


SITE NAME: STRAFFORD NORTH


581 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

SITE NUMBER: NAV-32

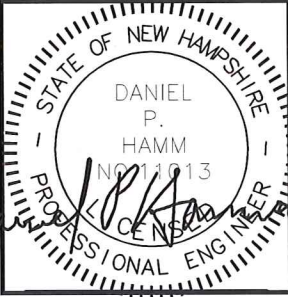
FOR ZONING



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



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



CHECKED BY: RP

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
3	04/11/23	ISSUED FOR ZONING	VD
2	11/29/22	REVISED FOR ZONING	VD
1	10/18/22	ISSUED FOR ZONING	VD
0	09/08/22	ISSUED FOR REVIEW	VD

SITE NUMBER:  
NAV-32

SITE NAME:  
STRAFFORD NORTH

SITE ADDRESS:  
581 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

SHEET TITLE

TITLE SHEET

(NSD-RL)

SHEET NUMBER

T-1

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: 581 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884

TAX ID/PARCEL ID: 14-13

ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL

PROPERTY OWNER: JESSICA M. MCMAHON  
578 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884

LATITUDE: 43° 18' 50.77" N

LONGITUDE: 71° 08' 22.26" W

JURISDICTION: TOWN OF STRAFFORD  
STRAFFORD COUNTY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

72 HOURS



CALL  
BEFORE YOU DIG

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



UNDERGROUND SERVICE ALERT

DRAWING INDEX

SHEET NO.	DESCRIPTION	REV.
T-1	TITLE SHEET	3
GN-1	GENERAL NOTES	3
C-1	ABUTTERS PLAN	0
C-2	EXISTING CONDITIONS PLAN	0
C-3	SITE PLAN	3
A-1	COMPOUND PLAN & ELEVATION	3
A-2	DETAILS	3
A-3	EROSION CONTROL DETAILS	3
A-4	GRADING PLAN	3
A-5	EROSION CONTROL DETAILS	3

APPROVALS

PROJECT MANAGER	DATE
CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING / SITE ACQ.	DATE
OPERATIONS	DATE
PROPERTY OWNER	DATE



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		

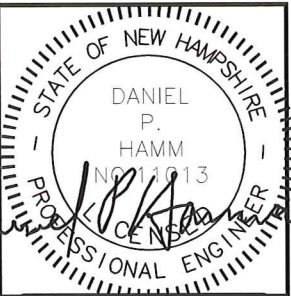
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TEL: (978) 557-5553



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APPROVED BY: DPH

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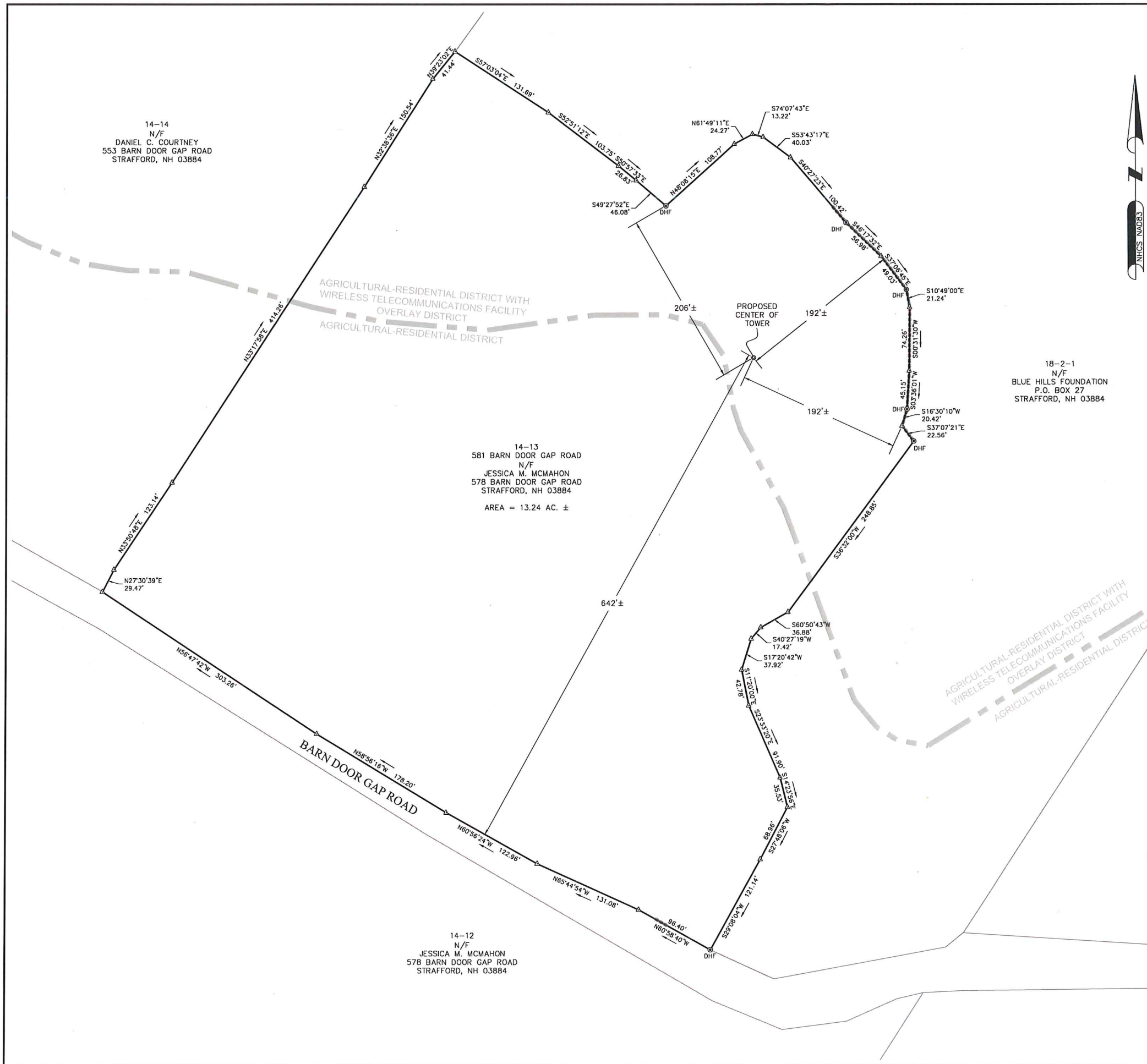
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SHEET TITLE  
GENERAL NOTES  
(NSD-RL)

