

CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Conference Room, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Thursday, August 31, 2023**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Site Review for Stonefield Engineering & Design (Owners: Dover Retail Management, LLC), Assessor's Map 38, Lot 15-A, zoned C, located at 1-3 Webb Place. (Proposal is for demolition of current building and constructing a 3,300-sf bank with a drive through ATM, (28) twenty-eight parking spaces. One (1) related Conditional Use Permit application would also appear before the Planning Board. (SITE-2023-0011 & COND-2023-0054)
2. 11:15 AM - 12:00 PM: Site Review Amendment for Dewberry Engineers, Inc. (Owners: Giri Dover 200, INC.) Assessor's Map 11, Lot 2-4, zoned Commercial, located at 200 Sterling Way. (Proposal is to install three (3) Electric Vehicle Charging Station in parking lot) (WAIV-2023-0005). [This item was previously heard by the Technical Review Committee on June 29, 2023]



PLAN SNAPSHOT REPORT SITE-2023-0011 FOR CITY OF DOVER, N.H.

Plan Type: Site Plan - Major	Project:	App Date: 08/10/2023
Work Class: New Construction	District: None	Exp Date: 10/14/2023
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval Expire Date:

Description: Proposed 3,300 sq ft - Bank with Drive-Up ATM

Parcel: 38015-A00000	Main	Address: 1-3 Webb Pl Dover, NH	Main	Zone:
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Architect Jose Sanchez Home: (314) 270-5085 Business: (314) 270-5085 Mobile: (314) 270-5085	Applicant Todd Samms Home: (614) 580-2613 Business: (614) 580-2613 Mobile: (614) 580-2613	Applicant Joshua Kline 120 Washington Street Suite 201 Suite 201 Salem, MA 01970 Business: (617) 203-2076 Mobile: (607) 624-0415	Owner Samantha Burgner Home: (413) 464-2267 Mobile: (413) 464-2267
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Plan Custom Fields

Total	0	Total2	0	Total3	0
Total4	0	Total5	0	Total6	0
Total7	0	Total8	0	Total9	0
Street Classification Type	Municipal	Net Change in # Parking Spaces (+/-)	17	Water Service	Municipal
Recording Number		Sewer Service	Municipal	Total Acres (GIS)	0.99
Deed Book		Total SQFT	43124.4	Deed Page	
Deed Date		Proposed Property Use	Bank with Drive-Up ATM	Area of Parcel to be Developed (SQFT)	43125
Number of Parking Spaces Existing	45	Number of Parking Spaces Proposed	28	Number of Employees Total	12
Number of Employees in Max Shift	6	Distance to City Water	75	Distance to City Sewer	150
Type of Building to be Built	Bank	Estimated Construction Value	2800000.00	Refuse Removal	Private
Is there an existing Conservation Easement?	No	Existing Conservation Easement Details		TotalImpactFeeSDTOD	0.00
TotalImpactFeeTHTOD	0.00	TotalImpactFee23FTOD	0.00	TotalImpactFeeA4TOD	0.00
TotalImpactFeeMHTOD	0.00	TotalImpactFeeADUTO	0.00	TotalImpactFeeAONRTOD	0.00
TotalImpactFeeAR55TOD	0.00	TotalImpactFeeAR62TOD	0.00	Sub Total Residential	0.00
TotalImpactFeeRIRCTOD	0.00	TotalImpactFeeOCSTOD	0.00	TotalImpactFeeITWCTOD	0.00
TotalImpactFeeNHALTOD	0.00	TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOT	0.00
Sub Total Non-Residential	0.00	Total of Impact Fees to be Assessed	0.00		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Joshua_Kline_8/10/2023.jpg	08/10/2023 12:02	Kline, Joshua		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004629	Planning General Application Fee	\$200.00	\$0.00
Total for Invoice INV-00004629		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

PLAN SNAPSHOT REPORT (SITE-2023-0011)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		08/10/2023 13:16
Technical Review Committee Meeting Agenda v.1	Task		
Land Use Plan Technical Review v.1	Receive Submittal		
Technical Review Committee Meeting v.1	Hold Meeting		
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Complex v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 1, 2021]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

JP MORGAN CHASE, NA

Name of Applicant: (C/O STONEFIELD ENGINEERING & DESIGN) Telephone # (617) 203-2076

Address of Applicant: 120 WASHINGTON STREET, SUITE 2021, SALEM, MA 01970

E-Mail Address: JKLINE@STONEFIELDENG.COM

R.W. REALTY

Name of Property Owner (if different from applicant): KAREN S ARKWEILL Telephone # _____

Address of Property Owner: 67 SENECA STREET, ROCHESTER, NH 03867

PROPERTY INFORMATION

Address of Property: I-3 WEBB PLACE

Assessor's Map # 38 Lot(s) # I5A AND I5B

Zoning District(s) COMMERCIAL DISTRICT Overlay District(s) N/A

Size of Parcel: 42,879 sq. ft. 0.98 ac. Property Deed: BOOK 880, PAGE 332
BOOK 4917, PAGE 381

Existing Use of Property: MULTI-TENANT COMMERCIAL BUILDING

SITE PLAN INFORMATION

Describe Proposed Use: BANK WITH DRIVE-UP ATM

Area of Parcel to be Developed: 43,125 SF sq. ft.

If Multi-family Residential: Number of Units _____ & Buildings Proposed _____

If lodging: Number of Units _____ & number of Buildings _____

Number of Parking Spaces: Existing 45 SPACES Proposed 28 SPACES

Highway Access (check where applicable): ☒ City Street _____ State Highway _____

Number of Employees Total: 8-12 EMPLOYEES In Maximum Shift: 4-6 EMPLOYEES

Disposition of Parcel:

Building Setbacks:

Building Footprint _____ sq. ft.

Front Yard _____ ft.

Total Building Area _____ sq. ft.

Rear Yard _____ ft.

Paved Area _____ sq. ft.

Side Yard: Right _____ ft. Left _____ ft.

City Water? ☒ Yes ___ No How far is city water from the property? _____

City Sewer? ☒ Yes ___ No How far is city sewer from the property? _____

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☐ Residential ☐ Residential (reduced size) ☐ Industrial | ☐ Purchase ☐ Land Preservation

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☐ 30' Buffer ☐ Increase by _____ units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

BUILDING INFORMATION

Type of Building to be Built: BANK

Height of Building: 25'-1" Finished Floor Elevation: REFER TO GRADING PLAN

Number of Seats (where applicable) N/A

Estimated value of construction: PRIVATE Refuse removal: Public/Private (circle one)

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: REFER TO ENCLOSED DOCUMENT

Justification for waiver request(s) (*attach additional sheets as needed*):

REFER TO ENCLOSED DOCUMENT

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) COLLIERS ENGINEERING & DESIGN

Address 41 CHURCH ROAD, BRUNSWICK, ME 04011 Telephone #: (207) 481-7080

Professional License #: _____ E-mail address: _____

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) STONEFIELD ENGINEERING & DESIGN

Address 120 WASHINGTON STREET, SUITE 201, SALEM, MA 01970 Telephone #: (617) 203-2076

Professional License #: 16530 E-mail address: JKLINE@STONEFIELDENG.COM

ARCHITECT INFORMATION

Name of Architect and Company (Licensed in N.H.) CORE STATES GROUP

Address 220 BURLINGTON MALL RD, BURLINGTON, MD 01803 Telephone #: (617) 203-2076

Professional License #: _____ E-mail address: JSANCHEZ@CORE-STAES.COM

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: Samantha Burgner Date: 7/6/2023

Signature of Applicant (if different from owner): [Signature] Date: 07/06/2023

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: Samantha Burgner Date: 7/6/2023

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: Samantha Burgner Date: 7/6/2023

Signature of Applicant (if different from owner): [Signature] Date: 07/06/2023

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: Samantha Burgner Date: 7/6/2023

Signature of Applicant (if different from owner): [Signature] Date: 07/06/2023

STONEFIELD

July 28, 2023

Attn.: Donna Benton
Director of Planning and Community Development
City of Dover – Planning Board
288 Central Avenue
Dover, NH 03820

RE: Conditional Use & Site Plan Review Submission
Proposed Chase Bank with Drive-Thru ATM
Map: 38, Lots 15A & 15B
1-3 Webb Place
City of Dover, New Hampshire

Dear Ms. Benton:

Stonefield Engineering and Design is pleased to submit documents on behalf of the Applicant for Site Plan Review and Conditional Use Permit associated with the above referenced project. Please find the following items enclosed including the Project Narrative and Summary of Relief associated with the Project below:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Application Fee – \$3,106.30	--	--	--
Site Plan Review Checklist	--	1	--
Site Plan Review Application	--	1	--
Conditional Use Permit Application	--	1	--
Property Owner Certification	--	1	--
List of Abutters Form	--	1	--
Photo Exhibit	06/30/2023	8	Stonefield Engineering & Design
Project Maps	06/30/2023	8	Stonefield Engineering & Design
Sign Package (Details)	06/08/2023	8	Philadelphia Signs
Site Plan Set (24 x 36)	07/28/2023	8	Stonefield Engineering & Design
Stormwater Management Report	07/28/2023	8	Stonefield Engineering & Design
Traffic Assessment Report	07/28/2023	8	Stonefield Engineering & Design
Color Elevations			Core States Group
Floor Plans			Core States Group
Alta Survey			Colliers Engineering & Design

Please contact our office if you have any questions or comments regarding this submission.

Best regards,



Joshua H. Kline, PE
Stonefield Engineering and Design

STONEFIELDENG.COM

120 WASHINGTON STREET, SUITE 201, SALEM, MA 01970 617.203.2076 T.

STONEFIELD

Project Narrative:

On behalf the Applicant Stonefield Engineering and Design has prepared the following Project Narrative to outline the proposed scope of work and provide support that the project has been developed in following the City of Dover standards in order to provide a project that will be a benefit to the surrounding area and the community as a whole. The project consists of demolishing the current site and structures to construct a new Chase Bank with drive-up ATM which includes 28 parking spaces, stormwater management facilities, new lighting, and enhanced landscaping treatment. The subject property is located within the Commercial District (C) where Banks are a permitted use. Access will remain along Webb Place with two proposed driveways to the subject property.

The Applicant is also seeking a Conditional Use Permit from the Planning Board in accordance with Section 153-14.D.5 of the City of Dover Zoning Ordinance to allow for an increase in the maximum permitted number of parking spaces in order to support the tenants operation. The parking being sought as part of the application is essential to the operation of the facility and for the tenant. The lot has the ability to support the additional spaces as the applicant is providing significant landscape buffer around the site and is decreasing impervious surfaces across the property. The Applicant also proposing three (3) electric vehicle charging spaces. It should be noted that on-street parking is not available for the project.

STONEFIELD

Summary of Waiver Requests:

Please see below for summary of waivers associated with the proposed application – waiver justification to be provided through oral testimony at the Planning Board meeting.

1. **Section 153-14(D)(6)(b): On-Way Accessways** – The Applicant seeks a waiver to allow 9-foot drive-thru lane as it abuts a 14' accessway therefore adequate room is provided to allow vehicles to safely circulate the site.
2. **Section 153-14(E)(2)(b): Parking Area Lighting Standards** – The Applicant seeks a waiver for uniformity ratio associated with the proposed security lighting design. The relief being requested is minor in nature and allows for the necessary security lighting.
3. **Section 153-14(G)(2)(C): Interior Landscaping** – The Applicant seeks a waiver for internal landscaping island area as there is a landscape island below the minimum requirement. There is sufficient landscaping being provided both within the interior and surrounding the property.
4. **Section 153-14(H)(1): Driveway Spacing from Public Street Intersection** – The Applicant seeks a waiver for the setback of the proposed driveway from the intersection of Webb Place and Central Avenue. The driveway placement was to allow adequate distance from the intersection while keeping in mind necessary sight distances.
5. **Commercial (C) District Dimensional Regulations: Parking Area Setback** – The Applicant seeks a waiver from this section to permit parking to be within the 25 FT property setback. The project is increasing the buffers on all sides of the project when compared to existing condition (improvement), provides adequate screening of parking areas, and will not have any adverse impacts to adjacent properties and/or surrounding streets. Additional testimony will be provided as needed for the requested waiver.

STONEFIELD

Landscape Inventory Imagery Summary:

Deciduous Trees:

Tupelo (Nyssa Sylvatica)



White Oak (Quercus Alba)



Red Oak (Quercus Rubra)



Evergreen Trees:

American Holly (Ilex Opaca)



Eastern Redcedar (Juniperus Virginiana)



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Ornamental Trees:

Canadian Serviceberry
(Amelanchier Canadensis)



Flowering Dogwood
(Cornus Florida)



Sweetbay Magnolia
(Magnolia Virginiana)



Shrubs:

New Jersey Tea
(Ceanothus Americanus)



Summersweet
(Clethra Alnifolia)



Artic Fire Red Twig Dogwood
(Cornus Sericea 'Farrow')



Virginia Rose
(Rosa Virginiana)



Mapleleaf Viburnum
(Viburnum Acerifolium)



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Evergreen Shrubs:

Compact Inkberry
(*Ilex Glabra* 'Compacta')



Mountain Laurel
(*Kalmia Latifolia*)



Canada Yew
(*Taxus Canadensis*)





CITY OF DOVER, NEW HAMPSHIRE

PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

I/We hereby submit this application to the City of Dover / City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Property Owner Name:

Dover Retail Management LLC - Samantha Burgner

Signature(s) of Property Owner(s):

Samantha Burgner

Date: 2023-07-06

Signature of Applicant:

if different from owner

Date:

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity..

Property Owner Name:

Dover Retail Management LLC - Samantha Burgner

Signature(s) of Property Owner(s):

Samantha Burgner

Date: 2023-07-06

Signature of Applicant:

if different from owner

Date:

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

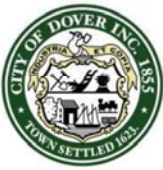
If the sign permit applicant is not the property owner, this form must be completed and included as part of application submission.

I have read this application and state that, to the best of my knowledge, the information provided is true and that the proposed sign(s) will comply with all applicable regulations in Section 170-32 of the Zoning Ordinance of the City of Dover and shall conform to the submitted materials and designs. Furthermore, after 90 days, any application still waiting information will be denied.

Address of Sign Location:

Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: October 19, 2020]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: JP MORGAN CHASE, NA
(C/O STONEFIELD ENGINEERING & DESIGN) Telephone # (617) 203-2076

Address of Applicant: 120 WASHINGTON STREET, SUITE 2021, SALEM, MA 01970

E-Mail Address: JKLINE@STONEFIELDENG.COM

Name of Property Owner (if different from applicant): KAREN S ARKWELL Telephone # _____

Address of Property Owner: 67 SENECA STREET, ROCHESTER, NH 03867

PROPERTY INFORMATION

Assessor's Map # 38 Lot(s) # 15A AND 15B

Address of Property: 1-3 WEBB PLACE

Zoning District(s) COMMERCIAL DISTRICT Overlay District(s) N/A

Existing Use of Property: MULTI-TENANT COMMERCIAL BUILDING

CONDITIONAL USE PERMIT INFORMATION

Type of Conditional Use Permit (Check All That Apply):

- | | | |
|--|--|--|
| ☐ Conservation District | ☐ RCM Use Overlay District | ☐ Gateway District |
| ☐ Groundwater Protection | ☒ Off-Street Parking and Loading | ☐ Alternative Treatment Center |
| ☐ Wetland Protection District | ☐ Central Business District | ☐ Heritage Residential District |

Describe Proposed Use or Activity That Requires Conditional Use Permit and Describe Any Impacts:

PROVIDE ADDITIONAL PARKING FOR THE PROPOSED BANK WITH DRIVE-UP ATM IN ORDER TO SUPPORT THE TENANT SPECIFIC OPERATIONS. THE REQUEST WILL NOT CREATE ANY ADVERSE IMPACTS TO THE ADJACENT PROEPRTIES, SURROUNDING ROADWAY NETWORK, AND/OR THE CITY.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: _____

N/A

Name of Professional That Prepared Plans: **JOSHUA H. KLINE (STONEFIELD ENGINEERING & DESIGN)**

Address **120 WASHINGTON STREET, SUITE 201, SALEM, MA 01970** Telephone #: **(617) 203-2076**

Professional License #: **16530** E-mail address: **JKLINE@STONEFIELDENG.COM**

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: Samantha Burgner Date: 7/6/2023

Signature of Applicant (if different from owner): [Signature] Date: 07/06/2023

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: Samantha Burgner Date: 7/6/2023

STONEFIELD

June 16, 2023

City of Dover
Planning Board
City Hall
288 Central Avenue
Dover, NH 03820

**RE: Traffic & Parking Assessment Report
Proposed Chase Bank with Drive-Up ATM
1-3 Webb Place
Map 38, Lots 15A & 15B
City of Dover, Strafford County, New Hampshire
SE&D Job No.: BOS-220137**

Dear Board Members:

Stonefield Engineering and Design, LLC ("Stonefield") has prepared this analysis to examine the potential traffic and parking impacts of the proposed bank with drive-up ATM on the adjacent roadway network. The subject property is located at the northwesterly quadrant of the intersection of Central Avenue (NH Route 9) and Webb Place in the City of Dover, Strafford County, New Hampshire. The subject property is designated as Map 38, Lots 15A and 15B as depicted on the City of Dover Tax Map. The site has approximately 160 feet of frontage along Central Avenue and approximately 390 feet of frontage along Webb Place. The existing site contains a one (1)-story building operating with various office and personal service uses. The existing access is provided via one (1) full-movement driveway on Webb Place.

Under the proposed development program, the existing structure would be razed and an approximate 3,330-square-foot Chase bank with drive-up ATM would be constructed on the subject property. The existing full-movement driveway on Webb Place would be maintained and improved upon redevelopment, and one (1) additional full-movement driveway is proposed on Webb Place along the southerly property extent.

Existing Conditions

The subject property is located at the northwesterly quadrant of the intersection of Central Avenue (NH Route 9) and Webb Place in the City of Dover, Strafford County, New Hampshire. The subject property is designated as Map 38, Lots 15A and 15B as depicted on the City of Dover Tax Map. The site has approximately 160 feet of frontage along Central Avenue and approximately 390 feet of frontage along Webb Place. Land uses in the area are primarily commercial and residential.

Central Avenue (NH Route 9) is classified as a minor arterial roadway and is under the jurisdiction of the City of Dover. The roadway generally provides two (2) lanes in each direction of travel, intermittently divided by concrete medians or two (2)-way left turn lanes, has an Average Annual Daily Traffic (AADT) of approximately 22,429 vehicles (Source: NHDOT), and has a posted speed limit of 30 mph. Along the site frontage, curb and sidewalk are provided along both sides of the roadway, shoulders are provided along both sides of the roadway, and on-street parking is not permitted along either side of the roadway. Central Avenue provides mobility throughout the City of Dover and connection to major thoroughfares such as NH Route 108 for primarily commercial and residential uses along its length.

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Webb Place is a local roadway under the jurisdiction of the City of Dover. Along the site frontage, the roadway provides one (1) lane of travel in each direction, has an AADT of approximately 524 vehicles (Source: NHDOT) and does not have a posted speed limit. Along the site frontage, curbs are provided intermittently along both sides of the roadway, sidewalk is provided intermittently along the southerly side of the roadway, shoulders are not provided along either side of the roadway, and on-street parking is not permitted along either side of the roadway. Webb Place provides connection to the Central Avenue roadway network for the various commercial, residential, and office uses along its length.

Central Avenue and Webb Place intersect to form a signalized four (4)-leg intersection. The northbound approach of Central Avenue provides one (1) exclusive left-turn lane, three (3) exclusive through lanes, and one (1) exclusive right turn lane, and the southbound approach of Central Avenue provides one (1) exclusive left-turn lane, two (2) exclusive through lanes, and one (1) exclusive right-turn lane. The eastbound approach of Webb Place provides one (1) exclusive left-turn lane and one (1) shared through/right-turn lane. The westbound approach of the intersection, which is designated as Weeks Lane, provides one (1) shared left-turn/through lane and one (1) exclusive right-turn lane. Crosswalks, pedestrian ramps, and pedestrian signals with pushbuttons are provided across all legs of the intersection.

The COAST Bus system provides several bus routes that offer public transportation opportunities throughout the City of Dover, including the Route 12 service line for which a bus stop is located approximately one (1) quarter mile from the subject site at the intersection of New Rochester Road (NH Route 108) and Willand Pond Road. The Route 12 line is a regional service that provides connections throughout the City of Dover and the neighboring cities of Somersworth and Rochester. Additional routes run proximate to the site, including the Route 1 and Route 33 service lines; however, bus stops for these lines are not provided within one (1) quarter mile radius of the subject site. Please note that given the characteristics of the proposed development, it is anticipated that the majority of site-generated trips will be comprised of vehicle trips. As such, the analysis contained herein conservatively assumes all vehicle trip generation to and from the site would be vehicular.

Trip Generation

Trip generation projections for the proposed development were prepared utilizing ITE's Trip Generation Manual, 11th Edition. Trip generation rates associated with Land Use 912 "Drive-in Bank" were cited for the 3,330-square-foot bank with drive-up ATM. **Table 1** provides the typical weekday morning peak hour, weekday evening peak hour, Saturday midday peak hour, and weekday daily trip generation volumes associated with the proposed development.

TABLE 1 – PROPOSED TRIP GENERATION

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour			Weekday Daily		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
3,330 SF Drive-in Bank ITE Land Use 912	19	14	33	35	35	70	45	43	88	167	167	334

It is important to note that the subject site is developed with a one (1)-story building containing various office and personal service uses which presently generate traffic to and from the site. Therefore, it is reasonable to consider the net trip generation impacts associated with the property based on the existing and proposed uses. Accordingly, trip generation estimates for the existing approximately 6,444-square-foot building were prepared utilizing ITE data for Land Use 710 "General Office Building." **Table 2** shows the net vehicular trip generation of the existing development and proposed development for the typical weekday and during the weekday morning, weekday evening, and Saturday midday peak hours.

TABLE 2 – NET TRIP GENERATION

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour			Weekday Daily Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Existing 6,444 SF General Office Building <i>ITE Land Use 710</i>	14	2	16	3	14	17	2	1	3	53	54	107
Proposed 3,330 SF Drive-in Bank <i>ITE Land Use 912</i>	19	14	33	35	35	70	45	43	88	167	167	334
NET TOTAL	5	12	17	32	21	53	43	42	85	114	113	227

As shown in **Table 2**, the proposed redevelopment is expected to result in a marginal increase in site-generated trips throughout the typical weekday and during the study peak hours. Please note that net trip generation credits were not applied herein to provide a conservative analysis.

As stated within Chapter 10 of ITE's Trip Generation Handbook, 3rd Edition, there are instances when the total number of trips generated by a site is different from the amount of new traffic added to the street system by the generator. Drive-in banks are specifically located on or adjacent to busy streets to attract motorists already on the roadway. Therefore, the proposed bank development would be expected to attract a portion of its trips from the traffic passing the site on the way from an origin to an ultimate destination. These trips do not add new traffic to the adjacent roadway system and are referred to as "pass-by" trips.

Based upon the published ITE data for Land Use 912 "Drive-in Bank" 29%, 35%, and 38% of the site-generated traffic during the weekday morning, weekday evening, and Saturday midday peak hours, respectively, is comprised of pass-by traffic. **Table 3** shows the additional site generated traffic for the proposed development in terms of new and pass-by traffic.

TABLE 3 – PROPOSED TRIP GENERATION – NEW & PASS-BY TRIPS

	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
"New" Trips	15	10	25	23	23	46	29	27	56
"Pass-By" Trips	4	4	8	12	12	24	16	16	32
TOTAL	19	14	33	35	35	70	45	43	88

As shown in **Table 3**, the proposed development is expected to generate 33, 77, and 88 total trips during the weekday morning, weekday evening, and Saturday midday peak hours, respectively, inclusive of pass-by trips. Based on Transportation Impact Analysis for Site Development published by ITE, a trip increase of less than 100 vehicle trips would likely not change the level of service of the adjacent roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. Further, based on a review of the existing traffic volumes along Central Avenue proximate to the subject site, the proposed development would result in an approximate 1.5-2% increase in traffic volumes during typical weekday peak hours, which is a marginal increase that is not anticipated to be perceptible to motorists traversing the roadway network. As such, the proposed development is not anticipated to significantly impact the operations of the adjacent roadway network.

Based on a review of existing traffic patterns along the adjacent roadway network and the access management plan for the development, vehicle trips are anticipated to access the site under the following distributions:

- ◆ Approximately 18% destined to/from north via New Rochester Road
- ◆ Approximately 24% destined to/from south via Central Avenue
- ◆ Approximately 26% destined to/from east via High Street
- ◆ Approximately 32% destined to/from west via Indian Brook Road

Given that the site-generated trips are expected to be distributed along several high traffic volume thoroughfares, the proposed development is not anticipated to have a significant adverse impact on the operations of the adjacent roadway network.

Site Circulation/Parking Supply

A review was conducted of the proposed Chase Bank with a drive-up ATM using the Site Plan prepared by Stonefield, dated June 16, 2023. In completing this review, particular attention was focused on the site access, circulation, and parking supply.

Proposed access is provided via one (1) full-movement driveway along Weeks Lane. Additional site access will be maintained via the existing full-movement driveway along Webb Place. The bank building will be located in the center of the property with a drive-up ATM located along the northerly building facade. Counterclockwise vehicular circulation through the drive-up ATM will be facilitated via one (1) drive-through lane and one (1) bypass lane. The drive-through lane will provide storage space for three (3) vehicles without impacting circulation, which is sufficient to support the anticipated demand. Off-street parking will be provided along the westerly and southerly building frontages. Vehicular circulation will be facilitated on site via a minimum 14-foot-wide, one (1)-way drive aisle and 24-foot-wide, two (2)-way drive aisle.

Regarding sight lines, the City of Dover Land Subdivision Regulations state that an all-season sight distance of 400 feet in each direction should be accommodated at each driveway. It is important to note that the existing driveway along Webb Place will be maintained and therefore will continue to operate adequately. The sight lines at the proposed additional site driveway along Webb Place would meet the 400-foot requirement between the site driveway and Central Avenue, where the majority of conflicting traffic would be approaching from, and would be sufficient to support the site. It is important to note that as the proposed development is located adjacent to the signalized intersection of Central Avenue and Webb Place, motorists exiting the site to return to Central Avenue and connecting thoroughfares would complete their turning movements under a protected signal phase, thereby improving safety of access.

Regarding parking requirements, the City of Dover Site Review Regulations require a maximum of one (1) parking space per 275 square-feet of gross leasable area for retail/service uses. For the proposed 3,330-square-foot development, this equates to a maximum of 13 spaces. The proposed development would provide 28 spaces to support the site, which exceeds the City's parking requirement. However, it is important to note that the maximum parking requirements cited within the Site Review Regulations are intended to serve as a guide for the Director of Planning and Community Development, who will determine the appropriate minimum and maximum parking requirements based on the characteristics and needs of each development.

The parking supply was evaluated with respect to data published within the ITE's Parking Generation, 5th Edition, for Land Use 912 "Drive-in Bank." The 85th percentile parking demand rate during the peak weekday period for Land Use 912 "Drive-in Bank" is 6.0 vehicles per 1,000 square feet of gross floor area. For the 3,330-square-foot bank development, this equates to 20 vehicles. Further, based on observations at similarly sized existing Chase bank locations with drive-up ATM, maximum observed parking demand was on average 8.09 vehicles per 1,000 square feet, which equates to an anticipated demand of 27 vehicles for the proposed 3,330-

square-foot Chase bank with drive-up ATM. Therefore, the proposed parking supply of 28 spaces is appropriate for the development and would be sufficient to support the anticipated parking demand of the site.

Conclusions

This report was prepared to examine the potential traffic impact of the proposed bank with drive-up ATM. The analysis findings, which have been based on industry standard guidelines, indicate that the proposed development would not have a significant impact on the traffic operations of the adjacent roadway network. The site driveways and on-site layout have been designed to provide for effective access to and from the subject property, and the parking supply would be sufficient to support this project.

Please do not hesitate to contact our office if there are any questions.

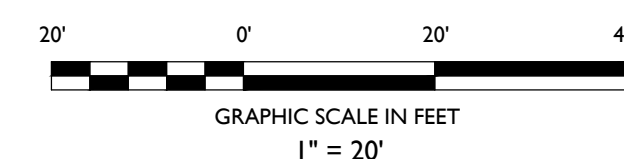
Best regards,

A handwritten signature in black ink, appearing to read 'Joshua Kline', is positioned above the printed name.

Joshua Kline, PE
Stonefield Engineering and Design, LLC

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



(W) WAIVER

TO FOSTER BIOLOGICAL DIVERSITY, TREES PLANTED ALONG A GIVEN STREET SHALL USE THE 10-20-30 RULE (NO MORE THAN 10% OF THE TREES SHALL BE OF THE SAME SPECIES, NO MORE THAN 20% SHALL BE OF THE SAME GENUS, NO MORE THAN 30% SHALL BE OF THE SAME FAMILY).

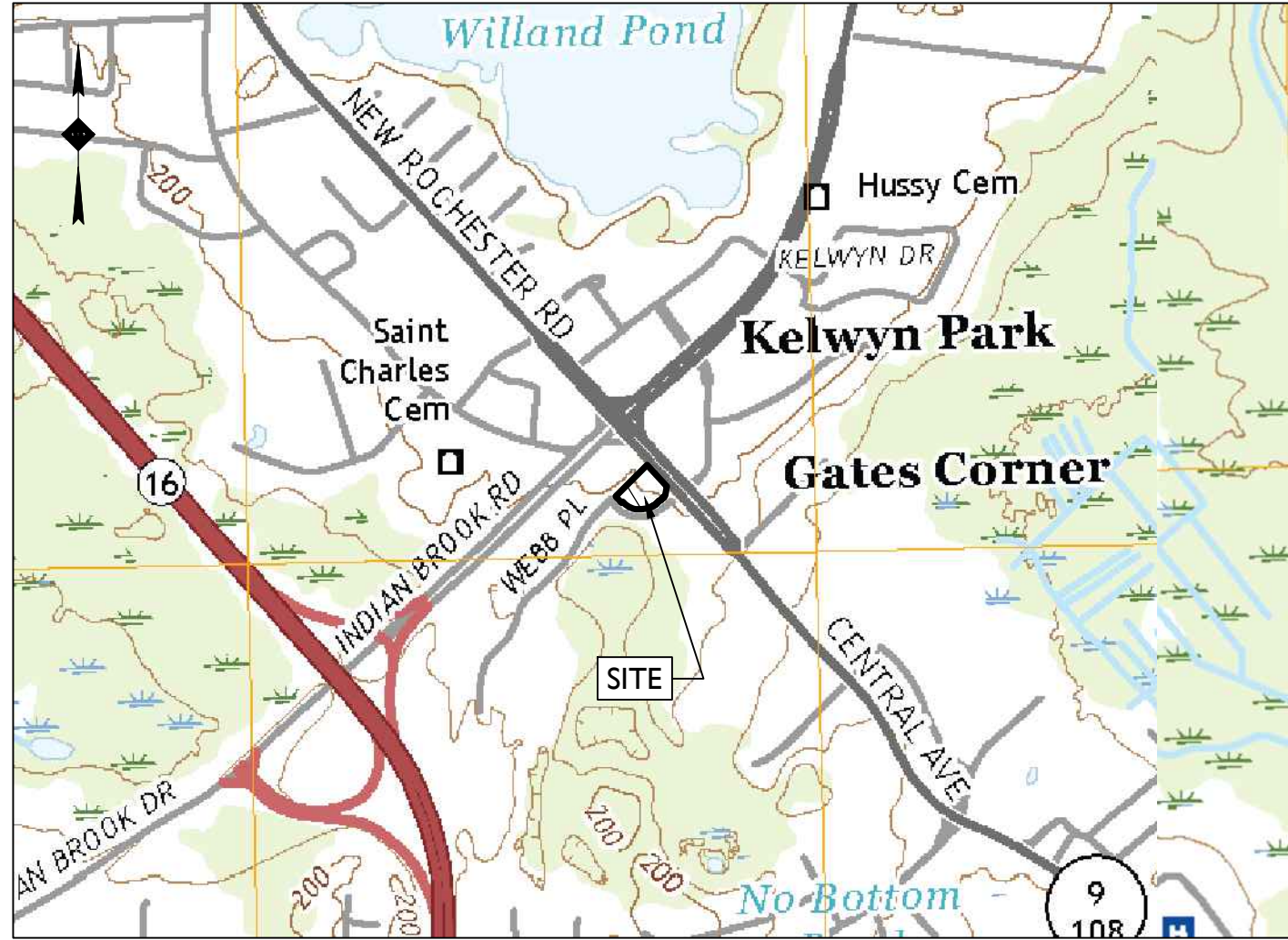
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO PROVIDE MAXIMUM WATER PENETRATION DEPTHS AVAILABLE. MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTIONS, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDCAPE AREAS.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND CURB.
5. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
6. THE MINIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
7. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN THE OPEN OF LANDSCAPED AREAS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNERS' DIRECTION WITHIN AREAS OF DISTURBANCE.
8. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT AS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPED AREAS.

C-10

120 Washington Street, Suite 201, Salem, MA 01970
Phone 617.203.2076

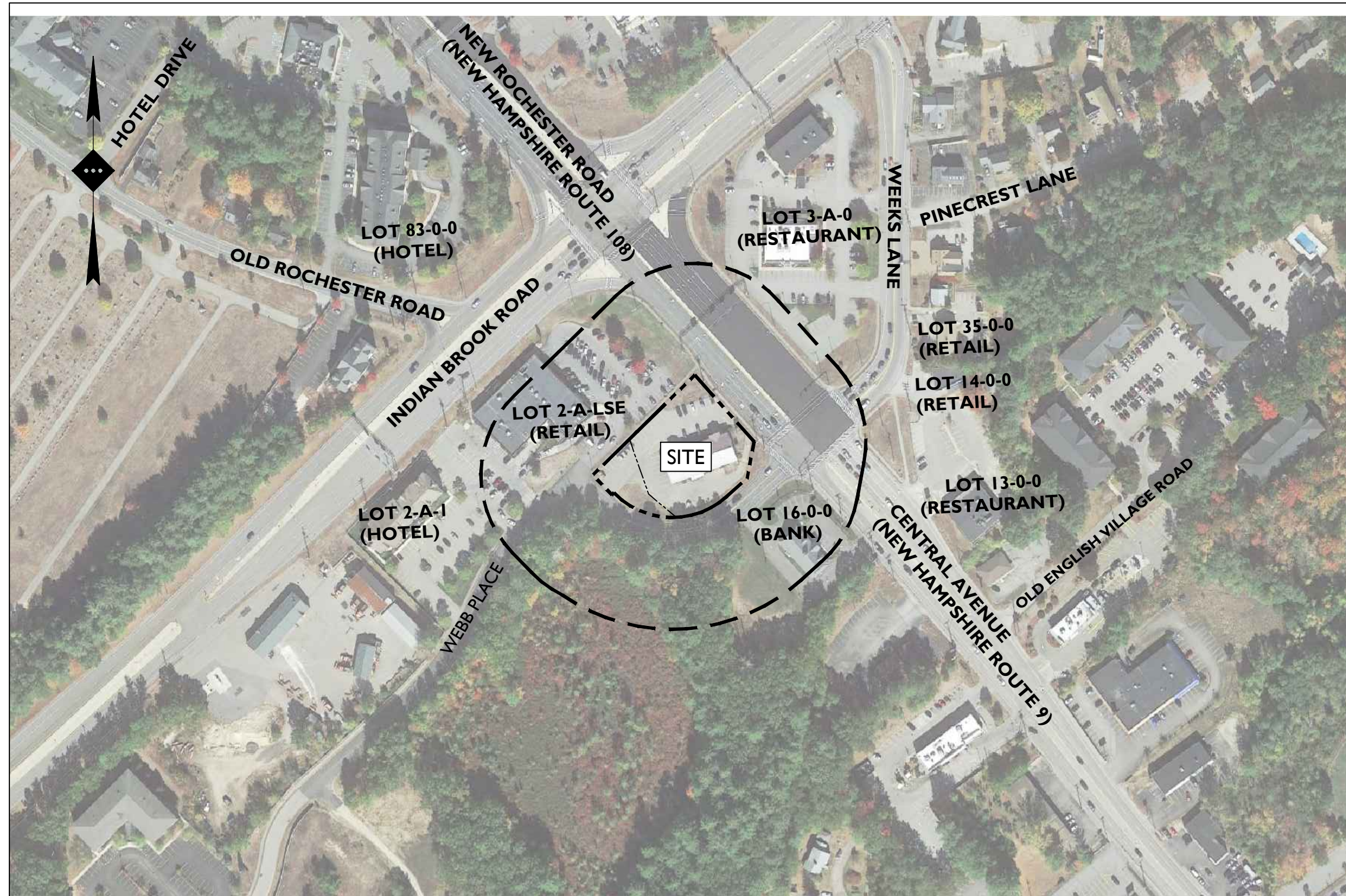
**TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE**



SOURCE: UNITED STATES GEOLOGICAL SURVEY MAP, DOVER EAST QUADRANGLE & DOVER WEST QUADRANGLE, NEW HAMPSHIRE, 7.5 MINUTE SERIES, DATED 2021

LOCATION MAP

SCALE: 1" = 1000'±



SOURCE: GOOGLE EARTH PRO, DATED 07/22/2022

AERIAL MAP

SCALE: 1" = 200'±

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA / NSPS LAND TITLE SURVEY PREPARED BY COLLIER ENGINEERING & DESIGN FOR THE SUBJECT PROPERTY, DATED 12/23/2022
 - ARCHITECTURAL PLANS OBTAINED FROM CORE STATES, DATED 4/20/2023
 - ARIEL OBTAINED FROM GOOGLE EARTH PRO, DATED 07/22/2022
 - TAX AND ZONING MAPS OBTAINED FROM TOWN OF ROLLINSFORD TAX MAP DATED 4/1/2021 AND TOWN OF ROLLINSFORD ZONING MAP DATED 11/24/2021, CITY OF DOVER ZONING MAP DATED 11/24/2021 AND CITY OF DOVER INDEX MAP DATED 3/21/2018, CITY OF SOMERSWORTH ZONING MAP DATED 12/1/2021 AND CITY OF SOMERSWORTH TAX PARCELS MAP DATED 9/1/2022
 - LOCATION MAP OBTAINED FROM UNITED STATES GEOLOGICAL SURVEY MAP, DOVER EAST QUADRANGLE & DOVER WEST QUADRANGLE, NEW HAMPSHIRE, 7.5 MINUTE SERIES, DATED 2021
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

CITY DOVER 200' PROPERTY OWNERS LIST			
TAX MAP	LOT	OWNER	OWNER'S ADDRESS
D	2-A-LSE	CENTERCO DOVER LLC	11 17 WEBB PLACE, DOVER, NEW HAMPSHIRE, 03820
39	3-A-0	SOURMAIDIS CHARLES & SOURMAIDIS MARIA	18 20 WEEKS LANE, DOVER, NEW HAMPSHIRE, 03820
D0002-AD00LSE		CITY OF DOVER	40 42 SMITH WELL ROAD, DOVER, NEW HAMPSHIRE, 03820
D	2-A-1	EMPIRE NORTH PROPERTIES LLC	31 WEBB PLACE, DOVER, NEW HAMPSHIRE, 03820
38	16-0-0	P P D ORAZIO LLC	920 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE, 03820

SITE PLAN SET FOR CHASE

PROPOSED BANK WITH DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1 - 3 WEBB PLACE
CITY OF DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE



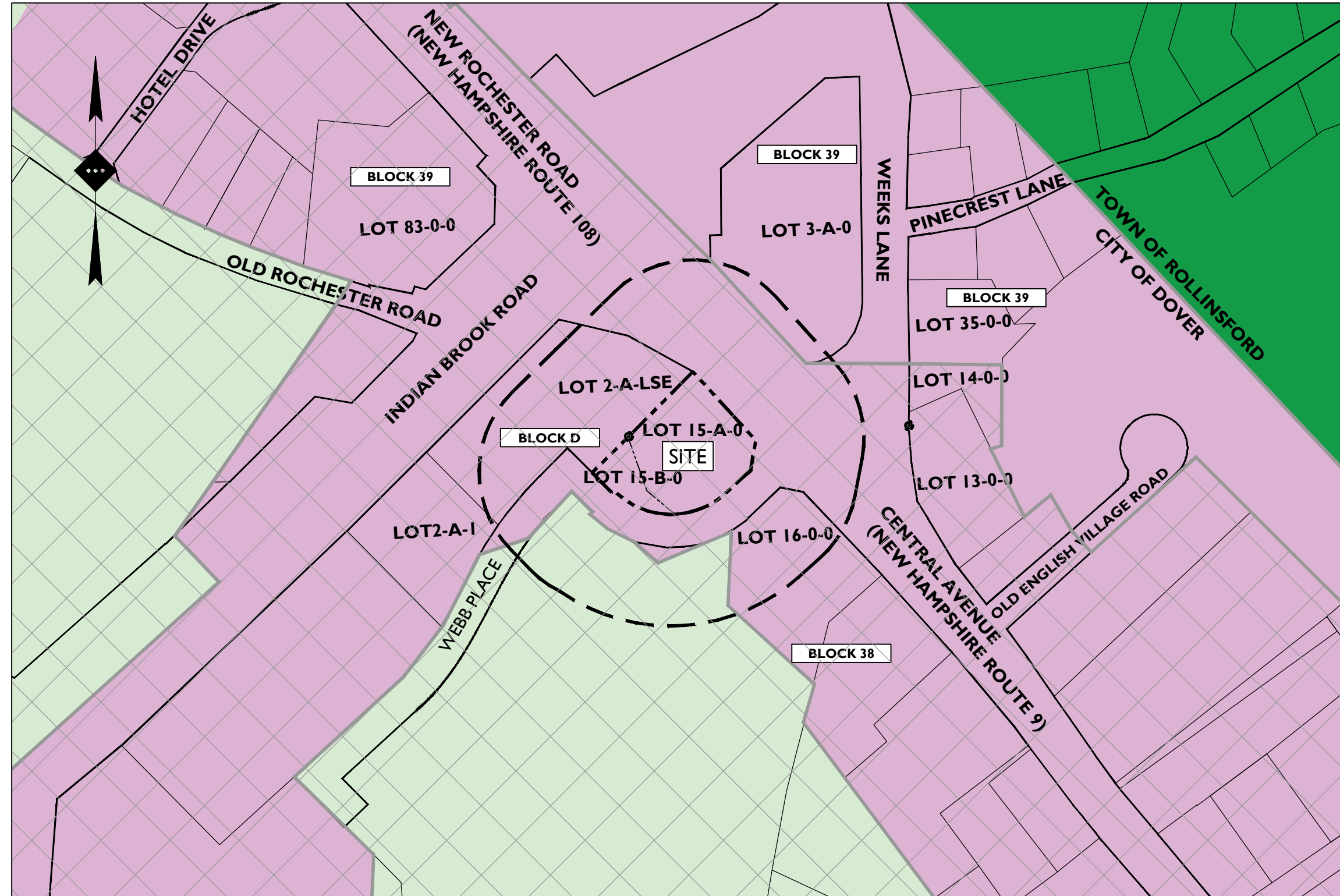
Know what's **below**
Call before you dig.

