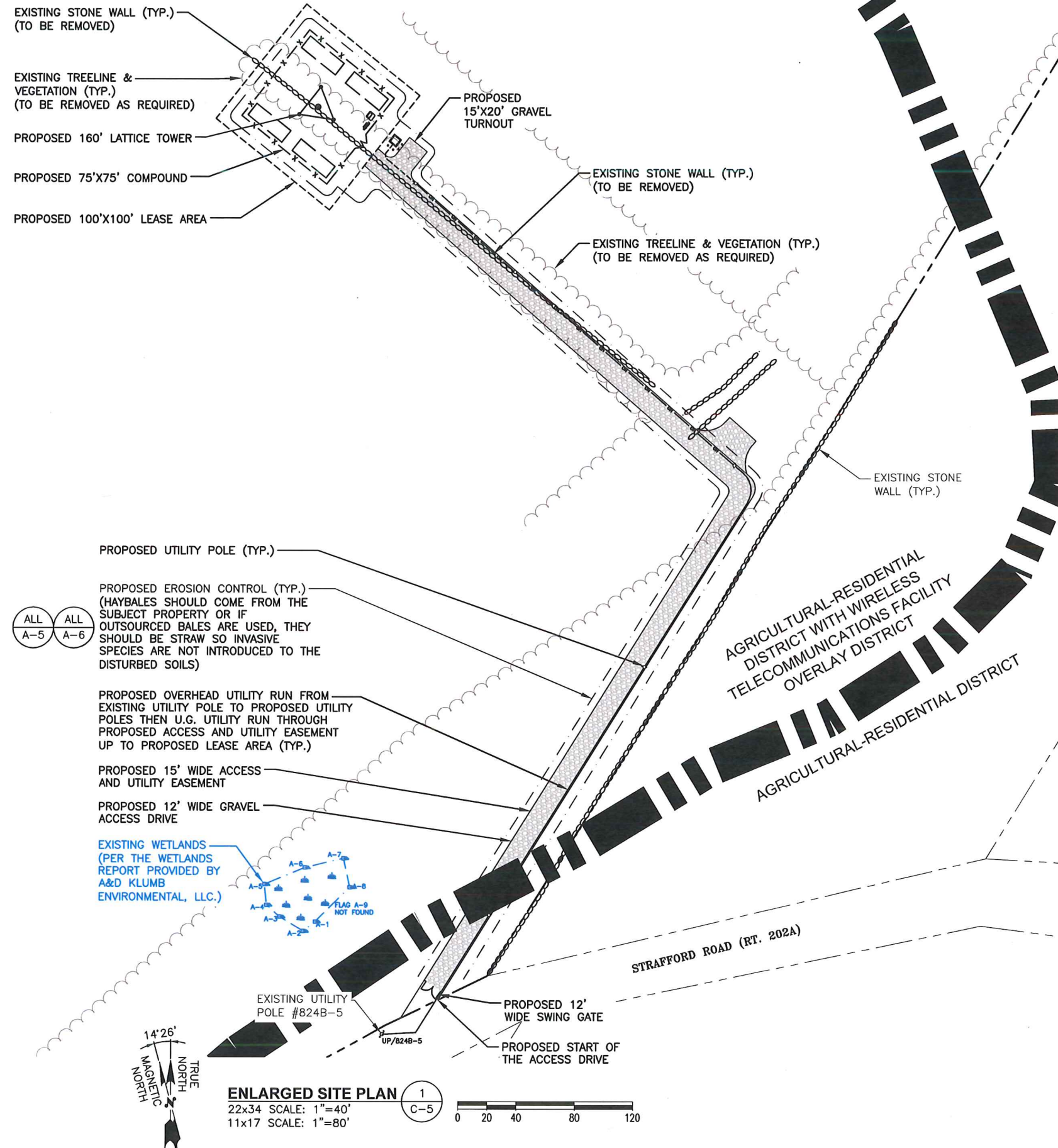
- A WETLANDS REPORT WAS COMPLETED BY A&D KLUMB ENVIRONMENTAL, LLC, DATED: JUNE 27, 2022. THE CONCLUSION OF THIS REPORT STATED THAT A SMALL WETLAND AREA WAS IDENTIFIED WITHIN THE SLOPE TO THE WEST OF THE PROPOSED ACCESS ROAD. SEE WETLANDS REPORT FOR ADDITIONAL INFORMATION.
- PER THE TOWN OF STRAFFORD NH TAX GIS MAPS, SOME EXISTING WETLANDS, STREAMS OR SURFACE WATER RESEVOIRS DO EXIST ON THE SUBJECT PROPERTY AND THE ADJACENT PARCEL PROPERTIES (SEE APPROXIMATE LOCATIONS ON SHEET C-4, C-5)

#### ABUTTING PROPERTY INFO

PARCEL ID:	PROPERTY OWNER:	LAND USE
11-76	GLENN D. & SANDRA L. PIERCE 934 PARKER MOUNTAIN RD STRAFFORD, NH 03884	7000 FARM
11-79	STRAFFORD HISTORICAL SOCIETY P.O. BOX 33 CTR STRAFFORD, NH 03815	9100 CHARITABLE MDL-94
11-80	STRAFFORD HISTORICAL SOCIETY PO BOX 33 CTR STRAFFORD, NH 03815	9100 CHARITABLE MDL-94
11-81	THIRD BAPTIST CHURCH PO BOX 36 CENTER STRAFFORD, NH 03815	9090 RELIGIOUS
11-82	THIRD BAPTIST CHURCH PO BOX 36 CENTER STRAFFORD, NH 03815	906V CHURCH ETC MDL-00
11-84	CROTEAU CHARLES R C/O CROTEAU PAULINE E 69 STRAFORD RD STRAFFORD, NH 03884	1010 SINGLE FAMILY MDL-01
11-86	TIMOTHY SEAN & LISA C. HOOVER 6304 HEINEMAN COURT ROWLETT, TX 75089	6104 HRDWD-UNMG








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#### LEGEND

---	SUBJECT PROPERTY LINE
---	ABUTTING PROPERTY LINE
XX-XXX	PARCEL ID (MAP-LOT)
	EXISTING WETLANDS

#### IMPERVIOUS SURFACE AREA (NO PAVED AREAS):

- PROPOSED 75'X75' CRUSHED STONE COMPOUND SURFACE WITH TOWER FOUNDATION PAD & FUTURE (4) 10'X30' LEASE AREAS: 5,625 SQ FT.
- PROPOSED 12' WIDE X 750'± LONG GRAVEL ACCESS DRIVE: 9,000 SQ FT.
- TOTAL IMPERVIOUS SURFACE AREA = 14,625 SQ FT.