SHEET NUMBER

GN-1



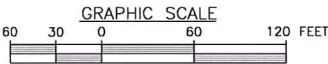


**LEGEND**

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- STONEWALL
- ZONING OVERLAY DISTRICT BOUNDARY
- IRON ROD FOUND
- CALCULATED POINT
- TOWER CONTROL POINT

- SITE SPECIFIC NOTES:**
- FIELD SURVEY DATE: 8-9-2022 THRU 8-11-2022
  - HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
  - OWNER: JESSICA M. MCMAHON  
578 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884
  - SITE NAME: STRAFFORD NORTH
  - SITE ADDRESS: 581 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884
  - APPLICANT: MARINER TOWER  
NAVIGATOR PROPERTIES, LLC  
P.O. BOX 1160  
KENNEBUNKPORT, ME 04046
  - JURISDICTION: TOWN OF STRAFFORD  
STRAFFORD COUNTY
  - TAX ID: 14-13
  - DEED REFERENCE: BOOK 4463 PAGE 944
  - PLAN REFERENCE: BOOK 53 PAGE 67
  - THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
  - ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE ONLY. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
  - ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE LOCUS PROPERTY IS LOCATED IN AREAS DESIGNATED AS ZONE X (UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). COMMUNITY PANEL NO. 33017C 0160 D & 33017C 0170 D EFFECTIVE DATE: 05-17-2005
  - FIELD SURVEY BY EDM TOTAL STATION & RTK GPS.
  - THIS IS NOT A BOUNDARY SURVEY.
  - ALL PROPERTY LINES SHOWN ARE FROM FIELD EVIDENCE, DEEDS & PLANS OF RECORD AND GIS DATA AND ARE APPROXIMATE ONLY.
  - NO WETLAND DELINEATIONS WERE OBSERVED DURING THE FIELD SURVEY.

**ABUTTERS PLAN**  
22x34 SCALE: 1"=60'-0"  
11x17 SCALE: 1"=120'-0"



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

**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	4/13/23	ISSUED FOR REVIEW	JDC

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**NAV-32**

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SHEET TITLE  
**ABUTTERS PLAN**

SHEET NUMBER  
**C-1**

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- STONEWALL
- CONTOUR LINE
- TREELINE
- OVERHEAD WIRES
- TOWER CONTROL POINT
- TEMPORARY BENCHMARK (TBM)
- UTILITY POLE



14-13  
581 BARN DOOR GAP ROAD  
N/F  
JESSICA M. MCMAHON  
578 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884  
AREA = 13.24 AC. ±

14-12  
N/F  
JESSICA M. MCMAHON  
578 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884

18-2-1  
N/F  
BLUE HILLS FOUNDATION  
P.O. BOX 27  
STRAFFORD, NH 03884

PROPOSED  
ACCESS & UTILITY  
EASEMENT

PROPOSED  
ACCESS & UTILITY  
EASEMENT



14-13  
581 BARN DOOR GAP ROAD  
N/F  
JESSICA M. MCMAHON  
578 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884  
AREA = 13.24 AC. ±

PROPOSED CENTER  
OF TOWER  
LAT: 43°18'50.77"  
LON: 71°08'22.26"  
N: 297149.13  
E: 1124549.66  
GROUND EL: 1,011'±

PROPOSED  
75'X75'  
FENCED  
COMPOUND

PROPOSED  
100'X100'  
LEASE AREA

CONTROL POINT A  
-IRON ROD SET-  
N: 297216.54  
E: 1124681.87

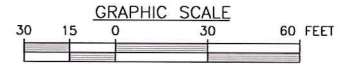
CONTROL POINT B  
IRON ROD SET  
N: 297097.88  
E: 1124716.94

18-2-1  
N/F  
BLUE HILLS FOUNDATION  
P.O. BOX 27  
STRAFFORD, NH 03884

TBM  
SPIKE IN 10" OAK  
EL=1031.70'

EXISTING CONDITIONS PLAN

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



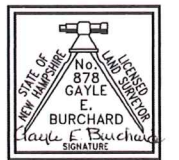
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GAYLE E. BURCHARD NH LLS #878

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SHEET TITLE

EXISTING CONDITIONS  
PLAN

SHEET NUMBER

C-2

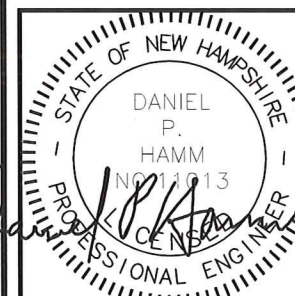




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STRAFFORD COUNTY

SHEET TITLE

SITE PLAN

(NSD-RL)

SHEET NUMBER

C-3

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)

### 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.
- PROPOSED GRAVEL TURN AROUND: 1,3339 SQ. FT.
- TOTAL IMPERVIOUS SURFACE AREA = 15,964 SQ. FT.

### NOTE:

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

### NOTE:

- A WETLANDS REPORT WAS COMPLETED BY A&D KLUMB ENVIRONMENTAL, LLC. DATED: JUNE 27, 2022. THE CONCLUSION OF THIS REPORT STATED THE LAND WITHIN 250-FEET OF THE PROPOSED TOWER SITE AND WITHIN THE VICINITY OF THE ACCESS ROAD WAS REVIEWED AND NO WETLANDS WERE FOUND WITHIN THE AREA REVIEWED SEE WETLANDS REPORT FOR ADDITIONAL INFORMATION.
- PER THE TOWN OF STRAFFORD NH TAX GIS, NO EXISTING WETLANDS, STREAMS OR SURFACE WATER RESERVOIRS EXIST ON THE ADJACENT PROPERTIES.