APPLICANT

CORE STATES GROUP
201 S. MAPLE AVENUE, AMBLER, PA 19002
C/O STONEFIELD ENGINEERING & DESIGN
120 WASHINGTON STREET, SUITE 201
SALEM, MA 01970
(617) 203-2076
JKLINE@STONEFIELDENG.COM

OWNER

DOVER RETAIL MANAGEMENT LLC
30200 TELEGRAPH ROAD
BINGHAM FARMS, MICHIGAN, 48025



SOURCE: TAX AND ZONING MAPS OBTAINED FROM TOWN OF ROLLINSFORD TAX MAP DATED 4/1/2021 AND TOWN OF ROLLINSFORD ZONING MAP DATED 11/24/2021, CITY OF DOVER ZONING MAP DATED 11/24/2021 AND CITY OF DOVER INDEX MAP DATED 3/21/2018

TAX / ZONING MAP

SCALE: 1" = 200'±

ZONING LEGEND:

DOVER: ZONE C - COMERCIAL ZONE R-12 MEDIUM-DENSITY RESIDENTIAL SECONDARY GROUNDWATER PROTECTION DISTRICT
ROLLINSFORD: ZONE U/R - URBAN RESIDENTIAL

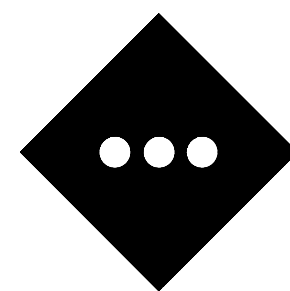
SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING PLAN	C-5
UTILITY PLAN	C-6
LIGHTING PLAN	C-7
SOIL EROSION & SEDIMENT CONTROL PLAN	C-8 - C-9
LANDSCAPING PLAN	C-10 - C-11
CONSTRUCTION DETAILS	C-12 - C-14

SIGNATURE BLOCK

APPROVED BY THE CITY OF DOVER PLANNING BOARD	
CHAIRMAN	DATE
SECRETARY OF THE BOARD	DATE
TOWNSHIP ENGINEER	DATE

PLANS PREPARED BY:

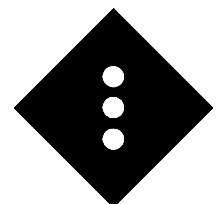


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SITE PLAN SET

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

JOSHUA H. KLINE, P.E.
NEW HAMPSHIRE LICENSE No. 16330
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: BOS-220137

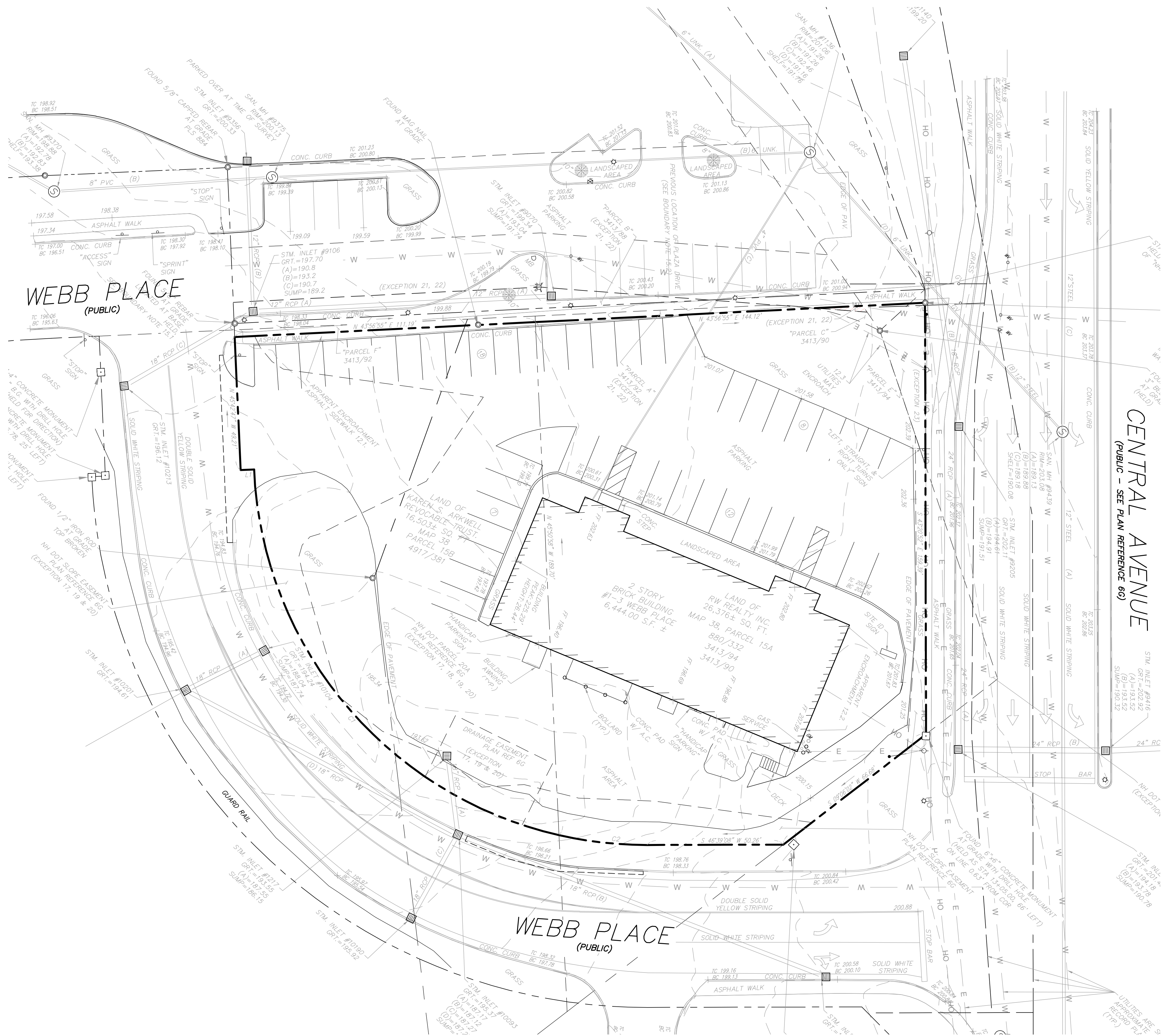
TITLE:

COVER SHEET

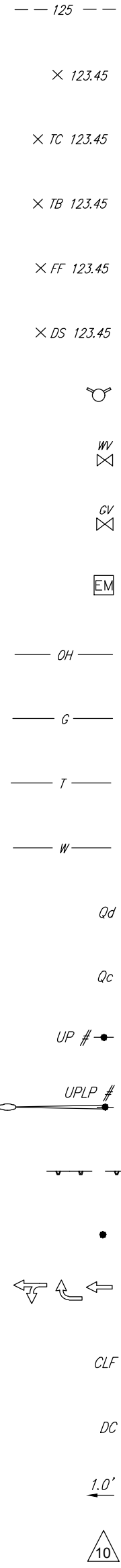
DRAWING:

C-1

Z:\MOTON\2022\220317 CONERTES - 13 WEBB PLACE DOVER, NH\CDR\CDR1001.DWG LAST DWG



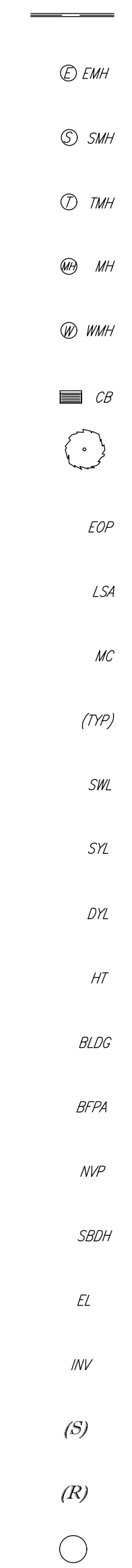
SYMBOL



DESCRIPTION

EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING TOP OF CURB ELEVATION
EXISTING BOTTOM OF CURB ELEVATION
EXISTING FINISHED DOOR ELEVATION
EXISTING DOOR SILL ELEVATION
HYDRANT
WATER VALVE
GAS VALVE
ELECTRIC METER
OVERHEAD WIRES
APPROX. LOC. UNDERGROUND GAS LINE
APPROX. LOC. UNDERGROUND TELE. LINE
APPROX. LOC. UNDERGROUND WATER LINE
QUALITY LEVEL D
QUALITY LEVEL C
UTILITY POLE
UTILITY POLE/LIGHT POLE
SIGN
BOLLARD
PAINTED ARROWS
CHAIN LINK FENCE
DEPRESSED CURB
OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
PARKING SPACE COUNT

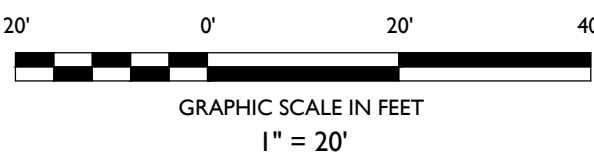
SYMBOL



DESCRIPTION

DEPRESSED CURB
ELECTRIC MANHOLE
SANITARY/SEWER MANHOLE
TELEPHONE MANHOLE
UNKNOWN MANHOLE
WATER MANHOLE
CATCH BASIN OR INLET
TREE & TRUNK SIZE
EDGE OF PAVEMENT
LANDSCAPED AREA
METAL COVER
TYPICAL
SOLID WHITE LINE
SOLID YELLOW LINE
DOUBLE YELLOW LINE
HEIGHT
BUILDING
BUILDING FOOTPRINT AREA
NO VISIBLE PIPE
STONE BOUND w/ DRILL HOLE
ELEVATION
INVERT ELEVATION
SURVEY DIMENSION
RECORD DIMENSION
TITLE REPORT EXCEPTION

SURVEY NOTE:
THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



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SITE PLAN SET

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

JOSHUA H. KLINE, P.E.
NEW HAMPSHIRE LICENSE No. 16330
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-220137

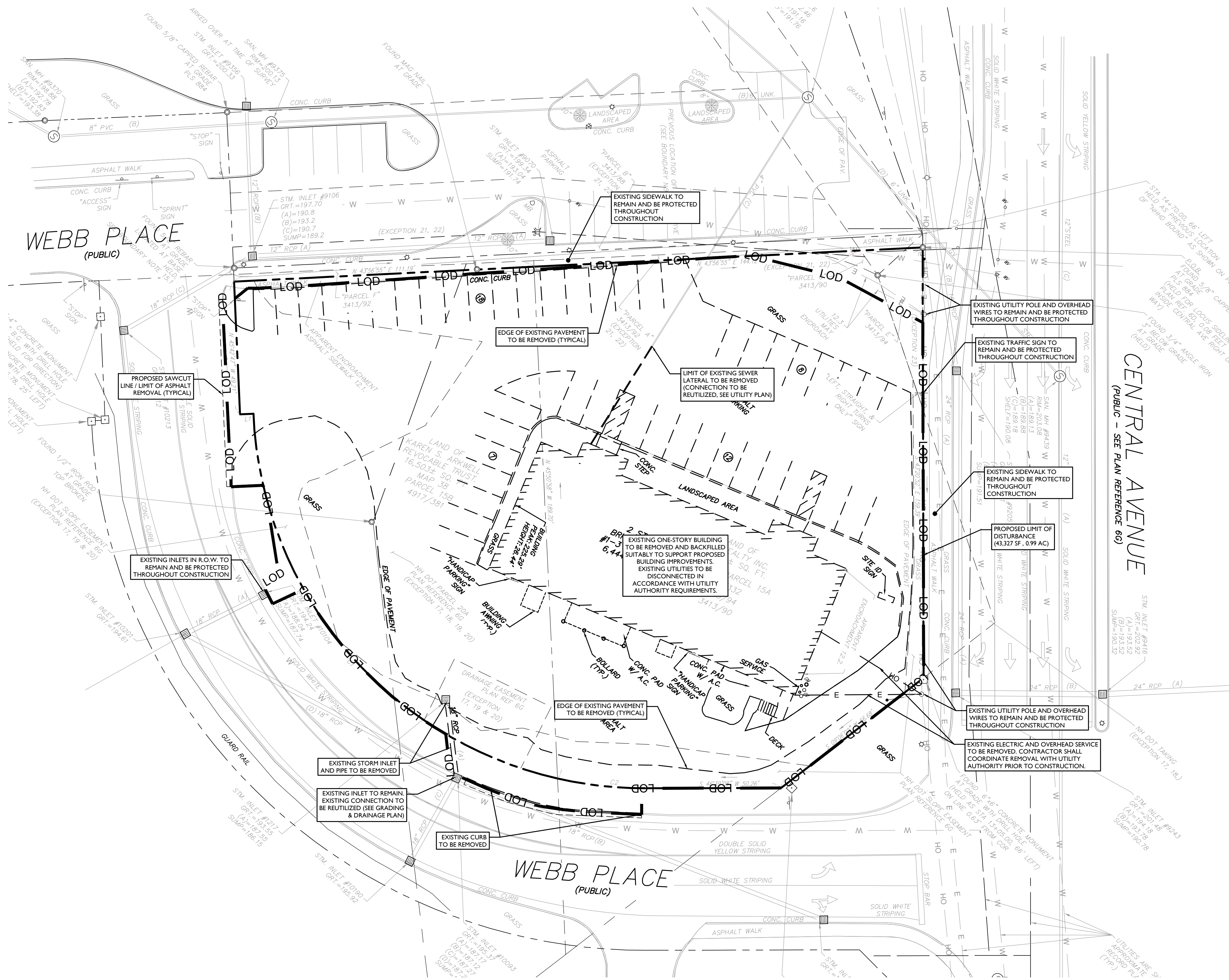
TITLE:
**EXISTING CONDITIONS
PLAN**

DRAWING:

C-2

ISSUED FOR REVIEW	BY	DATE	ISSUE	DESCRIPTION
	JHR	7/17/2023		
	I			

Z:\PROJECTS\2023\220137\CONCRETE\1-3 WEBB PLACE DOVER, NH\CDR\CDR101.DWG



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LOD
---	LIMIT OF DISTURBANCE

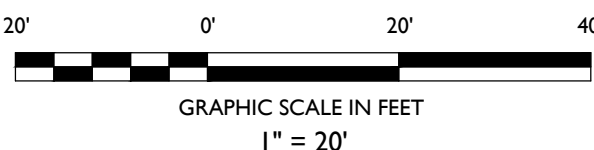
ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
Call before you dig.

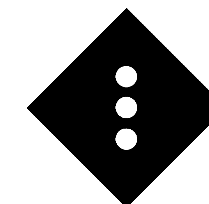
DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS, INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITIES' REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



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SITE PLAN SET

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

JOSHUA H. KLINE, P.E.
NEW HAMPSHIRE LICENSE No. 16330
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-220137

TITLE:

DEMOLITION PLAN

DRAWING:

C-3

ISSUED FOR REVIEW
BY
DATE
ISSUE

LAND USE AND ZONING			
TAX MAP 38, LOTS 15A & 15B			
COMMERCIAL DISTRICT (C)			
PROPOSED USE		PERMITTED USE	
BANK			
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	42,879 SF (0.98 AC)	42,879 SF (0.98 AC)
MAXIMUM COVERAGE	50%	15.0% (6,445 SF)	7.8% (3,330 SF)
MINIMUM FRONTAGE	125 FT	552.3 FT	552.3 FT
MINIMUM FRONT YARD SETBACK	30 FT	28.2 FT (EN)	49.5 FT
MINIMUM ABUT A STREET SETBACK	30 FT	24.0 FT (EN)	99.1 FT
MINIMUM SIDE YARD SETBACK	12 FT	N/A	N/A
MINIMUM REAR YARD SETBACK	15 FT	65.0 FT	44.5 FT
MINIMUM ACCESSORY SETBACK	10 FT	N/A	49.7 FT
MINIMUM PRINCIPAL BUILDING HEIGHT	40 FT	< 40 FT	< 40 FT
MINIMUM PARKING SETBACK	25 FT	3.8 FT (EN)	19.8 FT (V)

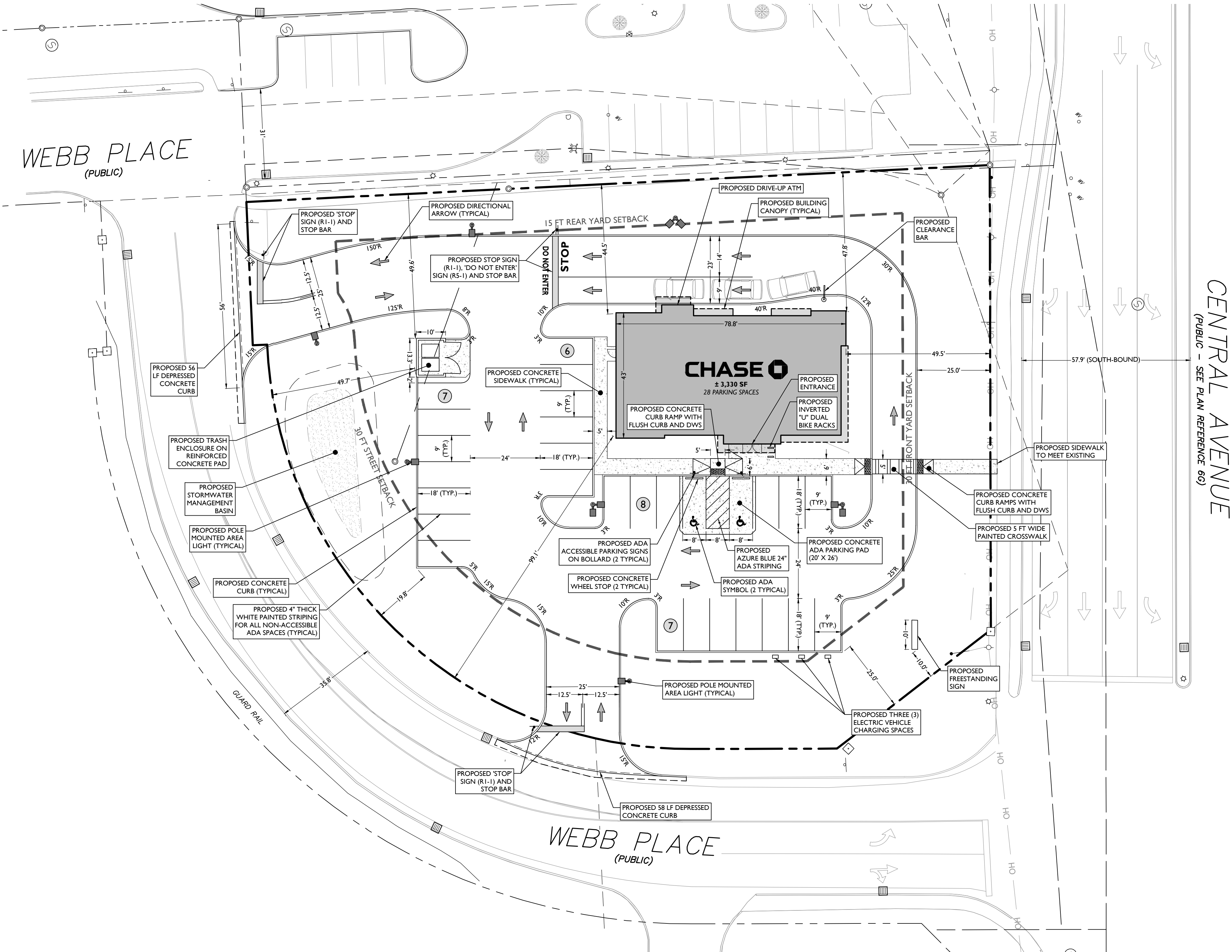
(EN) EXISTING NON-CONFORMITY
(V) VARIANCE REQUESTED

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 153-14.D.(1)	MAXIMUM NUMBER OF PARKING SPACES: RETAIL/SERVICE USE: 1 SPACE PER 275 SF OF GLA = = (3,330 SF x 1 / 275) = 12 SPACES	28 SPACES *
§ 153-14.D.(2)	MINIMUM NUMBER OF BICYCLE RACKS = 5% OF MAXIMUM PARKING SPACES PER TABLE = 1 RACK	2 BIKE RACKS
§ 153-14.D.(3) & § 153-14.D.(5)	MINIMUM NUMBER OF ELECTRIC VEHICLE CHARGING SPACES = 2% OF NEW PARKING SPACES + 2 FOR LOTS WHERE A CONDITIONAL USE PERMIT IS REQUESTED = 3 EV CHARGING SPACES	3 EV SPACES
§ 153-14.D.(6).(a)	PARKING AREA DIMENSIONAL REQUIREMENTS: MINIMUM STALL WIDTH = 9 FT MINIMUM STALL LENGTH = 18 FT MINIMUM AISLE WIDTH = 22 FT	9 FT 18 FT 24 FT
§ 153-14.D.(6).(b)	MINIMUM WIDTH OF ACCESS AISLES = 24 FT	24 FT

(*) A CONDITIONAL USE PERMIT IS REQUESTED FOR THE INCREASE IN PARKING SPACES, PER 153-14.D.(5).

SIGNAGE REQUIREMENTS		
SECTION	REQUIRED (C DISTRICT)	PROPOSED
FOR ALL SIGNS	TOTAL NUMBER OF SIGNS PERMITTED = 2 SIGNS TOTAL SIGN AREA PERMITTED: 2 SF PER FOOT OF FRONTAGE = (2 x 552 LF) = 1,104 SF	3 SIGNS * (V) 164.2 SF
FREESTANDING SIGNS	MAXIMUM SIZE = 60 SF MAXIMUM NUMBER = 1 SIGN FREESTANDING SIGNS SHALL BE MONUMENT SIGNS OR MOUNTED ON LOW PLANTER WALLS PROPERTY SETBACK = 10 FT	36.7 SF 1 SIGN 10 FT
WALL SIGNS	MAXIMUM SIZE = 1 SF PER FOOT OF BUILDING FRONTAGE = 78.8 SF	36.9 SF

(V) VARIANCE
(*) EXCLUDES DIRECTIONAL SIGNS

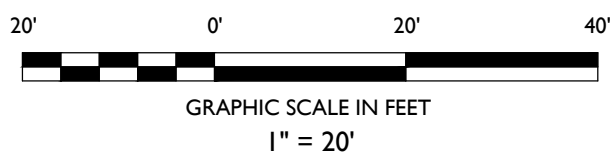


SYMBOL DESCRIPTION

---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED DEPRESSED CURB
---	PROPOSED FLUSH CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
■	PROPOSED AREA LIGHT
■	PROPOSED RETAINING WALL
□	PROPOSED BUILDING DOORS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



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SITE PLAN SET

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

JOSHUA H. KLINE, P.E.
NEW HAMPSHIRE LICENSE No. 16330
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-220137

TITLE:

SITE PLAN

DRAWING:

C-4

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION; THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC, AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIOTENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. EQUIPMENT OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION'S STORMWATER HANDBOOK, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC, FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF THIS CONDITION CANNOT BE MET.
6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

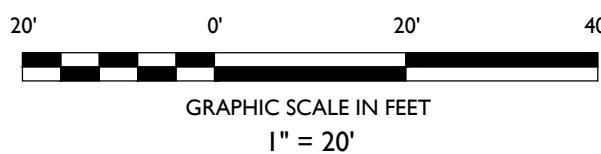
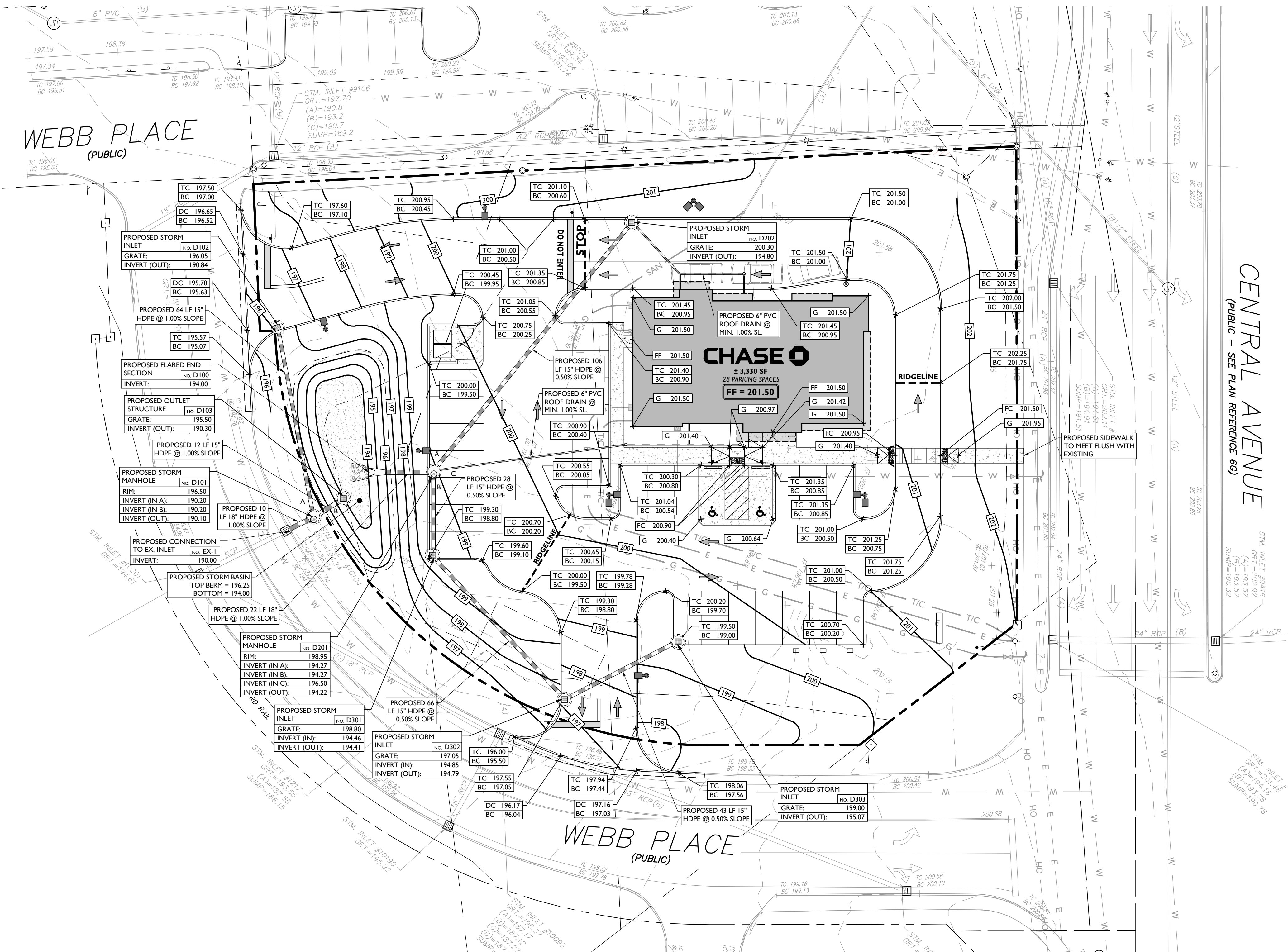
1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ¼ INCH.

SYMBOL

- PROPERTY LINE
- 100 --- PROPOSED GRADING CONTOUR
- RIDGELINE --- PROPOSED GRADING RIDGELINE
- ← PROPOSED DIRECTION OF DRAINAGE FLOW
- × G 100.00 PROPOSED GRADE SPOT SHOT
- × TC 100.50 PROPOSED TOP OF CURB /
BC 100.00 BOTTOM OF CURB SPOT SHOT
- × FC 100.00 PROPOSED FLUSH CURB SPOT SHOT
- × DC 100.12 PROPOSED DEPRESSED CURB /
BC 100.00 BOTTOM OF CURB SPOT SHOT
- × TW 102.00 PROPOSED TOP OF WALL /
BW 100.00 BOTTOM OF WALL SPOT SHOT

DESCRIPTION

- PROPERTY LINE
- PROPOSED GRADING CONTOUR
- PROPOSED GRADING RIDGELINE
- PROPOSED DIRECTION OF DRAINAGE FLOW
- PROPOSED GRADE SPOT SHOT
- PROPOSED TOP OF CURB /
BOTTOM OF CURB SPOT SHOT
- PROPOSED FLUSH CURB SPOT SHOT
- PROPOSED DEPRESSED CURB /
BOTTOM OF CURB SPOT SHOT
- PROPOSED TOP OF WALL /
BOTTOM OF WALL SPOT SHOT



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SITE PLAN SET

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
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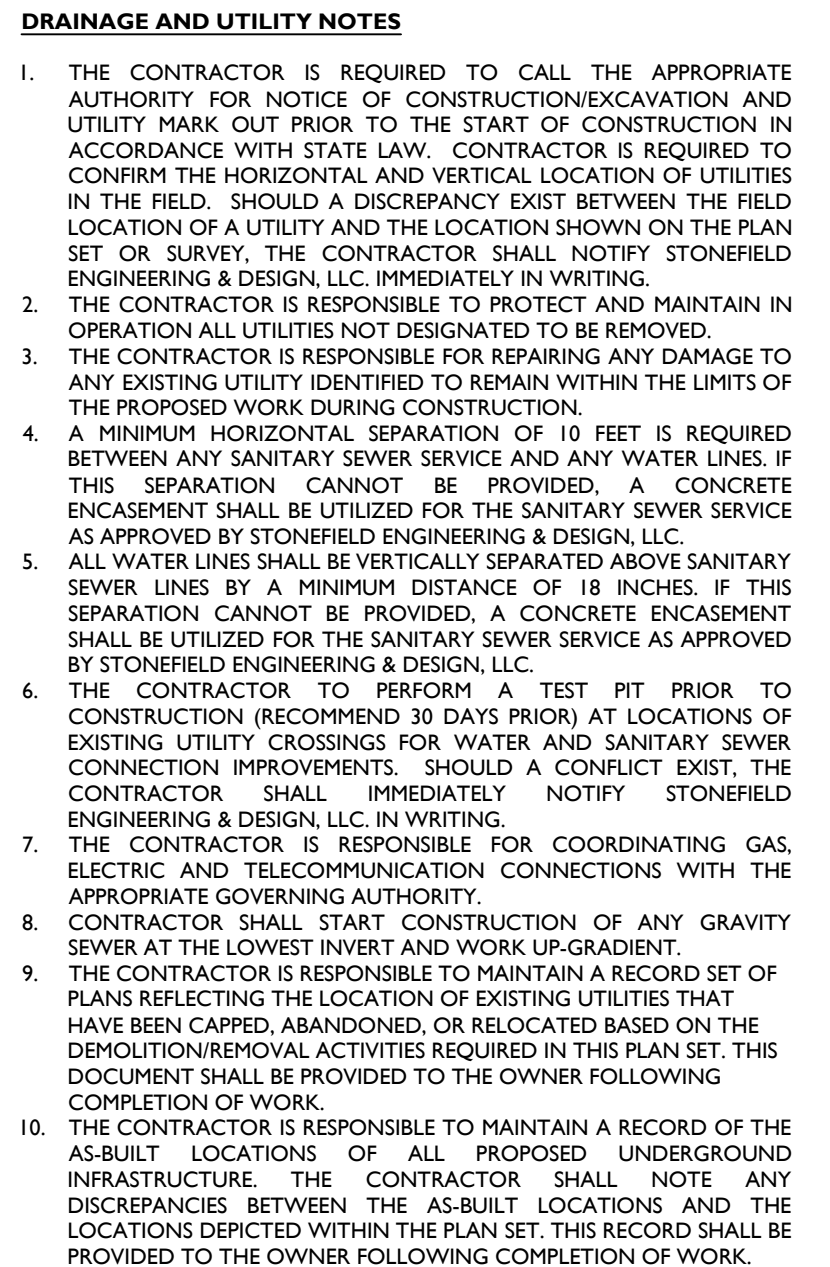
SCALE: 1" = 20' PROJECT ID: BOS-220137

TITLE:

**GRADING &
DRAINAGE PLAN**

DRAWING:

C-5

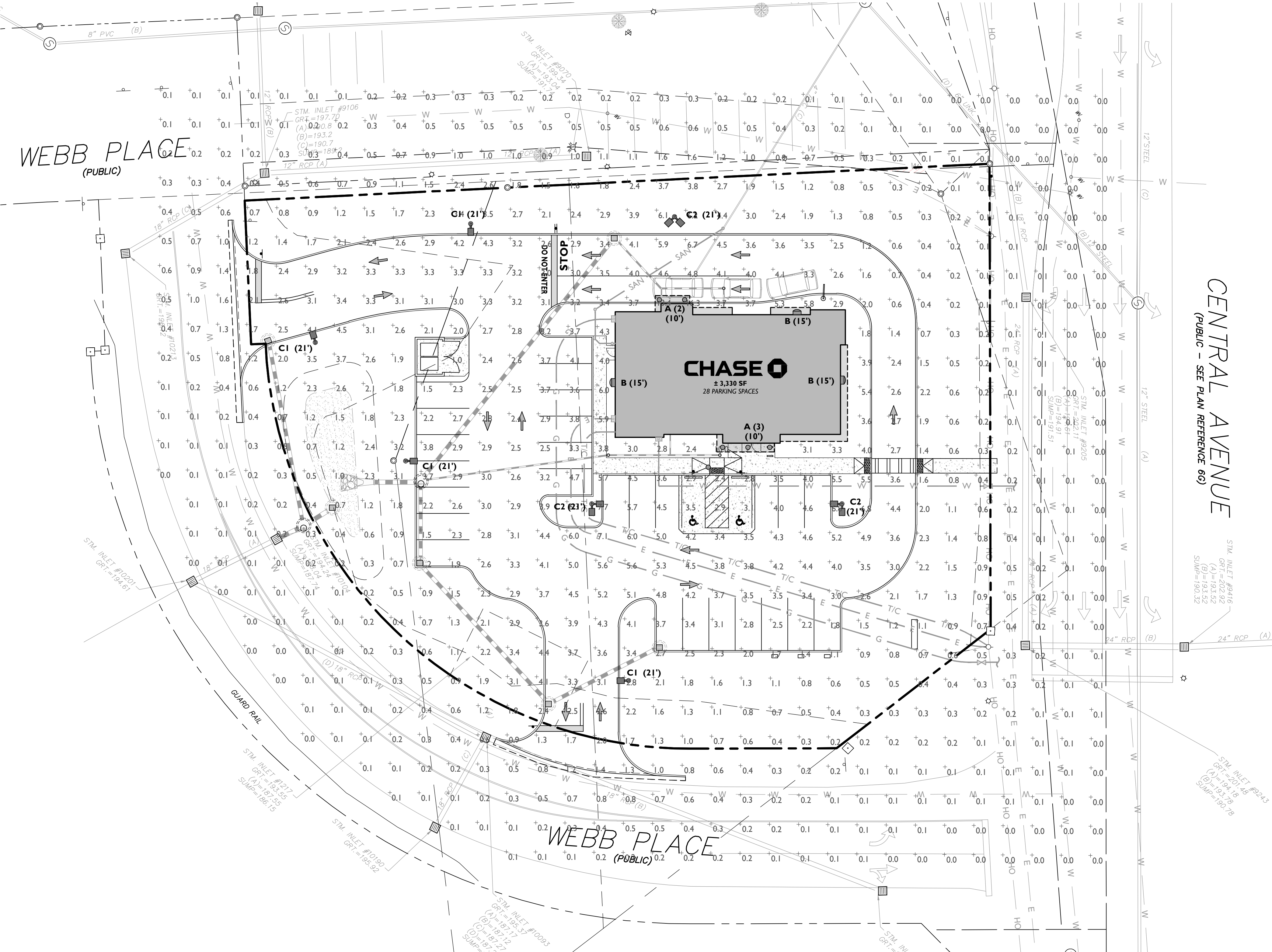


C-6

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 153-14.E(2).a)	ALL LIGHTING IN PARKING LOTS SHALL BE CUTOFF FIXTURES	COMPLIES
§ 153-14.E(2).b)	MAXIMUM MOUNTING HEIGHT = 25 FT	21 FT
§ 153-14.E(2).b)	MINIMUM ILLUMINATION IN PARKING AREA = NO LESS THAN 0.3 FC, NO MORE THAN 0.5 FC	0.5 FC
§ 153-14.E(2).b)	AVERAGE : MINIMUM UNIFORMITY RATIO = 6:1	7.0 : 1 (W)

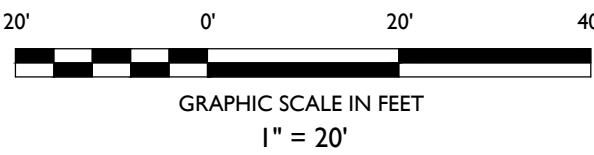
(W) WAIVER

PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	A	5	OUTDOOR RECESSED FIXED DOWNLIGHT	DL	0.9	BULLET
	B	3	C-LITE CUTOFF LED WALL PACK	RDC	0.9	C-LITE
	C1	4	MRM MIRADA SHIELDED POLE MOUNTED AREA LIGHT	FT	0.9	LSI
	C2	3	MRM MIRADA SHIELDED POLE MOUNTED AREA LIGHT (DOUBLE AREA LIGHT @ 90°)	FT	0.9	LSI



SYMBOL	DESCRIPTION
---	PROPOSED CALCULATION AREA
---	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+xx	PROPOSED LIGHTING INTENSITY (FOOT CANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.
- ATM LIGHTING NOTES:**
- THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE LIGHTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
FIXTURE 'X' = MINIMUM X WATTS
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL BE IN ACCEPTABLE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHTING FIXTURE TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURE WILL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING OF ANY FIXTURE CONFLICT PRIOR TO THE START OF CONSTRUCTION.
 - ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATM RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 60 FOOT ATM RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL FUTURE GROWTH AND FULL BLOOM WHEN TRIMMING LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
 - PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER/OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC OF DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET.
 - THE ILLUMINATION LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
 - ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCYCLE OPTION ENABLED.
 - EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. LANDLORD) HAVE BEEN EXCLUDED FROM THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.



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LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-220137

TITLE:

LIGHTING PLAN

DRAWING:

C-7

STABILIZATION SPECIFICATIONS:

I.A. TEMPORARY SEEDING AND MULCHING:

TIME OF PLANTING - PLANTING SHOULD PREFERABLY BE DONE BETWEEN APRIL 1 AND JUNE 30, AND SEPTEMBER 1 THROUGH SEPTEMBER 30. IF PLANTING IS DONE IN THE MONTHS OF JULY AND AUGUST, IRRIGATION MAY BE REQUIRED. IF PLANTING IS DONE BETWEEN OCTOBER 1 AND MARCH 31, MULCHING SHOULD BE APPLIED IMMEDIATELY AFTER PLANTING. IF SEEDING IS DONE DURING THE SUMMER MONTHS, IRRIGATION OF SOME SORT WILL PROBABLY BE NECESSARY.

SITE PREPARATION - BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES/VALES, LEVEL SPREADERS, AND SEDIMENT BASINS.

SEEDBED PREPARATION - THE SEEDBED SHOULD BE FIRM WITH A FAIRLY FINE SURFACE. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.

LIMING AND FERTILIZATION - APPLY UNIFORMLY 2 TONS OF GROUND LIMESTONE PER ACRE (100 LBS. PER 1,000 SQ. FT.) OR ACCORDING TO SOIL TEST. APPLY UNIFORMLY 10-10-10 ANALYSIS FERTILIZER AT THE RATE OF 400 LBS. PER ACRE (14 LBS. PER 1,000 SQ. FT.) OR AS INDICATED BY SOIL TEST. FORTY PERCENT OF THE NITROGEN SHOULD BE IN ORGANIC FORM. WORK IN LINE AND FERTILIZER TO A DEPTH OF 4 INCHES USING ANY SUITABLE EQUIPMENT.

SEEDING - SELECT ADAPTED SPECIES FROM THE ACCOMPANYING TABLE IN THE MA SSC HANDBOOK. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED IN THE TABLE BY BROADCASTING, DRILLING OR HYDRAULIC APPLICATION. COVER SEEDS WITH SUITABLE EQUIPMENT PER MA SSC HANDBOOK.

MULCH - USE AN EFFECTIVE MULCH, SUCH AS CLEAN GRAIN STRAW; TACKED AND/OR TIED DOWN WITH NETTING TO PROTECT SEEDBED AND ENCOURAGE PLANT GROWTH.

I.B. PERMANENT SEEDING AND MULCHING:

SEEDING GRASSES AND LEGUMES

INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, BERMS, DIKES, LEVEL SPREADERS, WATERWAYS, AND SEDIMENT BASINS PRIOR TO SEEDING OR PLANTING.

SEEDBED PREPARATION - IF INFERTILE OR COARSE-TEXTURED SUBSOIL WILL BE EXPOSED DURING LAND SHAPING, IT IS BEST TO STOCKPILE TOPSOIL AND RESPADE. IF OVER THE FINISHED SLOPE AT A MINIMUM 2- TO 6-INCH DEPTH AND ROLL IT TO PROVIDE A FIRM SEEDBED. IF CONSTRUCTION FILL OPERATIONS HAVE LEFT SOIL EXPOSED WITH A LOOSE, ROUGH, OR IRREGULAR SURFACE, SMOOTH WITH BLADE AND ROLL. LOOSEN THE SOIL TO A DEPTH OF 3-5 INCHES WITH SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT. AREAS NOT TO RECEIVE TOP SOIL SHALL BE TREATED TO FIRM THE SEEDBED AFTER INCORPORATION OF THE LINE AND FERTILIZER SO THAT IT IS DEPRESSED NO MORE THAN 1/4 - 1 INCH WHEN STEPPED ON WITH A SHOE. AREAS TO RECEIVE TOPSOIL SHALL NOT BE FIRMED UNTIL AFTER TOPSOILING AND LINE AND FERTILIZER IS APPLIED AND INCORPORATED, AT WHICH TIME IT SHALL BE TREATED TO FIRM THE SEEDBED AS DESCRIBED ABOVE. THIS CAN BE DONE BY ROLLING OR CULTIPACKING.

COOL SEASON GRASSES - COOL SEASON GRASSES GROW RAPIDLY IN THE COOL WEATHER OF SPRING AND FALL, AND SET SEED IN JUNE AND JULY. COOL SEASON GRASSES BECOME DORMANT WHEN SUMMER TEMPERATURES PERSIST ABOVE 85 DEGREES AND MOISTURE IS SCARCE.

LIME AND FERTILIZER - APPLY LIME AND FERTILIZER ACCORDING TO SOIL TEST AND CURRENT EXTENSION SERVICE RECOMMENDATIONS. IN ABSENCE OF A SOIL TEST, APPLY LIME (A PH OF 5.5 - 6.0 IS DESIRED) AT A RATE OF 2.5 TONS PER ACRE AND 10-20-20 ANALYSIS FERTILIZER AT A RATE OF 500 POUNDS PER ACRE (40 % OF N TO BE IN AN ORGANIC OR SLOW RELEASE FORM). INCORPORATE LIME AND FERTILIZER INTO THE TOP 2-3 INCHES OF SOIL.

SEEDING DATES - SEEDING OPERATIONS SHOULD BE PERFORMED WITHIN ONE OF THE FOLLOWING PERIODS:

- APRIL 1 - MAY 31
- AUGUST 1 - SEPTEMBER 10
- NOVEMBER 1 - DECEMBER 15 AS A DORMANT SEEDING (SEEDING RATES SHALL BE INCREASED BY 50% FOR DORMANT SEEDINGS)

SEEDING METHODS - SEEDING SHOULD BE PERFORMED BY ONE OF THE FOLLOWING METHODS:

- DRILL SEEDINGS (DE-ANNED OR DE-BEARED SEED SHOULD BE USED UNLESS THE DRILL IS EQUIPPED WITH SPECIAL FEATURES TO ACCEPT ANNED SEED).
- BROADCAST SEEDING WITH SUBSEQUENT ROLLING, CULTIPACKING OR TRACKING THE SEEDING WITH SMALL TRACK CONSTRUCTION EQUIPMENT. TRACKING SHOULD BE ORIENTED UP AND DOWN THE SLOPE.
- HYDROSEEDING WITH SUBSEQUENT TRACKING. IF WOOD FIBER MULCH IS USED, IT SHOULD BE APPLIED AS A SEPARATE OPERATION AFTER SEEDING AND TRACKING TO ASSURE GOOD SEED TO SOIL CONTACT.

MULCH - MULCH THE SEEDINGS WITH STRAW APPLIED AT THE RATE OF 1/2 TONS PER ACRE. ANCHOR THE MULCH WITH EROSION CONTROL NETTING OR FABRIC ON SLOPING AREAS.

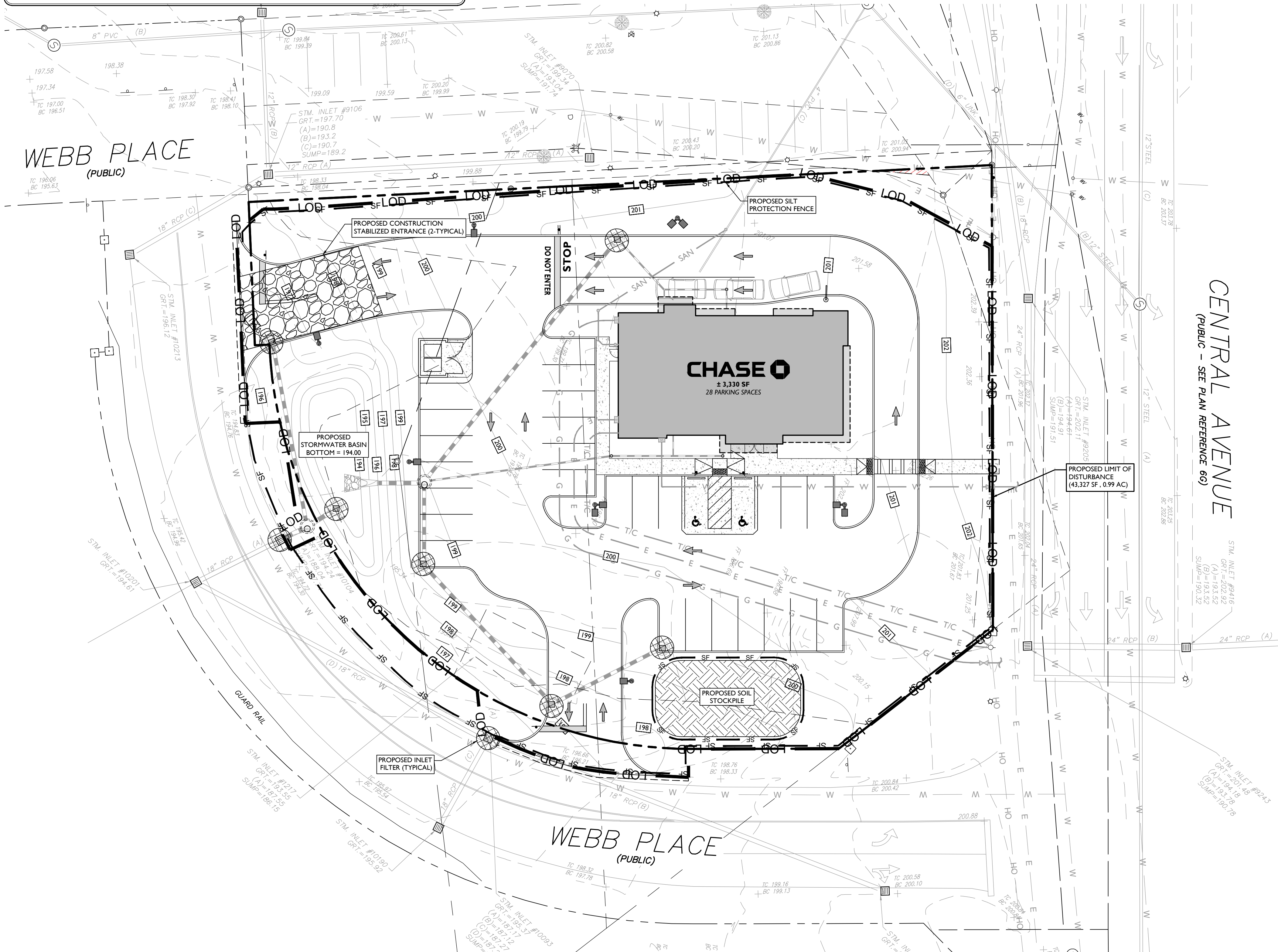
SEED MIXTURES FOR PERMANENT COVER - RECOMMENDED MIXTURES FOR PERMANENT SEEDING ARE PROVIDED ON THE TABLE IN THE MA SSC HANDBOOK. SELECT PLANT SPECIES WHICH ARE SUITED TO THE SITE CONDITIONS AND PLANNED USE. SOIL MOISTURE CONDITIONS, OFTEN THE MAJOR LIMITING SITE FACTOR, ARE USUALLY CLASSIFIED AS FOLLOWS:

- DRY - SANDS AND GRAVELS TO SANDY LOAMS. NO EFFECTIVE MOISTURE SUPPLY FROM SEEPAGE OR A HIGH WATER TABLE.
- MOIST - WELL DRAINED TO MODERATELY WELL DRAINED SANDY LOAMS, LOAMS, AND FINER OR COARSER TEXTURED MATERIAL WITH MODERATE INFLUENCE ON ROOT ZONE FROM SEEPAGE OR A HIGH WATER TABLE.
- WET - ALL TEXTURES WITH A WATER TABLE AT OR VERY NEAR THE SOIL SURFACE, OR WITH ENDURING SEEPAGE WHEN OTHER FACTORS STRONGLY INFLUENCE SITE CONDITIONS. THE PLANTS SELECTED MUST ALSO BE TOLERANT OF THESE CONDITIONS.

SEQUENCE OF CONSTRUCTION

1. INSTALL CONTROL MEASURES IDENTIFYING LIMITS OF DISTURBANCE AND AREAS INTERNAL TO THE SITE THAT REQUIRE PROTECTION BEFORE START OF LAND DISTURBANCE.
2. INSTALL ALL EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES THAT ARE REQUIRED TO BE IN PLACE AND FUNCTIONAL BEFORE ANY EARTHWORK BEGINS. THIS SHALL BE DONE IN ACCORDANCE WITH THE MA SSC HANDBOOK AND/OR THE MA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (AS AMENDED) UPON ACCEPTABLE COMPLETION OF SITE PREPARATION AND INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES. SITE CONSTRUCTION ACTIVITIES MAY COMMENCE.
3. CONSTRUCTION ACTIVITIES:
 - 3.1 DEMOLISH EXISTING SITE FEATURES (1 WEEK).
 - 3.2 ROUGH GRADING AND TEMPORARY SEEDING (2 WEEKS).
 - 3.3 EXCAVATE AND INSTALL UTILITY IMPROVEMENTS IN ACCORDANCE WITH LOCAL UTILITY AUTHORITY REQUIREMENTS (3 WEEKS).
 - 3.4 BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (12 WEEKS).
 - 3.5 CONSTRUCT RIGHT-OF-WAY IMPROVEMENTS (2 WEEKS).
 - 3.6 LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (1 WEEK).
4. UPON COMMENCEMENT OF SITE CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL INITIATE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
5. PERFORM ROUTINE INSPECTIONS AND MAINTENANCE AND/OR MODIFICATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES WHILE EARTHWORK IS ONGOING AS REQUIRED.
6. PERFORM FINAL SITE STABILIZATION OF ANY DISTURBED AREAS AFTER EARTHWORK HAS BEEN COMPLETED.
7. REMOVE OF TEMPORARY EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES.

NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.



SYMBOL

DESCRIPTION

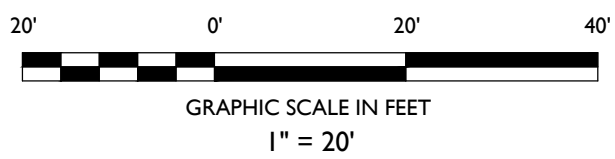
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOD --- PROPOSED LIMIT OF DISTURBANCE
- SF --- PROPOSED SILT FENCE
- PROPOSED HAY BALES
- PROPOSED STOCKPILE & EQUIPMENT STORAGE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION FILTER

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

DUST CONTROL NOTES

1. VEGETATIVE COVER - FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC, VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL.
2. MULCH (INCLUDING GRAVEL MULCH) - WHEN PROPERLY APPLIED, MULCH OFFERS A FAST, EFFECTIVE MEANS OF CONTROLLING DUST.
3. SPRAY-ON ADHESIVE - LATEX EMULSIONS OR RESIN IN WATER CAN BE SPRAYED ONTO MINERAL SOIL TO PREVENT PARTICLES FROM BLOWING AWAY.
4. CALCIUM CHLORIDE - CALCIUM CHLORIDE MAY BE APPLIED BY MECHANICAL SPREADER AS LOOSE, DRY GRANULES OR FLAKES AT A RATE THAT KEEPS THE SURFACE MOIST BUT NOT SO HIGH AS TO CAUSE WATER POLLUTION OR PLANT DAMAGE.
5. SPRINKLING - THE SITE MAY BE SPRINKLED UNTIL THE SURFACE IS WET. SPRINKLING IS ESPECIALLY EFFECTIVE FOR DUST CONTROL ON HAUL ROADS AND OTHER TRAFFIC ROUTES.
6. STONE - USED TO STABILIZE CONSTRUCTION ROADS; CAN ALSO BE EFFECTIVE FOR DUST CONTROL.
7. BARRIERS - A BOARD FENCE, WIND FENCE, SEDIMENT FENCE, OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AND BLOWING SOIL. ALL OF THESE FENCES ARE NORMALLY CONSTRUCTED OF WOOD AND THEY PREVENT EROSION BY OBSTRUCTING THE WIND NEAR THE GROUND AND PREVENTING THE SOIL FROM BLOWING OFFSITE. A WIND BARRIER GENERALLY PROTECTS SOIL DOWNWARD FOR A DISTANCE OF 10 TIMES THE HEIGHT OF THE BARRIER. PERENNIAL GRASS AND STANDS OF EXISTING TREES MAY ALSO SERVE AS WIND BARRIERS.



