

City of Rochester, New Hampshire

Zoning Board of Adjustment

Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-22-11

DATE FILED 3/16/22

COJ
ZONING BOARD CLERK

Applicant: Michael Azzalina as authorized agent on behalf of T-Mobile Northeast LLC

E-mail: michael.azzalina@smartlinkgroup.com Phone: 617-631-2017

Applicant Address: 205 Brentwood Circle, North Andover, MA 01845

Property Owner: City of Rochester

Property Owner Address: 31 Wakefield Street | Rochester, NH 03867

Variance Address: 155 Rochester Hill Road, Rochester, NH 03867

Map Lot and Block No: 0243-0062

Description of Property (give length of lot lines): 100', 100', 48.44', 17', 83.01', 92.88', 100'

Proposed use or existing use affected: Wireless Telecommunications Site

The undersigned hereby requests a special exception as provided in section 275.22.3.N of the Zoning Ordinance to permit expansion of telecommunications facility and installation of a standby generator.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a Special Exception.

Signed: Michael V. Azzalina as authorized agent of T-Mobile Date: 3/1/2022



City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 Special Exception Sheet

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this section 275.22, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (3) The Board of Adjustment may require that a site plan for development for a proposed special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure. Yes ☒ No ☐

Reasoning: The existing site is used for wireless telecommunications. T-Mobile has ample space to install the proposed generator and chain link fence extension without interfering with other equipment on site.

- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒

Reasoning: The proposed generator is for standby use only. It will only run for 15 minutes once or twice per month during normal business hours for maintenance.

- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking. Yes ☐ No ☒

Reasoning: Site location does not interfere with traffic or pedestrian activity.

- (4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes ☒ No ☐ Reasoning: The generator will be placed on a 4' x 10' concrete pad and connected to an automatic transfer switch linked by electrical conduits.

- (5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. Yes ☒ No ☐ Reasoning: Installation of the generator and chain link fence extension does not violate the Master Plan.

Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

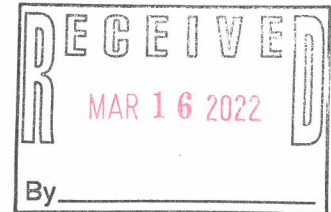


T-Mobile Northeast LLC, a subsidiary of T-Mobile USA, Inc.

New England Market
Norton, MA

March 8th, 2022

City of Rochester
City Hall Annex
33 Wakefield Street
Rochester, NH 03867



Re: Lease with Option dated October 28, 2003 (the "Lease"), by and between City of Rochester ("Landlord") and T-Mobile Northeast LLC, as successor in interest to Omnipoint Holdings Inc ("T-Mobile")
Site Number: 4BS0035A (the "Site")
Site Address: 155 Rochester Hill Road, Rochester, NH (the "Property")

To Whom It May Concern,

T-Mobile, as part of their Hardening project across the country, would like to install a standby 48KW AC Diesel Generator to support its wireless equipment in case of a power outage for their site located at 155 Rochester Hill Road, Rochester, NH. Initially, the City of Rochester directed T-Mobile to apply for a building permit to have this work performed. Contact was made with the City Manager to begin leasing discussions, but T-Mobile was then directed by the City Manager to work with the Director of City Services and the Assistant City Engineer to coordinate permitting. T-Mobile was notified by Building & Licensing Services that No Building Permit would be required for the generator installation and that the work would require Electrical and Mechanical Permits only. The Assistant City Engineer directed T-Mobile to submit a Minor Site Plan Review application for the generator installation and said that the City would not be able to sign off on the consent until the Site Plan application is reviewed and approved. After submitting the application, T-Mobile was notified by the Planning Director that for an expansion of a wireless telecommunications site they must first get a Special Exception before the ZBA.

Per the terms of the lease between the City of Rochester and T-Mobile dated October 28th, 2003, which grant T-Mobile the rights to install an emergency generator per Section 7, Paragraph (D), T-Mobile is seeking the consent of the City to install this standby generator. It is our understanding, that when No Building Permit is required, Zoning is not as well, but, per the City's instruction, kindly find our complete Special Exception application compiled here for your review.

Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

(1) The specific site is an appropriate location for the proposed use or structure. **Yes X**

Reasoning: The existing site is used for wireless telecommunications. T-Mobile has ample space to install the proposed generator and chain link fence extension without interfering with other equipment on site.

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. **No X**

Reasoning: The proposed generator is for standby use only. It will only run for 15 minutes once or twice per month during business hours for maintenance.

(3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking. **No X**

Reasoning: Site location does not interfere with traffic or pedestrian activity.

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. **Yes X**

Reasoning: The generator will be placed on a 4' x 10' concrete pad and connected to an automatic transfer switch linked by electrical conduits.

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. **Yes X**

Reasoning: Installation of the generator and chain link fence extension does not violate the Master Plan.

T-Mobile is concerned that they are going forth with a permitting process that may not be required in order to obtain consent from the City. It is our understanding, pursuant Section 12-K of the New Hampshire Revised Statutes ("12K"), T-Mobile believes that its proposed installation of the generator does not require zoning. Under 12K, although the Town has provisions within its Ordinance that regulate proposed installation, the standard of review for an application request involving the modifications on an existing tower has been changed by the passage of Section 12-K of the New Hampshire Revised Statutes. Section 12-K is a state statute that requires a streamlined modification approval process for projects that are not deemed a substantial modification of a Personal Wireless Service Facility ("PWSF") to ensure timely deployment of wireless services. I have attached the 12K regulations for your convenience. Specific to this matter, Section 12-K:11 states; "In order to ensure uniformity across New Hampshire with respect to the consideration of every collocation application and modification application, no authority may: (i) Prohibit the placement of emergency power systems that comply with federal and New Hampshire environmental requirements."