14-14  
COURTNEY, DANIEL C.  
553 BARN DOOR GAP RD  
STRAFFORD, NH 03884  
LAND USE: 1010  
SINGLE FAMILY MDL-01

18-2-1  
BLUE HILLS FOUNDATION  
P.O. BOX 27  
STRAFFORD, NH 03884  
LAND USE: 6114  
REC HWU

PROPOSED 160' LATTICE TOWER  
WITHIN 75'X75' COMPOUND  
INSIDE 100'X100' LEASE AREA

N/F  
PARCEL ID: 14-13  
JESSICA M. MCMAHON  
578 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884  
LAND USE: 1060  
AC LND IMP MDL-00

1,2  
A-4  
ALL  
A-5  
PROPOSED EROSION CONTROL  
(TYP.)

PROPOSED 12' WIDE  
GRAVEL ACCESS DRIVE

PROPOSED 15' WIDE  
ACCESS AND UTILITY  
EASEMENT

EXISTING SUBJECT  
PROPERTY LINE

PROPOSED OVERHEAD UTILITY  
RUN FROM EXISTING UTILITY  
POLE TO PROPOSED UTILITY  
POLES THEN U.G. UTILITY RUN  
THROUGH PROPOSED ACCESS  
AND UTILITY EASEMENT UP TO  
PROPOSED LEASE AREA (TYP.)

EXISTING TELECOMMUNICATIONS  
OVERLAY DISTRICT BOUNDARY

PROPOSED 12'  
WIDE SWING GATE

PROPOSED UTILITY  
POLE (TYP.)

PROPOSED OVERHEAD  
POWER RUN (TYP.)

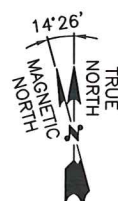
EXISTING UTILITY POLE  
#95-144-1-165

EXISTING UTILITY  
POLE #1-164

EXISTING OVERHEAD  
UTILITY RUN (TYP.)

PROPOSED START OF  
THE ACCESS DRIVE

14-12  
JESSICA M. MCMAHON  
578 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884  
LAND USE: 1010  
SINGLE FAMILY MDL-01



### SITE PLAN

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

1  
C-3

0 16'-0" 32'-0" 64'-0" 96'-0"

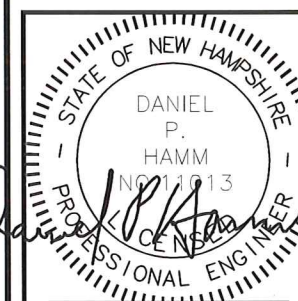




Navigator Properties, LLC  
P.O. BOX 1160  
KENNEBUNKPORT, ME 04046



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



CHECKED BY: RP

APPROVED BY: DPH

#### SUBMITTALS

REV.	DATE	DESCRIPTION	BY
3	04/11/23	ISSUED FOR ZONING	VD
2	11/29/22	REVISED FOR ZONING	VD
1	10/18/22	ISSUED FOR ZONING	VD
0	09/08/22	ISSUED FOR REVIEW	VD

SITE NUMBER:  
NAV-32

SITE NAME:  
STRAFFORD NORTH

SITE ADDRESS:  
581 BARN DOOR GAP ROAD  
STRAFFORD, NH 03884  
STRAFFORD COUNTY

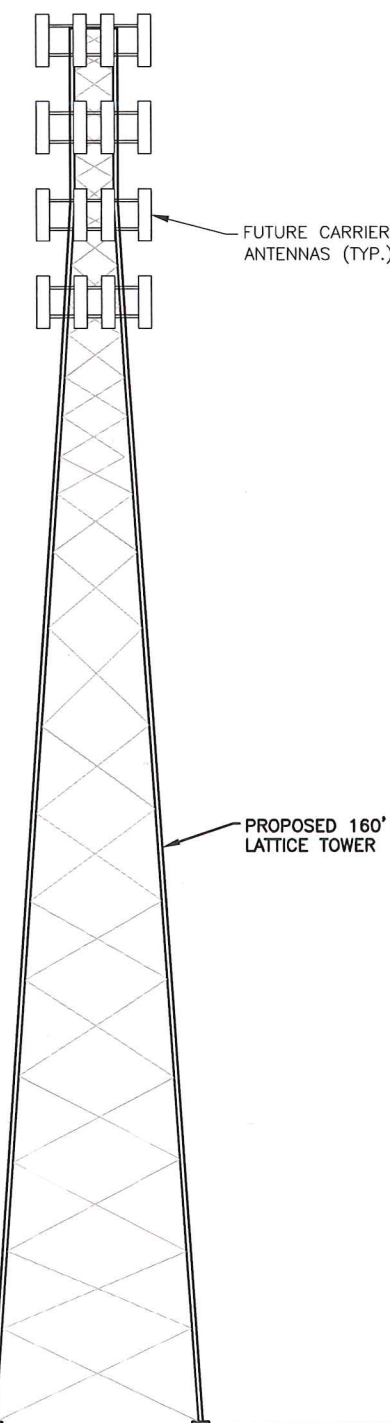
SHEET TITLE  
COMPOUND PLAN  
& ELEVATION  
(NSD-RL)

SHEET NUMBER

A-1

FOR ZONING

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



FUTURE CARRIER  
ANTENNAS (TYP.)