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SITE PLAN SET
CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

JOSHUA H. KLINE, P.E.
NEW HAMPSHIRE LICENSE No. 16330
LICENSED PROFESSIONAL ENGINEER

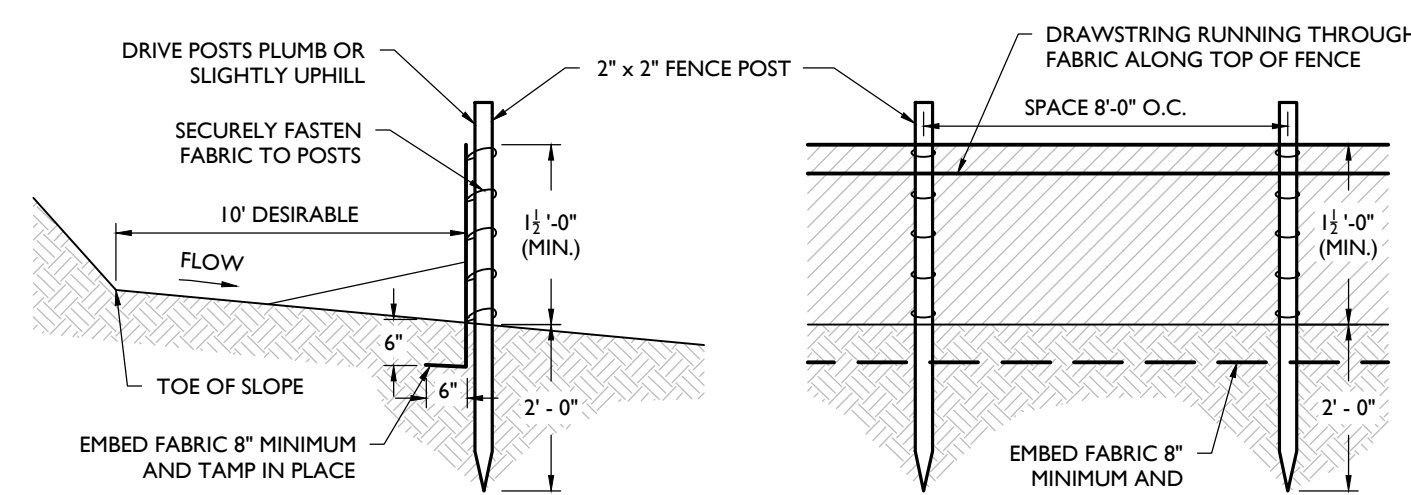
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SCALE: 1" = 20' PROJECT ID: BOS-220137

TITLE:
SOIL EROSION &
SEDIMENT CONTROL
PLAN

DRAWING:

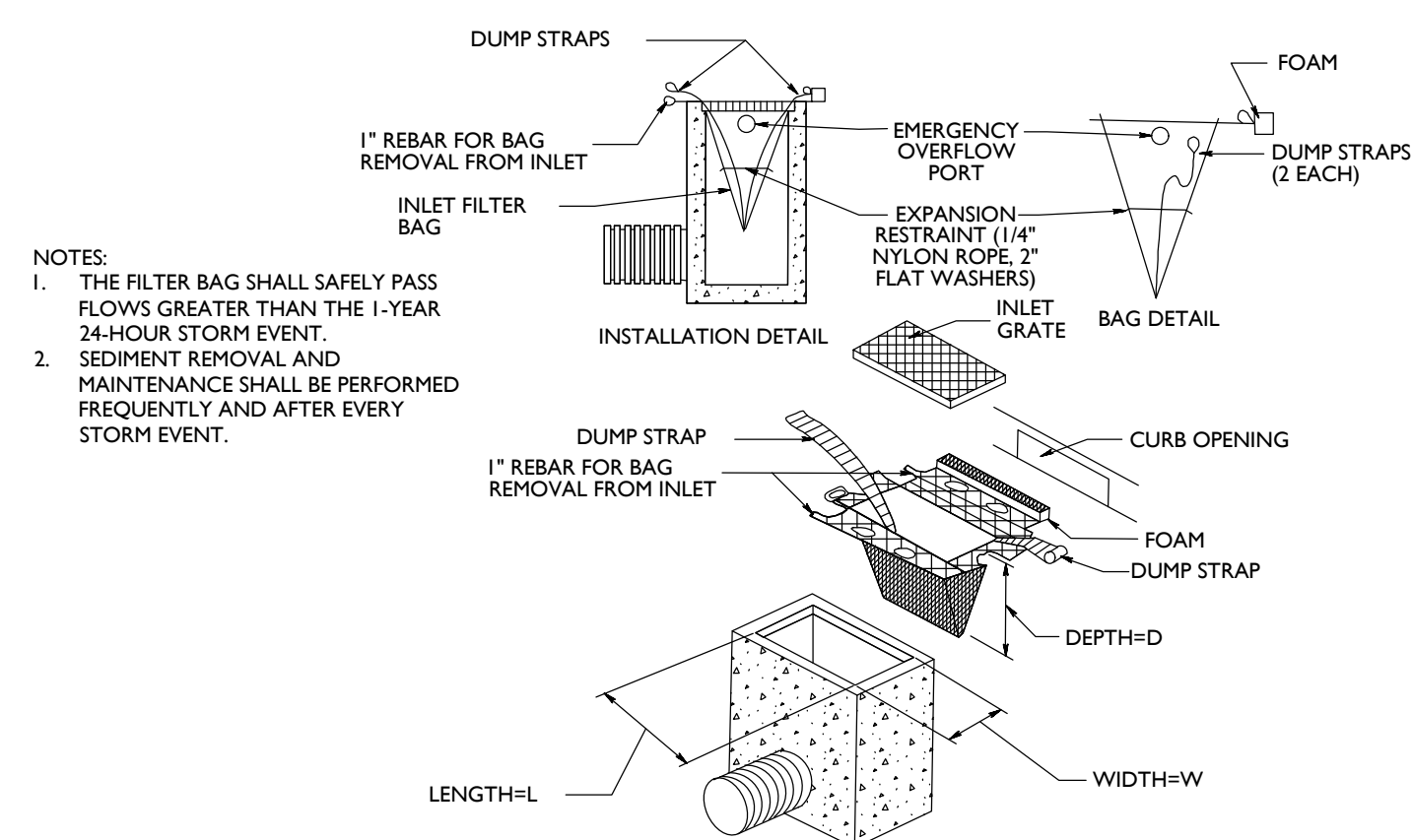
C-8



- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 2. GEOTEXTILE FABRIC TO BE EMBEDDED 8" (MIN.) AND TAMP IN PLACE.
 3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
 4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

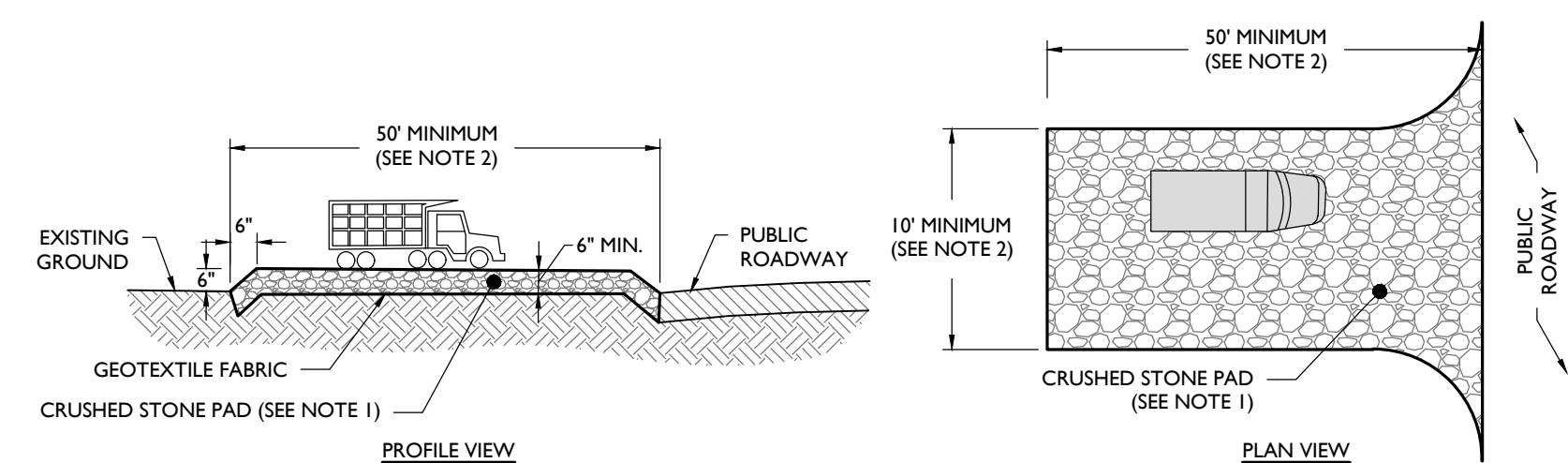
NOT TO SCALE



- NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
 2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

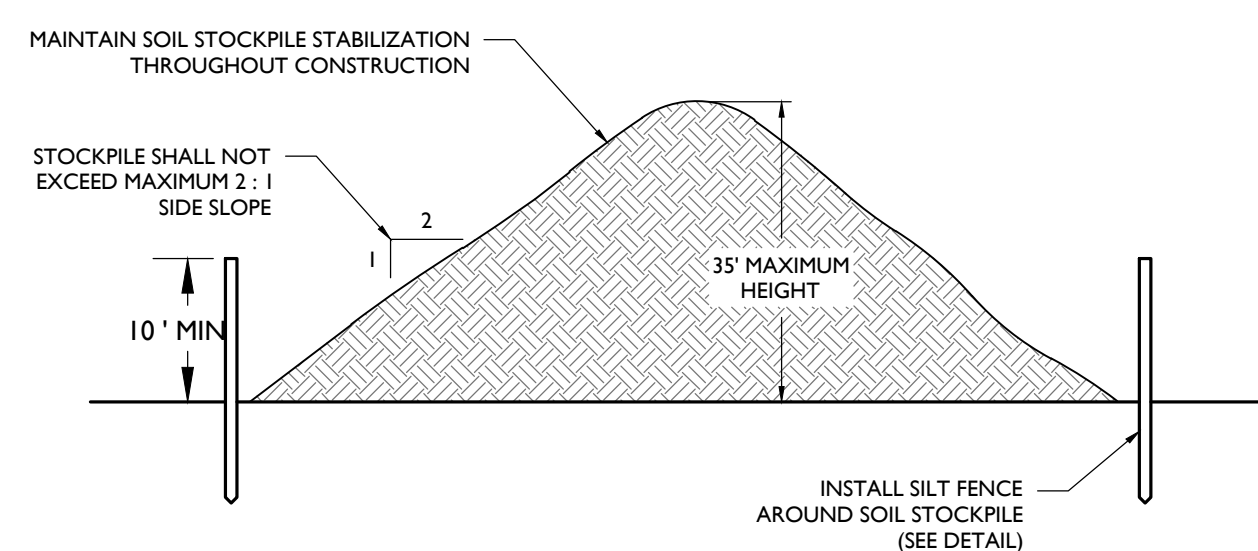
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- NOTES:
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 3-INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT PLACED ON A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
 2. A 30" MINIMUM DEPTH OF GRAVEL PAD SHALL BE 50' MINIMUM DEPTH FOR A SINGLE RESIDENT LOT WHERE A 30' FOOT MINIMUM LENGTH MAY BE USED. THE WIDTH SHALL BE 10' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
 3. GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE FILL AND THE EARTH SURFACE BELOW THE PAD TO REDUCE THE RISK OF LOSS OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
 4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES. ACROSS THE FOUNDATION APPROXIMATELY 1 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
 5. ALLOW WATER THAT OVERSLOWS TOWARD THE CONSTRUCTION ENTRANCE SHOULD BE TRAPPED BENEATH THE PIPE DRAINAGE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 3:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE. WASHING, IF THE SITE CONDITIONS ARE SUCH THAT THE MAJORITY OF MUD IS NOT REMOVED FROM THE VEHICLE TIRES BY THE GRAVEL PAD, THEN THE TIRES SHOULD BE WASHED BEFORE THE VEHICLE ENTERS THE ROAD OR STREET. THE WASH AREA SHOULD BE A LEVEL, 10' TO 15' INCH DEEP, 10' TO 15' WIDE, WITH A 3% SLOPE TO A DRAINAGE ENTRANCE OR TO A VEGEATED FILTER STRIP, OR OTHER APPROVED SEDIMENT TRAPPING DEVICE. SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY WATERCOURSE.
 6. FILTER FABRIC CLOTH SHOULD BE INSTALLED DOWN-GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

STABILIZED CONSTRUCTION ACCESS DETAIL

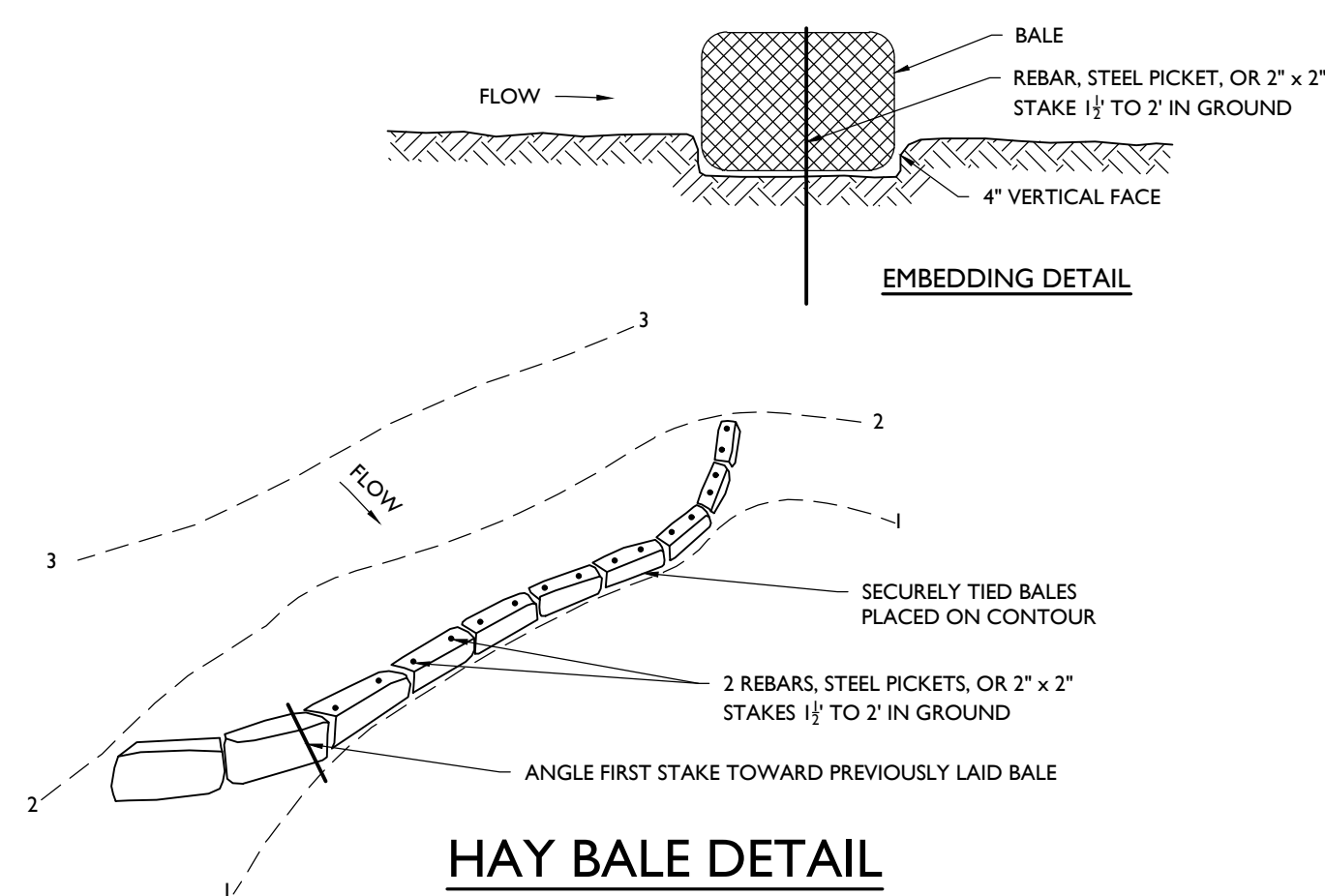
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- NOTES:
1. LOCATE THE TOPSOIL STOCKPILE SO THAT IT DOES NOT INTERFERE WITH WORK ON THE SITE.
 2. SURROUND ALL TOPSOIL STOCKPILES WITH AN INTERCEPTOR DIKE WITH GRAVEL OUTLET AND SILT FENCE.
 3. EITHER SEED OR COVER STOCKPILES WITH CLEAR PLASTIC OR OTHER MULCHING MATERIALS WITHIN 7 DAYS OF THE FORMATION OF THE STOCKPILE.

SOIL STOCKPILE DETAIL

NOT TO SCALE

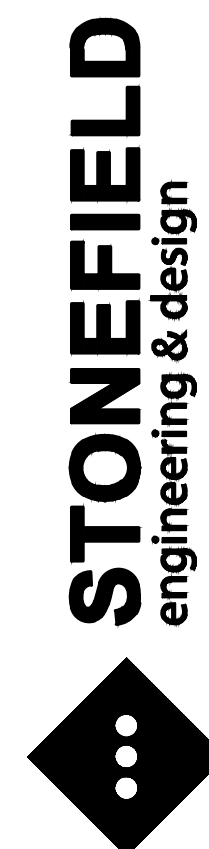


HAY BALE DETAIL

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[illegible]

NOT APPROVED FOR CONSTRUCTION



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SITE PLAN SET



**PROPOSED BANK
DRIVE-THRU ATM**

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW H

JOSHUA H. KLINE, P.E.
NEW HAMPSHIRE LICENSE No. 16530
LICENSED PROFESSIONAL ENGINEER

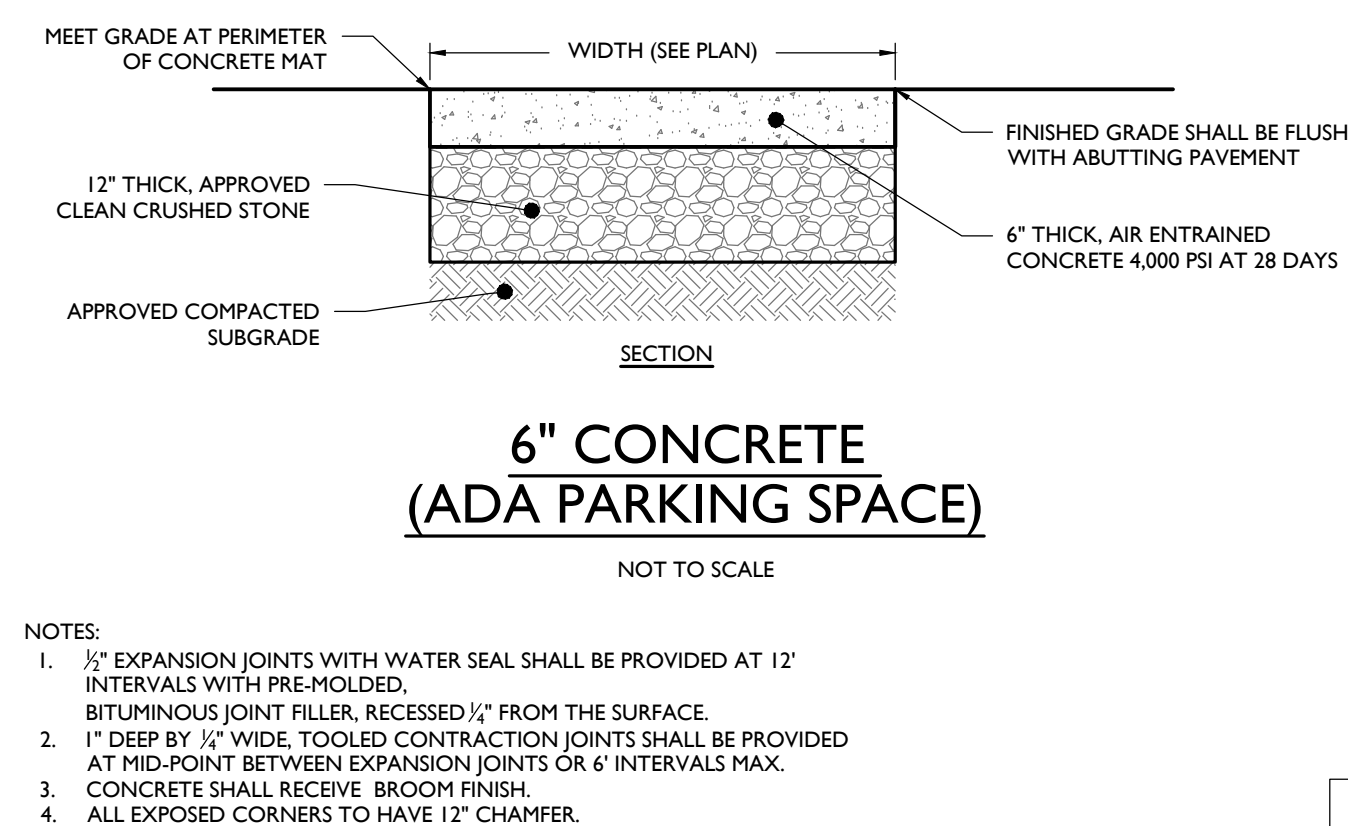
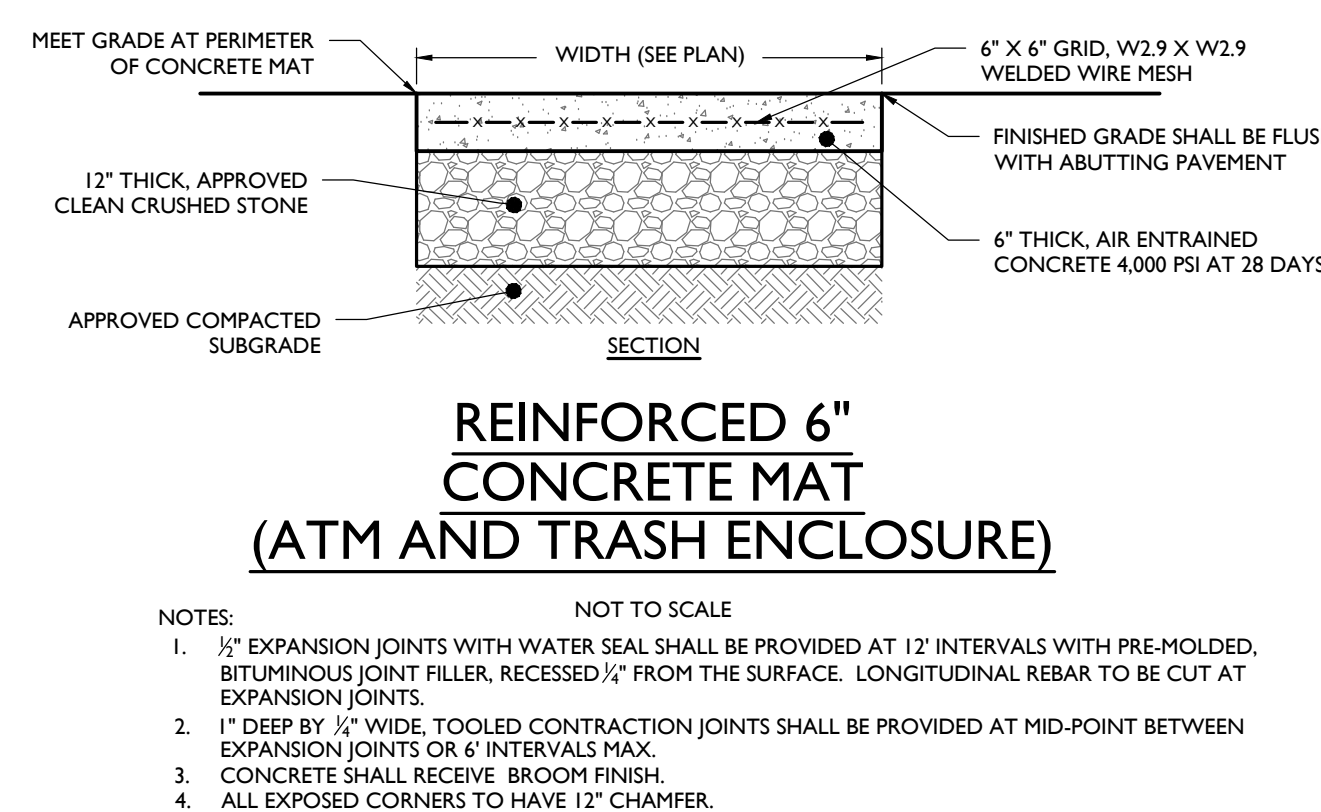
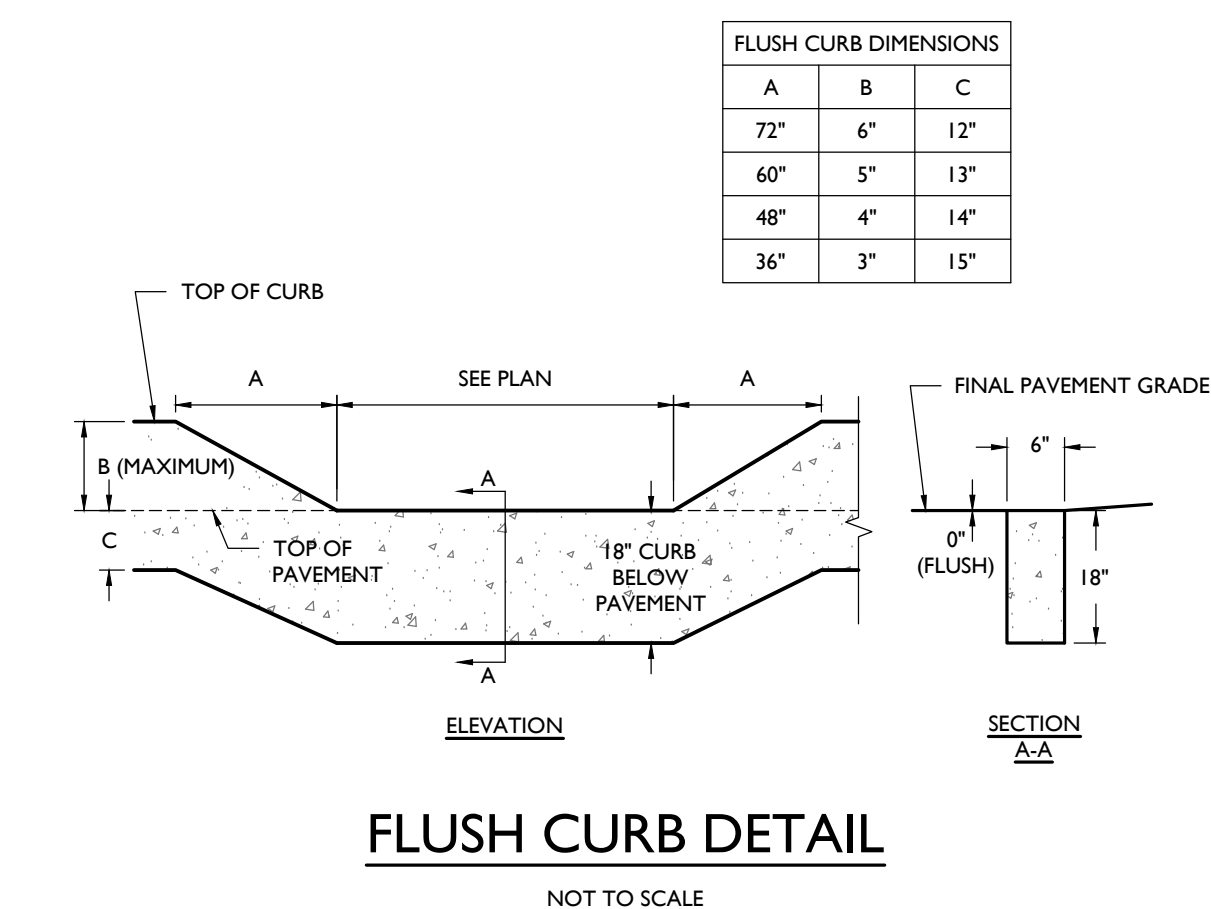
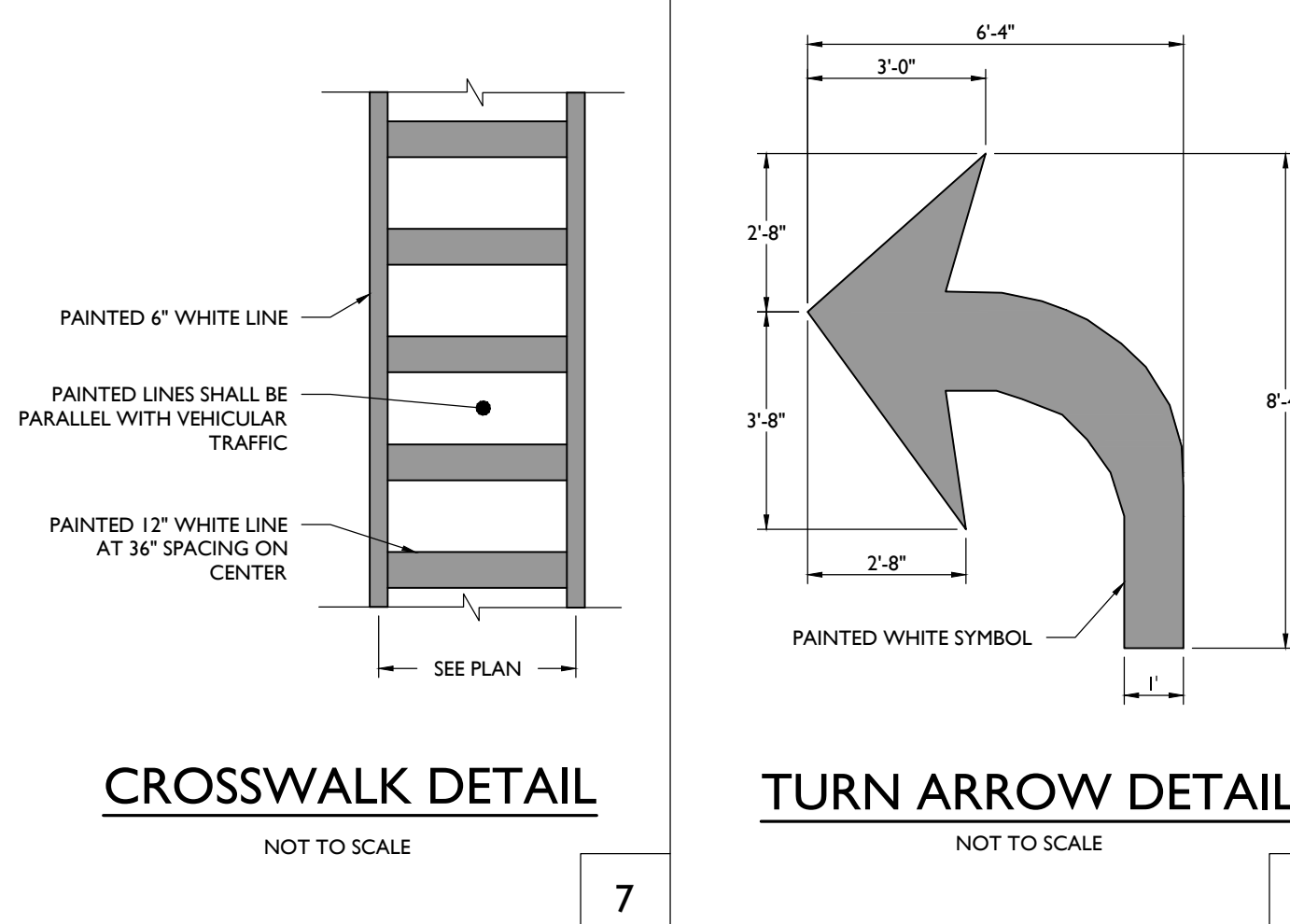
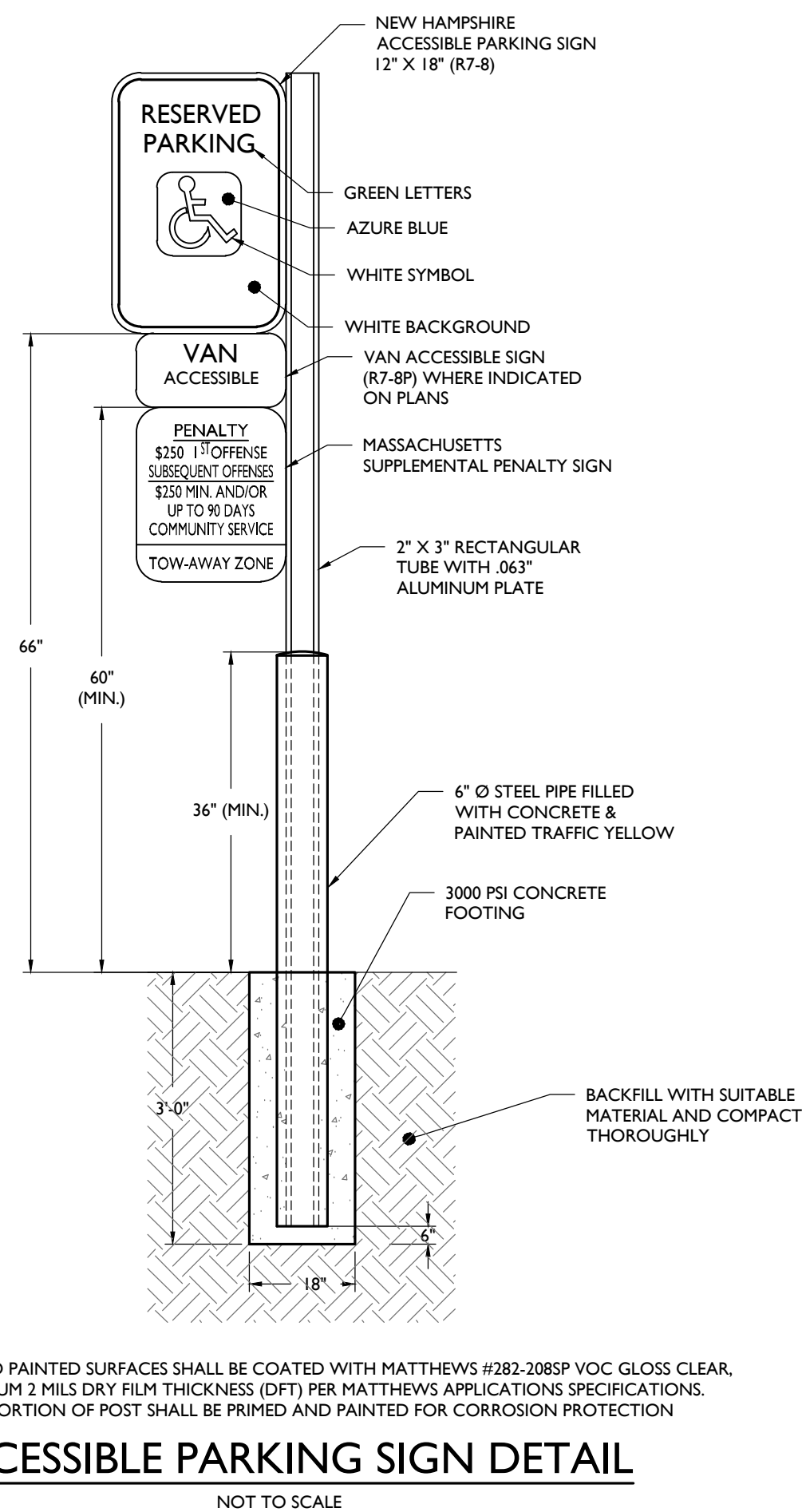
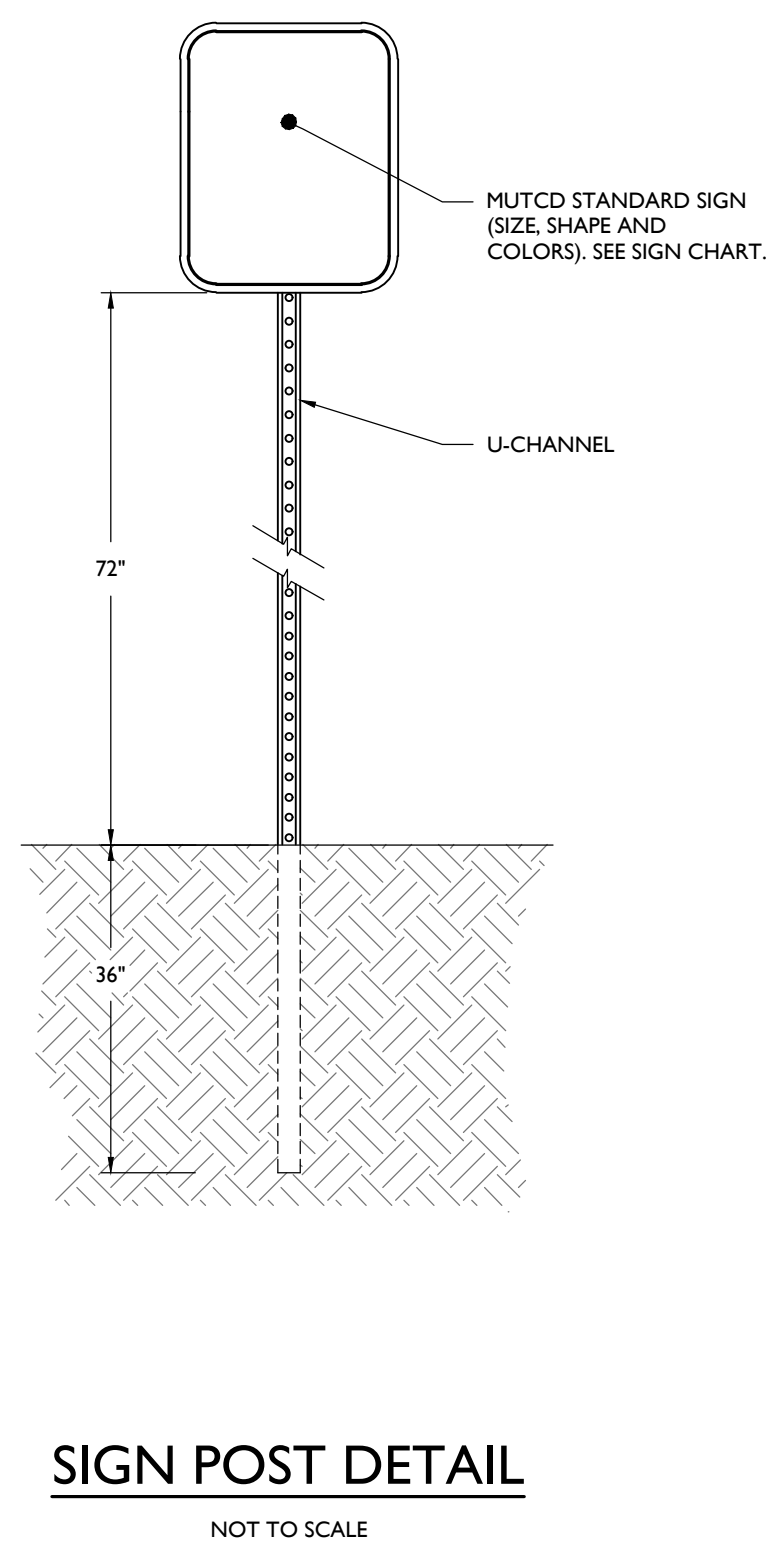
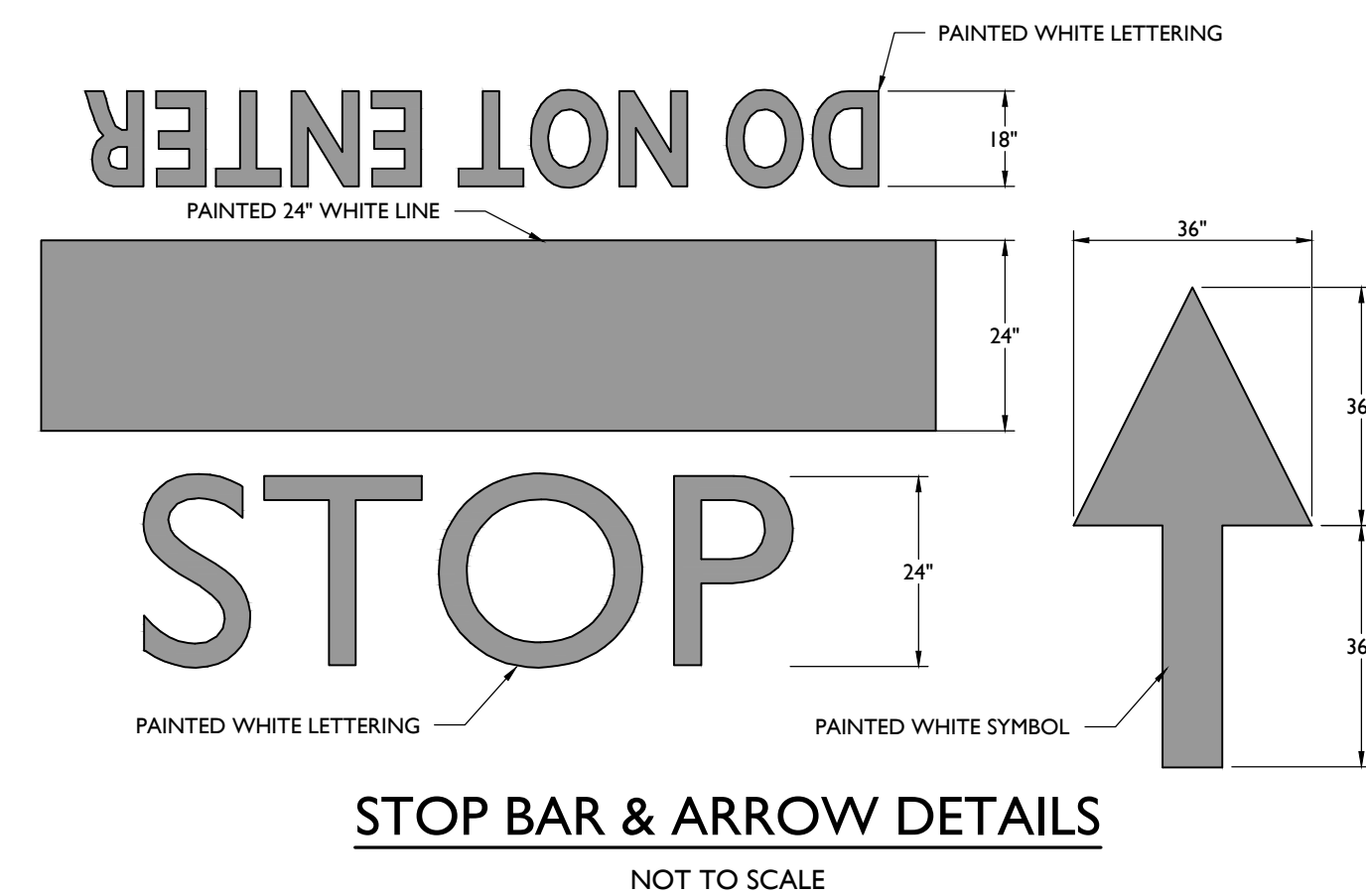
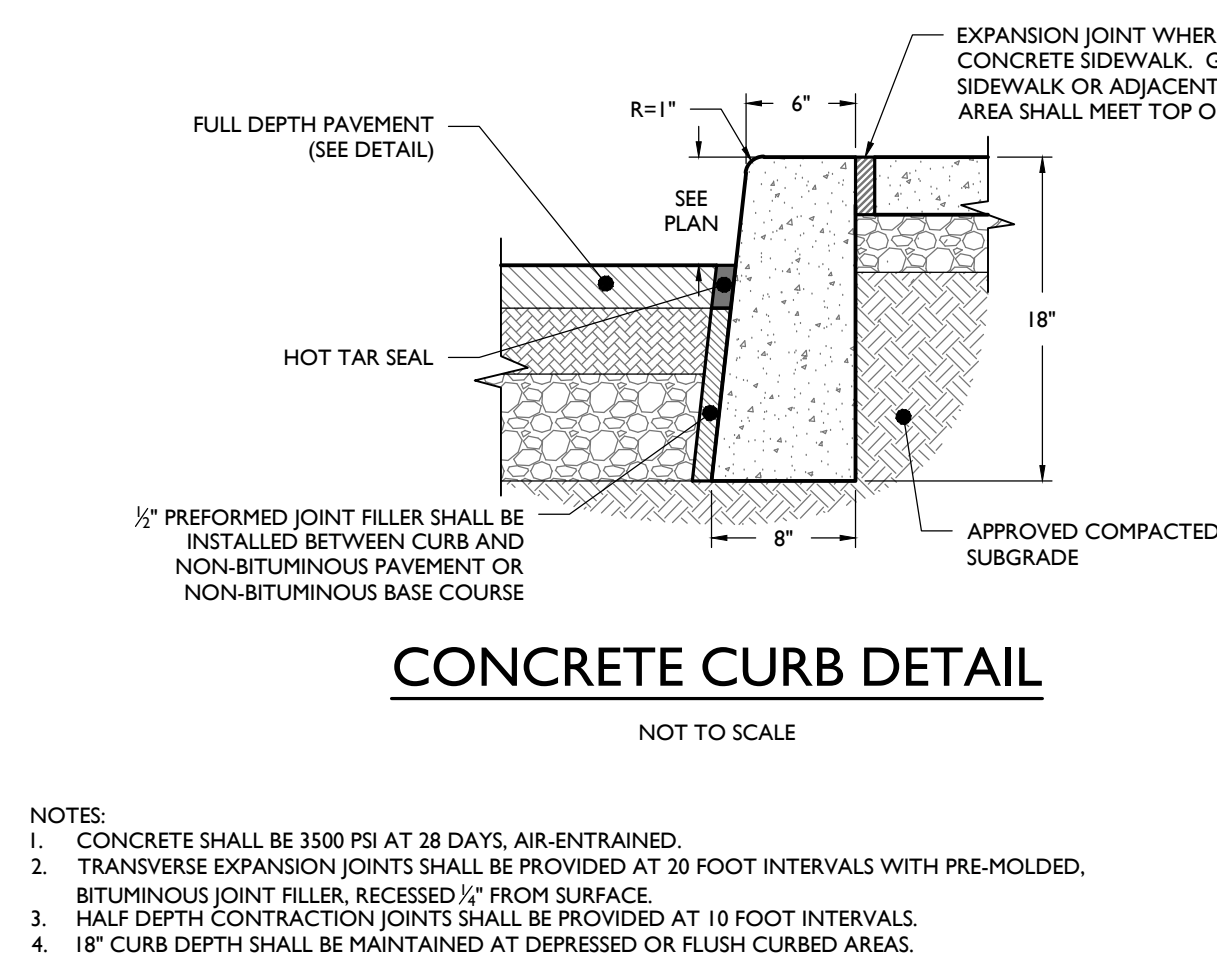
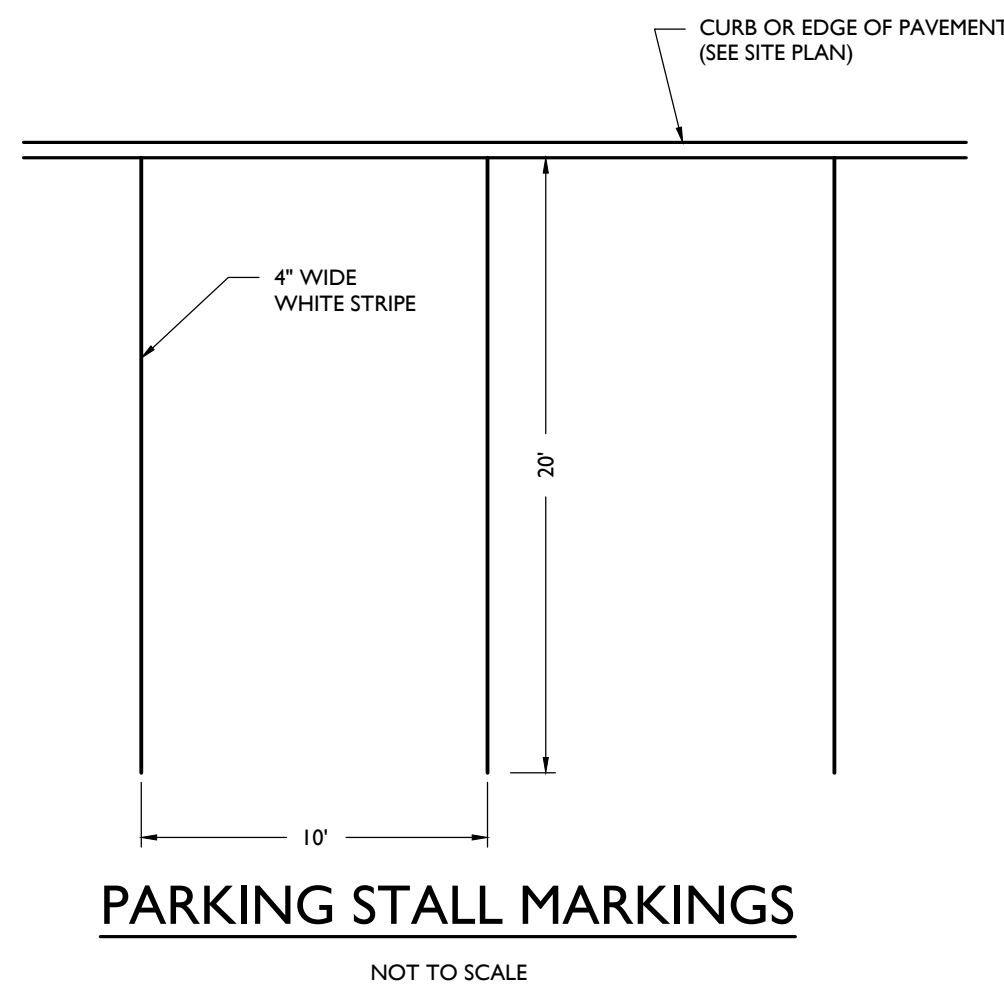
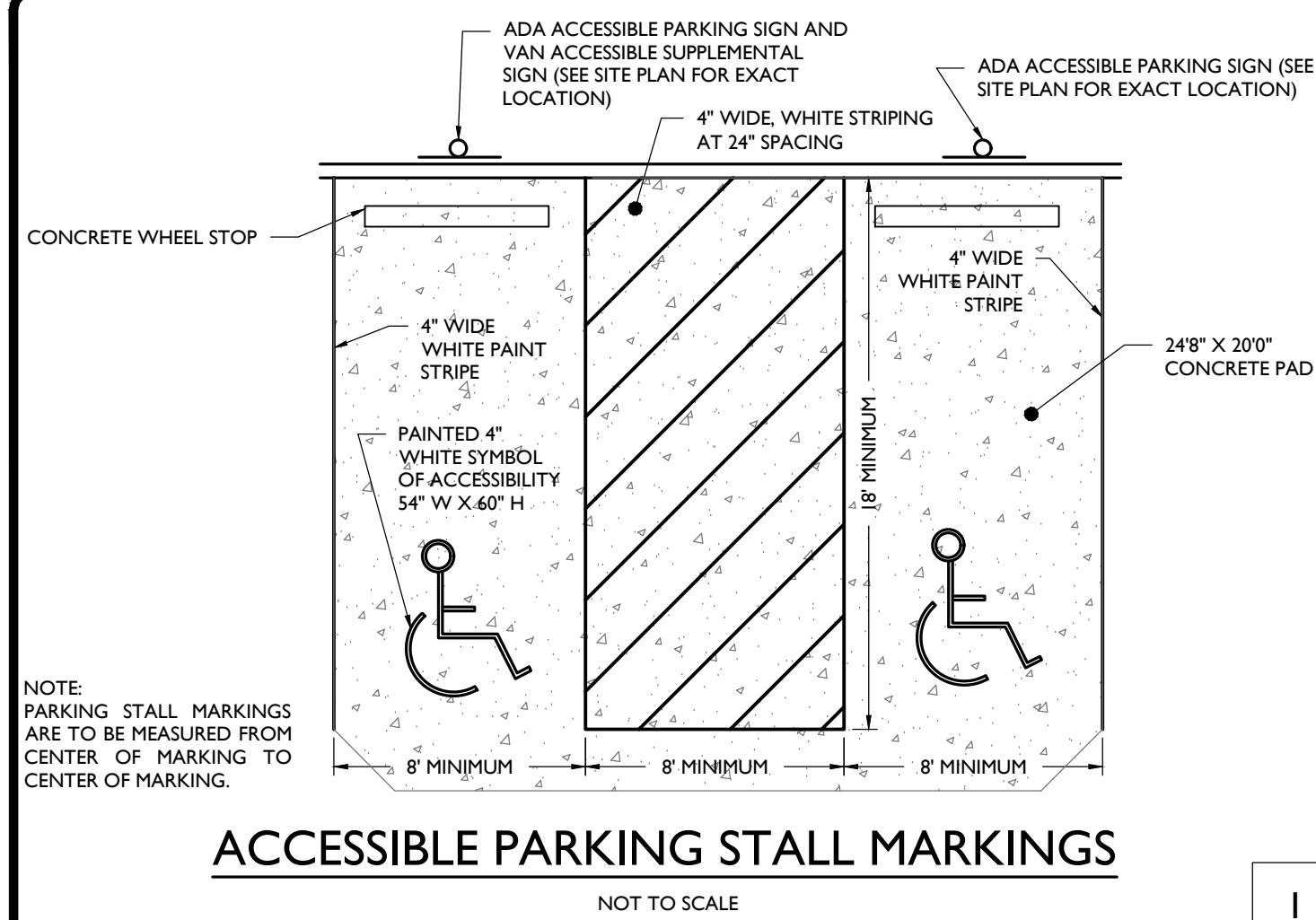


