

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, March 7, 2024**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:30 AM: Site Review for Stonefield Engineering & Design (Owners: Dover Retail Management, LLC & R W Realty Inc.), Assessor's Map 38, Lots 15-A and 15-B zoned Commercial, located at 1-3 Webb Place and Webb Place. (Proposal is for demolition of current building and constructing a 3,300-sf bank with a drive through ATM, (20) twenty parking spaces. One (1) related Conditional Use Permit application would also appear before the Planning Board. (SITE-2023-0011 & COND-2023-0054) *[This item was previously heard by the Planning Technical Review Committee on November 2, 2023]*



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

Plan Type: Site Plan - Major
Work Class: New Construction
Status: Review Expired
Valuation: \$0.00
Description: Proposed 3,300 sq ft - Bank with Drive-Up ATM

Project:
District: None
Square Feet: 0.00
Assigned To:

App Date: 08/10/2023
Exp Date: 10/14/2023
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: 38015-A00000	Main	Address: 1-3 Webb Pl Dover, NH	Main	Zone:
-----------------------------	------	--	------	--------------

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
--	--	---	--

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 D	0.00	TotalImpactFeeAONRT OD	0.00
TotalImpactFeeAR55TC D	0.00	TotalImpactFeeAR62TC D	0.00	Sub Total Residential	0.00
TotalImpactFeeRIRCTO D	0.00	TotalImpactFeeOCSTO D	0.00	TotalImpactFeeITWCTO D	0.00
TotalImpactFeeNHALT D	0.00	TotalImpactFeeOIUTOD	0.00	TotalImpactFeeAFAOT	0.00
Sub Total	0.00	Total of Impact Fees to be Assessed	0.00		
Non-Residential					

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
2023.11.02_PlanningTechnicalReviewCommittee.Agenda.pdf	10/19/2023 10:33	Blonigen, Rachel		
2023.08.31_PlanningTechnicalReviewCommittee.WebbPlace_SITE-2023-0011.pdf	02/15/2024 14:40	Blonigen, Rachel		Approved TRC Minutes

PLAN SNAPSHOT REPORT (SITE-2023-0011)

2023.11.02_PlanningTechnicalReviewC 02/15/2024 14:41 Blonigen, Rachel
ommittee.Webb
Place_SITE-2023-0011.pdf

Approved TRC Minutes

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

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	08/30/2023	09/27/2023	12/05/2023	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	08/30/2023	09/27/2023	10/16/2023

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	10/16/2023	11/13/2023	01/16/2024	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Burdin, James	Requires Re-submit	10/16/2023	11/13/2023	01/16/2024

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	08/30/2023	09/27/2023	12/05/2023	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	08/30/2023	09/27/2023	10/16/2023

PLAN SNAPSHOT REPORT (SITE-2023-0011)

Comments: Project: SITE-2023-0011: Proposed Bank (1-3 Webb Place)

TRC Meeting: August 31, 2023

Reviewer: Ken Mavrogeorge, PE – City Engineer

Checked by: Engineering Staff

Comments:

Reviewer should group comments be plan sheet if possible and if the comment applies to multiple sheets then it should be noted as a General Comment.

- General Comment:

o Applicant and Contractor shall review the Dover Construction Guidelines prior to scheduling a Preconstruction meeting with City staff. The guidelines can be found on the City of Dover Website on the Engineering page.

<https://www.dover.nh.gov/Assets/government/city-operations/1form/community-services/engineering/engineering-documents/Construction%20Guidelines.pdf>

o Survey plans show additional right of way lines and NHDOT easements from a formal lot configuration prior to NHDOT work in the area (circa 1997-99). Applicant to coordinate with NHDOT and City to confirm ROW transfer is finalized and that NHDOT does not have ownership of portions of the subject property or have jurisdiction over the number of access points to Webb Place.

o Coordinate with Community Services (Engineering Department) for latest version of the City's Standard Details. It is not the intent for the applicant to copy the details onto the set but to use them as a minimum standard to meet.

o Add note that Design Engineer shall provide signed letter to City Engineer certifying that the stormwater management system has been installed in accordance with approved plans.

o Recommend providing 1 sf of snow storage per 10 sf of pavement to be cleared. Verify snow storage meets or exceeds this recommendation or provide note to remove excess snow when storage areas are filled.

o Provide detail for Construction Sign that conforms to the City of Dover standard details and as noted in the Dover standard notes.

o Applicant shall review the section 153-14 of the Dover Code and clarify how the design meets the City's requirements. In particular the applicant should address stormwater standards.

o Work within the City right of way and roadways will required excavation permit. Note that Central Ave was paved in 2021 and the City has pavement damage escalation costs for roads paved within 5 years.

o Applicant should upgrade existing sidewalks along the northern and eastern property lines especially if they are disturbed to removed curbing (northern sidewalk) and construct utilities (eastern). If northern sidewalk is reconstructed it should be located within the City ROW to avoid encroachment.

o Change "Township" references to "City" throughout documents.

o Please provide a test pit in the proposed infiltration basin location and include the depth of ESHWT.

o Engineering requests a letter certifying the tie in locations or discharge points for all sump pumps and roof leaders for existing and proposed structures on the property.

o Provide drainage analysis that complies with requirements of Dover Code 153-14.

- ALTA Survey (Sheet 1 of 2):

o Plan shows internal property lines that cross into the City's right of way. Please clarify why these are crossing over and if they are proposed to be abandoned or modified.

o Existing NHDOT easements are shown. Applicant to clarify if these will be modified or discontinued. If so, applicant to provided updated deed showing easements are removed/modified.

o There is a note about asphalt encroachment from the sidewalk on the northeast side of the property. It appears that this sidewalk is located in a City right of way but the linetypes make it hard to decipher.

- Sheet C-4:

o Provide ADA access to electric vehicle charging.

o Provide vehicle turning exhibits showing fire and trash vehicles maneuvering around the site.

o Move stop bars near intersections closer to travel way.

o Dumpster pad seems like it could be difficult to access by a vehicle if the dumpsters and totes are not wheeled out into the aisle.

o Remove depressed concrete curb from the right of way. If you wish to use the depressed curb elsewhere, provide detail.

o Off-street Parking Table mentions a maximum of 12 spaces which contradicts the narrative.

o Clarify how traffic will flow at the southern entrance. There are no stop signs for any of the three legs and conflicts could be an issue.

o Will location of southern entrance cause vehicles to stack into the public right of way?

o Recommend making the southern entrance perpendicular to Webb Place.

o Where will delivery vehicles load and unload?

o Provide sidewalk on southern edge of Webb Place to connect to the signalized intersection.

o Adding crosswalk on northeast corner connecting adjacent property to the proposed bank and new sidewalk along Webb Place.

- Sheet C-5:

o Provide pretreatment for stormwater basin. Recommend offline catch basins with deep sumps and oil separator hoods.

o Provide a minimum 3 feet of cover on all storm drainage pipe.

o Grades of driveways exceed 13% in some areas. Recommend keeping grades below 3% within 75 feet of intersections.

o Drop off from parking area is over 5 feet. Clarify if guardrail is required.

o Provide calculations and details for rip rap apron in stormwater basin.

o Show existing structure labels that align with City GIS labels (coordinate with GI department).

- Sheet C-6:

o Water is shown at 1.5" type K copper. See standard City details about types of services and sizes.

o Water meter is to be installed inside the building not externally as called out.

o Is the building to be sprinkled? If so, a fire line should be run directly into the building with a domestic line stubbed off of the fire service. Separate shut offs should be provided for domestic and fire.

o Gate valves should be located at the anchor tees.

PLAN SNAPSHOT REPORT (SITE-2023-0011)

- o Electric services appears to be coming off an existing pole. If required to install a standalone transformer, where would one be located?
- o External cleanouts are not permitted. Applicant should speak as to why the sanitary service cannot run directly into the northern side of the building.
- o Applicant should inspect existing sewer lateral and provide report and video on existing condition. Applicant is reminded that they own from the building to the sewer main.
- o Existing sewer runs across adjacent property. Applicant should engage with abutter to discuss a sewer easement if one does not exist.
- o Sewer in adjacent parking lot has two conflicting sizes noted (6" unk and 12" steel). Applicant should clarify how this data was determined and which is correct.
- o 4-inch sewer should have a minimum 2% slope for sewer not 1.08% as noted on the plan.
- Sheet C-7:
- o Lighting is spilling across the property lines. Please provide light shields.
- Sheet C-8:
- o Two stabilized construction entrances are called out but only one is shown. Please clarify.
- Sheet C-12:
- o Detail 14 should be revised to show a minimum 1.5" milled asphalt key per City standard details.
- o Provide a minimum of 12-inch slab for dumpster pad.
- o Curb ramps in City right of way should comply with City standard details (no flush curb between pavement and ramp and minimum 4 inches of concrete around the ADA detectable warning panel).
- o Clear distance below signage should be 7 feet.
- o Remove references to Massachusetts on Accessible Parking Signage. Is this additional penalty to be enforced by the bank?
- o Curbing in City right of way shall be granite.
- Sheet C-13:
- o Provide minimum frost depth on detail no. 8.
- o Provide details on foundation for clearance bar. Notes appear to be scanned and are not legible.
- Sheet C-14:
- o All valves and hydrants shall open left (counterclockwise)
- o Locate water services to eliminate the need for insulation and bends in water line.
- o Minimum of 5' of cover is required for water lines.
- o Sewer and drainage manhole covers shall be Liftmate R-1743-LM or approved equal with 90 deg hinge
- o Storm Drain Utility Trench Section – crushed stone shall extend 12" above top of pipe. See City standard for minimums.
- o Utility Trench Section
- ☐ Crushed stone shall extend 12" above top of sewer pipe.
- ☐ Sand shall extend 12" above top of water pipe.
- ☐ See City standard for minimums and required materials.
- o Sewer minimum cover shall be 4 feet below non paved areas and 6 feet under pavement unless insulation is provided.
- o Water Service Connection: curb box shall be Erie-style
- o Water Service Connection: tapping sleeve shall be stainless steel if required.
- o Type B Catch basin inlet grate is the City standard.
- o Drain Manhole should have 30 inch clear opening. Catch basins may have 24 inch diameter opening.
- o Storm basin detail should show ESHWT to ensure it complies with NHDES recommendations.
- o Infiltration rates for designing groundwater recharge practices shall be determined in accordance with Section Env-Wq 1504.14 and summarized in a drainage report.
- o Where is detail 9 (Curb break and rip rap detail) to be used?
- o Detail 10: How will crushed stone be placed in gap below concrete outlet

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	10/16/2023	11/13/2023	01/16/2024	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	Requires Re-submit	10/16/2023	11/13/2023	01/16/2024
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	08/30/2023	09/27/2023	12/05/2023	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Fire / Inspection Services	Maxfield, Jim	Requires Re-submit	08/30/2023	09/27/2023	10/16/2023
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	10/16/2023	11/13/2023	01/16/2024	Yes	Yes

PLAN SNAPSHOT REPORT (SITE-2023-0011)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Fire / Inspection Services	Maxfield, Jim	Requires Re-submit	10/16/2023	11/13/2023	11/02/2023
Comments: Discuss turning template for T-1 .Applicant note testimony will be provided with respect to drive thru lane. There does not appear to be information provided to support the need for the second entry off Webb Place- Please provide. Sheet 4 Revise ADA notes title to Accessibility notes Sheet 4 EV charger locations and accessible route across parking lot. Relocate for compliance Provide a site specific street color rendering of the proposed structure. Revised architectural plan was not received. Confirm design complies with architectural requirements.						
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Benton, Donna	Requires Re-submit	10/16/2023	11/13/2023	01/16/2024
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	08/30/2023	09/27/2023	12/05/2023	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Kaspari, Jackson	Requires Re-submit	08/30/2023	09/27/2023	10/16/2023
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning		Requires Re-submit	08/30/2023	09/27/2023	10/16/2023
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	10/16/2023	11/13/2023	01/16/2024	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Benton, Donna	Requires Re-submit	10/16/2023	11/13/2023	01/16/2024
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Requires Re-submit	10/16/2023	11/13/2023	01/16/2024
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.1	Requires Re-submit	08/30/2023	09/27/2023	12/05/2023	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	Requires Re-submit	08/30/2023	09/27/2023	10/16/2023
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Land Use Plan Technical Review v.2	In Review	01/16/2024	01/29/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Business Development	Business Development	Dove, Annie	In Review	01/16/2024	02/13/2024	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Engineer	Community Services - Engineering	Mavrogeorge, Kenneth	In Review	01/16/2024	01/29/2024	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
IS Building Official	Fire / Inspection Services	Maxfield, Jim	Requires Re-submit	01/16/2024	01/29/2024	01/26/2024
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning	Planning	Kaspari, Jackson	In Review	01/16/2024	02/13/2024	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Benton, Donna	In Review	01/16/2024	01/29/2024	

PLAN SNAPSHOT REPORT (SITE-2023-0011)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Traffic Bureau	Police	Speidel, Marn	In Review	01/16/2024	01/29/2024	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		08/11/2023 11:16	01/16/2024 10:28
Confirm application complete v.1	Generic Action		08/10/2023 13:16
Confirm application complete v.1	Generic Action		10/16/2023 10:44
Technical Review Committee Meeting Agenda v.1	Task	10/16/2023 10:44	10/16/2023 11:57
Technical Review Committee Meeting Agenda v.1	Task	08/11/2023 11:16	08/11/2023 11:16
Land Use Plan Technical Review v.1	Receive Submittal	08/30/2023 0:00	12/05/2023 12:55
Land Use Plan Technical Review v.1	Receive Submittal	10/16/2023 0:00	01/16/2024 10:31
Land Use Plan Technical Review v.2	Receive Submittal	01/16/2024 0:00	
Technical Review Committee Meeting v.1	Hold Meeting	10/17/2023 10:49	01/16/2024 10:31
Technical Review Committee Meeting v.1	Hold Meeting	08/11/2023 11:16	10/16/2023 10:43
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 Treneo 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		

STONEFIELD

January 5, 2023

Attn.: Technical Review Committee (TRC)
City of Dover
288 Central Avenue
Dover, NH 03820

**RE: Site Review Application (SITE-2023-0011)
Proposed Chase Bank with Drive-Thru ATM
Map: 38, Lots 15A & 15B
1-3 Webb Place
City of Dover, Strafford County, New Hampshire**

Dear Committee Members:

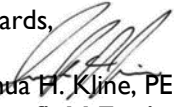
Our office is submitting documents on behalf of the Applicant to address comments contained within the Technical Review Committee Meeting Minutes. The submission includes the below highlighted items along with itemized response to all comments contained within the Meeting Minutes.

Please find the following items enclosed:

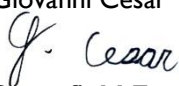
ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Project Narrative: - Conditional Use Permit Justification - Waiver Request Summary & Justification	12-28-2023	1	--
Notice of Merger (Reference Only)	--	1	--
Letter to Serve Package	--	1	--
Plan Package: - Site Plans (Civil) - Architectural Plans - ALTA Survey - Truck Movement Exhibits - Color Rendering (2D)	12-28-2023	3 – 24x36 5 – 11x17	Stonefield Engineering & Design
Stormwater Report	12-28-2023	1	Stonefield Engineering & Design
Traffic Assessment Report	12-08-2023	1	Stonefield Engineering & Design
Parking Operations Memorandum	12-08-2023	1	Stonefield Engineering & Design

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,


Joshua H. Kline, PE
Stonefield Engineering and Design, LLC

Giovanni Cesar


Stonefield Engineering and Design, LLC

Via FedEx

STONEFIELDENG.COM

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

STONEFIELD

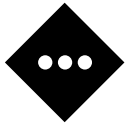
December 28, 2023

Project Narrative
Site Review Application (SITE-2023-0011)
Condition Use Permit (CUP)
Proposed Chase Bank with Drive-Up ATM
Map: 38, Lots 15A & 15B
1-3 Webb Place
City of Dover, Strafford, New Hampshire

On behalf the Applicant, Stonefield Engineering and Design, has prepared the following Project Narrative to outline the proposed project and provide support for the project including the waivers being sought with the application. 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 multi-level building operating with various office and personal service uses with existing access via one (1) full-movement driveway on Webb Place. The Applicant has filed a Site Plan Review Application and requires a Condition Use Permit (CUP) for Section 153-14(D)(5) Off-Street Parking & Loading.

The proposed project consists of demolishing the existing structure and razing the site for a proposed 3,300 SF Chase Bank with drive-thru ATM and 20 parking spaces (with 5 additional land-banked parking spaces). The access consists of the existing full-movement driveway on Webb Place being maintained and improved upon and one (1) additional right-ingress only driveway on Webb Place along the southerly property extent.

The application consists of a Conditional Use Permit (CUP) for Section 153-14(D)(5) Off-Street Parking & Loading to allow the project to exceed the maximum parking requirement (12 required and 20 spaces proposed with an additional 5 land-banked spaces proposed). The proposed Chase Bank is a financial institution providing traditional modern banking services as well as financial planning and advisement services. Parking for Chase's employees and customers is essential for its operation and to allow the business to operate safely. Safety and convenience is essential for Chase and providing adequate and available parking on-site is a key for their success. There is no available off-street parking within the vicinity of the project and it is essential for Chase's customers to have adequate and safe parking on-site. A Parking Operations Memorandum has been submitted providing justification for the proposed Conditional Use Permit and parking sought with the application. The project complies with the conditional use requirements by providing additional EV Charging Spaces including an accessible EV Charging space, and there will be no detrimental effects on the surrounding properties as a result of the approval. The project will reduce impervious surfaces by almost 10,000 SF and the proposed building is almost half the size of the existing building.



Please see below for a summary of the waivers associated with the application and associated justification. The granting of the associated waivers complies with Section 149-19 of the City of Dover Site Review Regulations and the granting of the requested waivers would not create any detrimental effects to the surrounding properties, community, and/or City. It should be noted the Applicant has worked with the Technical Review Committee as well as the design team professionals to minimize waivers associated with the application (previous submission included five waivers).

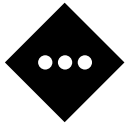
1. Section 153-14(E)(2)(b) Parking Area Lighting – Uniformity Ratio shall not be greater than 6:1

The Applicant is seeking a waiver to permit a uniformity ration of 9.4:1 whereas 6:1 is the requirement. The waiver is being requested by having to maintain security light-level standards within 50-feet of the drive-up ATM and ATM vestibule, and accessible path in order to ensure compliance with Chase's security standards and industry requirements to ensure safety on-site. The intent of the uniformity ratio is to minimize the hot spot effect on standard parking lot applications, however as this is a banking use it is critical to provide areas of enhanced lighting for safety and security purposes. Strict conformance with this standard creates an unnecessary hardship for the Applicant and would be counterintuitive to the intent of the requirement as it would result in an unnecessarily bright parking lot. The proposed lighting design meets the intent of the requirement overall and will not have an adverse impact on the neighboring properties and/or the community. It should also be noted the project is surrounded by commercial uses and no impact to residents would result in the granting of the waiver.

2. Section 153-14(E)(2)(b) Parking Area Lighting – Minimum Illumination Level

The Applicant is seeking a waiver to permit a minimum illumination level of 1.0 FC within the darkest spot of parking lot whereas 0.3 FC to 0.5 FC is required. The waiver is being requested by having to maintain security light-level standards for the drive-up ATM and ATM Vestibule, and the accessible path in order to ensure compliance with Chase's security standards and industry requirements to ensure safety on-site. The intent of the requirement is set a minimum illumination for various uses parking lots, however as noted above given this is a banking use it is critical to provide adequate lighting for security and safety purposes. Strict conformance with this standard creates an unnecessary hardship for the Applicant and would be counterintuitive to the intent of the requirement as it would result in the Applicant forcing a parking space to be inadequately lit and would further intensify the relief associated with the uniformity ratio. The proposed lighting design meets the intent by having parking areas on-site not unnecessarily lit and will not have an adverse impact on the neighboring properties and/or the community.

In support of the lighting waivers highlighted above please refer to the enclosed table which outlines the minimum illumination standards provided by Illuminating Engineering Society of North America (IESNA) resources in comparison to the Chase Banks Physical Security Illumination Standards along with the proposed light levels. This is an important reference to highlight the design intent of the lighting and to showcase the standards we are seeking a waiver from do not align with industry standards and state laws for financial institutions and ATMs.



It also includes a summary of ATM lighting standards from states across the country who regulate Automated Teller Machine (ATM) and Financial Institution (Bank) security lighting to ensure proper security lighting and public safety is met on-site. It can be seen the Chase's Physical Security Illumination Standards and the proposed lighting associated with the project align with Illuminating Engineering Society of North America (IESNA) recommendations as well as security lighting standards across the country.

Additionally based on the Illuminating Engineering Society of North America (IESNA) 'Lighting for Parking Facilities' it is recommended for all parking lots for any activity level (not for security purposes) have maintained minimum illuminance of 2 FC with a uniformity ratio of 15:1. The proposed light levels being requested seem higher when isolated on paper as the pedestrian areas, parking lots, and driveway illumination levels are increased by the necessary security lighting requirements. The proposed lighting on-site is consistent with industry standards and state regulations across the country and is necessary to ensure proper safety across the site.

In conclusion the granting of the Site Plan Review Application, Condition Use Permit (CUP) and associated design waivers(s) will not have any detrimental impact on the surrounding properties, community, and/or City of Dover. The proposed redevelopment project provides a great opportunity to redevelop a compromised site located at a highly visible and desirable intersection within the City.

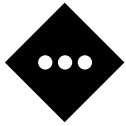


Table 1: Summary of ATM Lighting Standards

Security Zone (From ATM or Vestibule Entrance)	5 FT RADIUS	30 FT RADIUS	50 FT RADIUS	60 FT RADIUS	Pedestrian Path and Parking Ares
	Min. Illuminance (FC) Measured Height	Min. Illuminance (FC) Measured Height	Min. Illuminance (FC) Measured Height	Min. Illuminance (FC) Measured Height	Min. Illuminance (FC) Measured Height
The Lighting Handbook (IESNA 10th Edition)	20 FC (ATM) 4 FC (Door) At 3 FT	--	--	--	4 FC At 3 FT
Guide For Security Lighting for People, Property, and Critical Infrastructure (IESNA Latest)	10 FC At 5 FT	--	--	3 FC At Grade	3 FC (Parking) 2 FC (Pedestrian) At 3 FT
Chase Security Standards	10 FC At 3 FT	--	2 FC At 3 FT	--	2 FC At 3 FT
Regulated States (*) • New York • California • District of Columbia • Florida • Georgia • Illinois • Louisiana • Maryland • Nevada, • New Jersey • New York • Oregon • Texas • Washington • Alabama • Connecticut • Kansas • Kentucky • Massachusetts • Montana • Missouri • Rhode Island • Virginia	10 FC At 3 FT	2 FC At 3 FT	2 FC At 3 FT	2 FC (Parking) At 3 FT	--

(*) Laws or regulation may vary state to state, the following table is a compilation of most common standards. For reference New York State takes measurements at 5-feet (more conservative).

The following is an itemized response to the comments contained within the City of Dover Technical Review Committee Review Letter dated November 2, 2023. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Planning:

1. *Reminder: Impact fees, Water & Sewer investment fees*

Noted.

2. *Provide letters to serve*

‘Letters to Serve’ requests were made to all applicable utility agencies including City of Dover Water & Sewer Department (Water & Sewer), Consolidated Communications (Telephone), and Eversource (Electric). At this time we have only received a formal response from Consolidated Communications. Please see attached copies of all letters issued for reference. We have received email correspondence from Eversource and are providing them additional information.

3. *Lot Merger for Parcels A and B*

The Applicant/Property Owner has no objection to merging the parcels as a condition of approval. Please see enclosed executed Notice of Merger for reference purposes.

4. *A lot of relief is being sought. Try to limit requests more*

Please see enclosed updated Waiver Request Summary. It should be noted the Applicant has sought to minimize relief associated with the application and has significantly improved the non-conforming aspects of the existing development.

5. *Confirm EVSE and CUP for parking criteria has been met. Provide narrative and a more detailed request*

The Parking Operations Memorandum has been revised to provide the requested detail regarding the EVSE and CUP parking criteria. It should be noted the Applicant reduced the parking further based on feedback from the TRC.

6. *PE stamp and signature needed on TIA*

A PE stamp has been provided on the revised Traffic Assessment Report and Parking Operations Memorandum.

7. *Thanks for parking memo. Why wasn't Portsmouth Chase used in calculation? What about how criteria for CUP are met?*

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 mid-day peak hours, respectively, is comprised of pass-by traffic, or traffic already traveling along the adjacent roadways.

The Chase Bank in Portsmouth was not studied as the AADT (16,032 vehicles per day; Source: NHDOT) along the adjacent roadway network and the general population of Portsmouth (22,713 people; Source: U.S. Census Bureau) are significantly lower than the proposed application. The studied Chase Bank located in Orangeburg, New York, is located along a roadway with a

comparable AADT (19,730 vehicles per day; Source: NYSDOT) to that of Central Avenue in Dover (22,429 vehicles per day; Source: NHDOT). AADT is one of many factors that could influence site-generated traffic volumes as a portion of the trips generated are anticipated to be comprised of pass-by trips.

The revised Parking Operations Memorandum provides justification that the site design criteria pertaining to a CUP for an increase in parking as defined within the City of Dover Planning Board Regulations are met for this application.

8. *NHDOT Permit*

Based on email correspondence with Jim Hewitt at NHDOT, which the City of Dover Engineering Department has been copied on, the adjacent roadway is under municipal jurisdiction and the project does not require an NHDOT permit.

9. *Revise plans:*

- *Owner's signatures on the final plans*

The Cover Sheet (Sheet C-1) has been revised to include the owner signature.

- *Professional stamps on the final plans*

The submitted plans include the PE stamp.

- *Confirm inclusion of all common notes*

The Site Plan (Sheet C-4) includes all common notes applicable to the application.

- *Add consecutive page numbers to entire plan set*

The plan set includes consecutive page numbers.

- *Reduce lighting and meet lighting standards. Current plan is too bright and extends beyond property boundary.*

The lighting plan has been designed to meet municipal lighting standards to the greatest extent practical while complying with the security requirements for the proposed ATM. The project is surrounded by roadway and commercial uses and will have no adverse impact on any residential uses.

- *Add note to plan indicating Secondary Groundwater Protection District in Zoning table*

The Site Plan (Sheet C-4) has been revised to note the Secondary Groundwater Protection District.

- *Combine architectural renderings into plan set*

Architectural color elevations have been included in the plan set.

- *Indicate materials on elevations in leader notes*

The Architectural drawings have been revised to indicate materials on elevations in leader notes.

- *Landscape plan to be signed/stamped by NH Licensed Landscape Architect*

The Landscaping Plan (Sheets C-8) has been sealed by a NH Licensed Landscape Architect.

- *Reduce parking. Remove more parking or request a phased approach.*

In working with the Applicant, the parking has been further reduced on-site to include 20 parking spaces with 5 land-banked parking spaces if deemed necessary for the future.

- *Add site-specific streetscape*

The plan-set has been updated to include a color rendering (2D), and the Applicant is currently having 3D color rendering prepared showing the proposed improvements. Copies of the 3D Color Renderings will be provided upon receipt, but are anticipated in advance of the next TRC meeting.