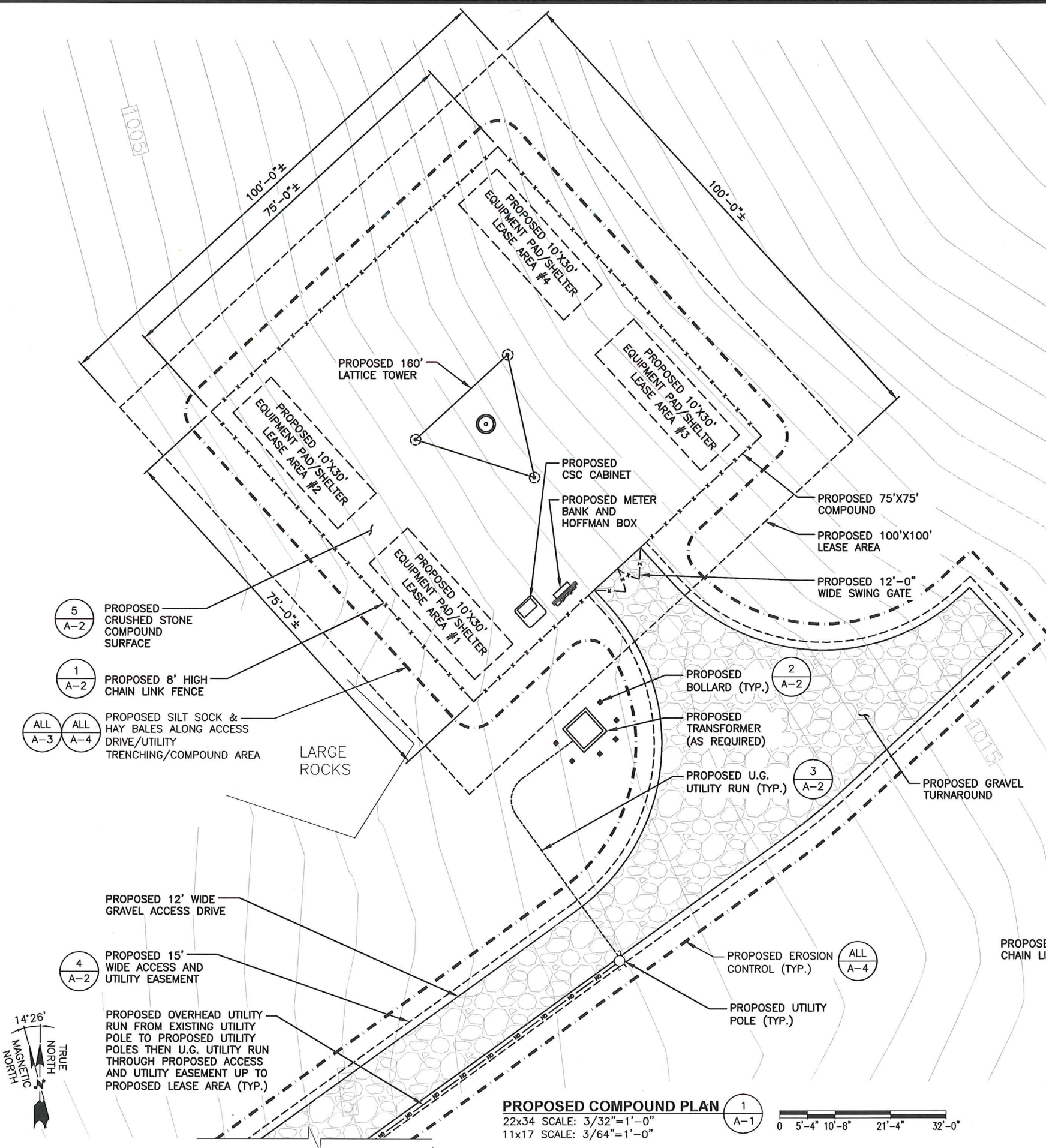
PROPOSED 160'  
LATTICE TOWER

#### TOWER ELEVATION DETAIL

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

2  
A-1

0 5'-4" 10'-8" 21'-4" 32'-0"



#### PROPOSED COMPOUND PLAN

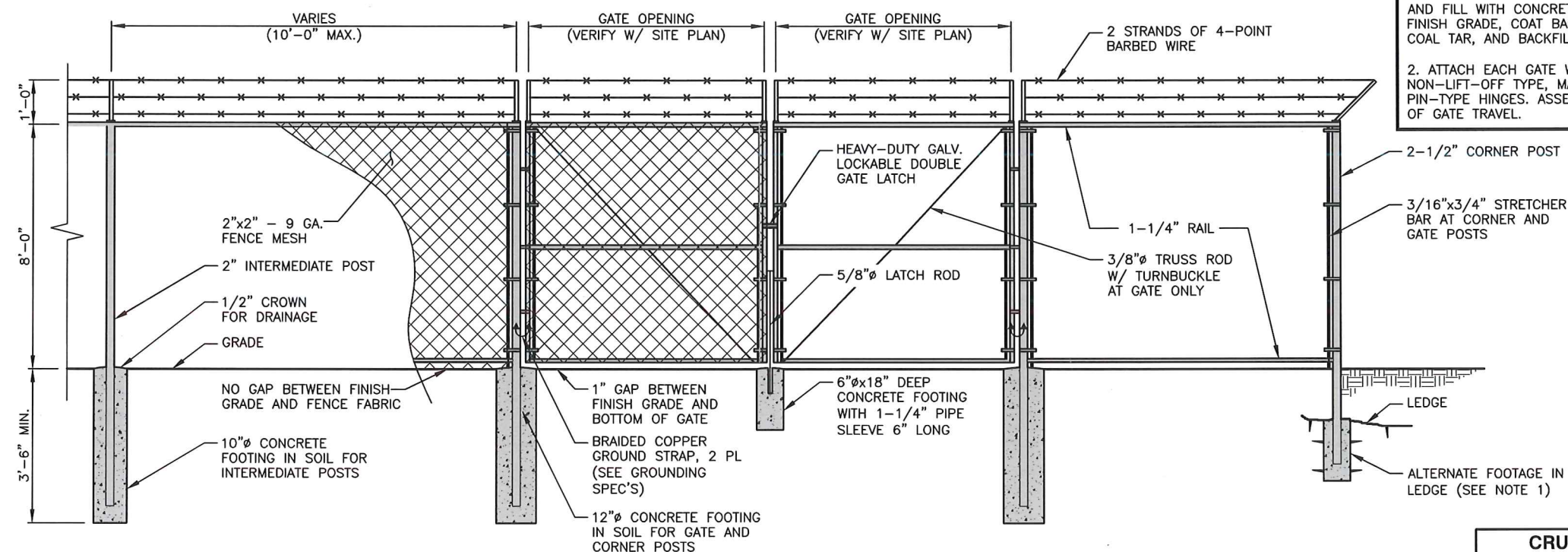
22x34 SCALE: 3/32"=1'-0"  
11x17 SCALE: 3/64"=1'-0"

1  
A-1

0 5'-4" 10'-8" 21'-4" 32'-0"