T-Mobile believes that its proposed installation complies with all federal and state environmental requirements.

Thank you for your attention to this matter, and please let me know if you have any questions.

Very truly yours,

Michael Azzalina
Agent for T-Mobile
michael.azzalina@smartlinkgroup.com
617-631-2017

T-Mobile®
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Michael Azzalina

From: Dee Mondou <dee.mondou@rochesternh.net>
Sent: Wednesday, November 3, 2021 9:47 AM
To: Michael Azzalina
Cc: Jessica Chavez-Angulo; Jim Grant; Dana Webber
Subject: 155 Rochester Hill Rd - Generator Application

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Michael,
Dana Webber from DPW brought to our attention that you were applying for a generator permit. I have reviewed this with Jim Grant our Director and he says this should be pulled under an Electrical Permit instead of a Major Building Permit. I see the permit fee has not been paid yet so I'm able to just delete this one.
Any questions let us know.
Thank you,

*Dee Mondou
Administrative Assistant II
Building & Licensing Services
City of Rochester, NH
Office Tel: 603-332-3508
Email: dee.mondou@rochesternh.net
<http://www.rochesternh.net/building-zoning-and-licensing-services>*



T-Mobile Northeast LLC, a subsidiary of T-Mobile USA, Inc.

New England Market

October 2nd, 2021

VIA CERTIFIED MAIL

City of Rochester
31 Wakefield Street
Rochester, NH 03867
Attn: Blaine Cox, City Manager

Re: Lease with Option dated October 28, 2003 (the "Lease"), by and between City of Rochester ("Landlord") and T-Mobile Northeast LLC, as successor in interest to Omnipoint Holdings Inc ("T-Mobile")
Site Number: 4BS0035A (the "Site")
Site Address: 155 Rochester Hill Road, Rochester, NH(the "Property")

To Whom It May Concern:

T-Mobile is in the process of updating certain equipment that supports its wireless telecommunications network. As part of this effort, T-Mobile will need to perform work at the above-referenced Property. The purpose of this letter is to obtain Landlord's consent to perform this work, which consists of installing an emergency backup power generator as shown in the attached drawings.

Please signify your approval by signing and dating one (1) original of this Consent Letter in the space provided below. Kindly return the Consent Letter via email to michael.azzalina@smartlinkgroup.com.

Should you have any questions, please contact me at 617-631-2017. Thank you in advance for your cooperation in this matter.

Very truly yours,

Mike Azzalina
Agent for T-Mobile
michael.azzalina@smartlinkgroup.com



Acknowledged, Accepted and Agreed:

City of Rochester

By: _____

Date: _____

Please provide a contact name and telephone number for the property manager of 155 Rochester Hill Road, so T-Mobile can schedule the necessary work.

Contact Name & Number _____

275-22.3 Conditions for particular uses.

N. Wireless communications facility.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(1)

Co-location/zoning district. Subject to a determination by the Zoning Board of Adjustment that the telecommunications equipment planned for the proposed site cannot be accommodated:

(a)

Within a zoning district where these facilities are permitted by right; nor

(b)

On any existing or approved antenna support structure in the City of Rochester; nor

(c)

On any prospective alternative tower structure in the City of Rochester for one of the following reasons:

[1]

Structural capacity. The planned equipment would exceed the structural capacity of the existing or approved antenna support structures, as documented by a qualified professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

[2]

Interference. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the antenna support structure as documented by a qualified professional engineer and the interference cannot be prevented at a reasonable cost.

[3]

Height constraints. Existing or approved antenna support structure within the required radius cannot accommodate the planned equipment at the necessary height as documented by a qualified professional engineer.

[4]

Other reasons. Any other substantial reason that precludes the co-location. The burden of proof is upon the applicant to demonstrate that all reasonable alternatives to the erection of a new structure have been fully explored.



155 Rochester Hill Road

Rochester, NH

1 inch = 68 Feet



March 22, 2022



www.cai-tech.com

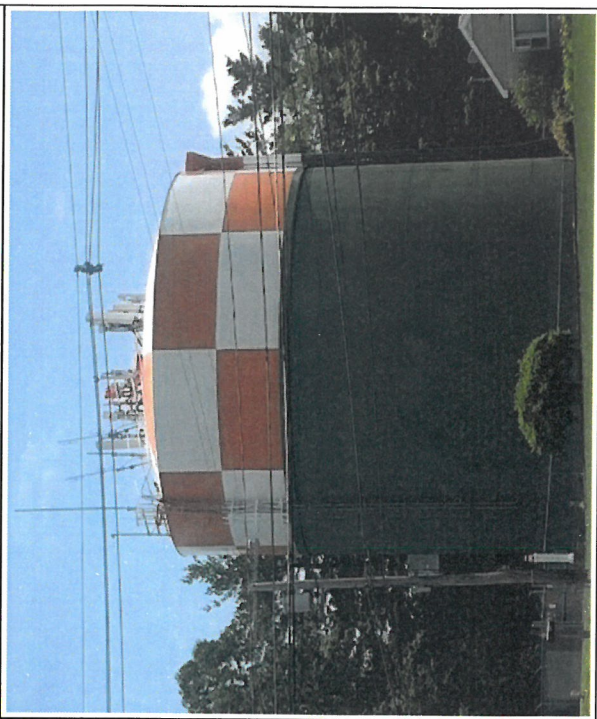


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Land Use 9030
Print Date 11/5/2021 10:22:19 A

Disclaimer: This information is believed to be correct but is subject to change and is not warranted