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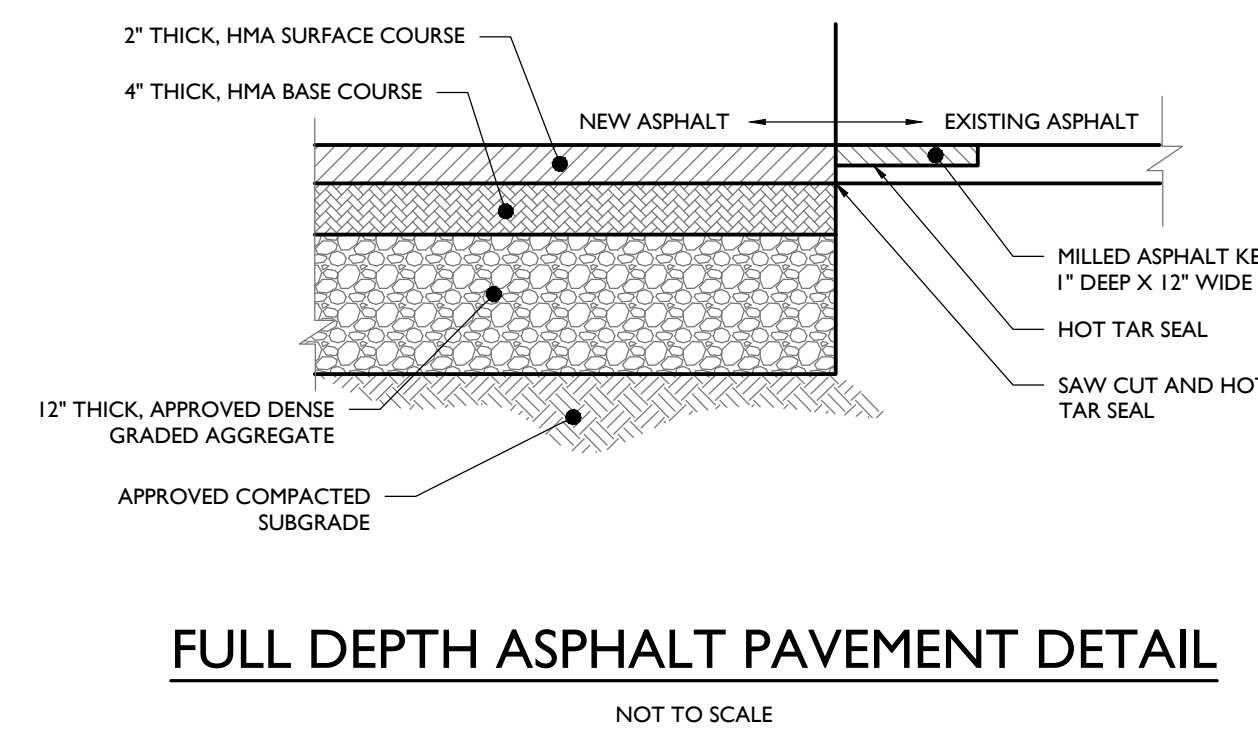
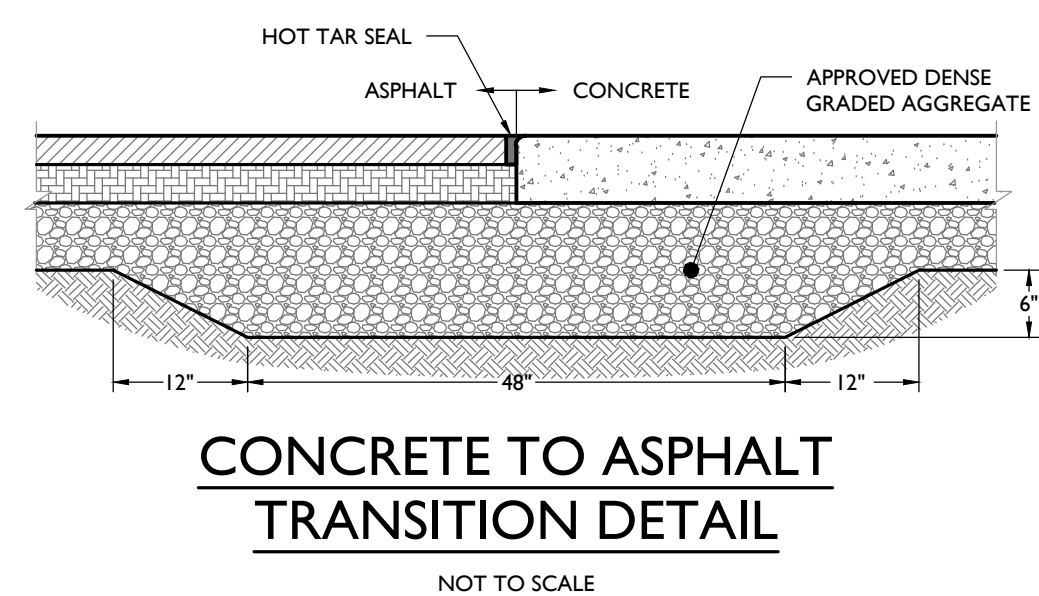
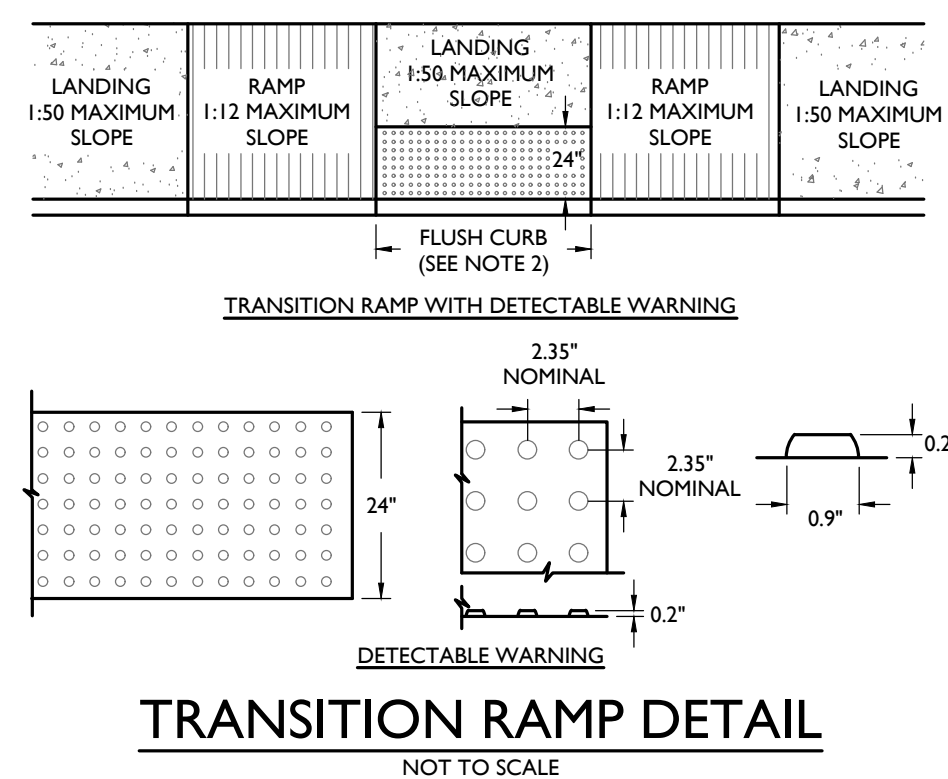
TITLE: SOIL EROSION & SEDIMENT CONTROL DETAILS

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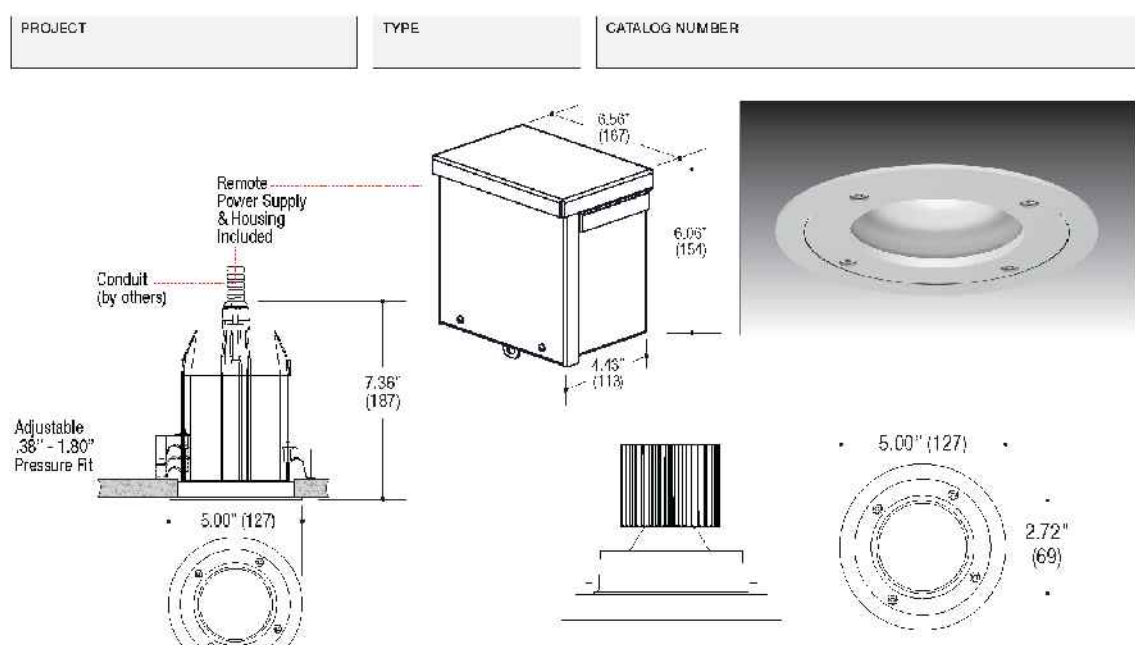
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M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		RED	WHITE	36"x36"	GROUND
NO LEFT TURN (R3-2)		CIRCLE AND DIAGONAL: RED LEGEND: BLACK	WHITE	24"x24"	GROUND
DO NOT ENTER (R5-1)		RED	WHITE	30"x30"	GROUND



ILLUMINATION BULLET
OUTDOOR RECESSED FIXED DOWNLIGHT
WET LOCATION - IP66 LED



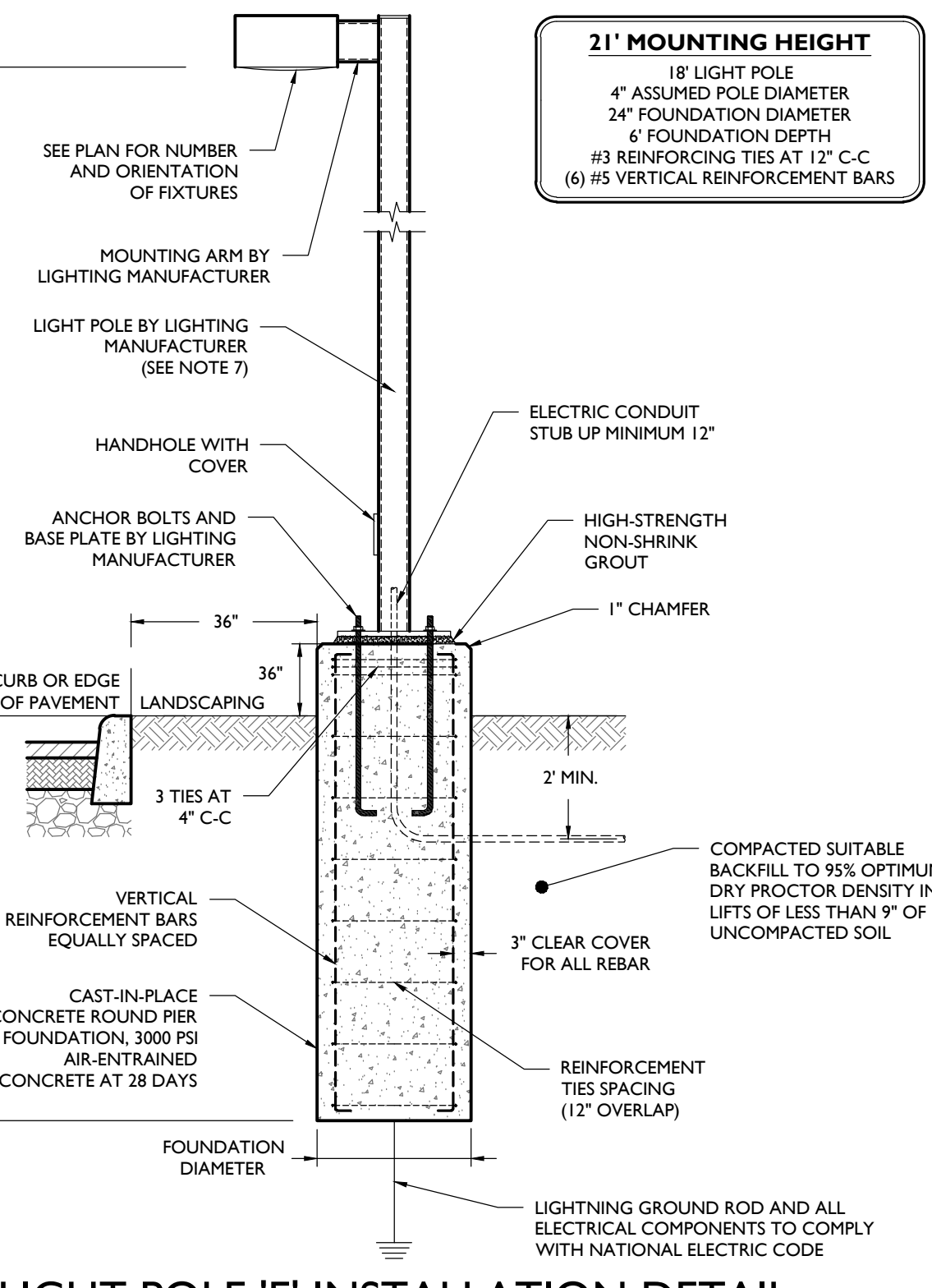
DOWNLIGHT
• Recessed, flush-mount, 5.00\"/>

SERIES	WATTAGE	GR/ COLOR	BEAM	ORDER	VOLTAGE	FINISH	OPTIONS
5811-1SA-T	100W	3000K	10°	100W-3000K-10°-1SA-T	120V	White	None
5811-1SA-T	100W	3000K	15°	100W-3000K-15°-1SA-T	120V	White	None
5811-1SA-T	100W	3000K	25°	100W-3000K-25°-1SA-T	120V	White	None
5811-1SA-T	100W	3000K	35°	100W-3000K-35°-1SA-T	120V	White	None
5811-1SA-T	100W	3000K	45°	100W-3000K-45°-1SA-T	120V	White	None
5811-1SA-T	100W	3000K	55°	100W-3000K-55°-1SA-T	120V	White	None
5811-1SA-T	100W	3000K	65°	100W-3000K-65°-1SA-T	120V	White	None
5811-1SA-T	100W	3000K	75°	100W-3000K-75°-1SA-T	120V	White	None
5811-1SA-T	100W	3000K	85°	100W-3000K-85°-1SA-T	120V	White	None
5811-1SA-T	100W	3000K	95°	100W-3000K-95°-1SA-T	120V	White	None

Ordering Example: 5811-1SA-T-20L-5000-M-DM-U-SS
ILLUMINATION LLC
11000 W. 110th St., Suite 100, Overland Park, KS 66213
Tel: 913.555.5555 Fax: 913.555.5555
www.illumination.com

AREA LIGHT FIXTURE 'A' SPECIFICATIONS

NOT TO SCALE



LIGHT POLE 'E' INSTALLATION DETAIL

NOT TO SCALE

- NOTES:
- MINIMUM SOIL BEARING PRESSURE OF 1500 PSF. SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
 - CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
 - ALL REBAR TO BE NEW GRADE 60 STEEL.
 - PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
 - CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
 - CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
 - POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSISAC 7-93.
 - POUR TO BE TERMINATED AT A FORM.
 - WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
 - CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

5

C-WP-B-RDC Series
Cutoff LED Wall Pack
Replaces up to 400W PSMH



PRODUCT SPECIFICATIONS
OVERVIEW
• Initial Delivered Lumens: 1500 - 21,000 Lumens
• CRI > 90
• CCT: 4000K, 5000K
• Mounting Height: 12' - 25' feet
• Input Power: 120V/220V/277V/347V/480V
• Dimmable: Yes, 0-10V
• Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
• Estimated L70 Lifetime @ 25°C > 100,000 hours
• Power Factor > 0.9
• Initial Harmonic Distortion < 20%
• Limited Warranty: 5 Years*
• Replaces up to 400 PSMH

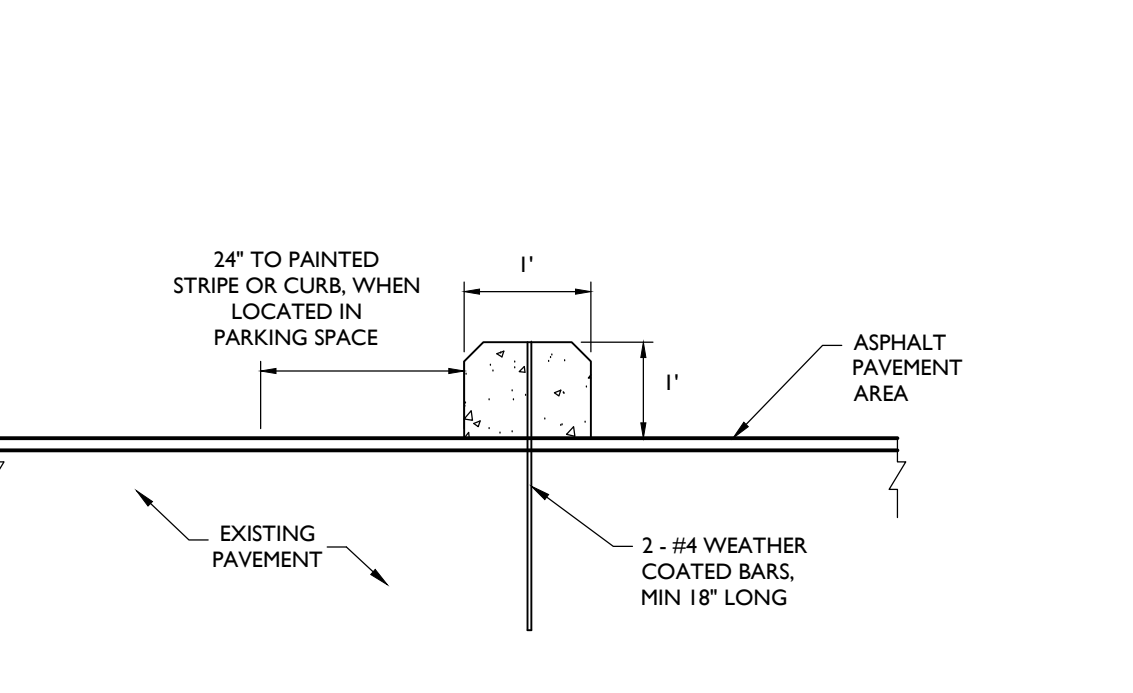
FEATURES	RECOMMENDED USE	INPUT VOLTAGE
• Replaces up to 400W PSMH • 4Kv Surge suppression • Contractor friendly install	• Security • Perimeter • Commercial	• Universal (120V through 277V Operation)

PRODUCT	SERIES	TYPE	LUMEN PACKAGE	CCT	DB	COLOR
C-WP	B	RDC	1L 1500L 12W 3L 3000L (4000K, 5000K) 30W 5L 5000L (4000K, 5000K) 50W 7L 7000L (4000K, 5000K) 70W 9L 9000L (4000K, 5000K) 90W 11L 11000L (4000K, 5000K) 110W 13L 13000L (4000K, 5000K) 130W 15L 15000L (4000K, 5000K) 150W 17L 17000L (4000K, 5000K) 170W 19L 19000L (4000K, 5000K) 190W 21L 21000L (4000K, 5000K) 210W	4000K 5000K 5000K 5000K 5000K 5000K 5000K 5000K 5000K 5000K 5000K	DB DB DB DB DB DB DB DB DB DB DB	Dark Bronze Dark Bronze Dark Bronze Dark Bronze Dark Bronze Dark Bronze Dark Bronze Dark Bronze Dark Bronze Dark Bronze Dark Bronze

CERTIFICATIONS
UL LISTED
ETL LISTED
FCC CLASS B
CE MARKED
RoHS COMPLIANT
RECYCLED MATERIALS
5 YEAR WARRANTY

AREA LIGHT FIXTURE 'B' SPECIFICATIONS

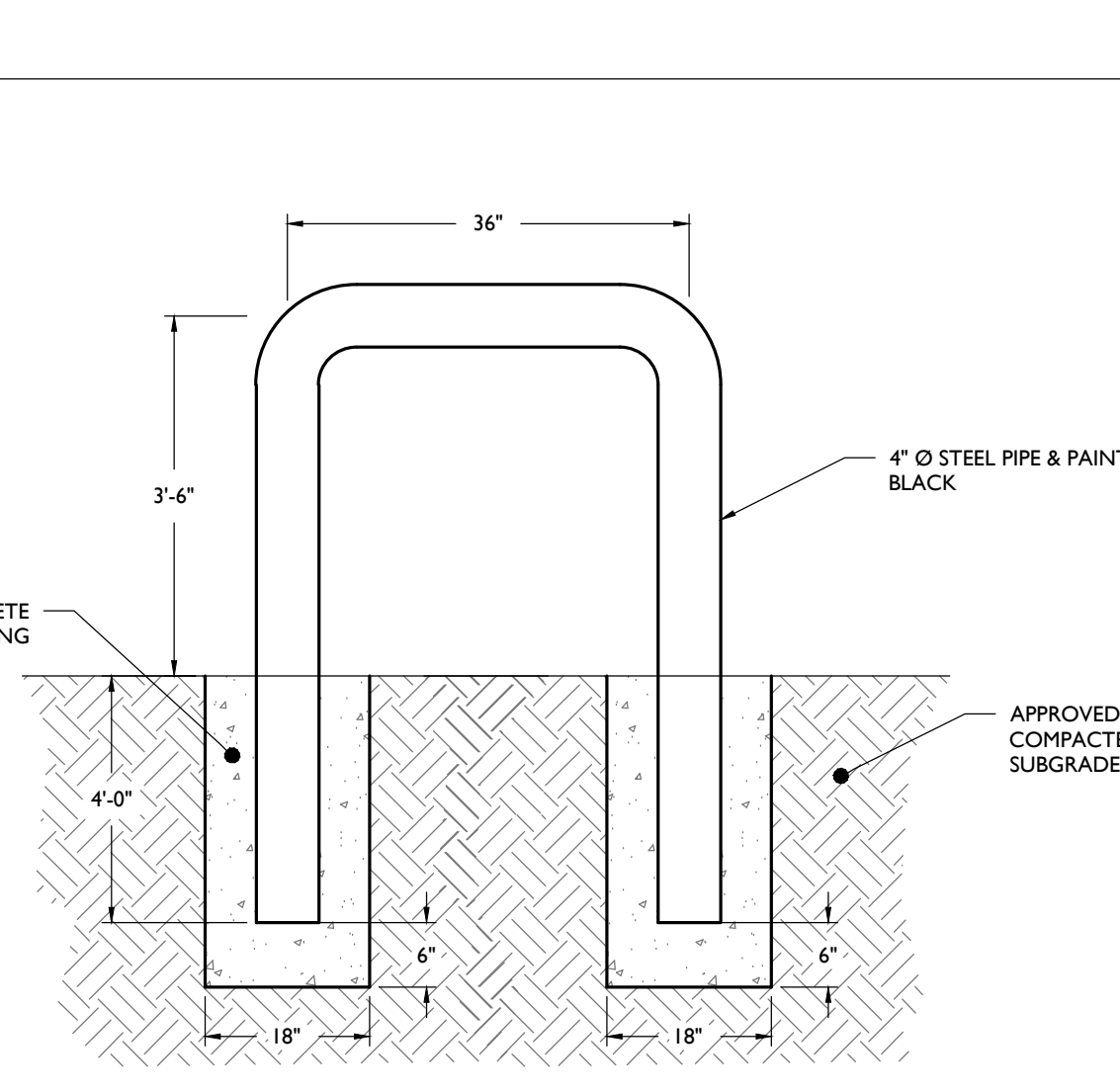
NOT TO SCALE



CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

- NOTES:
- ON CONCRETE PAVEMENT, SECURE WHEEL STOP WITH EPOXY BONDING AGENT.
 - WHEEL STOP SHALL BE 6' LONG.
 - WHEEL STOP SHALL BE PREFABRICATED CONCRETE.



U-BOLLARD BICYCLE RACK DETAIL

NOT TO SCALE

7

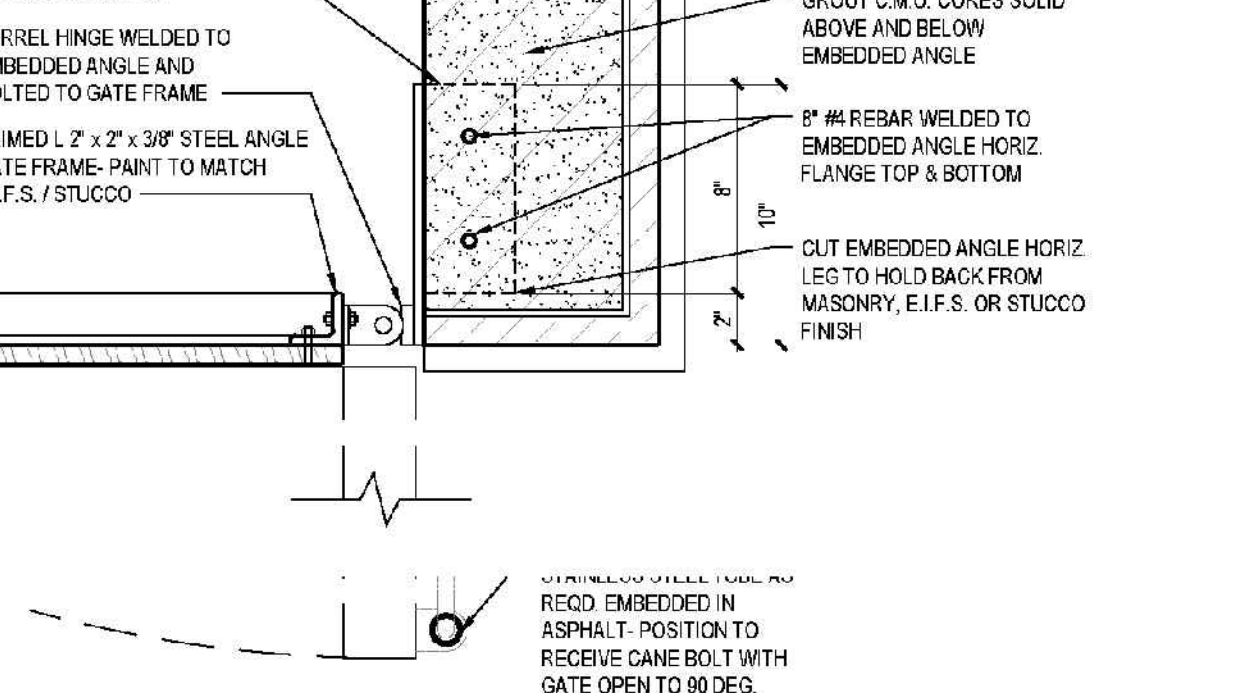
Mirada Medium Outdoor LED Area Light

PRODUCT	WATTAGE	GR/ COLOR	BEAM	ORDER	VOLTAGE	FINISH	OPTIONS
MIRADA-MED-LED	100W	3000K	10°	MIRADA-MED-LED-100W-3000K-10°	120V	White	None
MIRADA-MED-LED	100W	3000K	15°	MIRADA-MED-LED-100W-3000K-15°	120V	White	None
MIRADA-MED-LED	100W	3000K	25°	MIRADA-MED-LED-100W-3000K-25°	120V	White	None
MIRADA-MED-LED	100W	3000K	35°	MIRADA-MED-LED-100W-3000K-35°	120V	White	None
MIRADA-MED-LED	100W	3000K	45°	MIRADA-MED-LED-100W-3000K-45°	120V	White	None
MIRADA-MED-LED	100W	3000K	55°	MIRADA-MED-LED-100W-3000K-55°	120V	White	None
MIRADA-MED-LED	100W	3000K	65°	MIRADA-MED-LED-100W-3000K-65°	120V	White	None
MIRADA-MED-LED	100W	3000K	75°	MIRADA-MED-LED-100W-3000K-75°	120V	White	None
MIRADA-MED-LED	100W	3000K	85°	MIRADA-MED-LED-100W-3000K-85°	120V	White	None
MIRADA-MED-LED	100W	3000K	95°	MIRADA-MED-LED-100W-3000K-95°	120V	White	None

ORDERING GUIDE
MIRADA-MED-LED-100W-3000K-10°
MIRADA-MED-LED-100W-3000K-15°
MIRADA-MED-LED-100W-3000K-25°
MIRADA-MED-LED-100W-3000K-35°
MIRADA-MED-LED-100W-3000K-45°
MIRADA-MED-LED-100W-3000K-55°
MIRADA-MED-LED-100W-3000K-65°
MIRADA-MED-LED-100W-3000K-75°
MIRADA-MED-LED-100W-3000K-85°
MIRADA-MED-LED-100W-3000K-95°

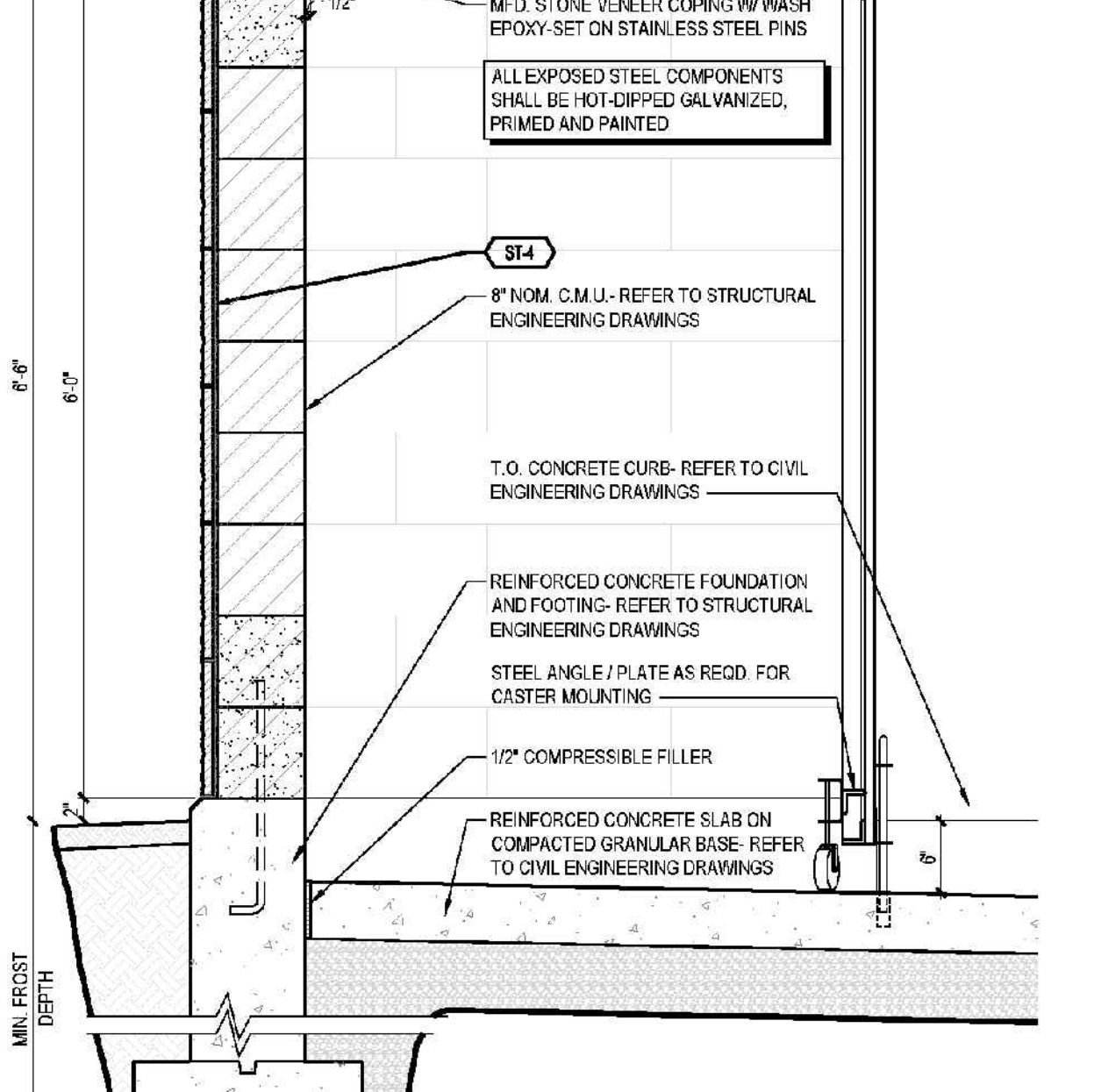
AREA LIGHT FIXTURE 'C1' & 'C2' SPECIFICATIONS

NOT TO SCALE



TRASH ENCLOSURE DETAIL

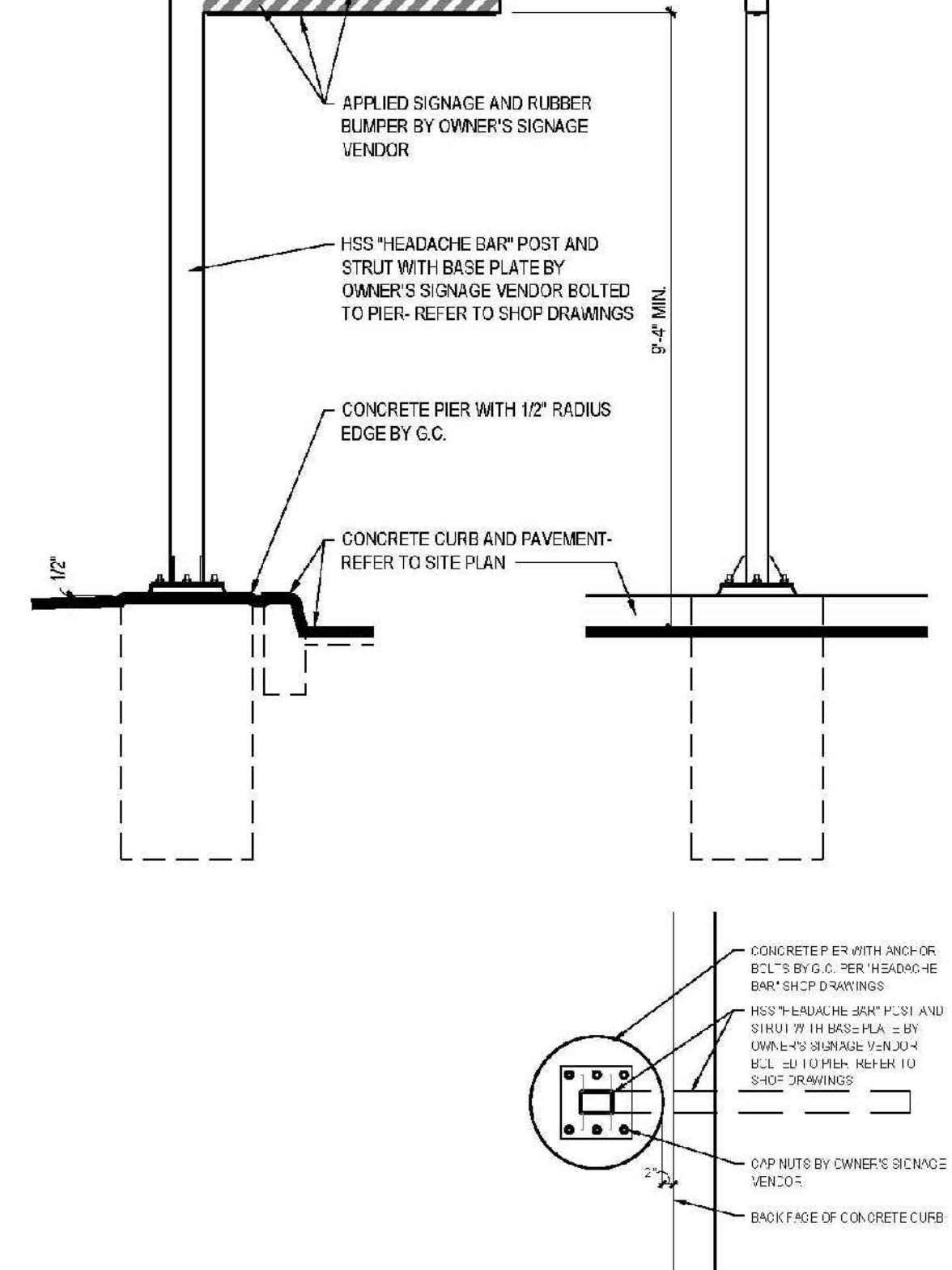
NOT TO SCALE



CONCRETE WHEEL STOP DETAIL

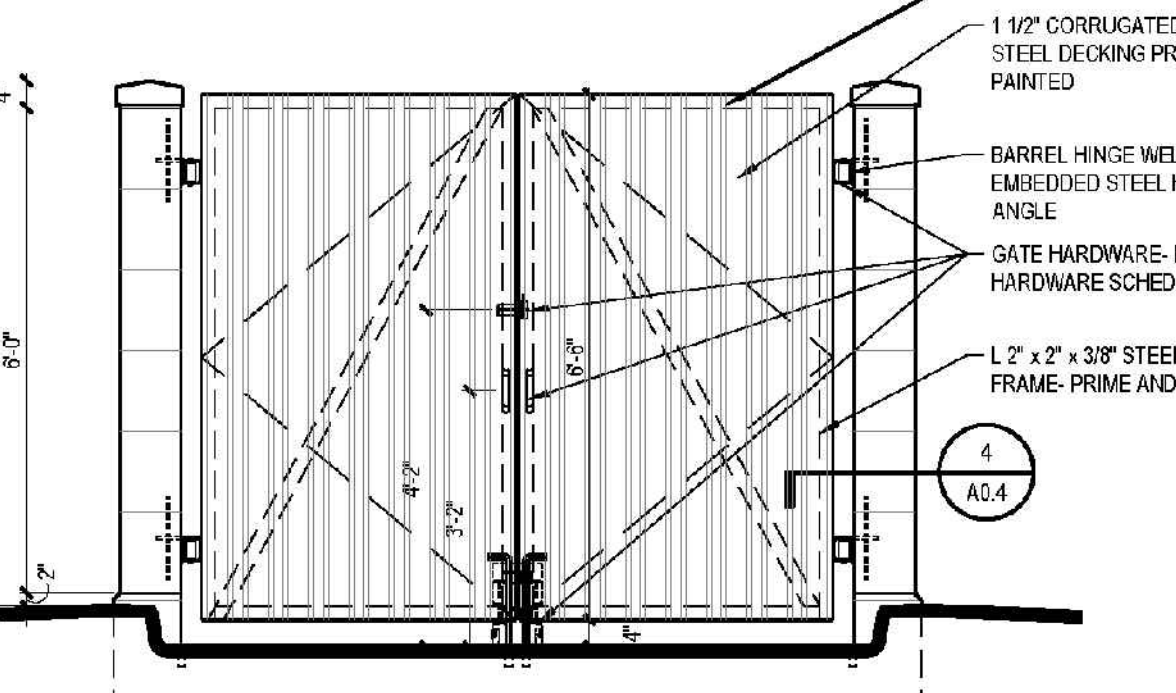
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6