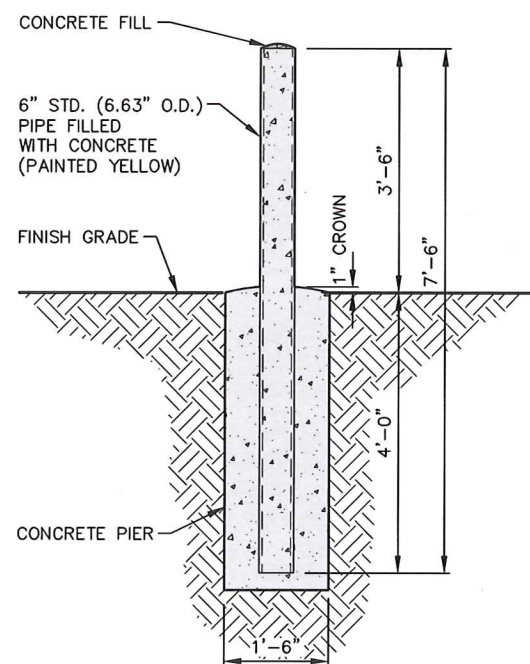




### CHAINLINK FENCE DETAIL

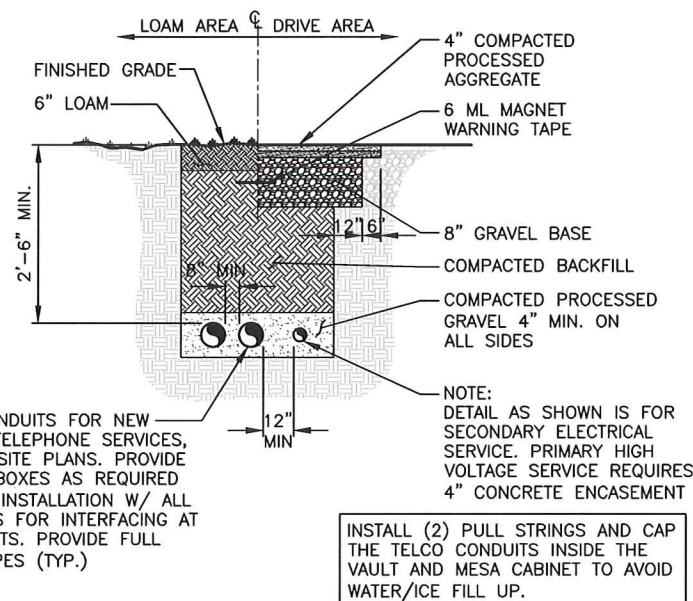
SCALE: N.T.S

SCALE: N.T.S.



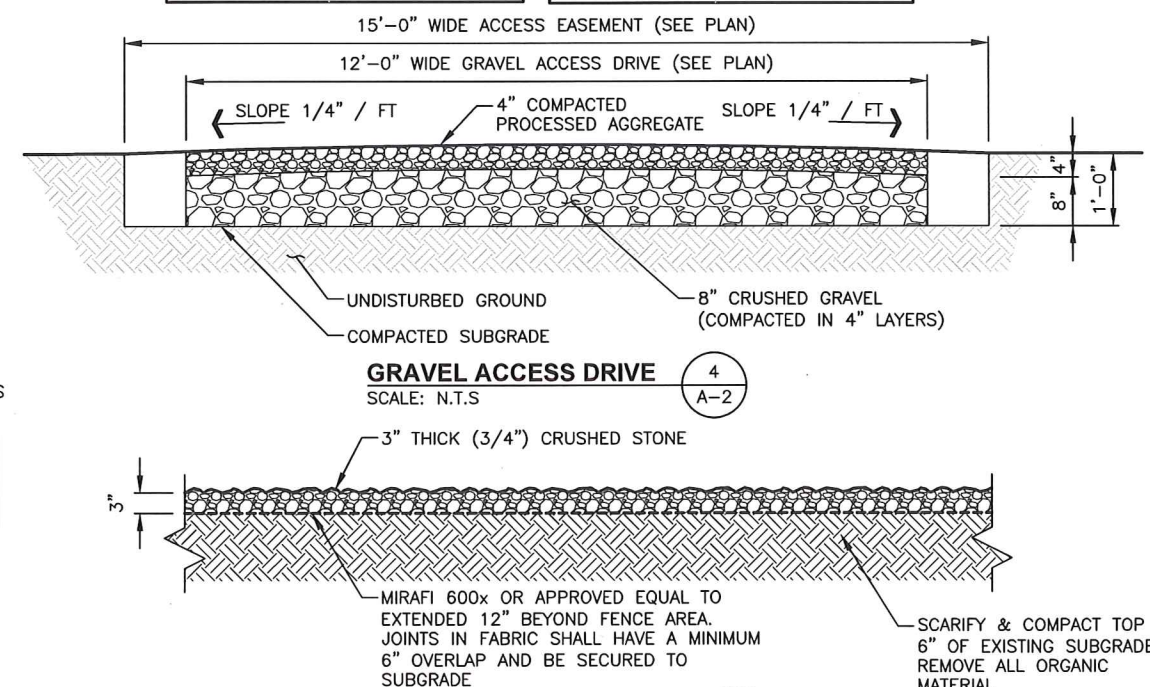
**CONCRETE FILLED BOLLARD**  
22x34 SCALE: N.T.S

22x34 SCALE: N.T.S.



### BURIED CONDUIT DETAIL

SCALE: N.T.S.



### COMPOUND COVERING DETAIL

SCALE: N.T.S.

