



**SITE NAME: ROCHESTER 3**  
**SITE NUMBER: 701651 (VW2 NH 0043A)**  
**ADDRESS: 133 BLACKWATER ROAD**  
**ROCHESTER, NH 03867**

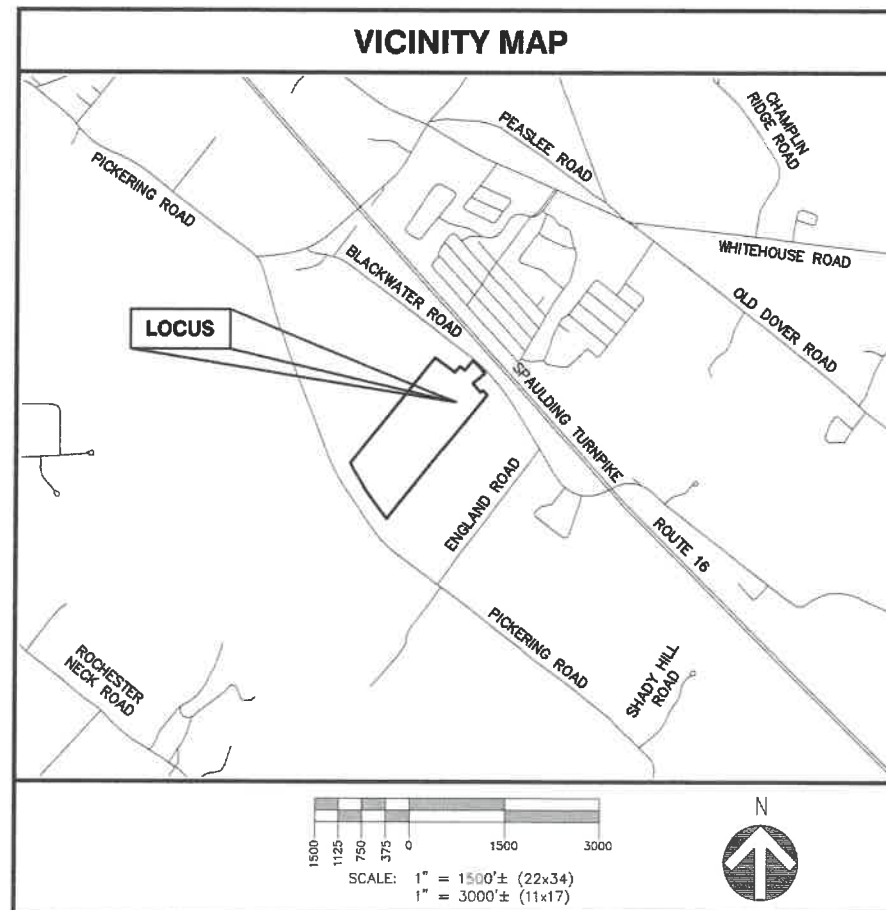
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### GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- THIS PLAN SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH EIP COMMUNICATIONS I, LLC CONSTRUCTION GUIDELINES.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
- ALL WORK TO CONFORM TO CITY OF ROCHESTER PLANNING BOARD APPROVAL DATED JULY 7, 2020. CONTRACTOR MUST OBTAIN A COPY OF THIS APPROVAL FROM EIP COMMUNICATIONS I, LLC PRIOR TO BIDDING AND CONSTRUCTION.
- NEW CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
BUILDING CODE: NEW HAMPSHIRE STATE BUILDING CODE BCR300 (2015 IBC) WITH AMENDMENTS  
ELECTRICAL CODE: NEC 2017 WITH NEW HAMPSHIRE AMENDMENTS
- THE CONSTRUCTION SHOWN HEREIN MAY REQUIRE SPECIAL INSPECTIONS. EIP COMMUNICATIONS I, LLC/CONTRACTOR SHALL VERIFY WITH THE AUTHORITIES HAVING JURISDICTION (AHJ) PRIOR TO CONSTRUCTION AND ENGAGE THE INSPECTOR AND/OR APPROPRIATE 3RD PARTIES AS MAY BE REQUIRED.

### VICINITY MAP



### PERMITTING APPROVAL NOTE

THE PROJECT CONTAINED HEREIN IS SUBJECT TO:

- THE CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION, CASE# Z-20-9, DATED MAY 13, 2020.
- THE CITY OF ROCHESTER PLANNING BOARD NOTICE OF DECISION, CASE# 257-24-A-20, DATED JULY 7, 2020.
- PLANNING BOARD APPROVAL INCLUDED GRANTING WAIVERS FROM SITE PLAN REGULATIONS AND CONDITIONS OF APPROVAL.
- THE CONTRACTOR MUST OBTAIN A COPY OF THIS APPROVAL FROM EIP COMMUNICATIONS I, LLC PRIOR TO BIDDING AND CONSTRUCTION.

### PROJECT INFORMATION

SITE TYPE: RAW LAND WIRELESS COMMUNICATIONS FACILITY  
SCOPE OF WORK: PROPOSED 150' TALL MONOPOLE AND 65'x65' FENCED COMPOUND WITHIN 75'x75' LEASE AREA.  
SITE NAME: ROCHESTER 3  
SITE NUMBER: 701651 (VW2 NH 0043A)  
SITE ADDRESS: 133 BLACKWATER ROAD ROCHESTER, NH 03867  
ASSESSOR'S TAX ID#: 257-24  
ZONING DISTRICT(S): AGRICULTURAL (AG) CONSERVATION OVERLAY DISTRICT (COD)  
LATITUDE: 43° 15' 36.28"± N (SURVEY 1A)  
LONGITUDE: 70° 57' 05.35"± W (SURVEY 1A)  
(P) ELEVATION: 204.5'±  
DATUM: NAD83/NAVD88  
PROPERTY OWNER: N/F JASON A. SCRUTON & KATHERINE L. CARROLL 20 FARMSTEAD ROAD FARMINGTON, NH 03835  
APPLICANT: EIP COMMUNICATIONS I, LLC TWO ALLEGHENY CENTER NOVA TOWER 2, SUITE 703 PITTSBURGH, PA 15212  
SITE ENGINEER: PROTERRA DESIGN GROUP, LLC 4 BAY ROAD BUILDING A; SUITE 200 HADLEY, MA 01035 TEL: (413) 320-4918  
SURVEYOR: NORTHEAST SURVEY CONSULTANTS 116 PLEASANT STREET SUITE 302 EASTHAMPTON, MA 01027 TEL: (413) 203-5144  
WETLAND SCIENTIST: LUCAS ENVIRONMENTAL, LLC 500A WASHINGTON STREET QUINCY, MA 02169

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A; Suite 200  
Hadley, MA 01035  
Ph: (413) 320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	09/03/20	ISSUED FOR REVIEW
B	09/17/20	ISSUED FOR REVIEW
C	10/30/20	ISSUED FOR CONSTRUCTION

**SITE NAME: ROCHESTER 3**  
**SITE NUMBER: 701651 (VW2 NH 0043A)**  
**ADDRESS: 133 BLACKWATER ROAD ROCHESTER, NH 03867**  
**APPLICANT: EIP COMMUNICATIONS I, LLC TWO ALLEGHENY CENTER NOVA TOWER 2, SUITE 703 PITTSBURGH, PA 15212**

**STAMP:**  
JESSE MORENO  
10-30-2020  
Jesse Moreno, PE  
17533-55-0007

DATE: 10/28/2020  
DRAWN: BLM/SPH  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 17-046

SHEET TITLE:

**TITLE SHEET**

**T-1**

Certified 11/11/20 by [Signature] Chief Planner  
[Signature] South Grantham



GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR – EIP COMMUNICATIONS I, LLC AND/OR ITS AFFILIATES  
SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)  
OWNER – PROPERTY OWNER OF RECORD & EIP COMMUNICATIONS I, LLC  
OEM – ORIGINAL EQUIPMENT MANUFACTURER
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.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL, STATE AND FEDERAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. DRAWNGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
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 FOR APPROVAL BY THE CONTRACTOR.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER, T1 CABLES AND 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 AND/OR LANDLORD PRIOR TO CONSTRUCTION.
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 THE OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION AND RETURN DISTURBED AREAS TO ORIGINAL CONDITIONS.
13. THE SUBCONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
14. SUBCONTRACTOR SHALL NOTIFY PROTERRA DESIGN GROUP, LLC 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING TRENCHES, SEALING ROOF AND WALL PENETRATIONS AND POST DOWNS, FINISHING NEW WALLS OR FINAL ELECTRICAL CONNECTIONS FOR ENGINEERING REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL EIP COMMUNICATIONS I, LLC STANDARDS AND SPECIFICATIONS.
16. 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.
17. THE EXISTING CELL SITES ARE IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
18. IF THE EXISTING CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
6. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
7. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
8. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
9. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
10. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
11. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE ---- SPECIFICATION FOR SITE SIGNAGE.