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Model	00	Vacant	Half Bath Rati									
Style	99	Vacant Land	Extra Fixture(s)									
Grade			Extra Fix Ratin									
Stories												
Units												
Residential Unit			CONDO DATA									
Comm Units			Condo Main		Complex #							
Exterior Wall 1			Adjust Type		Building #							
Exterior Wall 2			Condo Floor		Section #							
2nd Ext Wall %			Condo Location		% Owner							
Roof Structure			COST / MARKET VALUATION									
Roof Cover			Building Value New		0							
Interior Wall 1			Year Built									
Interior Wall 2			Depreciation Code									
2nd Int Wall %			Remodel Rating									
Interior Floor 1			Year Remodeled									
Interior Floor 2			Depreciation %									
Basement Floor			Functional Obsol									
% Heated			Economic Obsol									
Heat Fuel			Trend Factor		1.000							
Heat Type			Special Adj									
2nd Heat Type			Condition %									
2nd % Heated			Percent Good									
# Heat Systems			RCNLD		0							
AC Percent			Dep % Ovr									
Bedrooms			Misc Imp Ovr									
Full Bath(s)			Cost to Cure Ovr									
Bath Rating			Cost to Cure Ovr Comment									
3/4 Bath(s)												
3/4 Bath Rating												
Half Bath(s)												
Half Bath Ratin												
Extra Fixture(s)												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
MN	MANUAL O/R	L	1	1	1	C	AV	1900	100	655000.0	1.00	655,000
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
Ttl Gross Liv / Lease Area		0	0	0	0	0						



Owner1	Owner2	BillingAddress	City State Zip
KRISHNA INC		157 ROCHESTER HILL RD	ROCHESTER, NH 03867-3328
CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER, NH 00000
43 NORTH LLC		156 ROCHESTER HILL RD	ROCHESTER, NH 03867-3347
MANN FAMILY TRUST %	MANN STUART S & KATHI D	149 ROCHESTER HILL RD	ROCHESTER, NH 03867

SITE NAME: BS035/WATER TANK ROCHESTER

155 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
STRAFFORD COUNTY

SITE NUMBER: 4BS0035A
(GENERATOR ADD)

GENERAL NOTES

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE. 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.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE T-MOBILE NORTHEAST, LLC REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



PROJECT SUMMARY

APPLICANT: T-MOBILE NORTHEAST, LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY T-MOBILE EQUIPMENT INSTALLATION

ZONING JURISDICTION: BASED ON INFORMATION PROVIDED BY T-MOBILE, THIS TELECOMMUNICATIONS EQUIPMENT DEPLOYMENT IS AN ELIGIBLE FACILITY UNDER THE TAX RELIEF ACT OF 2012, 47 USC 1455(A), AND IS SUBJECT TO AN EXPEDITED ELIGIBLE FACILITIES REQUEST/REVIEW AND ZONING PRE-EMPTION FOR LOCAL DISCRETIONARY PERMITS (VARIANCE, SPECIAL PERMIT, SITE PLAN REVIEW).

SITE ADDRESS: 155 ROCHESTER HILL ROAD
ROCHESTER, NH 03867

LATITUDE: 43° 17' 08.52" N (43.285700 N)

LONGITUDE: 70° 56' 27.24" W (70.940900 W)

JURISDICTION: CITY OF ROCHESTER

EXISTING USE: TELECOMMUNICATIONS FACILITY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

APPROVALS

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

72 HOURS



CALL
BEFORE YOU DIG

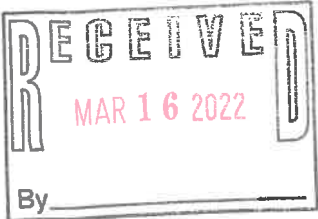


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OR CALL 811

UNDERGROUND SERVICE ALERT

DRAWING INDEX

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A-2	GENERATOR DETAILS	2
E-1	EQUIPMENT ONE-LINE DIAGRAM	2



T-MOBILE NORTHEAST LLC

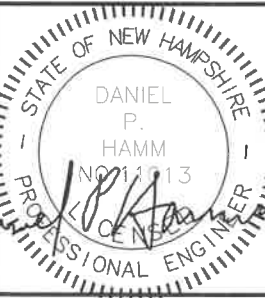
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893



SMARTLINK
1997 ANNAPOLIS EXCHANGE PKWY SUITE 200
ANNAPOLIS, MD 21401



45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586



CHECKED BY: RP

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	01/10/22	ISSUED FOR CONSTRUCTION	VD
1	10/27/21	ISSUED FOR CONSTRUCTION	VD
0	10/18/21	ISSUED FOR REVIEW	KSBM

SITE NUMBER:
4BS0035A
SITE NAME:
BS035/WATER TANK
ROCHESTER
SITE ADDRESS:
155 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
STRAFFORD COUNTY

SHEET TITLE

TITLE SHEET

(GENERATOR PROJECT)

SHEET NUMBER

T-1

GROUNDING NOTES

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) 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 STANDARDS) 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 -- SMARTLINK
SUBCONTRACTOR -- GENERAL CONTRACTOR (CONSTRUCTION)
OWNER -- T-MOBILE
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 T-MOBILE 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. THE EXISTING CELL SITE IS 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.
19. SINCE THE 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 ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
20. 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 2015 WITH NEW HAMPSHIRE AMENDMENTS
ELECTRICAL CODE: NEC 2017

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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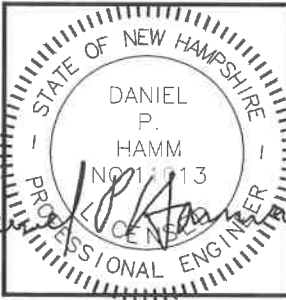
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CHECKED BY: RP

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	01/10/22	ISSUED FOR CONSTRUCTION	VD
1	10/27/21	ISSUED FOR CONSTRUCTION	VD
0	10/18/21	ISSUED FOR REVIEW	KSBM