- *Detail of trash enclosure doesn't match rendering*

The trash enclosure color elevation and construction detail have been coordinated and are matching. The trash enclosure is a block structure consisting of similar materials as the building, this is very nice improvement in comparison to a typical fenced enclosure.

- *Review Section 153-14 H, I, J, K & L*

The Site Plan Sheet (Sheet C-4) has been revised to reflect the standards specified in the referenced sections.

Engineering:

General Comment:

1. *Survey plans show additional right of way lines and NHDOT easements from a formal lot configuration prior to NHDOT work in the area (circa 1997-99). Applicant to coordinate with NHDOT and City to confirm ROW transfer is finalized and that NHDOT does not have ownership of portions of the subject property or have jurisdiction over the number of access points to Webb Place.*

It was confirmed by NHDOT they do not have jurisdiction over Webb Place and/or the proposed access points/subject property. Our office has been working with the City and NHDOT and will continue to assist the City as needed for them to finalize the ownership.

2. *Design Details still do not meet City of Dover Standards for utilities. Coordinate with Community Services (Engineering Department) for latest version of the City's Standard Details. It is not the intent for the applicant to copy the details onto the set but to use them as a minimum standard to meet.*

The Construction Details have been revised to incorporate the minimum requirements found in the City Standard Details outlined in Appendix B of the City of Dover Construction Guidelines.

3. *It appears that the Applicant will disturb a sidewalk on the eastern side of the site to connect to utilities. Applicant should show area of sidewalk to be disturbed as being repaired.*

The Utility Plan (Sheet C-6) has been revised to relocate the water service connection originally proposed to Central Avenue to Webb Place in order to minimize bends in the service. There is no other disturbance in the Central Avenue sidewalk.

4. *Please provide a test pit in the proposed infiltration basin location and include the depth of ESHWT.*

The applicant is in the process of completing test pits for the proposed bioretention basin and shall provide the test pit report upon receipt. Based on the geotechnical report and borings completed the design is anticipated to not be impacted by SHGW, however if the test pits provide varying results the BMP selected can be implemented in shallow groundwater conditions by introducing a liner. A note has been added to the construction detail to confirm compliance pending results of the test pit.

5. *Proposed Condition of approval prior to issuing CO: Engineering requests a letter certifying the tie in locations or discharge points for all sump pumps and roof leaders for existing and proposed structures on the property.*

No Objection.

ALTA Survey (Sheet I of 2):

1. *Plan shows internal property lines that cross into the City's right of way. Please clarify why these are crossing over and if they are proposed to be abandoned or modified.*

The lines crossing through the right-of-way are former boundary lines from the previous NH DOT Taking (Exception I7 & I8), they do not have an impact on the property boundaries shown on the plan.

2. *Existing NHDOT easements are shown. Applicant to clarify if these will be modified or discontinued. If so, applicant to provided updated deed showing easements are removed/modified.*

The Applicant will continue to work with the City and NHDOT on the transfer of ownership, if the easements are found to no longer be applicable the Applicant would request from NHDOT they be eliminated.

3. *There is a note about asphalt encroachment from the sidewalk on the northeast side of the property. If the sidewalk does encroach onto private property, does the applicant intend to maintain the sidewalk or provide an easement for the City to maintain it?*

The existing asphalt sidewalk runs along the property line and extends on to both sides of the line. The sidewalk is to remain and be protected throughout construction. If the City wishes to maintain the sidewalk the Applicant does not object to providing an easement.

Sheet C-4:

1. *Please provide vehicle turning exhibits showing fire and trash vehicles maneuvering around the site. Exhibits not found on portal.*

Please find enclosed the Vehicle Turning Movements for the Fire and Trash Vehicle (C-16 to C-18).

2. *Previous Comment: Off-street Parking Table mentions a maximum of 12 spaces which contradicts the previously provided narrative. A revised narrative was not available in the portal.*

The submission documents have been revised accordingly.

3. *Where will delivery vehicles load and unload?*

The deliveries associated with the bank consist of typical mail deliveries (FedEx, Amazon, UPS, etc.), office supplies, and secure deliveries which typical are completed during off-peak hours and are short duration deliveries. The delivery vehicles consist of vans, small box trucks, and armored vehicles which can be accommodated in a single parking spaces, a couple parking spaces, and/or pull along side the building while still allowing room for vehicles to safely navigate. Given the infrequency and limited impact and in order to reduce unnecessary impervious surfaces a designated loading area is not recommended. This is typical operation for the tenant as well as many financial institutions.

4. *Curbing in City right of way shall be granite. Plan shows concrete curb throughout the project including the right of way.*

The Site Plan (Sheet C-4) has been revised to show granite curbing within the right-of-way.

Sheet C-5:

1. *Check angles of pipes entering PDMH D201. Is a larger diameter structure required to accommodate the pipes?*

The Grading & Drainage Plan (Sheet C-5) has been revised to modify the pipe network entering the proposed storm manholes D-201 and D-203 at angles that do not conflict. As part of the shop drawing construction process a larger structure may be selected if deemed necessary.

2. *Recommend keeping grades below 3% within 75 feet of intersections.*

Based on feedback from the meeting the building finished floor elevation was reduced and the Grading & Drainage Plan (Sheet C-5) has been revised to reduce the driveway slopes to 3.5% to 4.5% within 75 FT of intersections. The existing driveway slope within 75-feet of the intersection is around 6% so the project will be an improvement.

3. *Show existing structure labels that align with City GIS labels (coordinate with GI department).*

The Existing Conditions Plan (Sheet C-2) has been revised to show existing structure labels in accordance with City GIS labels.

4. *Call out size of rip rap apron on the plans.*

The Construction Details (Sheet C-14) has been revised to indicate the size of the rip rap pads called out on the Grading & Drainage Plan (Sheet C-5).

5. *Recommend putting MH cover at existing CB within proposed right in/out curb cut, and installing two additional CBs along curb line; one on each side of driveway to minimize water into ROW.*

The Grading & Drainage Plan (Sheet C-5) has been revised to show a proposed curb inlet at the driveways that punch directly into the bioretention area.

Sheet C-6:

1. Existing water service is 1" copper to watermain.

Noted.

2. Water is shown at 1.5" type K copper. City standard sizes are shown on the City's standard details. Recommend 2" PVC.

The Utility Plan (Sheet C-6) has been revised to indicate a 2" PVC domestic water service line.

3. Proposed Condition of Approval prior to PB signing: Applicant should inspect existing sewer lateral and provide report and video on existing condition. Applicant shall identify if connection a proposed location is feasible.

No Objection.

4. Proposed Condition of Approval prior to obtaining CO: Applicant should engage with abutter to discuss and secure a sewer easement if one does not exist.

No Objection.

5. Verify size of existing sewer lateral is adequate; recommend 6" for commercial property.

The 4" service is anticipated to be adequate for the proposed use. If upon inspection of the service the existing line is found to not be in usable, we have no objection to upgrading the service to a proposed 6" service.

Sheet C-7:

1. Lighting analysis should reflect the impact of lighting shields.

The Lighting Plan (Sheet C-7) has been revised to shielded light fixtures and meet municipal standards to the maximum extent practicable while complying with the lighting security requirements for the proposed ATMs.

Sheet C-9:

1. Calcium Chloride shall not be used for dust control as this is within the Groundwater Protection District.

The Soil Erosion & Sediment Control Plan (Sheet C-9) has been revised to indicate that Calcium Chloride may not be used within the Groundwater Protection District.

Sheet C-13:

1. Detail 14 should be revised to show a minimum 1.5" milled asphalt key per City standard details rather than the 1" provided.

Detail 14 on the Construction Details (Sheet C-13) has been revised to indicate a 1.5" milled asphalt key per City standards.

2. *Provide a minimum of 12-inch slab for dumpster pad.*

The Site Plan (Sheet C-4) and the Construction Details (Sheet C-13) have been revised to indicate a 12" slab for the dumpster pad.

3. *Clear distance below signage should be 7 feet.*

The Construction Details (Sheet C-13) have been revised to indicate a minimum signage clearance of 84" from grade.

4. *Remove references to Massachusetts on Accessible Parking Signage. Is this additional penalty to be enforced by the bank?*

The Construction Details (Sheet C-13) has been revised accordingly.

Sheet C-14:

1. *Recommend a minimum frost depth of 4 feet be provided on detail no. 6.*

The Trash Enclosure Detail (Sheet C-14) has been revised to indicate a minimum frost depth of 4 FT below grade within the notes. Detail no 6 was previously the concrete wheel stop detail but we believe this was meant for the trash enclosure detail.

2. *Provide details on foundation for clearance bar. Notes appear to be scanned and are not legible.*

The clearance bar foundation has been included within the detail, the final specifications will be approved as a shop drawing prior to construction. Refer to the updated detail on Sheet C-14.

Sheet C-15:

1. *All valves and hydrants shall open left (counterclockwise)*

The water service detail has been updated to note all valves and hydrants shall open left (counterclockwise).

2. *Locate water services to eliminate the need for insulation and bends in water line.*

The Utility Plan (Sheet C-6) has been revised to locate water service in an orientation which eliminates the need for bends and insulation.

3. *Minimum of 5' of cover is required for water lines.*

The water service detail has been updated to note minimum 5' cover.

4. *Sewer and drainage manhole covers shall be Liftmate R-1743-LM or approved equal with 90 deg hinge*

The Construction Details (Sheet C-15) have been revised to include the City of Dover Drain Manhole Cover from the Construction Guidelines which indicate a Liftmate R-1743-LM manhole cover.

5. *Storm Drain Utility Trench Section – crushed stone shall extend 12” above top of pipe. See City standard for minimums.*

The Construction Details (Sheet C-16) have been revised to include the City of Dover Sewer/Drainline Trench & Waterline Trench Detail.

6. *Utility Trench Section*

- *Crushed stone shall extend 12” above top of sewer pipe.*

The Construction Details (Sheet C-16) have been revised to include the City of Dover Sewer/Drainline Trench Detail.

- *Sand shall extend 12” above top of water pipe.*

The Construction Details (Sheet C-16) have been revised to include the City of Dover Waterline Trench Detail.

- *See City standard for minimums and required materials.*

The Construction Details (Sheet C-16) have been revised to indicate the minimums and required materials in line with City standards.

7. *Sewer minimum cover shall be 4 feet below non paved areas and 6 feet under pavement unless insulation is provided.*

The Grading & Drainage Plan (sheet C-5) has been revised to indicate the storm pipes that will require insulation. The Utility Plan (Sheet C-6) has been revised to indicate an insulated sanitary sewer line.

8. *Water Service Connection: curb box shall be Erie-style*

The Utility Plan (Sheet C-6) has been revised to propose an Erie-style curb valve.

9. *Water Service Connection: tapping sleeve shall be stainless steel if required.*

The Construction Details (C-16) have been revised to note a stainless steel tapping sleeve if required.

10. *Type B Catch basin inlet grate is the City standard.*

- *Drain Manhole should have 30 inch clear opening. Catch basins may have 24 inch diameter opening.*

The Construction Details (Sheet C-15) have been revised to include the City of Dover Catch Basin.

11. *Storm basin detail should show ESHWT to ensure it complies with NHDES recommendations.*

Estimated seasonal high water table shall be provided upon completion of geotechnical investigation to ensure that it complies with NHDES requirements.

12. *Provide oil separator hood detail.*

The Construction Details (Sheet C-16) have been revised to include an oil separator hood detail.

Traffic & Parking Assessment:

1. *Please provide a PE stamp on the report of the preparer of the assessment.*

A PE stamp has been provided on the revised Traffic Assessment Report and Parking Operations Memorandum.

Stormwater Report:

1. *The narrative in Section 1 references two full movement driveways. Please check that the narrative in the report is up to date for the proposed improvements.*

The narrative of the Stormwater Report has been revised to reflect the site plan changes.

2. *Section 1 notes the limit of disturbance as less than 1 acre. Measuring the plans shows that it would likely exceed an acre by more than 3000 square feet. If disturbance exceeds an acre, a SWPPP and Construction General Permit would be required. Please clarify how the disturbance area was calculated.*

The limit of disturbance has been revised based on the latest plan and exceeds 1 AC, prior to construction a SWPPP and Construction General Permit will be provided.

3. *Section 3 mentions additional NHDES permitting being required. Applicant should speak to what additional permits are being sought.*

No additional permitting with NHDES is required.

4. *There are multiple references to infiltration basin throughout the document. The plans and the calculations refer to a bioretention basin. These BMPs are not the same. Please clarify which is intended.*

The proposed BMP for the project consists of an aboveground Bioretention Basin.

5. *Section 5 references drainage area delineations and land cover in Appendix E which appears to be a typo (Appendix D). Please check all references and revise.*

The references have been updated accordingly.

6. *Infiltration rates for designing groundwater recharge practices shall be determined in accordance with Section Env-Wq 1504.14 and summarized in a drainage report.*

The proposed bioretention basin does not require infiltration to meet Section Env-Wq 1504.14.

7. *Applicant has stated that they comply with the specified code section but additional detail is required in order to verify this. Please revise stormwater report to address how the Stormwater design meets all relevant criteria in Section 153-14 for redevelopment projects.*

The report has been updated to include all relevant criteria in Section 153-14 for redevelopment projects.

8. *Under the Groundwater Recharge section it is noted that there is sufficient separation from ESHWT but the response to comments notes that the geotechnical evaluation has yet to be completed. Please clarify what the depth to ESHWT is.*

Geotechnical Investigation (borings) were completed, and groundwater was not encountered up to depths of 20+ feet. Test pits are in the process of being completed in the location of the proposed bioretention facility, but ESHWT impacts are not anticipated. If shallow groundwater is encountered the proposed BMP is permitted to be lined to still meet the necessary, water quality requirements.

9. *Report only compares the peak rates for the 10 and 50 year storm events. Per the Dover Code Section 153-14, measures shall be taken to control the post-development surface water runoff volume so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty- four-hour storm events.*

The peak rates have been updated to include all requested design storms. It should be noted given the large decrease in impervious surfaces the project naturally reduces peak rates and runoff volumes for all events.

10. *Report is silent on the reduction of volume. Per the Dover Code section 153-14, measures shall be taken to control the post- development surface water runoff volume so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events.*

The report has been updated to provide the requested water volume reductions. It should be noted given the large decrease in impervious surfaces the project naturally reduces runoff volumes for all events.

11. *Report mentions the use of sodium chloride for winter maintenance. See prior comment on the location of the site in a groundwater protection district and the importance of limiting the use of sodium chloride containing materials.*

The report and plans have been modified to note sodium chloride is not permitted given the site is located within groundwater protection district.

12. *The Report references the use of oil separator hoods in catch basins. Please provide a detail of the type of hood proposed.*

The requested detail has been included.

13. *The Report references in multiple locations the “Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas, latest edition”. Please make sure that all documents submitted are in compliance with New Hampshire and Dover specific standards.*

All documents are in compliance with New Hampshire and City of Dover specific standards.

14. *Geotechnical report is noted as being in Appendix B but has not been submitted.*

The Geotechnical Report has been included within the appendices of the report.

15. *Report notes that HydraFlow Storm Sewers was utilized for the Hydraulic analysis but the data was not provided in Appendix C as called out in the report. Per Dover Code Section 153-14, Stormwater conveyance practices shall be sized appropriately to convey the ten-year, twenty-four-hour storm event without overtopping or causing flooding on the property.*

The report includes the pipe sizing analysis which shows the proposed conveyance network can safely convey the noted storm event.

16. *Appendix E is empty*

The appendices in the report have been updated accordingly.

Police:

1. *The police department does not support the right-out condition at the second proposed driveway, as it creates an obvious and Unnecessary enforcement quandary. A right- in only driveway would be sufficient to serve the property. In response to previous comment, the applicant noted, "Testimony will be provided regarding the second driveway." However, no justification was noted in the updated Traffic and Parking Assessment Report. The plan essentially creates an extra-wide driveway that will create unnecessary vehicle conflicts.*

Based on feedback from the TRC the Applicant has revised the plans to indicate a right-in (ingress-only) driveway, the Site Plan (Sheet C-4).

Fire/Inspection Services:

1. *Provide a T-I turning template for the site access. Applicant notes testimony will be provided with respect to drive thru lane.*

A vehicle turning analysis was conducted and included for review (Sheet C-16 to C-18). The movement has been shown based on feedback from the meeting, specifically that the vehicle would not be required to circulate the building.

2. *There does not appear to be information provided to support the need for the second entry off Webb Place- Please provide.*

Additional supporting information has been included in the Project Narrative, Traffic Assessment Report, and Parking Operations Memorandum.

3. *Sheet 4 Revise ADA notes title to Accessibility notes*

The Grading & Drainage Plan (Sheet C-5) has been revised to indicate Accessibility Notes instead of ADA notes. It should be noted that "ADA" is an acceptable reference which is highlighted within the "2010 Federal ADA Standards for Accessible Design"

4. *Sheet 4 EV charger locations and accessible route across parking lot. Relocate for compliance.*

The EV charging spaces provide an accessible space and path to the building entrance.

5. *Provide a site specific street color rendering of the proposed structure*

The submission includes a color rendering (2D) and the applicant is in the process of having 3D color renderings completed. The renderings will be submitted upon receipt.

6. *Confirm design compliance with Architectural requirements.*

The architectural plans are in compliance with the City of Dover requirements.

Business Development:

- I. Please elaborate on the need for a waiver to the parking maximum – while some relief to this standard may be reasonable, more information may be needed to justify the full extent of the relief requested:

- This site is immediately across Webb Place from another bank branch location of comparable square footage that was approved in 2017 with 20 parking spaces, and aerial imagery appears to indicate only 13 spaces are currently installed.

The Applicant has reduced the proposed parking supply to 20 spaces with 5 land banked spaces. Please refer to the revised Parking Operations Memorandum which includes ITE data and parking demand observations collected at a comparable operating Chase locations, the proposed parking supply is appropriate to support the development.

- The 28 parking spaces proposed exceed the 85th percentile demand per ITE by 40%, suggesting this number is targeting an even less likely scenario (90-95th percentile?) and that many spaces are likely to be underutilized under normal circumstances. Have you explored other options such as an agreement with the abutting property owner to use the row of parking along the northern property line in overflow situations?

The revised Site Plan proposes an off-street parking supply of 20 spaces, which is consistent with the projected 85th percentile parking demand associated with the site based on rates published within the ITE “Parking Generation,” 5th Edition. Five (5) additional landbanked spaces will be provided for additional support on an as-needed basis, which is appropriate based on parking demand observations at a similar operating Chase bank. Please refer to the Parking Operations Memorandum for further justification supporting the proposed parking supply.

- The narrative identifies an average maximum parking demand of 8.09 vehicles for Chase branches of similar size. Does this figure also control for other factors such traffic volumes on adjoining roads, population density of the market area, etc.?

The Parking Operations Memorandum was revised to focus on study locations with comparable AADT and population density to those along Central Street and within the City of Dover.

- The requested parking spaces also exceed the figure generated by this calculation (28 vs. 27), again suggesting that the parking layout is designed to accommodate 90th percentile or higher demand scenarios. This appears to contradict the purpose of the adopted parking maximum. Do you have more information about this site, the Dover market, or how Chase branches operate compared to other banks that would indicate that this location is likely to generate this level of demand?

The revised Site Plan proposes an off-street parking supply of 20 spaces, which is consistent with the projected 85th percentile parking demand associated with the site based on rates published within the ITE “Parking Generation,” 5th Edition. Five (5) additional landbanked spaces will be provided for additional support on an as-needed basis, which is appropriate based on parking observations at a similar operating Chase bank. Please refer to the Parking Operations Memorandum for further justification for the proposed parking supply.

2. *Is the existing driveway inadequate for the anticipated trip generation and/or circulation pattern? More information about why a second driveway is necessary would support the request for a waiver from the intersection separation requirement.*

The proposed right-ingress-only driveway enables drivers to access the drive-up ATM with fewer conflicts on site and would alleviate congestion between vehicles entering the site and vehicles exiting the site from the drive-up ATM and/or parking field. As such, the addition of a right-ingress driveway would be beneficial for access management and circulation on site. Note that the revised layout plan provides adequate separation such that a waiver is not required.

3. *Do you have an anticipated timeline for redevelopment and has it been shared with the existing tenants? Business Development can be a resource if they need assistance finding new locations.*

Construction is anticipated to begin Q2 of 2024. We have notified the Owner of the above resource.

4. *Clarify existing structure's floor levels as there is an inconsistency between Existing Conditions Plan page and Sheet C-3*

The noted inconsistency was not found on Sheet C-3, additional clarification is required. The existing building does consist of a lower and upper level. The existing building is split-level (2-story).

Planning Board:

1. *Revise street name on Sheet C-1 to Indian Brook Drive*

The Cover Page (Sheet C-1) has been revised to show Indian Brook Drive.

2. *Elaborate within narratives for CUP and waiver requests*

The requested additional supporting documentation have been provided.

January 18, 2024

via email

STONEFIELD ENGINEERING & DESIGN, LLC
120 Washington Street
Suite 201
Salem, Massachusetts 01970

Attention: Joshua H. Kline, P.E.
Team Lead

**Regarding: SUPPLEMENTAL STORMWATER MANAGEMENT AREA EVALUATION
PROPOSED CHASE BANK BRANCH
1 & 3 WEBB PLACE
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE
WHITESTONE PROJECT NO.: GM2320013.001**

Dear Mr. Kline:

Whitestone Associates, Inc. (Whitestone) is pleased to submit the results of the supplemental stormwater management (SWM) area evaluation in support of the proposed development referenced above. Services were provided in general accordance with Whitestone's December 18, 2023 proposal. Whitestone issued a March 21, 2023 *Report of Geotechnical Investigation* (ROGI) for the Chase bank building.

1.0 PROJECT DESCRIPTION

The subject property located at 1 and 3 Webb Place in Dover, Strafford County, New Hampshire, is currently developed with a one- to two-story commercial building, which will be demolished. The site also has paved parking and landscaped areas.

2.0 FIELD EXPLORATION & TESTING

2.1 Field Exploration

Field exploration consisted of excavating three test pits, identified as TP-1, TP-2, and TP-3. The test pits subsequently were backfilled to the surface with excavated soils from the investigation after observing soil conditions and performing infiltration testing. The locations of the test pits are shown on the accompanying *Test Location Plan* included as Figure 1. *Records of Subsurface Exploration* for the test pits are provided in Appendix A. The borings on the figure are documented in the previously issued March 21, 2023 ROGI.

The subsurface tests were conducted in the presence of a Whitestone engineer who performed field tests, recorded visual classifications, and collected samples of the various strata encountered. The test pits were located in the field using normal taping procedures and estimated right angles. These locations are presumed to be accurate within a few feet.

Groundwater level observations, where encountered, were recorded during and immediately after the

Office Locations:

completion of field operations prior to backfilling the test pits. Seasonal variations, temperature effects, man-made effects, and recent rainfall conditions may influence the levels of the groundwater, and the observed levels will depend on the permeability of the soils. Groundwater elevations derived from sources other than seasonally observed groundwater monitor wells may not be representative of true groundwater levels.

2.2 Infiltration Testing

Prior to infiltration testing, test pits TP-1, TP-2, and TP-3 were excavated to a depth of 10 fbs to assess soil conditions. Falling head infiltration tests, I-1, I-2, and I-3, were conducted in cased holes at the locations shown on the *Test Location Plan*. Four-inch diameter PVC casing was installed to the depths tabulated below. The soil was pre-soaked for 20 minutes. Following testing, the casings were removed. The results are tabulated below.

SUMMARY OF INFILTRATION TESTING				
Location	Approximate Ground Elevation (ft)	Approx. Test Depth (ft)	Approximate Test Elevation (ft)	Infiltration Rate (in/hr)
I-1 (TP-1)	195	4.4	190.6	> 10
I-2 (TP-2)	197	4.6	192.4	4
I-3 (TP-3)	202	4.2	197.8	4

Typically, a Factor of Safety (FoS) is applied to measured infiltration rates to account for siltation and consolidation of soil below the systems over time. Safety factors used should consider how critical the systems are to the development and the available storage. If the system is critical or storage limited, a higher FoS should be applied. Infiltration rates are variable and dependent on test depth and stratification, especially within the varying fines content in the glaciofluvial deposit.

Based on the results of the gradation testing in the previous explorations at the site, the USDA textural analysis classifies the glaciofluvial deposit as “sand”.

3.0 SUBSURFACE CONDITIONS

The soil conditions encountered within the subsurface tests conducted by Whitestone consisted of the following generalized strata in order of increasing depth. *Records of Subsurface Exploration* are provided in Appendix A.

Surface Cover Materials: The test pits encountered six inches to 12 inches of topsoil at the ground surface.

Existing Fill: Beneath the surface cover materials, the test pits encountered existing fill, consisting of brown to gray, silty sand with gravel, occasional cobbles. The existing fill extended to depths of 1.5 fbs to 2.5 fbs.

Glaciofluvial Deposit: Beneath the existing fill, the test pits encountered a glaciofluvial deposit, consisting of brown, poorly graded sand with silt and gravel, occasional silt layers, occasional cobbles and boulders (USCS: SP-SM). The test pits terminated in the glaciofluvial deposit at a depth of 10 fbs.



Groundwater: Groundwater was not encountered within the test pits during the exploration. There were no indications of seasonal high groundwater level on the sidewalls of the test pits. Groundwater levels should be expected to fluctuate seasonally and following periods of precipitation.

Whitestone appreciates being of continued service to Stonefield Engineering & Design, LLC. Please contact us with any questions regarding this letter.

Sincerely,

WHITESTONE ASSOCIATES, INC.