#### NOTE:

EXISTING ON-SITE VEGETATION AND NATURAL SCREENING SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.

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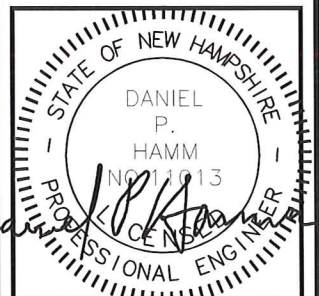
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SITE NAME:  
STRAFFORD EAST

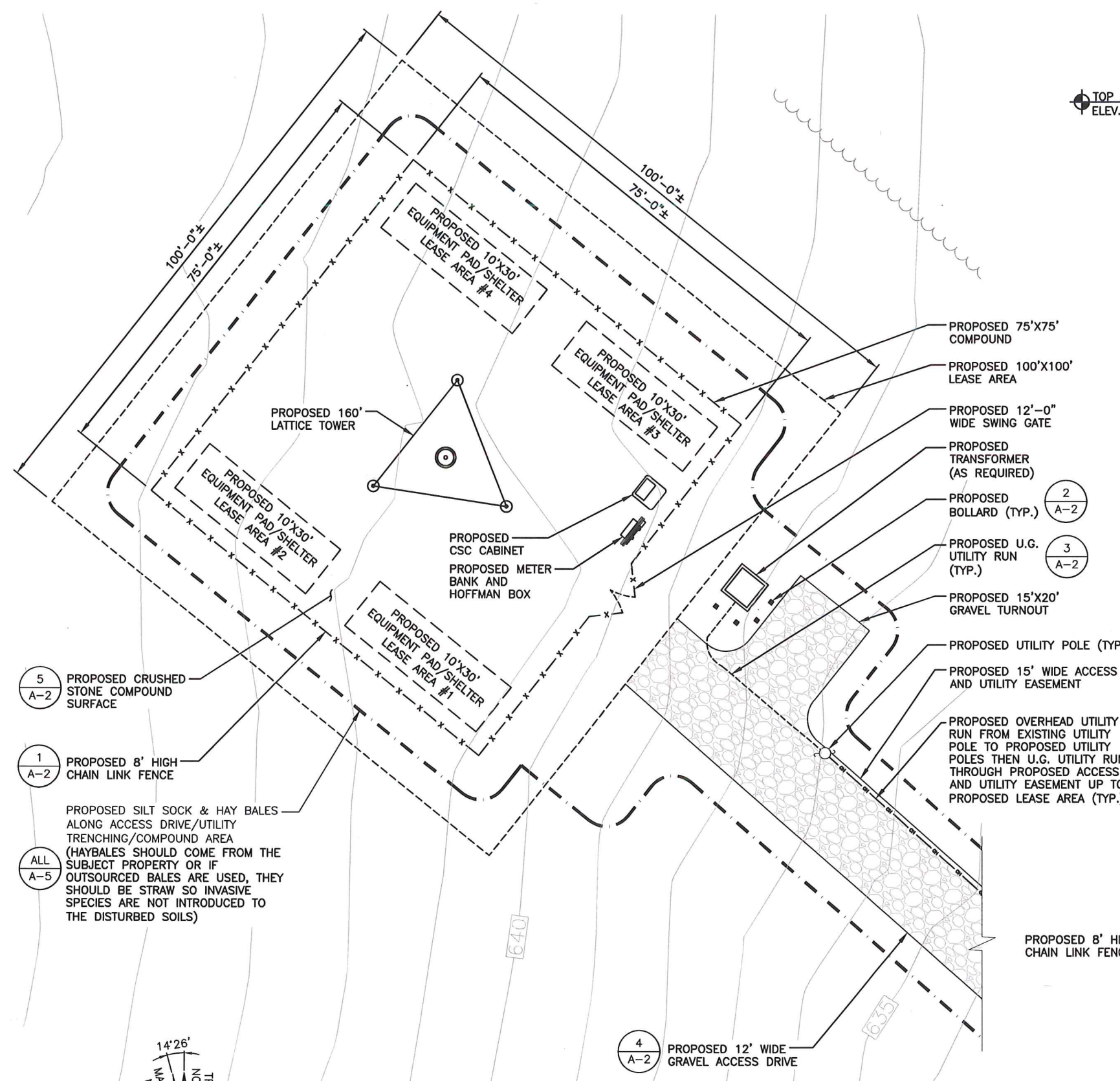
SITE ADDRESS:  
15 STRAFFORD ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

SHEET TITLE  
ENLARGED SITE  
PLAN  
(NSD-RL)

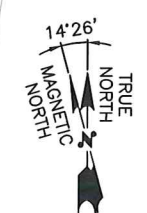
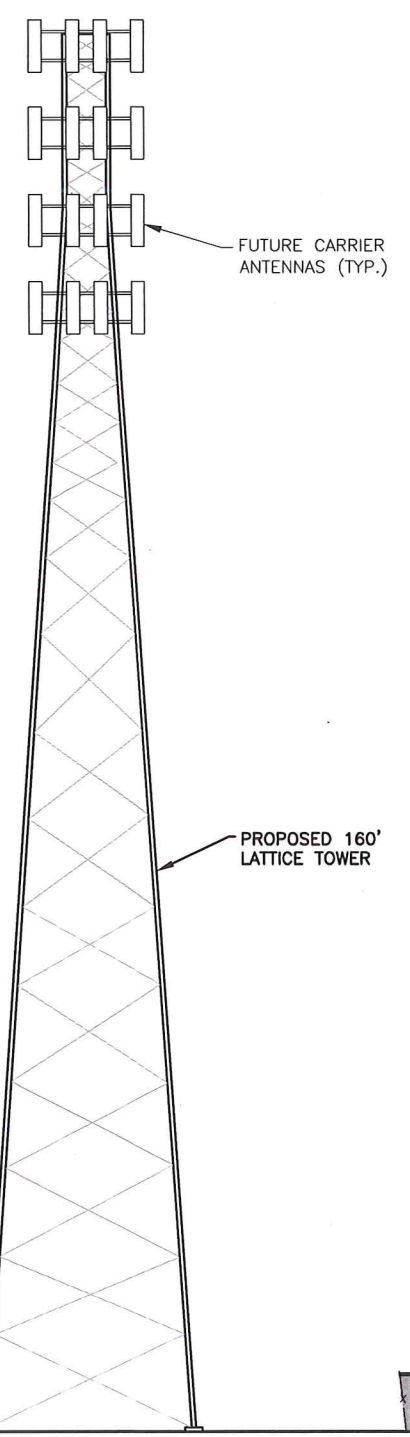
SHEET NUMBER

C-5





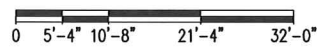
TOP OF PROPOSED LATTICE TOWER  
ELEV. = 160'-0"± A.G.L.