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

## FENCE NOTES

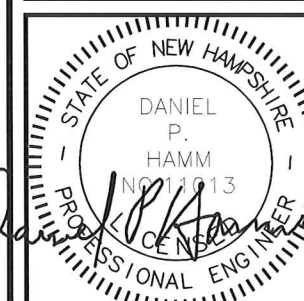
# FOR ZONING



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



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



CHECKED BY: RP

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STRAFFORD COUNTY

SHEET TITLE

DETAILS

(NSD-RL)

SHEET NUMBER

A-2



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

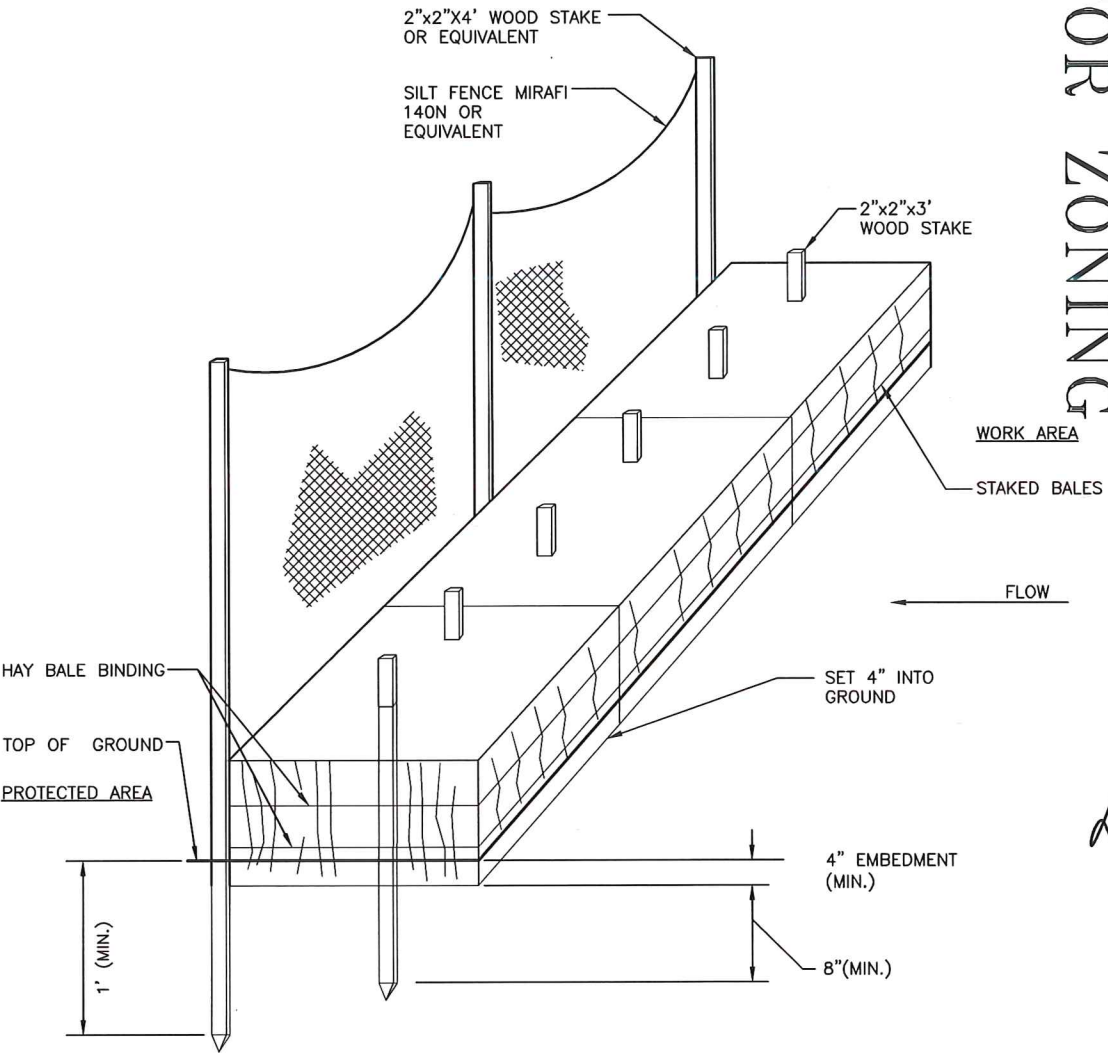
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED 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:

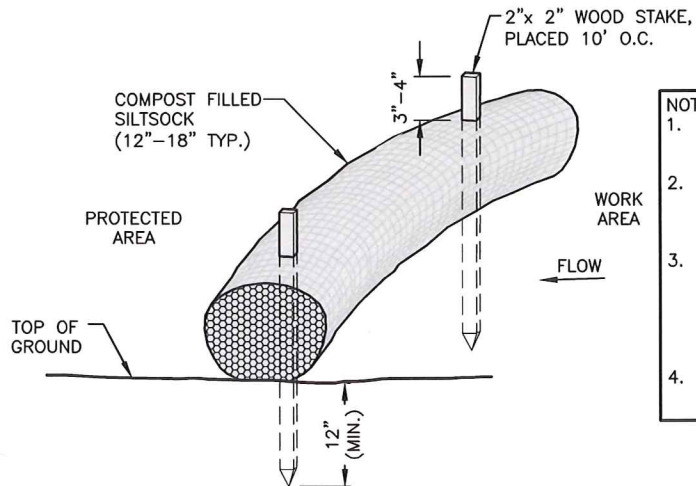
1. DISTURBED AREAS SHALL BE KEPT TO THE MINIMUM AREA NECESSARY TO CONSTRUCT THE ROADWAYS AND ASSOCIATED DRAINAGE FACILITIES.
2. HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
3. BALED 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.



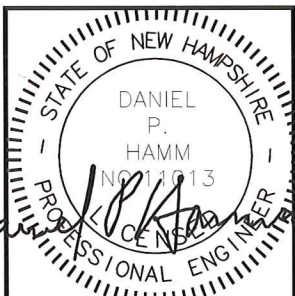
HAY BALES/ SILT FENCE DETAIL 1 A-3 SCALE: N.T.S