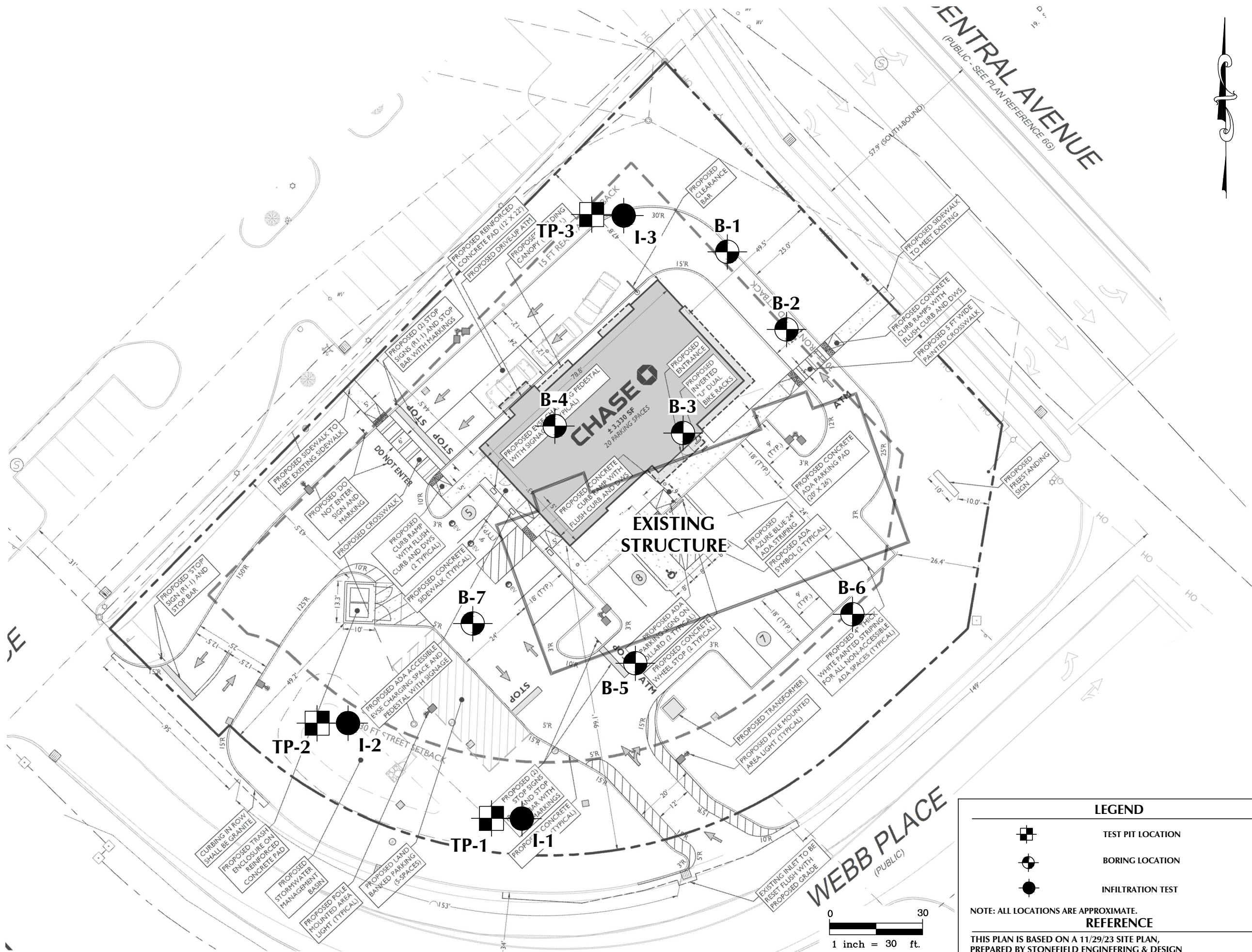
Richard W.M. McLaren, P.E.
Senior Consultant

Ryan R. Roy, P.E.
Vice President

RWM/pwd N:\Job Folders\2023\2320013GM\Reports and Submittals\Stonefield Chase Dover NH Supplemental SWM GM2320013.001.docx
Enclosures

FIGURE 1
Test Location Plan

N: \\Job Folders\\2023\\2320013GM\\Drawings and Plans\\CAD\\GM2320013.001\\GM2320013.001.dwg



WHITESTONE
An Employee-Owned Company

3 EXECUTIVE PARK DR SUITE 202, BEDFORD, NH 03110
PHONE: 603.514.2230 WHITESTONEASSOC.COM

DRAWING TITLE:
TEST LOCATION PLAN

CLIENT:
STONEFIELD ENGINEERING & DESIGN

PROJECT:
**PROPOSED CHASE BANK BRANCH
1&3 WEBB PLACE
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE**

PROJECT #:
GM2320013.001

DESIGNED BY: MR	PROJ. MGR.: RR
DATE: 1/17/24	FIGURE: 1
SCALE: 1" = 30'	



APPENDIX A

Records of Subsurface Exploration

RECORD OF SUBSURFACE EXPLORATION

Test Pit No.: TP-2

 Page 1 of 1

Project: Proposed Chase Bank Branch		WAI Project No.: GM2320013.001	
Location: 1 & 3 Webb Place, Dover, Strafford County, New Hampshire		Client: Stonefield Engineering & Design, LLC	
Surface Elevation: ± 197.0 feet NAVD88	Date Started: 12/20/2023	Water Depth Elevation (feet bgs) (ft NAVD88)	Cave-In Depth Elevation (feet bgs) (ft NAVD88)
Termination Depth: 10.0 feet bgs	Date Completed: 12/20/2023	During: -- --	At Completion: -- --
Proposed Location: SWM Area	Logged By: ZH	24 Hours: -- --	At Completion: -- --
Excavating Method: Compact Excavator	Contractor: BG		
Test Method: Visual Observation	Rig Type: Kubota KX080		

SAMPLE INFORMATION			DEPTH	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (ft.)	Number	Type	(feet)			
			0.0			
				TOPSOIL	12" Topsoil	
1.5	1	Grab	1.5	FILL	Gray, Silty Sand with Gravel (FILL)	
2.5	3	Grab				
			5.0	GLACIO- FLUVIAL DEPOSIT	Brown, Poorly Graded Sand with Silt and Gravel (SP-SM)	Infiltration test @ 4.6 fbgs
7	3	Grab				
9.5	4	Grab	10.0			
					Test Pit TP-2 Terminated at Depth of 10 Feet Below Ground Surface.	
			15.0			



APPENDIX B

Supplemental Information (USCS, Terms & Symbols)

UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION <u>RETAINED</u> ON NO. 4 SIEVE	GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
		CLEAN SAND (LITTLE OR NO FINES)	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
	SAND AND SANDY SOILS	MORE THAN 50% OF COARSE FRACTION <u>PASSING</u> NO. 4 SIEVE	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GC
			SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
MORE THAN 50% OF MATERIAL IS <u>LARGER</u> THAN NO. 200 SIEVE SIZE			SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
			SM	SILTY SANDS, SAND-SILT MIXTURES
			SC	CLAYEY SANDS, SAND-CLAY MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMITS <u>LESS</u> THAN 50	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
MORE THAN 50% OF MATERIAL IS <u>SMALLER</u> THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMITS <u>GREATER</u> THAN 50	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS FOR SAMPLES WITH 5% TO 12% FINES

GRADATION*

% FINER BY WEIGHT

TRACE..... 1% TO 10%
LITTLE..... 10% TO 20%
SOME..... 20% TO 35%
AND..... 35% TO 50%

COMPACTNESS*

Sand and/or Gravel

RELATIVE DENSITY

LOOSE..... 0% TO 40%
MEDIUM DENSE.... 40% TO 70%
DENSE..... 70% TO 90%
VERY DENSE..... 90% TO 100%

CONSISTENCY*

Clay and/or Silt

RANGE OF SHEARING STRENGTH IN POUNDS PER SQUARE FOOT

VERY SOFT..... LESS THAN 250
SOFT..... 250 TO 500
MEDIUM..... 500 TO 1000
STIFF..... 1000 TO 2000
VERY STIFF..... 2000 TO 4000
HARD..... GREATER THAN 4000

* VALUES ARE FROM LABORATORY OR FIELD TEST DATA, WHERE APPLICABLE.
WHEN NO TESTING WAS PERFORMED, VALUES ARE ESTIMATED.

L:\Geotechnical Forms and References\Reports\USCSTRMSSYM MA.docx

Other Office Locations:

WARREN, NJ
908.668.7777

CHALFONT, PA
215.712.2700

ROCKY HILL, CT
860.726.7889

WALL, NJ
732.592.2101

PHILADELPHIA, PA
215.848.2323

BEDFORD, NH
603.514.2230

TAMPA, FL
813.851.0690

Environmental & Geotechnical Engineers & Consultants

GEOTECHNICAL TERMS AND SYMBOLS

SAMPLE IDENTIFICATION

The Unified Soil Classification System is used to identify the soil unless otherwise noted.

SOIL PROPERTY SYMBOLS

- N: Standard Penetration Value: Blows per ft. of a 140 lb. hammer falling 30" on a 2" O.D. split-spoon.
 Qu: Unconfined compressive strength, TSF.
 Qp: Penetrometer value, unconfined compressive strength, TSF.
 Mc: Moisture content, %.
 LL: Liquid limit, %.
 PI: Plasticity index, %.
 δd: Natural dry density, PCF.
 ▽: Apparent groundwater level at time noted after completion of boring.

DRILLING AND SAMPLING SYMBOLS

- NE: Not Encountered (Groundwater was not encountered).
 SS: Split-Spoon - 1 3/8" I.D., 2" O.D., except where noted.
 ST: Shelby Tube - 3" O.D., except where noted.
 AU: Auger Sample.
 OB: Diamond Bit.
 CB: Carbide Bit
 WS: Washed Sample.

RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

Term (Non-Cohesive Soils)

Standard Penetration Resistance

Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	Over 50

Term (Cohesive Soils)

Qu (TSF)

Very Soft	0 - 0.25
Soft	0.25 - 0.50
Firm (Medium)	0.50 - 1.00
Stiff	1.00 - 2.00
Very Stiff	2.00 - 4.00
Hard	4.00+

PARTICLE SIZE

Boulders	8 in.+	Coarse Sand	5mm-0.6mm	Silt	0.074mm-0.005mm
Cobbles	8 in.-3 in.	Medium Sand	0.6mm-0.2mm	Clay	-0.005mm
Gravel	3 in.-5mm	Fine Sand	0.2mm-0.074mm		

L:\Geotechnical Forms and References\Reports\USCSTRMSSYM MA.docx

Other Office Locations:

WARREN, NJ
908.668.7777

CHALFONT, PA
215.712.2700

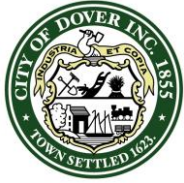
ROCKY HILL, CT
860.726.7889

WALL, NJ
732.592.2101

PHILADELPHIA, PA
215.848.2323

BEDFORD, NH
603.514.2230

TAMPA, FL
813.851.0690



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0011

Application Type: Site Review
Applicant(s): Stonefield Engineering & Design
Owner(s): Dover Retail Management, LLC & R W Realty Inc.
Location: 1-3 Webb Place (Map 38, Lots 15-A and 15-B)
Date: November 2, 2023

INTENT: 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 CUP application would also appear before the PB (COND-2023-0054).

UNITS PROPOSED: One (1) Bank

AGENDA ITEM #: 1

ACREAGE: Total = 0.98± ac. / 42,879± sq. ft.
Parcel A = 26,376± sq. ft.
Parcel B = 16,503± sq. ft.

ZONING DISTRICT: C

EXISTING LAND USE: Multi-tenant Comm. Bldg

PROPOSED LAND USE: Commercial (Bank)

SURROUNDING LAND USE: Commercial, Residential, City of Dover land

ZBA ACTION:

- Z94-17, Variance granted for signage
- Z99-05A, Appeal of Admin. Det. for signage

PERMITS REQUIRED:

- CUP for §153-14.(D)(5), Off-Street Parking & Loading

WAIVERS REQUESTED:

- §153-14.(D)(6)(b), One-way accessways
- §153-14.(E)(2)(b), Parking area lighting
- §153-14.(G)(2)(C), Interior landscaping
- §153-14.(H)(I) Driveway spacing from intersection (public st.)
- §170-12.(B), Parking area setback on C table

ATTENDANCE:

Donna Benton, Zoning
Erin Bassegio, Planning
Marn Speidel, Police
Jim Maxfield, Fire/Inspection Services

Ken Mavrogeorge, Engineering
James Burdin, Business Development

Others:

Josh Kline

Approval of minutes from October 12, 2023:

J. Burdin moved to approve the October 12, 2023 minutes. Seconded by M. Speidel. Vote: U/A.

PLAN REVIEW:

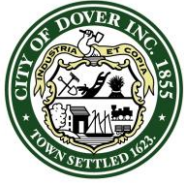
Planning:

- *Reminder: Impact fees, Water & Sewer investment fees*
- *Provide letters to serve*
- *Lot Merger for Parcels A and B*
- *A lot of relief is being sought. Try to limit requests more*
- *Confirm EVSE and CUP for parking criteria has been met. Provide narrative and a more detailed request*
- *PE stamp and signature needed on TLA*
- *Thanks for parking memo. Why wasn't Portsmouth Chase used in calculation? What about how criteria for CUP are met?*
- *NHDOT review?*
- *Revise plans:*
 - *Owner's signatures on the final plans*
 - *Professional stamps on the final plans*
 - *Confirm inclusion of all common notes*
 - *Add consecutive page numbers to entire plan set*
 - *Reduce lighting and meet lighting standards. Current plan is too bright and extends beyond property boundary.*
 - *Add note to plan indicating Secondary Groundwater Protection District in Zoning table*
 - *Combine architectural renderings into plan set*
 - *Indicate materials on elevations in leader notes*
 - *Landscape plan to be signed/ stamped by NH Licensed Landscape Architect*
 - *Reduce parking. Remove more parking or request a phased approach.*
 - *Add site-specific streetscape*
 - *Detail of trash enclosure doesn't match rendering*
 - *Review Section 153-14 H, I, J, K & L*

Engineering:

General Comment:

- Survey plans show additional right of way lines and NHDOT easements from a formal lot configuration prior to NHDOT work



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0011

Application Type: Site Review
Applicant(s): Stonefield Engineering & Design
Owner(s): Dover Retail Management, LLC & R W Realty Inc.
Location: 1-3 Webb Place (Map 38, Lots 15-A and 15-B)
Date: November 2, 2023

in the area (circa 1997-99). Applicant to coordinate with NHDOT and City to confirm ROW transfer is finalized and that NHDOT does not have ownership of portions of the subject property or have jurisdiction over the number of access points to Webb Place.

- Design Details still do not meet City of Dover Standards for utilities. Coordinate with Community Services (Engineering Department) for latest version of the City's Standard Details. It is not the intent for the applicant to copy the details onto the set but to use them as a minimum standard to meet.
- It appears that the Applicant will disturb a sidewalk on the eastern side of the site to connect to utilities. Applicant should show area of sidewalk to be disturbed as being repaired.
- Please provide a test pit in the proposed infiltration basin location and include the depth of ESHWT.
- Proposed Condition of approval prior to issuing CO: Engineering requests a letter certifying the tie in locations or discharge points for all sump pumps and roof leaders for existing and proposed structures on the property.

ALTA Survey (Sheet 1 of 2):

- Plan shows internal property lines that cross into the City's right of way. Please clarify why these are crossing over and if they are proposed to be abandoned or modified.
- Existing NHDOT easements are shown. Applicant to clarify if these will be modified or discontinued. If so, applicant to provide updated deed showing easements are removed/modified.
- There is a note about asphalt encroachment from the sidewalk on the northeast side of the property. If the sidewalk does encroach onto private property, does the applicant intend to maintain the sidewalk or provide an easement for the City to maintain it?

Sheet C-4:

- Please provide vehicle turning exhibits showing fire and trash vehicles maneuvering around the site. Exhibits not found on portal.
- Previous Comment: Off-street Parking Table mentions a maximum of 12 spaces which contradicts the previously provided narrative. A revised narrative was not available in the portal.
- Where will delivery vehicles load and unload?
- Curbing in City right of way shall be granite. Plan shows concrete curb throughout the project including the right of way.

Sheet C-5:

- Check angles of pipes entering PDMH D201. Is a larger diameter structure required to accommodate the pipes?
- Recommend keeping grades below 3% within 75 feet of intersections.
- Show existing structure labels that align with City GIS labels (coordinate with GI department).
- Call out size of rip rap apron on the plans.
- Recommend putting MH cover at existing CB within proposed right in/out curb cut, and installing two additional CBs along curb line; one on each side of driveway to minimize water into ROW.

Sheet C-6:

- Existing water service is 1" copper to watermain.
- Water is shown at 1.5" type K copper. City standard sizes are shown on the City's standard details. Recommend 2" PVC.
- Proposed Condition of Approval prior to PB signing: Applicant should inspect existing sewer lateral and provide report and video on existing condition. Applicant shall identify if connection a proposed location is feasible.
- Proposed Condition of Approval prior to obtaining CO: Applicant should engage with abutter to discuss and secure a sewer easement if one does not exist.
- Verify size of existing sewer lateral is adequate; recommend 6" for commercial property.

Sheet C-7:

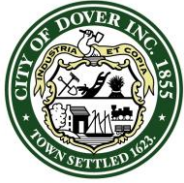
- Lighting analysis should reflect the impact of lighting shields.

Sheet C-9:

- Calcium Chloride shall not be used for dust control as this is within the Groundwater Protection District.

Sheet C-13:

- Detail 14 should be revised to show a minimum 1.5" milled asphalt key per City standard details rather than the 1" provided.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0011

Application Type: Site Review
Applicant(s): Stonefield Engineering & Design
Owner(s): Dover Retail Management, LLC & R W Realty Inc.
Location: 1-3 Webb Place (Map 38, Lots 15-A and 15-B)
Date: November 2, 2023

- Provide a minimum of 12-inch slab for dumpster pad.
- Clear distance below signage should be 7 feet.
- Remove references to Massachusetts on Accessible Parking Signage. Is this additional penalty to be enforced by the bank?

Sheet C-14:

- Recommend a minimum frost depth of 4 feet be provided on detail no. 6.
- Provide details on foundation for clearance bar. Notes appear to be scanned and are not legible.

Sheet C-15:

- All valves and hydrants shall open left (counterclockwise)
- Locate water services to eliminate the need for insulation and bends in water line.
- Minimum of 5' of cover is required for water lines.
- Sewer and drainage manhole covers shall be Liftmate R-1743-LM or approved equal with 90 deg hinge
- Storm Drain Utility Trench Section – crushed stone shall extend 12" above top of pipe. See City standard for minimums.
- Utility Trench Section
 - Crushed stone shall extend 12" above top of sewer pipe.
 - Sand shall extend 12" above top of water pipe.
 - See City standard for minimums and required materials.
- Sewer minimum cover shall be 4 feet below non paved areas and 6 feet under pavement unless insulation is provided.
- Water Service Connection: curb box shall be Erie-style
- Water Service Connection: tapping sleeve shall be stainless steel if required.
- Type B Catch basin inlet grate is the City standard.
- Drain Manhole should have 30 inch clear opening. Catch basins may have 24 inch diameter opening.

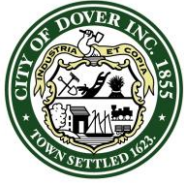
- Storm basin detail should show ESHWT to ensure it complies with NHDES recommendations.
- Provide oil separator hood detail.

Traffic & Parking Assessment:

- Please provide a PE stamp on the report of the preparer of the assessment.

Stormwater Report:

- The narrative in Section 1 references two full movement driveways. Please check that the narrative in the report is up to date for the proposed improvements.
- Section 1 notes the limit of disturbance as less than 1 acre. Measuring the plans shows that it would likely exceed an acre by more than 3000 square feet. If disturbance exceeds an acre, a SWPPP and Construction General Permit would be required. Please clarify how the disturbance area was calculated.
- Section 3 mentions additional NHDES permitting being required. Applicant should speak to what additional permits are being sought.
- There are multiple references to infiltration basin throughout the document. The plans and the calculations refer to a bioretention basin. These BMPs are not the same. Please clarify which is intended.
- Section 5 references drainage area delineations and land cover in Appendix E which appears to be a typo (Appendix D). Please check all references and revise.
- Infiltration rates for designing groundwater recharge practices shall be determined in accordance with Section Env-Wq 1504.14 and summarized in a drainage report.
- Applicant has stated that they comply with the specified code section but additional detail is required in order to verify this. Please revise stormwater report to address how the Stormwater design meets all relevant criteria in Section 153-14 for redevelopment projects.
- Under the Groundwater Recharge section it is noted that there is sufficient separation from ESHWT but the response to comments notes that the geotechnical evaluation has yet to be completed. Please clarify what the depth to ESHWT is.
- Report only compares the peak rates for the 10 and 50 year storm events. Per the Dover Code Section 153-14, measures shall be taken to control the post-development surface water runoff volume so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0011

Application Type: Site Review
Applicant(s): Stonefield Engineering & Design
Owner(s): Dover Retail Management, LLC & R W Realty Inc.
Location: 1-3 Webb Place (Map 38, Lots 15-A and 15-B)
Date: November 2, 2023

- Report is silent on the reduction of volume. Per the Dover Code section 153-14, measures shall be taken to control the post-development surface water runoff volume so that it does not exceed predevelopment runoff for the two-, ten-, twenty-five- and fifty-year, twenty-four-hour storm events.
- Report mentions the use of sodium chloride for winter maintenance. See prior comment on the location of the site in a groundwater protection district and the importance of limiting the use of sodium chloride containing materials.
- The Report references the use of oil separator hoods in catch basins. Please provide a detail of the type of hood proposed.
- The Report references in multiple locations the “Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas, latest edition”. Please make sure that all documents submitted are in compliance with New Hampshire and Dover specific standards.
- Geotechnical report is noted as being in Appendix B but has not been submitted.
- Report notes that HydraFlow Storm Sewers was utilized for the Hydraulic analysis but the data was not provided in Appendix C as called out in the report. Per Dover Code Section 153-14, Stormwater conveyance practices shall be sized appropriately to convey the ten-year, twenty-four-hour storm event without overtopping or causing flooding on the property.
- Appendix E is empty

Police:

- The police department does not support the right-out condition at the second proposed driveway, as it creates an obvious and unnecessary enforcement quandary. A right-in only driveway would be sufficient to serve the property. In response to previous

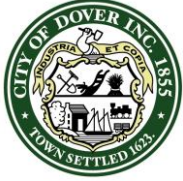
comment, the applicant noted, “Testimony will be provided regarding the second driveway.” However, no justification was noted in the updated Traffic and Parking Assessment Report. The plan essentially creates an extra-wide driveway that will create unnecessary vehicle conflicts.

Fire/Inspection Services:

- *Discuss turning template for T-1 .Applicant note testimony will be provided with respect to drive thru lane.*
- There does not appear to be information provided to support the need for the second entry off Webb Place- Please provide.
- Sheet 4 Revise ADA notes title to Accessibility notes
- Sheet 4 EV charger locations and accessible route across parking lot. Relocate for compliance
- *Provide a site specific street color rendering of the proposed structure.* Revised architectural plan was not received.
- *Confirm design complies with architectural requirements.*

Business Development:

- *Please elaborate on the need for a waiver to the parking maximum – while some relief to this standard may be reasonable, more information may be needed to justify the full extent of the relief requested:*
 - *This site is immediately across Webb Place from another bank branch location of comparable square footage that was approved in 2017 with 20 parking spaces, and aerial imagery appears to indicate only 13 spaces are currently installed.*
 - *The 28 parking spaces proposed exceed the 85th percentile demand per ITE by 40%, suggesting this number is targeting an even less likely scenario (90-95th percentile?) and that many spaces are likely to be underutilized under normal circumstances. Have you explored other options such as an agreement with the abutting property owner to use the row of parking along the northern property line in overflow situations?*
 - *The narrative identifies an average maximum parking demand of 8.09 vehicles for Chase branches of similar size. Does this figure also control for other factors such traffic volumes on adjoining roads, population density of the market area, etc.?*
 - *The requested parking spaces also exceed the figure generated by this calculation (28 vs. 27), again suggesting that the parking layout is designed to accommodate 90th percentile or higher demand scenarios. This appears to contradict the purpose of the adopted parking maximum. Do you have more information about this site, the Dover market, or how Chase branches operate compared to other banks that would indicate that this location is likely to generate this level of demand?*



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – SITE-2023-0011

Application Type: Site Review
Applicant(s): Stonefield Engineering & Design
Owner(s): Dover Retail Management, LLC & R W Realty Inc.
Location: 1-3 Webb Place (Map 38, Lots 15-A and 15-B)
Date: November 2, 2023

- *Is the existing driveway inadequate for the anticipated trip generation and/or circulation pattern? More information about why a second driveway is necessary would support the request for a waiver from the intersection separation requirement.*
- *Do you have an anticipated timeline for redevelopment and has it been shared with the existing tenants? Business Development can be a resource if they need assistance finding new locations.*
- *Clarify existing structure's floor levels as there is an inconsistency between Existing Conditions Plan page and Sheet C-3*

Planning Board:

- *Revise street name on Sheet C-1 to Indian Brook Drive*
- *Elaborate within narratives for CUP and waiver requests*

Next Steps: Revise plans to add items mentioned in comments. Resubmit for second TRC.

TRC paused at: 11:20am



February 14, 2024

1700 Lafayette Road
Portsmouth, NH 03801

Trevor S Emmons
603-332-7515
Trevor.emmons@eversource.com

Joshua Kline
Stonefield Engineering & Design
120 Washington Street
Salem, MA 01970

Dear Joshua Kline:

I am responding to your request to confirm the availability of electric service for the proposed 1-3 Webb Place project being constructed for/by J.P. Morgan Chase.

The proposed project consists of a 1-story building with 3,330 s/f of retail/office space at the ground level and parking below grade. The proposed development will be constructed along Webb Place & Central Avenue.

The developer will be responsible for the installation of all underground facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Utility Plan C-6. The proposed building service will be fed from P. 7/2X to a new pad-mounted transformer as depicted on utility plan C-6. 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 drawing titled "Utility Plan" dated 12/28/2023, shows transformer locations to service your 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>).

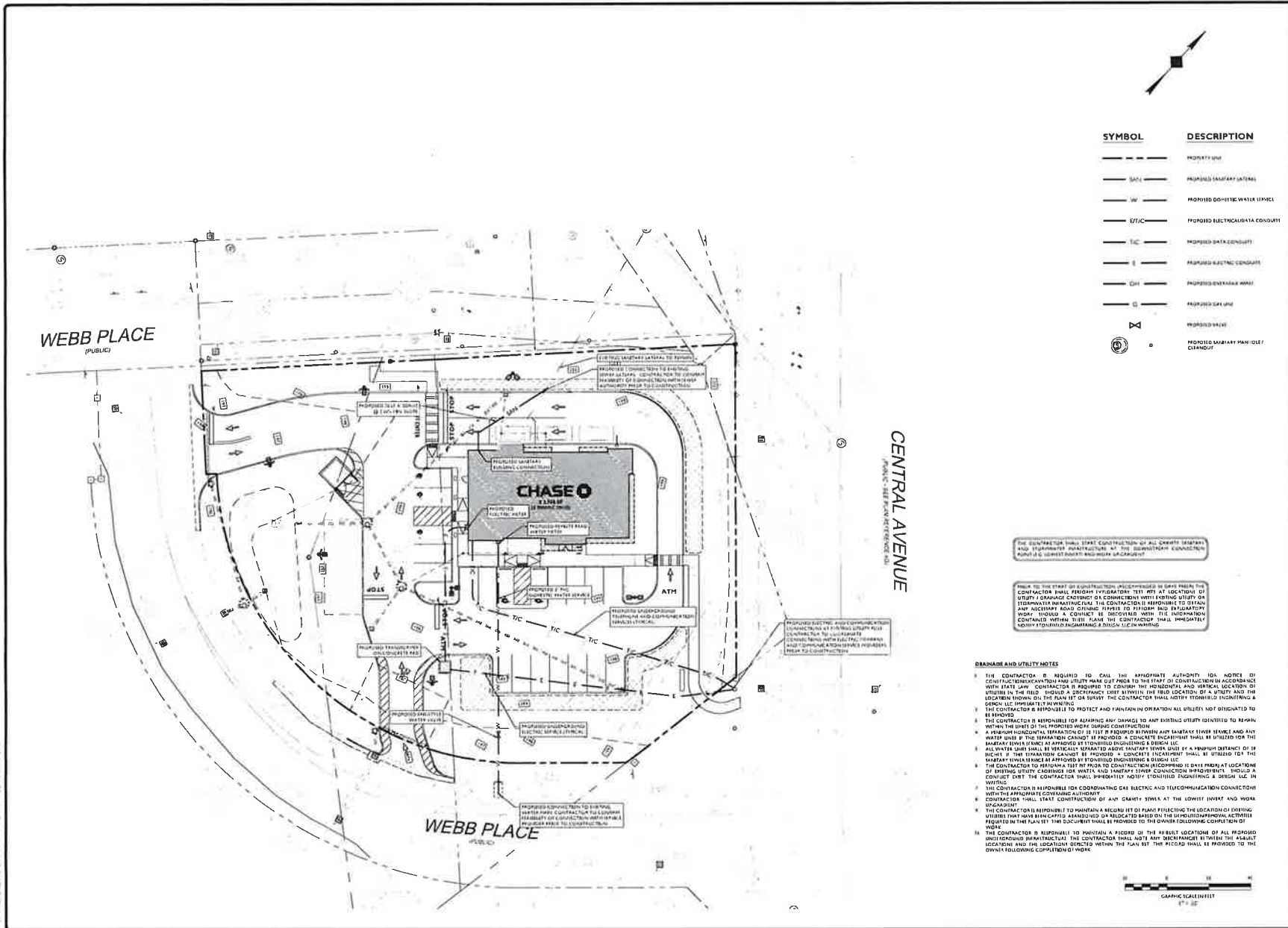
If you require additional information or I can be of further assistance please do not hesitate to contact me at our Rochester Office, 603-332-7515

Respectfully,

Trevor Emmons
Eastern Regional Engineer, Eversource

A handwritten signature in black ink, appearing to read "Trevor Emmons", written over a light blue horizontal line.