SITE NUMBER:
4BS0035A
SITE NAME:
BS035/WATER TANK
ROCHESTER
SITE ADDRESS:
155 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
STRAFFORD COUNTY

SHEET TITLE

GENERAL NOTES

(GENERATOR PROJECT)

SHEET NUMBER

GN-1

T-MOBILE NORTHEAST LLC

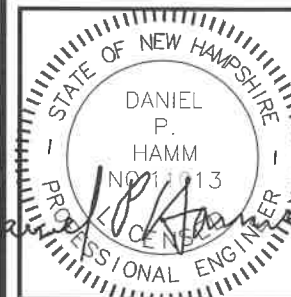
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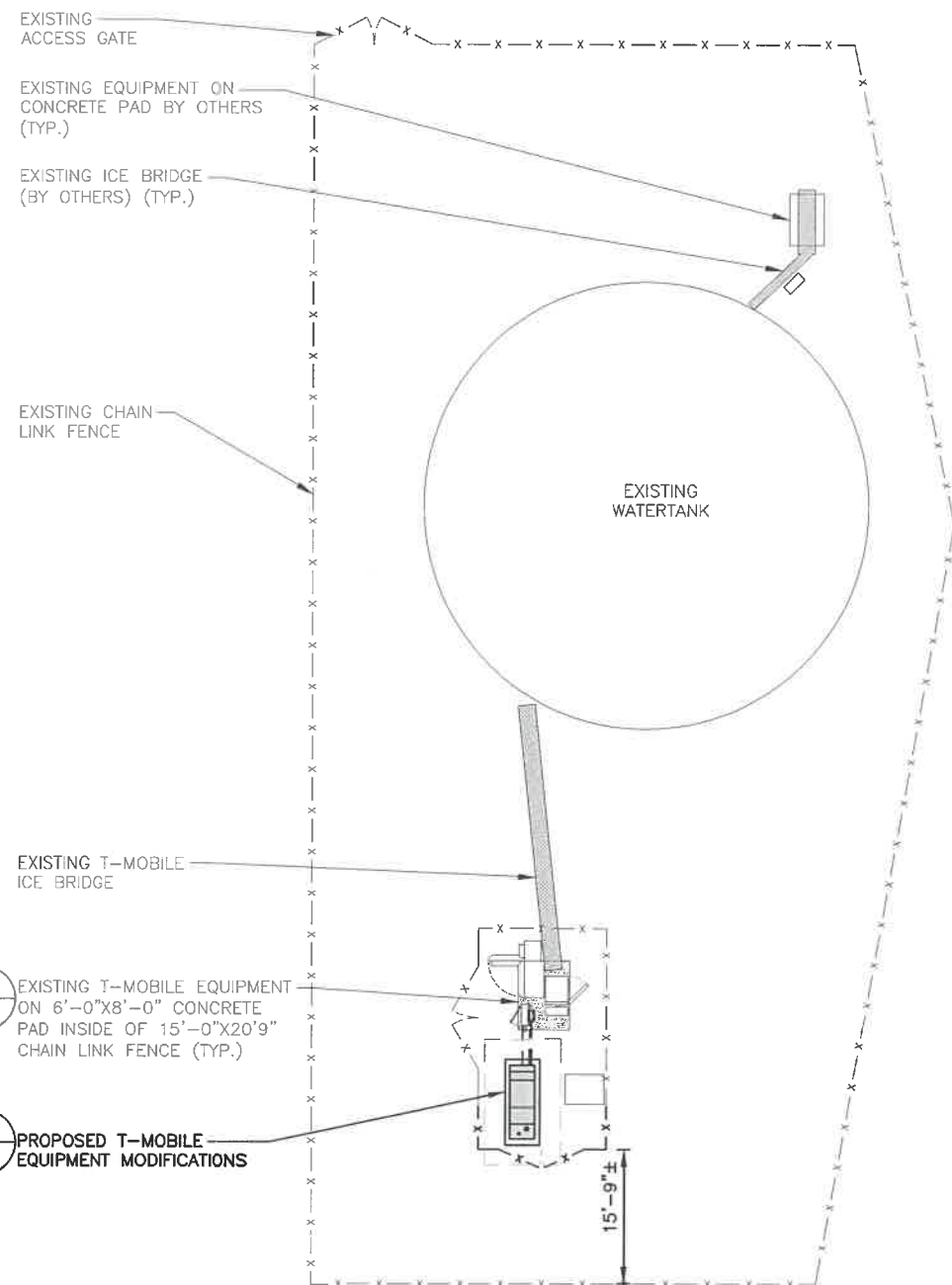
SHEET TITLE

COMPOUND &
EQUIPMENT PLANS

(GENERATOR PROJECT)