**PROPOSED COMPOUND PLAN**

22x34 SCALE: 3/32"=1'-0"  
11x17 SCALE: 3/64"=1'-0"

1  
A-1



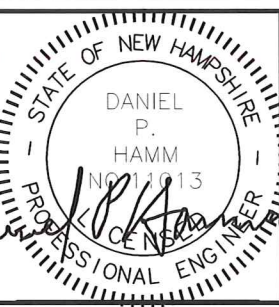
**TOWER ELEVATION DETAIL**

22x34 SCALE: 3/32"=1'-0"  
11x17 SCALE: 3/64"=1'-0"

2  
A-1



FOR ZONING



CHECKED BY: RP

APPROVED BY: DPH

**SUBMITTALS**

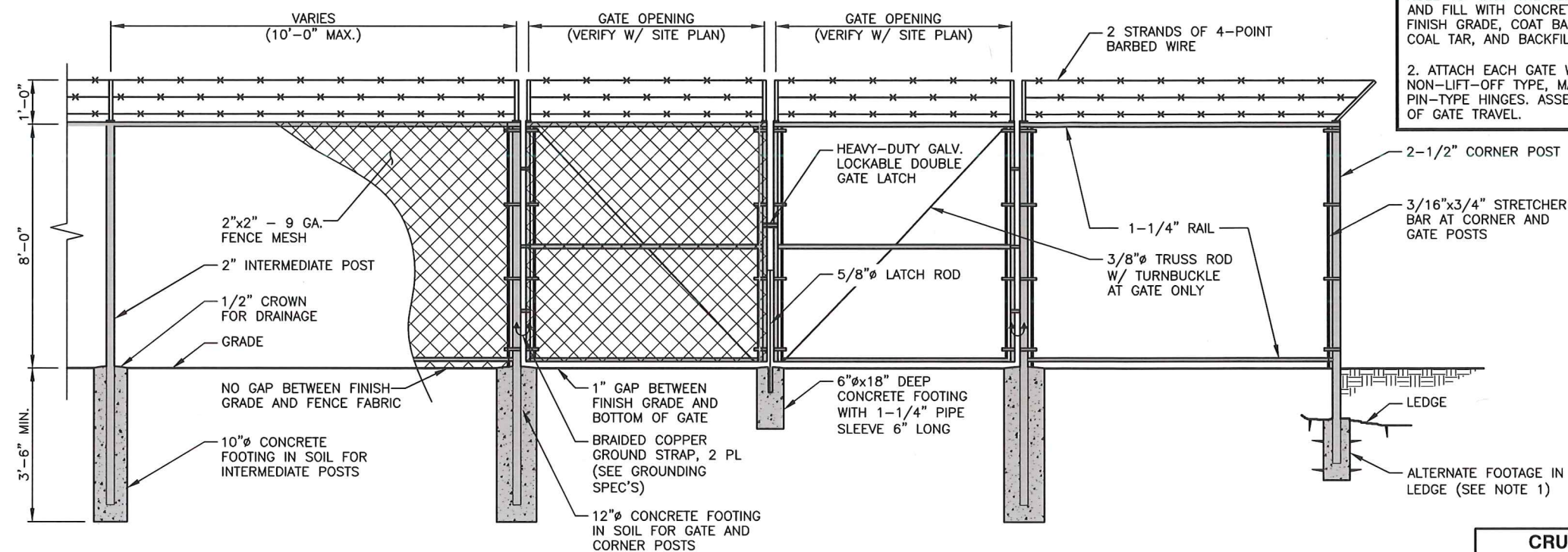
REV.	DATE	DESCRIPTION	BY
3	03/28/23	REVISED FOR ZONING	VD
2	11/29/22	REVISED FOR ZONING	VD
1	10/24/22	ISSUED FOR ZONING	VD
0	09/07/22	ISSUED FOR REVIEW	VD

SITE NUMBER:  
NAV-31  
  
SITE NAME:  
STRAFFORD EAST  
  
SITE ADDRESS:  
15 STRAFFORD ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

SHEET TITLE  
COMPOUND PLAN  
& ELEVATION  
(NSD-RL)

SHEET NUMBER  
**A-1**





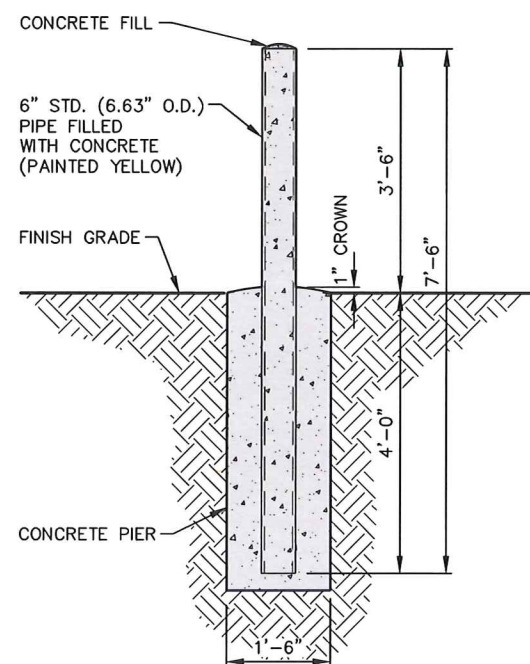
### CHAINLINK FENCE DETAIL

SCALE: N.T.S

SCALE: N.T.S.