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



STONEFIELD engineering & design 120 Washington Street, Suite 201, Salem, MA 01970 Phone 617.233.2076 www.stonfieldeng.com	
CHASEO CHASE BANK WITH DRIVE-THRU ATM 120 WEBB PLACE SALEM, MA 01970 STAFFORD COUNTY, NEW HAMPSHIRE	
SCALE: 1" = 30' PROJECT NO: 009-00111 TITLE: UTILITY PLAN DRAWING: C-6	



CHASE 
DOVER WEBB PLACE, NH
1 WEBB PLACE,
DOVER, NH 03820

VIEW FROM WEBB PLACE & CENTRAL AVE. RT 9

FEBRUARY 15th, 2024

220 BURLINGTON MALL RD
STE 102
BURLINGTON, MD 01803
Contact: Jose Sanchez
jsanchez@core-states.com

CORE STATES
GROUP



CHASE 
DOVER WEBB PLACE, NH
1 WEBB PLACE,
DOVER, NH 03820

VIEW FROM CENTRAL AVE. RT 9
FEBRUARY 15th, 2024

220 BURLINGTON MALL RD
STE 102
BURLINGTON, MD 01803
Contact: Jose Sanchez
jsanchez@core-states.com

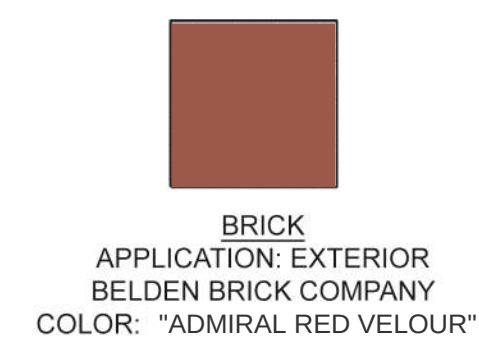
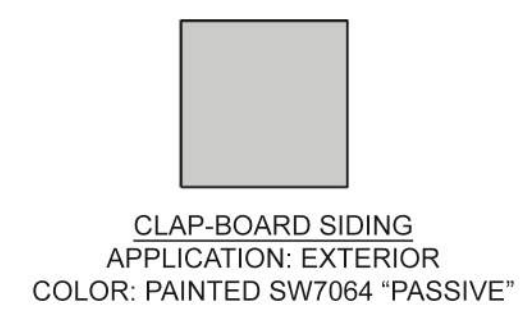
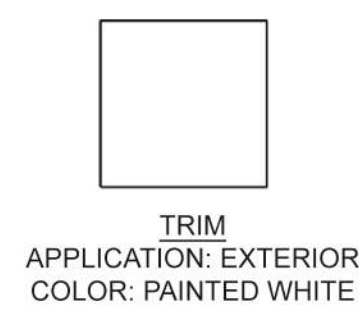
CORE STATES
GROUP



END ELEVATION (NORTH - FACING CENTRAL AVE)



MAIN ENTRY ELEVATION (EAST - FACING WEEKS LN)

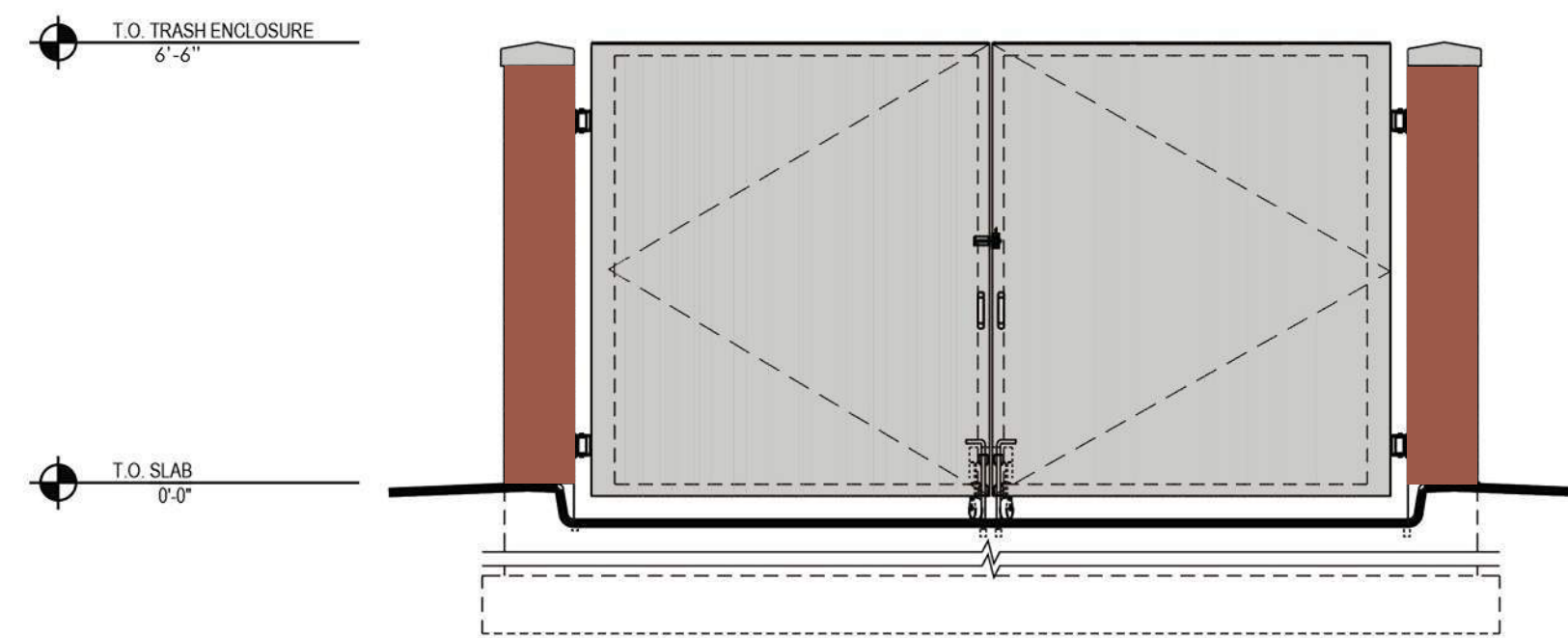




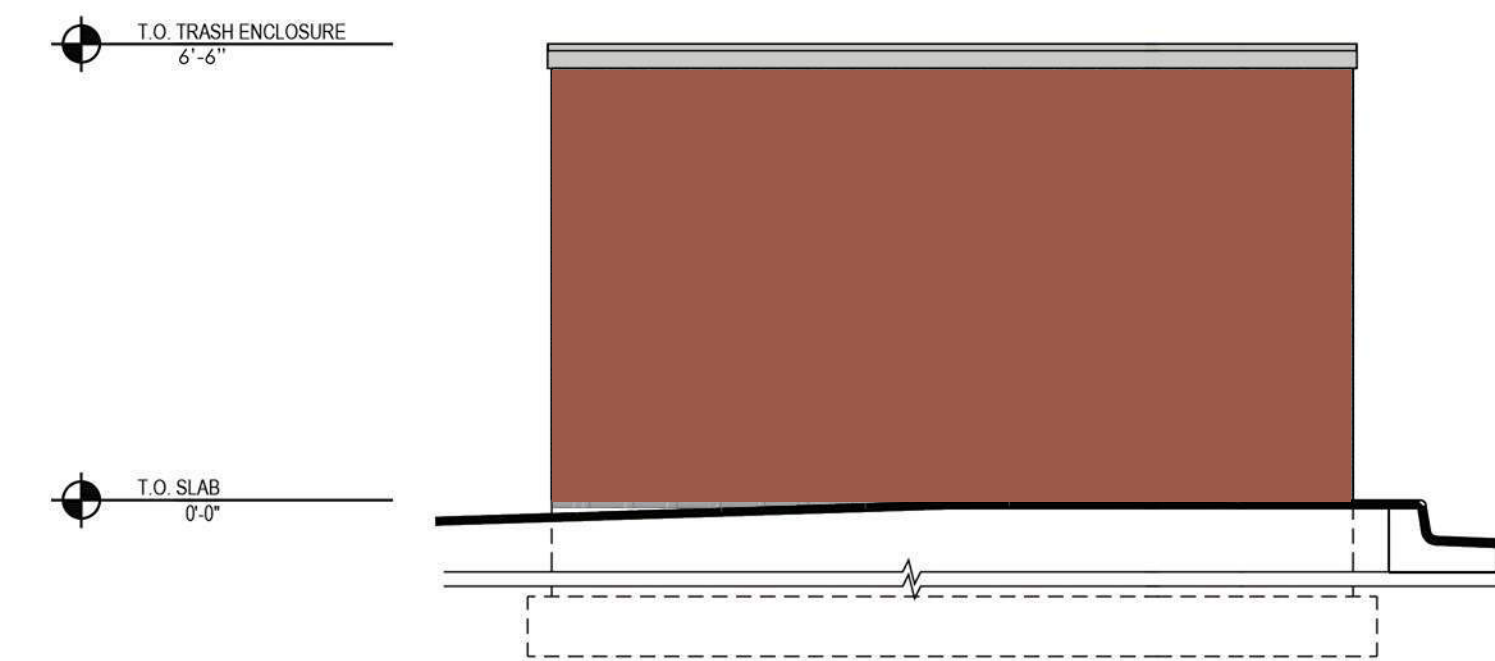
B.O.H. ELEVATION (SOUTH - FACING WEBB PLACE)



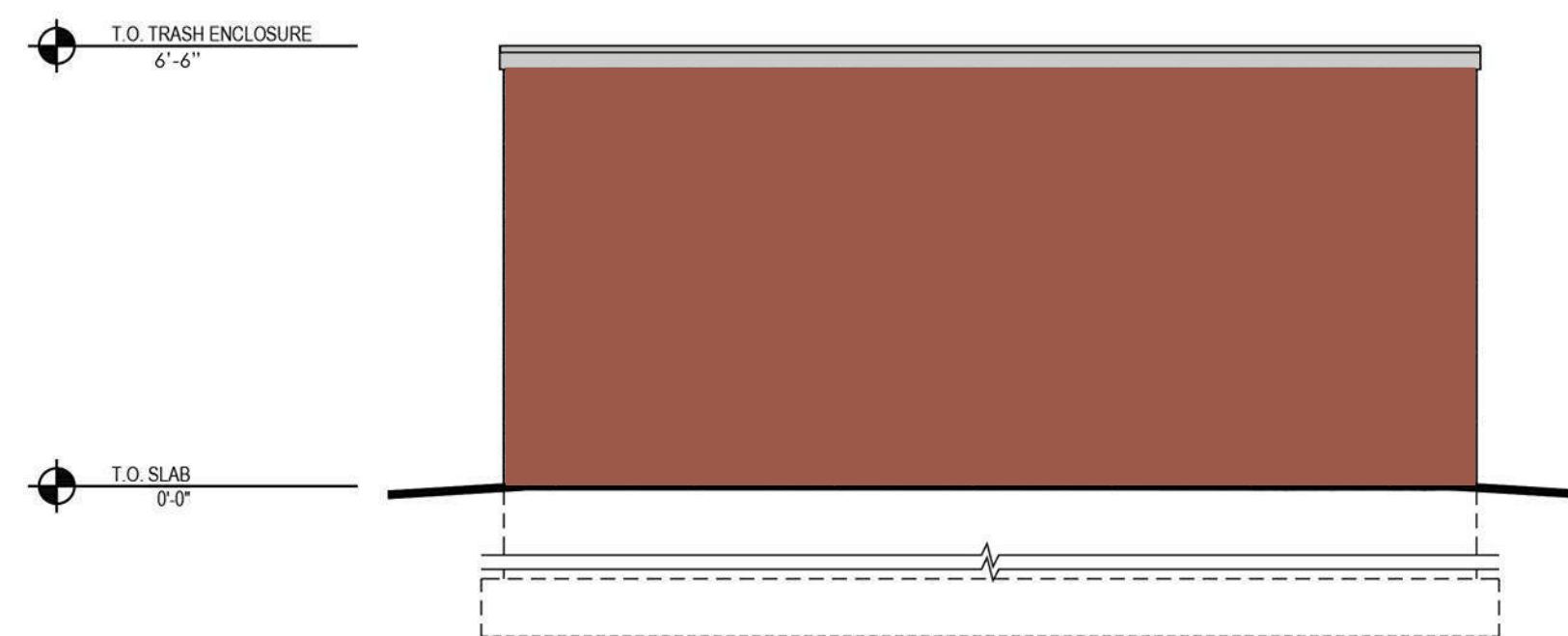
REAR ELEVATION (WEST - FACING BROOK RD.)



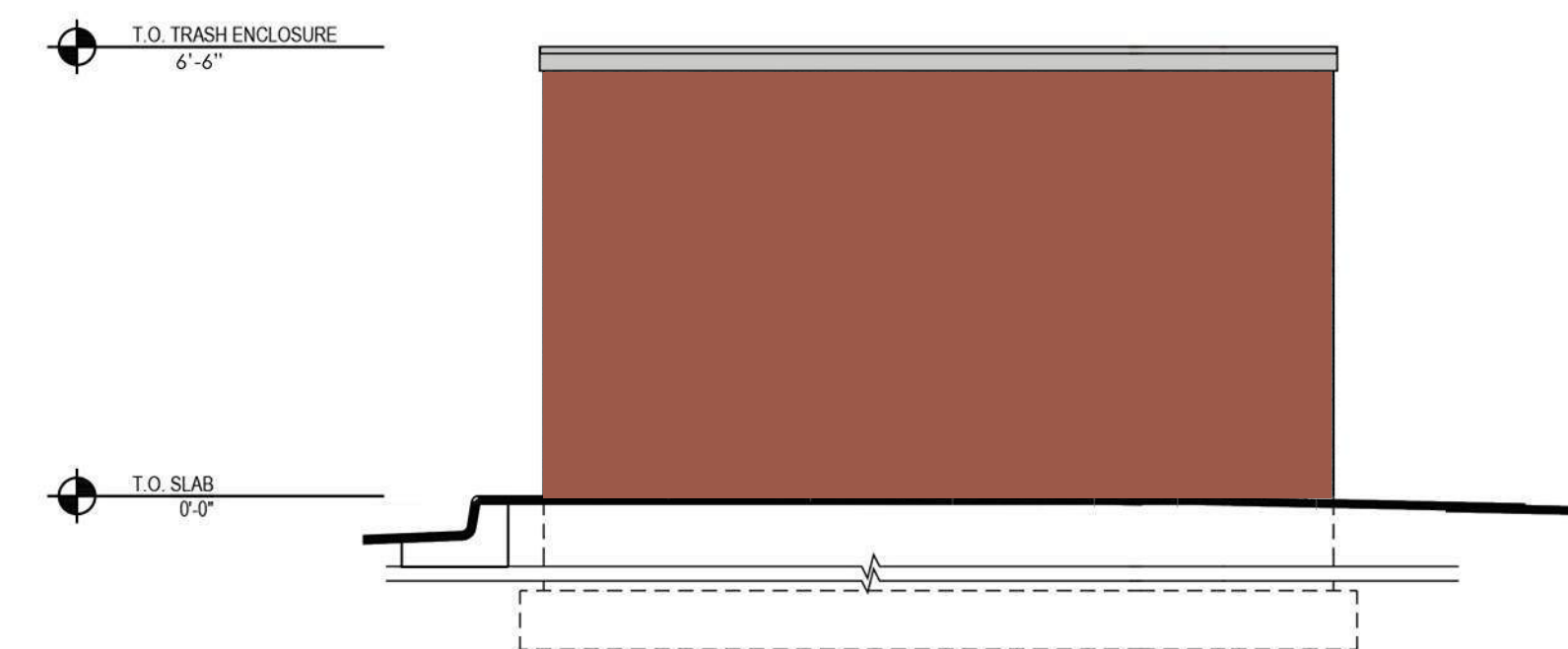
EAST ELEVATION (FRONT)



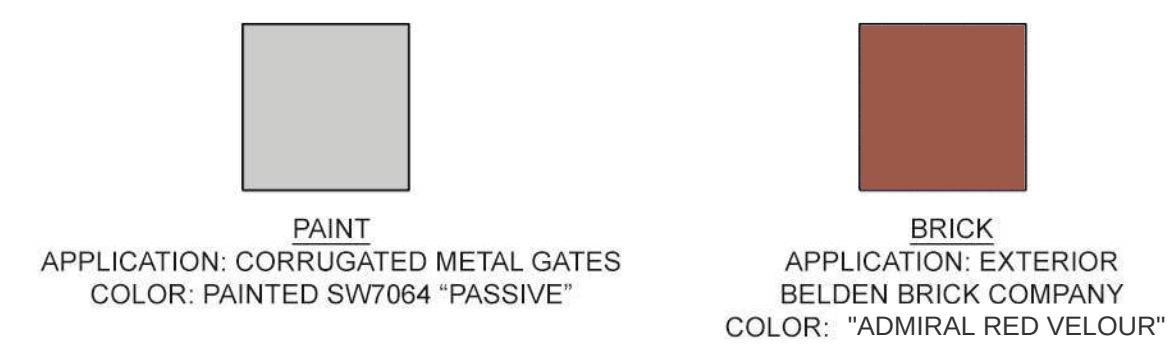
SOUTH ELEVATION (SIDE)

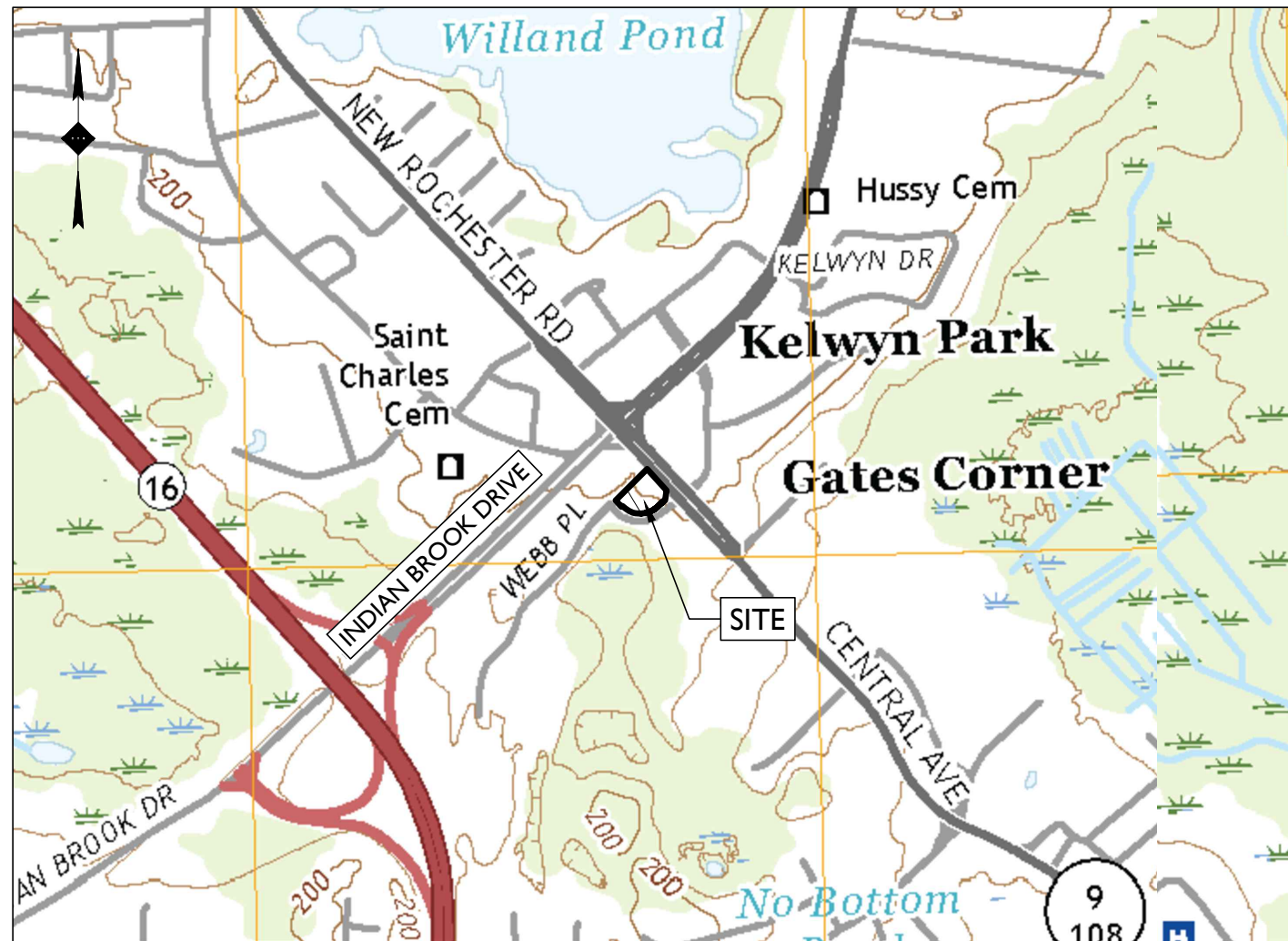


WEST ELEVATION (REAR)



NORTH ELEVATION (SIDE)

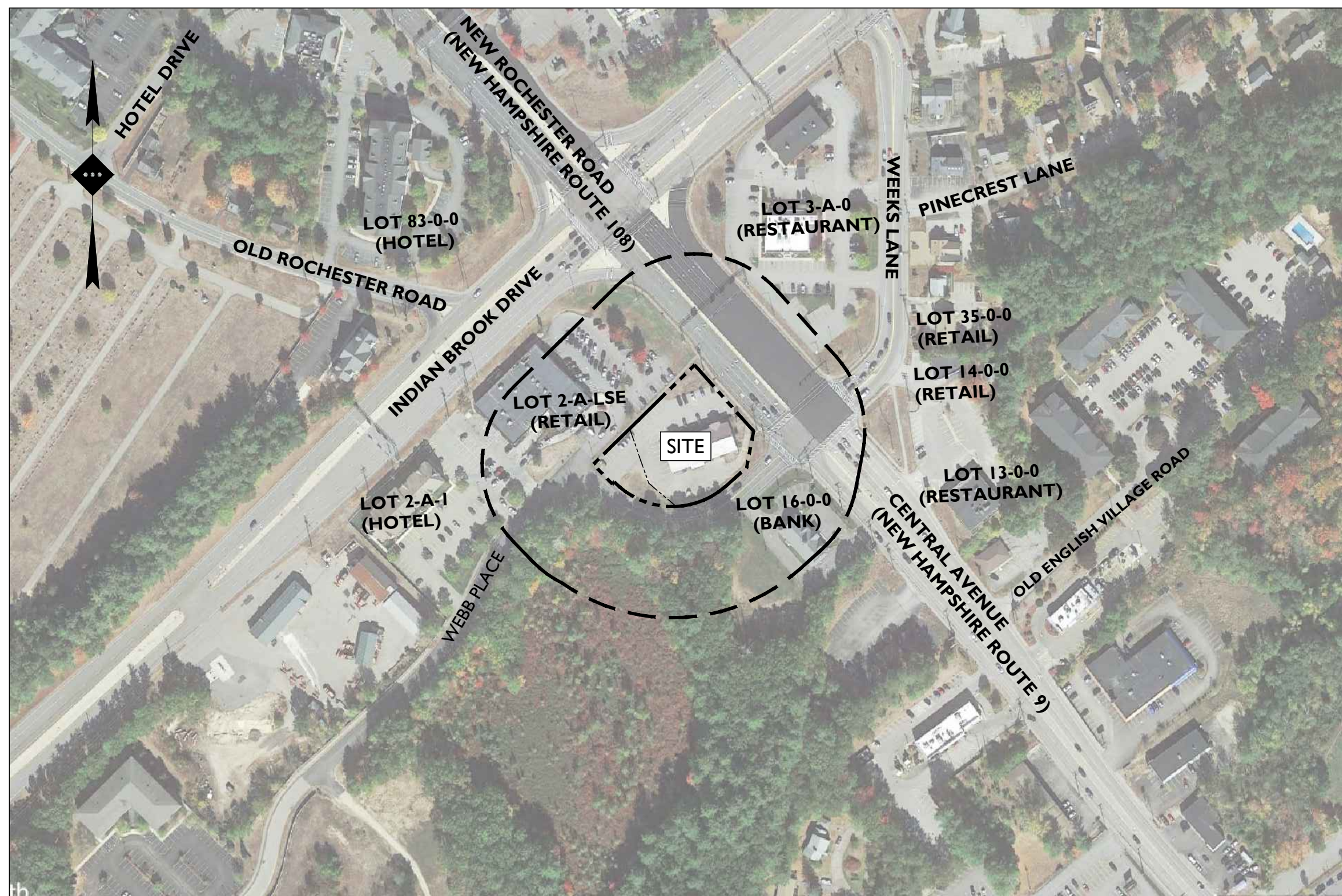




SOURCE: UNITED STATES GEOLOGICAL SURVEY MAP, DOVER EAST QUADRANGLE & DOVER WEST QUADRANGLE, NEW HAMPSHIRE, 7.5 MINUTE SERIES, DATED 2021

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'S ENGINEERING & DESIGN FOR THE SUBJECT PROPERTY, DATED 09/28/2023
 - ARCHITECTURAL PLANS OBTAINED FROM CORE STATES, DATED 6/15/2023
 - 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.