SHEET NUMBER

A-1

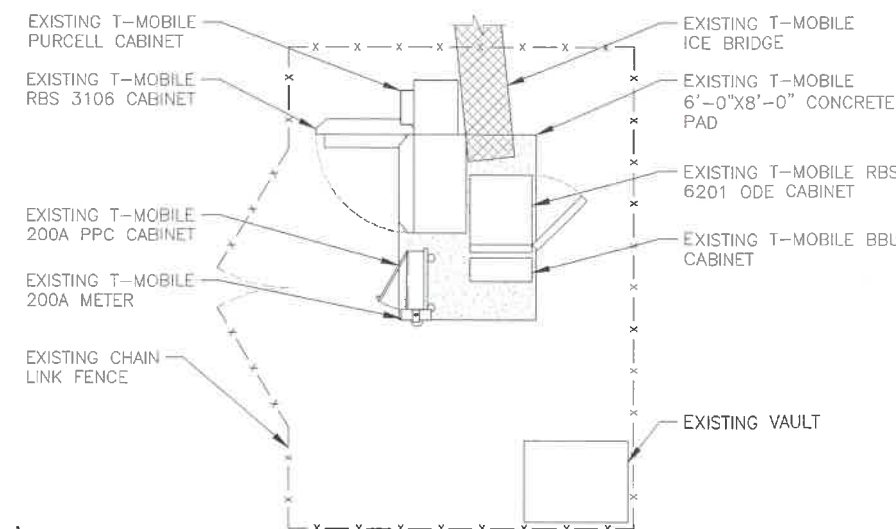


COMPOUND PLAN

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

1
A-1

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

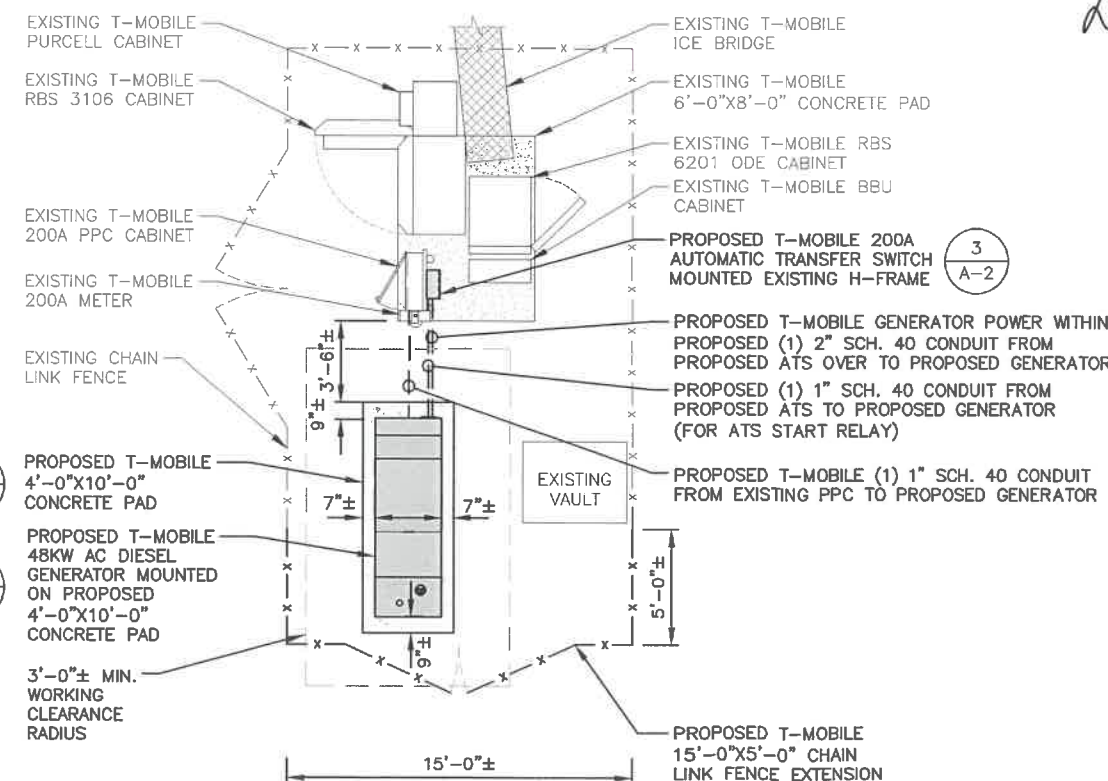


EXISTING EQUIPMENT PLAN

22x34 SCALE: 1/4"=1'-0"
11x17 SCALE: 1/8"=1'-0"

2
A-1

0 2'-0" 4'-0" 8'-0" 12'-0"