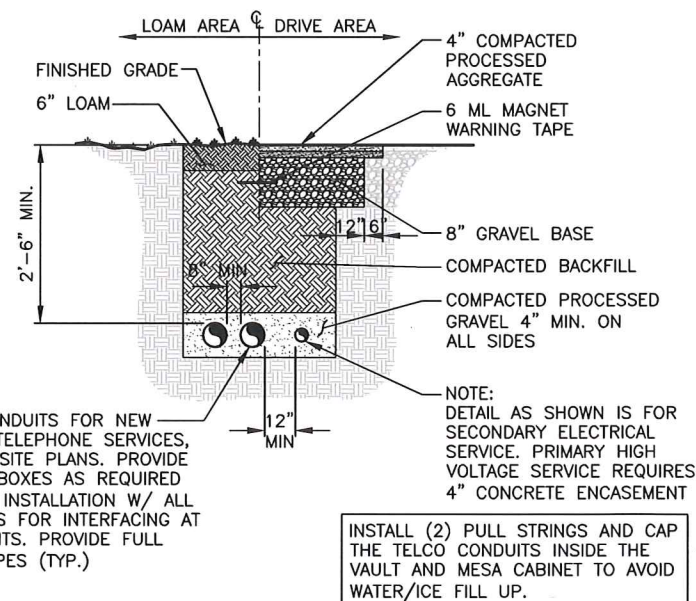
PROCESSED AGGREGATE	
SIEVE	% PASSING BY WEIGHT
2-1/4"	100
2"	90-100
3/4"	50-75
1/4"	25-45
#40	5-20
#100	2-12

CRUSHED GRAVEL	
SIEVE	% PASSING BY WEIGHT
5"	100
3-1/2"	90-100
1-1/2"	55-95
1/4"	25-60
#10	15-45
#40	5-25
#100	0-10
#200	0-5



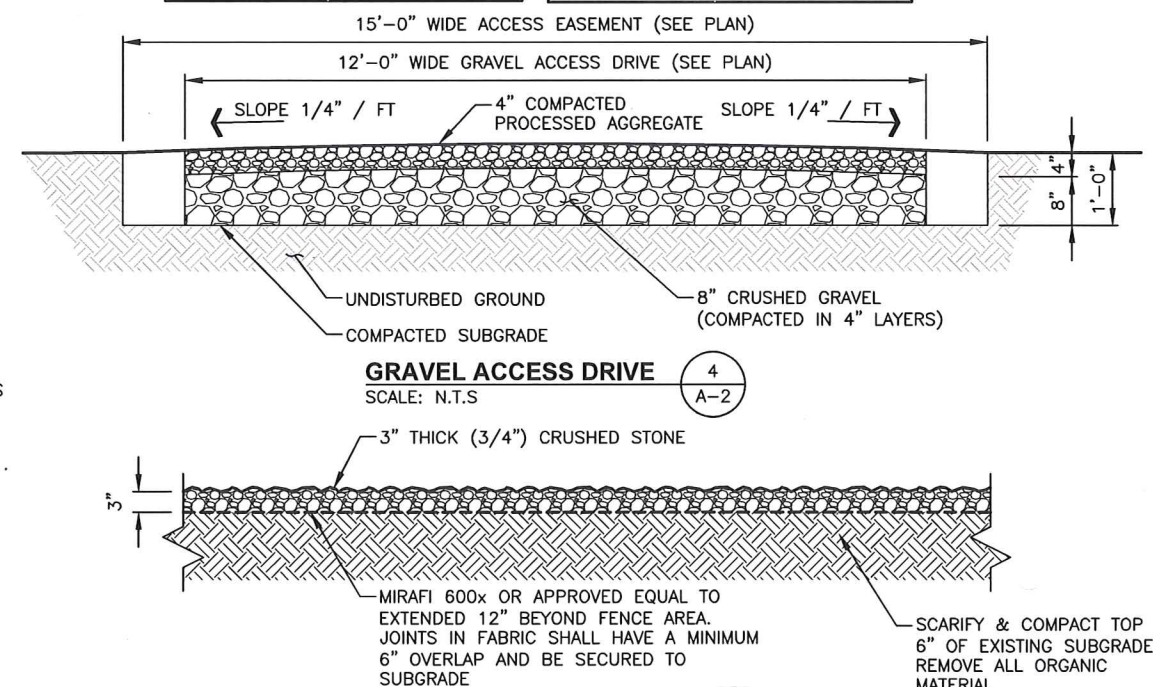
**CONCRETE FILLED BOLLARD**  
22x34 SCALE: N.T.S

22x34 SCALE: N.T.S



### BURIED CONDUIT DETAIL

SCALE: N.T.S



### COMPOUND COVERING DETAIL

SCALE: N.T.S.

## FENCE NOTES

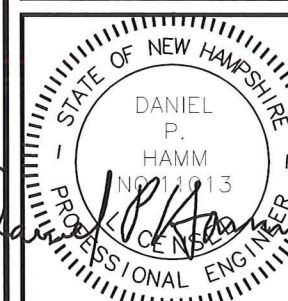
# FOR ZONING



Navigator Properties, LLC  
P.O. BOX 1160  
KENNEBUNKPORT, ME 04046



45 BEECHWOOD DRIVE, NORTH ANDOVER, MA 01845  
TEL: (978) 557-5553



CHECKED BY: R

APPROVED BY: DP

## SUBMITTALS

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NAV-31

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STRAFFORD EAST

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15 STRAFFORD ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

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SITE ADDRESS:  
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STRAFFORD COUNTY