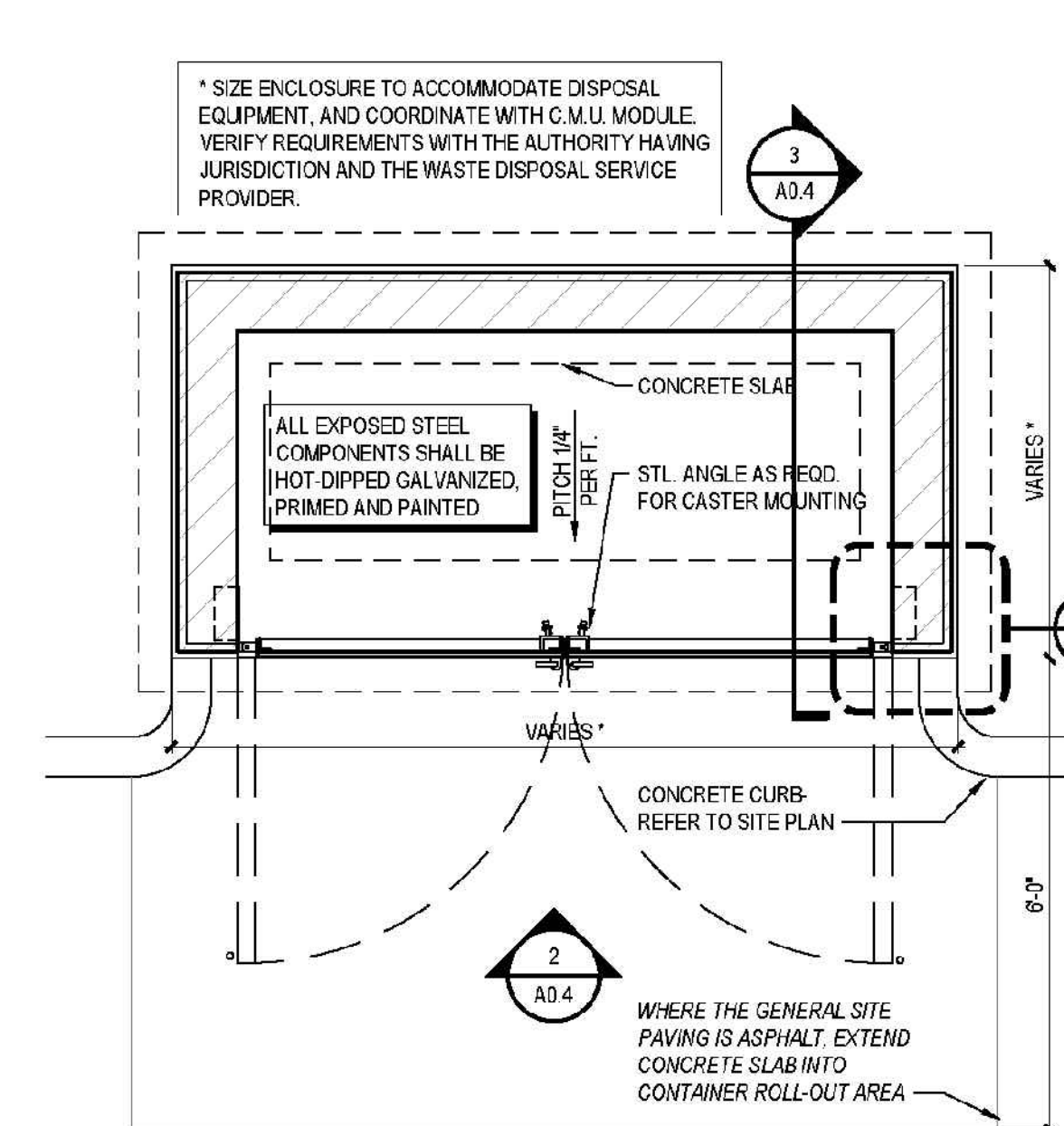
CLEARANCE BAR DETAIL

NOT TO SCALE



CONCRETE WHEEL STOP DETAIL

NOT TO SCALE



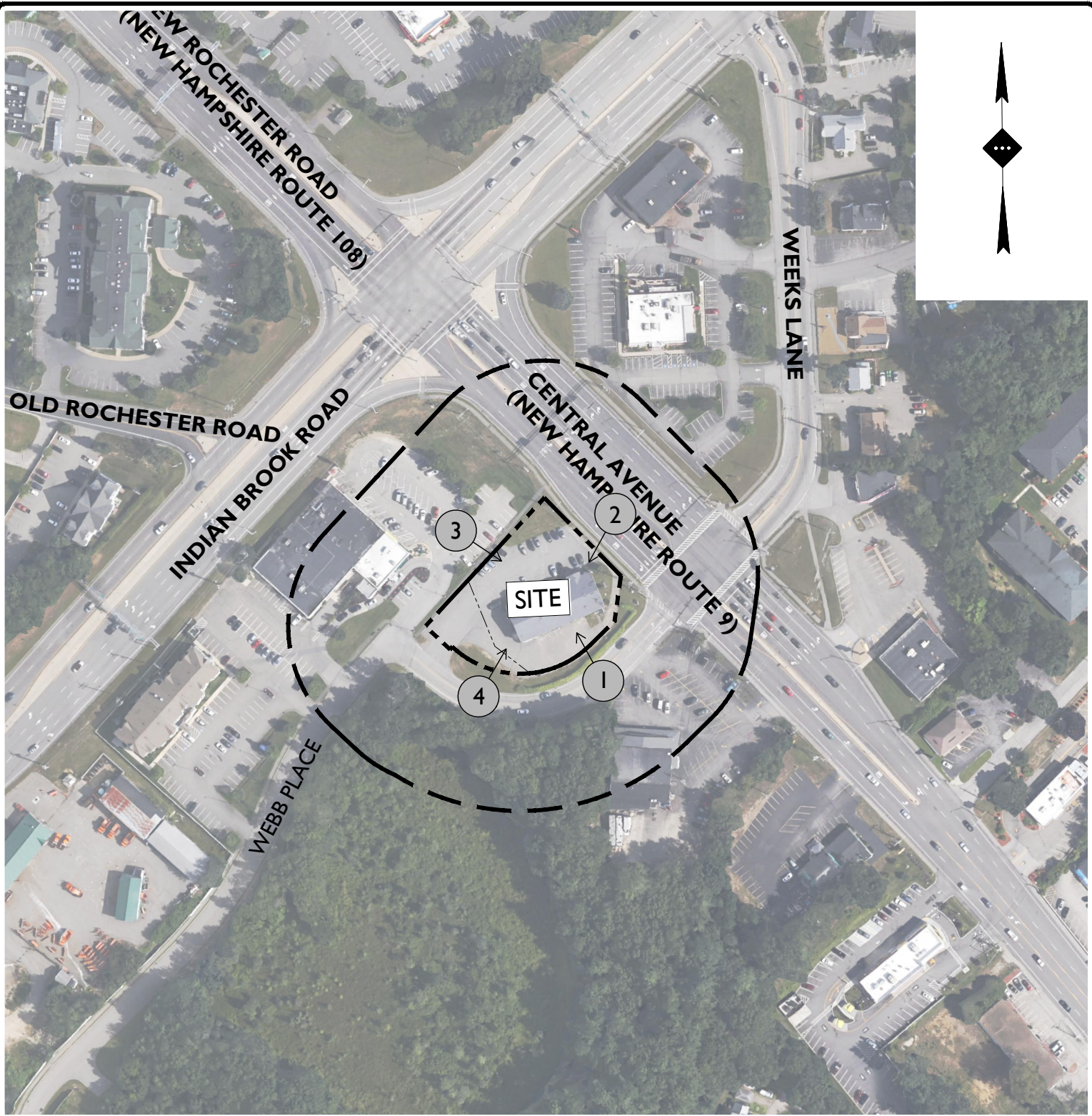
CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

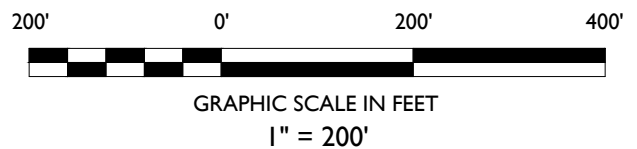
4

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CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM
TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE DOVER, NEW HAMPSHIRE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE
JOSHUA H. KLINE, P.E.
NEW HAMPSHIRE LICENSE NO. 16330
LICENSED PROFESSIONAL ENGINEER
SCALE: AS SHOWN PROJECT ID: BOS-220137
TITLE: CONSTRUCTION DETAILS
DRAWING: C-13



SITE PHOTOGRAPH LOCATION MAP



SOURCE: GOOGLE EARTH PRO, RETRIEVED 06/27/2023

CHASE
255 RTE 37 LLC
PROPOSED BANK WITH DRIVE-THRU ATM
TAX MAP: 38, LOTS: 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY:	EGB
CHECKED BY:	-
DATE:	06/27/2023
SCALE:	1" = 200'
PROJECT ID:	BOS-220137

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PHOTOGRAPH 1



PHOTOGRAPH 2

SITE PHOTOGRAPH

SOURCE: GOOGLE EARTH PRO, RETRIEVED 06/27/2023

CHASE
255 RTE 37 LLC
PROPOSED BANK WITH DRIVE-THRU ATM
 TAX MAP: 38, LOTS: 15A & 15B
 1-3 WEBB PLACE
 CITY OF DOVER
 STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY:	EGB
CHECKED BY:	-
DATE:	06/27/2023
SCALE:	N.T.S.
PROJECT ID:	BOS-220137

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PHOTOGRAPH 3



PHOTOGRAPH 4

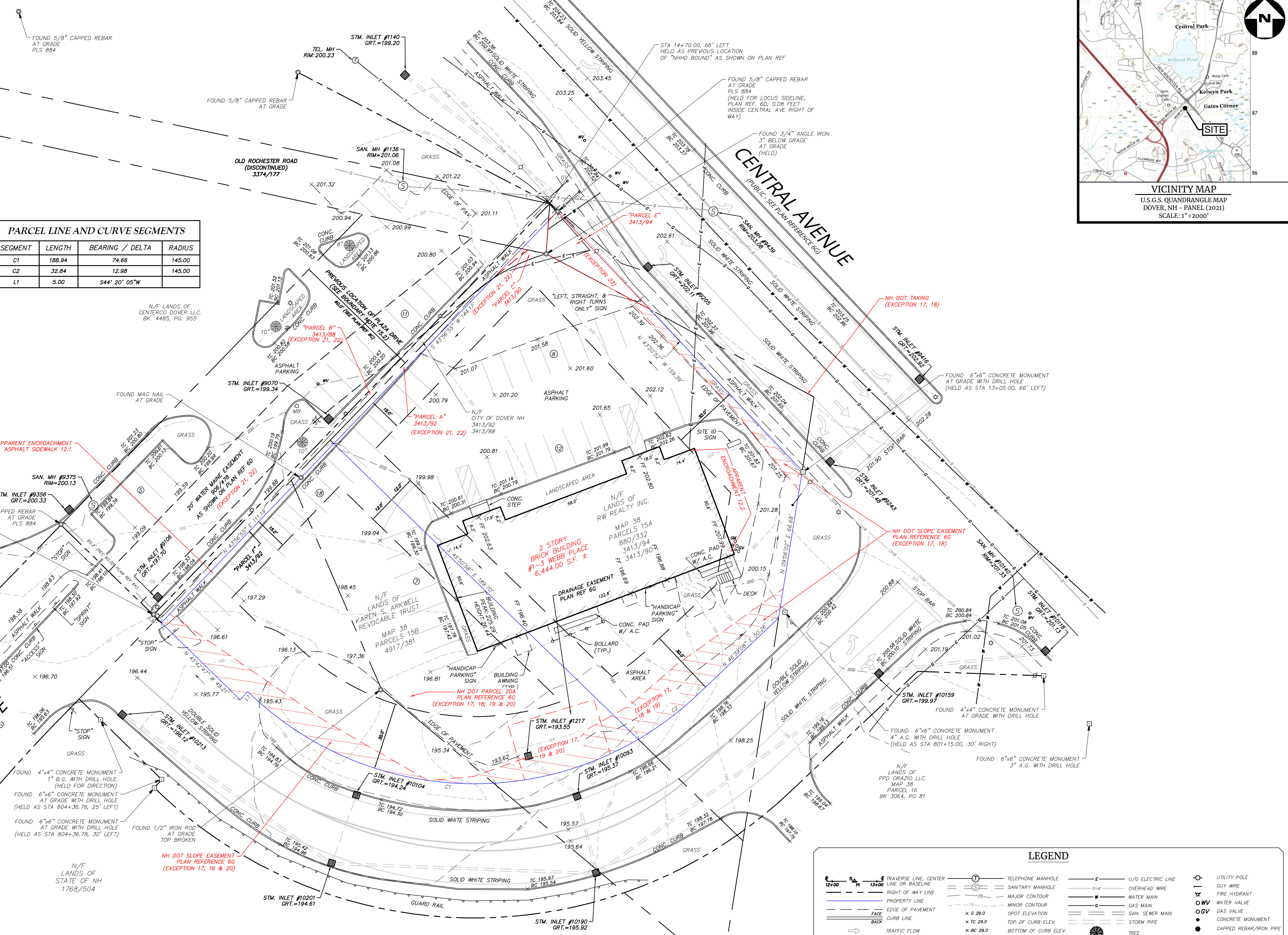
SITE PHOTOGRAPH

SOURCE: GOOGLE EARTH PRO, RETRIEVED 06/27/2023

CHASE
255 RTE 37 LLC
PROPOSED BANK WITH DRIVE-THRU ATM
 TAX MAP: 38, LOTS: 15A & 15B
 1-3 WEBB PLACE
 CITY OF DOVER
 STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY:	EGB
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PARCEL LINE AND CURVE SEGMENTS			
SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C1	188.94	74.66	145.00
C2	32.84	12.98	145.00
L1	5.00	S44° 20' 05"W	

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[illegible]

DRAFT

ALTA/NSPS
LAND TITLE SURVEY

FOR
ALRIG ACQUISITIONS
USA

TAX MAP 38
LOTS 15A & 15B
1-3 WEB PLACE
DOVER
STRAFFORD COUNTY
NEW HAMPSHIRE

	BRUNSWICK 41 Church Road Brunswick, ME 04011 Phone: 207.481.7080 COLLIER ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING		
Engineering & Design			
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	12/23/2022	EHB	JE
PROJECT NUMBER:		DRAWING NAME:	
22011300A		V-SURV-22011300-ALRG-WEBB PLACE COVER ON IT	
ALTA/NSPS LAND TITLE SURVEY			
SHEET NUMBER:			
1 of 2			

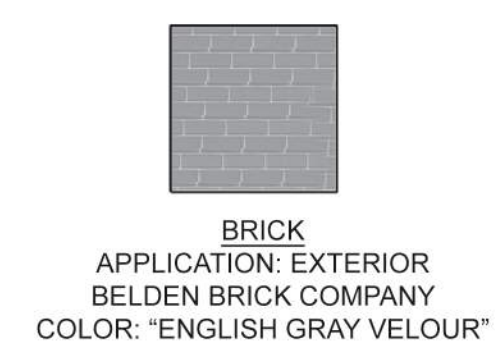
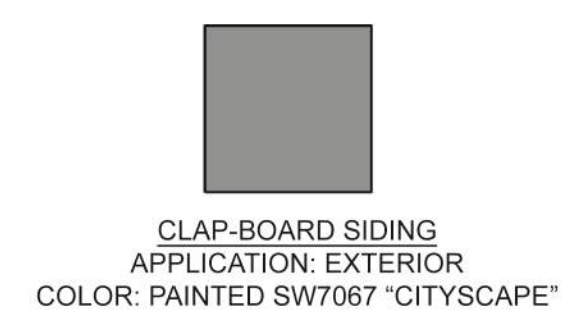
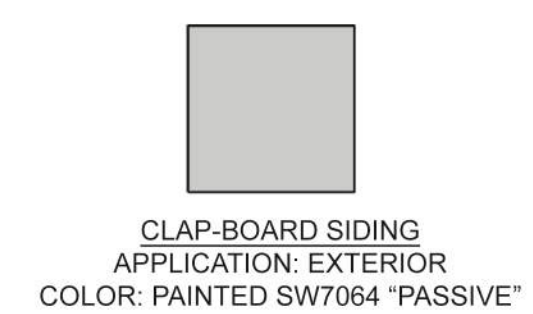
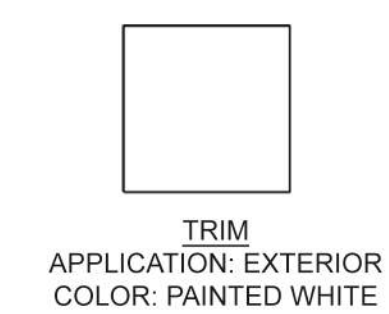
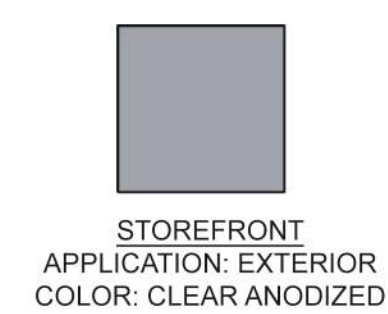
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



END ELEVATION (NORTH - FACING CENTRAL AVE)



MAIN ENTRY ELEVATION (EAST - FACING WEEKS LN)

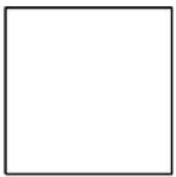
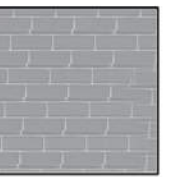


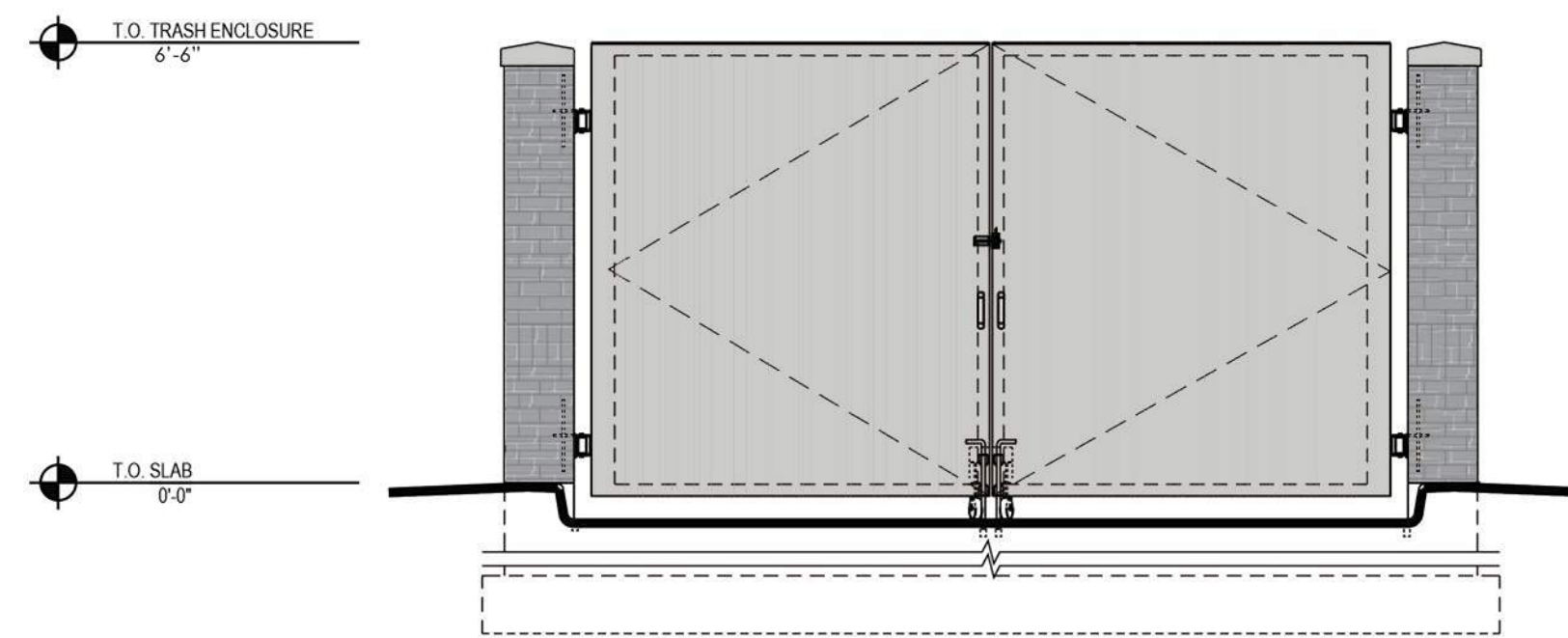


B.O.H. ELEVATION (SOUTH - FACING WEBB PLACE)

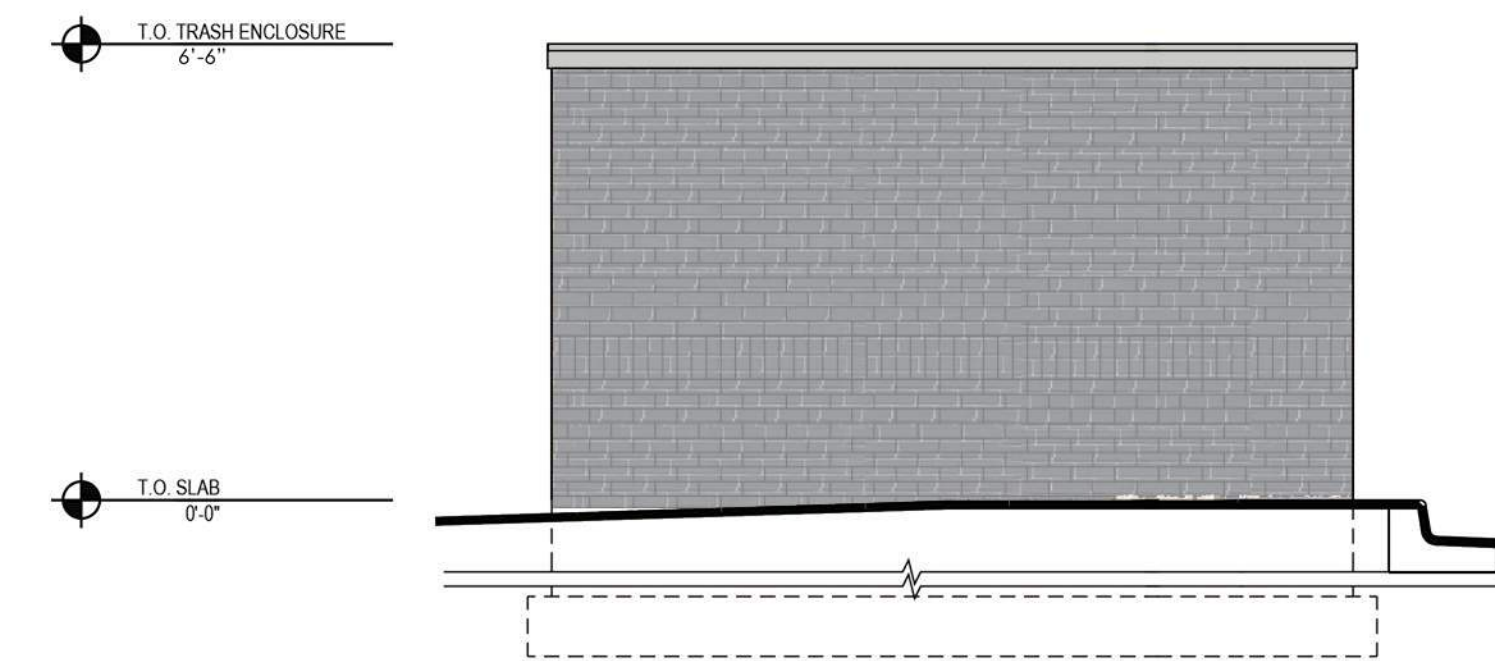


REAR ELEVATION (WEST - FACING BROOK RD.)

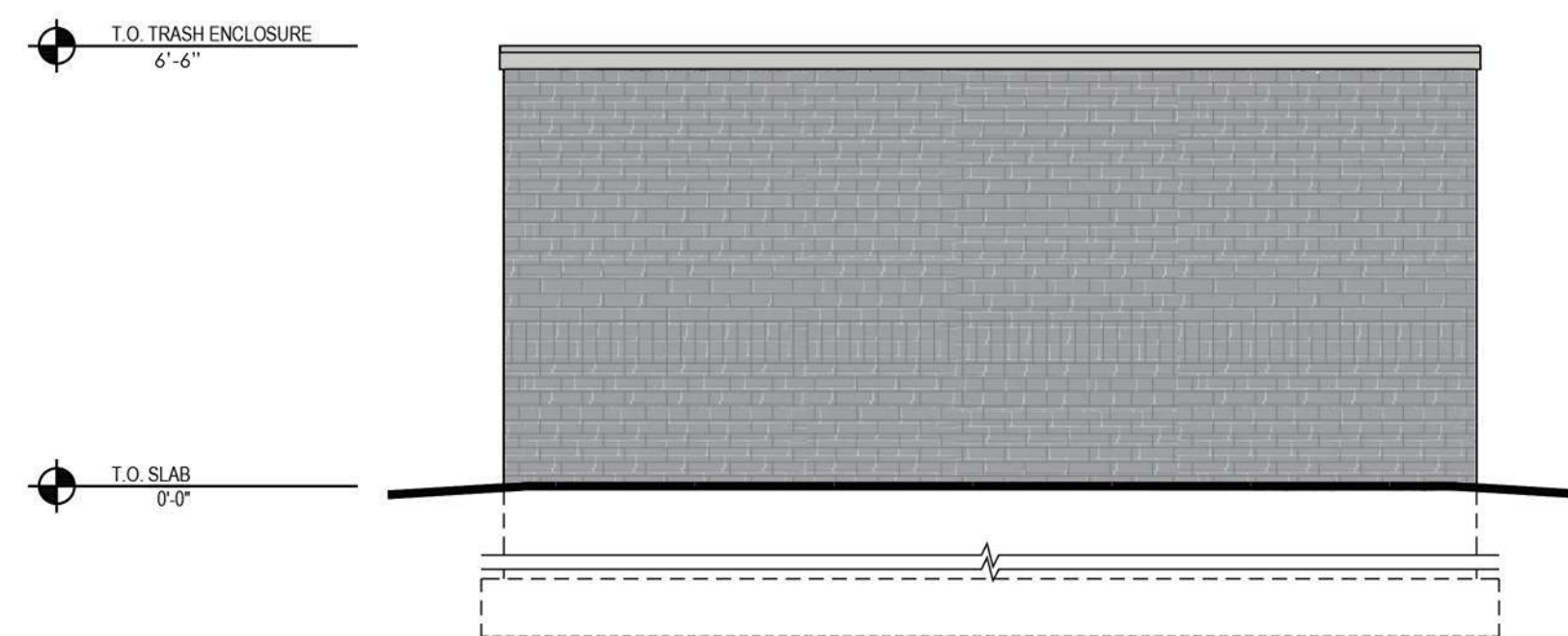
						
STOREFRONT APPLICATION: EXTERIOR COLOR: CLEAR ANODIZED	STOREFRONT/CANOPY APPLICATION: EXTERIOR COLOR: BLACK ANODIZED	TRIM APPLICATION: EXTERIOR COLOR: PAINTED WHITE	CLAP-BOARD SIDING APPLICATION: EXTERIOR COLOR: PAINTED SW7064 "PASSIVE"	CLAP-BOARD SIDING APPLICATION: EXTERIOR COLOR: PAINTED SW7067 "CITYSCAPE"	BRICK APPLICATION: EXTERIOR BELDEN BRICK COMPANY COLOR: "ENGLISH GRAY VELOUR"	ROOF APPLICATION: EXTERIOR - ASPHALT SHINGLES COLOR: "BLACK"



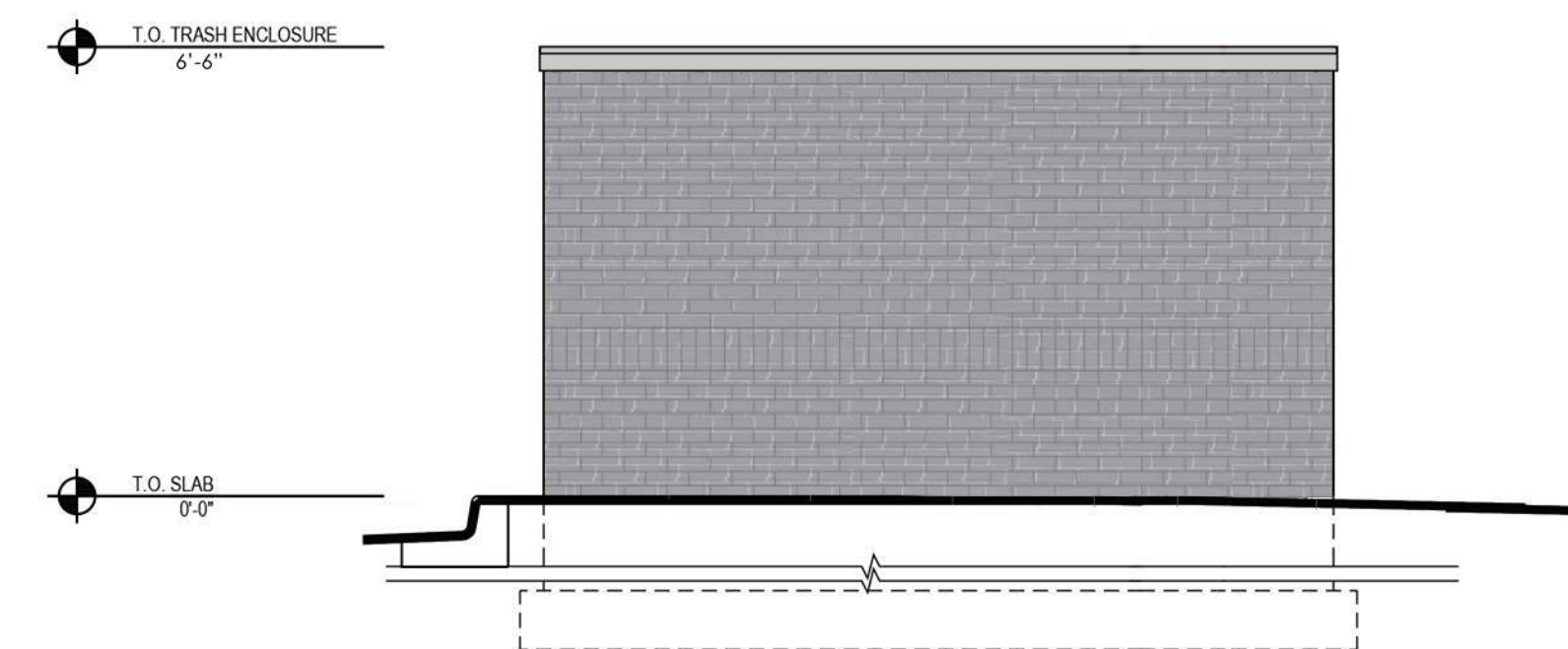
EAST ELEVATION (FRONT)



SOUTH ELEVATION (SIDE)

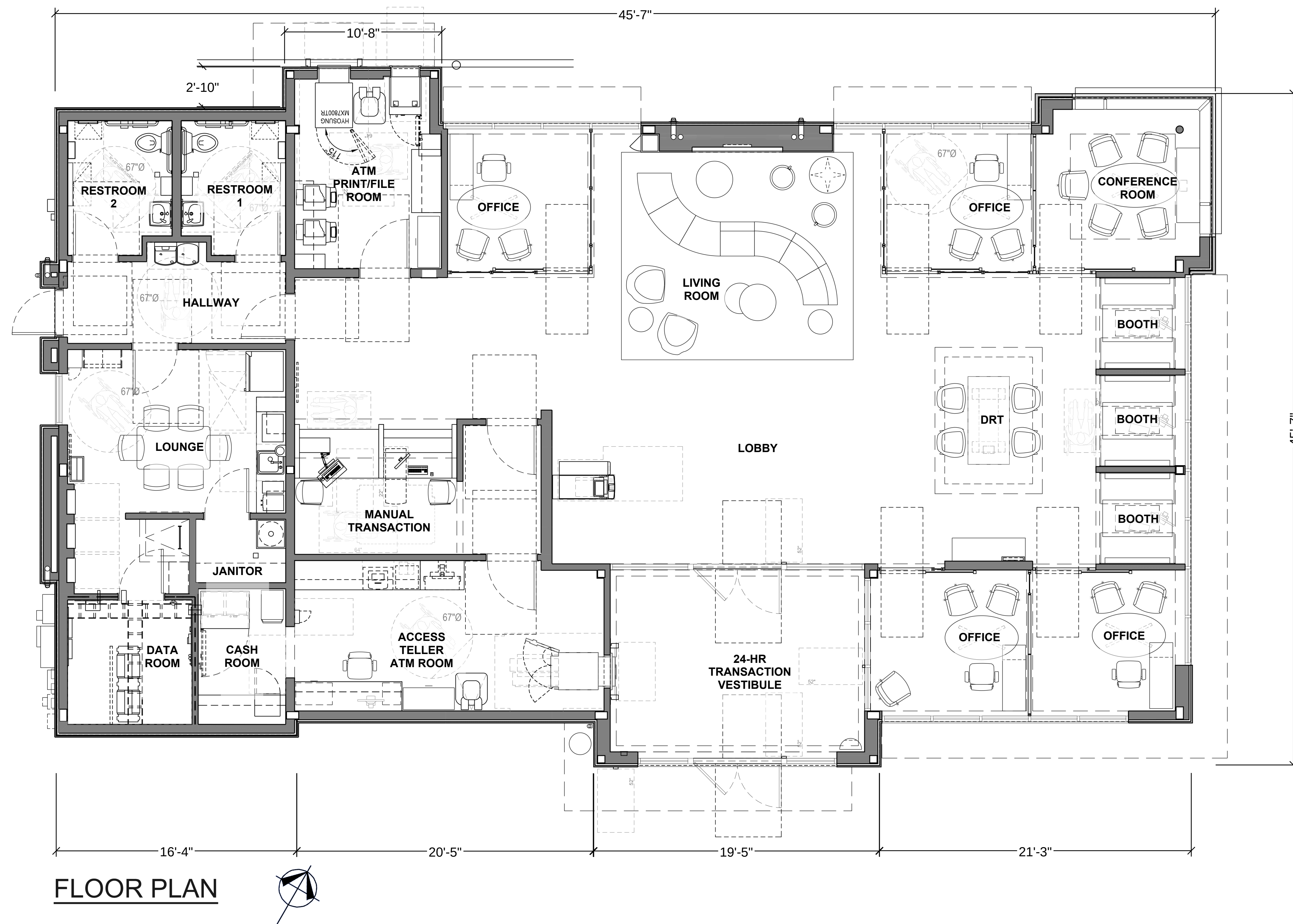


WEST ELEVATION (REAR)



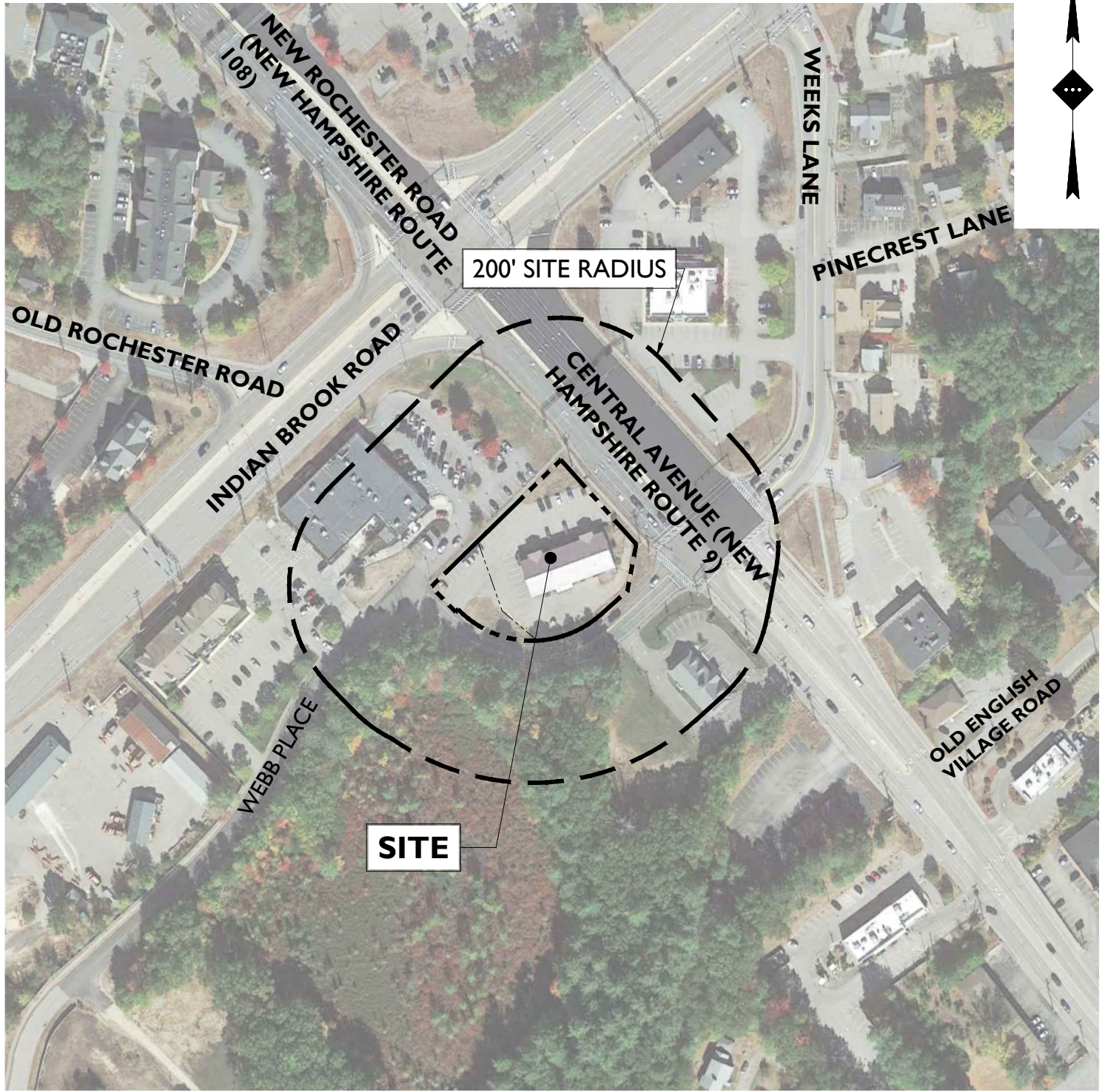
NORTH ELEVATION (SIDE)



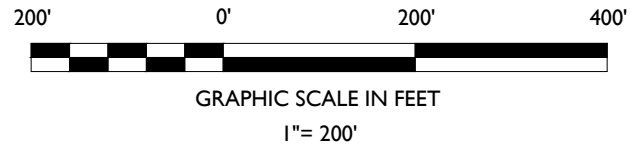


PROPOSED FLOOR PLAN

JUNE 15, 2023
SCALE: 1/4" = 1'-0"



AERIAL MAP



SOURCE: GOOGLE EARTH PRO. IMAGE DATED 07/22/2022

CHASE

PROPOSED BANK WITH DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY:

LMR

CHECKED BY:

MM

DATE:

06/08/2023

SCALE:

1"=200'

PROJECT ID:

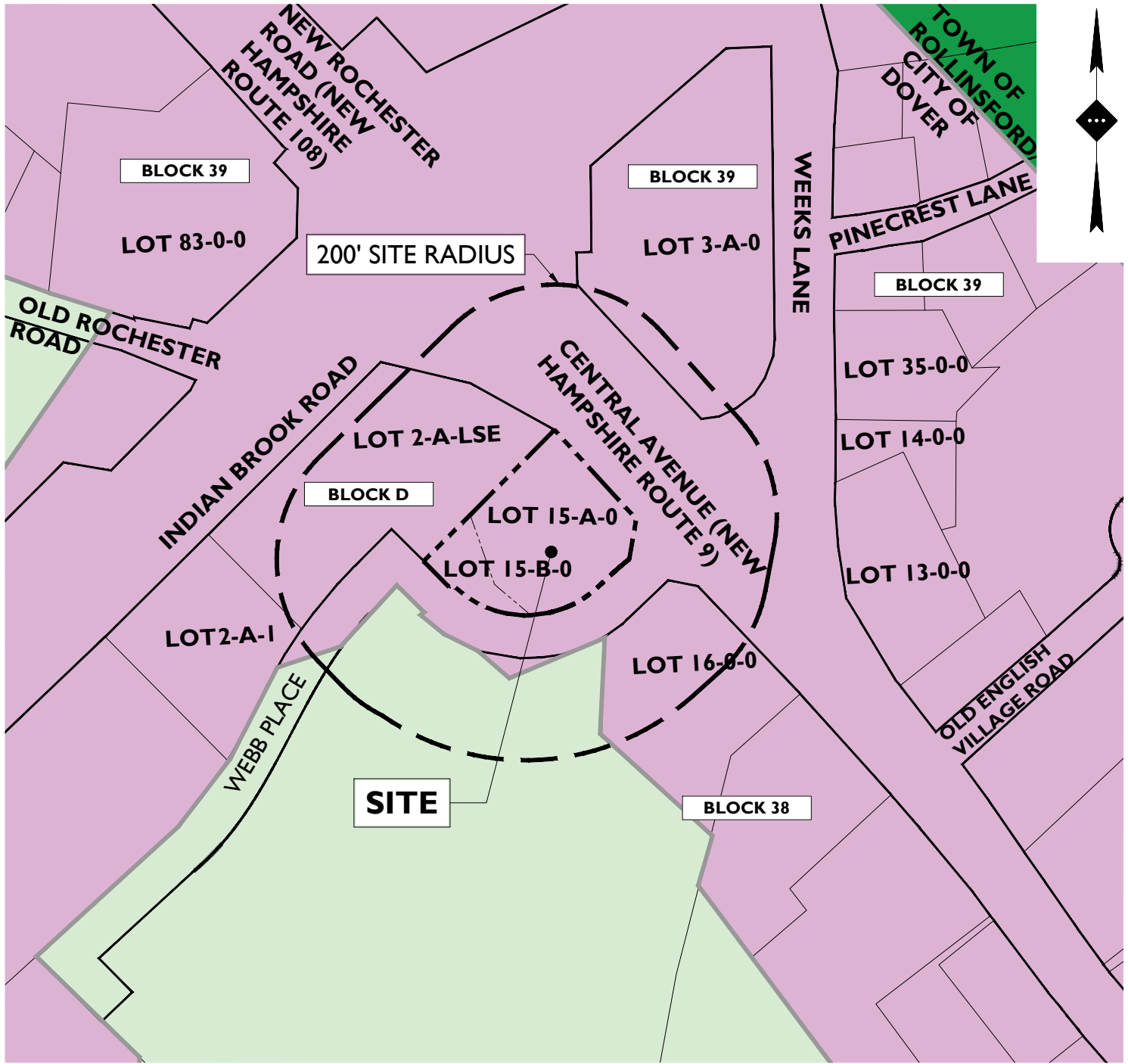
BOS-220137



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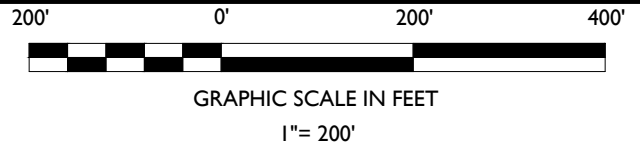
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ZONING LEGEND

DOVER:  ZONE C COMERCIAL  ZONE R-12 MEDIUM-DENSITY RESIDENTIAL ROLLINSFORD:  ZONE U/R URBAN RESIDENTIAL



TAX & ZONING MAP

SOURCE: TOWN OF ROLLINSFORD TAX MAP DATED 4/1/2021 AND TOWN OF ROLLINSFORD ZONING MAP DATED 11/24/2021, CITY OF DOVER ZONING MAP DATED 11/24/2021 AND CITY OF DOVER INDEX MAP DATED 3/21/2018, CITY OF SOMERSWORTH ZONING MAP DATED 12/1/2021 AND CITY OF SOMERSWORTH TAX PARCELS MAP DATED 9/1/2022



PROPOSED BANK WITH DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

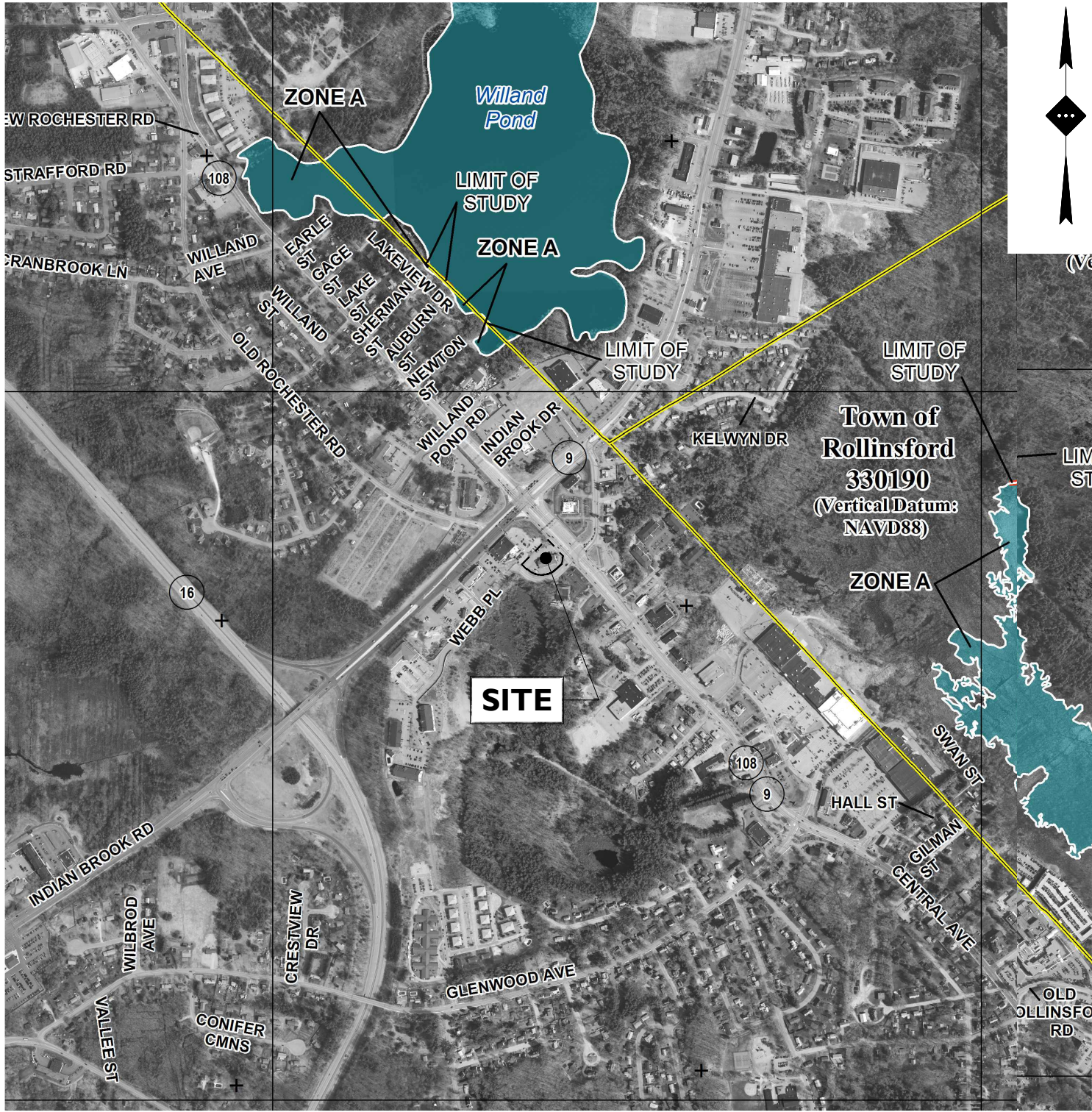
DRAWN BY:	LMR
CHECKED BY:	MM
DATE:	06/08/2023
SCALE:	1"=200'
PROJECT ID:	BOS-220137



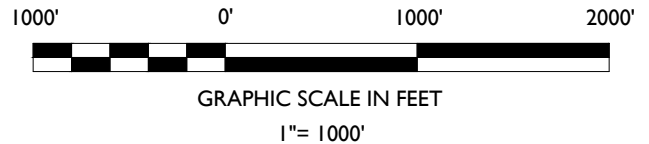
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FEMA EFFECTIVE MAP



SOURCE: FLOOD INSURANCE RATE MAP, TOWN OF ROLLINSFORD AND CITY OF DOVER, NEW HAMPSHIRE, 33017C0310E & 33017C0330E, DATED 9/30/2015



PROPOSED BANK WITH DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY:

LMR

CHECKED BY:

MM

DATE:

06/08/2023

SCALE:

1"=1000'

PROJECT ID:

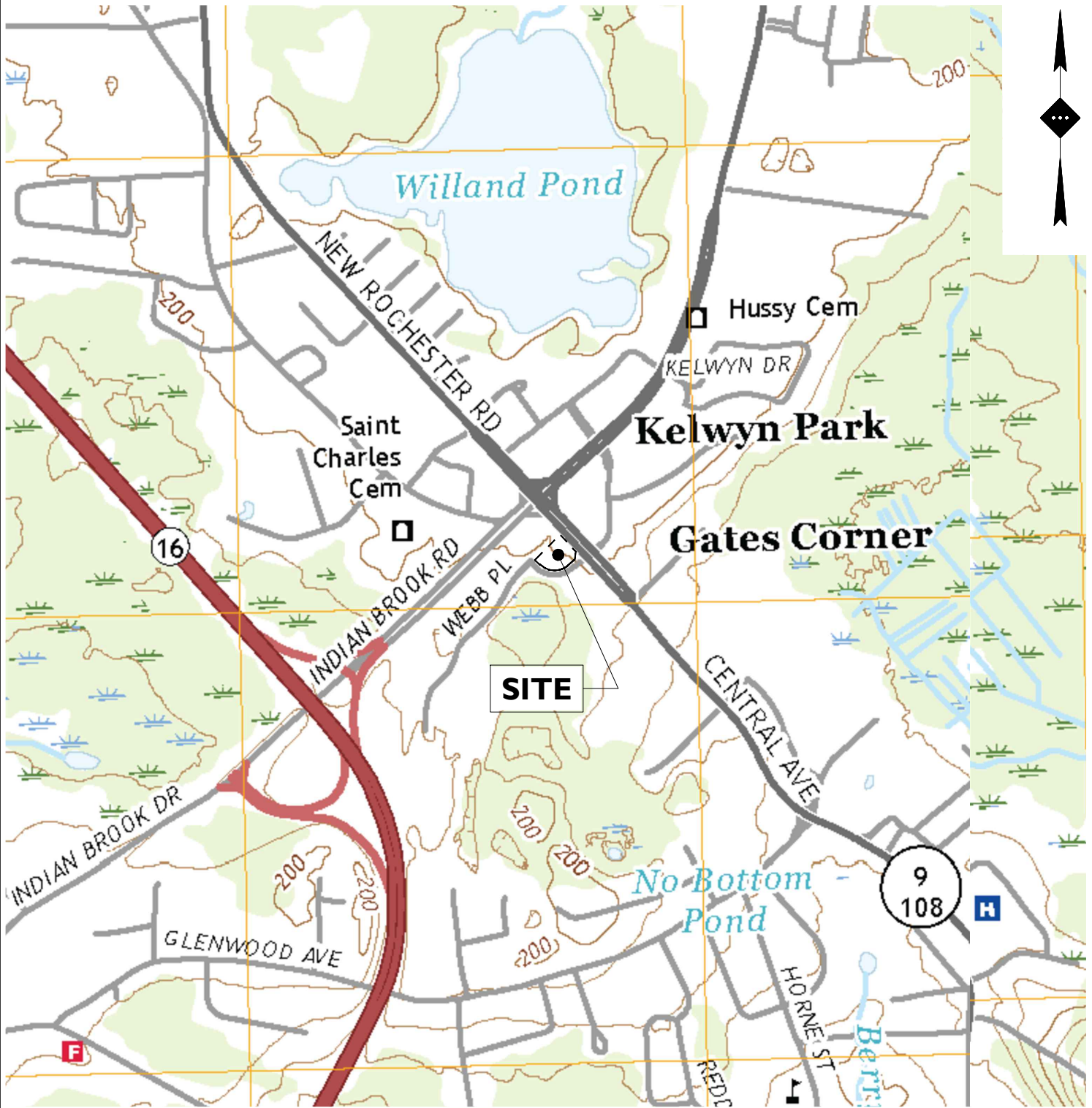
BOS-220137



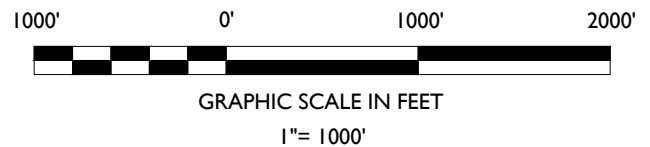
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USGS QUADRANGLE MAP



SOURCE: UNITED STATES GEOLOGICAL SURVEY MAP, DOVER EAST QUADRANGLE & DOVER WEST QUADRANGLE, NEW HAMPSHIRE, 7.5 MINUTE SERIES, DATED 2021



PROPOSED BANK WITH DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY:	LMR
CHECKED BY:	MM
DATE:	06/08/2023
SCALE:	1"=1000'
PROJECT ID:	BOS-220137



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PLAN SNAPSHOT REPORT WAIV-2023-0005 FOR CITY OF DOVER, N.H.