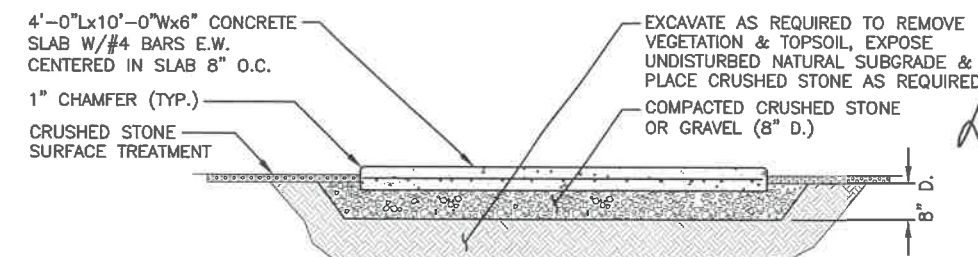
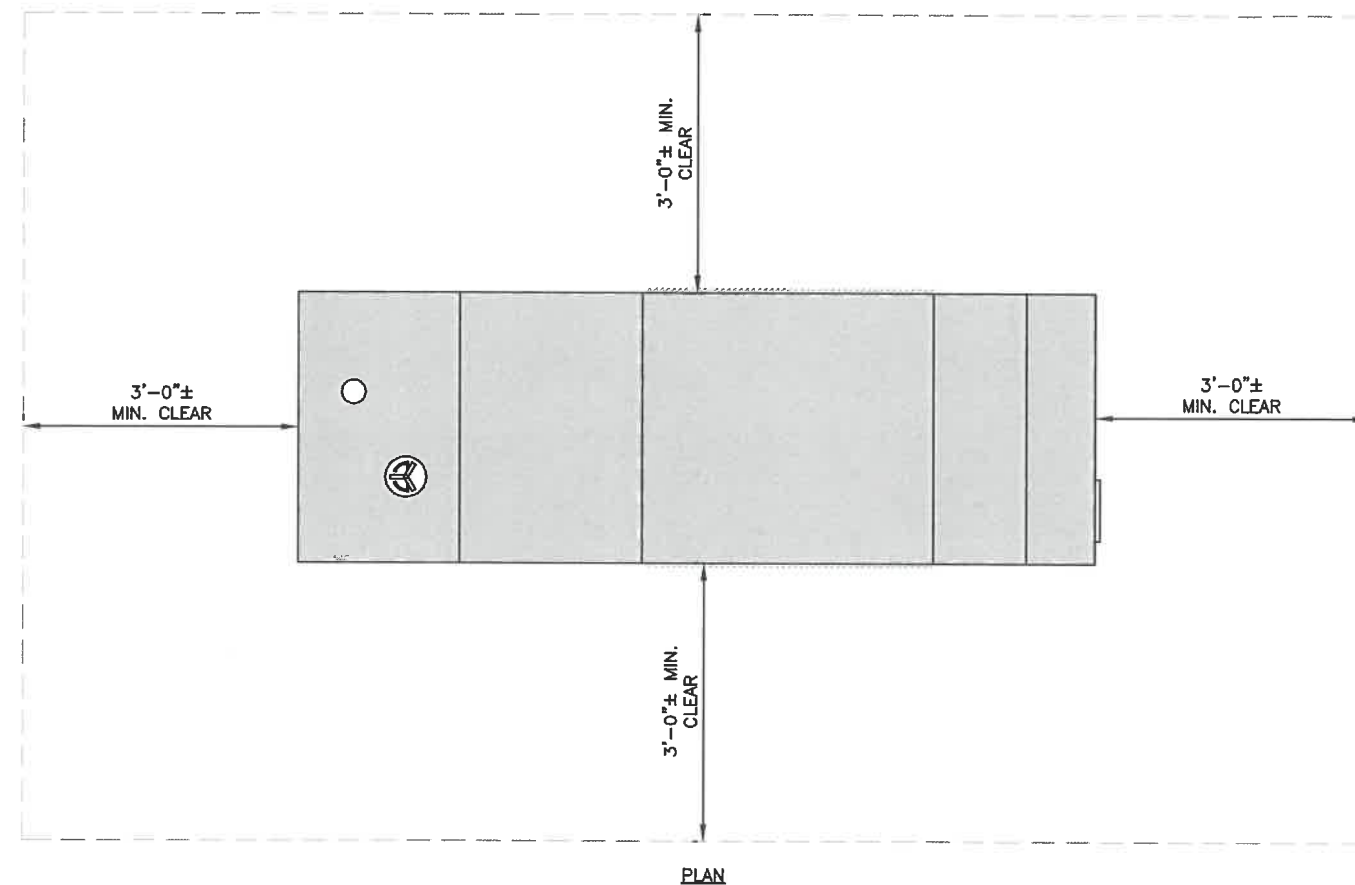
PROPOSED EQUIPMENT PLAN

22x34 SCALE: 1/4"=1'-0"
11x17 SCALE: 1/8"=1'-0"

3
A-1

0 2'-0" 4'-0" 8'-0" 12'-0"



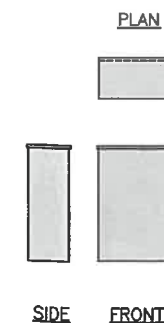


NEW CONC. PAD NOTES:

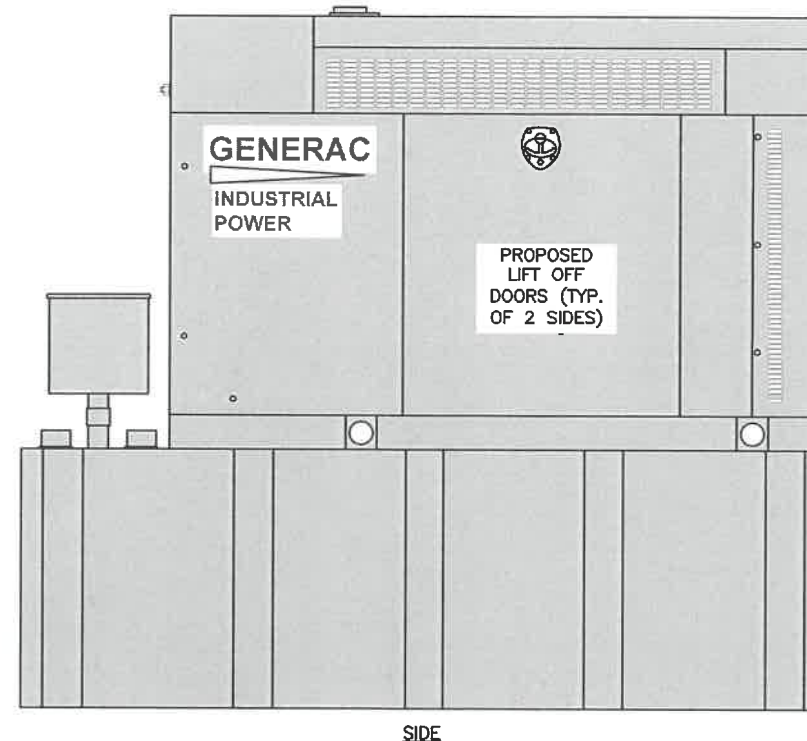
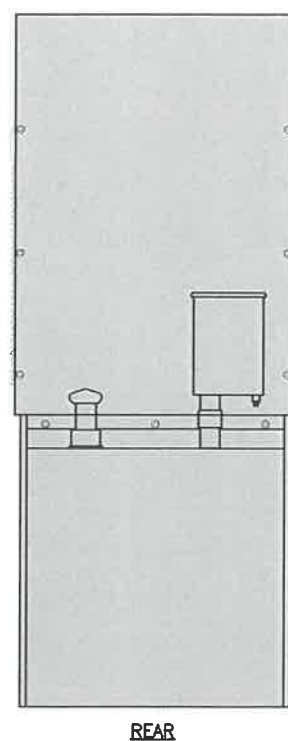
- REINF. W/ #4's @ 8" O.C. EA. WAY (MID-DEPTH).
- REINF. SHALL BE ASTM A615-GRADE 60. SECURE IN PLACE.
- REINFORCEMENT IN EQUIPMENT SLAB TO BE WELDED AND BONDED TO GROUND RING

CONCRETE PAD DETAIL 2 A-2
SCALE: N.T.S.