SHEET TITLE

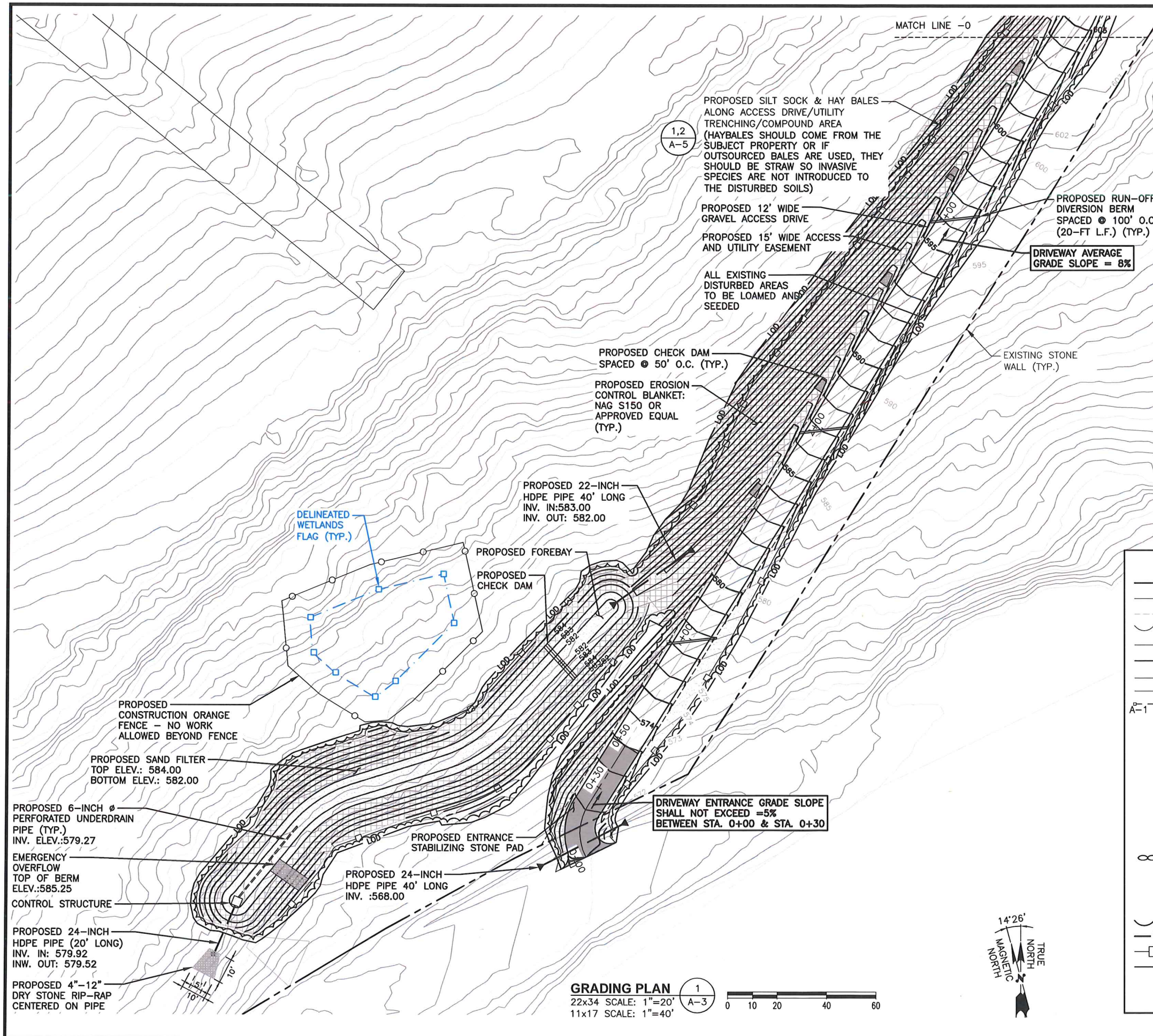
## DETAILS

(NSD-RL)

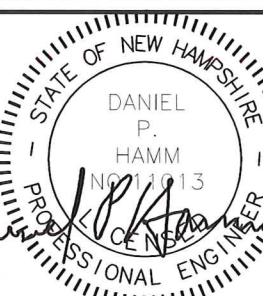
SHEET NUMBER

A-2





FOR ZONING



CHECKED BY: RP

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
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**SITE NUMBER:**  
NAV-31

**SITE NAME:**  
STRAFFORD EAST

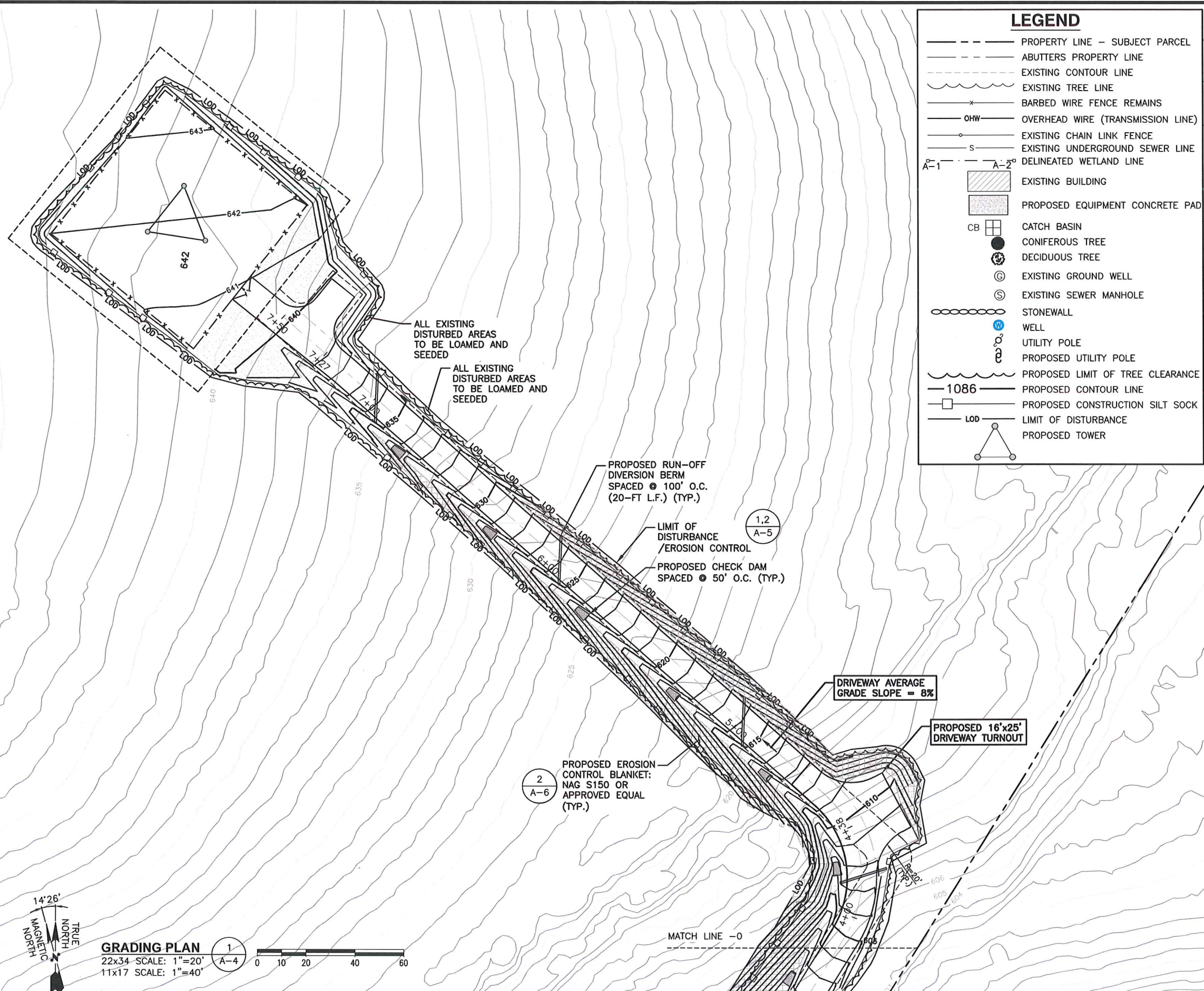
**SITE ADDRESS:**  
15 STRAFFORD ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