Plan Type: Waiver / Extension / Amendment **Project:** **App Date:** 06/07/2023
Work Class: Plan **District:** None **Exp Date:** 08/11/2023
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Blonigen, Rachel **Approval**
Expire Date:

Description: Electric vehicle charging station installed in parking lot

Parcel: 11002-000000	Main	Address: 200 Sterling Wy Dover, 03820	Main	Zone:
-----------------------------	------	---	------	--------------

Owner Rakesh Shah Home: (508) 369-0654 Mobile: (508) 369-0654	Applicant Matt Tilden Home: (617) 531-0813 Mobile: (617) 797-4528	Applicant Robert E Glenn 600 Parsippany Road Suite 301 Suite 301 Parsippany, NJ 07054 Home: (304) 268-8125 Business: (304) 268-8125 Mobile: (304) 268-8125
--	--	---

Plan Custom Fields

Project Location	200 Sterling Way, Dover NH 03820	Waiver Request Type	Amendment	Project Name	Tesla EVCS TRT #32502
Owner Phone	508-369-0654	Owner Name	GIRI DOVER 200 INC	Original Plan Approval Date	Mar 22 2016 12:00AM
Owner Address	225 W Squantum Street, Ste 200, Quincy MA 02171	Owner EMail		Plan ID Number	P15-56
Plan Type	Site Plan	Extension Request Detail		Condition / Portion of Plan to be Amended	Parking lot adjacent to retail shopping building
Amendment Request Detail	Installation of Electric Vehicle Charging Station Station in parking lot, including (3) Tesla Pre-Assembled Supercharger Units (PSU) each with: (1) V3 Supercharger Cabinet and (4) Charge Posts. Installation of (1) 480V Switchgear and (1) Pad Mounted Utility Transformer	Site / Subdivision Portion of Plan to be Waived		Waiver Request Detail	

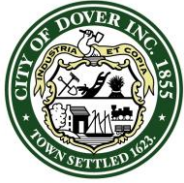
Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Glenn_6/7/2023.jpg	06/07/2023 12:50	Glenn, Robert		Uploaded via CSS
WAIV-2023-0005 Snapshot report.pdf	06/08/2023 12:17	Blonigen, Rachel		
2023.06.29_PlanningTechnicalReviewC ommittee_WAIV-2023-0005.pdf	07/19/2023 12:43	Blonigen, Rachel		Approved TRC Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003701	Planning Waiver / Extension / Amend Application Fee	\$200.00	\$200.00
Total for Invoice INV-00003701		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Meeting Type	Location	Scheduled Date	Subject
Technical Review Committee Meeting v.1	City Hall, Second Floor Conference Room	08/31/2023	Technical Review Committee Meeting
TRC Meeting Next	Revise and resubmit for	Steps	2nd TRC

PLAN SNAPSHOT REPORT (WAIV-2023-0005)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		06/08/2023 12:23	08/16/2023 16:57
Confirm application complete v.1	Generic Action		06/07/2023 14:44
Confirm application complete v.1	Generic Action		08/16/2023 16:57
Technical Review Committee Meeting Agenda v.1	Task	06/08/2023 12:23	08/16/2023 16:54
Technical Review Committee Meeting Agenda v.1	Task	08/16/2023 16:57	08/16/2023 16:58
Land Use Plan Technical Review v.1	Receive Submittal		08/16/2023 16:58
Land Use Plan Technical Review v.1	Receive Submittal		08/16/2023 16:55
Technical Review Committee Meeting v.1	Hold Meeting	08/16/2023 16:56	08/16/2023 16:57
Technical Review Committee Meeting v.1	Hold Meeting	08/16/2023 16:58	
Planning Board v.1			
Planning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Planner Creates Staff Recommendations v.1	Plan Activity		
Distribute Planning Board Materials v.1	Task		
Planning Board Hearing v.1	Hold Hearing		
Planning Board Decision v.1	Plan Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Land Use Plan Final Review v.1	Receive Submittal		
Land Use Plan Stamped and Signed v.1	Generic Action		
Plans uploaded to Treeno v.1	Generic Action		
Recording v.1	Task		
Property Info Group v.1	Generic Action		
Building Official Notifies Address v.1	Generic Action		
Pre-Con Meeting v.1	Hold Meeting		
Create/Link to Records v.1			
Create / Link to Permit - Building Complex v.1	Create Sub Permit		
Create / Link to Permit - Site Work, Construction v.1	Create Sub Permit		



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2023-0005

Application Type: Site Review Amendment
Applicant(s): Dewberry Engineers, Inc.
Owner(s): Giri Dover 200, Inc.
Location: 200 Sterling Way (Tax Map 11, Lot 2-4)
Date: June 29, 2023

INTENT: Proposal is to install three (3) Electric Vehicle Charging Stations in parking lot, totaling twelve (12) chargers.

UNITS PROPOSED: n/a

AGENDA ITEM #: 1

ACREAGE: 2.6± acres

ZONING DISTRICT: C

EXISTING LAND USE: Hotel, Parking lot

PROPOSED LAND USE: Addition of EVSE in parking lot

SURROUNDING LAND USE: Commercial, Spaulding Turnpike, Residential

ZBA ACTION: None

RELIEF/WAIVERS REQUESTED:
N/A

ATTENDANCE:

Members:

Natasha Kypfer, Zoning
Erin Bassegio, Planning
Tom Clark, Planning Board
Jim Maxfield, Fire/Inspection Services
James Burdin, Business Development
Jill Semprini, Engineering

Other:

Matt Tilden, Dewberry Engineers

Approval of minutes from June 22, 2023:

T. Clark moved to approve the June 22, 2023 minutes. Seconded by J. Burdin. Vote: U/A.

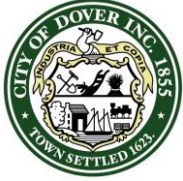
PLAN REVIEW:

Planning:

- Provide letter to serve, Electric Utility
- Confirm this meets Dover's EVSE regulations, §153-14.D.(3)(c)(4)
- Lighting plan or details for new fixture
- Revise plan to add:
 - Planning File # WAIV-2023-0005
 - Confirm all common notes are added
 - Add parking common note and discuss how this impacts parking overall
 - Utility boxes will need to be screened – Arborvitae?
 - Consecutive pages numbers

Engineering:

- GN-1:
 - Site Work Notes 1.3F and 1.3G: water, sewer, and drainage utilities shall not be relocated or removed without notifying the City prior to any work.
- C-1:
 - Show limits of existing subsurface drainage, and label.
- C-2:
 - Label existing light, and indicate if it is to remain or be removed
 - Confirm existing curb is granite.
- C-3:
 - Confirm proposed work and permanent structures will not impact existing subsurface drainage.
 - Recommend providing bottom of wall elevations
 - Confirm if existing granite curb in front of charging units is to remain or be reset.
 - Evaluate location of proposed accessible parking space.
 - Confirm if proposed curb is to be granite to match existing, or will be concrete as noted.
 - Recommend showing radius of proposed curbing
- C-4:
 - Detail 3: confirm if charging unit is to be flush as shown, or if there will be a curb reveal as shown in the elevation views and to match existing conditions.
- C-5:
 - Recommend accessible parking signage to meet MUTCD requirements for R7-8 and R7-8p. Clarify "Disabled Access Sign".



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – WAIV-2023-0005

Application Type: Site Review Amendment
Applicant(s): Dewberry Engineers, Inc.
Owner(s): Giri Dover 200, Inc.
Location: 200 Sterling Way (Tax Map 11, Lot 2-4)
Date: June 29, 2023

- Show/indicate where on bollard accessible signs will be placed; height of signs from pavement.
- Detail 7: confirm existing and proposed curb is to be granite

Fire & Inspections Services:

- Submitted stamped plans shall include the standard note detail for design compliance with applicable accessible regulations and NH RSA 155-A :5
- Provide reach ranges on charger details
- G-1 and C-5, Clarify curb height with bituminous grade height
- Provide confirmation to service from Electric utility.

Police: N/A

Business Development:

- Do you anticipate the primary users of the superchargers will be pass-through traffic on the Spaulding or people otherwise visiting the hotel/retail on site?
- Has the placement of the chargers been discussed with the businesses on site to find an appropriate balance between easy access and high visibility for charging users and relocating parking for their other customers?
- Do you see any opportunities to incorporate information about Dover into the project to encourage pass-through chargers to explore the city beyond exit 8? (e.g. URL or QR code for a visitor landing page, etc.)

Planning Board:

- Other vehicles besides Tesla?

Next steps: Revise and submit, with narrative with answers, for second full TRC.

Pause TRC at: 11:04 am

August 16, 2023

RE: Technical Review Committee Minutes – WAIV-2023-000
200 Sterling Way Tax map 11, Lot 2-4)
Proposal is to install three (3) Electric Vehicle Charging Stations in parking lot, totaling twelve (12) chargers.

To Whom It May Concern,

The following letter is in reference to the comments received at the Technical Review Committee Meeting – WAIV-2023-000, on June 29, 2023. Application responses below in red.

PLAN REVIEW:

Planning:

- Provide letter to serve, Electric Utility – A letter to serve was submitted at the 6/29/23 meeting and an email copy sent.
- Confirm this meets Dover's EVSE regulations, §153-14.D.(3)(c)(4)
 - a. The electric's vehicle supply equipment meets the most current infrastructure codes and standards.
 - b. Tesla does not install signage. When open to the public, any operating information can be found on the Tesla app. Otherwise on the internal Tesla operating system. Applicant requests a waiver for this sections.
 - c. An existing light behind the charges will be used for site lighting. The light will be slightly relocated due to proximity of charging equipment.
- Lighting plan or details for new fixture - An existing light behind the charges will be used for site lighting. The light will be slightly relocated due to proximity of charging equipment.
- Revise plan to add:
 - Planning File # WAIV-2023-0005 - Completed
 - Confirm all common notes are added – Completed on sheet (4) Gn-3
- Add parking common note and discuss how this impacts parking overall - Completed on sheet (4) Gn-3. Any person can park in the Tesla EV charging spaces so the EV charging does not affect the existing parking counts.
- Utility boxes will need to be screened – Arborvitae? Completed – Arborvitae trees have been added to screen the utility transformer and the switchgear cabinet.
- Consecutive pages number – Completed

Engineering:

- GN-1:
 - Site Work Notes 1.3F and 1.3G: water, sewer, and drainage utilities shall not be relocated or removed without notifying the City prior to any work. – Completed
- C-1:
 - Show limits of existing subsurface drainage, and label. – Completed
- C-2:
 - Label existing light, and indicate if it is to remain or be removed. – Completed

o Confirm existing curb is granite. – **Completed**

• C-3:

o Confirm proposed work and permanent structures will not impact existing subsurface drainage. - **The revised plans have moved the existing transformer and switchgear to be behind the PSU's. Additionally the PSU have been shifted Northwest. Only a very small section of one PSU will overlap the existing subsurface drainage and should not have an impact on it.**

o Recommend providing bottom of wall elevations – **Completed**

o Confirm if existing granite curb in front of charging units is to remain or be reset. – **Granite curb in front of PSU units will remain. The granite curb in front of the ADA stall (3D) will be removed.**

o Evaluate location of proposed accessible parking space. - **The location of the ADA has been moved to the opposite end of the parking isle to post 3D.**

o Confirm if proposed curb is to be granite to match existing, or will be concrete as noted. – **Existing curb is granite and labeling on the plans was corrected to match the existing.**

o Recommend showing radius of proposed curbing - **Completed**

• C-4:

o Detail 3: confirm if charging unit is to be flush as shown, or if there will be a curb reveal as shown in the elevation views and to match existing conditions. - **The top of the PSU will be flush with the top of the granite curb. The standalone charger for the ADA stall will be flush with the existing pavement.**

• C-5:

o Recommend accessible parking signage to meet MUTCD requirements for R7-8 and R7-8p. Clarify “Disabled Access Sign”. – **As discussed at the meeting the signage is so that it does not eliminate the use of the stall, but used as the last resort.**

o Show/indicate where on bollard accessible signs will be placed; height of signs from pavement. – **Completed on sheet (8) C-4 detail 4 & (10) C-6 detail 2.**

o Detail 7: confirm existing and proposed curb is to be granite - **Existing curb is granite and labeling on the plans was corrected to match the existing.**

Fire & Inspections Services:

• Submitted stamped plans shall include the standard note detail for design compliance with applicable accessible regulations and NH RSA 155-A :5 – **Note added to sheet (4) Gn-3.**

• Provide reach ranges on charger details – **Completed on sheet (10) C-6 detail 6.**

• G-1 and C-5, Clarify curb height with bituminous grade height – 6”± AGL curb height from bituminous grade height.- **Completed on sheet (8) C-4 detail 1&3.**

• Provide confirmation to service from Electric utility. - **A letter to serve was submitted at the 6/29/23 meeting and an email copy sent.**

Police: N/A

Business Development:

• Do you anticipate the primary users of the superchargers will be pass-through traffic on the Spaulding or people otherwise visiting the hotel/retail on site? –**Tesla anticipates the primary users to be a mix of pass-through traffic, patrons of the hotel/retail on sit, and local users.**

- Has the placement of the chargers been discussed with the businesses on site to find an appropriate balance between easy access and high visibility for charging users and relocating parking for their other customers? – Yes chargers have been discussed with businesses and have been agree too via our agreement with the property owner. Tesla does not require any visibility since the vehicle gives turn by turn directions to the site but believe they have found a nice balance of easy access to the chargers without affecting parking/operations for the businesses.

- Do you see any opportunities to incorporate information about Dover into the project to encourage pass-through chargers to explore the city beyond exit 8? (e.g. URL or QR code for a visitor landing page, etc.) - Tesla has a Findus page where all Supercharger sites can be found and all information pertaining to the site/location can be viewed. We do find that many Tesla customers end up stopping in towns where there is charging and end up exploring the town whereas they may not have had a reason to stop in that town previously.

Planning Board:

- Other vehicles besides Tesla? - Tesla has plans to open up it's entire network but when and how that happens is TBD. For right now this site will be Tesla only.

Sincerely,
Dewberry Engineers Inc.

Matthew F. Tilden

Matthew F. Tilden
Project Manager

June 19, 2023

Donna Benton, AICP
Director of Planning & Community Development
City of Dover NH
288 Central Ave
Dover, NH 03820

Dear Ms. Benton:

I am responding to your request to confirm the availability of electric service for the proposed 200 Sterling Way, Dover NH project being constructed for/by Tesla.

The proposed project consists of installing electric vehicle charging station for Tesla at ground level. The proposed development will be constructed in the parking lot off Sterling Way.

The developer will be responsible for the installation of all underground/overhead facilities and infrastructure required to service the new building. The proposed service will be fed new transformer connected between 3C/32T1 and 3C/32T2. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground/overhead facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

The attached Eversource mapping shows transformer location to service the proposed project.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (<https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2>).

If you require additional information or I can be of further assistance please do not hesitate to contact me at our Rochester Office, 603-332-7515

Respectfully,

Trevor Emmons
Eastern Regional Engineer, Eversource



cc: Michael J. Busby, PE, Eastern Regional Engineering and Design Manager, Eversource
Thomas Boulter, Eastern Region Operations Manager, Eversource
Nickolai Kosko, Field Supervisor, Electric Design, Eversource

**SITE ADDRESS:
200 STERLING WAY
DOVER, NH 03820**



SITE INFORMATION		APPLICABLE CODES		PROJECT DESCRIPTION		ZONING INFORMATION		DRAWING INDEX																															
PROPERTY OWNER: GIRI DOVER 200 INC, 2300 CROWN COLONY DR STE 203 QUINCY, MA 02169-0902 PARCEL ID: APN: 11002-000004 POWER COMPANY: EVERSOURCE CONTACT: COUTURE, ALAN P ALAN.COUTURE@EVERSOURCE.COM WORK ORDER #: 11309086 COUNTY: STAFFORD, NH LATITUDE*: 43° 11' 20.82" N LONGITUDE*: 70° 53' 16.09" W *BASED ON GOOGLE EARTH CONTACT PROJECT MANAGER: MATTHEW TILDEN DEWBERRY ENGINEERS INC. (617) 531-0831 MTILDEN@DEWBERRY.COM		ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES: NEW HAMPSHIRE STATE BUILDING CODE, CONSISTENT WITH THE FOLLOWING CODES: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL EXISTING BUILDING CODE (IBC) 2020 NATIONAL ELECTRICAL CODE (NEC) IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.		- INSTALL (3) TESLA PRE-ASSEMBLED SUPERCHARGER UNITS (PSU) EACH WITH: (1) V3 SUPERCHARGER CABINET (4) CHARGE POSTS - INSTALL (1) 480V SWITCHGEAR - INSTALL (1) PAD MOUNTED UTILITY TRANSFORMER		PERMITTING JURISDICTION: CITY OF DOVER, NH ZONING DISTRICT: C (COMMERCIAL) BUILDING SETBACKS: FRONT: 30' SIDE: 12' REAR: 15' ABUTTING STREET: 30'		<table><tr><th>SHT. NO.</th><th>SHEET TITLE</th></tr><tr><td>T-1</td><td>TITLE SHEET</td></tr><tr><td>GN-1</td><td>GENERAL NOTES I</td></tr><tr><td>GN-2</td><td>GENERAL NOTES II</td></tr><tr><td>GN-3</td><td>CITY OF DOVER COMMON SITE PLAN NOTES</td></tr><tr><td>C-1</td><td>SITE PLAN</td></tr><tr><td>C-2</td><td>EXISTING CONDITIONS & DEMO PLAN</td></tr><tr><td>C-3</td><td>EQUIPMENT & PARKING PLAN</td></tr><tr><td>C-4</td><td>CONSTRUCTION DETAILS I</td></tr><tr><td>C-5</td><td>CONSTRUCTION DETAILS II</td></tr><tr><td>C-6</td><td>CONSTRUCTION DETAILS III</td></tr><tr><td>C-7</td><td>CONSTRUCTION DETAILS IV</td></tr><tr><td>E-1</td><td>ELECTRICAL ONE-LINE DIAGRAM</td></tr><tr><td>E-2</td><td>UTILITY PLAN & DETAILS</td></tr><tr><td>G-1</td><td>GROUNDING SCHEMATIC & DETAILS</td></tr></table>		SHT. NO.	SHEET TITLE	T-1	TITLE SHEET	GN-1	GENERAL NOTES I	GN-2	GENERAL NOTES II	GN-3	CITY OF DOVER COMMON SITE PLAN NOTES	C-1	SITE PLAN	C-2	EXISTING CONDITIONS & DEMO PLAN	C-3	EQUIPMENT & PARKING PLAN	C-4	CONSTRUCTION DETAILS I	C-5	CONSTRUCTION DETAILS II	C-6	CONSTRUCTION DETAILS III	C-7	CONSTRUCTION DETAILS IV	E-1	ELECTRICAL ONE-LINE DIAGRAM	E-2	UTILITY PLAN & DETAILS	G-1	GROUNDING SCHEMATIC & DETAILS
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CONTRACTOR NOTE CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.																																							
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								DRAWN BY: FG CHECKED BY: SES APPROVED BY: MCS PROJECT #: 50123704 JOB #: 50159146 <table><tr><th colspan="3">SUBMITTALS</th></tr><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>3</td><td>08/16/23</td><td>FOR CONSTRUCTION</td></tr><tr><td>2</td><td>07/19/23</td><td>FOR CONSTRUCTION</td></tr><tr><td>1</td><td>07/17/23</td><td>FOR CONSTRUCTION</td></tr><tr><td>0</td><td>03/31/23</td><td>FOR CONSTRUCTION</td></tr><tr><td>A</td><td>02/09/23</td><td>ISSUED FOR 90% REVIEW</td></tr></table> SITE NAME: DOVER, NH TRT ID: 32502 SITE ADDRESS: 200 STERLING WAY DOVER, NH 03820 SHEET TITLE TITLE SHEET SHEET NUMBER (1) T-1		SUBMITTALS			REV.	DATE	DESCRIPTION	3	08/16/23	FOR CONSTRUCTION	2	07/19/23	FOR CONSTRUCTION	1	07/17/23	FOR CONSTRUCTION	0	03/31/23	FOR CONSTRUCTION	A	02/09/23	ISSUED FOR 90% REVIEW									
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GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR(S) OR SUB-CONTRACTOR(S) – CIVIL CONTRACTOR AND/OR ELECTRICIAN CONTRACTOR
PROJECT OWNER/CONSTRUCTION MANAGER – TESLA
PROJECT HOST – LEGAL PROPERTY OWNER
ENGINEER – DEWBERRY ENGINEERS INC.
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING THE GENERAL CONTRACTOR SHALL VISIT THE 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 PROJECT OWNER PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE GENERAL CONTRACTOR 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 JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE INSTALLATION AS INDICATED ON THE DRAWINGS FOR A FULLY FUNCTIONAL CHARGING STATION AND COMPLETE PROJECT.
6. THE SUB-CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON DRAWINGS, THE GENERAL CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE PROJECT ENGINEER. ONLY WRITTEN APPROVALS SHALL BE DEEMED TO CONFIRM ANY SUCH CHANGES AS BEING APPROVED.
8. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT UNIQUE JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK.
9. THE GENERAL CONTRACTOR SHALL REVIEW ROUTING OF CONDUIT, POWER AND GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING PLAN DRAWING. THE GENERAL CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONSTRUCTION MANAGER AND PROJECT HOST.
10. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE PROJECT HOST. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF GENERAL CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
12. APPLICABLE BUILDING CODES:
THE GENERAL CONTRACTORS 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.
THE GENERAL CONTRACTOR 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
13. 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.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S).
16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
17. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE PROJECT HOST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
21. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
22. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
23. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE PROJECT OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
24. GENERAL CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES AND ALL SPECIFIED CLOSE-OUT DOCUMENTATION TO THE PROJECT OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
25. THE GENERAL CONTRACTOR SHALL LEAVE THE WORK AREA AND SURROUNDING PREMISES IN A CLEAN CONDITION.
26. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
27. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.

SITE WORK NOTES:

PART 1 – GENERAL

- 1.1 REFERENCES:
- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION–CURRENT EDITION).
- B. AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS)
- C. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
- D. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).
- 1.2 INSPECTION AND TESTING:
- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
- B. ALL WORK SHALL BE INSPECTED AND VERIFIED FOR CONFORMANCE AND RELEASED BY THE ENGINEER WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE GENERAL CONTRACTOR(S) RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
- 1.3 SITE MAINTENANCE AND PROTECTION:
- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE CONTRACT.
- B. AVOID DAMAGE AND TAKE PROTECTIVE MEASURES TO THE SITE AND TO EXISTING FACILITIES, IMPROVEMENTS, STRUCTURES, PAVEMENTS, CURBS, AND LANDSCAPING DESIGNATED TO REMAIN. ANY DAMAGED PART SHALL BE REPAIRED AT SUB-CONTRACTOR(S) EXPENSE TO THE SATISFACTION OF THE PROJECT HOST.
- C. KEEP SITE FREE OF ALL PONDING OR STANDING WATER.
- D. PROVIDE EROSION CONTROL MEASURES, IF REQUIRED, SHALL BE IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.
- E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- F. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUB-CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE GENERAL CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION. WATER, SEWER, AND DRAINAGE UTILITIES SHALL NOT BE RELOCATED OR REMOVED WITHOUT NOTIFYING THE CITY PRIOR TO ANY WORK.
- G. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE PROJECT OWNER AND/OR LOCAL UTILITIES. WATER, SEWER, AND DRAINAGE UTILITIES SHALL NOT BE RELOCATED OR REMOVED WITHOUT NOTIFYING THE CITY PRIOR TO ANY WORK.
- H. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE PROJECT HOST OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE PROJECT HOST AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
- I. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE PROJECT HOST AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.
- J. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
- K. THE GENERAL CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS, RUBBISH, DEBRIS, STUMPS, STICKS, AND STONES.
- L. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH DEBRIS FROM THE SITE ON A DAILY BASIS.
- M. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT TREES, VEGETATION, AND ROOT SYSTEMS DURING CONSTRUCTION.
- N. CONTRACTOR TO COORDINATE POST CONSTRUCTION LANDSCAPING FINISHES WITH OWNER AND TESLA.

PART 2 – PRODUCTS

2.1 GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	TOTAL PERCENT PASSING
1-1/2 INCH	100
1 INCH	75 TO 100
3/4 INCH	80 TO 100
3/8 INCH	35 TO 75
NO. 4	30 TO 60
NO. 30	7 TO 30
NO. 200	3 TO 15

2.2 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).

2.3 ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS SHALL BE SELECT STRUCTURAL FILL MEETING THE GRADATION AND SOUNDNESS REQUIREMENTS IN ACCORDANCE WITH THE FOLLOWING:

SIEVE SIZE	TOTAL PERCENT PASSING
4 INCH	100
NO. 40	0 TO 70
NO. 200	0 TO 40

2.4 MATERIALS SHALL BE SUBSTANTIALLY FREE OF SHALE OR OTHER SOFT, POOR DURABILITY PARTICLES. IF TESTING IS ELECTED BY PROJECT OWNER, MATERIAL WITH A MAGNESIUM SULFATE SOUNDNESS LOSS EXCEEDING 30% WILL BE REJECTED.

2.5 COARSE AGGREGATE FOR SUBBASE COURSE SHALL CONFORM TO ASTM D2940.

2.6 UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE ENGINEER. TYPICALLY THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.

PART 3 – EXECUTION

- 3.1 GENERAL:
- A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF A RAIN EVENT, NO SEDIMENT WILL LEAVE THE WORK SITE.
- B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.
- C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
- D. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.
- E. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR UNDESIRABLE MATERIALS.

- F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH GRANULAR FILL.
- G. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.
- H. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE ENGINEER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
- I. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- J. DURING EXCAVATION, THE SUB-CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF EXCAVATION.
- K. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

3.2 BACKFILL:

- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH SPECIFIED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
- B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANEED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.
- C. 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.
- D. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 12-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN LOOSE DEPTH AND COMPACTED.
- E. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- F. WHENEVER THE DENSITY TESTING INDICATES THAT THE SUB-CONTRACTOR(S) HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE CONSTRUCTION MANAGER. THE SUB-CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.
- G. THE SUB-CONTRACTOR SHALL OBTAIN GRAB SAMPLES OF SUFFICIENT QUANTITY TO PROVIDE TO LAB FOR PURPOSE OF DETERMINING MAX DRY DENSITY. ALL LOOSE AND/OR ORGANIC MATERIAL SHALL BE REMOVED PRIOR TO PREPARATION OF THE AREA FOR PLACEMENT OF STRUCTURAL BACKFILL. OVERALL PLAN AREA OF WORK SHALL EXTEND 3'-0" MINIMUM BEYOND THE FINAL DIMENSIONS.
- H. SCARIFY THE EXISTING SOILS TO A DEPTH OF 6" AND RE-COMPACT USING A VIBRATING PLATE OR TAMPER, ANY SOFT AREAS SHALL BE OVEREXCAVATED 12" AND BACKFILLED WITH MATERIALS AND COMPACTION REQUIREMENTS SHOWN ON THE DRAWINGS.
- I. PLACEMENT AND COMPACTION OF STRUCTURAL BACKFILL AND SUBBASE SHALL BE IN 12" LIFTS. EXCAVATE FOR THE FOOTING EDGE AS SHOWN ON THE DRAWINGS.

3.3 TRENCHING EXCAVATION:

- J. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
- K. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.
- L. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, EXCAVATE THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION, THEN BACKFILL WITH 12" OF GRANULAR MATERIAL.

3.4 TRENCHING BACKFILL:

- A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
- B. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF BACKFILLING.
- C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
- D. PLACE GRANULAR BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS AND HAUNCHES.
- E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.
- F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 12-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
- G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- H. PER LOCAL REGULATORY AUTHORITY AND AS APPLICABLE, ALL TRENCHES IN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.

3.5 FINISH GRADING:

- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL MATCH SURROUNDING TOPOGRAPHY AND STRUCTURES.
- B. UTILIZE GRANULAR FILL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
- C. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL OR BETTER CONDITION.
- D. AREAS OF THE PROJECT HOST'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR PARKING/DRIVING AREAS SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION.

3.6 ASPHALT PAVING ROAD:

- A. AASHTO
- B. STATE SPECIFIC ASPHALT SPECIFICATIONS FOR HIGHWAYS
- C. THE SUB-CONTRACTOR IS RESPONSIBLE FOR RE-STRIPING AND APPLYING SEALCOATING, UNLESS OTHERWISE SPECIFIED.



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DRAWN BY: FG

CHECKED BY: SES

APPROVED BY: MCS

PROJECT #: 50123704

JOB #: 50159146

SUBMITTALS

REV.	DATE	DESCRIPTION
3	08/16/23	FOR CONSTRUCTION
2	07/19/23	FOR CONSTRUCTION
1	07/17/23	FOR CONSTRUCTION
0	03/31/23	FOR CONSTRUCTION
A	02/09/23	ISSUED FOR 90% REVIEW

SITE NAME:

DOVER, NH
TRT ID: 32502

SITE ADDRESS:

200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

GENERAL NOTES I

SHEET NUMBER

(2) GN-1

ELECTRICAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS. ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, SUB-CONTRACTOR SHALL NOTIFY THE PROJECT HOST AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE PROJECT HOST HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.

2. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE SUB-CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE THE SUBCONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

UL – UNDERWRITERS LABORATORIES

NEC – NATIONAL ELECTRICAL CODE

NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

OSHA – OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

SBC – STANDARD BUILDING CODE

NFPA – NATIONAL FIRE PROTECTION ASSOCIATION

4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH ENGINEER ANY SIZES AND LOCATIONS WHEN NEEDED.

5. EXISTING SERVICES: THE GENERAL CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE PROJECT HOST.

6. THE GENERAL CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE GENERAL CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.

7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL, UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER OR BY PROJECT DEVELOPER.

8. THE GENERAL CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE PROJECT HOST'S CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

9. CONDUCTORS: THE CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER OR ALUMINUM WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.

10. ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

12. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. SUB-CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.

13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL SUB-CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY THE CONSTRUCTION MANGER.

14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

15. THE GENERAL CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.

17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

18. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.

19. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

20. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE CONTRACTOR(S) RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.

21. THE SUBCONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.

22. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

23. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED ALUMINUM & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.

24. ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL UNLESS SPECIFIED OTHERWISE. RACEWAYS: ALL CONDUITS SHALL BE SCHEDULE 40 EMT MEETING OR EXCEEDING NEMA TC2 – 1990 UNLESS SPECIFIED OTHERWISE. THE SUB-CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. EMT CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.

25. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.

26. CONNECTORS FOR POWER CONDUCTORS: SUB-CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

27. THE SUB-CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC".

28. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

29. ALL BOLTS SHALL BE STAINLESS STEEL.

30. ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE SUBCONTRACTOR SHOULD BE NEW AND UNUSED.

31. PER NEC 625.22 – THE USER INTERFACE (CHARGE POST) IS CONTROLLED BY THE ELECTRICAL EQUIPMENT (SUPERCHARGER CABINET) AND THE FOLLOWING PRECAUTIONS HAVE BEEN TAKEN TO ENSURE THE SAFETY OF CUSTOMERS AND THOSE AROUND THE EQUIPMENT. BEFORE ANY VOLTAGE OR CURRENT IS APPLIED TO THE CHARGE POST, THE CABINET MUST COMMUNICATE WITH THE TESLA VEHICLE. THERE IS A 'HANDSHAKE' BETWEEN THE CAR AND THE CABINET CONFIRMING THAT THE VEHICLE IS ACTUALLY A TESLA AND THAT THE VEHICLE CAN HANDLE THE SUPERCHARGING. VOLTAGE IS THEN APPLIED TO THE POWER SOCKETS IN THE CHARGE POST AND ONCE THE VOLTAGE READING FROM THE CAR IS VERIFIED AS THE SAME IN THE CHARGING CABINET, THEN CURRENT BEGINS TO FLOW. IF AT ANY POINT IN THIS PROCESS A FAULT IS DETECTED, THE CHARGING WILL STOP IMMEDIATELY, WITHIN A MATTER OF MILLISECONDS. DURING THE NORMAL CHARGING CYCLE, IF ANY FAULT OR IRREGULARITY IS DETECTED, THE CHARGING WILL AGAIN STOP WITHIN MILLISECONDS OF DETECTION. BEYOND THIS LOGIC PROTECTION, THERE IS PHYSICAL PROTECTION FROM OVER-CURRENT OR OVER-VOLTAGE WITHIN EACH OF THE CHARGERS. BEYOND THAT, FAST ACTING FUSES ALSO PROTECT THE VEHICLE OUTPUTS FROM OUTPUTTING TOO HIGH OF A CURRENT.
- REINFORCED CONCRETE NOTES:
1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

2. DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY-MIX CONCRETE AT THE JOB SITE. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.

3. 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.

4. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

5. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:
REINFORCEMENT:
NORMAL WEIGHT AGGREGATE:
WATER:
ADMIXTURES:

ASTM C 150, TYPE I
ASTM A 615, GRADE 60
ASTM C 33
DRINKABLE
NON-CHLORIDE CONTAINING

6. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH "DETAILING MANUAL-2004 PUBLICATION SP-66" AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-318-08.

7. 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. SPLICES SHALL BE CLASS "B"; ALL HOOKS SHALL BE STANDARD, UNO.

8. 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
#5 AND SMALLER & WWF

2 IN.
1-1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR
WEATHER OR NOT CAST AGAINST THE GROUND:

SLAB AND WALL
BEAMS AND COLUMNS

3/4 IN.
1-1/2 IN.

9. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

10. INSTALLATION OF CONCRETE ANCHOR, SHALL BE PER MANUFACTURERS WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE.

11. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.

12. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.

13. DO NOT WELD OR TACKWELD REINFORCING STEEL.

14. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.

15. LOCATE ADDITIONAL EXPANSION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.

16. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.

17. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.

18. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.

19. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.

20. MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE BETWEEN 50 DEGREES AND 90 DEGREES FAHRENHEIT. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.

21. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.

22. PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING.

HORIZONTAL DIRECT DRILLING NOTES:

1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING AND INSTALLING UNDERGROUND UTILITIES USING THE DIRECTIONAL BORING (HORIZONTAL DIRECTIONAL DRILLING, HDD) METHOD OF INSTALLATION, ALSO COMMONLY REFERRED TO AS GUIDED HORIZONTAL BORING. THIS WORK SHALL INCLUDE ALL SERVICES, EQUIPMENT, MATERIALS, AND LABOR FOR THE COMPLETE AND PROPER INSTALLATION, TESTING, RESTORATION OF UNDERGROUND UTILITIES AND ENVIRONMENTAL PROTECTION AND RESTORATION.

2. WORK PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MUST SUBMIT TO THE ENGINEER A GENERAL WORK PLAN OUTLINING THE PROCEDURE AND SCHEDULE TO BE USED TO EXECUTE THE PROJECT. PLAN SHOULD DOCUMENT THE THOUGHTFUL PLANNING REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT.

3. ENVIRONMENTAL PROTECTION: CONTRACTOR SHALL PLACE SILT FENCE BETWEEN ALL BORING OPERATIONS AND ANY DRAINAGE, WETLAND, WATERWAY OR OTHER AREA DESIGNATED FOR SUCH PROTECTION BY CONTRACT DOCUMENTS, STATE, FEDERAL AND LOCAL REGULATIONS. ADDITIONAL ENVIRONMENTAL PROTECTION NECESSARY TO CONTAIN ANY HYDRAULIC OR BORING FLUID SPILLS SHALL BE PUT IN PLACE, INCLUDING BERMS, LINERS, TURBIDITY CURTAINS AND OTHER MEASURES. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS. FUEL OR OIL MAY NOT BE STORED IN BULK CONTAINERS WITHIN 200' OF ANY WATER-BODY OR WET-LAND.

4. UTILITY LOCATES: CONTRACTOR SHALL NOTIFY ALL COMPANIES WITH UNDERGROUND UTILITIES IN THE WORK AREA VIA THE STATE OR LOCAL 'ONE-CALL' TO OBTAIN UTILITY LOCATES. ONCE THE UTILITIES HAVE BEEN LOCATED CONTRACTOR SHALL PHYSICALLY IDENTIFY THE EXACT LOCATION OF THE UTILITIES BY VACUUM OR HAND EXCAVATION, WHEN POSSIBLE, IN ORDER TO DETERMINE THE ACTUAL LOCATION AND PATH OF ANY UNDERGROUND UTILITIES WHICH MIGHT BE WITHIN 20 FEET OF THE BORE PATH. CONTRACTOR SHALL NOT COMMENCE BORING OPERATIONS UNTIL THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE WORK AREA HAVE BEEN VERIFIED.

5. SAFETY: CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STATE, FEDERAL AND LOCAL SAFETY REGULATIONS AND ALL OPERATIONS SHALL BE CONDUCTED IN A SAFE MANNER. SAFETY MEETINGS SHALL BE CONDUCTED AT LEAST WEEKLY WITH A WRITTEN RECORD OF ATTENDANCE AND TOPIC SUBMITTED TO ENGINEER.

6. SITE RESTORATION: FOLLOWING BORING OPERATIONS, CONTRACTOR WILL DE-MOBILIZE EQUIPMENT AND RESTORE THE WORK-SITE TO ORIGINAL CONDITION. ALL EXCAVATIONS WILL BE BACKFILLED AND COMPACTED TO 95% OF ORIGINAL DENSITY. LANDSCAPING WILL BE RESTORED TO ORIGINAL.

7. RECORD KEEPING: CONTRACTOR SHALL MAINTAIN A DAILY PROJECT LOG OF BORING OPERATIONS AND A GUIDANCE SYSTEM LOG WITH A COPY GIVEN TO ENGINEER AT COMPLETION OF PROJECT. AS-BUILT DRAWINGS SHALL BE CERTIFIED AS TO ACCURACY BY CONTRACTOR.

TRAFFIC MANAGEMENT NOTES:

1. ALL TEMPORARY CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS, UNLESS SUPERCEDED BY THESE PLANS.

2. ALL SIGN LEGENDS, BORDERS, AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.

3. TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.

4. TEMPORARY CONSTRUCTION SIGNING, BARRICADES, AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.

5. SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, CHANNELIZING DEVICES, BARRIERS, AND CRASH ATTENUATORS MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES" AND/OR "MANUAL FOR ASSESSING SAFETY HARDWARE" (MASH).

6. CONTRACTORS SHALL NOTIFY THE OWNER AND ALL TENANTS OF THIS PROPERTY AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT, AND SIMILAR OPERATIONS.

7. THE FIRST FIVE PLASTIC DRUMS OF A TAPER SHALL BE MOUNTED WITH TYPE A LIGHTS.

8. MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH.

9. MINIMUM LANE WIDTH IS TO BE 11 FEET (3.3m) UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.

10. EXISTING PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES THROUGH A COMBINATION OF PEDESTRIAN DETOURS OR PROTECTED SAFE ROUTES. ALL PEDESTRIAN ROUTES SHALL MEET APPLICABLE ACCESSIBILITY REQUIREMENTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AT THIS LOCATION. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC SIGNS, DRUMS, CONES, OR OTHER TRAFFIC CONTROL DEVICES TO DIRECT VEHICLES AND PEDESTRIANS AROUND THE WORK ZONE.

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Dewberry Engineers Inc.
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DALLAS, TX 75244
TX FIRM #: F-6548
PHONE: 469.232.5200

DRAWN BY: FG

CHECKED BY: SES

APPROVED BY: MCS

PROJECT #: 50123704

JOB #: 50159146

SUBMITTALS

REV.	DATE	DESCRIPTION
3	08/16/23	FOR CONSTRUCTION
2	07/19/23	FOR CONSTRUCTION
1	07/17/23	FOR CONSTRUCTION
0	03/31/23	FOR CONSTRUCTION
A	02/09/23	ISSUED FOR 90% REVIEW

SITE NAME:

DOVER, NH
TRT ID: 32502

SITE ADDRESS:

200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

GENERAL NOTES II

SHEET NUMBER

(3) GN-2

APPLICANT: DEWBERRY ENGINEERS INC ON BEHALF OF TESLA INC.
FILE NUMBER: WAIV-2023-0005

LIST OF COMMON SITE PLAN NOTES

THE FOLLOWING LIST OF COMMONLY REQUIRED NOTES IS INTENDED TO BE USED AS A GUIDE TO APPLICANTS AND SHOULD NOT BE CONSTRUED AS A COMPREHENSIVE NOTE REQUIREMENT LIST FOR ALL PROJECTS. A PREAPPLICATION CONFERENCE WITH THE PLANNING DEPARTMENT IS SUGGESTED TO HELP DETERMINE THE ACTUAL NOTES THAT MAY BE REQUIRED.

1. THE INTENT OF THIS PLAN IS TO INSTALL (3) PRE-ASSEMBLED SUPERCHARGER UNITS FOR ELECTRIC VEHICLE CHARGING IN THE PARKING LOT, TOTALING (12) CHARGERS.
2. OWNERS OF RECORD ARE: GIRI DOVER 200, INC.
2300 CROWN COLONY DR. STE 203
QUINCY, MA 02169-0902
3. THE PARCEL(S) IS (ARE) SHOWN AS LOT NO. 2-4, MAP 11 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE SUBJECT PARCEL(S) CONTAINS 2.6± ACRES OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4434, PAGE NO. 0728.
6. REFERENCE PLANS: SITE DEVELOPMENT PLANS FORD SILVER SQUARE, 181 SILVER STREET, DOVER, NEW HAMPSHIRE.
7. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE.
8. CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS IN EFFECT ARE AS FOLLOWS:

REQUIRED:	PROVIDED:
a. ZONING DISTRICT (C) COMMERCIAL S	
b. MINIMUM LOT SIZE: 20,000 SQ. FT.	NO CHANGE
c. MINIMUM LOT FRONTAGE: 125 FT.	NO CHANGE
d. MINIMUM YARD SETBACKS/BUILD-TO-LINES (OUTBUILDING/ACCESSORY USE):	
FRONT 50 FT.	280'±
SIDE 10 FT.	160'±
REAR 10 FT.	501'±
ABUT-A-STREET 50 FT.	160'±
e. MAXIMUM/MINIMUM LOT COVERAGE 50 %	NO CHANGE
f. MINIMUM/MAXIMUM BLDG. HEIGHT 40 FT.	8'-4"± FOR PSU
9. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.
10. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY CLARK LAND SURVEYING INC. ON 01/12/2023.
11. SUBJECT PARCEL IS (IS NOT) LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0XXDX, EFFECTIVE DATE: SEPTEMBER 30, 2015).
12. WETLANDS WERE DELINEATED BY _____, CERTIFIED WETLANDS SCIENTIST, CERTIFICATION NUMBER _____, IN ACCORDANCE WITH CHAPTER 170-27.1 OF THE ZONING ORDINANCE, ON _____, 20____. (NO WETLAND DELINEATION WAS DONE AS PART OF THIS PROJECT)
13. AS-BUILT PLANS OF THE SUBDIVISION SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT IF A STREET IS PROPOSED FOR CITY ACCEPTANCE. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
14. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
15. THE SUBJECT PARCEL(S) IS (ARE) SERVED BY MUNICIPAL WATER AND SEWER (OR IS SERVED BY ON-SITE WELL AND SEPTIC SYSTEM).
16. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
17. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
18. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
19. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
20. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
21. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
22. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY AND SUNDAY 9 AM-4 PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.

23. BUILDING ADDRESSES (INCLUDING APT/UNIT NUMBERS IF APPLICABLE) SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
24. THE PROPOSED USE FOR THE SITE (STRUCTURE) IS A TESLA ELECTRIC VEHICLE CHARGING STATION IN THE PARKING LOT AT 200 STERLING WAY. THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: (LIST PERMIT TYPE, NUMBER AND DATE OF ISSUANCE.)
25. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
26. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
27. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
28. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL. [HTTPS://WWW.UNH.EDU/UNHSC/PTAPP](https://www.unh.edu/unhsc/ptapp)
29. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
30. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
31. THE MAXIMUM PARKING SPACE CALCULATION IS _____ (BROKEN DOWN) AND _____ SPACES ARE PROVIDED. (SEE PARKING NOTES BELOW)
32. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
33. TOPOGRAPHIC SURVEY PERFORMED BY CLARK LAND SURVEYING INC. ON 01/12/2023.
34. ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
35. A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER. (IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR STRUCTURE) REPAIRED
36. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
37. THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 81-OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES. 30
38. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
39. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
40. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.