SITE CONCRETE & REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS WITH 6% ± 1% AIR ENTRAINMENT AND 3"-5" SUMP, UNLESS NOTED OTHERWISE. (NOTE: THIS IS SITE CONCRETE, NOT NECESSARILY STRUCTURAL CONCRETE AND SHOULD BE VERIFIED AGAINST MORE STRINGENT). A HIGHER STRENGTH (5000PSI) MAY BE USED. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 318 CODE REQUIREMENTS.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:  
CONCRETE CAST AGAINST EARTH.....3 IN.  
CONCRETE EXPOSED TO EARTH OR WEATHER:  
#6 AND LARGER .....2 IN.  
#5 AND SMALLER & WWF .....1½ IN.  
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:  
SLAB AND WALL .....¾ IN.  
BEAMS AND COLUMNS .....1½ IN.
5. A CHAMFER ¾" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHORS SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO THE MANUFACTURERS RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. EXPANSION BOLTS SHALL BE PROVIDED BY SIMPSON OR APPROVED EQUAL.
7. CONCRETE CYLINDER TESTS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (ACI 318-14 SECTION 26.12.2 – FREQUENCY OF TESTING) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER TO PROVIDE THE BUILDING OFFICIAL:  
(A) RESULTS OF CONCRETE CYLINDER TEST PERFORMED AT THE SUPPLIERS PLANT.  
(B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.  
FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST BY AN INDEPENDENT TESTING AGENCY
8. AS AN ALTERNATIVE TO ITEM 7. TEST CYLINDERS SHALL BE TAKEN INITIALLY AND THEREAFTER FOR EVERY 50 YARDS OF CONCRETE FROM EACH DIFFERENT BATCH PLANT.
9. EQUIPMENT SHALL NOT BE PLACED ON NEW PADS OR FOUNDATIONS FOR SEVEN DAYS AFTER PAD IS POURED, UNLESS IT IS VERIFIED BY CYLINDER TESTS THAT COMPRESSIVE STRENGTH HAS BEEN ATTAINED.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED OR GALVANIZED IN ACCORDANCE WITH THE DRAWINGS AND EIP COMMUNICATIONS I, LLC SPECIFICATIONS UNLESS OTHERWISE NOTED. STRUCTURAL STEEL SHALL BE ASTM-A-36 UNLESS OTHERWISE NOTED ON THE SITE SPECIFIC DRAWINGS. STEEL DESIGN, INSTALLATION AND BOLTING SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "MANUAL OF STEEL CONSTRUCTION".
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 9TH EDITION. PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (¾"Ø) AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE. ALL BOLTS SHALL BE GALVANIZED OR STAINLESS STEEL.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE ¾" DIA. ASTM A 307 BOLTS (GALV) UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW & APPROVAL ON PROJECTS REQUIRING STRUCTURAL STEEL.
6. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.

SOIL COMPACTION NOTES:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION AND TOPSOIL TO EXPOSE NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE. 3RD PARTY PROCTOR AND NUCLEAR DENSITY TESTING IS REQUIRED.
3. AS AN ALTERNATE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 95% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
4. COMPACTED SUBBASE SHALL BE UNIFORM AND LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING #1 SIEVE.
5. AS AN ALTERNATE TO ITEMS 2 AND 3, THE SUBGRADE SOILS WITH 5 PASSES OR A MEDIUM SIZED VIBRATORY PLATE COMPACTOR (SUCH AS BOMAG BPR 30/38) OR HAND-OPERATED SINGLE DRUM VIBRATORY ROLLER (SUCH AS BOMAG BW 55E), AND SOFT AREAS THAT ARE ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH A WELL-GRADED GRANULAR FILL AND COMPACTED AS STATED ABOVE.

COMPACTION EQUIPMENT NOTES:

1. HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, OR VIBRATORY PLATE COMPACTOR FOR STRUCTURAL SLABS. JUMPING JACK COMPACTOR FOR UTILITIES.

CONSTRUCTION NOTES:

1. FIELD VERIFICATION:  
SUBCONTRACTOR SHALL FIELD VERIFY SCOPE OF WORK, ANY ANTENNA PLATFORM LOCATIONS AND UTILITY TRENCHWORK.
2. COORDINATION OF WORK:  
SUBCONTRACTOR SHALL COORDINATE RF WORK AND PROCEDURES WITH CONTRACTOR.
3. CABLE LADDER RACK:  
SUBCONTRACTOR SHALL FURNISH AND INSTALL CABLE LADDER RACK, CABLE TRAY AND/OR ICE BRIDGE, AND CONDUIT AS REQUIRED TO SUPPORT CABLES TO THE NEW BTS LOCATION.

ELECTRICAL INSTALLATION NOTES:


1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC 2017) WITH NEW HAMPSHIRE AMENDMENTS.
2. SUBCONTRACTOR SHALL MODIFY OR INSTALL CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLEING TO THE NEW BTS EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
4. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA, AND MATCH INSTALLATION REQUIREMENTS.
6. POWER PHASE CONDUCTORS (I.E., HOTS) SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, ½ INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (SEE ELECTRICAL DETAIL SHEET), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR #2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
13. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (SEE ELECTRICAL DETAIL SHEET), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY HARGER (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (EMT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
23. CABINETS, BOXES AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
24. CABINETS, BOXES AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
30. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
31. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
32. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.

ProTerra  
DESIGN GROUP, LLC

4 Boy Road  
Building A, Suite 200  
Hadley, MA 01035  
Ph: (413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS	
		A	B
	09/03/20	ISSUED FOR REVIEW	
	09/17/20	ISSUED FOR REVIEW	
	10/30/20	ISSUED FOR CONSTRUCTION	

TITLE:	SITE NAME: ROCHESTER 3 SITE NUMBER: 701661 (VF2 NH 0043A) ADDRESS: 433 BLACKWATER ROAD ROCHESTER, NH 03867	APPLICANT: 

STAMP:



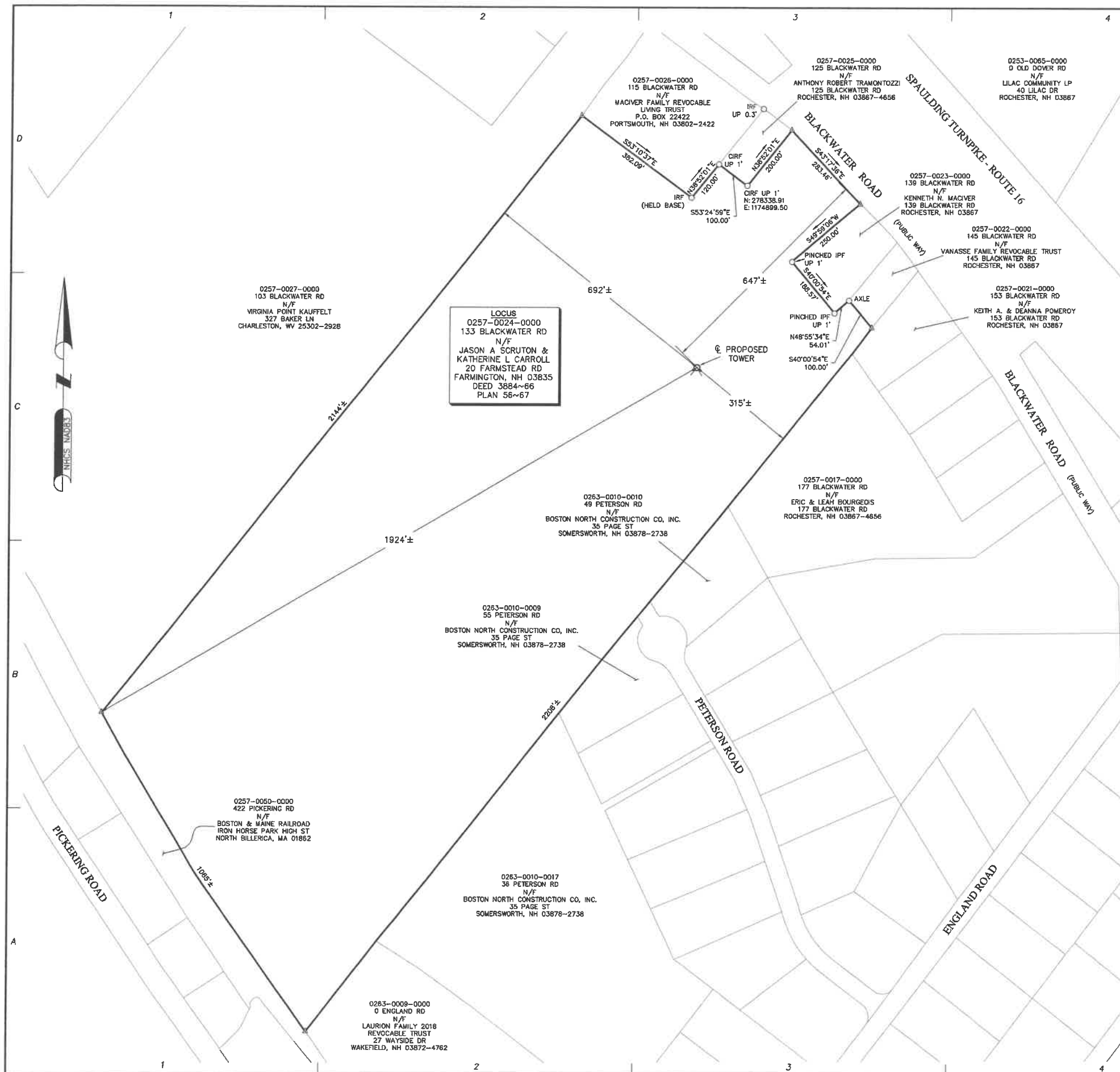
DATE: 10/28/2020  
DRAWN: BLM/SPH  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 17-046

SHEET TITLE:

GENERAL  
NOTES

GN-1





**FAA 1-A CERTIFICATION**

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

THREE (3) FEET VERTICALLY  
TWENTY (20) FEET HORIZONTALLY

*James M. Lavelle*  
JAMES M. LAVELLE NH LLS # 489

10-02-2019  
DATE

**SURVEY NOTES**

1. SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON AUGUST 18, 2017. BOUNDARY INFORMATION IS COMPILED FROM RECORD DOCUMENTS AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN EIP COMMUNICATIONS I, LLC, AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
3. PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON A COMPILATION OF RECORDED PLANS AND DEEDS AND ARE NOT INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE. PROPERTY RELATED INFORMATION HAS NOT BEEN CONFIRMED BY FIELD SURVEY OBSERVATIONS AND NO ASSESSMENT OF LAND OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RETRACEMENT SURVEY HAS NOT BEEN CONDUCTED.
4. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP'S, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
5. PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON AUGUST 16, 2017. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE GRS 80 REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM OF 1983 COR96. ELEVATIONS SHOWN ARE ASSUMED AND ARE APPROXIMATED TO THE NAVD 88 VERTICAL DATUM. VERTICAL AND HORIZONTAL INFORMATION SHOWN MEETS THE STANDARD CRITERIA FOR AN FAA 1A CERTIFICATION (20'± HORIZONTAL AND 3'± VERTICAL).
6. IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
7. THE LOCUS PARCEL IS IDENTIFIED AS 0257-0024-0000 IN THE CITY OF ROCHESTER TAX ASSESSOR'S GIS DATABASE.
8. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, NO SHADING) FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 33017C 0214 D, DATED MAY 17, 2005.
9. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
10. THE SUBJECT PROPERTY AND ALL ABUTTING PROPERTIES ARE LOCATED IN THE CITY OF ROCHESTER AGRICULTURAL ZONING DISTRICT.
11. WETLANDS SHOWN HEREON WERE DELINEATED BY CHRISTOPHER M. LUCUS, CWS #274, LUCAS ENVIRONMENTAL, LLC ON JULY 12, 2017.