**SHEET TITLE**  
GRADING PLAN  
(NSD-RL)

**SHEET NUMBER**  
A-3

LEGEND	
---	PROPERTY LINE - SUBJECT PARCEL
---	ABUTTERS PROPERTY LINE
---	EXISTING CONTOUR LINE
---	EXISTING TREE LINE
---	BARBED WIRE FENCE REMAINS
---	OVERHEAD WIRE (TRANSMISSION LINE)
---	EXISTING CHAIN LINK FENCE
---	EXISTING UNDERGROUND SEWER LINE
---	DELINEATED WETLAND LINE
---	EXISTING BUILDING
---	PROPOSED EQUIPMENT CONCRETE PAD
CB	CATCH BASIN
●	CONIFEROUS TREE
●	DECIDUOUS TREE
⊙	EXISTING GROUND WELL
⊙	EXISTING SEWER MANHOLE
---	STONEWALL
---	WELL
---	UTILITY POLE
---	PROPOSED UTILITY POLE
---	PROPOSED LIMIT OF TREE CLEARANCE
---	PROPOSED CONTOUR LINE
---	PROPOSED CONSTRUCTION SILT SOCK
---	LIMIT OF DISTURBANCE
---	PROPOSED TOWER





**LEGEND**

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- - - EXISTING CONTOUR LINE
- ~ ~ ~ EXISTING TREE LINE
- x - BARBED WIRE FENCE REMAINS
- OHW — OVERHEAD WIRE (TRANSMISSION LINE)
- o — EXISTING CHAIN LINK FENCE
- S — EXISTING UNDERGROUND SEWER LINE
- - - DELINEATED WETLAND LINE
- EXISTING BUILDING
- PROPOSED EQUIPMENT CONCRETE PAD
- CB CATCH BASIN
- CONIFEROUS TREE
- DECIDUOUS TREE
- ⊙ EXISTING GROUND WELL
- ⊙ EXISTING SEWER MANHOLE
- STONEWALL
- ⊙ WELL
- ⊙ UTILITY POLE
- ⊙ PROPOSED UTILITY POLE
- PROPOSED LIMIT OF TREE CLEARANCE
- 1086 PROPOSED CONTOUR LINE
- PROPOSED CONSTRUCTION SILT SOCK
- LOD LIMIT OF DISTURBANCE
- △ PROPOSED TOWER

**GRADING PLAN**

22x34 SCALE: 1"=20'  
11x17 SCALE: 1"=40'

1  
A-4

0 10 20 40 60

TRUE NORTH  
MAGNETIC NORTH  
14°26'

FOR ZONING

Navigator Properties, LLC  
P.O. BOX 1160  
KENNEBUNKPORT, ME 04046

TEP OF CO, LLC  
45 BEECHWOOD DRIVE, NORTH ANDOVER, MA 01845  
TEL: (978) 557-5553

CHECKED BY: RP

APPROVED BY: DPH

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SITE ADDRESS:  
15 STRAFFORD ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

SHEET TITLE  
GRADING PLAN  
(NSD-RL)

SHEET NUMBER  
**A-4**



EROSION CONTROL

CONSTRUCTION SEQUENCE

1. NOTIFY THE TOWN INLAND WETLANDS AGENT AT LEAST ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. COMPLETE A "CALL BEFORE YOU DIG" PRIOR TO ANY ON SITE ACTIVITY. RECALL EVERY 30 DAYS.
3. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED.
4. CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION.
5. WOOD CHIPS GENERATED FROM CLEARING ACTIVITIES MAY BE USED AS A TEMPORARY STABILIZATION MEASURE IN ADDITION TO SILT FENCING & HAY BALES.
6. INSTALL HAY BALES TO "BACK UP" SILTATION FENCE ALONG DOWNGRADIENT WETLANDS & RIVER BOUNDARIES.
7. EXCAVATE 3-INCH LAYER OF TOP SOIL/ORGANICS FROM WITHIN COMPOUND.
8. STOCKPILE EXCAVATED SOILS AS FAR AS POSSIBLE FROM ENVIRONMENTALLY SENSITIVE AREAS.
9. REMOVE ASPHALT TO LIMITS SHOWN ON PLAN.
10. EXCAVATE FOR ANY SUBSURFACE UTILITIES.
11. ESTABLISH SEDIMENT AND EROSION CONTROLS AROUND ANY STOCKPILE SOILS.
12. INSTALL UTILITY SERVICES.
13. INSTALL HAY BALE PROTECTION AT STORM DRAINAGE INLETS (AS APPLICABLE).
14. DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, REPAIR TEMPORARY SILT FENCES AND SEDIMENT TRAPS.
15. EXCAVATE FOR AND CONSTRUCT TOWER FOUNDATION AND CEMENT CONCRETE PADS
16. NO STORM FLOW SHALL BE ALLOWED TO ANY WETLANDS OR RIVERWAY.
17. INSTALL WEED CHECK FABRIC ON DRY, LEVEL SOIL.
18. COVER WEED CHECK FABRIC WITH 3-INCH LAYER OF WASHED GRAVEL (WITHIN COMPOUND)

IMPACT OF STORMWATER DURING CONSTRUCTION ACTIVITY

ALL SEDIMENT CONTROLS, INCLUDING SILTATION FENCES AND HAY BALES MUST BE INSPECTED WEEKLY OR IMMEDIATELY AFTER A STORMWATER RUNOFF GENERATING EVENT. ALL SEDIMENT CONTROLS MUST BE MAINTAINED IN AN EFFECTIVE CONDITION.