PARKING NOTES				
PARKING:	GENERAL:	ADA:	EV:	TOTAL:
EXISTING*	62	2	3	67
PROPOSED**	49	3	15	67
NET CHANGE	-13	+1	+12	0
* BASED ON SURVEY BY CLARK SURVEYING INC AND ONLINE GIS AERIAL IMAGE DATED 2023. PARKING SPACES OF EXISTING HOTEL AND DO NOT INCLUDE CVS PARKING. ** TESLA EV CHARGING SPACES ARE OPEN TO ALL CARS				



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TX FIRM #: F-6548
PHONE: 469.232.5200



DRAWN BY: FG

CHECKED BY: SES

APPROVED BY: MCS

PROJECT #: 50123704

JOB #: 50159146

SUBMITTALS		
REV.	DATE	DESCRIPTION
3	08/16/23	FOR CONSTRUCTION
2	07/19/23	FOR CONSTRUCTION
1	07/17/23	FOR CONSTRUCTION
0	03/31/23	FOR CONSTRUCTION
A	02/09/23	ISSUED FOR 90% REVIEW

SITE NAME:

DOVER, NH
TRT ID: 32502

SITE ADDRESS:

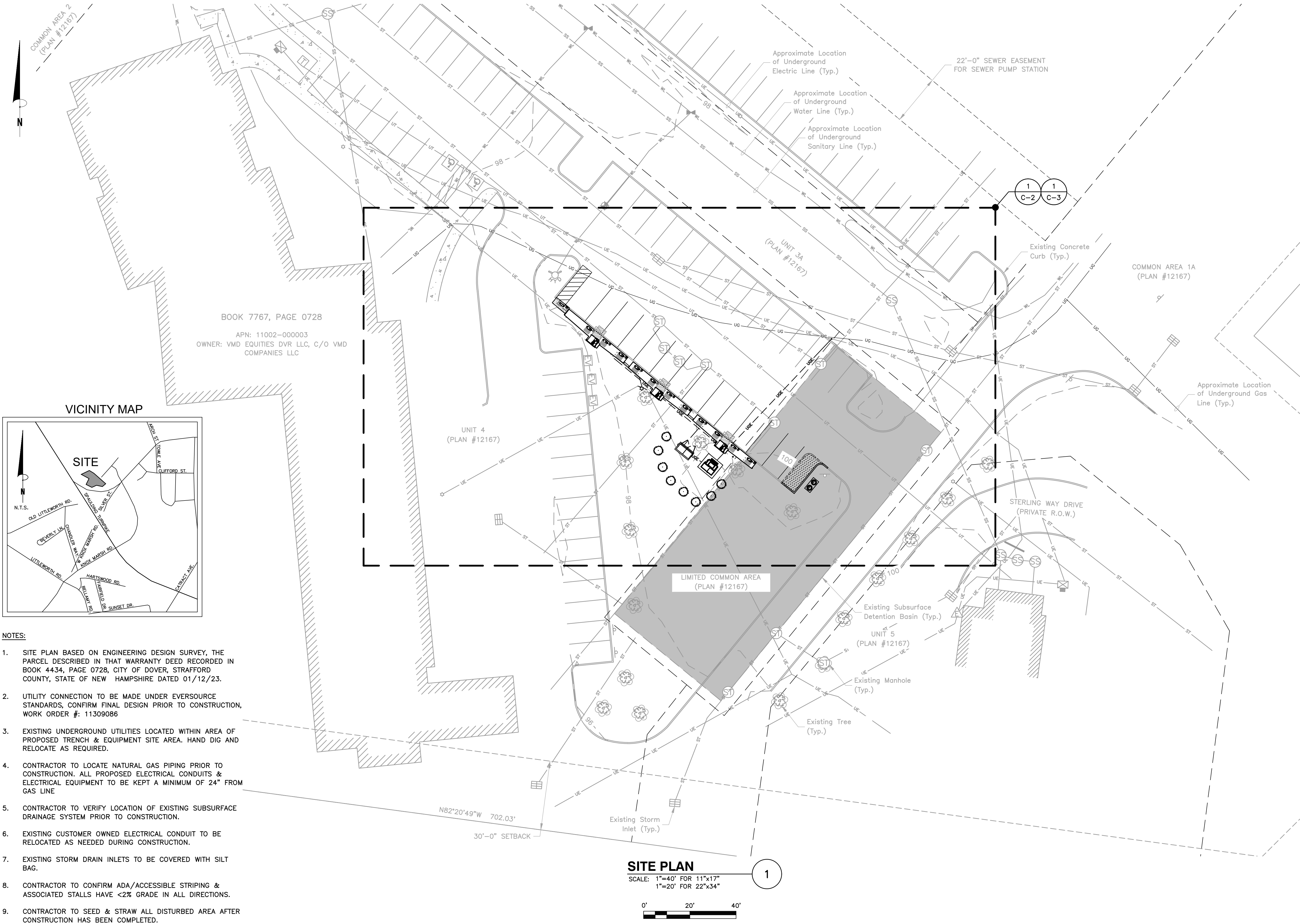
200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

CITY OF DOVER COMMON
SITE PLAN NOTES

SHEET NUMBER

(4) GN-3



NOTES:

1. SITE PLAN BASED ON ENGINEERING DESIGN SURVEY, THE PARCEL DESCRIBED IN THAT WARRANTY DEED RECORDED IN BOOK 4434, PAGE 0728, CITY OF DOVER, STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE DATED 01/12/23.
2. UTILITY CONNECTION TO BE MADE UNDER EVERSOURCE STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, WORK ORDER #: 11309086
3. EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
4. CONTRACTOR TO LOCATE NATURAL GAS PIPING PRIOR TO CONSTRUCTION. ALL PROPOSED ELECTRICAL CONDUITS & ELECTRICAL EQUIPMENT TO BE KEPT A MINIMUM OF 24" FROM GAS LINE
5. CONTRACTOR TO VERIFY LOCATION OF EXISTING SUBSURFACE DRAINAGE SYSTEM PRIOR TO CONSTRUCTION.
6. EXISTING CUSTOMER OWNED ELECTRICAL CONDUIT TO BE RELOCATED AS NEEDED DURING CONSTRUCTION.
7. EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG.
8. CONTRACTOR TO CONFIRM ADA/ACCESSIBLE STRIPING & ASSOCIATED STALLS HAVE <2% GRADE IN ALL DIRECTIONS.
9. CONTRACTOR TO SEED & STRAW ALL DISTURBED AREA AFTER CONSTRUCTION HAS BEEN COMPLETED.



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DOVER, NH
TRT ID: 32502

SITE ADDRESS:

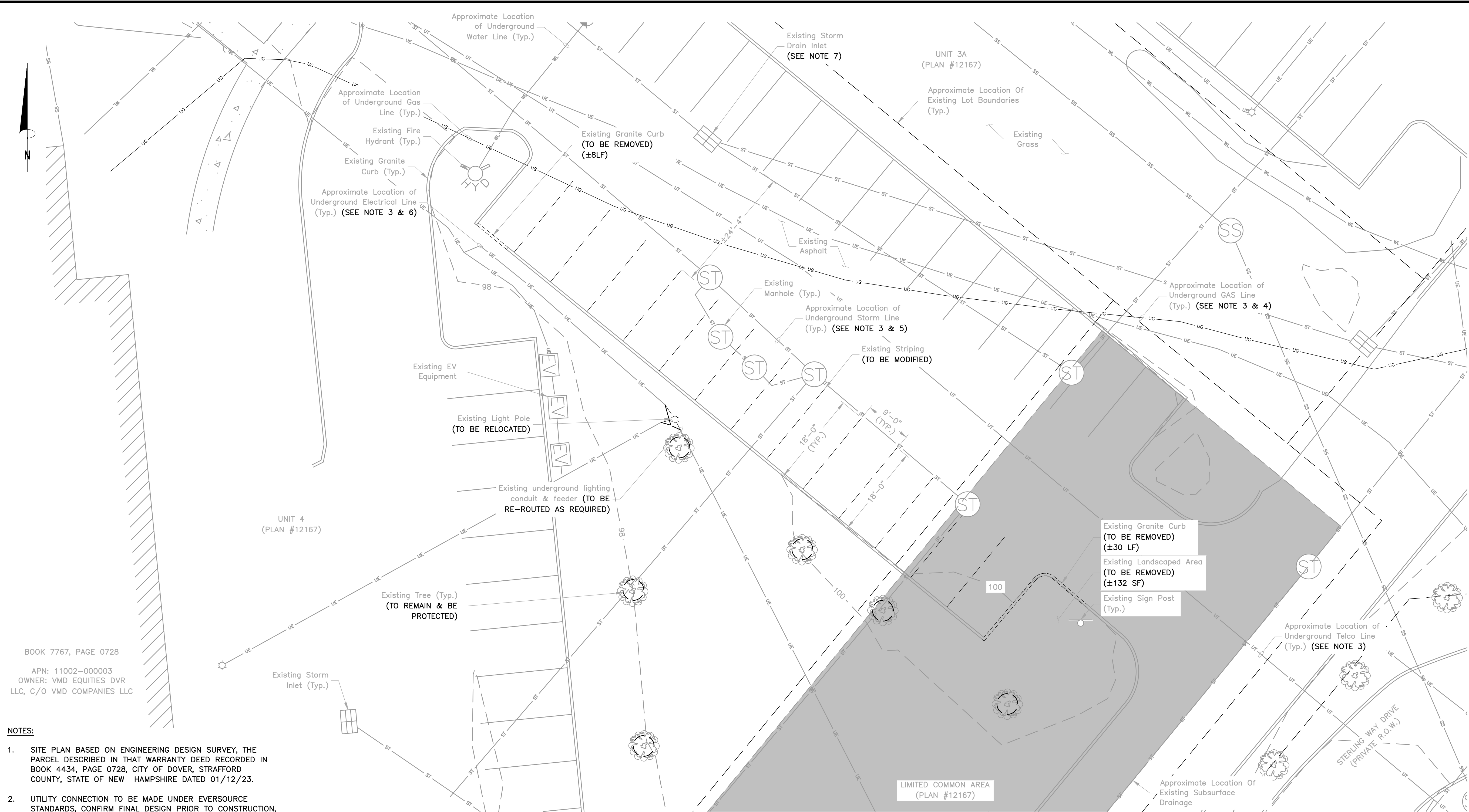
200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

SITE PLAN

SHEET NUMBER

(5) C-1



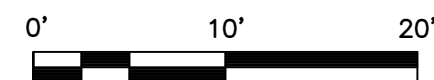
BOOK 7767, PAGE 0728
APN: 11002-000003
OWNER: VMD EQUITIES DVR
LLC, C/O VMD COMPANIES LLC

NOTES:

1. SITE PLAN BASED ON ENGINEERING DESIGN SURVEY, THE PARCEL DESCRIBED IN THAT WARRANTY DEED RECORDED IN BOOK 4434, PAGE 0728, CITY OF DOVER, STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE DATED 01/12/23.
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9. CONTRACTOR TO SEED & STRAW ALL DISTURBED AREA AFTER CONSTRUCTION HAS BEEN COMPLETED.

EXISTING CONDITIONS PLAN

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



1



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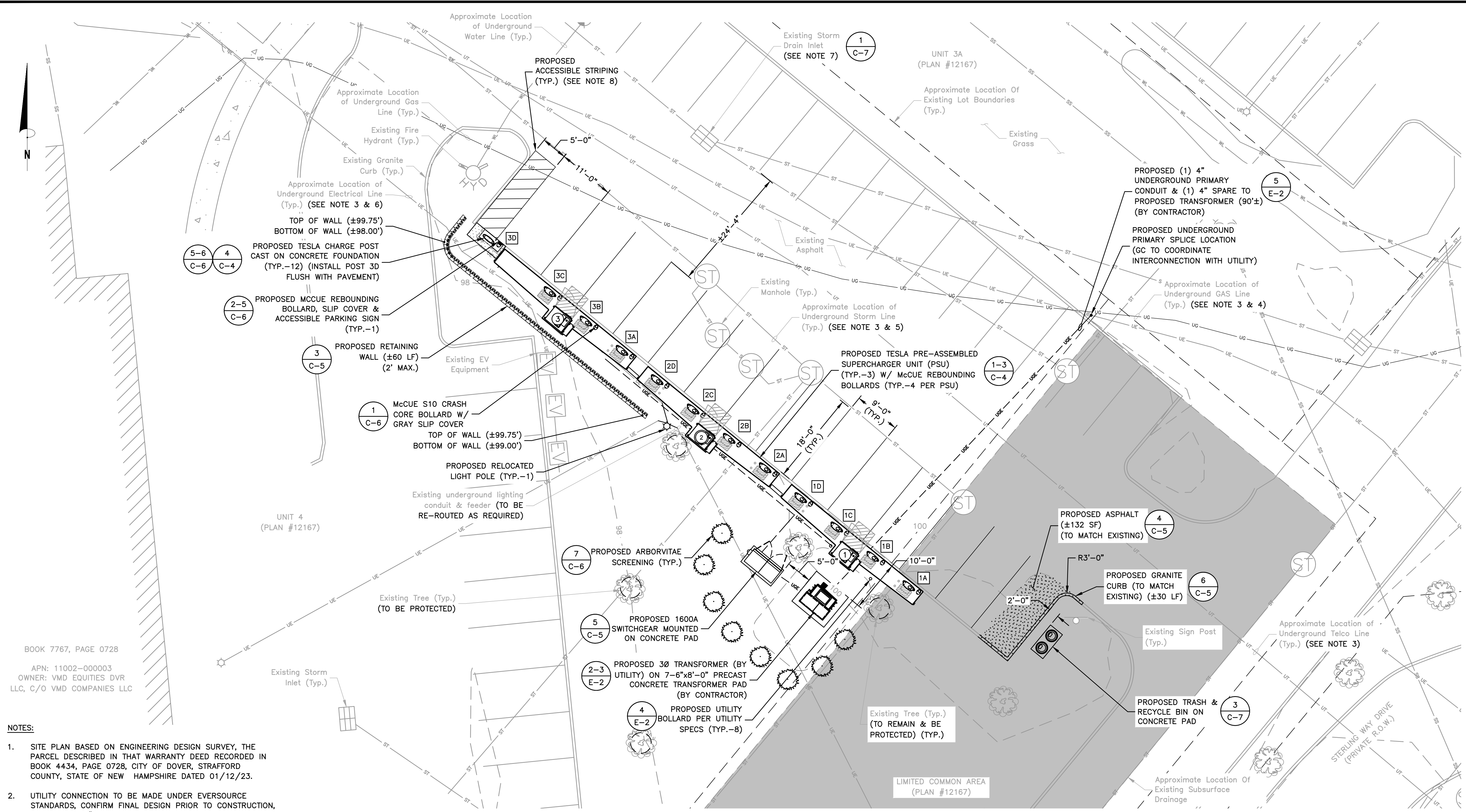
200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

EXISTING CONDITIONS
& DEMO PLAN

SHEET NUMBER

(6) C-2



BOOK 7767, PAGE 0728
APN: 11002-000003
OWNER: VMD EQUITIES DVR LLC, C/O VMD COMPANIES LLC

- NOTES:
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EQUIPMENT/PARKING PLAN 1
SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"
0' 10' 20'

LEGEND	
①	TESLA SUPERCHARGER #
②	TESLA 'STAR-CENTER' MASTER CABINET #
1A	TESLA V3 CHARGE POST



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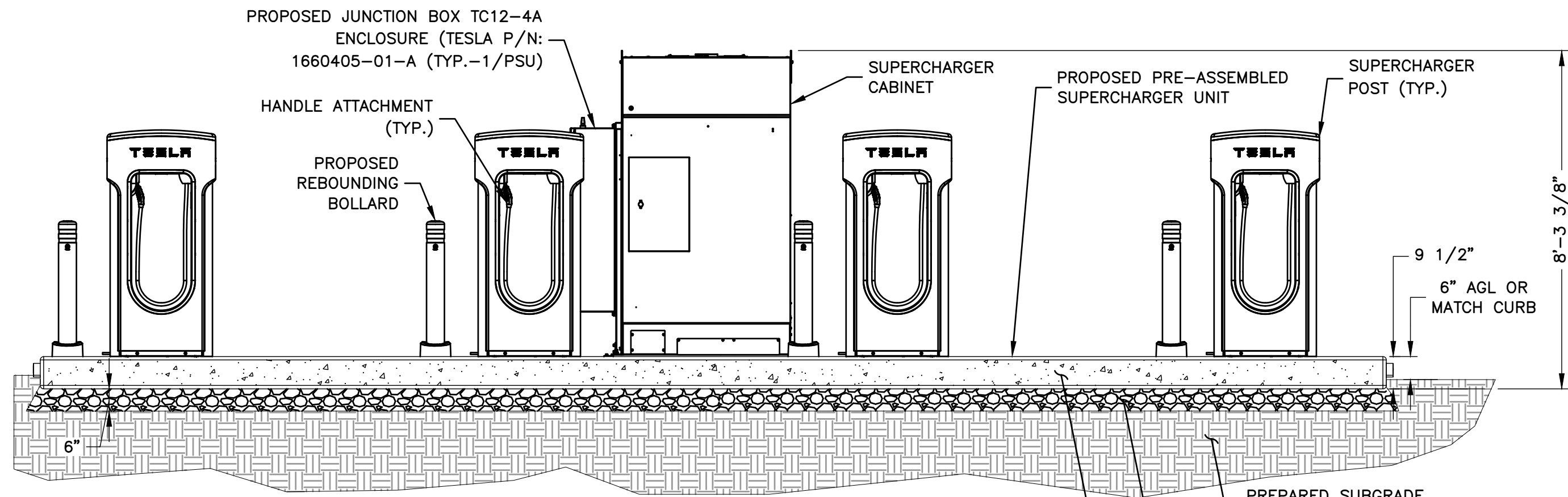
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0	03/31/23	FOR CONSTRUCTION
A	02/09/23	ISSUED FOR 90% REVIEW

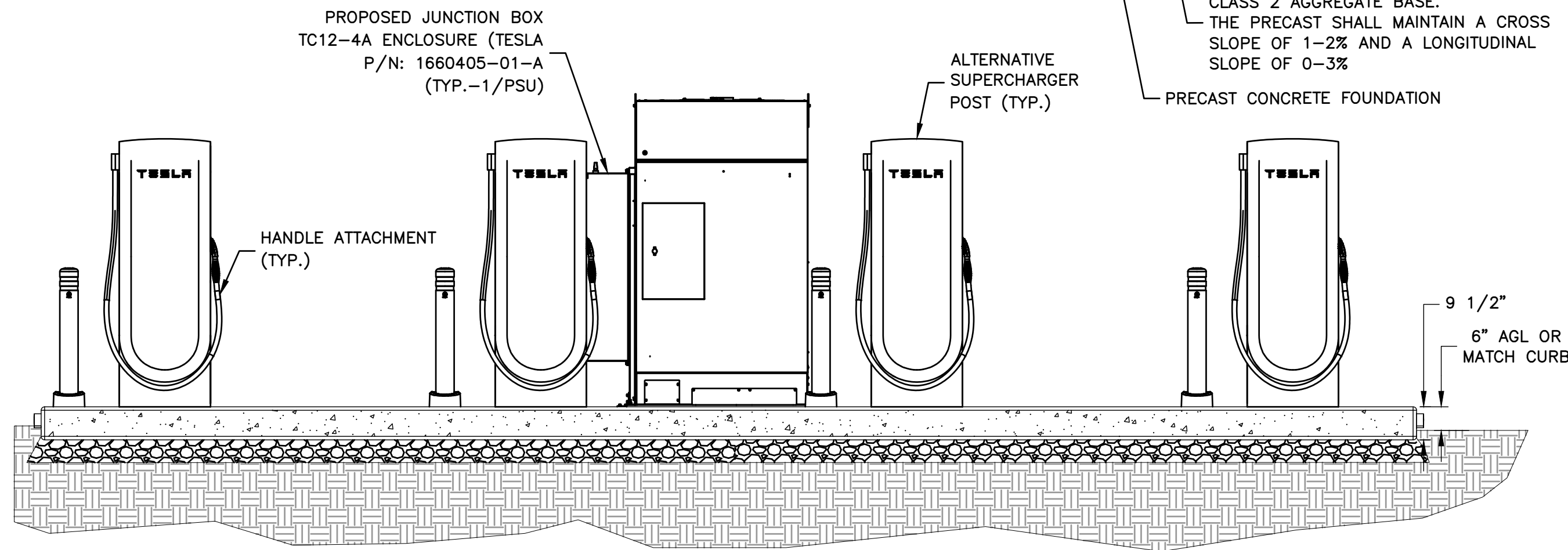
SITE NAME:
DOVER, NH
TRT ID: 32502
SITE ADDRESS:
200 STERLING WAY
DOVER, NH 03820

SHEET TITLE
EQUIPMENT & PARKING
PLAN

SHEET NUMBER
(7) C-3



OPTION #1: V3 CHARGE POST CONFIGURATION



OPTION #2: ALTERNATIVE CHARGE POST CONFIGURATION

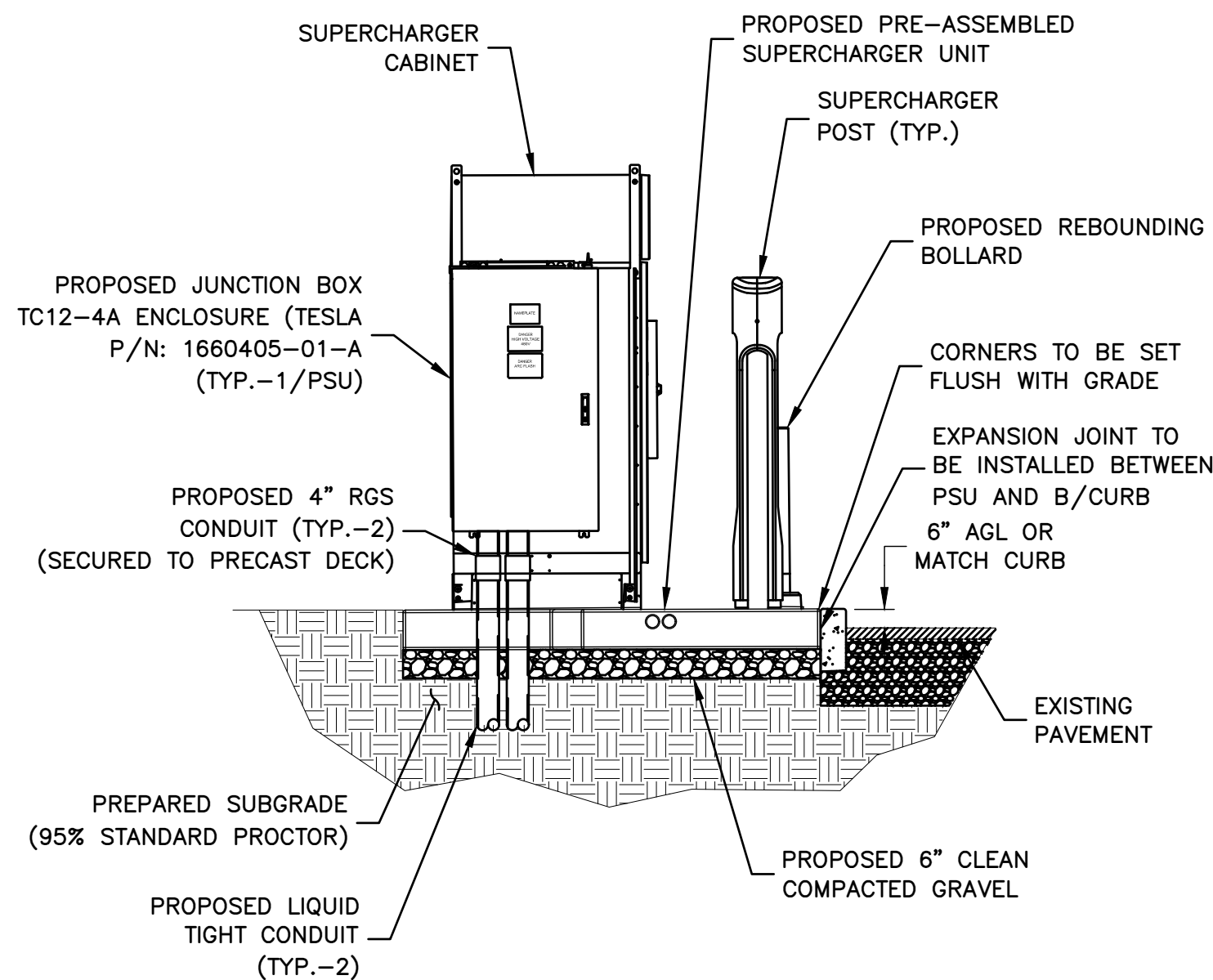
NOTE:

1. FINAL CHARGE POST CONFIGURATION SELECTION DETERMINED BY TESLA DESIGN MANAGER BASED ON AVAILABILITY AT TIME OF CONSTRUCTION.

PSU ELEVATIONS

SCALE: N.T.S.

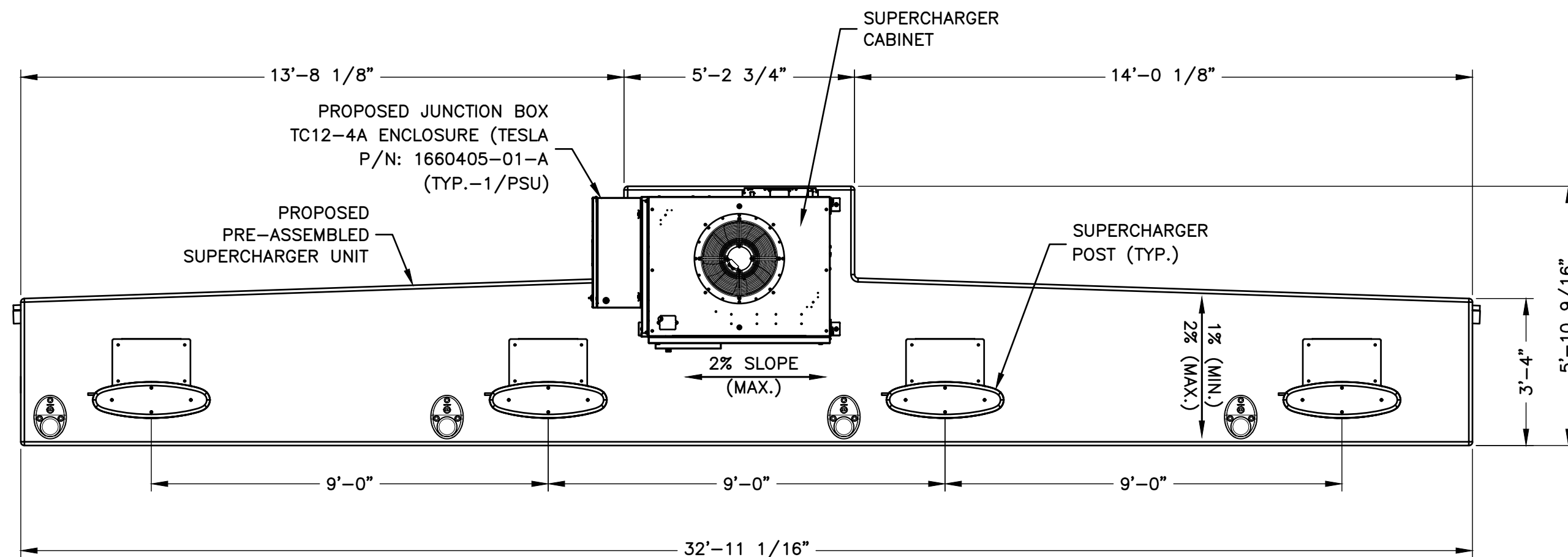
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PSU SIDE VIEW

SCALE: N.T.S.

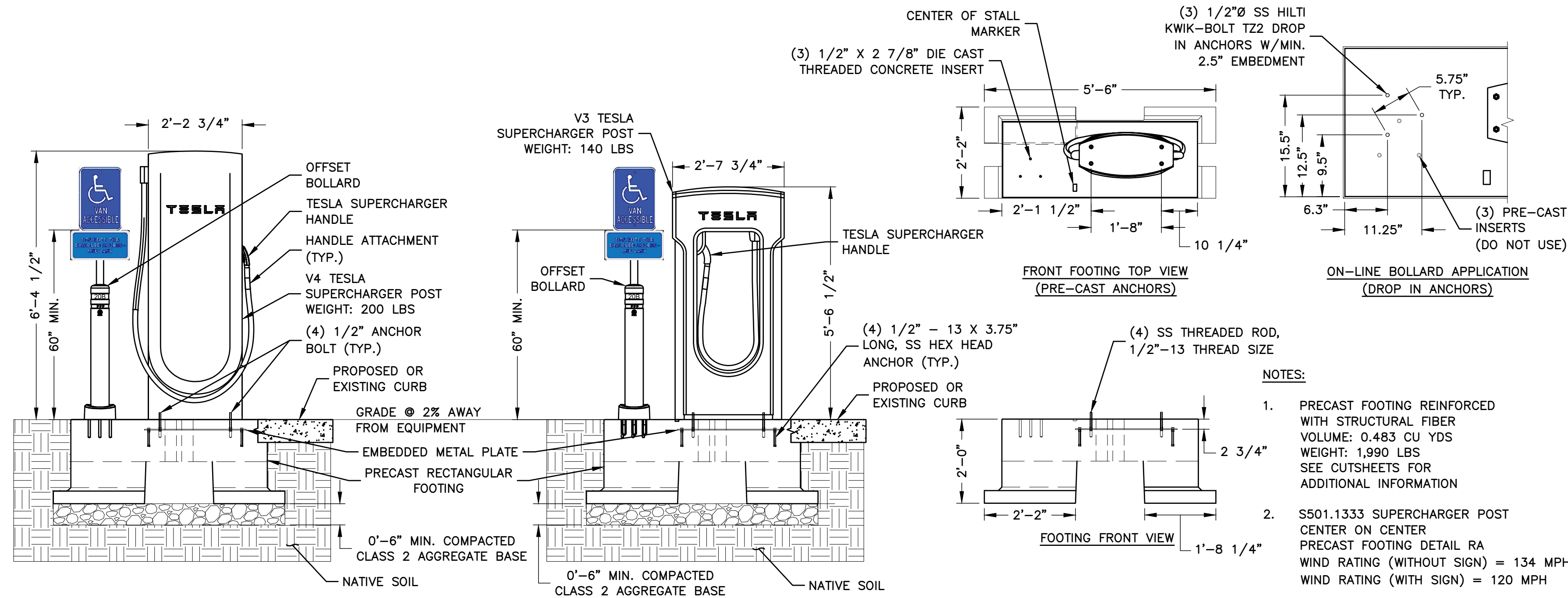
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PSU PLAN VIEW

SCALE: N.T.S.

2



TESLA SUPERCHARGER POST PRECAST FOUNDATION DETAIL

SCALE: N.T.S.

4



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PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
4835 LBJ FREEWAY
SUITE 475
DALLAS, TX 75244
TX FIRM #: F-6548
PHONE: 469.232.5200



DRAWN BY: FG

CHECKED BY: SES

APPROVED BY: MCS

PROJECT #: 50123704

JOB #: 50159146

SUBMITTALS

REV.	DATE	DESCRIPTION
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2	07/19/23	FOR CONSTRUCTION
1	07/17/23	FOR CONSTRUCTION
0	03/31/23	FOR CONSTRUCTION
A	02/09/23	ISSUED FOR 90% REVIEW

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DOVER, NH
TRT ID: 32502

SITE ADDRESS:

200 STERLING WAY
DOVER, NH 03820

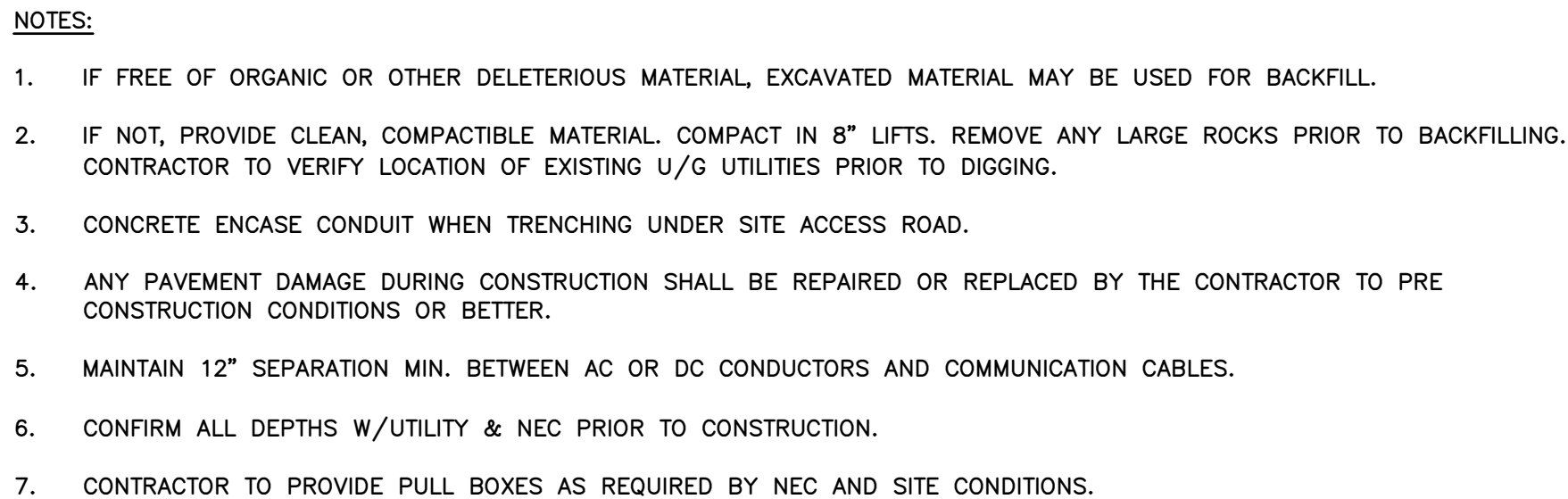
SHEET TITLE

CONSTRUCTION
DETAILS I

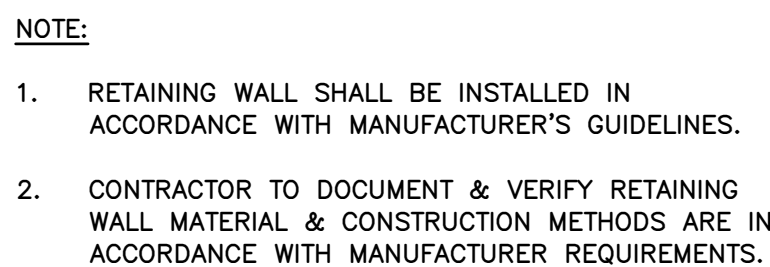
SHEET NUMBER

(8) C-4

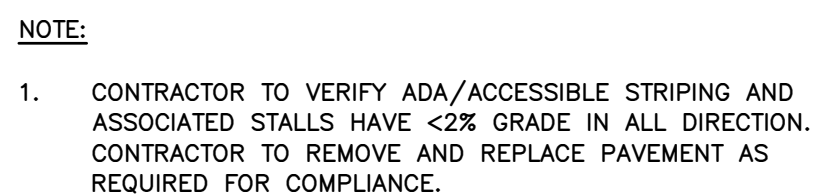
- * 6" OF SEPARATION IS ALLOWED WHEN A FLUIDIZED THERMAL BACKFILL WITH A ρ OF 60 °C-cm/W OR LESS WITH A MINIMUM HEIGHT OF 12" ABOVE THE CONDUIT IS UTILIZED.



SCALE: N.T.S.



SCALE: N.T.S.



SCALE: N.T.S.

Note

- As discussed with Duraline engineers, conduit stiffness varies with wall thickness per Table 5 in the standard ASTM F2160 – 16 Solid Wall High Density Polyethylene (HDPE) Conduit based on Controlled Outside Diameter (OD). The stiffness calculated for conduit 2", 3" and 4" are 101+/-22 psi, 92+/-2 psi

MS0009914 Attachment 1 Page 1 of 2 Rev. 0

and 61+/-2 psi. The test has been performed per ASTM 2412 as required by both UL 1990 and UL 1664. All samples were visually inspected and no any cracks observed on samples after the test. Those stiffness test data are reference for Tesla engineers to determine conduit burial depth for Tesla supercharger station installation.

The Duraline conduit test report is enclosed.

The above Duraline conduits can be used in the field installation of charge post CS-350-A2 per NEC with adequate depth calculation.

If there are any questions regarding the results contained in this report, or any of the other services offered by TUV Rheinland of North America, Inc., please do not hesitate to contact the undersigned.

Please note, this letter report does not represent authorization for the use of any TUV Rheinland certification marks.

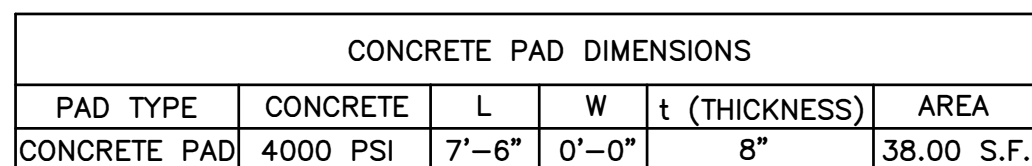
Evaluated by

Zhiyong
Zhiyong Hu
Principal Test Engineer
Email: zhu@us.tuv.com

Reviewed by:


Howard Liu
Manager, Power Electronics Segment – America
Email: hliu@us.tuv.com

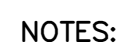
SCALE: N.T.S.



NOTE:

1. SEE CONCRETE NOTES ON SHEET GN-1.

SCALE: N.T.S.



1. SAW CUT AREA TO BE REPAIRED/REPLACED. DISPOSE OF DEBRIS PROPERLY OFF SITE.
2. INSTALL FORMS AS NECESSARY.
3. COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.

SCALE: N.T.S.



JOB #: 5015914

SITE NAME:

DOVER, NH
TRT ID: 32502

SITE ADDRESS:

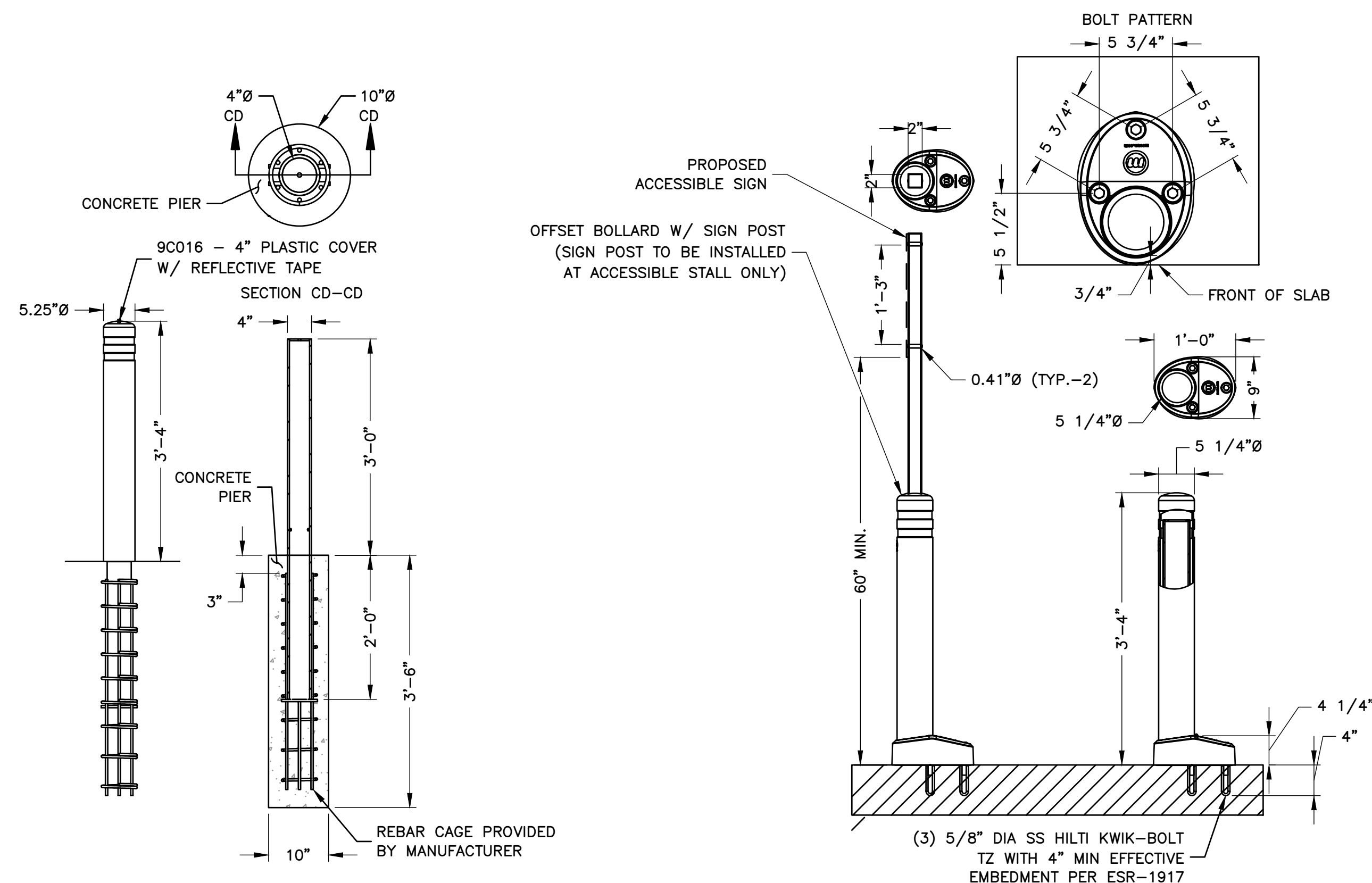
200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

CONSTRUCTION DETAILS II

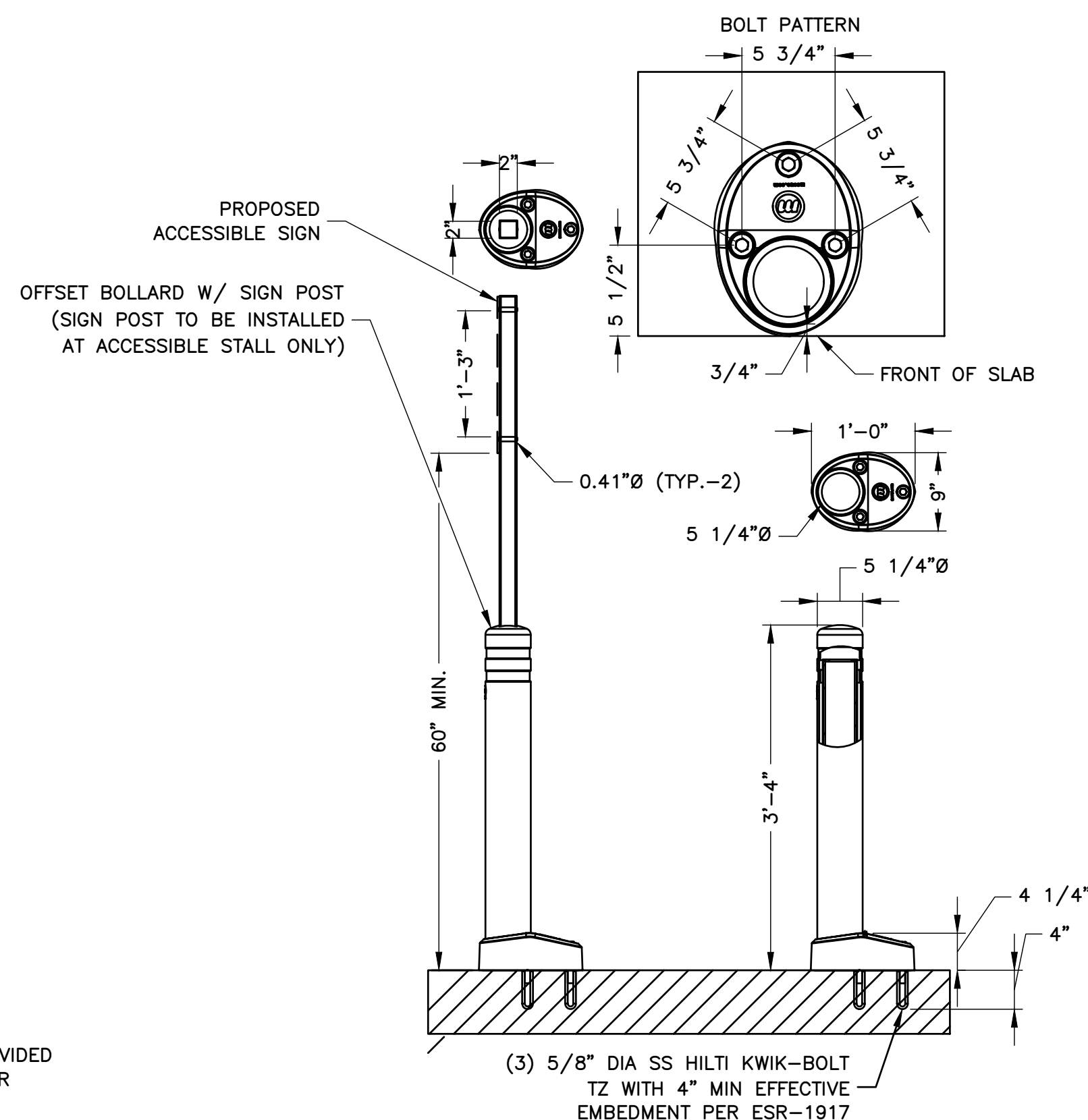
SHEET NUMBER

(9) C-5



McCUE CRASH CORE DETAIL

SCALE: N.T.S.



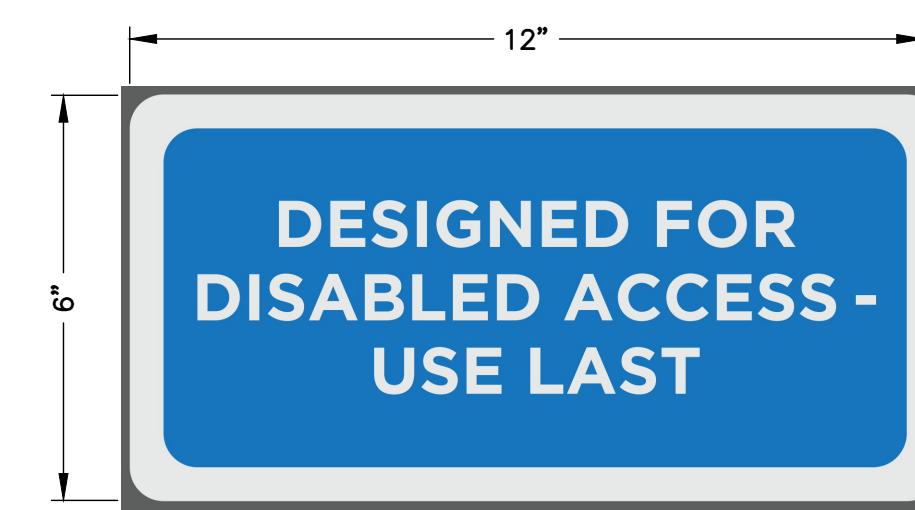
McCUE REBOUNding BOLLARD & SIGN

SCALE: N.T.S.