SILT SOCK DETAIL 2 A-3 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

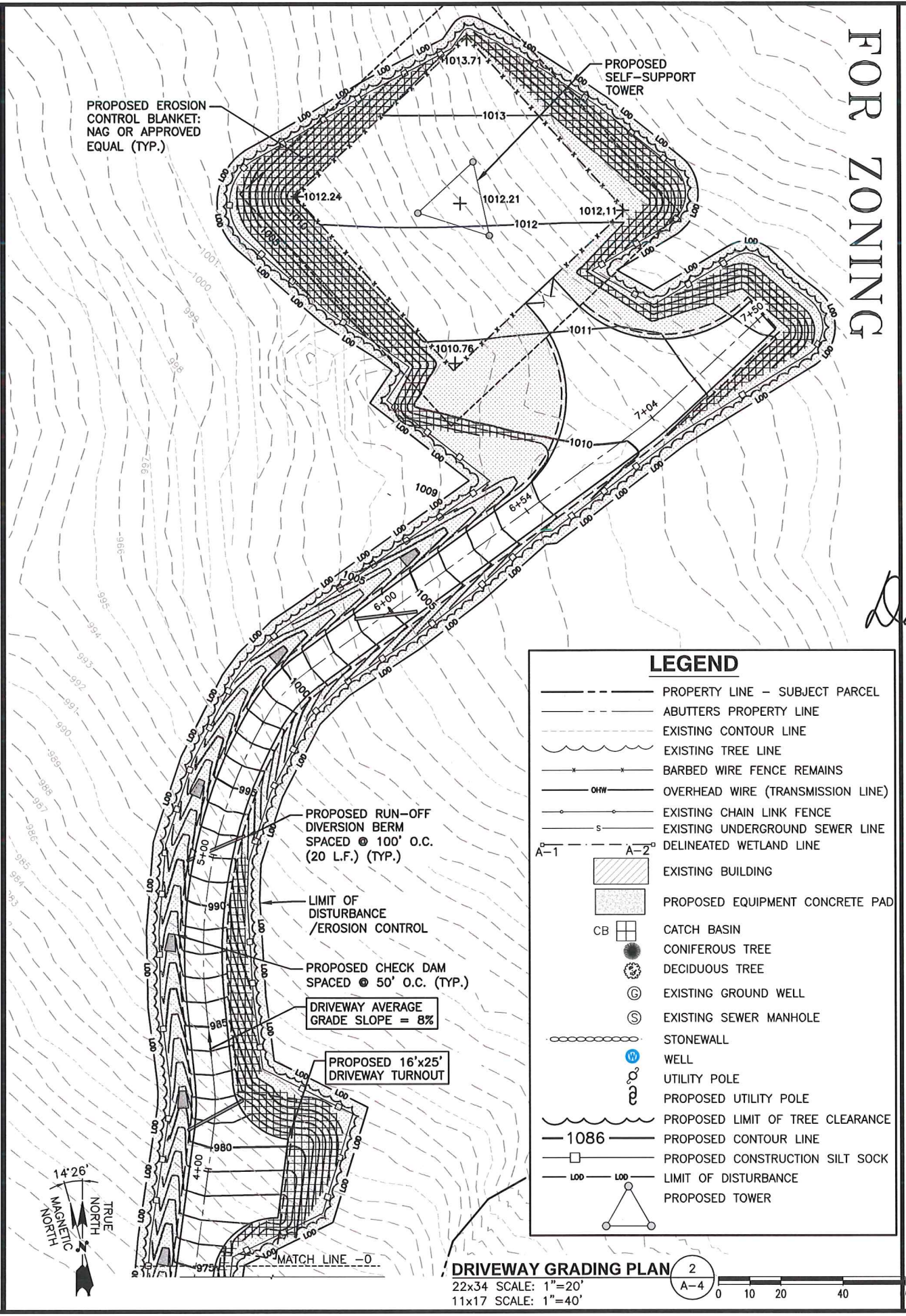
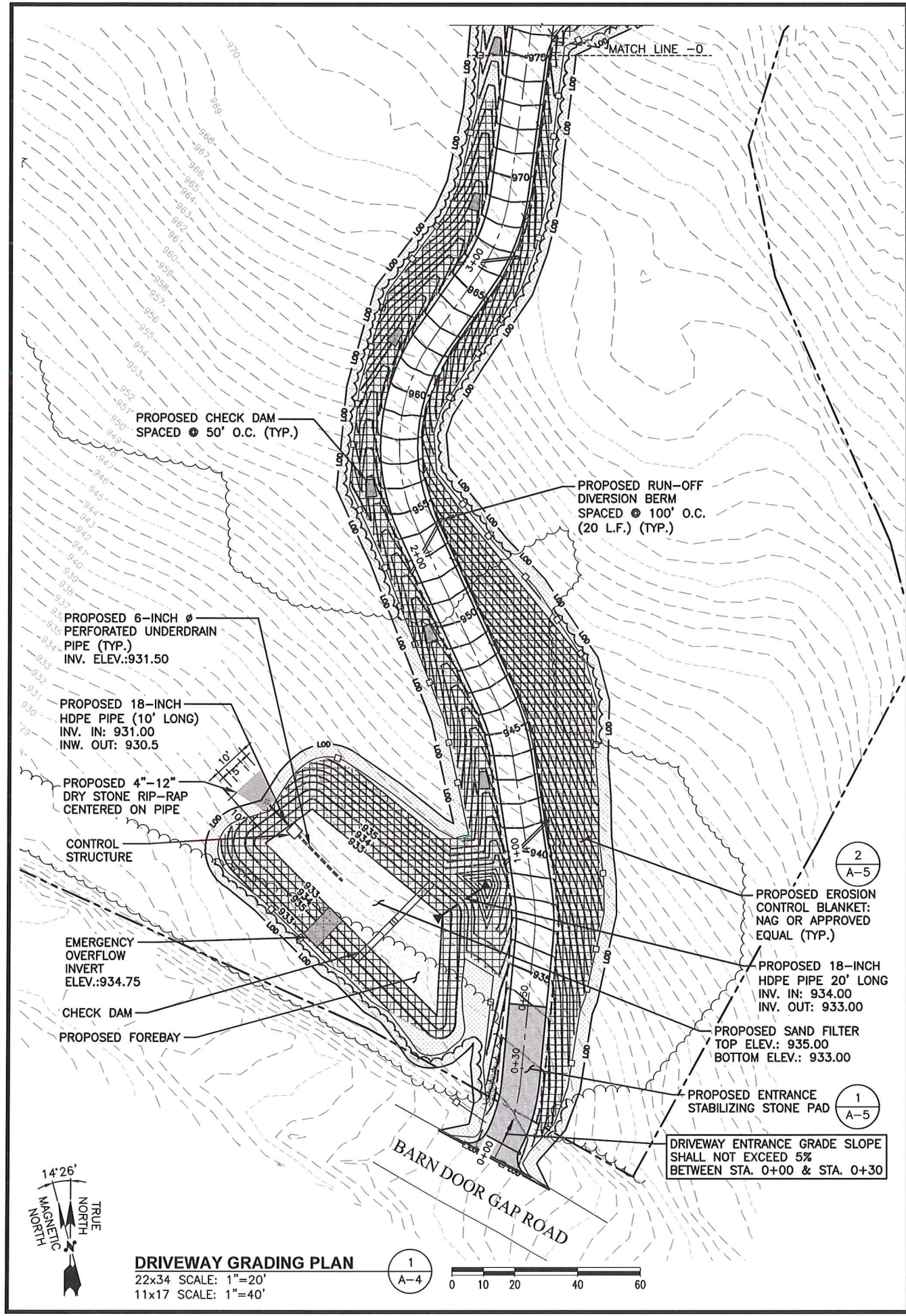
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STRAFFORD, NH 03884  
STRAFFORD COUNTY