IN THE EVENT THAT STORMWATER WITH SEDIMENT IS FLOWING ONTO SURROUNDING PAVEMENT, FOLLOWING MUST BE PERFORMED:

1. ADDITIONAL MEASURES MUST BE TAKEN DURING TIMES OF RAIN OR FLOW. THESE INCLUDE THE CESSATION OF ALL CONSTRUCTION ACTIVITY AT TIMES OF "HEAVY RAIN" OR "SIGNIFICANT FLOW" WHICH HAVE THE POTENTIAL TO CAUSE SOIL TRANSPORT.

CONSTRUCTION SPECIFICATION - SILT FENCE:

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE - SILT FENCE

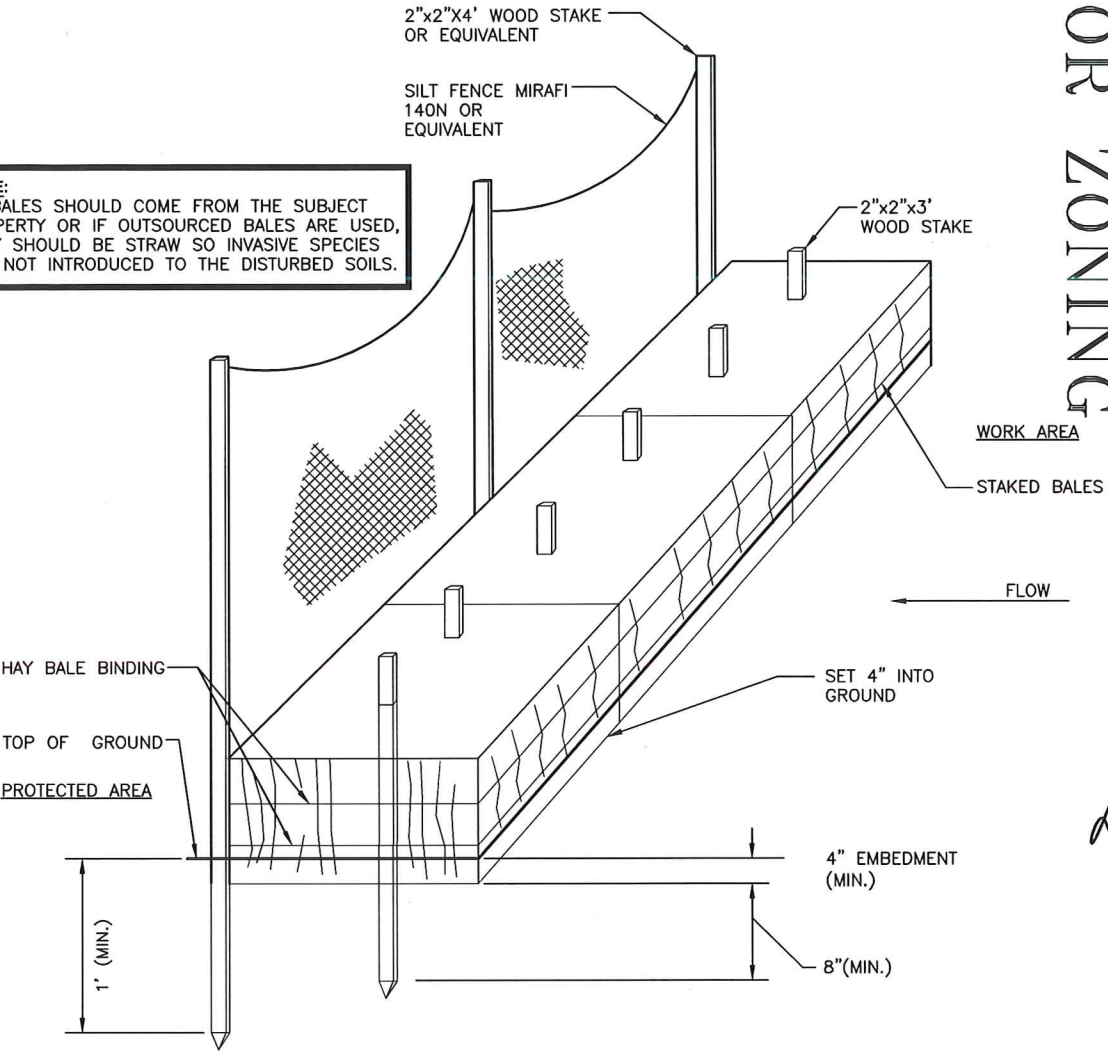
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.
5. REMOVE ALL SEDIMENTATION CONTROLS AFTER SOIL IS STABILIZED.

EROSION CONTROL MEASURES:

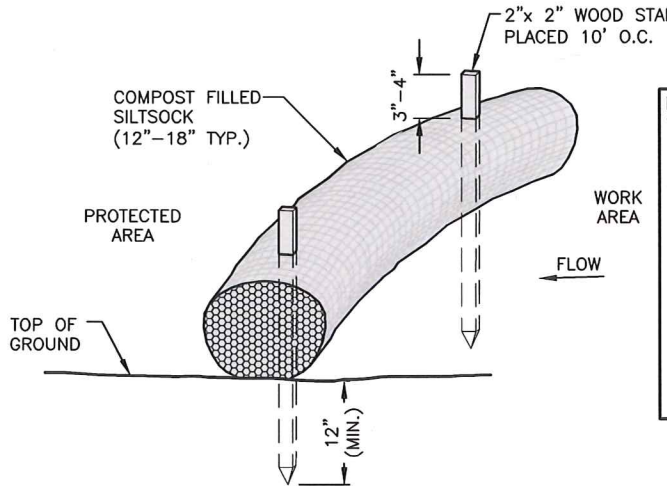
1. DISTURBED AREAS SHALL BE KEPT TO THE MINIMUM AREA NECESSARY TO CONSTRUCT THE ROADWAYS AND ASSOCIATED DRAINAGE FACILITIES.
2. HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
3. BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
4. FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
5. STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
6. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
7. APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

LIMESTONE:	75-100 LBS./1,000 SQ FT
FERTILIZER:	RATE RECOMMENDED BY MANUFACTURER
MULCH:	HAY MULCH APPROXIMATELY 3 TON/ACRE UNLESS EROSION CONTROL MATTING IS USED
SEED MIX:	(SLOPES LESS THAN 4:1) LBS./ACRE
	CREeping RED FESCUE 20
	TALL FESCUE 20
	REDTOP 2
	42
	(SLOPES GREATER THAN 4:1) LBS./ACRE
	CREeping RED FESCUE 20
	TALL FESCUE 20
	BIRDSFOOT TREEFOIL 8
	48

8. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
9. ALL CATCH BASIN INLETS WILL BE PROTECTED WITH LOW POINT SEDIMENTATION BARRIER.
10. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
11. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
12. NO DISCHARGE SHALL BE DIRECTED TOWARDS ANY PROPOSED DITCHES, SWALES, OR PONDS UNTIL THEY HAVE BEEN PROPERLY STABILIZED.