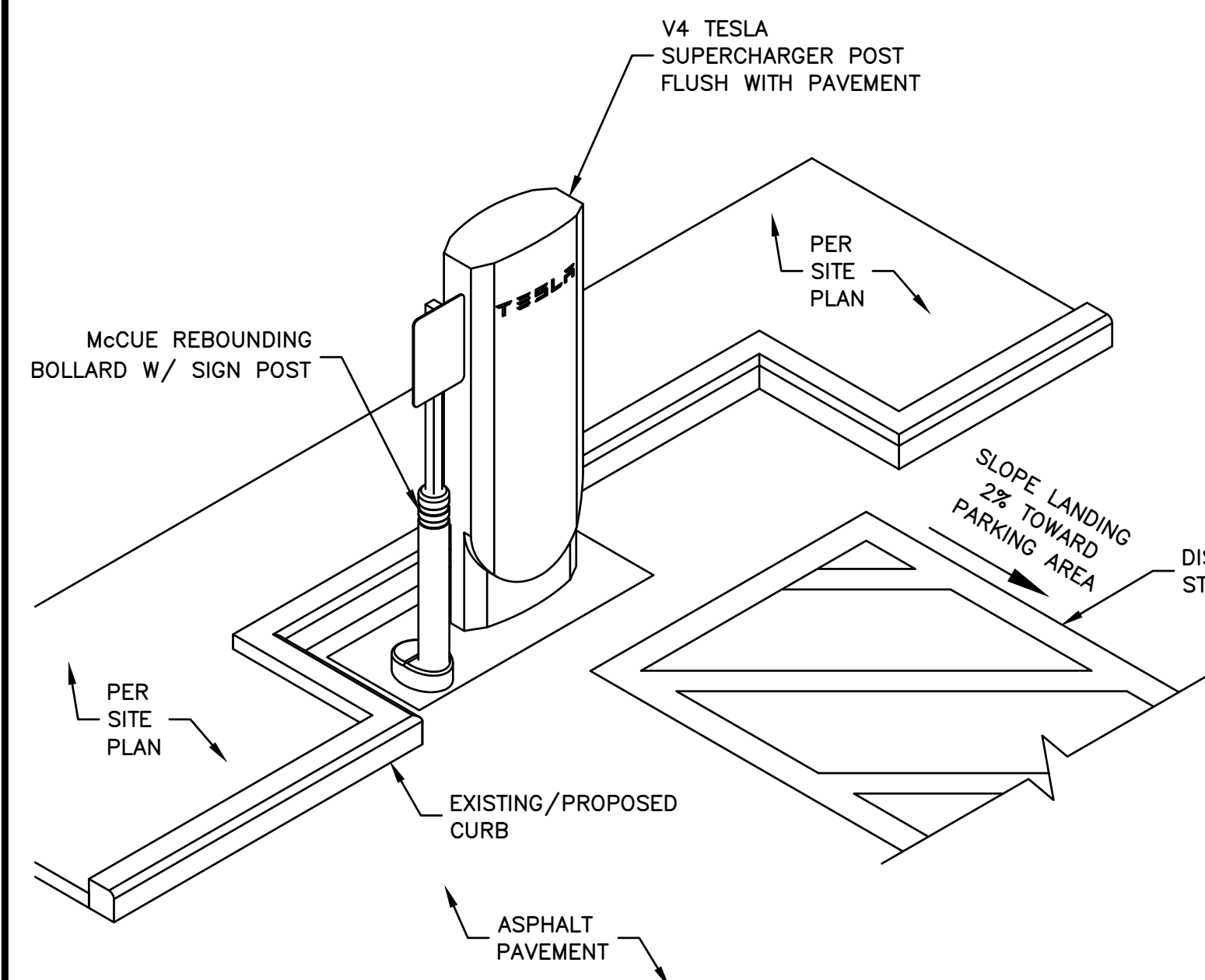
ACCESSIBLE SIGNAGE DETAIL

SCALE: N.T.S.



DISABLED ACCESS SIGN

SCALE: N.T.S.

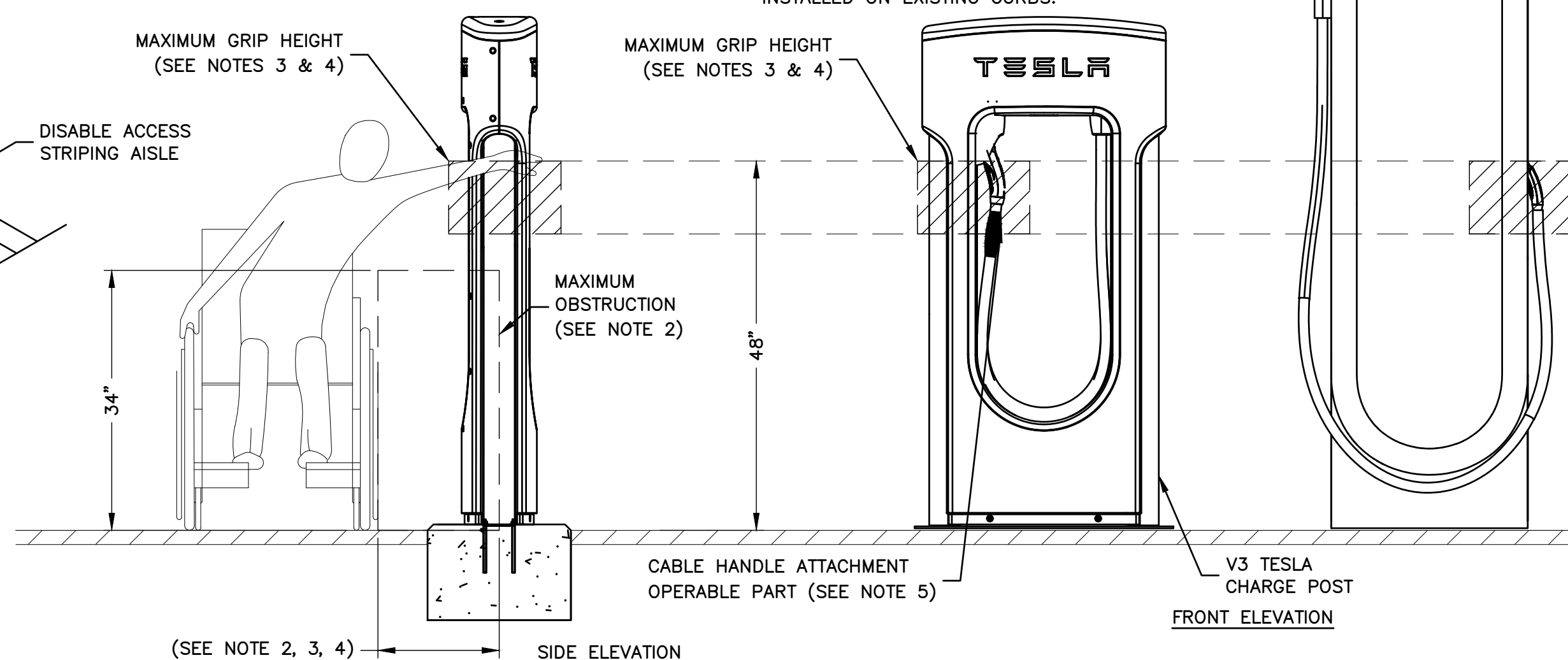


ACCESSIBILITY LAYOUT DETAIL

SCALE: N.T.S.

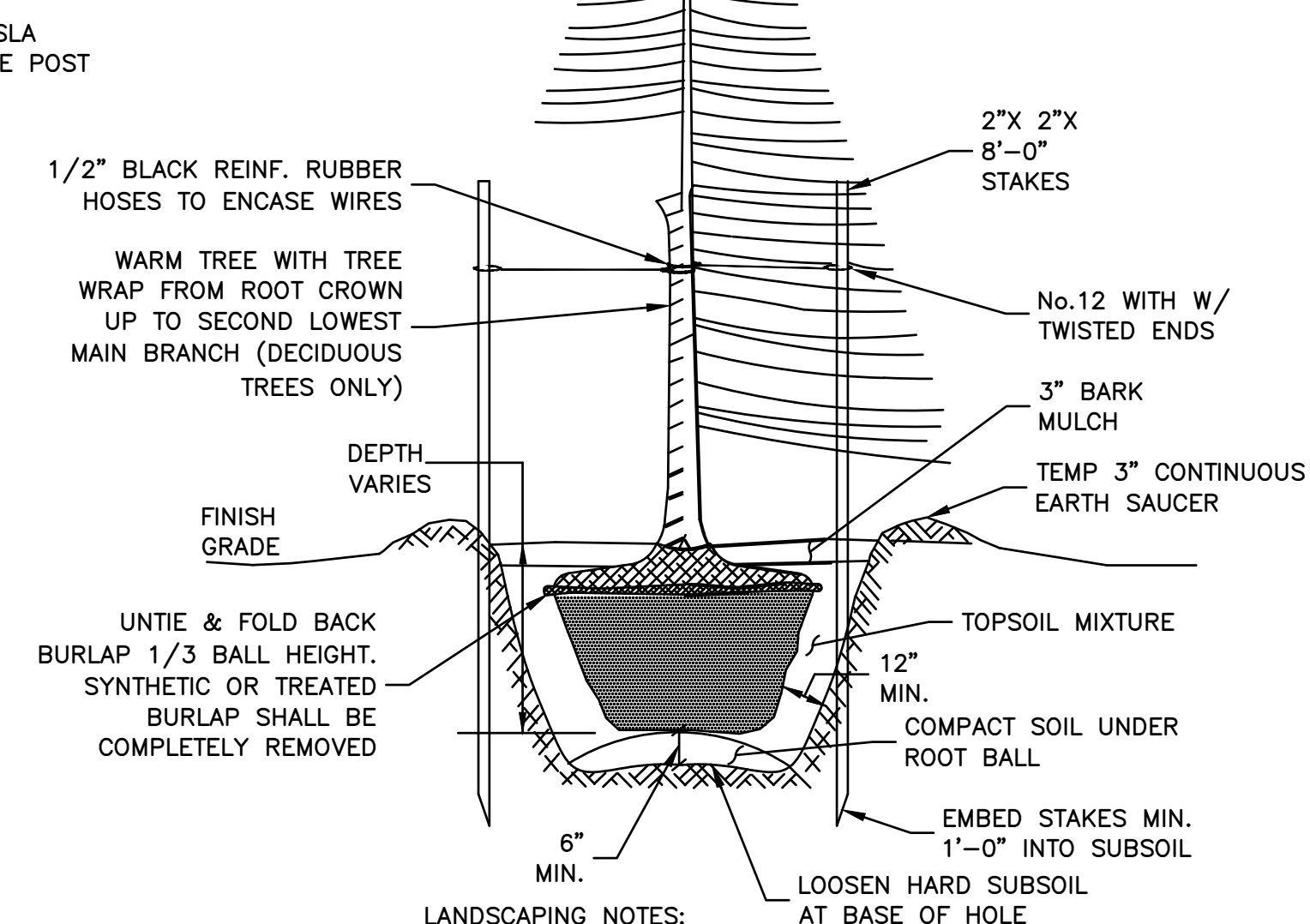
- NOTES:

- | | | | |
|----|---|----|--|
| 1. | DETAIL IS IN REFERENCE TO 2010 ADA STANDARDS OF ACCESSIBLE DESIGN. | 4. | PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1 & 308.3.2, WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL NOT EXCEED 46 INCHES MAXIMUM FOR A REACH DEPTH OF 24 INCHES MAXIMUM. |
| 2. | PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1 & 308.3.2, MAXIMUM OBSTRUCTION TO BE NO LARGER THAN 24 INCHES IN WIDTH AND 34 INCHES IN HEIGHT. | 5. | OPERABLE PART OF CABLE HANDLE COMPLIES WITH REACH RANGES PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 309. |
| 3. | PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1 & 308.3.2, THE HIGH SIDE REACH SHALL NOT EXCEED 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM. | 6. | PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.2, EXCEPTIONS 2, OPERABLE PARTS OF CABLE HANDLE SHALL BE PERMITTED TO BE 54 INCHES MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE CABLE HANDLES ARE INSTALLED ON EXISTING CURBS. |



GRAB HEIGHT DETAIL

SCALE: N.T.S.



TREE PLANTING DETAIL

SCALE: N.T.S.

DRAWN BY:	FG
CHECKED BY:	SES
APPROVED BY:	MCS
PROJECT #:	50123704
JOB #:	50159146

CHECKED BY: SES

APPROVED BY: MCS

PROJECT #:	50123704
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JOB #:	50159146
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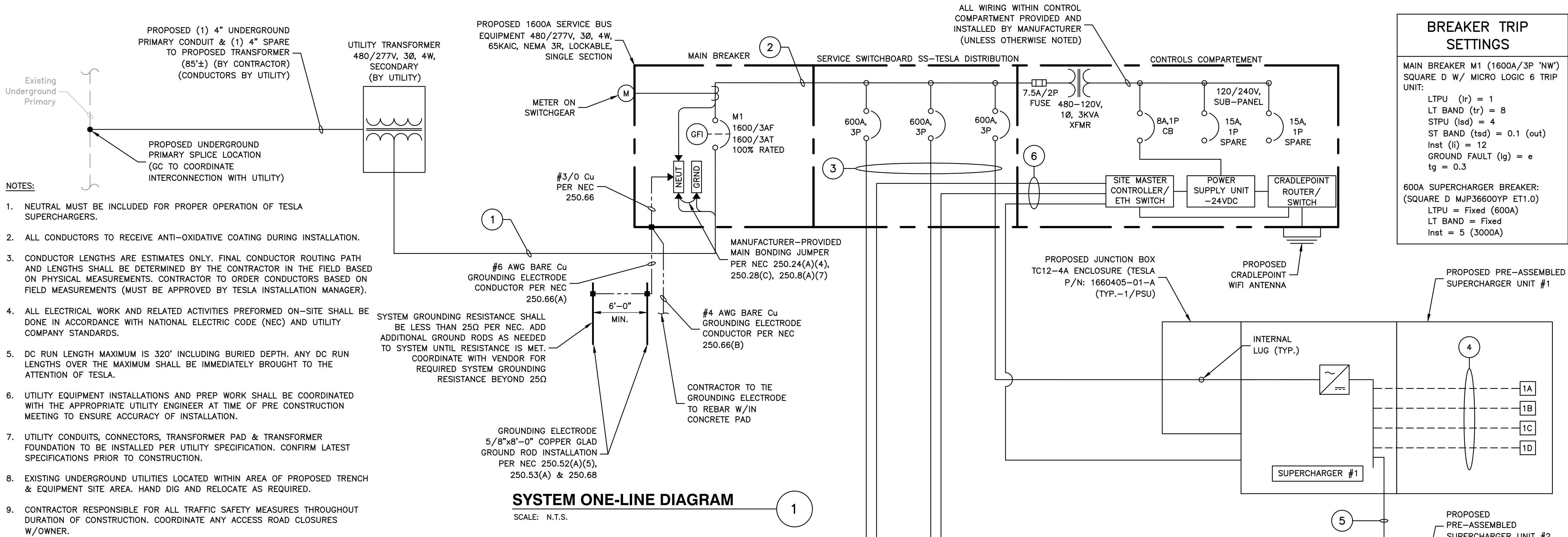
200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

CONSTRUCTION

DETAILS III

SHEET NUMBER
(10) C-6



SERVICE ELECTRICAL CIRCUIT SCHEDULE

NO:	FROM	TO	CONFIGURATION
1	UTILITY TRANSFORMER	PROPOSED SERVICE EQUIPMENT	[5 SETS] (3) 600MCM AL (THWN-2) & (1) 600MCM AL (THWN-2) NEUT IN 4" CONDUIT
2	PROPOSED SERVICE EQUIPMENT: INCOMING	PROPOSED SERVICE EQUIPMENT: I-LINE PANEL	FACTORY INSTALLED BUSS
3	PROPOSED SERVICE EQUIPMENT: I-LINE PANEL (600A, 80% RATED)	PROPOSED TESLA SUPERCHARGER (TYP.-3)	[2 SETS] (3) 500MCM AL (THWN-2) (1) 500MCM AL (THWN-2) NEUT (1) #1 AWG CU EGC OR 2/0 AL EGC* IN 4" PVC/HDPE CONDUIT**
4A	PROPOSED TESLA SUPERCHARGER	V3 POST: PROPOSED TESLA POST (TYP.-12)	[1 SET PER POST; PRE-INSTALLED] (4) 350KCMIL AL (XHHW-2) (1000V RATED) (1) 2/0 AL EGC* & SHIELDED COMM CABLE (1000V RATED) (PER TESLA) IN FACTORY PROVIDED RACEWAY***
4B	PROPOSED TESLA SUPERCHARGER	V4 POST: PROPOSED TESLA POST (TYP.-12)	[1 SET PER POST; PRE-INSTALLED] (4) 600KCMIL AL (XHHW-2) (1000V RATED) (1) 2/0 AWG CU EGC & SHIELDED COMM CABLE (1000V RATED) (PER TESLA) IN FACTORY PROVIDED RACEWAY***
5	DC BUS BETWEEN PROPOSED SUPERCHARGERS	DC BUS BETWEEN PROPOSED SUPERCHARGERS	[2 SETS] (2) 600KCMIL AL (XHHW-2) (1) 1/0 AL GROUND & (1) 3/0 AWG AL DC MID (1000V RATED) IN TESLA CUSTOM ABOVE GROUND WIREWAY
6	SITE CONTROLLER	SUPERCHARGER (TYP.)	SHIELDED CAT6+ COMM CABLE (1000V RATED) W/ PROPOSED AC FEEDERS IN 4" PVC/HDPE CONDUIT** (SEE FEEDER SCHEDULE #3)

* MODIFIED PER NEC 250364(A)(2)
** PER UL LISTED HDPE CONDUIT PERMITTED. CONTRACTOR TO CONFIRM WITH TESLA CM.
*** INSTALL APPLICABLE WIRING CONFIGURATION CORRESPONDING WITH CHARGE POST VERSION INSTALLED.

AC SUPERCHARGER LENGTHS

SUPERCHARGER	LINEAR LENGTH SWITCHGEAR TO SUPERCHARGER	ESTIMATED LENGTH*
1	15'	40'
LENGTH OF AC AL WIRE PER CONDUIT**:		160'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE ***:		320
2	57'	82'
LENGTH OF AC AL WIRE PER CONDUIT**:		328'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE ***:		656'
3	93'	118'
LENGTH OF AC AL WIRE PER CONDUIT**:		472'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE ***:		944'
TOTAL LENGTH OF AC AL WIRE ****:		1920'
TOTAL LENGTH OF GROUND*****:		480'

NOTES:

- * AC CONDUCTORS: 25 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS.
- ** ESTIMATED LENGTH OF AI WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER SUPERCHARGER
- *** LENGTH = LENGTH OF AC AL WIRE PER CONDUIT X # OF CONDUITS
- **** TOTAL LENGTH = SUM OF AC LENGTHS
- ***** TOTAL LENGTH OF EGC = LENGTH X # SETS

SECONDARY SERVICE LENGTHS

	LINEAR LENGTH	ESTIMATED LENGTH*
TRANSFORMER TO SWITHGEAR	11'	36'
TOTAL LENGTH OF AL WIRE**:		144'
NUMBER OF WIRE FILLED CONDUITS:		5
TOTAL LENGTH OF AC AL WIRE***:		720'

NOTES:

- SEE SHEET E-1 FOR WIRE CONFIGURATION.
- * AC CONDUCTORS: 25 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS.
- ** ESTIMATED LENGTH OF AI WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER SET
- *** LENGTH OF AL WIRE PER DISCONNECT = ESTIMATED TOTAL LENGTH OF AL WIRE X # WIRE SETS

BREAKER TRIP SETTINGS

MAIN BREAKER M1 (1600A/3P 'NW') SQUARE D W/ MICRO LOGIC 6 TRIP UNIT:

LTPU (lr) = 1
LT BAND (tr) = 8
STPU (lsd) = 4
ST BAND (tsd) = 0.1 (out)
Inst (li) = 12
GROUND FAULT (lg) = e
tg = 0.3

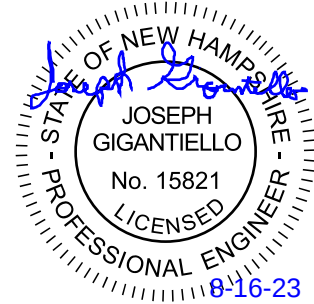
600A SUPERCHARGER BREAKER: (SQUARE D MJP36600YP ET1.0)
LTPU = Fixed (600A)
LT BAND = Fixed
Inst = 5 (3000A)



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PALO ALTO, CA 94304
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4835 LBJ FREEWAY
SUITE 475
DALLAS, TX 75244
TX FIRM #: F-6548
PHONE: 469.232.5200



DRAWN BY: FG

CHECKED BY: SES

APPROVED BY: MCS

PROJECT #: 50123704

JOB #: 50159146

SUBMITTALS

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SITE NAME:

DOVER, NH
TRT ID: 32502

SITE ADDRESS:

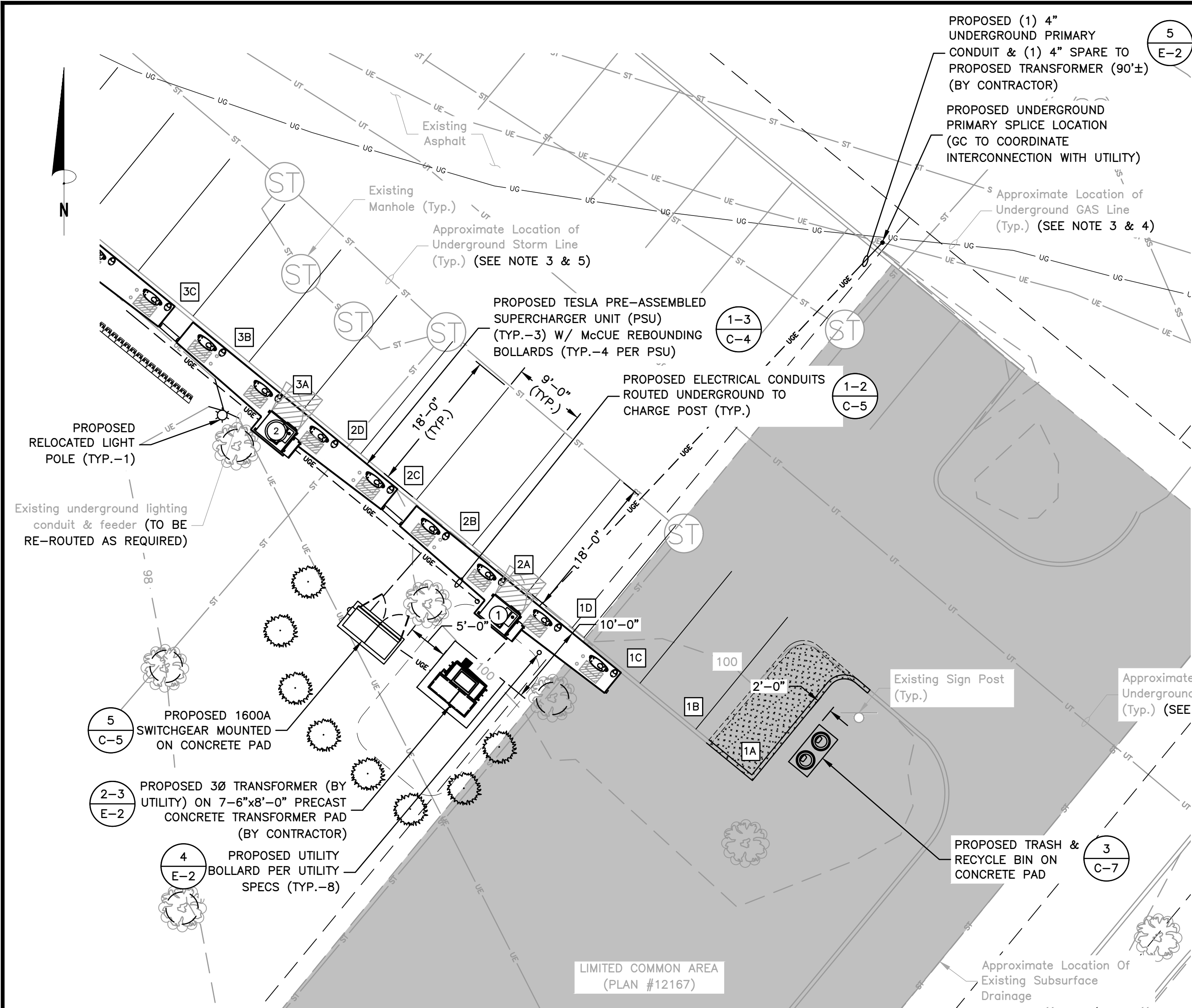
200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

ELECTRICAL ONE-LINE
DIAGRAM

SHEET NUMBER

(12) E-1



UTILITY PLAN

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



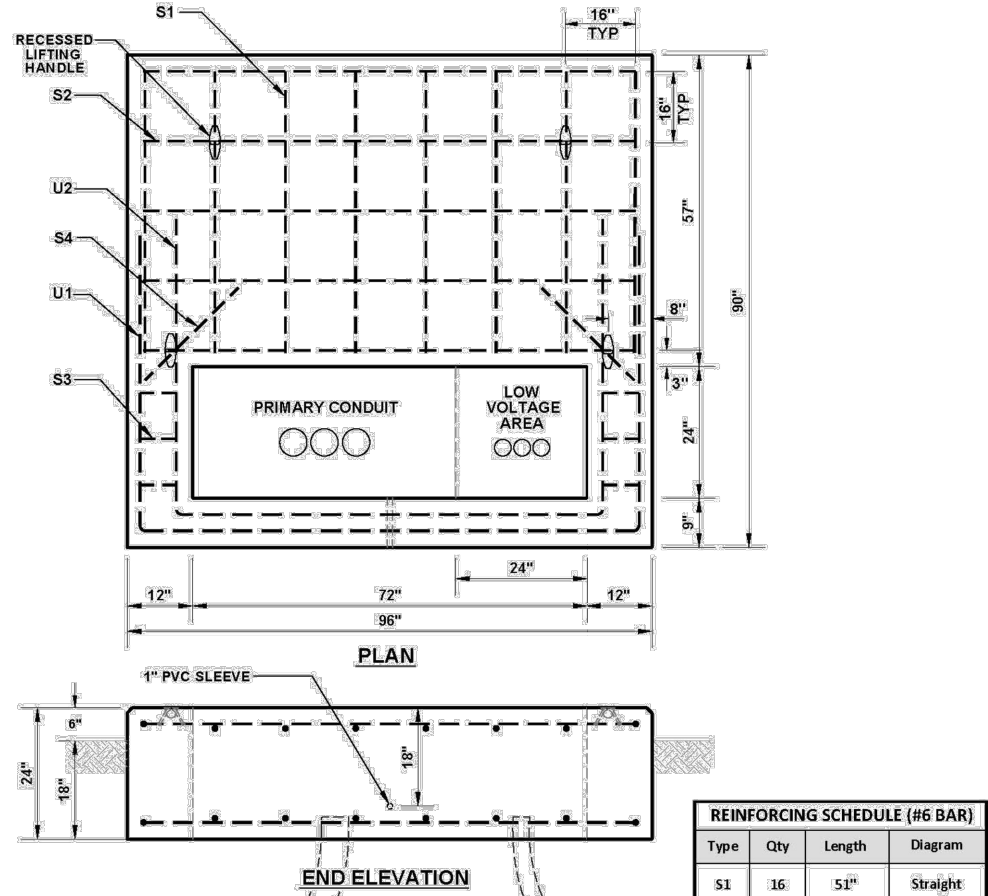
UTILITY S.O.W. RESPONSIBILITIES	
SCOPE OF WORK	BY
SPLICE INTO EXISTING UNDERGROUND PRIMARY	UTILITY'S CONTRACTOR
PROVIDE UTILITY TRANSFORMER	UTILITY
PROVIDE & INSTALL PRIMARY CONDUCTORS	UTILITY
MAKE PRIMARY & SECONDARY CONNECTIONS INTO TRANSFORMER	UTILITY
PROVIDE & INSTALL PRIMARY TRENCHING & CONDUITS	CONTRACTOR
INSTALL UTILITY TRANSFORMER PAD , ASSOCIATED GROUNDING & BOLLARDS	CONTRACTOR
PROVIDE & INSTALL SECONDARY TRENCHING, CONDUITS & PULL BOXES (AS REQUIRED)	CONTRACTOR
PROVIDE & INSTALL SECONDARY CONDUCTORS	CONTRACTOR

NOTE:

- DETAILS FROM 'REQUIREMENTS FOR ELECTRIC SERVICE CONNECTIONS, INFORMATION AND REQUIREMENT FOR ELECTRIC SUPPLY', NH 2021 EDITION. CONTRACTOR TO VERIFY FINAL DETAILS & REQUIREMENTS WITH EVERSOURCE PRIOR TO CONSTRUCTION.

Eversource | NH Information & Requirements 2021

3 Phase Padmounted Transformer Slab 15KV 750-2500 KVA Dead Front 34KV 75-2500 KVA Dead Front



REINFORCING SCHEDULE (#6 BAR)			
Type	Qty	Length	Diagram
S1	16	51"	Straight
S2	10	90"	Straight
S3	22	7"	Straight
S4	8	24"	Straight
U1	2	198"	See Note 8 for size
U2	2	198"	See Note 8 for size

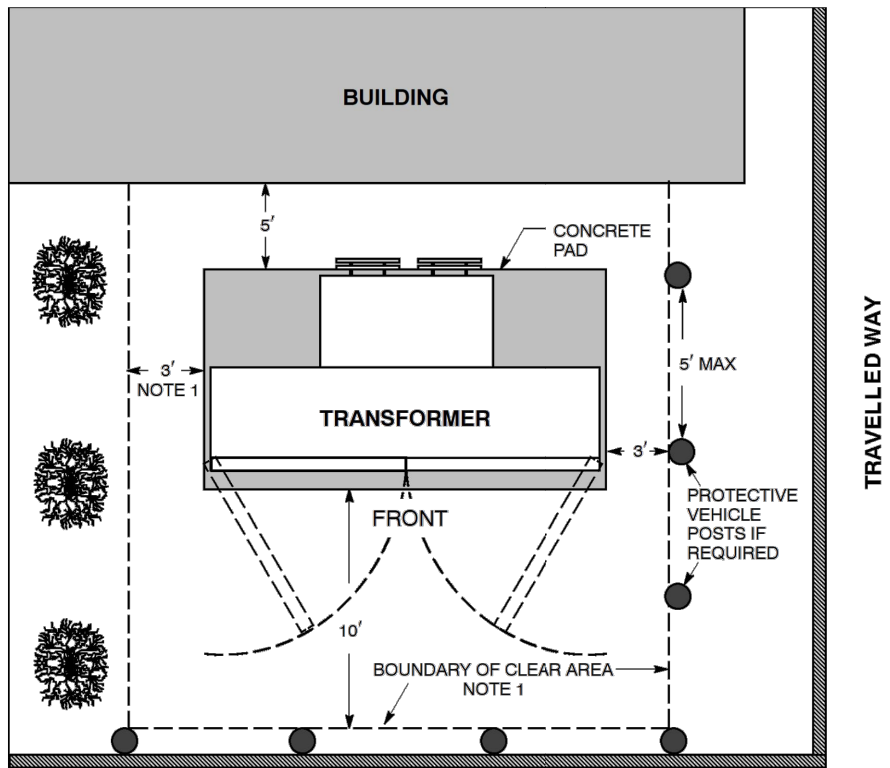
EVERSOURCE INTERNAL REFERENCE 53.116

Refer to [Installation Requirements for Padmounted Transformer and Sector Cabinets](#) for additional details.

TRANSFORMER PAD

SCALE: N.T.S.

Pad-Mounted Transformers Location To Buildings and Roadways



EVERSOURCE INTERNAL REFERENCE 42.047

NOTES

- To inspect, provide access, operate elbow connectors, and ventilate the transformer, the above specified clear area distances to buildings or shrubs shall be maintained. The distance from the building to the concrete transformer pad. Property line shall be considered an obstruction since fences, shrubs, etc. may be installed at a future date by adjacent property owners. Because of the possibility of cooling fins overhanging the pad, side clearances to be increased to 5' for transformers 1000 kVA and larger.
- If no curb exists or transformer is located closer than 10' to the travelled way, protective vehicle posts shall be installed. Refer to [Pad Mounted Oil Insulated Equipment Location and Mechanical Protection](#).
- The top of the concrete transformer pad shall be installed 6" above final grade.
- Transformer shall not be located on steep grades where access to or elbow operation is made difficult.
- Transformer shall meet the minimum distances to doors, windows, fire escapes, air intakes and walls. Refer to [Pad Mounted Oil Insulated Equipment Location and Mechanical Protection](#).
- Transformer is not to be located within its doors facing the building.
- Refer to [Oil Detection for Pad Mounted Transformers and Environmental Considerations](#) for information on environmental considerations.

BOLLARD LAYOUT DETAIL

SCALE: N.T.S.

Eversource | NH Information & Requirements 2021

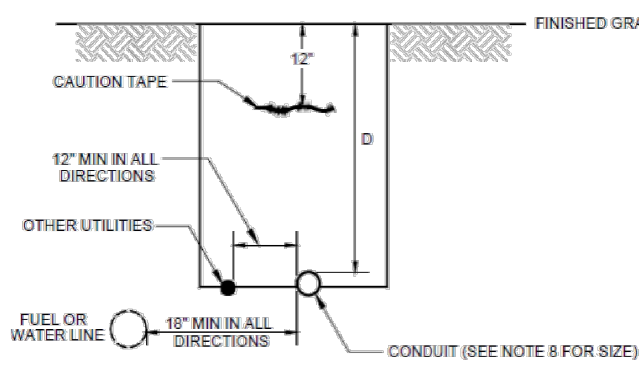
Installation Requirements For Padmounted Transformers & Sector Cabinets

- Foundations shall be procured from a precast concrete manufacturer.
- Reinforcing bars shall meet ASTM A615 Grade 60 specifications.
- Reinforcing bar shall have a minimum 2" of concrete clear cover. Provide a 1" chamfer on all exposed slab edges.
- All lifting handles will be recessed below the concrete surface.
- One-inch PVC conduit sleeves shall be incorporated into the foundation to allow ground grid leads to enter pit openings per the details. Post-drilled holes are not acceptable.
- Concrete shall have a minimum 28-day compressive strength of 4000 psi with 5-7% air entrainment. The top surface of the slab shall receive a wood float finish.
- Slab shall be placed on undisturbed existing soil overlain by a 12" minimum layer of ¾" crushed stone or well compacted gravel backfill. If unsuitable bearing materials exist at this subgrade, remove and replace with additional stone or compacted gravel. Do not place concrete on a frozen subgrade.
- Conduit pit is typically located on the roadway side. Refer to [Pad Mounted Transformers Location to Buildings and Roadway](#) and [Pad Mounted Oil Insulated Equipment Location and Mechanical Protection](#) for specific location and clearance requirements.
- Schedule 40 PVC conduits shall be installed a minimum of 36" deep (30" for secondaries) and be surrounded with sand. Install an indicator tape 12" below finish grade along the conduit run beyond the slab. Refer to [Primary/Secondary Cable Installation](#) for details.
- Conduit quantities and sizes shall be per specific project specifications (typically primary conduits are 5" and low voltage are 3").
- Conduit elbows shall extend a maximum of 4" above the bottom of slab into the conduit pit. Cut if necessary (grind off sharp edges) and install a protective cap bushing.
- Exposed steel conduits in the entrance pit shall be bonded to the ground grid. Refer to [Pad Mount Equipment Grounding](#).

TRANSFORMER NOTES

SCALE: N.T.S.

Primary/Secondary Cable Installation



EVERSOURCE INTERNAL REFERENCE 50.102

NOTES

- All non-metallic conduit and fittings shall be electrical grade, schedule 40 PVC, shall conform to the applicable sections of NEMA and be UL Listed. **Only gray-colored conduit will be accepted.** Any PVC conduit not having the proper NEMA and UL markings will not be accepted. All steel conduits shall conform to ASTM A120 and be rigid galvanized steel. All PVC conduit joints must be cemented. Steel fittings shall be sealed with compound.
- All 90-degree sweeps will be made using rigid galvanized steel with a minimum radius of 24" for 3" conduit, 36" for 4" conduit and 5" conduit, and 48" for 6" conduit. **All steel sweeps within 18" of surface shall be properly grounded.**
- A 10' horizontal section of rigid galvanized steel conduit will be required at each sweep for primary.
- The conduit should cross paved areas at approximately 90 degrees.
- Backfill may be made with excavated material or comparable; unless material is deemed unsuitable by the Company. Backfill shall be free of frozen lumps, rocks or stones 2" maximum in dimension, debris, and rubbish. Organic material shall not be used as backfill. Backfill shall be thoroughly compacted in six-inch layers.
- A suitable pulling string, capable of 200 pounds of pull, must be installed in the conduit before the Company is notified to install cable. The string should be blown into the conduit after the run is assembled to avoid bonding the string to the conduit.
- Routing of the conduit and inspection prior to backfill will be provided by the Company. Installation of the conduit will be done by the contractor. **A Company Representative must be notified two business days prior to backfilling the trench.** If a cable cannot be successfully pulled through the completed conduit system due to a construction error, it will be the contractor's responsibility to locate and repair the involved conduit. **The contractor will be responsible for all resulting expenses.**
- Normal conduit sizes for the Company are 3" for single phase primary and secondary voltage cables, 4" for three phase secondary, and 5" for three phase primary.
- All conduit installations must conform to the National Electrical Safety Code, state and local codes and ordinances, and where applicable, the National Electrical Code.
- Other utilities shall maintain a minimum distance of 12" in all directions from the Company conduit.

TRENCH DETAIL

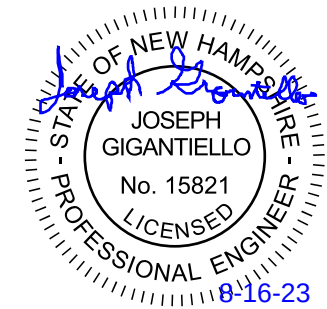
SCALE: N.T.S.



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SITE NAME:

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TRT ID: 32502

SITE ADDRESS:

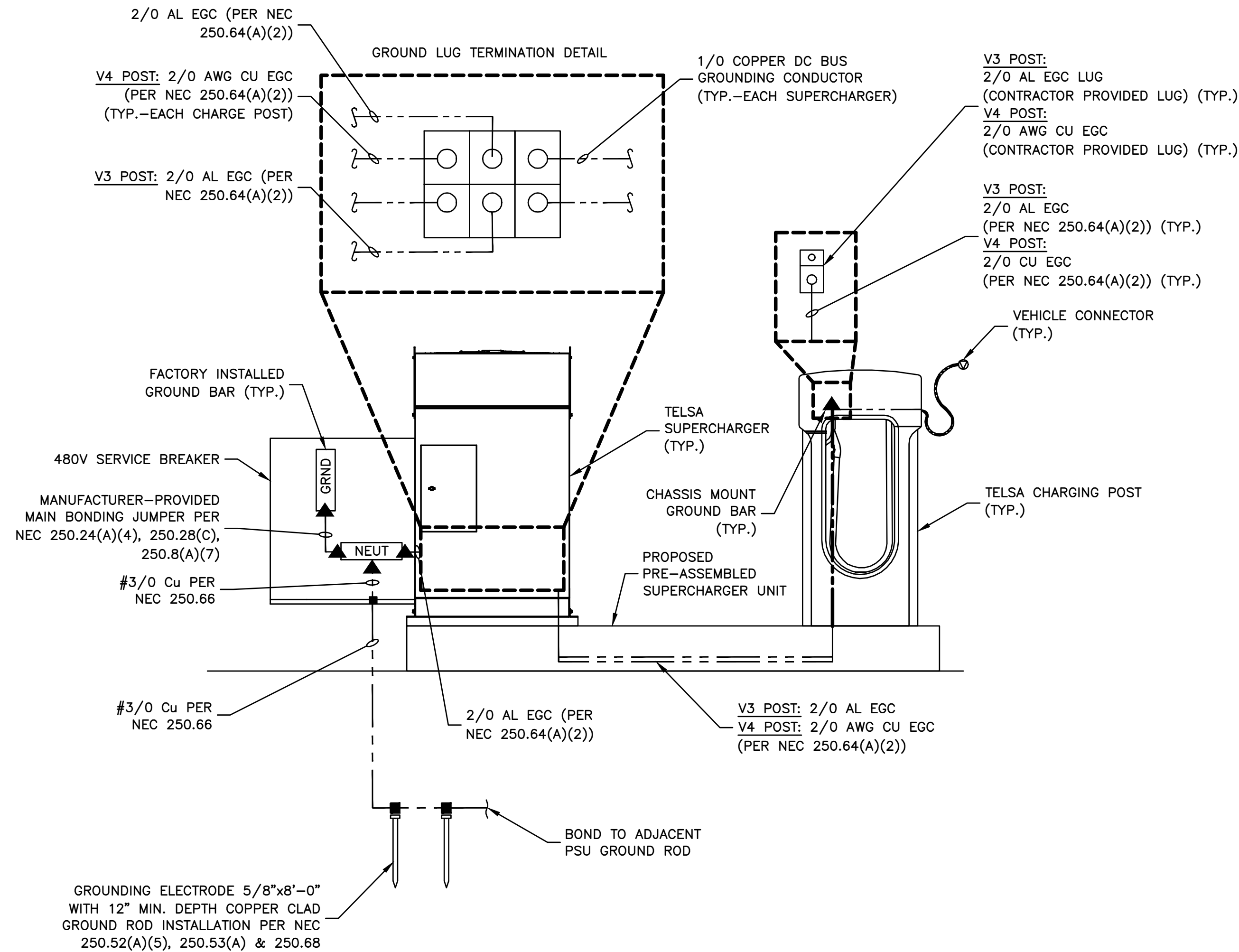
200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

UTILITY PLAN
& DETAILS

SHEET NUMBER

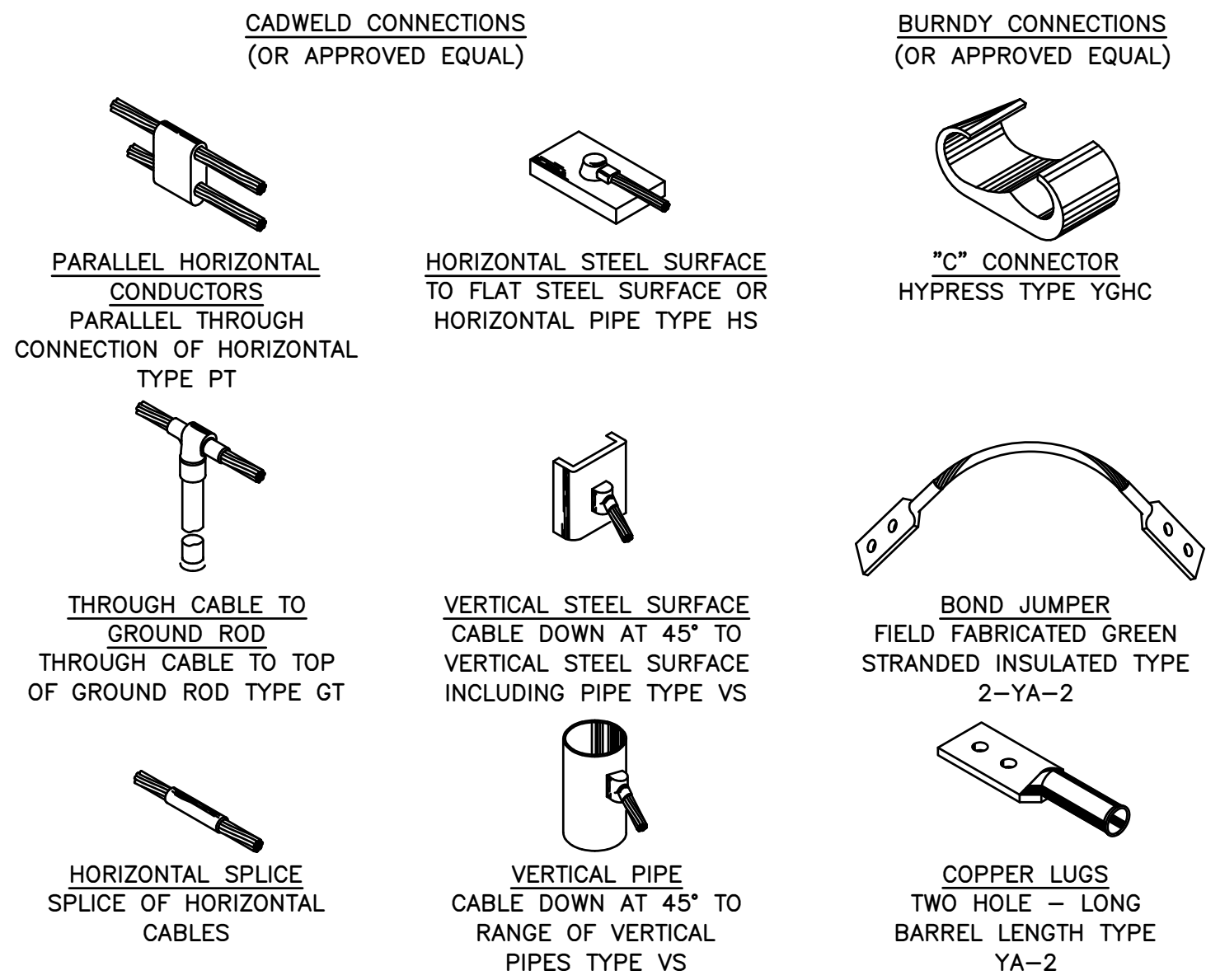
(13) E-2



GROUNDING SCHEMATIC

SCALE: N.T.S.

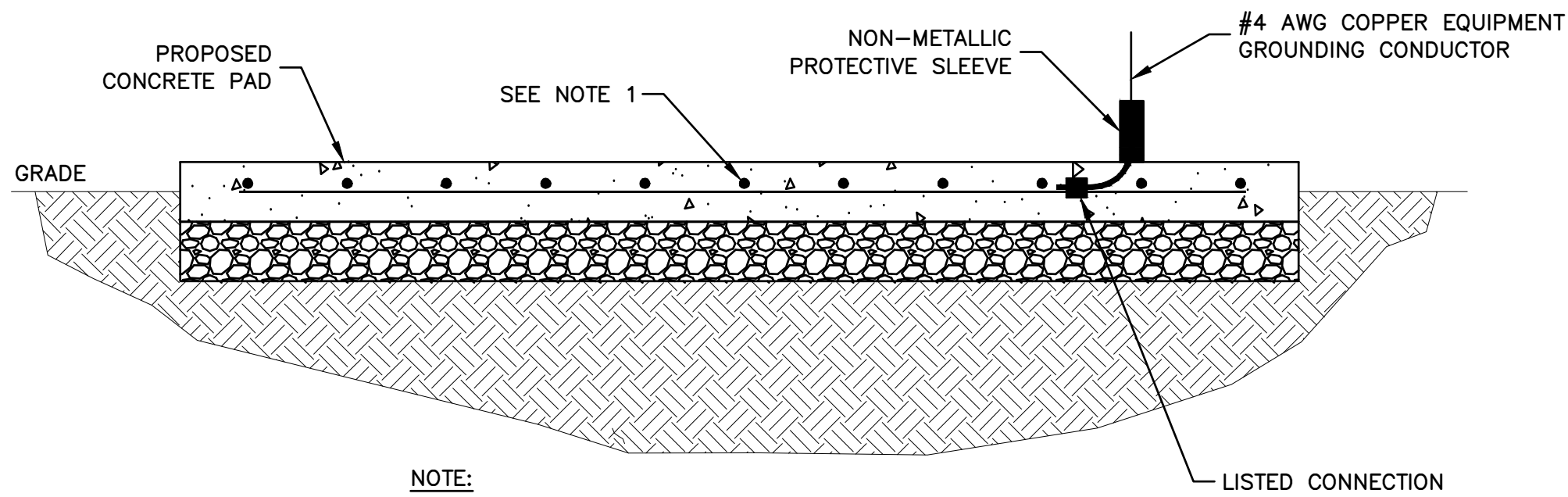
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GROUND CONNECTION DETAILS

SCALE: N.T.S.

2



CONCRETE ENCASED ELECTRODE DETAIL

SCALE: N.T.S.

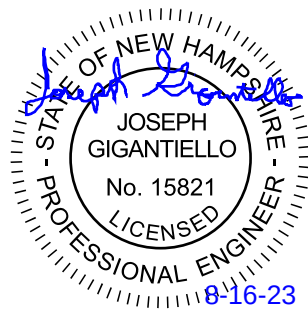
3



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
4835 LBJ FREEWAY
SUITE 475
DALLAS, TX 75244
TX FIRM #: F-6548
PHONE: 469.232.5200



DRAWN BY: FG

CHECKED BY: SES

APPROVED BY: MCS

PROJECT #: 50123704

JOB #: 50159146

SUBMITTALS

REV.	DATE	DESCRIPTION
3	08/16/23	FOR CONSTRUCTION
2	07/19/23	FOR CONSTRUCTION
1	07/17/23	FOR CONSTRUCTION
0	03/31/23	FOR CONSTRUCTION
A	02/09/23	ISSUED FOR 90% REVIEW

SITE NAME:

DOVER, NH
TRT ID: 32502

SITE ADDRESS:

200 STERLING WAY
DOVER, NH 03820

SHEET TITLE

GROUNDING SCHEMATIC
& DETAILS

SHEET NUMBER

(14) G-1