PROPERTY OWNER: JASON A SCRUTON & KATHERINE L CARROLL  
20 FARMSTEAD ROAD  
FARMINGTON, NH 03835

LOCUS DEED REFERENCE: BOOK 3884 PAGE 66

PLAN REFERENCES: 56~87

**LEGEND**

N/F	- NOW OR FORMERLY
IRF/IPF O	- IRON ROD/PIPE FOUND
CIRF	- CAPPED IRON ROD FOUND
Δ	- CALCULATED POINT
—	- LOCUS PROPERTY LINE
- - -	- ABUTTERS PROPERTY LINE

**ABUTTERS PLAN**

ANSI D (22"x34") SCALE: 1"=150'  
ANSI A (11"x17") SCALE: 1"=300'

150' 0' 150' 300'

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road, Bldg. A,  
Suite 200  
Hadley, MA 01035  
Ph: (413)320-4918

**CONSULTANTS:**  
**NORTHEAST SURVEY CONSULTANTS**

116 Pleasant St. Ste. 302  
P.O. Box 109  
Easthampton, MA 01027  
(413) 203-5144  
northeastsurvey.com

NO.	DATE	REVISIONS
1	09/01/17	ISSUED FOR REVIEW
2	10/19/17	ISSUED FOR REVIEW
3	01/22/19	PERMITTING REVISED
4	09/30/19	UPDATE APPLICANT

**SITE NAME: ROCHESTER 3**  
**SITE NUMBER: 701661 (VT2 NH 00434)**  
**ADDRESS: 133 BLACKWATER ROAD**  
**ROCHESTER, NH 03867**

**APPLICANT:**  
EIP COMMUNICATIONS I, LLC  
280 CONGRESS STREET  
7TH FLOOR  
BOSTON, MA 0220

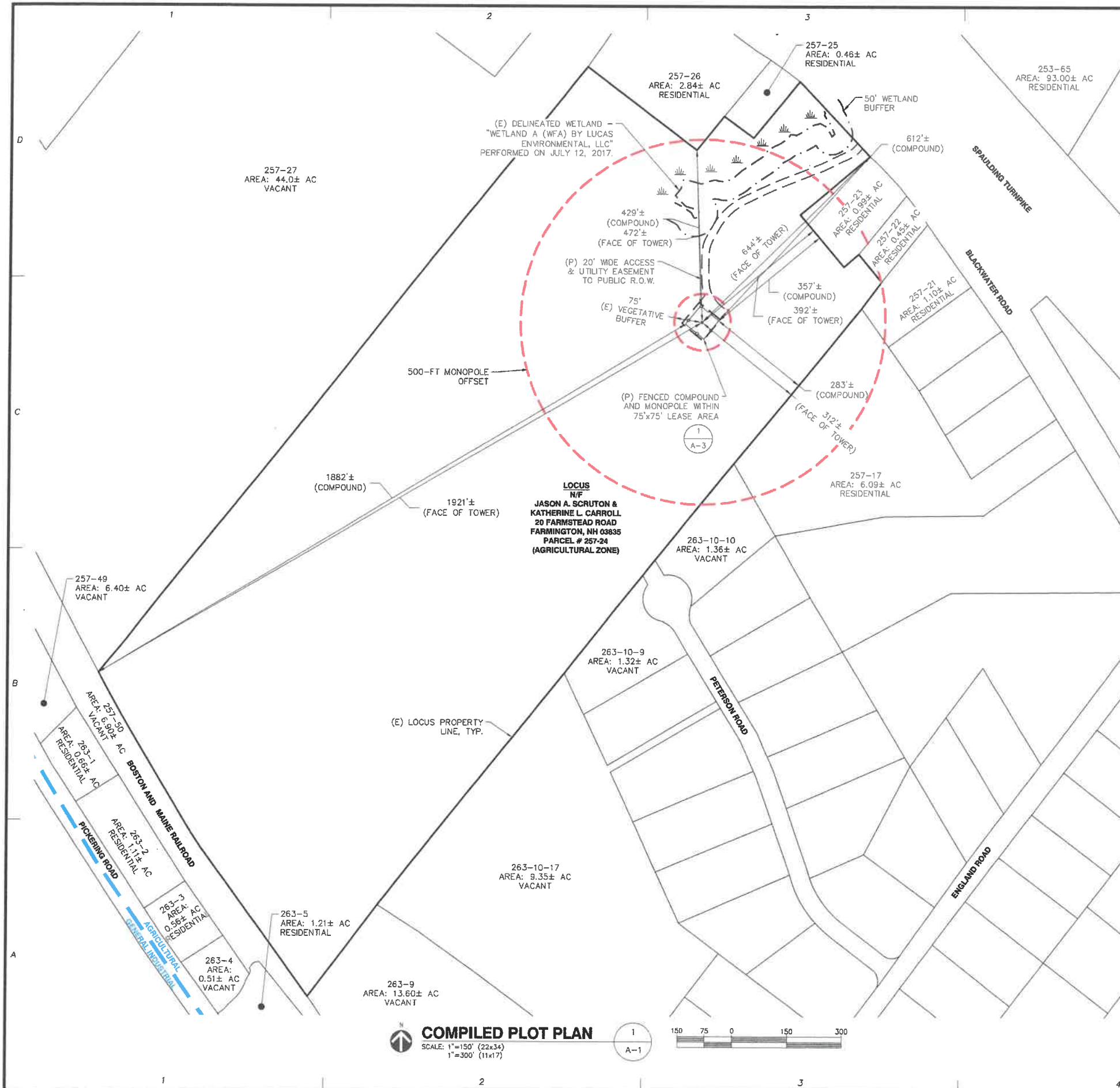
**EVEREST**

**DATE:** 10/02/2019  
**DRAWN:** CGG/JDG  
**CHECK:** BCF  
**SCALE:** 1"=150'  
**JOB NO.:** 17-174

**SHEET TITLE:**  
**ABUTTERS PLAN**  
**C-1**







### REFERENCES

PROPERTY LINE, TOPOGRAPHY AND EXISTING FEATURES - SEE SHEETS C-1 & C-2

ZONING DISTRICTS - ZONED: AGRICULTURAL FROM MAP ENTITLED "ZONING MAP CITY OF ROCHESTER, NH" ADOPTED 4/14/2014.

FLOODPLAIN - FLOOD INSURANCE RATE MAP 33017C0214D EFFECTIVE MAY 17, 2005 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, US DEPARTMENT OF HOMELAND SECURITY. PROJECT AREA IS WITHIN ZONE X: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

AERIAL PHOTOGRAPHY - NH GRANIT, NEW HAMPSHIRE STATEWIDE GIS CLEARINGHOUSE (2010 IMAGES)

### GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS 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.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222-G STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

### ZONING SUMMARY

ZONING DISTRICT(S): AGRICULTURAL (AG)  
CONSERVATION OVERLAY DISTRICT (COD)

ASSESSORS ID: 257-24

(P) USE: WIRELESS COMMUNICATIONS FACILITY<sup>1</sup>

DIMENSION	PROVIDED	CONSTRAINT
PARCEL - AREA	56± AC	45,000 SF MIN.
PARCEL - FRONTAGE	283'±	150' MIN.
PARCEL - LOT COVERAGE	<1%±	40% MAX.
(P) COMPOUND - FRONT YARD	612'±	20' MIN.
(P) COMPOUND - SIDE YARD	283'±	10' MIN.
(P) COMPOUND - REAR YARD	1882'±	20' MIN.
(P) COMPOUND - ACCESSORY STRUCTURE HEIGHT	15'±	35' MAX.
(P) MONOPOLE - HEIGHT (HIGHEST APPURTENANCE)	150' (156')	156'±
(P) MONOPOLE - DISTANCE TO PROPERTY LINE	312'± MIN.	156'±
(P) MONOPOLE - DISTANCE TO (E) BUILDINGS & STRUCTURES	>500'± (NO USES/SIZES/HEIGHTS LABELED)	

SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR THE FOLLOWING:

- 1 - WIRELESS COMMUNICATIONS FACILITY ALLOWED IN AGRICULTURAL (AG) DISTRICT BY SPECIAL EXCEPTION AS NOTED WITHIN "ZONING ORDINANCE OF THE CITY OF ROCHESTER, NEW HAMPSHIRE" TABLE 18-D.
- 2 - "ZONING ORDINANCE OF THE CITY OF ROCHESTER, NEW HAMPSHIRE": §42.22.c.14 SPECIAL EXCEPTIONS, CONDITIONS FOR PARTICULAR USES, WIRELESS COMMUNICATIONS FACILITY DOES NOT SPECIFY A MAXIMUM TOWER HEIGHT OR PROPERTY LINE SETBACK. IT WAS ASSUMED A MINIMUM PROPERTY LINE OF AT LEAST THE TOWER HEIGHT BE PROVIDED.

- THE CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION, CASE# Z-20-9, DATED MAY 13, 2020.
- THE CITY OF ROCHESTER PLANNING BOARD NOTICE OF DECISION, CASE# 257-24-A-20, DATED JULY 7, 2020.
- PLANNING BOARD APPROVAL INCLUDED GRANTING WAIVERS FROM SITE PLAN REGULATIONS AND CONDITIONS OF APPROVAL.