SITE IMPROVEMENT PLAN 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

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

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

SITE IMPROVEMENT PLAN
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. 16530
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: BOS-220137

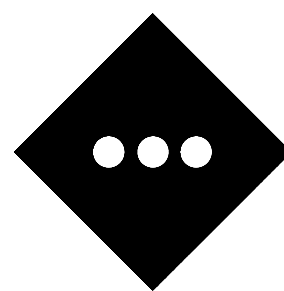
TITLE:

COVER SHEET

DRAWING:

C-I

PLANS PREPARED BY:



STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

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

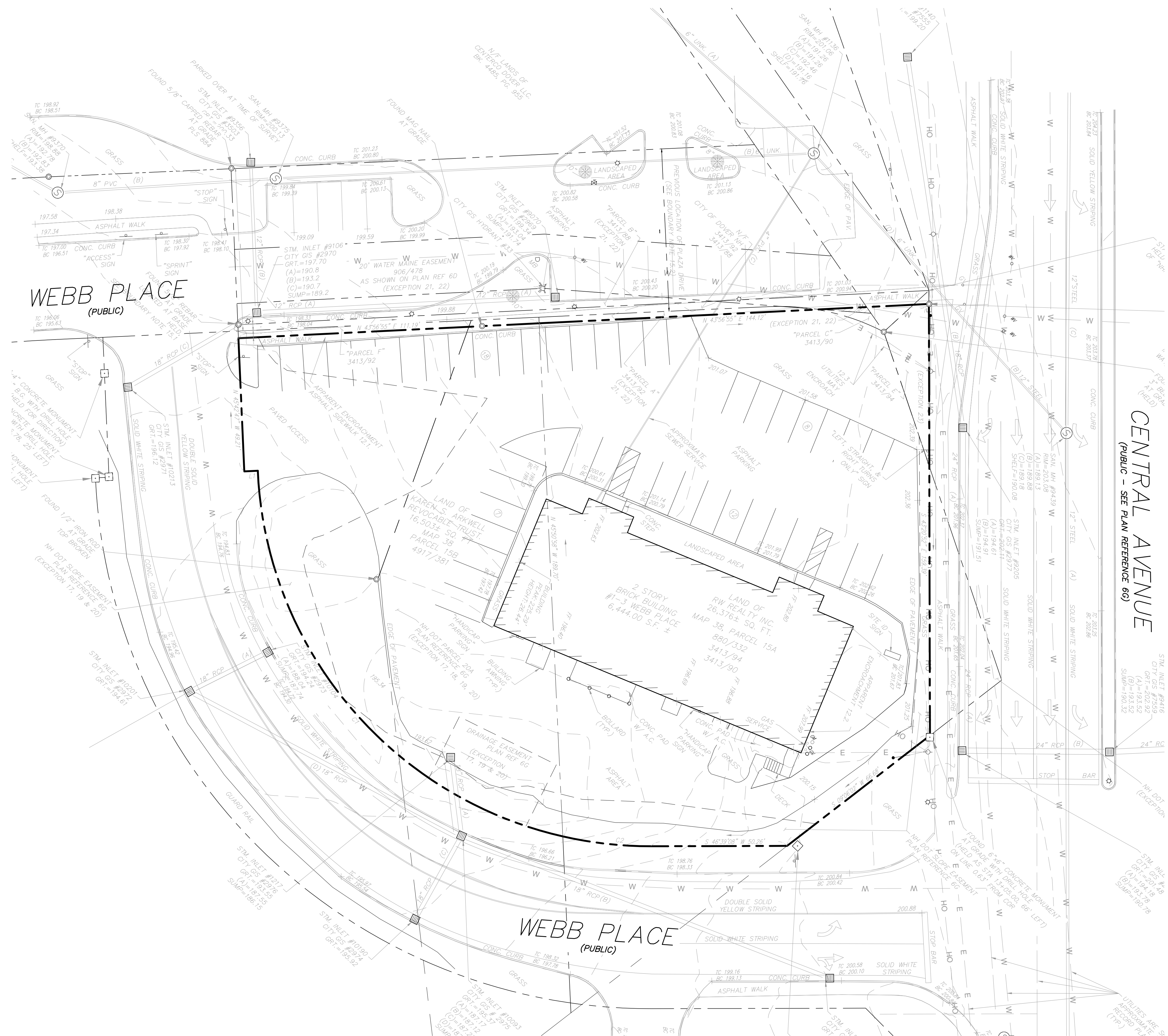
DOVER: ZONE C - COMERCIAL ZONE R-12 MEDIUM-DENSITY RESIDENTIAL SECONDARY GROUNDWATER PROTECTION DISTRICT
ROLLINSFORD: ZONE UR - URBAN RESIDENTIAL

OWNER APPROVAL	
I CONSENT TO THE FILING OF THIS APPLICATION	
	12/13/23
PROPERTY OWNER	DATE

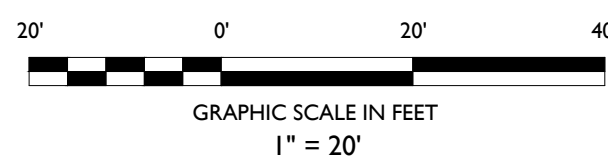
CITY APPROVAL	
APPROVED BY THE CITY OF DOVER, NEW HAMPSHIRE PLANNING BOARD	
CHAIRMAN	DATE
SECRETARY OF THE BOARD	DATE
CITY ENGINEER	DATE

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-16
ARCHITECTURAL PLAN	A-1 - A-4
ALTA / NSPS LAND TITLE SURVEY	SURVEY 1 - SURVEY 2
TRUCK MOVEMENT EXHIBIT	E-1 - E-3
SITE PLAN RENDERING EXHIBIT	E-4



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
— 125 —	EXISTING CONTOUR		DEPRESSED CURB
X 123.45	EXISTING SPOT ELEVATION	Ⓢ EMH	ELECTRIC MANHOLE
X TC 123.45	EXISTING TOP OF CURB ELEVATION	Ⓢ SMH	SANITARY/SEWER MANHOLE
X TB 123.45	EXISTING BOTTOM OF CURB ELEVATION	Ⓢ TMH	TELEPHONE MANHOLE
X FF 123.45	EXISTING FINISHED DOOR ELEVATION	Ⓢ MPH	UNKNOWN MANHOLE
X DS 123.45	EXISTING DOOR SILL ELEVATION	Ⓢ WMH	WATER MANHOLE
	HYDRANT		CATCH BASIN OR INLET
	WATER VALVE		TREE & TRUNK SIZE
	GAS VALVE	EQP	EDGE OF PAVEMENT
	ELECTRIC METER	LSA	LANDSCAPED AREA
— OH —	OVERHEAD WIRES	MC	METAL COVER
— G —	APPROX. LOC. UNDERGROUND GAS LINE	(TYP)	TYPICAL
— T —	APPROX. LOC. UNDERGROUND TELE LINE	SWL	SOLID WHITE LINE
— W —	APPROX. LOC. UNDERGROUND WATER LINE	SYL	SOLID YELLOW LINE
Qd	QUALITY LEVEL D	DYL	DOUBLE YELLOW LINE
Qc	QUALITY LEVEL C	HT	HEIGHT
UP #	UTILITY POLE	BLDG	BUILDING
	UTILITY POLE/LIGHT POLE	BFPA	BUILDING FOOTPRINT AREA
	SIGN	NVP	NO VISIBLE PIPE
•	BOLLARD	SDH	STONE BOUND w/ DRILL HOLE
	PAINTED ARROWS	EL	ELEVATION
CLF	CHAIN LINK FENCE	INV	INVERT ELEVATION
DC	DEPRESSED CURB	(S)	SURVEY DIMENSION
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE	(R)	RECORD DIMENSION
	PARKING SPACE COUNT		TITLE REPORT EXCEPTION

[illegible]

NOT APPROVED FOR CONSTRUCTION



STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com

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

SITE IMPROVEMENT PLAN

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. 16530
LICENSED PROFESSIONAL ENGINEER



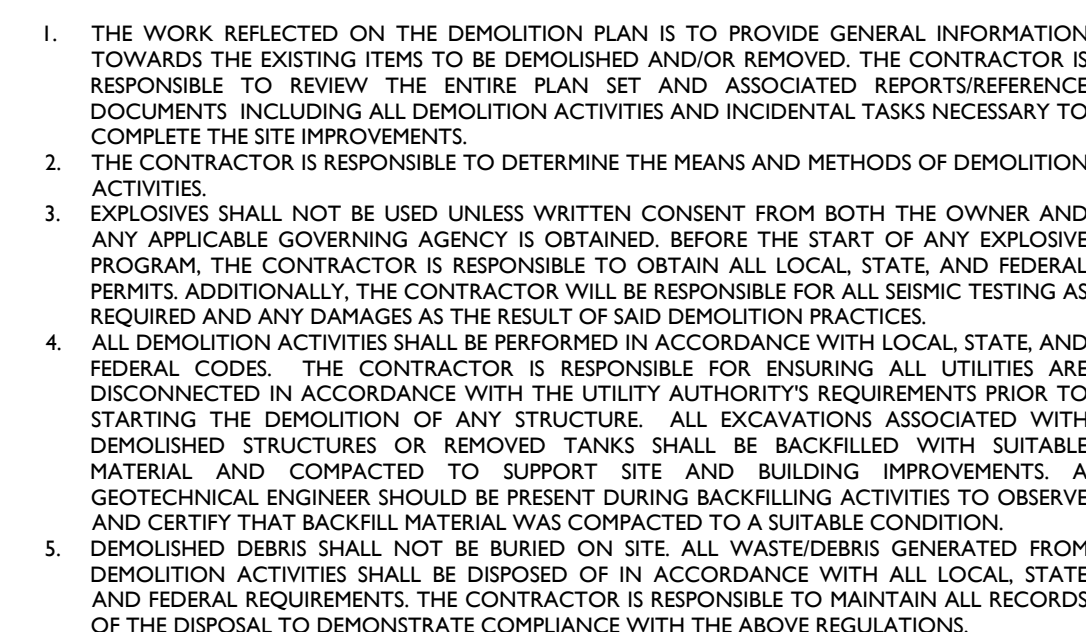
STONEFIELD
engineering & design

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

EXISTING CONDITIONS PLAN

DRAWING:

C-2



C-3

LAND USE AND ZONING			
TAX MAP 38, LOTS 15A & 15B			
COMMERCIAL DISTRICT (C) - SECONDARY GROUNDWATER PROTECTION DISTRICT			
PROPOSED USE			
BANK WITH DRIVE-THRU ATM		PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	42,879 SF (0.98 AC)	42,879 SF (0.98 AC)
MAXIMUM BUILDING 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	49.2 FT
MINIMUM PRINCIPAL BUILDING HEIGHT	40 FT	< 40 FT	< 40 FT
MINIMUM PARKING SETBACK	25 FT	3.8 FT (EN)	26.4 FT
MINIMUM LOT COVERAGE	N/S	32,020 SF	22,508 SF

(EN) EXISTING NON-CONFORMITY

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 ÷ (1 / 275)) = 12 SPACES	20 SPACES *
§ 153-14.D.(2)	MINIMUM NUMBER OF BICYCLE RACKS: 5% OF MAXIMUM PARKING SPACES PER TABLE (20 SPACES X 0.05) = 1 BIKE 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 (20 SPACES X 0.02 + 2 SPACES) = 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
§ 153-14.H.(1)	NUMBER OF DRIVEWAYS PER LOT: 1 DRIVEWAY PER 125 FT OF ROAD FRONTAGE: (552.3 FT / 125 FT) = 4 DRIVEWAYS MINIMUM DRIVEWAY SPACING FROM PUBLIC STREET INTERSECTIONS: (IN A 35 MPH POSTED SPEED LIMIT): 155 FT MINIMUM SPACING BETWEEN DRIVEWAYS: (IN A 35 MPH POSTED SPEED LIMIT): 155 FT	2 DRIVEWAYS 161 FT 173 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	GENERAL SIGN REQUIREMENTS: TOTAL NUMBER OF SIGNS PERMITTED: 2 SIGNS PER LOT TOTAL SIGN AREA PERMITTED: 2 SF PER FOOT OF LOT FRONTAGE = (2 x 552 LF) = 1,104 SF	3 SIGNS * (W) 164.2 SF
FREETANDING SIGNS	FREETANDING SIGN REQUIREMENTS: MAXIMUM SIGN AREA = 60 SF MAXIMUM QUANTITY: 1 SIGN PER SIDE OF FRONTAGE	36.7 SF 1 SIGN 10 FT
WALL SIGNS	PROPERTY SETBACK = 10 FT WALL SIGN REQUIREMENTS: MAXIMUM SIGN AREA = 1 SF PER FOOT OF BUILDING FRONTAGE: (78.8 LF OF BUILDING FRONTAGE) = 78.8 SF SIGN AREA (43.0 LF OF BUILDING FRONTAGE) = 43 SF SIGN AREA	36.9 SF 36.9 SF

(W) WAIVER
(*) EXCLUDES DIRECTIONAL SIGNS

SNOW STORAGE CALCULATION	
• PROPOSED PARKING LOT AREA = 16,912 SF	
• REQUIRED SNOW STORAGE AREA = (16,912 SF x 0.10) = 1,691 SF	
• PROPOSED SNOW STORAGE AREA = 2,428 SF	
EXCESS SNOW TO BE REMOVED FROM SITE IF ON-SITE STORAGE AREAS ARE FILLED.	

CITY OF DOVER NOTES

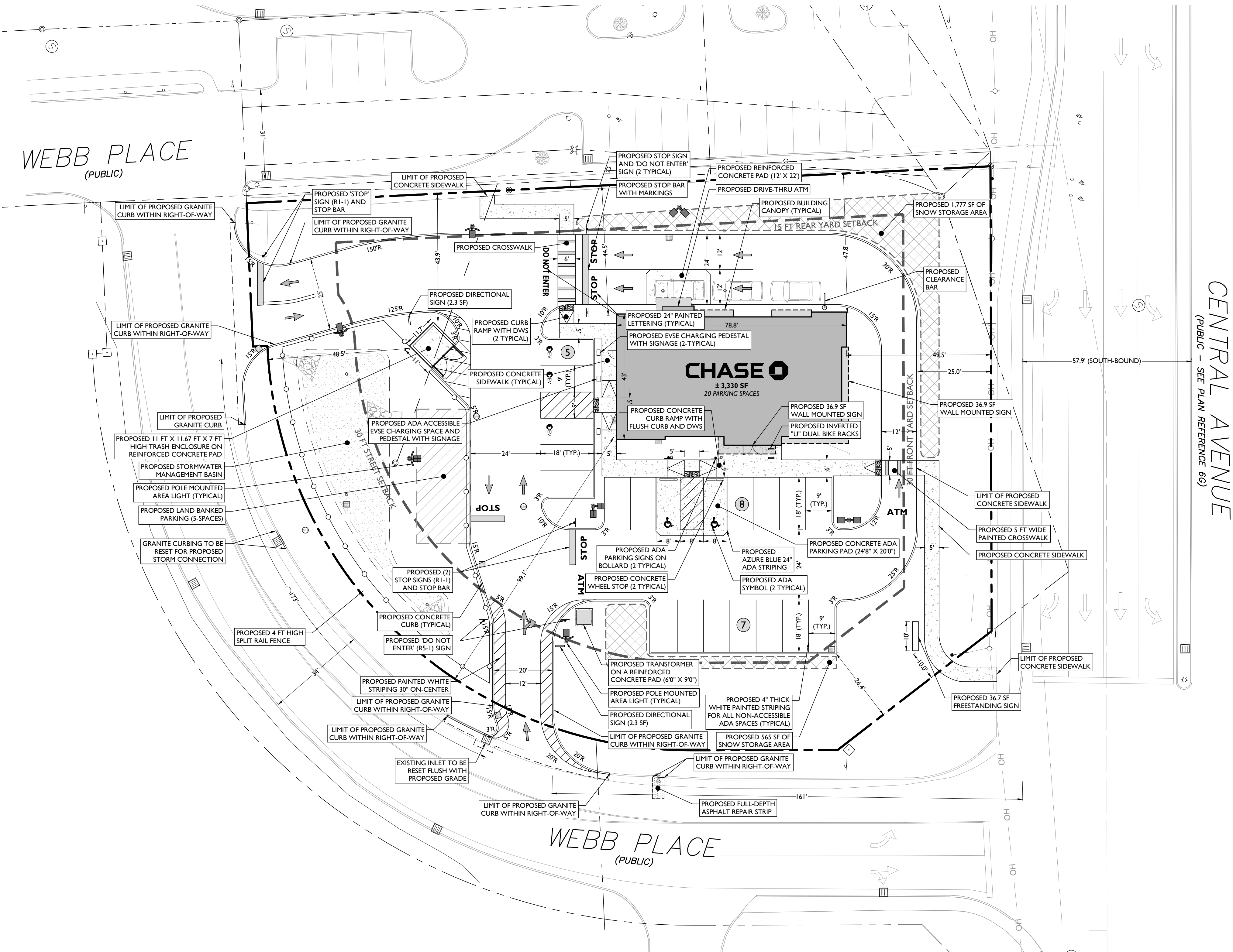
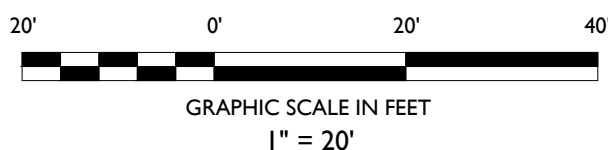
- THE INTENT OF THIS PLAN IS TO CONSTRUCT A PROPOSED FREESTANDING BANK ON THE SUBJECT PROPERTY IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- OWNERS OF RECORD ARE:
DOVER RETAIL MANAGEMENT LLC
3000 TELEGRAPH ROAD
BINGHAM FARMS, MICHIGAN 48015
- AUTHORIZED SIGNATURE:
[Signature]
- THE PARCELS ARE SHOWN AS LOTS NO. 15A & 15B, MAP 38 OF THE CITY OF DOVER TAX ASSESSORS' MAPS.
- THE SUBJECT PARCELS CONTAIN 0.98 ACRES OR 42,879 SQ. FT. AREA OF LAND.
- TITLE REFERENCES FOR THE PROJECT PARCELS IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 880, PAGE NO. 332; BOOK NO. 4917, PAGE NO. 381; BOOK NO. 3413, PAGE NO. 90; AND BOOK NO. 3413, PAGE NO. 94.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY COLLIER'S ENGINEERING DATED 12/23/2022.
- PLAN TITLED "RW REALTY INC. PLAN OF LOTS A & B PLAZA DRIVE, DOVER, NEW HAMPSHIRE", DATED APRIL 1981, DRAWN BY G. L. DAVIS & ASSOCIATES, RECORDED IN THE S.C.R.D. PLAN NUMBER 176-8.
- PLAN TITLED "SUBDIVISION LOT LINE RELOCATION PLAN FOR SOUTHWEST EQUITIES CORP.", DATED JULY 2, 2001, DRAWN BY MILLETTE, SPRAGUE & COLWELL, INC. RECORDED IN THE S.C.R.D. PLAN NUMBER 67-11.
- PLAN TITLED "BOUNDARY LINE ADJUSTMENT PLAN, PRIME CIRCLE LLC. & RW REALTY INC., DOVER, NEW HAMPSHIRE", DATED JUNE 14, 2006, DRAWN BY TRITECH CORP., RECORDED IN THE S.C.R.D. PLAN NUMBER 87-12.
- PLAN TITLED "SUBDIVISION PLAN, PRIME CIRCLE, LLC., DOVER, NEW HAMPSHIRE", DATED FEBRUARY 3, 2006, DRAWN BY TRITECH CORP., RECORDED IN THE S.C.R.D. PLAN NUMBER 87-13.
- PLAN TITLED "ALTA-NPS LAND TITLE SURVEY, PRIME CIRCLE, LLC., 11-17 WEBB PLACE, DOVER, NEW HAMPSHIRE, DATED MAY 3, 2017, DRAWN BY TRITECH CORP., RECORDED AT THE S.C.R.D. PLAN NUMBER 133-76.
- PLAN TITLED "PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM PROJECT AND FEDERAL AID PRIMARY PROJECT STP-X-027-1(34), N.H. PROJECT NO. 10023-E", DATED SEPTEMBER 14, 1994, DRAWN BY CAROL ENGINEERING INC. ON RECORD WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- PLAN TITLED "SUBDIVISION LOT LINE RELOCATION PLAN FOR SOUTHWEST EQUITIES CORP.", DATED JULY 10, 2001, DRAWN BY MILLETTE, SPRAGUE & COLWELL, INC. RECORDED IN THE S.C.R.D. PLAN NUMBER 67-12.
- REFER TO SURVEY REFERENCED ABOVE FOR APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS.
- REFER TO THE TABLE OF LAND USE & ZONING HEREON FOR CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY COLLIER'S ENGINEERING & DESIGN DATED 09/28/2023 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0310E, EFFECTIVE DATE: SEPTEMBER 30, 2015).
- AS-BUILT PLANS OF THE PROPOSED IMPROVEMENTS SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMATS AUTOCAD, DWG, AND SHX, AND ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. 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 PLAN COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER.
- 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 SPECIFICATIONS FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- 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.
- THE LIMITS OF CONSTRUCTION DISTURBANCES 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.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 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.
- 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.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY AND SUNDAY 9 AM-5 PM. 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.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE IS A BANK WITH A DRIVE-THRU ATM.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED, UTILIZING THE ONLINE POSITION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL: <https://www.unh.edu/unhsc/ptapp>
- THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO 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.
- FIRE DEPARTMENT ACCESS (ROADS) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153:14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- TOPOGRAPHIC SURVEY PERFORMED BY COLLIER'S ENGINEERING & DESIGN IN DECEMBER OF 2022 & SEPTEMBER OF 2023.
- ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45:2 OF THE CODE OF THE CITY OF DOVER.
- APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 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.
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS, (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.

SYMBOL

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED AREA LIGHT
---	PROPOSED RETAINING WALL
---	PROPOSED BUILDING DOORS
---	PROPOSED FENCE

GENERAL NOTES

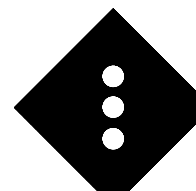
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK, INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND 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 ATTORNEY'S 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.
- 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.



PER TECHNICAL REVIEW COMMITTEE COMMENTS		PER TECHNICAL REVIEW COMMITTEE COMMENTS		ISSUED FOR REVIEW		DESCRIPTION	
DATE	BY	DATE	BY	DATE	BY	DATE	BY
12/28/2023	JV	9/15/2023	JJR	7/11/2023	JJR		
3	2	1					

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design



Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddeng.com

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

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

JOSHUA H. KLINE, P.E.
NEW HAMPSHIRE LICENSE No. 16530
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 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. THE USE 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 DRAVY 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 NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES' 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%
6. 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.
7. 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.

ACCESSIBILITY NOTES

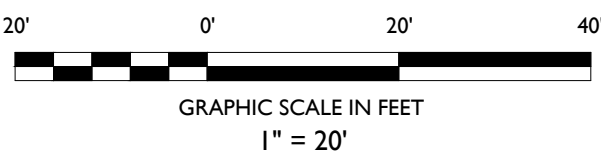
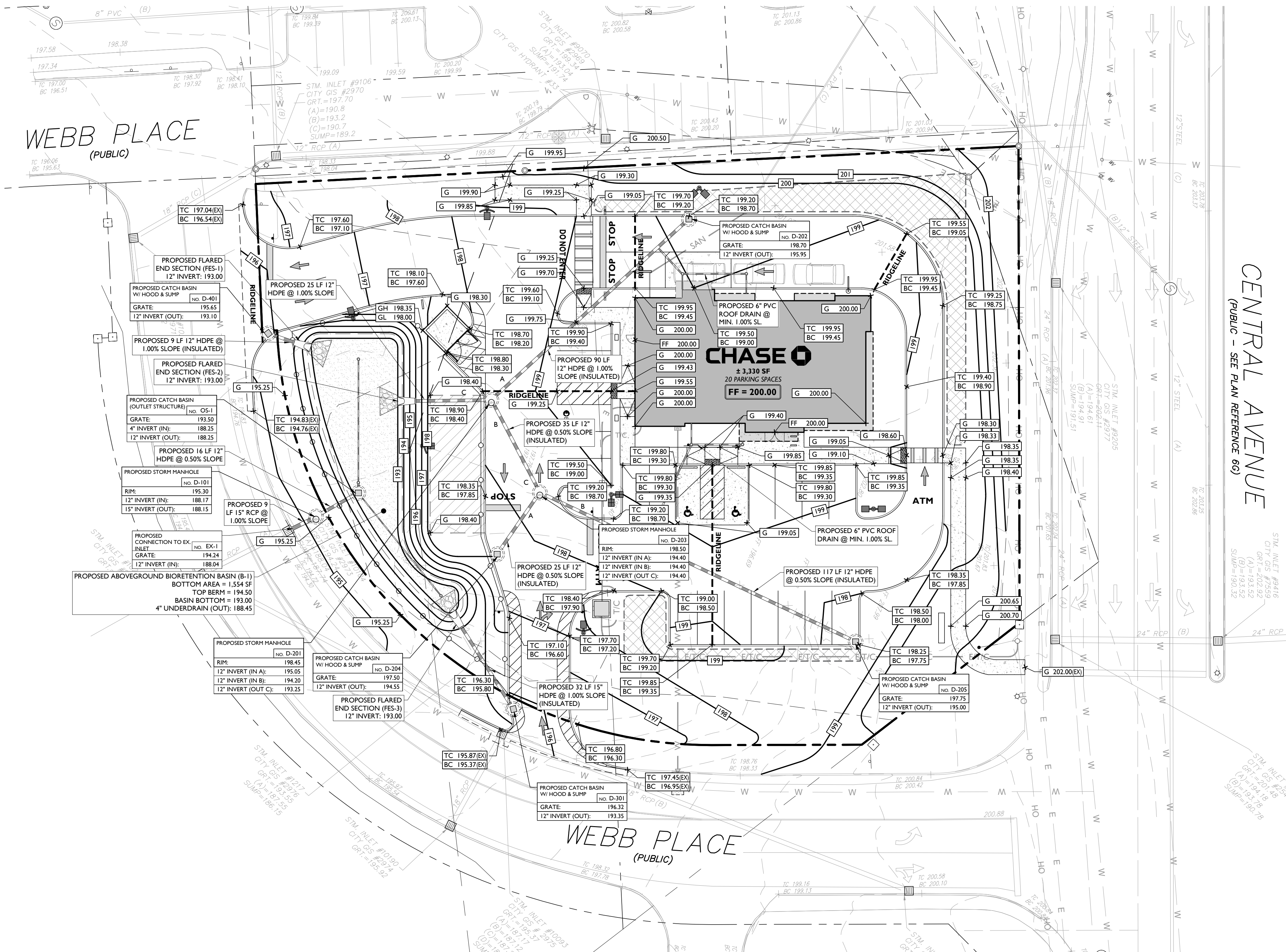
1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A 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 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 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 1/2 INCH.
10. ACCESSIBLE IMPROVEMENTS SHALL COMPLY WITH APPLICABLE REGULATIONS INCLUDING ANSI 117.1 AND NH RSA 155-A:3.

SYMBOL

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

STORMWATER CERTIFICATION NOTE

AFTER CONSTRUCTION, THE DESIGN ENGINEER SHALL PROVIDE SIGNED LETTER TO THE CITY ENGINEER CERTIFYING THAT THE STORMWATER SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.



NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddeng.com

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

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. 16530
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

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

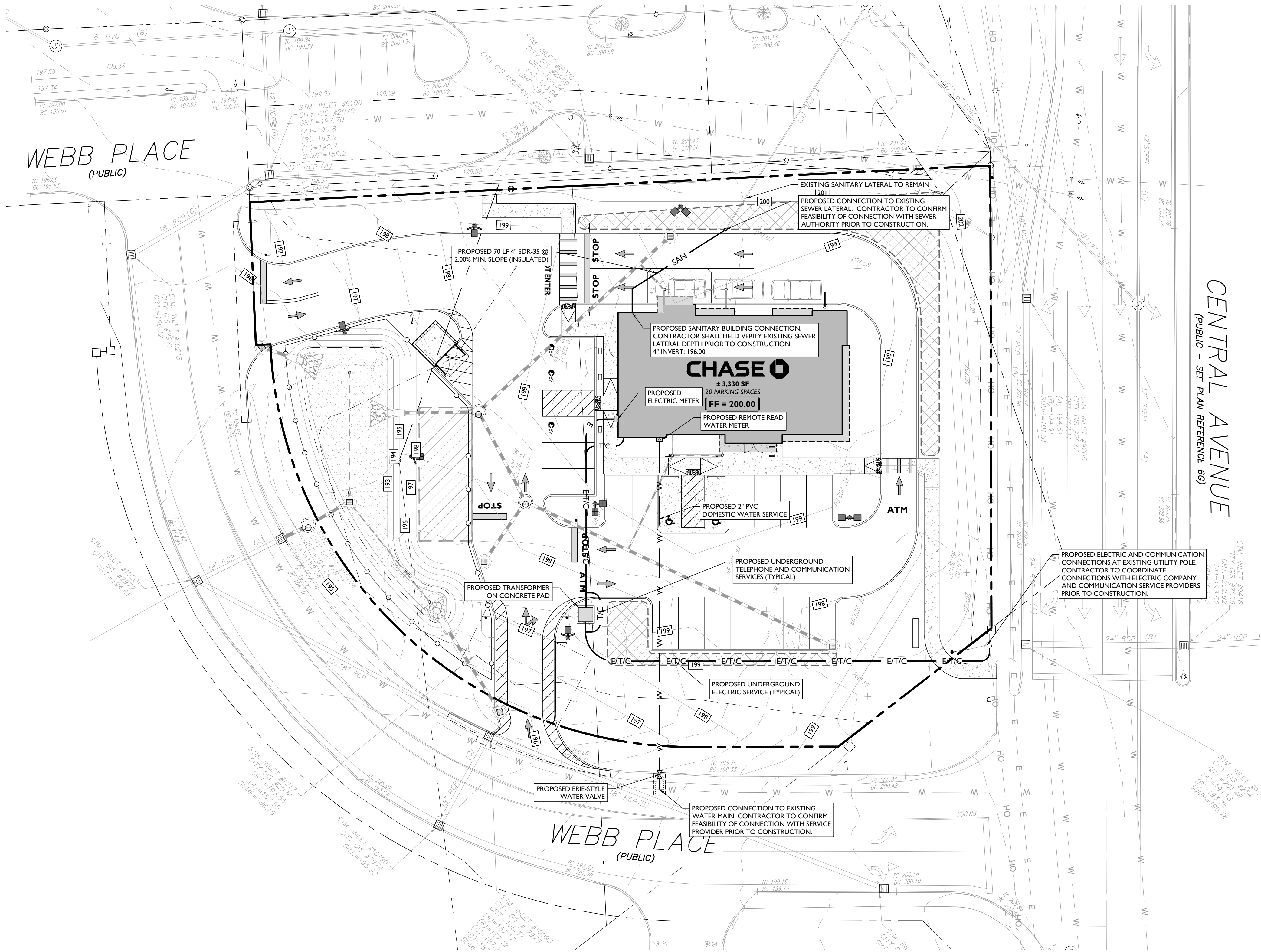
TITLE:

**GRADING &
DRAINAGE PLAN**

DRAWING:

C-5

Z:\PROJECTS\2023\2023-02-20\2023-02-20\13 WEBB PLACE DOVER, NH\CDR\TOP\TOP.dwg



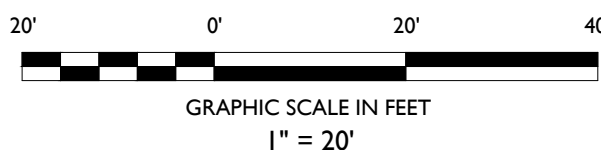
SYMBOL	DESCRIPTION
---	PROPERTY LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E/T/C	PROPOSED ELECTRICAL/DATA CONDUITS
T/C	PROPOSED DATA CONDUITS
E	PROPOSED ELECTRIC CONDUITS
OH	PROPOSED OVERHEAD WIRES
G	PROPOSED GAS LINE
⊗	PROPOSED VALVE
⊙	PROPOSED SANITARY MANHOLE / CLEANOUT

THE CONTRACTOR SHALL START CONSTRUCTION OF ALL GRAVITY SANITARY AND STORMWATER INFRASTRUCTURE AT THE DOWNSTREAM CONNECTION POINT (E.G. LOWEST INVERT) AND WORK UP-GRADIENT.

PRIOR TO THE START OF CONSTRUCTION (RECOMMENDED 30 DAYS PRIOR) THE CONTRACTOR SHALL PERFORM EXPLORATORY TEST PITS AT LOCATIONS OF UTILITY / DRAINAGE CROSSINGS OR CONNECTIONS WITH EXISTING UTILITY OR STORMWATER INFRASTRUCTURE. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY NECESSARY ROAD OPENING PERMITS TO PERFORM SAID EXPLORATORY WORK. SHOULD A CONFLICT BE DISCOVERED WITH THE INFORMATION CONTAINED WITHIN THESE PLANS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.

DRAINAGE AND UTILITY NOTES

- 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.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
- CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- 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.



NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefielddesign.com

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

SITE IMPROVEMENT PLAN

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. 16530
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

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

TITLE:

UTILITY PLAN

DRAWING:

C-6

PER TECHNICAL REVIEW COMMITTEE COMMENTS	BY	DATE	ISSUE	DESCRIPTION
PER TECHNICAL REVIEW COMMITTEE COMMENTS	JV	12/28/2023		
PER TECHNICAL REVIEW COMMITTEE COMMENTS	JJR	9/15/2023		
ISSUED FOR REVIEW	JJR	7/11/2023		

STABILIZATION SPECIFICATIONS:

1.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.

1.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 RESPAED IT 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 LIME 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 LIME 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-WEEDED OR DE-BEARED SEED SHOULD BE USED UNLESS THE DRILL IS EQUIPPED WITH SPECIAL FEATURES TO ACCEPT AWNED 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 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 CITY AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

CITY OF DOVER - CONSTRUCTION INSPECTION REQUIREMENTS

1. THE COMMUNITY SERVICES DEPARTMENT OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS.
2. THE COMMUNITY SERVICES DEPARTMENT SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION. THESE INSPECTIONS SHALL BE COMPLETED DURING NORMAL WORKING HOURS.
3. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.

SYMBOL

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.

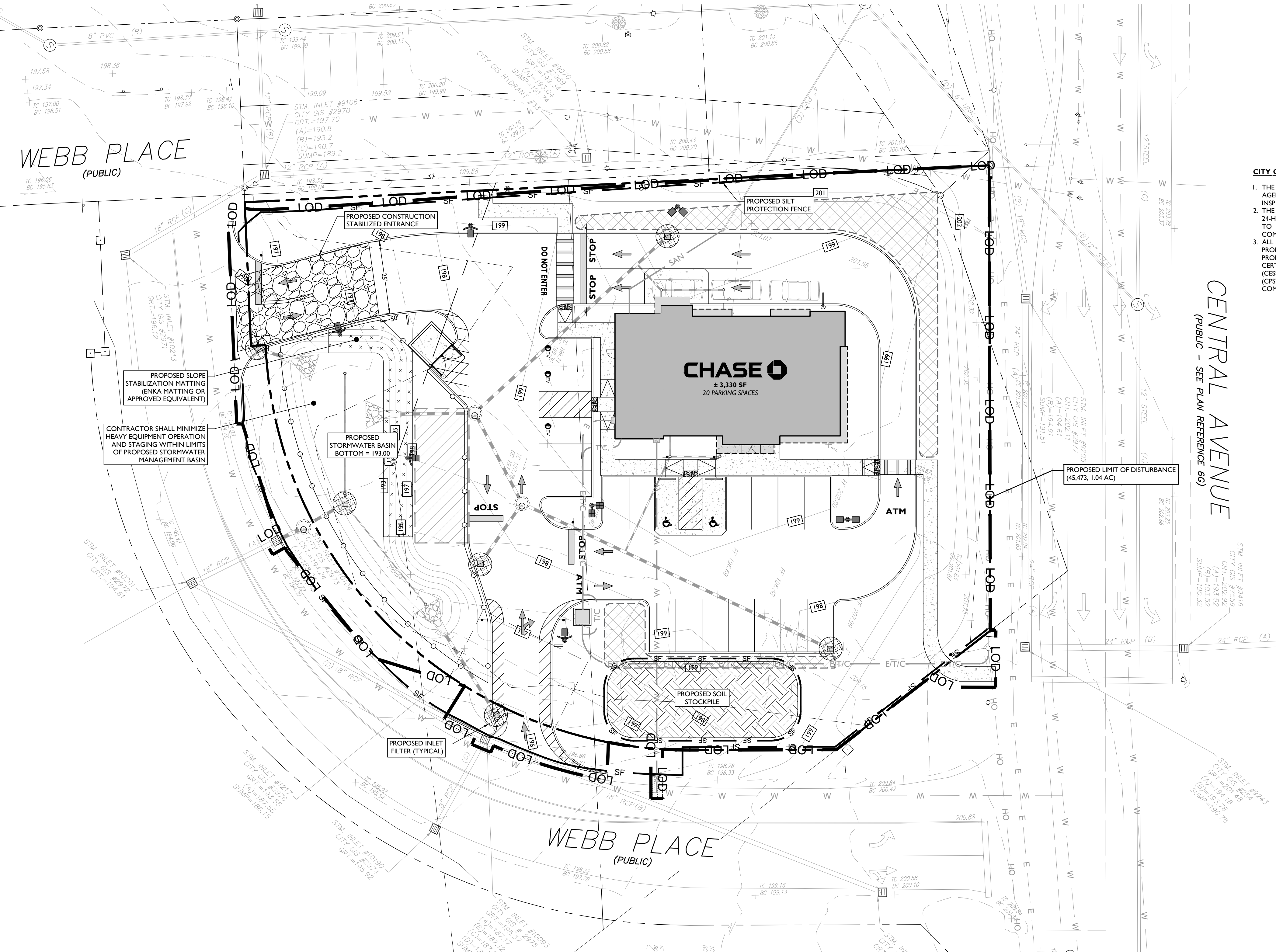
DUST CONTROL NOTES

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 NOT BE USED AS THE PROJECT IS LOCATED WITHIN THE SECONDARY GROUNDWATER PROTECTION DISTRICT.
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.

CITY OF DOVER - EROSION CONTROL STANDARDS DURING CONSTRUCTION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE PROJECT SITE REMAINS IN COMPLIANCE WITH THE CITY OF DOVER SITE PLAN REVIEW REGULATION EROSION CONTROL STANDARDS THROUGHOUT CONSTRUCTION.
2. CONTRACTOR SHALL PERFORM STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION, WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, OR SUPPLEMENTED.
3. CONTRACTOR SHALL INSTALL THE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
4. ALL DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN FOURTEEN (14) CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
6. ADDITIONAL TEMPORARY STABILIZATION FOR THE WINTER SEASON CONSISTENT WITH NHDES GUIDELINES SHALL BE IN PLACE FOR DISTURBED AREAS THAT ARE NOT PERMANENTLY STABILIZED BY OCTOBER 1ST, OR AT THE DISCRETION OF THE COMMUNITY SERVICES DEPARTMENT.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN THIRTY (30) CALENDAR DAYS UNLESS CONDITIONS DICTATE OTHERWISE.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'



STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI

www.stonefielddeng.com

120 Washington Street, Suite 201, Salem, MA 01970

Phone 617.203.2076

SITE IMPROVEMENT PLAN

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. 16530
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

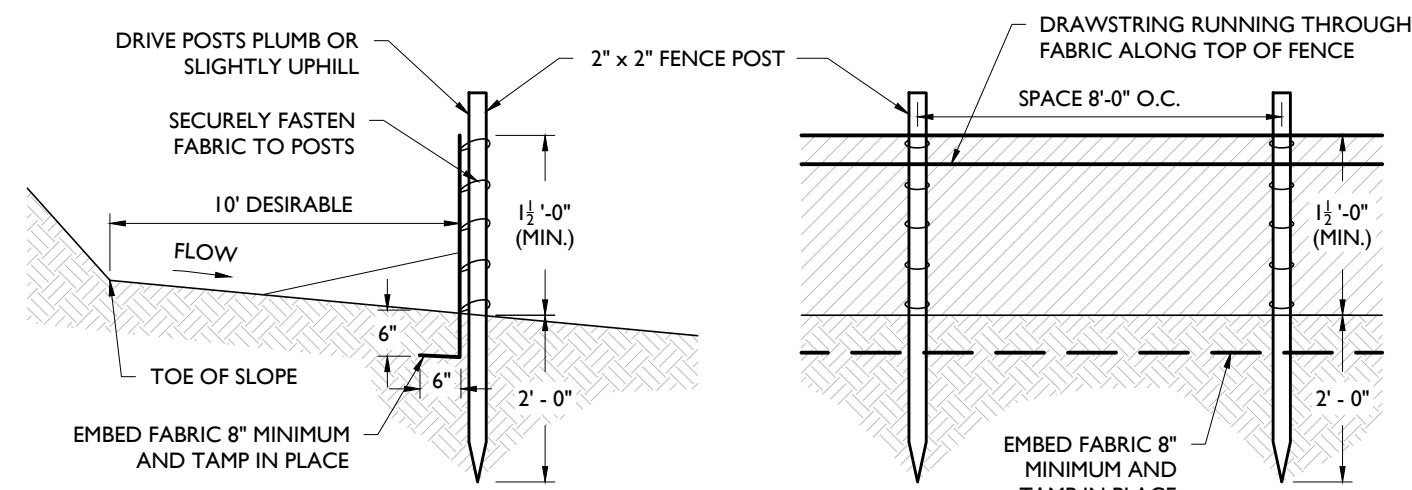
SCALE: 1" = 20' PROJECT ID: BOS-220137

TITLE:

SOIL EROSION &
SEDIMENT CONTROL
PLAN

DRAWING:

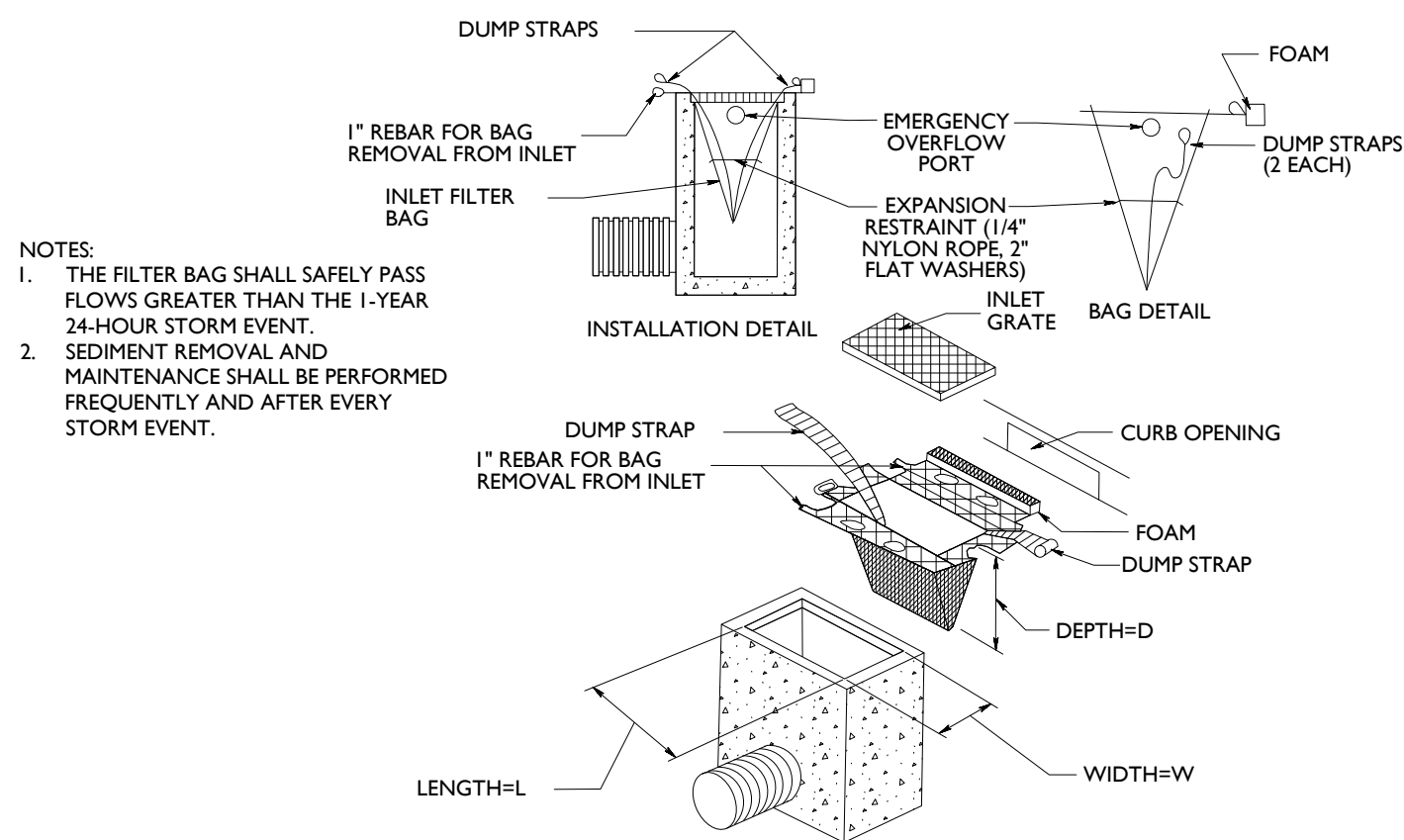
C-8



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

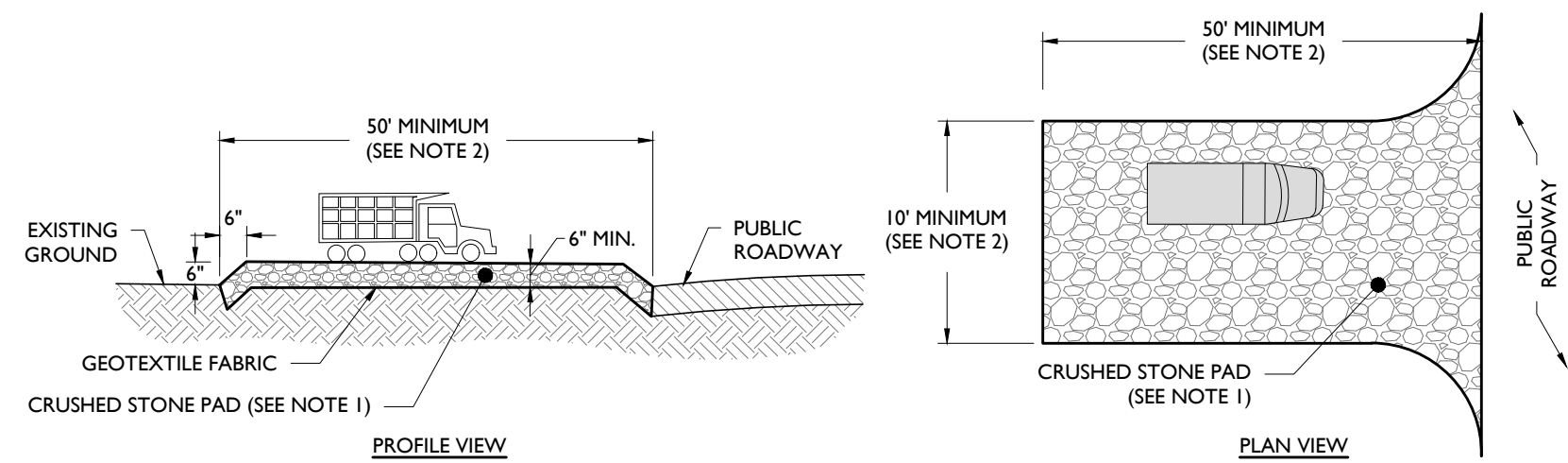
NOT TO SCALE



- 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

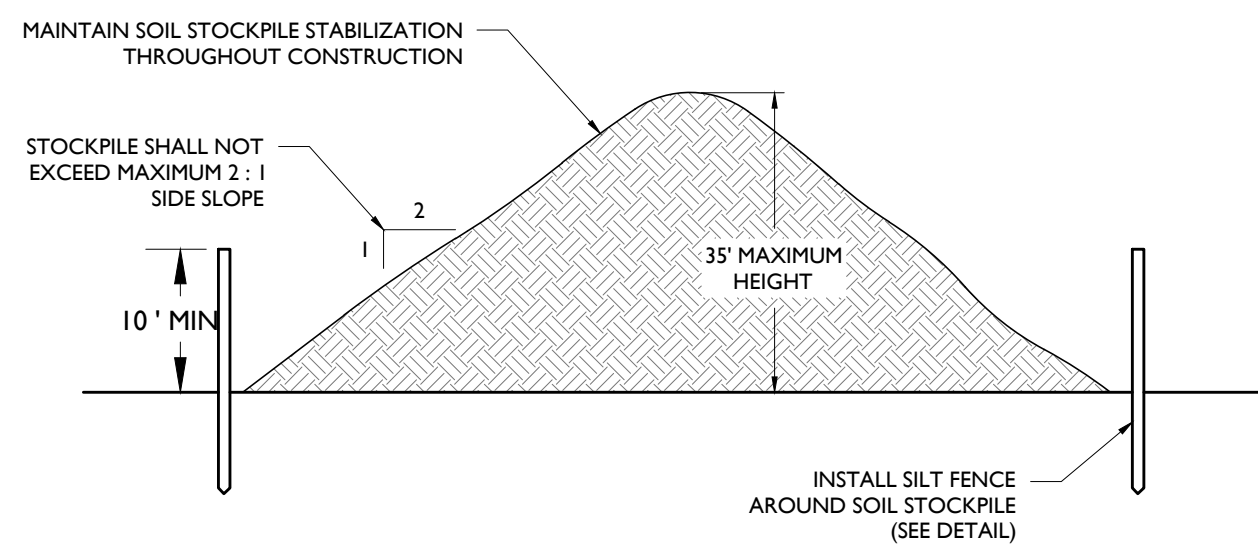
NOT TO SCALE



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 DESCRIBED IN THE PLAN.
2. THE MINIMUM LENGTH OF THE GRAVEL PAD SHALL BE 50 FEET, EXCEPT FOR A SINGLE RESIDENT LOT WHERE A 30 FOOT MINIMUM LENGTH MAY BE USED. THE WIDTH SHALL BE 16 INCH 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 SOIL PARTICULATE FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENT LOT.
4. IF THE SOIL ABOVE THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES. ACROSS THE RIDGE, THE SLOPE SHOULD BE 2:1 TO 3:1. THE RIDGE SHOULD BE DIVIDED INTO TWO PARTS BY THE PUSHER CURB.
5. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHOULD BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
6. WASHING: IF THE SITE CONDITIONS ARE SUCH THAT THE MAJORITY OF MUD IS NOT REMOVED FROM THE VEHICLE TIRES BY THE GRAVEL PAD, THEN A TIRE WASH SHOULD BE INSTALLED. THE TIRE WASH SHOULD BE LOCATED DOWN-GRADIENT FROM THE PUSHER CURB AREA WITH A 3-INCH WASH STRIP, STONE MINIMUM, OR A COMMERCIAL RACK. WASH WATER SHOULD BE DIRECTED INTO A SEDIMENT TRAP. A VEGETATED FILTER STRIP, OR OTHER APPROVED SEDIMENT TRAPPING DEVICE. SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY WATERCOURSE.
7. IF A FILTER FABRIC FENCE SHOULD BE INSTALLED DOWN-GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

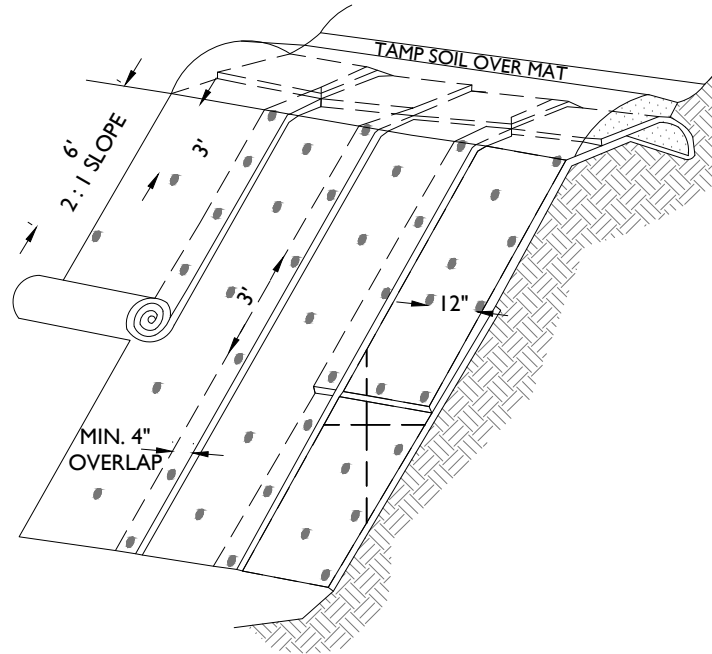


- NOTES:
1. LOCATE THE TOPSOIL STOCKPILE SO THAT IT DOES NOT INTERFERE WITH WORK ON THE SITE.
 2. SURROUND ALL TOPSOIL STOCKPILES WITH AN INTERCEPTOR DIKE WITH GRAVEL OUTLET AND SILT FENCE.
 3. EITHER SEED OR COVER STOCKPILES WITH CLEAR PLASTIC OR OTHER MULCHING MATERIALS WITHIN 7 DAYS OF THE FORMATION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

SOIL STOCKPILE DETAIL

NOT TO SCALE

- NOTES:**
- 1. SITE PREPARATION:** THE SITE MUST BE GRADDED TO THE SPECIFIED SPECIFICATIONS (GRADE, GEOMETRY, DENSITY OF SOIL, ETC.) AND THEN DRESSED TO BE FREE OF SOIL CLODS, CLUMPS, ROCKS, OR VEHICLE IMPRINTS OF ANY SIGNIFICANT SIZE THAT WOULD PREVENT THE PROPER PLACEMENT OF PINS TO SURFACE CONTOURS.
- 2. ANCHOR TRENCH:** ANCHOR TRENCHES ARE REQUIRED TO STRENGTHEN THE ENKAMAT TO THE GROUND SURFACE. THE ENKAMAT IS INSTALLED IN TO THE BOTTOM OF THE TRENCH AND THE TRENCH IS FILLED WITH PIN OR PINS PER THE FOLLOWING TABLE. THE TRENCH/ INTERMEDIATE CHECK SLOTS ARE THEN BACKFILLED AND COMPACTED IN A MANNER AS TO NOT DAMAGE THE ENKAMAT.
- 3. ENKAMAT INSTALLATION:** ROLL THE ENKAMAT DOWN THE SLOPE OR CHANNEL. THE OVERLAP BETWEEN ROLLS IS TO 4 INCHES. THE ENKAMAT IS TO BE LAPPED TO THE TOP OF THE 3 FEET SHINGLE THE ROLL IN THE DIRECTION OF WATER FLOW. INSTALL PINS DOWN THE CENTER OF EACH MAT (MATS IS 3.25 FEET WIDE) AT THE FOLLOWING INTERVALS: A ROLL WITH AN INTERVAL OF 3 TO 5 FEET. PINS PATTERN WILL VARY DEPENDING UPON APPLICATION, SOIL TYPE, SLOPE OR CHANNEL SLOPE.
- 4. PINNING:** PINS ARE TO BE PLACED AT THE FOLLOWING AMOUNT OF PINS REQUIRED FOR A PROJECT IS:
- 11 TO 21 STAPLES 3-4 PINS PER SQ. YD.
31 TO 41 STAPLES 4-5 PINS PER SQ. YD.
- ALWAYS INSTALL TWO ROWS OF PINS SPACED 1.5 X 1.5 FEET APART AT ALL ROLL SPURCE LOCATIONS.
- 5. ANCHORING DEVICES:** TYPICALLY 11-8 GAUGE OF A 6" X 1/2" METAL PINS ARE USED. WHEN SURFACE SOIL CONDITIONS ARE NOT SUITABLE FOR THE 11-8 GAUGE OF A 6" X 1/2" METAL PINS, 1.5" DIAMETER W/ANCHOR, OR 12-30" U-SHAPE PINS (BENT BAR) HAVING A 4" DIAMETER. DRIVE PINS OR PINS FLUSH WITH THE SURFACE OF THE ENKAMAT.
- 6. SEEDING:** FOR NON-SOIL FILLING APPLICATIONS, BROADCAST SEED OR HYDROSEED OVER THE INSTALLED ENKAMAT. MAKE SURE THE SEED IS PLACED IN THE TRENCHES AND THE SEED REACHES THE TOPSOIL. IF SOIL FILLING, SEED AFTER FILLING IS COMPLETED. YOU MAY ALSO SEED BEFORE AND AFTER SOIL FILLING TO ACCELERATE A BONDING OF THE ROOT STRUCTURE AND INCREASE VEGETATION STRENGTH.