SHEET TITLE  
EROSION CONTROL  
DETAILS  
(NSD-RL)

SHEET NUMBER  
A-3





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

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

DANIEL P. HAMM  
 NO. 1013  
 PROFESSIONAL ENGINEER

CHECKED BY: RP

APPROVED BY: DPH

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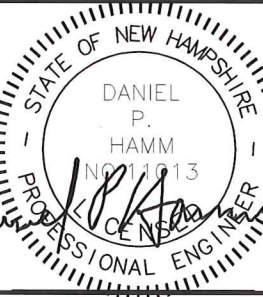
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 581 BARN DOOR GAP ROAD  
 STRAFFORD, NH 03884  
 STRAFFORD COUNTY

SHEET TITLE  
 GRADING PLAN  
 (NSD-RL)

SHEET NUMBER  
 A-4



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APPROVED BY: DPH

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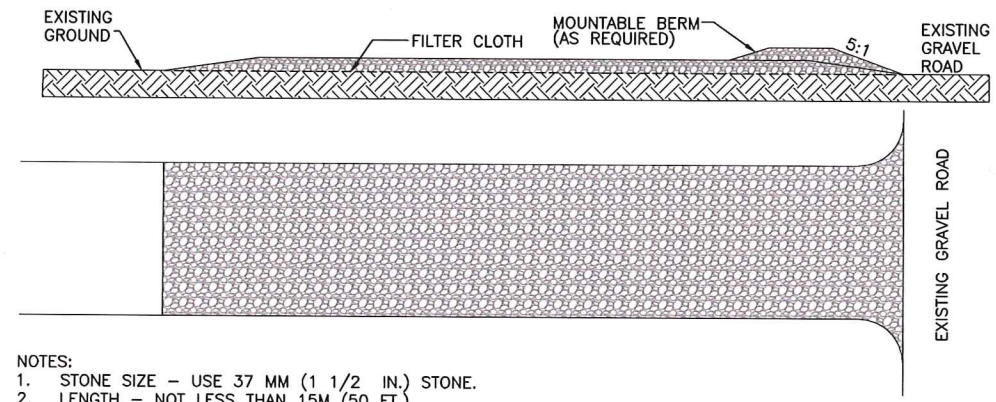
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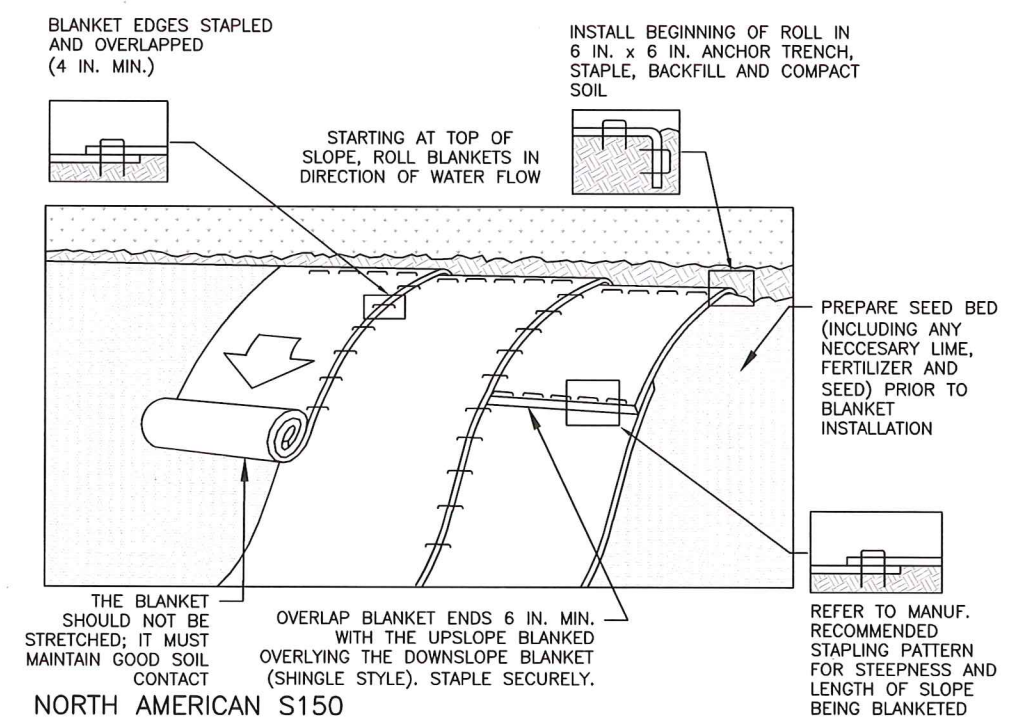
SHEET TITLE  
EROSION CONTROL  
DETAILS  
(NSD-RL)

SHEET NUMBER  
A-5



- 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-5  
SCALE: N.T.S



EROSION CONTROL BLANKET 2 A-5  
SCALE: N.T.S