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A, Suite 200  
Hodley, MA 01035  
Ph: (413) 320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	09/03/20	ISSUED FOR REVIEW
B	09/17/20	ISSUED FOR REVIEW
C	10/30/20	ISSUED FOR CONSTRUCTION

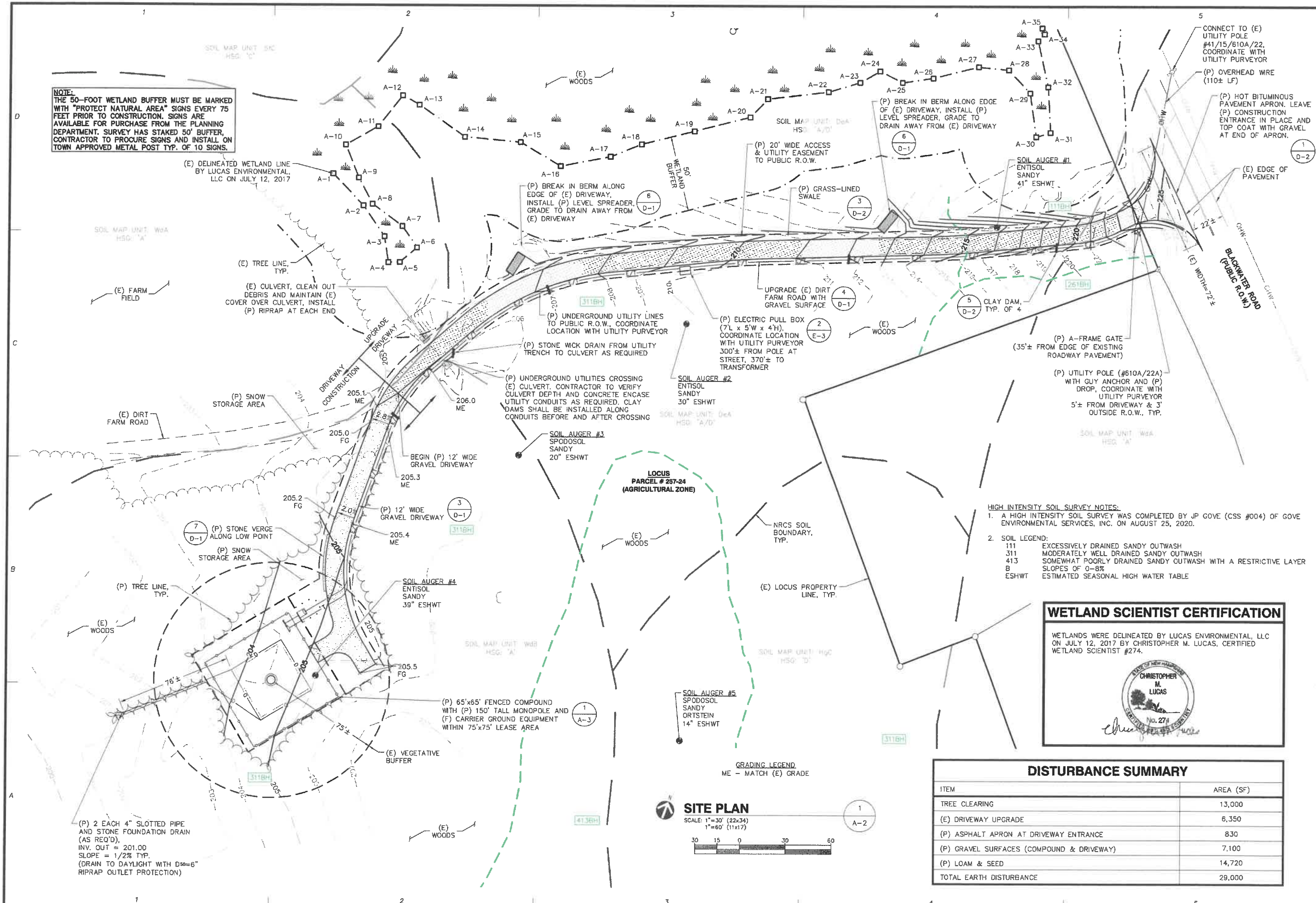
**SITE NAME: ROCHESTER 3**  
**SITE NUMBER: 701651 (VT2 NH 0043A)**  
**ADDRESS: 133 BLACKWATER ROAD**  
**ROCHESTER, NH 03607**

**APPLICANT:**  
**EVEREST COMMUNICATIONS 1, LLC**  
**770 ALLEGHENY CENTER**  
**NOVA TOWER 2, SUITE 703**  
**PITTSBURGH, PA 15212**

**STAMP:**

**DATE:** 10/28/2020  
**DRAWN:** BLM/SPH  
**CHECK:** JMM/TEJ  
**SCALE:** SEE PLAN  
**JOB NO.:** 17-046  
**SHEET TITLE:**  
**COMPILED PLOT PLAN**  
**A-1**





NOTE:  
THE 50-FOOT WETLAND BUFFER MUST BE MARKED WITH "PROTECT NATURAL AREA" SIGNS EVERY 75 FEET PRIOR TO CONSTRUCTION. SIGNS ARE AVAILABLE FOR PURCHASE FROM THE PLANNING DEPARTMENT. SURVEY HAS STAKED 50' BUFFER. CONTRACTOR TO PROCURE SIGNS AND INSTALL ON TOWN APPROVED METAL POST TYP. OF 10 SIGNS.

(E) DELINEATED WETLAND LINE BY LUCAS ENVIRONMENTAL, LLC ON JULY 12, 2017

SOIL MAP UNIT: W6A HSG: 'A'

(E) TREE LINE, TYP.

(E) CULVERT, CLEAN OUT DEBRIS AND MAINTAIN (E) COVER OVER CULVERT, INSTALL (P) RIPRAP AT EACH END

(E) FARM FIELD

(P) SNOW STORAGE AREA

(P) STONE VERGE ALONG LOW POINT

(P) SNOW STORAGE AREA

(P) TREE LINE, TYP.

(E) WOODS

(P) 2 EACH 4" SLOTTED PIPE AND STONE FOUNDATION DRAIN (AS REQ'D), INV. OUT = 201.00 SLOPE = 1/2% TYP. (DRAIN TO DAYLIGHT WITH D50=6" RIPRAP OUTLET PROTECTION)

(P) BREAK IN BERM ALONG EDGE OF (E) DRIVEWAY, INSTALL (P) LEVEL SPREADER, GRADE TO DRAIN AWAY FROM (E) DRIVEWAY

SOIL MAP UNIT: D6A HSG: 'A/D'

(P) 20' WIDE ACCESS & UTILITY EASEMENT TO PUBLIC R.O.W.

(P) GRASS-LINED SWALE

(P) ELECTRIC PULL BOX (7' L x 5' W x 4' H), COORDINATE LOCATION WITH UTILITY PURVEYOR 300'± FROM POLE AT STREET, 370'± TO TRANSFORMER

SOIL AUGER #2 ENTISOL SANDY 30" ESHWT

(P) UNDERGROUND UTILITIES CROSSING (E) CULVERT, CONTRACTOR TO VERIFY CULVERT DEPTH AND CONCRETE ENCASE UTILITY CONDUITS AS REQUIRED. CLAY DAMS SHALL BE INSTALLED ALONG CONDUITS BEFORE AND AFTER CROSSING

SOIL AUGER #3 SPodosol SANDY 20" ESHWT

LOCUS PARCEL # 257-24 (AGRICULTURAL ZONE)

NRCS SOIL BOUNDARY, TYP.

(E) LOCUS PROPERTY LINE, TYP.

SOIL AUGER #5 SPodosol SANDY ORTSTEIN 14" ESHWT

GRADING LEGEND  
ME - MATCH (E) GRADE

SITE PLAN  
SCALE: 1"=30' (22x34)  
1"=60' (11x17)



HIGH INTENSITY SOIL SURVEY NOTES:

- A HIGH INTENSITY SOIL SURVEY WAS COMPLETED BY JP GOVE (CSS #004) OF GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 25, 2020.
- SOIL LEGEND:
  - 111 EXCESSIVELY DRAINED SANDY OUTWASH
  - 311 MODERATELY WELL DRAINED SANDY OUTWASH
  - 413 SOMEWHAT POORLY DRAINED SANDY OUTWASH WITH A RESTRICTIVE LAYER
  - B SLOPES OF 0-8%
  - ESHWT ESTIMATED SEASONAL HIGH WATER TABLE

WETLAND SCIENTIST CERTIFICATION

WETLANDS WERE DELINEATED BY LUCAS ENVIRONMENTAL, LLC ON JULY 12, 2017 BY CHRISTOPHER M. LUCAS, CERTIFIED WETLAND SCIENTIST #274.



DISTURBANCE SUMMARY

ITEM	AREA (SF)
TREE CLEARING	13,000
(E) DRIVEWAY UPGRADE	6,350
(P) ASPHALT APRON AT DRIVEWAY ENTRANCE	830
(P) GRAVEL SURFACES (COMPOUND & DRIVEWAY)	7,100
(P) LOAM & SEED	14,720
TOTAL EARTH DISTURBANCE	29,000

ProTerra  
DESIGN GROUP, LLC

4 Bay Road  
Building A, Suite 200  
Hedley, MA 01035  
Ph: (413)320-4918

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A	09/03/21	ISSUED FOR REVIEW
B	09/17/20	ISSUED FOR REVIEW
C	10/30/20	ISSUED FOR CONSTRUCTION

SITE NAME: ROCHESTER 3  
SITE NUMBER: 701651 (VT2 NH 0043A)  
ADDRESS: 133 BLACKWATER ROAD  
ROCHESTER, NH 03607

EP COMMUNICATIONS 1, LLC  
770 ALLEGHENY CENTER  
NOVA TOWER 2, SUITE 703  
PITTSBURGH, PA 15212



STAMP:



DATE: 10/28/2020  
DRAWN: BLM/SPH  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 17-046

SHEET TITLE:

SITE PLAN

A-2

certified 4/14/20 [signature]

CONSULTANTS:

NO.	DATE	REVISIONS
A	09/03/21	ISSUED FOR REVIEW
B	09/17/20	ISSUED FOR REVIEW
C	10/30/20	ISSUED FOR CONSTRUCTION

**SITE NAME: ROCHESTER 3**  
**SITE NUMBER: 701651 (VT2 NH 0043A)**  
**ADDRESS: 183 BLACKWATER ROAD**  
**ROCHESTER, NH 03867**