ENKAMAT DETAIL

NOT TO SCALE

[illegible]

NOT APPROVED FOR CONSTRUCTION



STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com

120 Washington Street, Suite 201, Salem, MA 01970
Phone 617 203 2076

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

TAX MAP 38, LOTS 15A & 15B
1.3 WEBB PLACE
SITING COVER
STRATA PROPERTY, NEW HAMPSHIRE

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



STONEFIELD
engineering & design

SCALE:	NO SCALE	PROJECT ID: BOS-220137
--------	----------	------------------------

TITLE: SOIL EROSION & SEDIMENT CONTROL DETAILS

DRAWING:

C-9

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.

(N/A) NOT APPLICABLE



1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND

30' 0' 30' 40'

GRAPHIC SCALE IN FEET

Rutherford
Princeton

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

[illegible]

TITLE:

LANDSCAPING PLAN

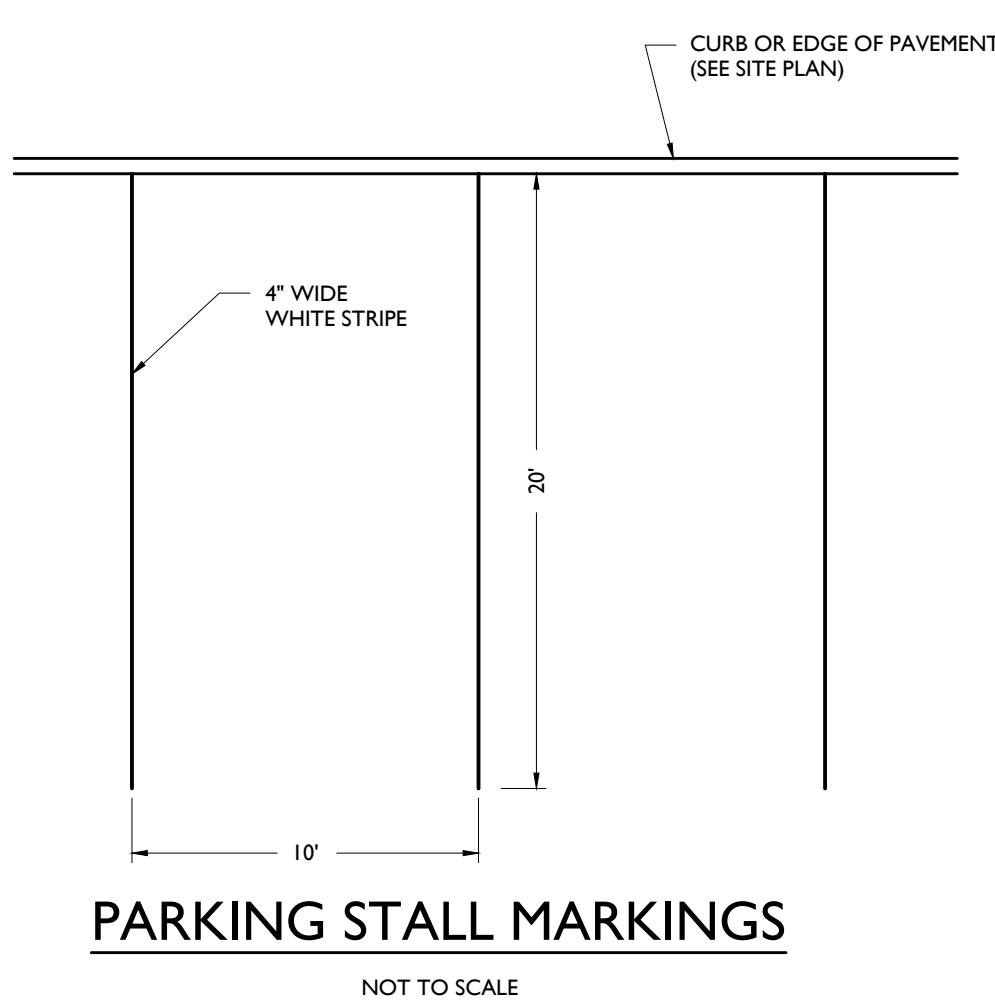
DRAWING:

C 10

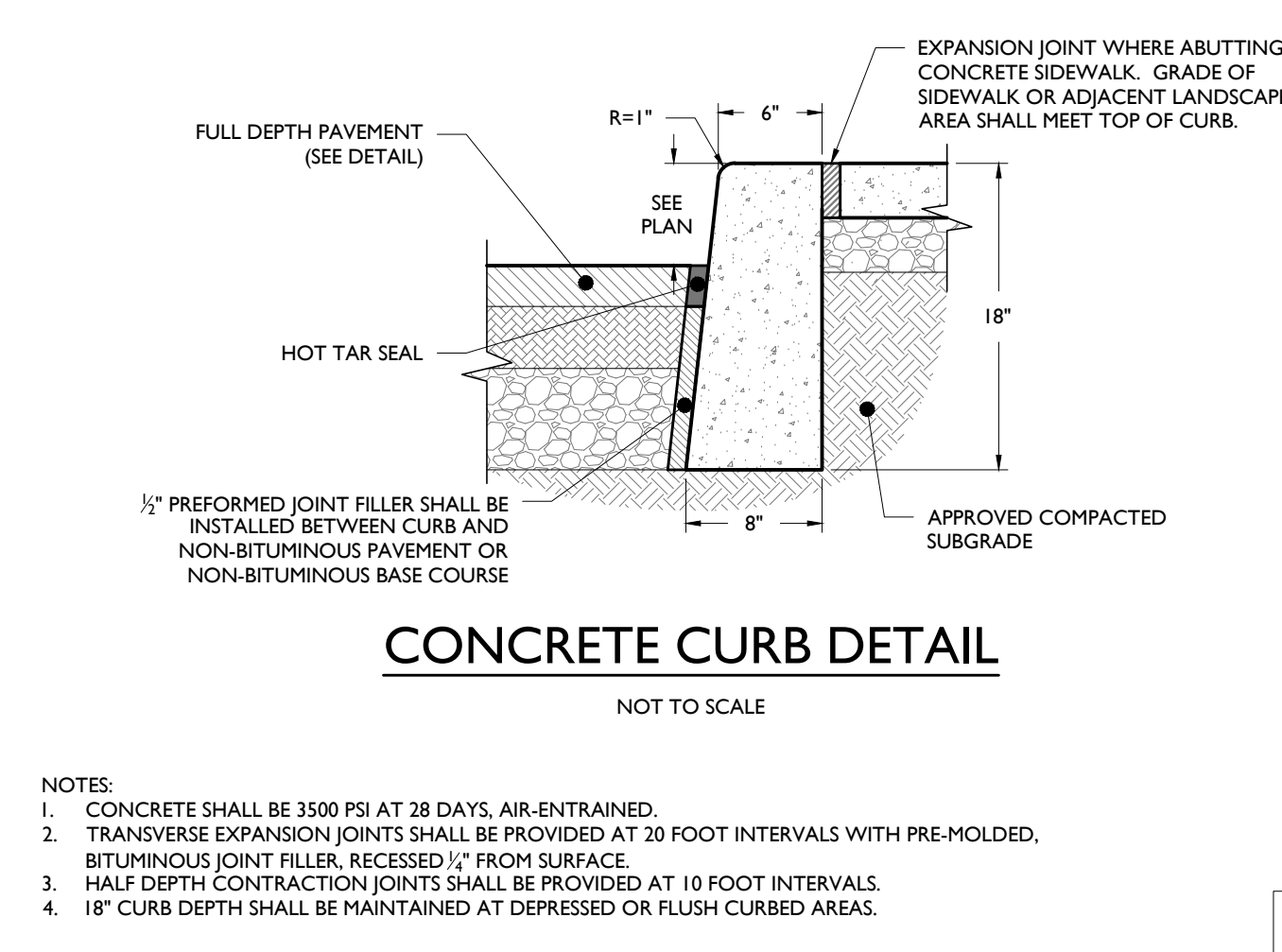
Z:\07\TOWN\052025\250137 CONESTATES - 13 WEBB PL-CLC DOVER, NH\CAD\DOT\RD6112.DWG



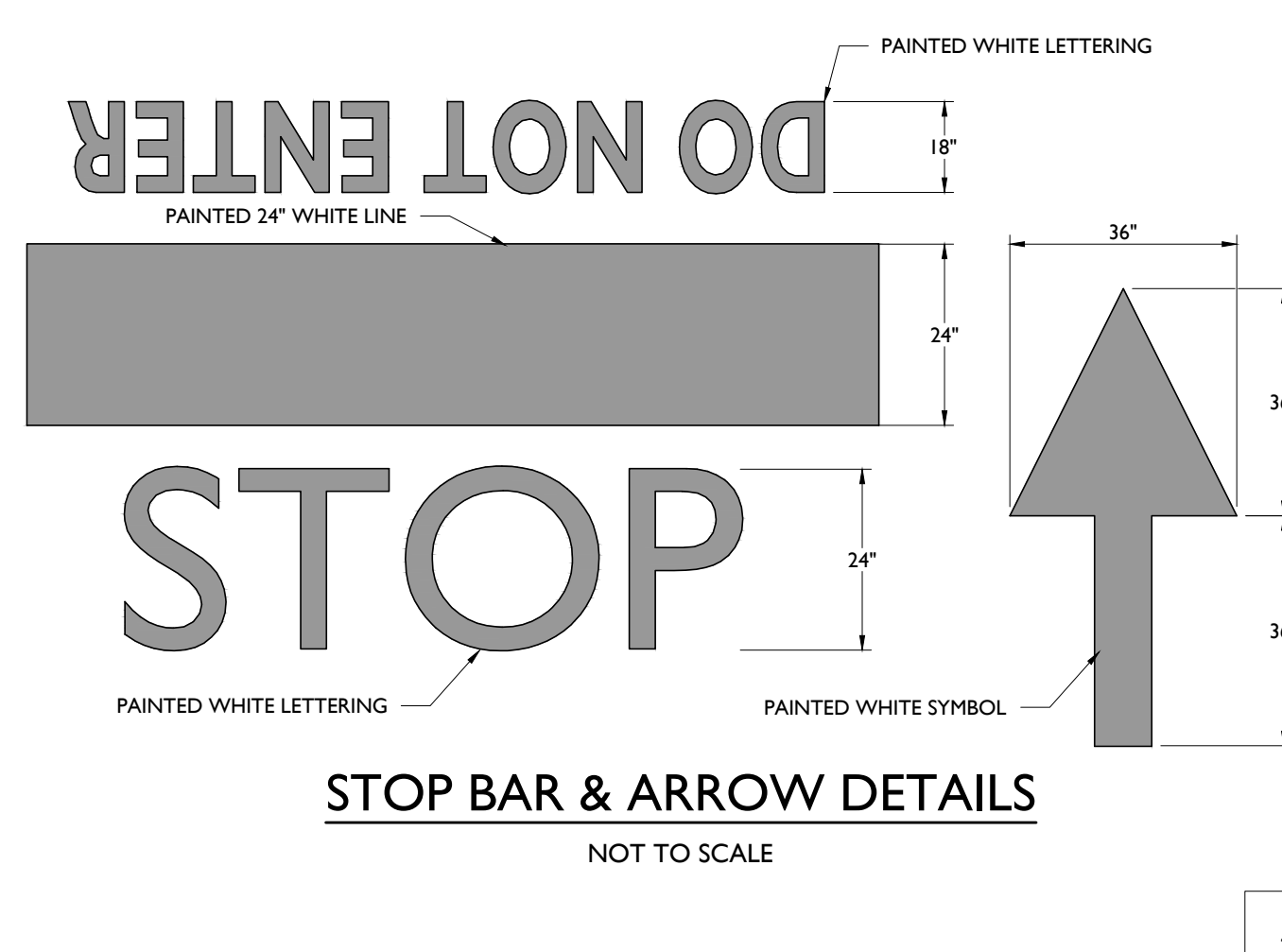
1



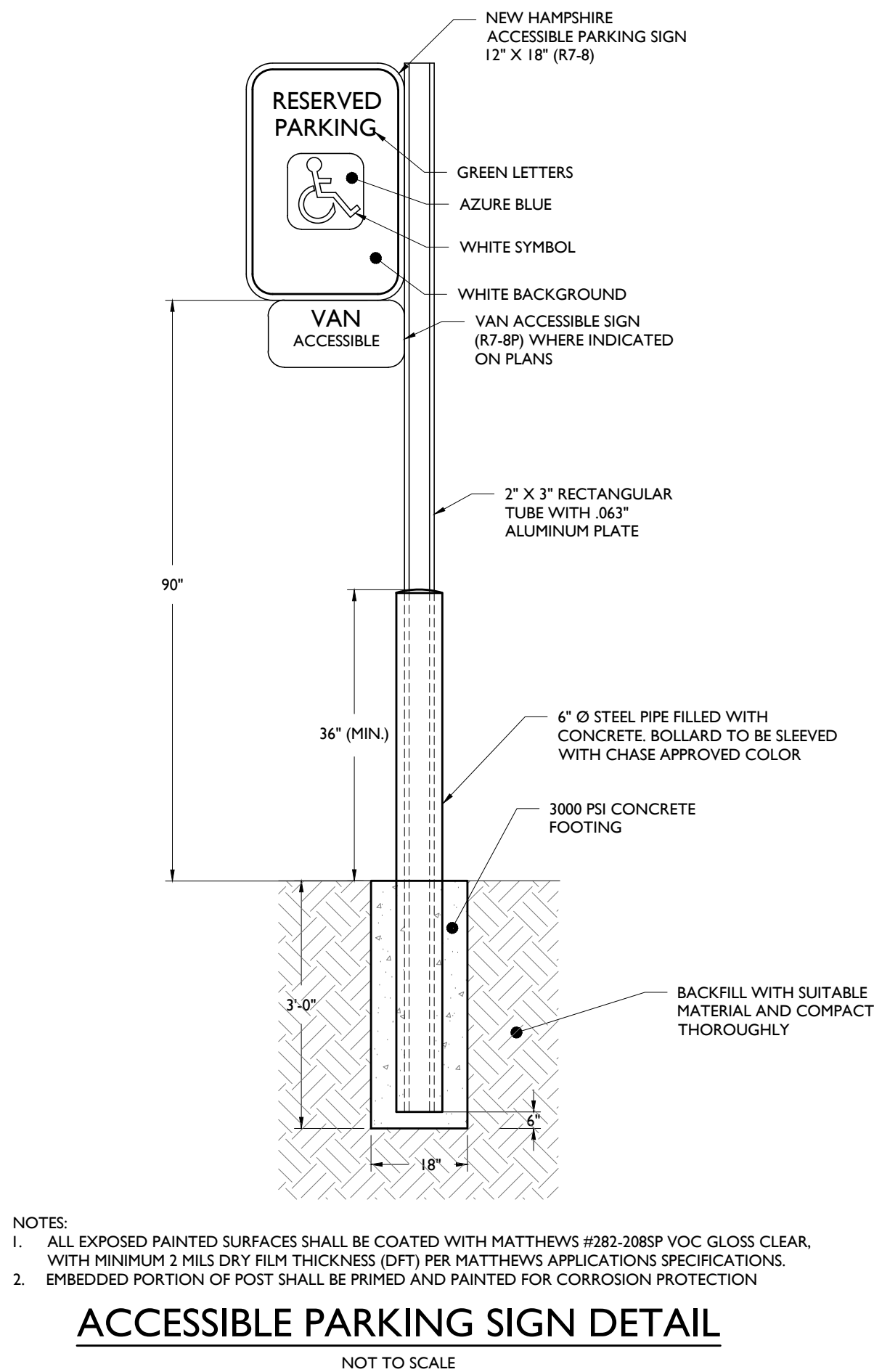
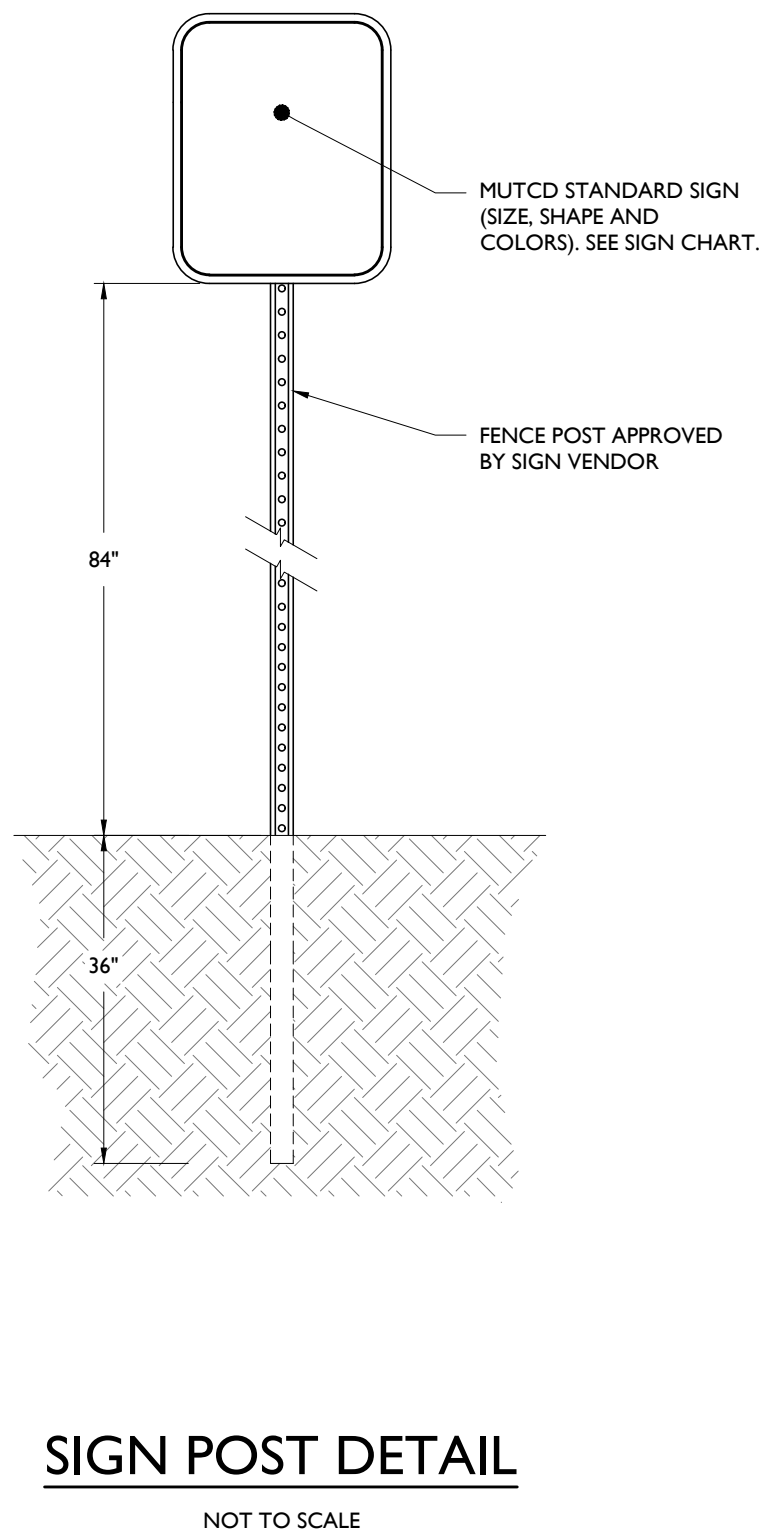
2



3



4



6

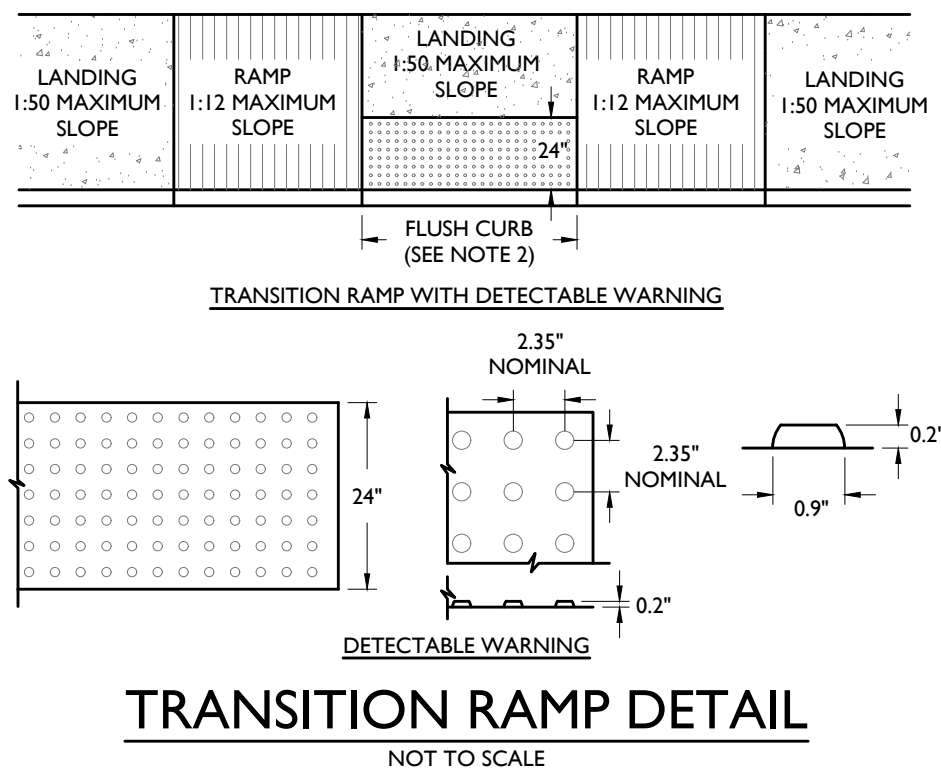
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	RED	WHITE	36"x36"	GROUND
NO LEFT TURN (R3-2)	NO LEFT TURN	CIRCLE AND DIAGONAL RED LEGEND: BLACK	WHITE	24"x24"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND

- NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
 2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