HAY BALES/ SILT FENCE DETAIL  
SCALE: N.T.S.



SILT SOCK DETAIL  
SCALE: N.T.S.

- NOTES:
1. SILT SOCK SHALL BE FILTREXX SILT SOCK, OR APPROVED EQUAL.
  2. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
  3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
  4. SEE SPECIFICATIONS FOR SOCK SIZE, AND COMPOST FILL, REQUIREMENTS.

FOR ZONING



CHECKED BY: RP

APPROVED BY: DPH

SUBMITTALS			
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SITE NUMBER:  
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SITE NAME:  
STRAFFORD EAST

SITE ADDRESS:  
15 STRAFFORD ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

SHEET TITLE  
EROSION CONTROL  
DETAILS  
(NSD-RL)


SHEET NUMBER  
A-5



FOR ZONING



Navigator Properties, LLC  
P.O. BOX 1160  
KENNEBUNKPORT, ME 04046



TEP NORTHWEST  
TEP OPGO, LLC  
45 BEECHWOOD DRIVE, NORTH ANDOVER, MA 01845  
TEL: (978) 557-5553



DANIEL P. HAMM  
NO. 11013  
PROFESSIONAL ENGINEER

CHECKED BY: RP

APPROVED BY: DPH

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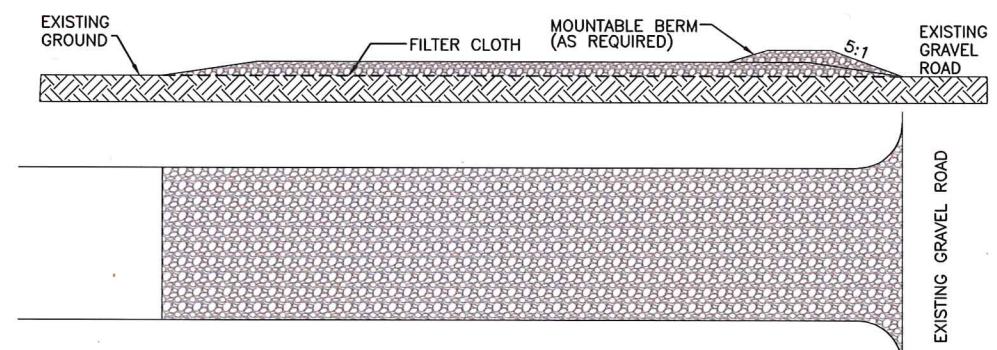
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NAV-31

SITE NAME:  
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SITE ADDRESS:  
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STRAFFORD, NH 03884  
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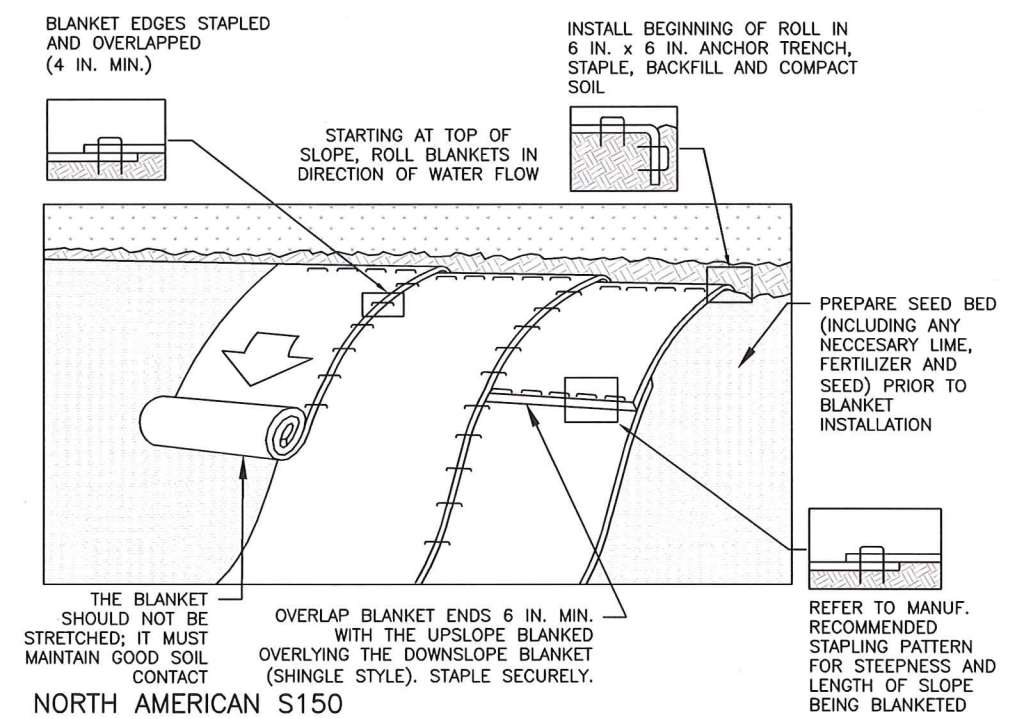
SHEET TITLE  
EROSION CONTROL  
DETAILS  
(NSD-RL)

SHEET NUMBER  
A-6



- NOTES:
1. STONE SIZE - USE 37 MM (1 1/2 IN.) STONE.
  2. LENGTH - NOT LESS THAN 15M (50 FT.)
  3. THICKNESS - NOT LESS THAN 150MM (6 IN.).
  4. WIDTH - 3.5 METER (TWELVE (12) FT.) MINIMUM.
  5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL 1 A-6  
SCALE: N.T.S.



EROSION CONTROL BLANKET 2 A-6  
SCALE: N.T.S.