**APPLICANT:**  
**EP COMMUNICATIONS I, LLC**  
**170 ALLEGHENY CENTER**  
**NOVA TOWER 2, SUITE 703**  
**PITTSBURGH, PA 15222**

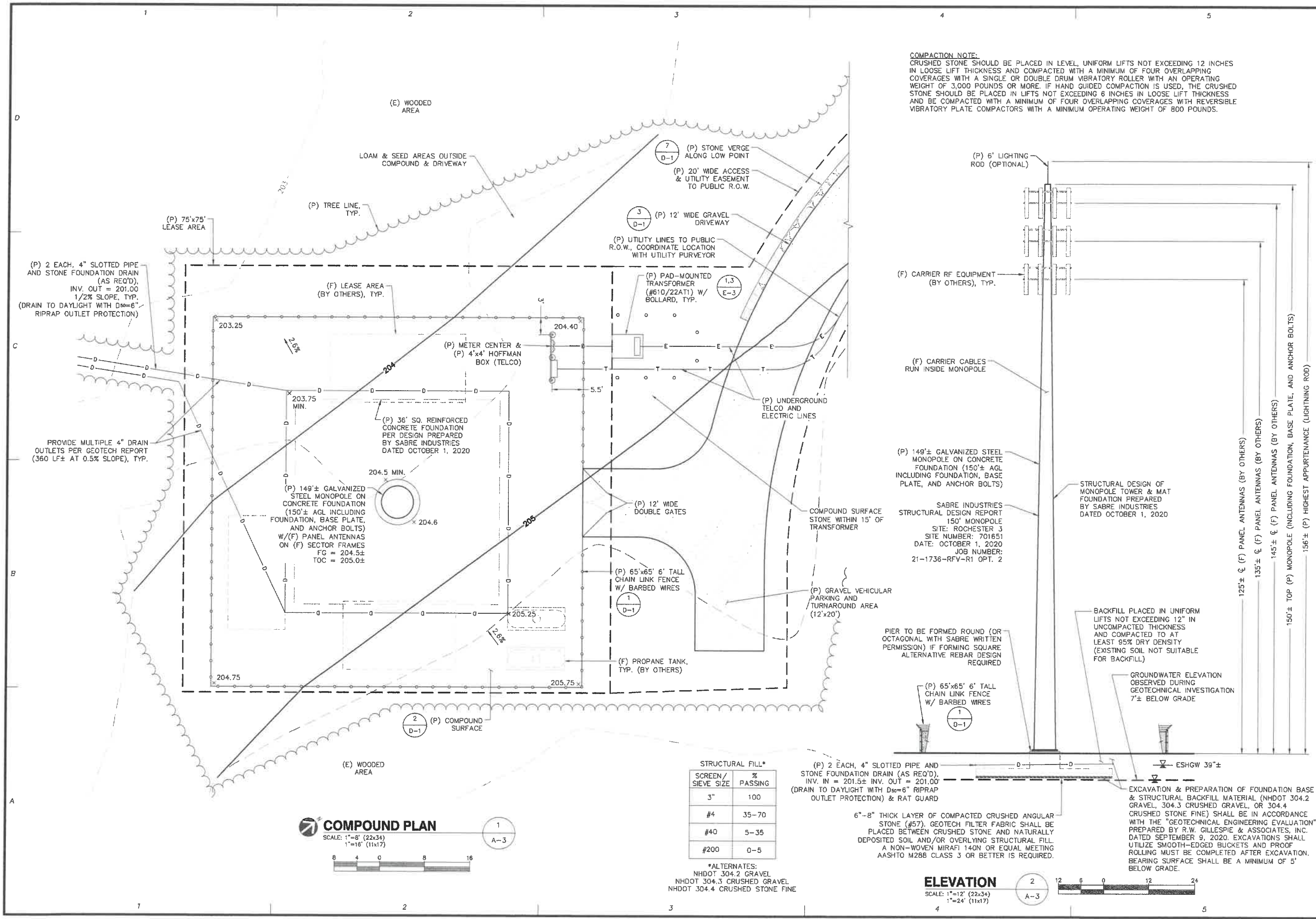
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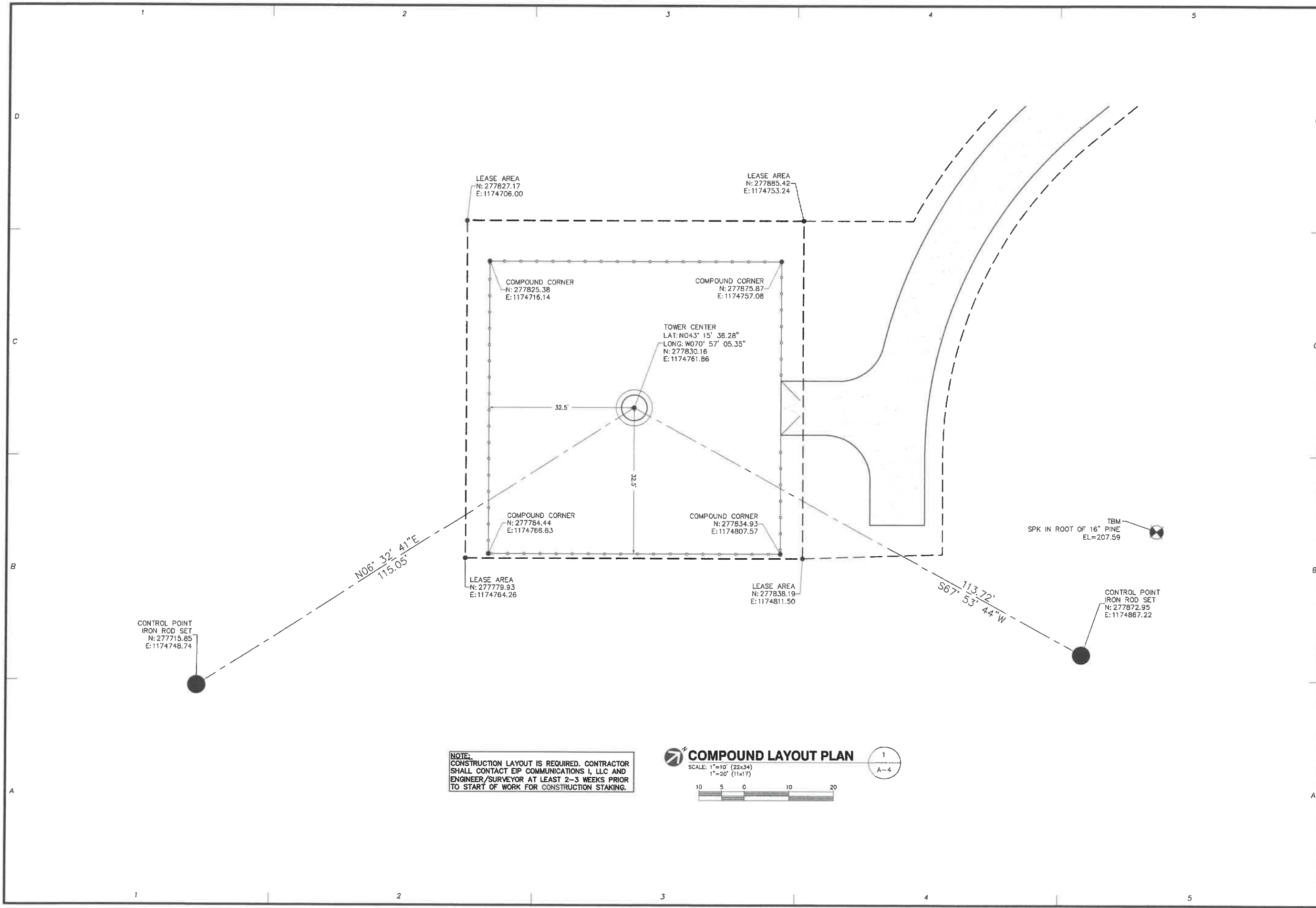
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CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO: 17-046

**COMPOUND PLAN & ELEVATION**

**A-3**





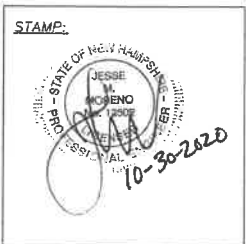


CONSULTANTS:

NO.	DATE	REVISIONS
A	09/03/20	ISSUED FOR REVIEW
B	09/17/20	ISSUED FOR REVIEW
C	10/30/20	ISSUED FOR CONSTRUCTION

**SITE NAME: ROCHESTER 3**  
**SITE NUMBER: 701661 (VT2 NH 0049A)**  
**ADDRESS: 133 BLACKWATER ROAD**  
**ROCHESTER, NH 03867**

**APPLICANT:**  
**EIP COMMUNICATIONS I, LLC**  
**170 ALLGHEM CENTER**  
**NOVA TOWER 2, SUITE 703**  
**PITTSBURGH, PA 15212**



DATE: 10/26/2020  
DRAWN: BLM/SPH  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 17-046

SHEET TITLE:  
**COMPOUND LAYOUT PLAN**  
**A-4**



CONSULTANTS:

NO.	DATE	REVISIONS
A	09/03/20	ISSUED FOR REVIEW
B	09/17/20	ISSUED FOR REVIEW
C	10/30/20	ISSUED FOR CONSTRUCTION

**SITE NAME: ROCHESTER 3**  
**SITE NUMBER: 701651 (VW2 NH 0043A)**  
**ADDRESS: 133 BLACKWATER ROAD**  
**ROCHESTER, NH 03867**

**APPLICANT:**  
**EIP COMMUNICATIONS I, LLC**  
**170 ALLEGHENY CENTER**  
**NOVA TOWER 2, SUITE 703**  
**PITTSBURGH, PA 15222**