AUTOMATIC TRANSFER SWITCH DIMENSIONS	
MODEL #	RXC200A3
MANUF.	GENERAC
WIDTH	14.6"
DEPTH	7.09"
HEIGHT	20"
WEIGHT W/O BATTERIES	20 LBS



AUTOMATIC TRANSFER SWITCH 3 A-2
SCALE: N.T.S.



GENERATOR DETAIL 1 A-2
SCALE: N.T.S.

48KW AC GENERATOR DIMENSIONS	
MODEL #	RD048
MANUF.	GENERAC
HEIGHT	90.0"
WIDTH	35.0"
LENGTH	103.4"
WEIGHT	2,954 LBS
FUEL TANK SIZE	240 GALLONS

NOTE:
PROPOSED T-MOBILE AC GENERATOR
TO BE INSTALLED PER
MANUFACTURER'S SPECIFICATIONS.

**T-MOBILE
NORTHEAST LLC**

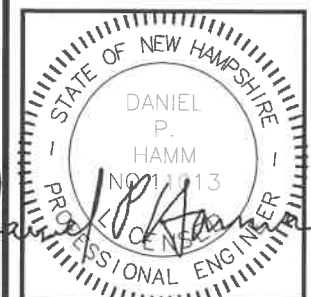
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**HG
HUDSON
Design Group LLC**

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ROCHESTER
SITE ADDRESS:
155 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
STRAFFORD COUNTY

SHEET TITLE
GENERATOR
DETAILS
(GENERATOR PROJECT)