**STAMP:**

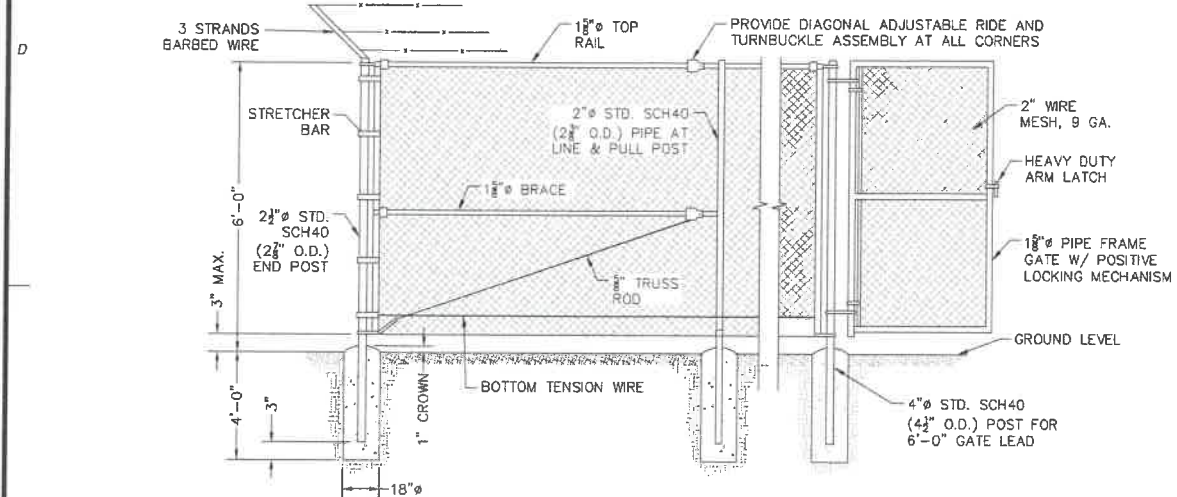
STATE OF NEW HAMPSHIRE  
JESSE  
MORENO  
10-30-2020

DATE: 10/28/2020  
DRAWN: BLM/SPH  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 17-046

SHEET TITLE:

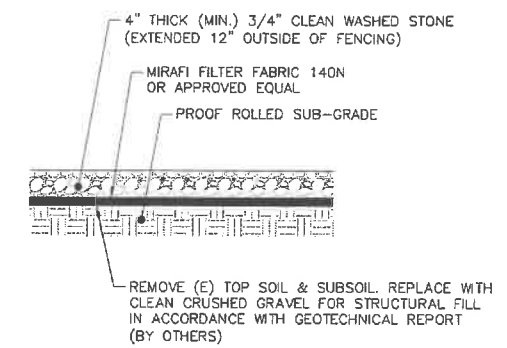
DETAILS

D-1



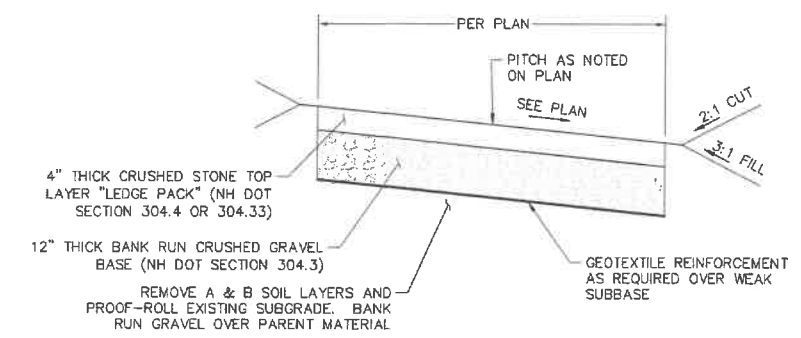
**CHAIN LINK FENCE**  
SCALE: NONE

1  
D-1



**COMPOUND SURFACE**  
SCALE: NONE

2  
D-1

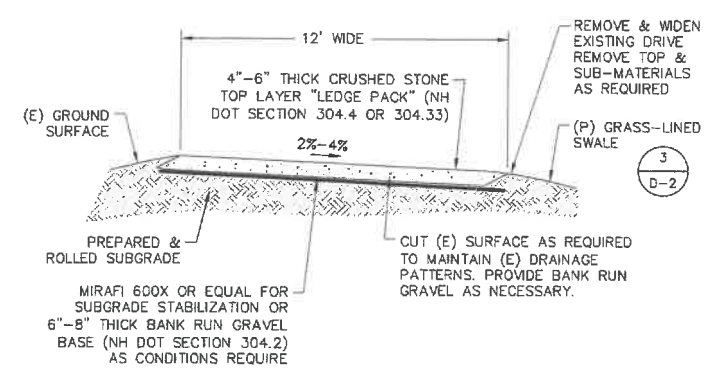


- NOTES:**
- ALL GRANULAR MATERIALS SHALL BE COMPACTED TO 95±% MAXIMUM DRY DENSITY BY STD. PROCTOR METHOD.
  - ALL CUT AND FILL SLOPES TO BE COVERED WITH JUTE MESH EROSION CONTROL BLANKETS AND/OR HYDROSEEDING WITH NEW ENGLAND ROADSIDE MATRIX MIX AT 35LBS PER ACRE OR EQUAL.
  - THE REQUIREMENT FOR INSTALLATION OF SUBDRAINS SHALL BE AT ALL CUT SECTIONS OR AS DETERMINED BY THE ENGINEER-OF-RECORD BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. SUBDRAINS SHALL BE OUTLETTED TO DAYLIGHT AS APPROVED BY THE ENGINEER-OF-RECORD.
  - ALL MATERIALS TO CONFORM TO STATE AND/OR MUNICIPAL STANDARD AS REQUIRED.

% PASSING	BASE LAYER	TOP LAYER
6"	-	-
3"	100	-
2"	95-100	100
1 1/2"	-	85-100
1"	55-85	-
3/4"	-	45-75
#4	27-52	10-45
#200	0-12	0-5

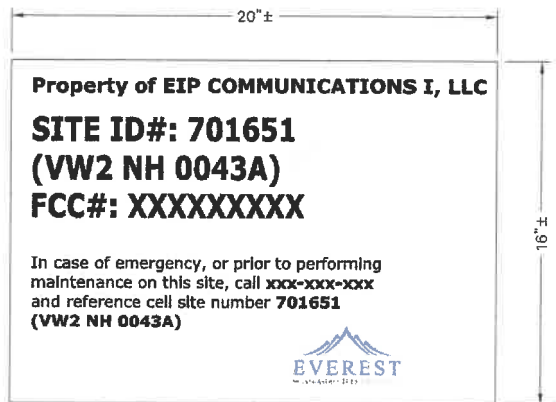
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SCALE: NONE

3  
D-1



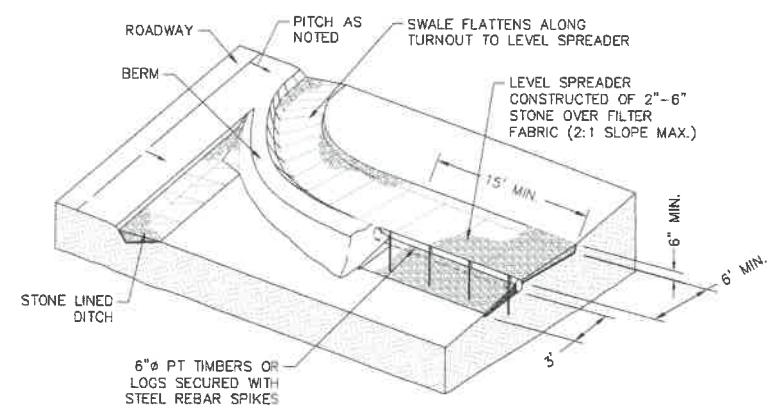
**RESURFACED DRIVEWAY**  
SCALE: NONE

4  
D-1



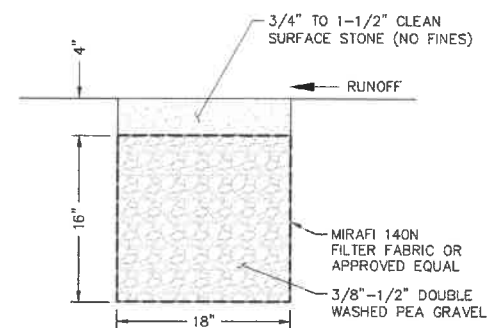
**EMERGENCY CONTACT SIGN**  
SCALE: NONE

5  
D-1



**DITCH TURNOUT & LEVEL SPREADER**  
SCALE: NONE

6  
D-1



**STONE VERGE**  
SCALE: NONE

7  
D-1



D-2





CONSULTANTS:

NO.	DATE	REVISIONS
A	09/03/20	ISSUED FOR REVIEW
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**APPLICANT:**  
**EP COMMUNICATIONS I, LLC**  
**170 ALLBRIGHT CENTER**  
**NOVA TOWER 4, SUITE 708**  
**PITTSBURGH, PA 15212**

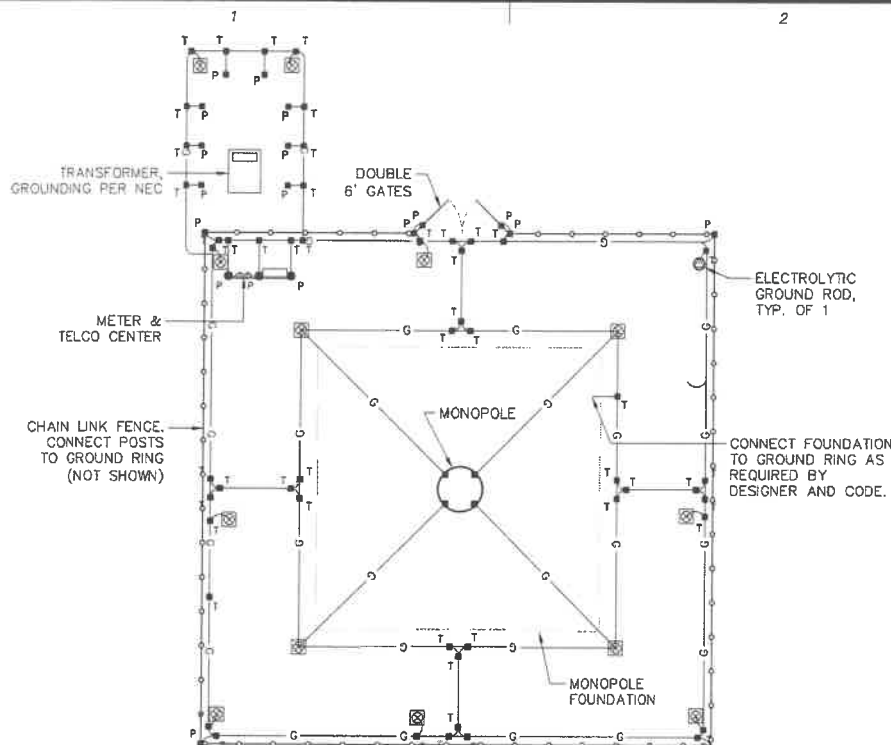
STAMP:



FOR SCHEMATIC ONLY

DATE: 10/28/2020  
DRAWN: BLM/SPH  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 17-046

**SHEET TITLE:**  
**ELECTRICAL & GROUNDING DETAILS**  
**E-2**



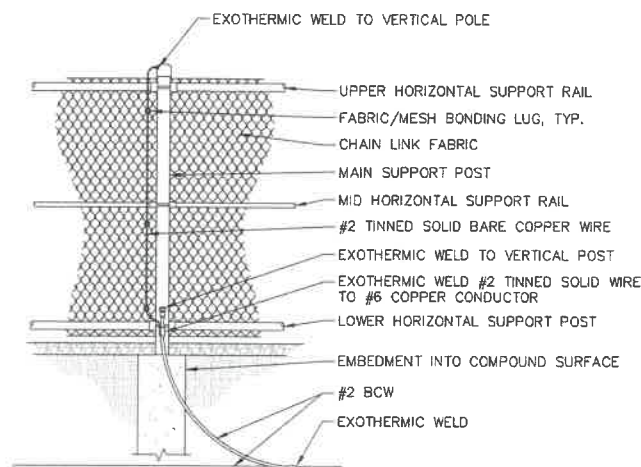
**LEGEND**

- ⊙ - ELECTROLYTIC GROUND ELECTRODE, TYP. OF 1 MIN.
- ⊗ - 5/8"Øx10' COPPER CLAD STEEL GROUND ROD DRIVE AT 45° (MAX.) OR 18"x18"x1/8" COPPER GROUND PLATE, TYP. OF 13
- ⊠ - EXOTHERMIC WELD #2 BCW TO #2 BCW CONDUCTOR PARALLEL
- ⊡ - EXOTHERMIC WELD TO #2 BCW CONDUCTOR TO VERTICAL PIPE
- G— - #2 BCW CONDUCTOR IN 2"x4" BED OF SOIL ENHANCEMENT OR #2/0 STRANDED TINNED

NOTE:  
SITE GROUNDING SYSTEM IS A BASIC DESIGN. THE ACTUAL RESISTANCE TO GROUND CANNOT BE CONFIRMED WITHOUT A FIELD TEST. CONTRACTOR TO INSTALL AND PROVIDE DOCUMENTATION AT CLOSEOUT.

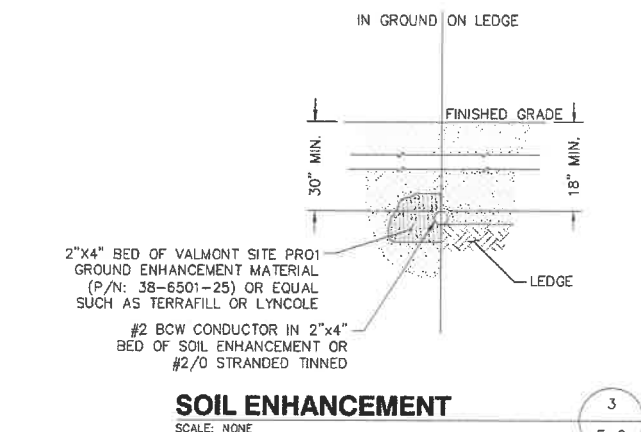
**GROUNDING PLAN SCHEMATIC**

SCALE: 1"=12'



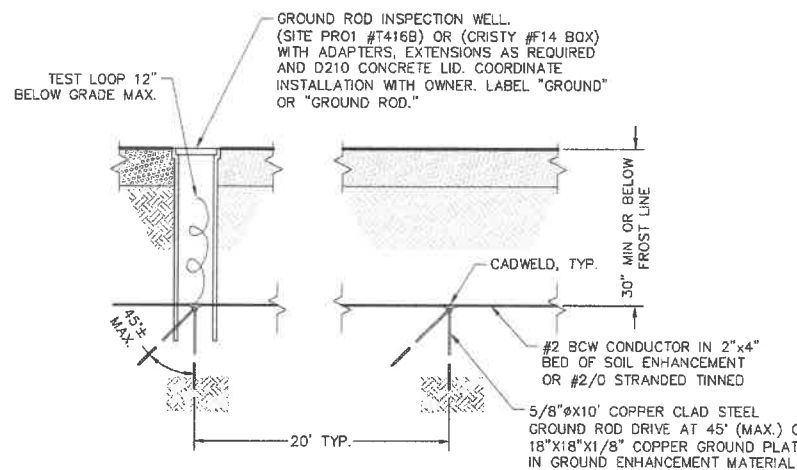
**FENCE GROUNDING**

SCALE: NONE



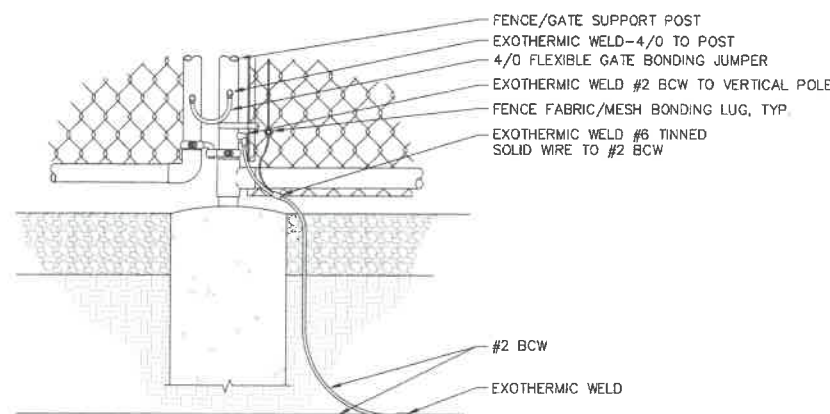
**SOIL ENHANCEMENT**

SCALE: NONE



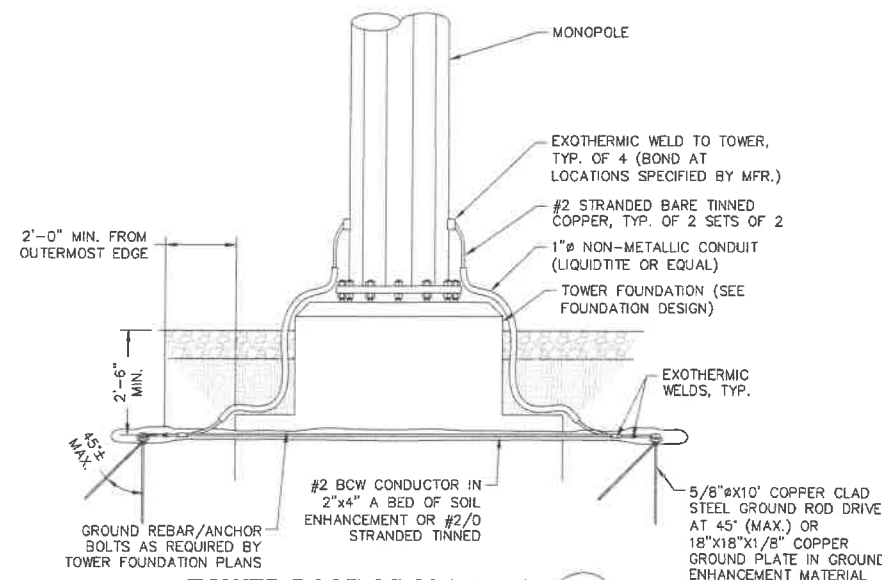
**GROUND RING WITH ROD**

SCALE: NONE



**FENCE GATE GROUNDING**

SCALE: NONE



**TOWER BASE GROUNDING**

SCALE: NONE

**GROUNDING NOTES**

**GENERAL**

- GROUNDING SHALL COMPLY WITH ARTICLE (250) OF THE NATIONAL ELECTRIC CODE, EIA/TIA-222 REVG & MOTOROLA R-56 AS REQUIRED.
- ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
- THE CONTRACTOR SHALL SECURE A COPY OF ANY SOIL RESISTIVITY AND/OR SITE RESISTANCE TO EARTH TESTING PREVIOUSLY PERFORMED. IF NO RECORDS EXIST THAN A FIELD SOIL RESISTIVITY TEST SHALL BE PERFORMED TO ASSURE THE GROUNDING SYSTEM PROVIDES 10 OHMS OR LESS IN ACCORDANCE WITH OWNER SPECIFICATIONS.

**GROUND RODS**

- RODS SHALL BE 5/8" DIAMETER, 10' LONG COPPER CLAD STEEL OR SOLID COPPER.
- SHALL BE BURIED 30" (MIN.) OR BELOW PERMANENT MOISTURE LEVEL. PENETRATING BELOW FROST LINE.
- RODS SEPARATED 20' (MIN.) TO OTHER GROUND RODS OR ELECTRODES.
- SEPARATION BETWEEN GROUND RODS IN SAME GROUNDING SYSTEM SHALL BE GREATER THAN SUM OF RESPECTIVE LENGTHS.
- GROUND RODS SHALL NOT BE SHORTENED BY CUTTING OR DEFORMED BY DRIVING MACHINERY.
- WHERE CONDITIONS REQUIRE, RODS MAY BE DRIVEN AT ANGLES UP TO 45 DEGREES OR HORIZONTAL ORIENTED PERPENDICULAR TO GROUND RING.

**ELECTROLYTIC GROUND RODS**

- WHERE CONDITIONS REQUIRE, 10' LONG ELECTROLYTIC GROUND ELECTRODES (SITE PRO1 ECRH101T4U, ALLTEC TERRADYNE TG-10L, LYNCOLE XIT K2L-10CS, OR EQUIVALENT) MAY BE USED. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- L-SHAPED ELECTROLYTIC RODS SHALL BE INSTALLED PERPENDICULAR TO GROUND RING.
- BACKFILL WITH GROUNDING ENCASEMENT MATERIALS (VALMONT SITE PRO1 GROUND ENHANCEMENT MATERIAL, ALLTEC TERRAFILL, LYNCOLE LYCONITE, OR EQUIVALENT).

**GROUND PLATES**

- ONLY TO BE USED WHERE CONDITIONS PROHIBIT USE OF GROUND RODS.
- 1/16" (MIN.) THICKNESS WITH 2 SQUARE FEET (MIN.) AREA UNPAINTED COPPER CLAD STEEL OR SOLID COPPER UNLESS OTHERWISE NOTED.
- TOP EDGE BURIED 30" (MIN.) OR BELOW PERMANENT MOISTURE LEVEL.
- PLATES SHALL BE INSTALLED VERTICALLY.
- BACKFILL WITH GROUNDING ENCASEMENT MATERIALS 6" MINIMUM ON ALL SIDES.

**RADIAL GROUNDING CONDUCTORS**

- #2 BARE COPPER WIRE IN BED OF GROUND ENHANCEMENT MATERIAL OR #2/0 STRANDED TINNED.
- CONDUCTORS SHALL RADIATE FROM TOWER CENTER.
- SHALL BE BONDED TO GROUND RING AND DIRECTLY TO TOWER.
- WHERE NOT POSSIBLE TO BOND DIRECTLY TO TOWER, ADDITIONAL #2 CONDUCTORS SHALL BE BONDED TO RING TO OBTAIN EQUIVALENT.
- BURIED 30" WHERE POSSIBLE, 18" (MIN.).
- EACH RADIAL CONDUCTOR SHALL BE 25' (MIN.), 80' (MAX.) IN LENGTH.
- WHERE MULTIPLE RADIALS ARE USED, VARY CONDUCTOR LENGTHS.

**GROUNDING ENCASEMENT MATERIALS**

- PRE-PACKAGED MATERIALS SHALL BE USED.
- ACCEPTABLE MATERIALS: BENTONITE, BENTONITE CONTAINING MATERIALS, CONCRETE, CONDUCTIVE CONCRETE, CEMENT WITH GRADED GRANULAR CARBONACEOUS AGGREGATE IN PLACE OF SAND OR GRAVEL.

**CONDUCTORS**

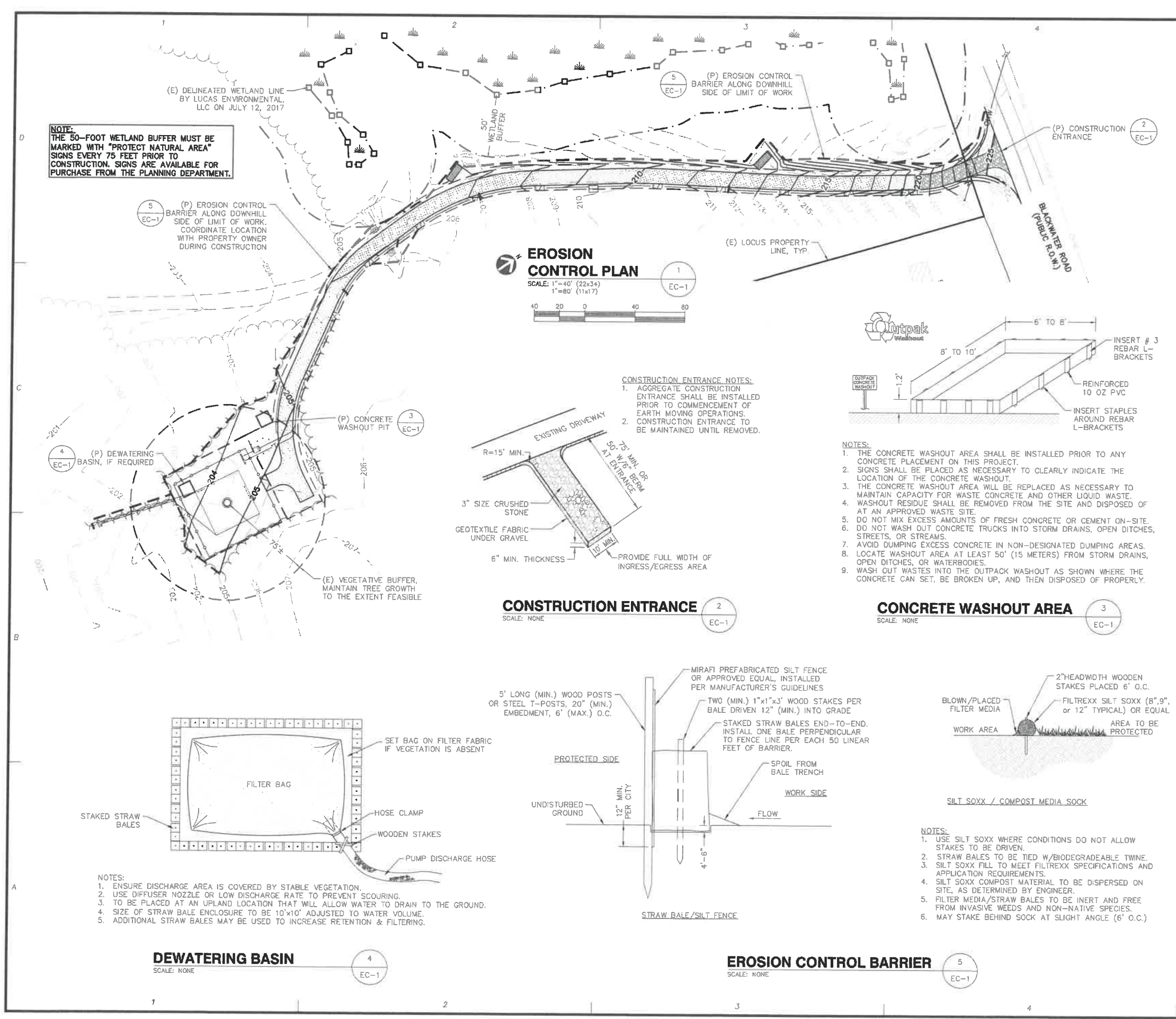
- #2 BCW CONDUCTOR IN GROUND ENHANCEMENT MATERIAL OR #2/0 STRANDED TINNED.
- #2 OR #6 AWG BCW OR STRANDED COPPER WHERE ABOVE GROUND AS NOTED.
- SPLICES SHALL BE EXOTHERMICALLY WELDED.
- 8" (MIN.) BENDING RADIUS FOR #2 OR SMALLER. 90 DEGREES (MIN.) BEND. ALL BENDS TOWARDS GROUND LOCATION.

**CONNECTORS**

- GROUNDING CONNECTIONS SHALL BE EXOTHERMIC UNLESS OTHERWISE NOTED.
- EXOTHERMIC WELDS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD OR EQUAL.
- PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL.
- FOLLOWING CONNECTION, APPLY APPROPRIATE CONDUCTIVE ANTI-OXIDIZING PAINT.
- MECHANICAL CONNECTIONS SHALL BE 3 CRIMP STYLE COMPRESSION FIT CRIMPED WITH HYDRAULIC CRIMPING TOOLS OR EQUAL. NO SLIP BOLTS ARE ACCEPTABLE.







EROSION CONTROL NOTES

- 1. APPLICANT PROPOSES TO CONSTRUCT A CELLULAR TELECOMMUNICATIONS FACILITY... 2. ALL WORK SHALL CONFORM TO THE NEW HAMPSHIRE STORMWATER MANUAL... 3. TEMPORARY SILT FENCE EROSION CONTROL BARRIER... 4. THE CONTRACTOR SHALL CHIP ALL BRUSH AND SLASH CUTTINGS ON SITE... 5. TEMPORARY STABILIZATION MUST BE PROVIDED TO ANY DISTURBED EARTH... 6. STRIPPED TOPSOIL SHALL BE STOCKPILED AND PROTECTED WITH STRAW MULCH... 7. THE PHASING AND SEQUENCING OF THE WORK FOR THE SITE PREPARATION... 8. THE COMPOUND ENCLOSURE IS SURFACED WITH CRUSHED STONE UNDERLAIN BY A WEED-BLOCK SYNTHETIC FILTER FABRIC... 9. IF REQUIRED, TEMPORARY DEWATERING OF THE TRENCH EXCAVATIONS SHALL BE DIVERTED INTO A TEMPORARY STILLING BASIN... 10. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF THE FENCED COMPOUND AND ROADWAY SHALL BE PERMANENTLY ESTABLISHED WITH A NATIVE VEGETATIVE GROUND COVER... 11. THE TOTAL IMPACT AREA OF THE DISTURBED MONOPOLE & COMPOUND CONSTRUCTION SITE IS BOUNDED BY THE "LIMIT OF WORK"... 12. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT WORK... 13. A CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT... 14. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT FROM BEHIND SILTATION BARRIERS...

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CONSULTANTS:
NO. DATE REVISIONS
A 09/03/20 ISSUED FOR REVIEW
B 09/17/20 ISSUED FOR REVIEW
C 10/30/20 ISSUED FOR CONSTRUCTION
TITLE:
SITE NAME: ROCHESTER 3
SITE NUMBER: 701651 (VW2 NH 00494)
ADDRESS: 133 BLACKWATER ROAD
ROCHESTER, NH 03867
APPLICANT:
EIP COMMUNICATIONS I, LLC
TWO ALLIANCE CENTER
NOVA TOWER 2, SUITE 703
PITTSBURGH, PA 15222
EVEREST

STAMP:
DATE: 10/28/2020
DRAWN: BLM/SPH
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 17-046

SHEET TITLE:
EROSION CONTROL PLAN & DETAILS
EC-1