SHEET NUMBER

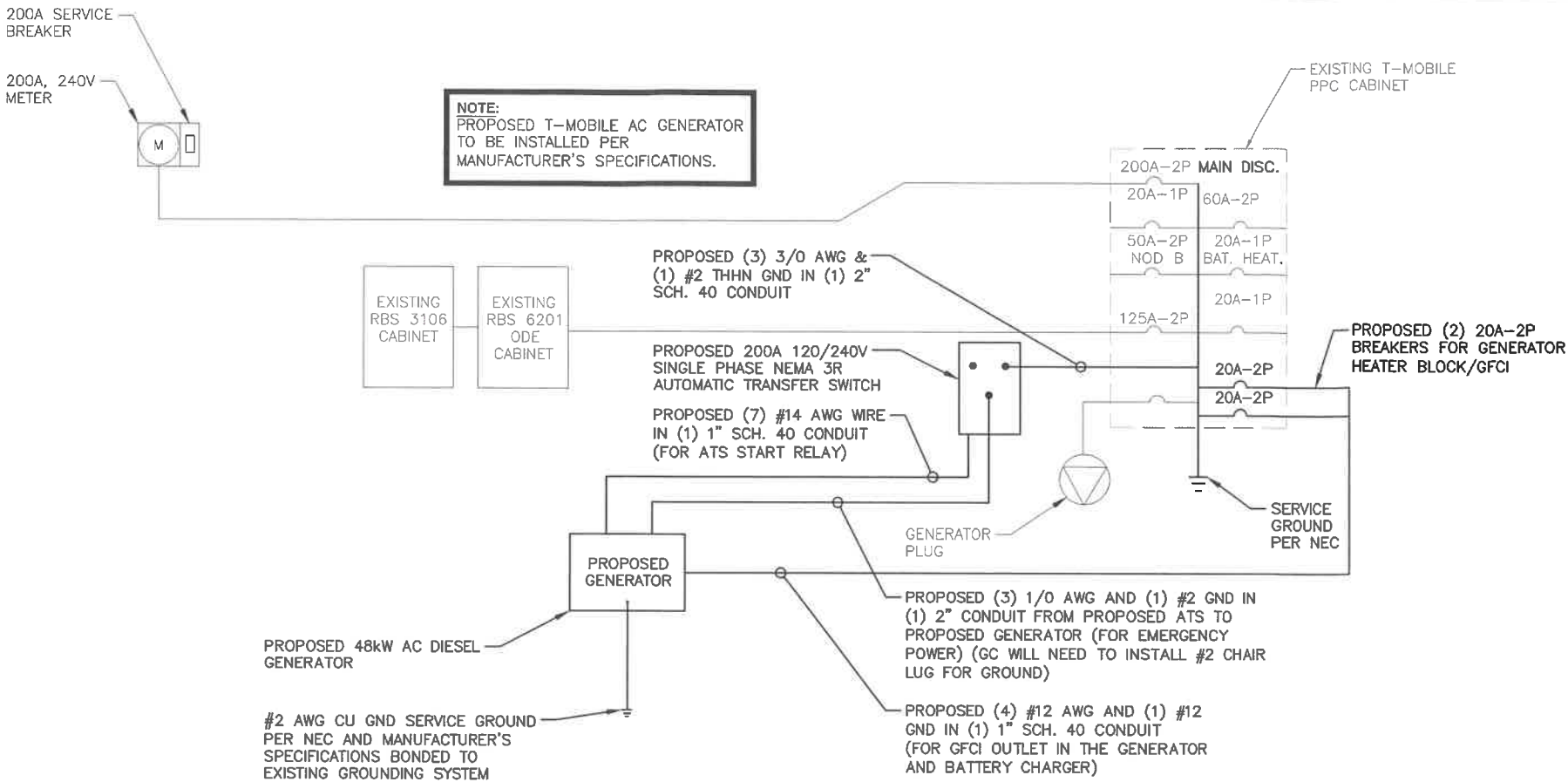
A-2

ELECTRICAL NOTES

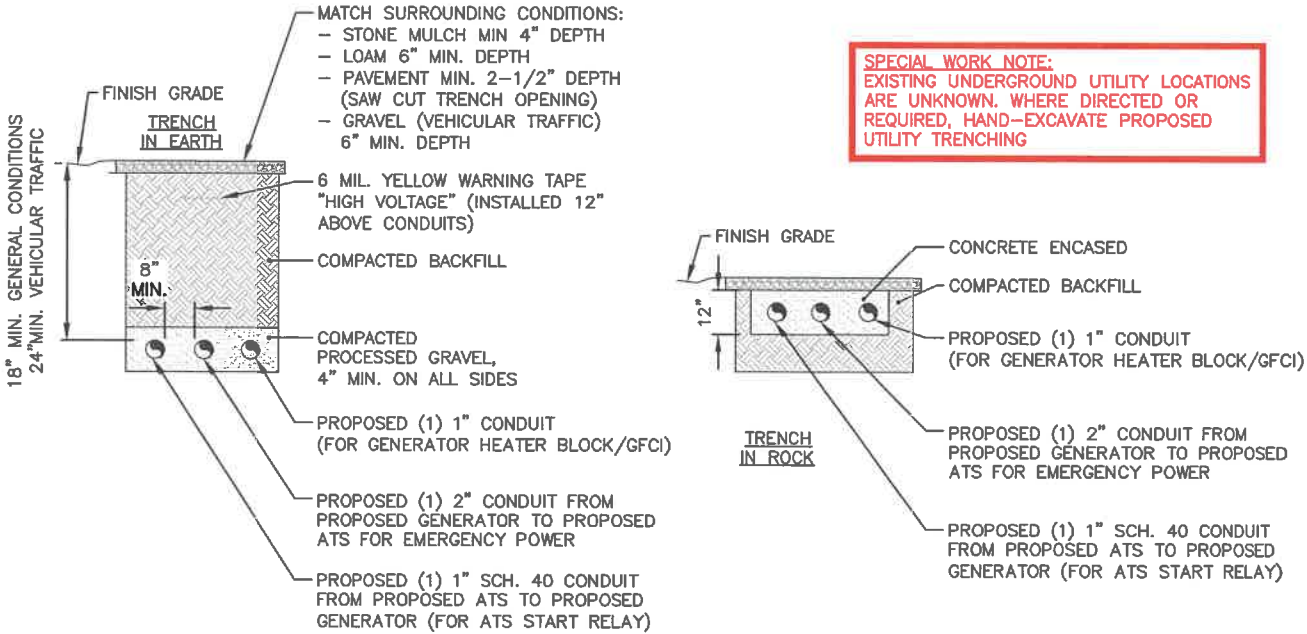
1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
2. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
4. GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
5. ELECTRICAL AND TELCO WIRING EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUITS OR SCHEDULE 80 PVC (AS PERMITTED BY CODE) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS. RIGID STEEL CONDUITS SHALL BE GROUNDED AT BOTH ENDS.
7. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW OR THHN INSULATION.
8. RUN ELECTRICAL CONDUIT AND CABLE BETWEEN ELECTRICAL METER BANK AND PROPOSED CELL SITE POWER PEDESTAL AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
9. RUN TELCO CONDUIT AND CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROPOSED CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON DRAWING A-3. PROVIDE FULL LENGTH PULL ROPE IN INSTALLED TELCO CONDUIT. PROVIDE GREENLEE CONDUIT MEASURING TAPE AT EACH END.
10. ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.

LEGEND

A	AMPERE
V	VOLT
KWH	KILOWATT - HOUR
C	CONDUIT
GRC	GALVANIZED RIGID CONDUIT
BGR	BURIED GROUND RING
BTWC	BARE TINNED SOLID COPPER WIRE
GND	GROUND
⊥	GROUND
GFI	GROUND FAULT INTERRUPTER
H.P	HORSE POWER
MGB	MASTER GROUND BAR
○	MECHANICAL CONNECTION
●	CADWELD CONNECTION
EGB	EQUIPMENT GROUND BAR
—G—	GROUND COPPER WIRE, SIZE AS NOTED
—	EXPOSED WIRING
—	#6G AWG INSULATED STRANDED
—	COAXIAL CABLE/HYBRID CABLE
⊙	5/8"x8' COPPER CLAD STAINLESS STEEL GROUND ROD
⊛	GROUND ROD WITH TEST WELL
⊙	● EXOTHERMIC (CAD WELD) OR ○ MECHANICAL (COMPRESSION TYPE) CONNECTION
NEC	NATIONAL ELECTRIC CODE
∅	PHASE
PPC	POWER PROTECTION CABINET
P	POLE
PVC	POLYVINYL CHLORIDE
UL	UNDERWRITER LABORATORIES
⊗	OMNI-DIRECTIONAL ELECTRONIC MARKER SYSTEM (EMS) BALL



GENERATOR ONE LINE DIAGRAM
SCALE: N.T.S.



BURIED CONDUIT DETAIL (AS REQUIRED)
SCALE: N.T.S.

T-MOBILE
NORTHEAST LLC

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STRAFFORD COUNTY

SHEET TITLE
EQUIPMENT
ONE-LINE DIAGRAM
(GENERATOR PROJECT)

SHEET NUMBER
E-1