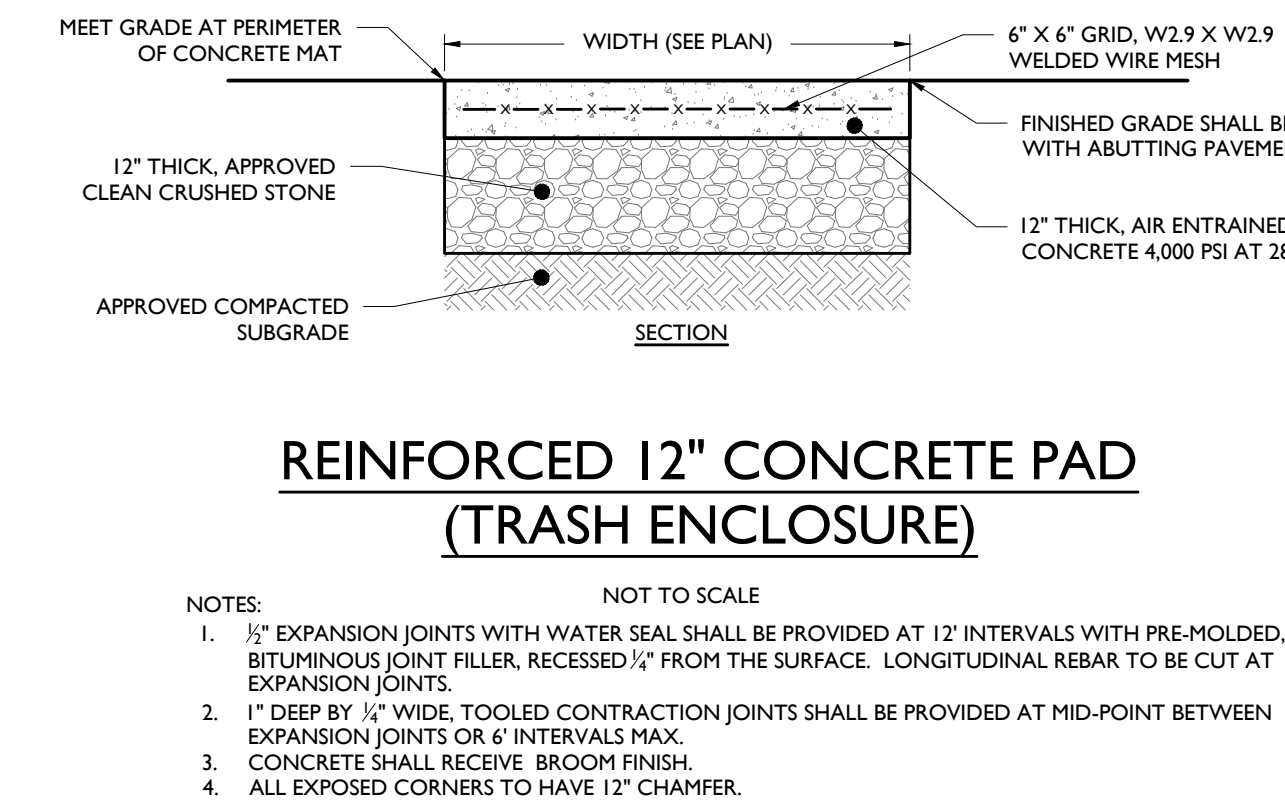
SIGN DATA TABLE

NOT TO SCALE

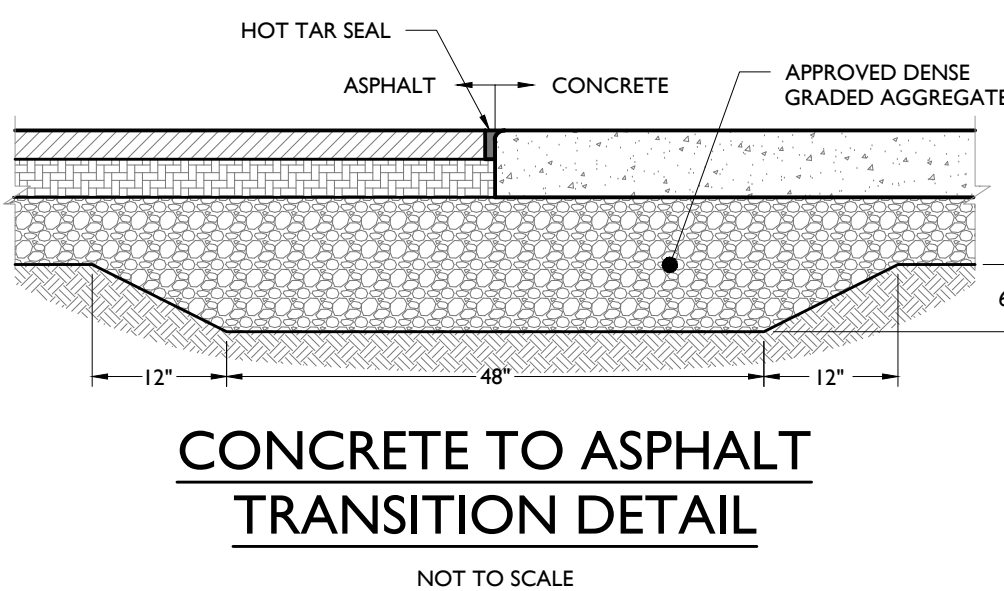
5



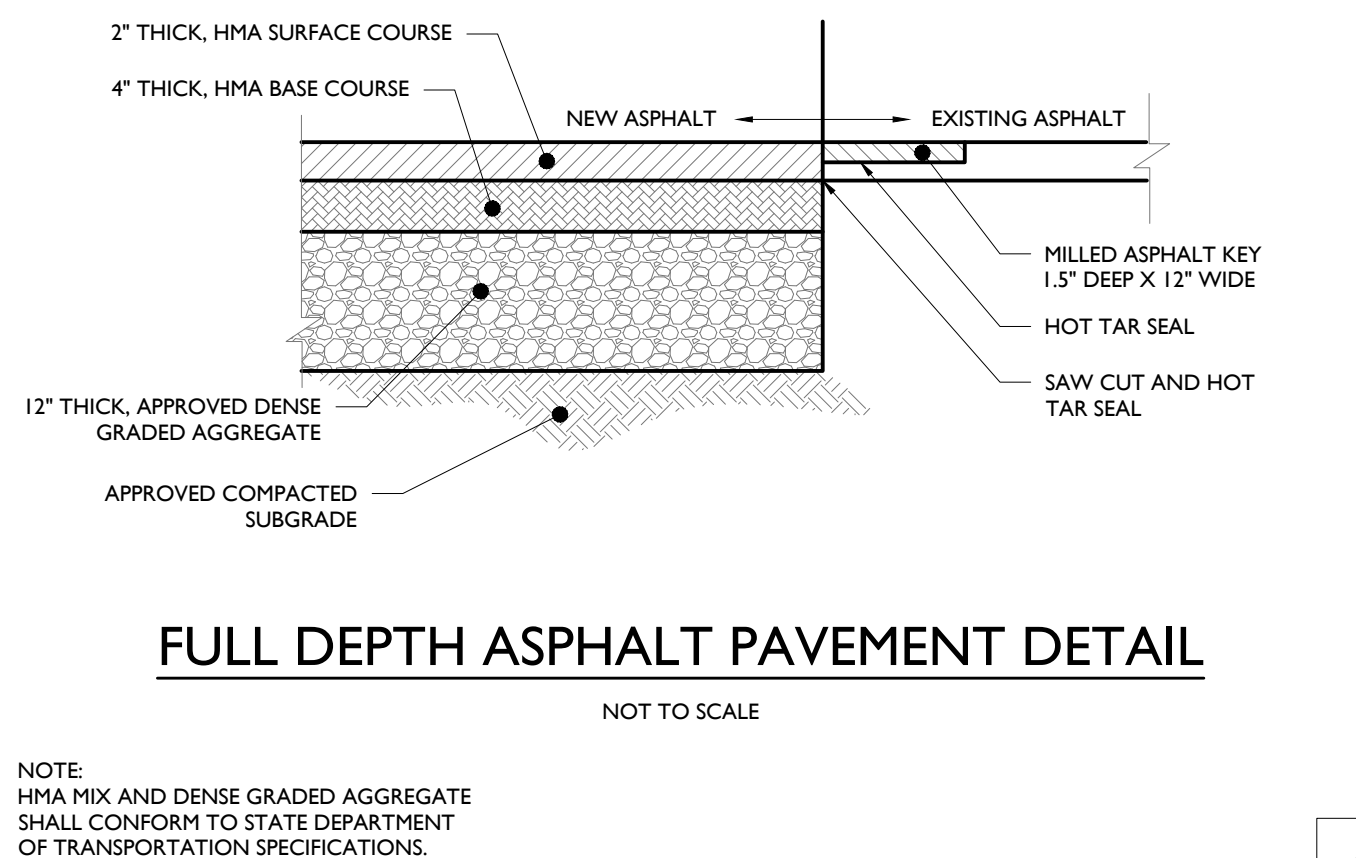
12



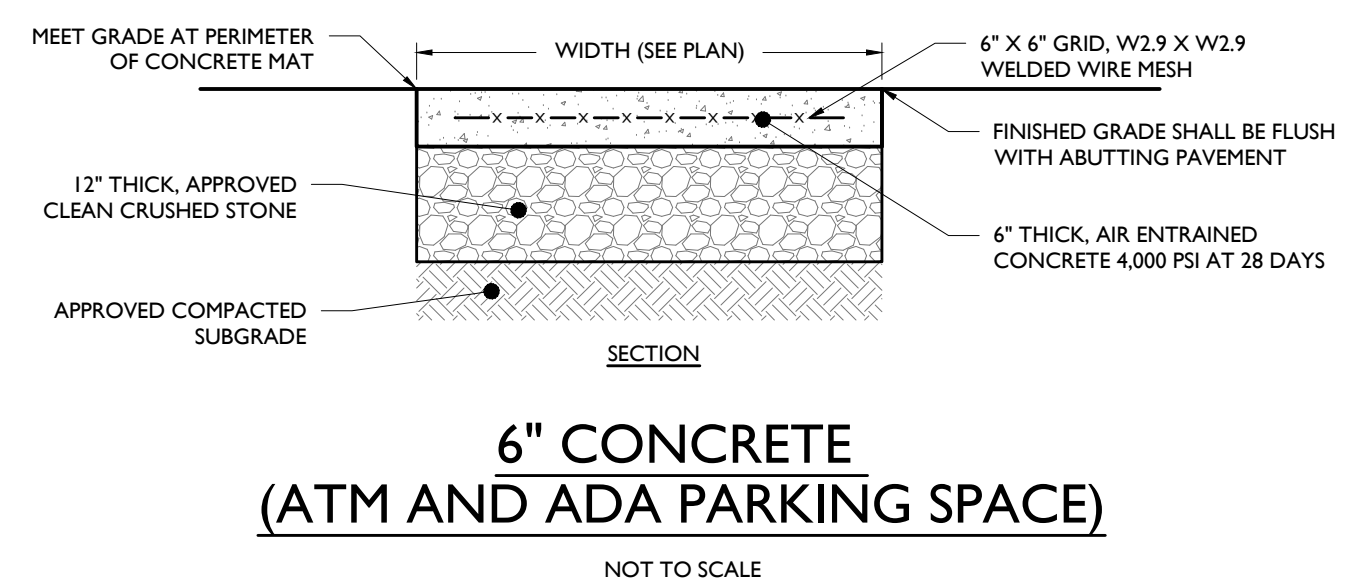
10



13



9



11

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com

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

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. 16530
LICENSED PROFESSIONAL ENGINEER

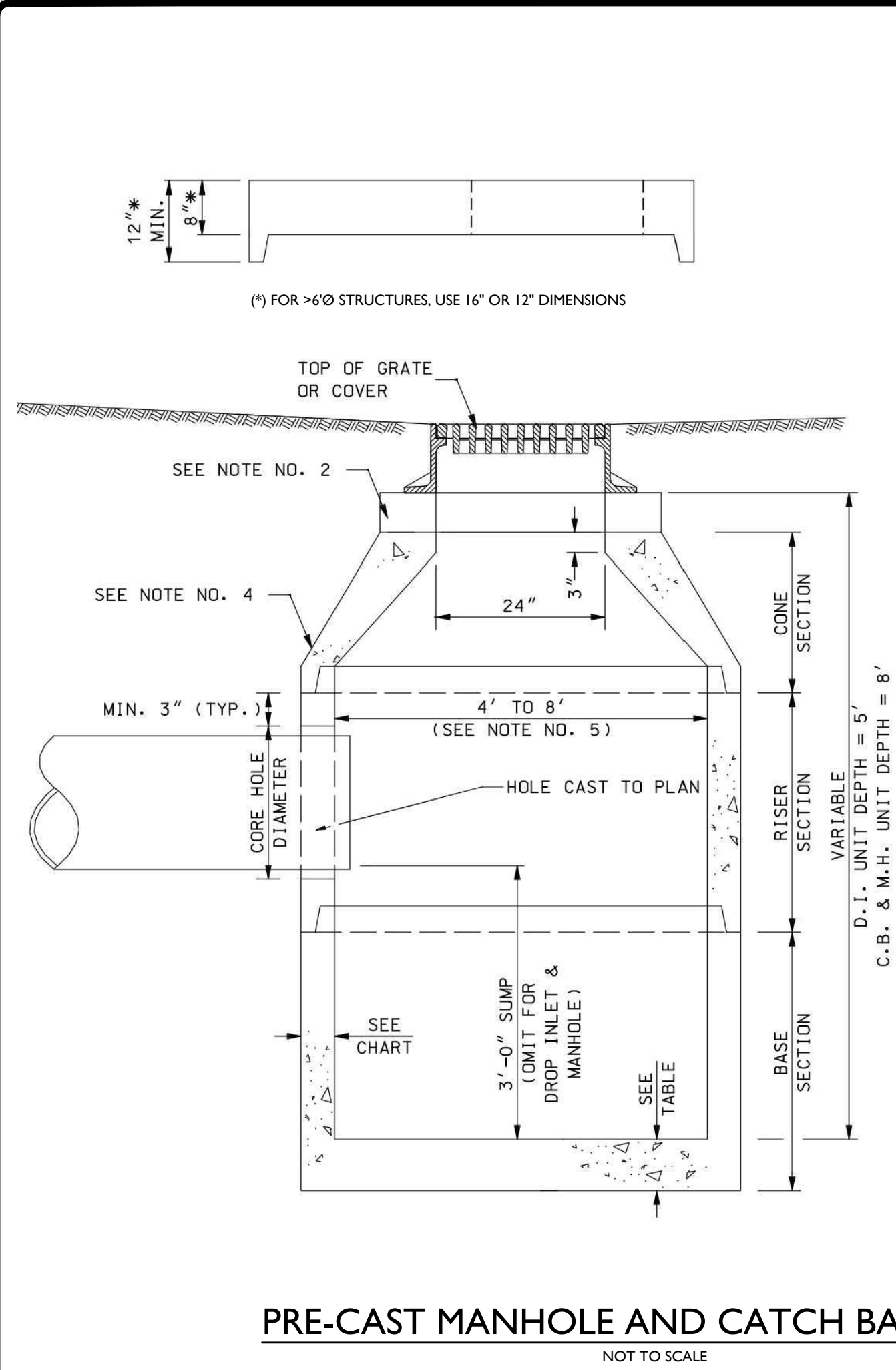
STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: BOS-220137

TITLE:
**CONSTRUCTION
DETAILS**

DRAWING:

C-12



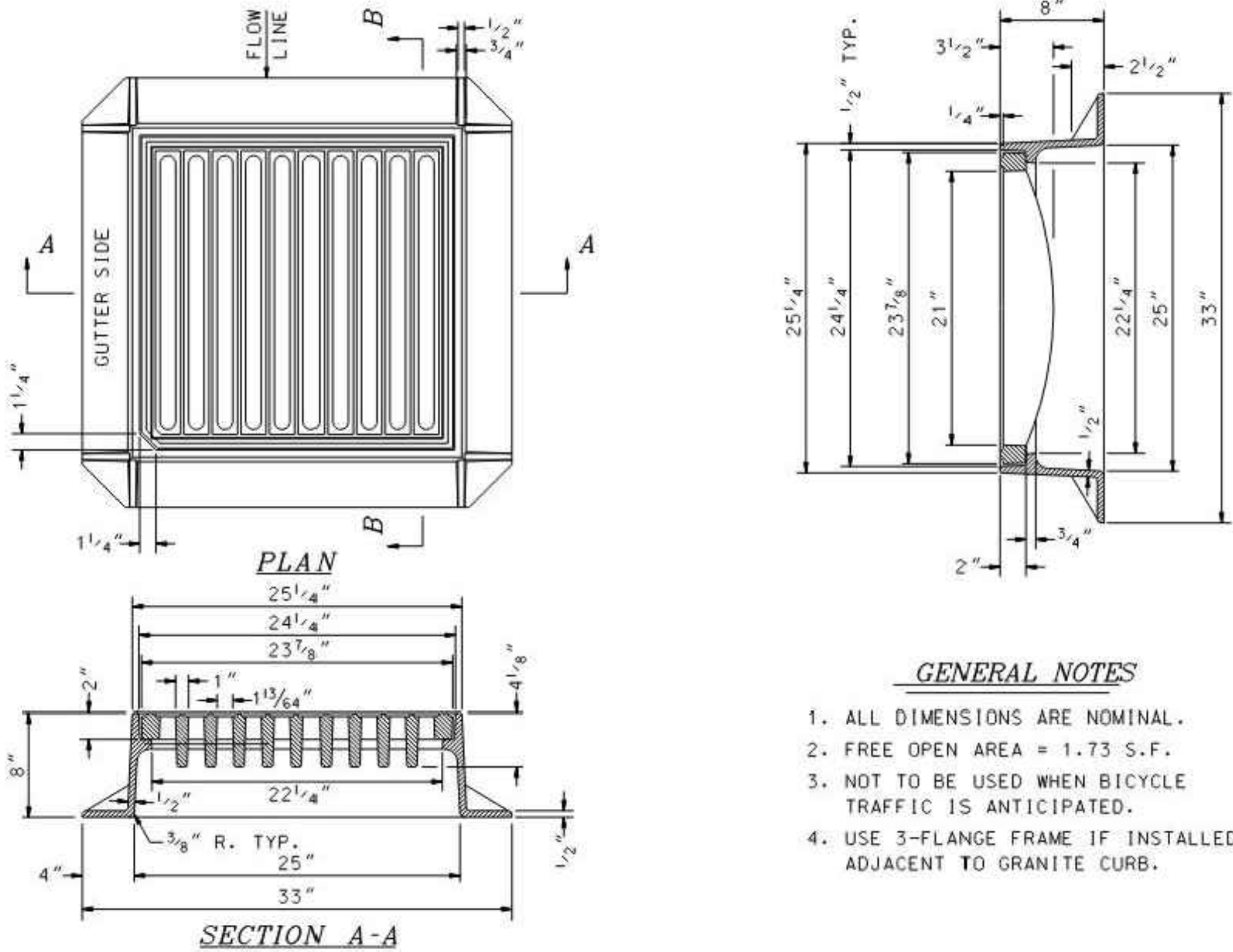
PRE-CAST MANHOLE AND CATCH BASIN DETAIL

NOT TO SCALE

CORE HOLE SIZE					
PIPE SIZE	RCP CORE HOLE DIA.		PLASTIC CORE HOLE DIA.		
INCHES	INCHES	FEET	INCHES	FEET	
6	18	1.5	18	1.5	
12	22	1.8	20	1.7	
18	26	2.2	24	2.0	
24	34	2.8	32	2.7	
30	42	3.5	42	3.5	
36	48	4.0	48	4.0	
42	54	4.5	54	4.5	
48	64	5.3	64	5.3	
54	72	6.0			
60	78	6.5			

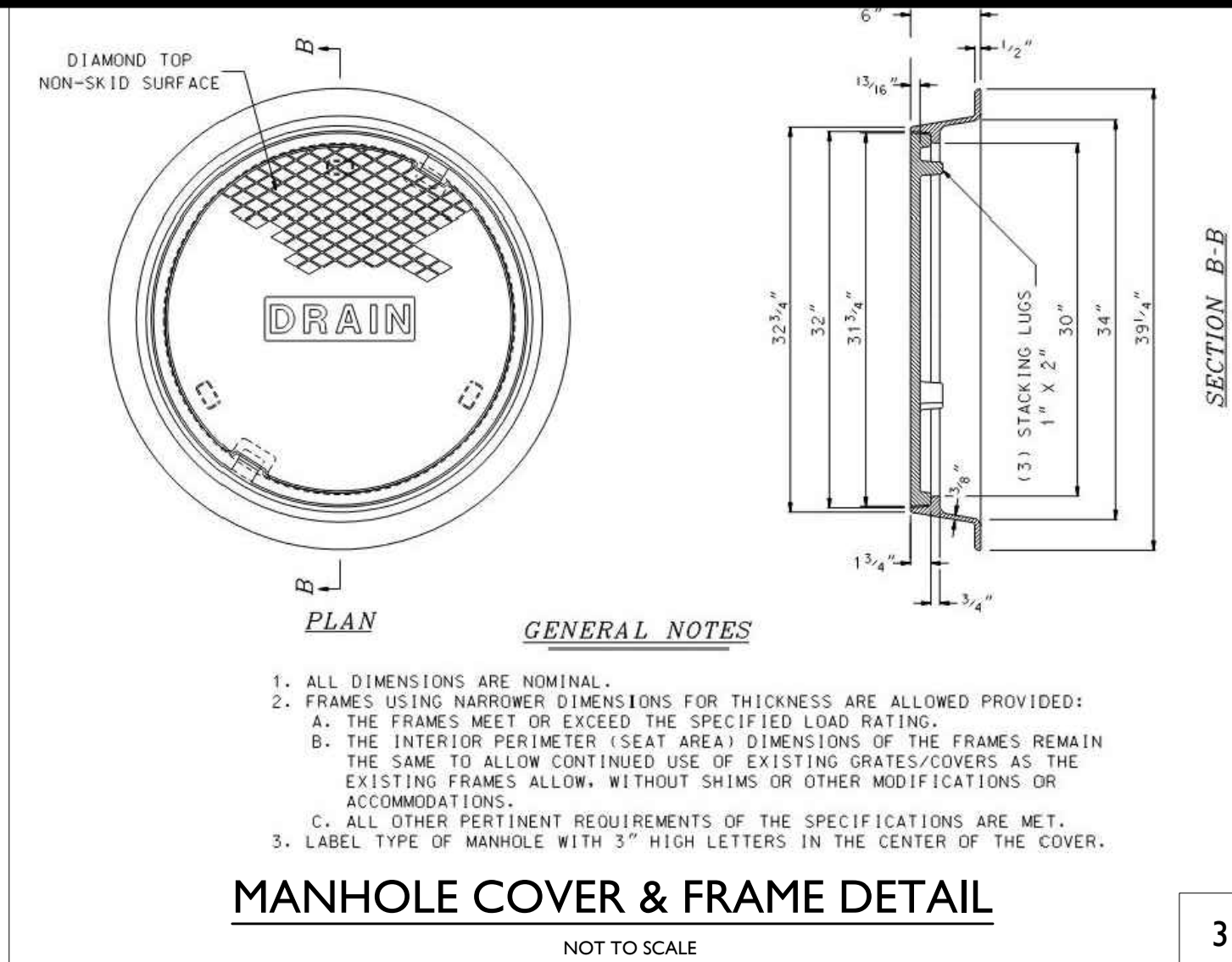
DIAMETER	WALL THICKNESS (MIN.)	FLOOR THICKNESS (MIN.)
4'	5"	6"
5'	6"	8"
6'	7"	8"
8'	9"	10"

- NOTES:
- ITEM NUMBERS: C.C. = 604.1XXX, D.I. = 604.2XXX, M.H. = 604.32XX
 - FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX)
 - CB & DI GRATES IN PAVED AREAS SHALL BE SET ACCORDING TO THE PAVEMENT DEPRESSION DETAIL SHOWN ON PLATE 4 OF STANDARD NO. DR-2.
 - CONES SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
 - FOR STRUCTURES WITH DIAMETERS GREATER THAN 4', THE DIAMETER MAY BE CONSTANT FROM TOP TO BOTTOM WITH A FLAT SLAB TOP, OR A RISER SECTION THAT TRANSITIONS FROM A STANDARD 4' CONE SECTION TO THE LARGER DIAMETER RISER OR BASE SECTION MAY BE USED.
 - PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 - OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND THE INSIDE WALL OF THE STRUCTURE.
 - PRECAST STRUCTURES SHALL HAVE A TONGUE AND GROOVE JOIN 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 - ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES. NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.



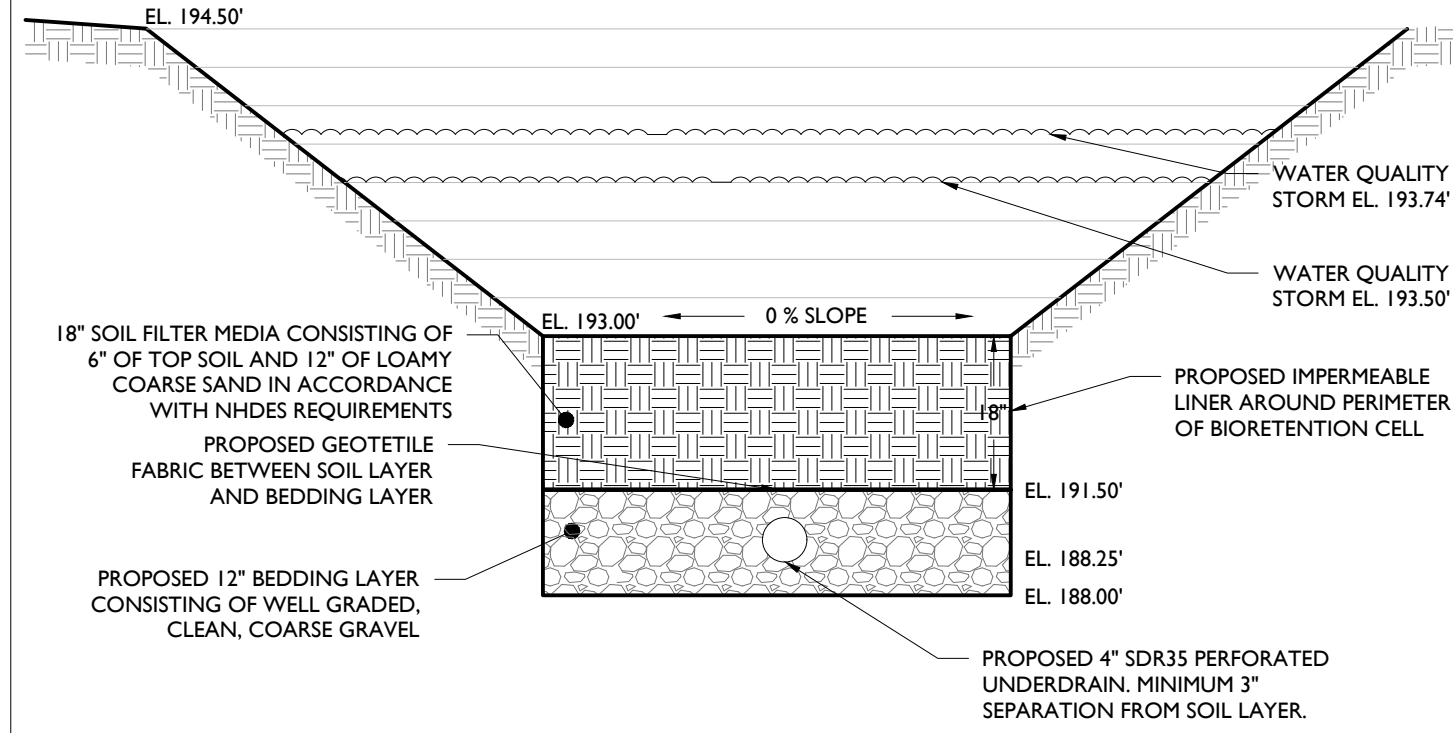
TYPE 'A' INLET GRATE & FRAME DETAIL

NOT TO SCALE



MANHOLE COVER & FRAME DETAIL

NOT TO SCALE



BIORETENTION AREA DETAIL

NOT TO SCALE

NAME OF PROJECT _____

PER PLANNING BOARD APPROVAL
SITE & UTILITY WORKING HOURS ARE:

MONDAY - FRIDAY _____

SATURDAY _____

NO SUNDAY OR HOLIDAY HOURS

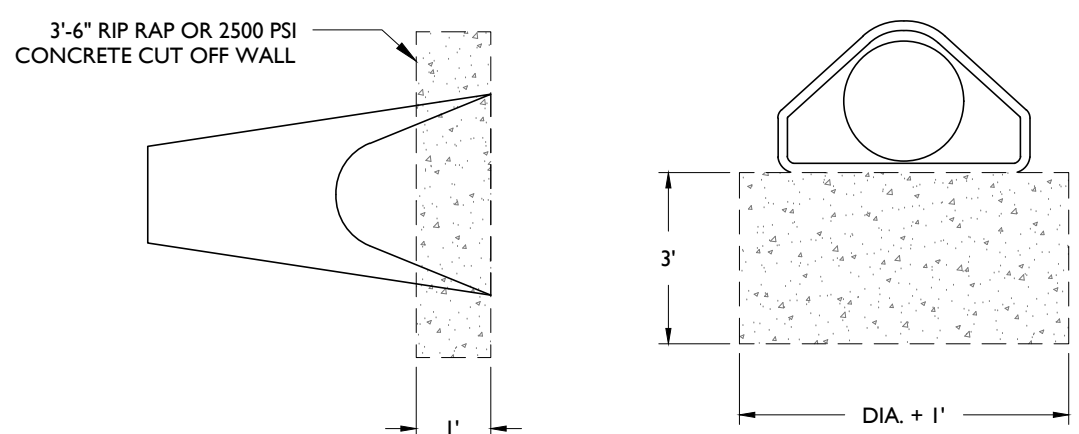
NAME OF DEVELOPER/SITE CONTRACTOR _____

24HR REACHABLE PHONE NUMBER _____

- NOTES:
- SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
 - SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND
 - HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL

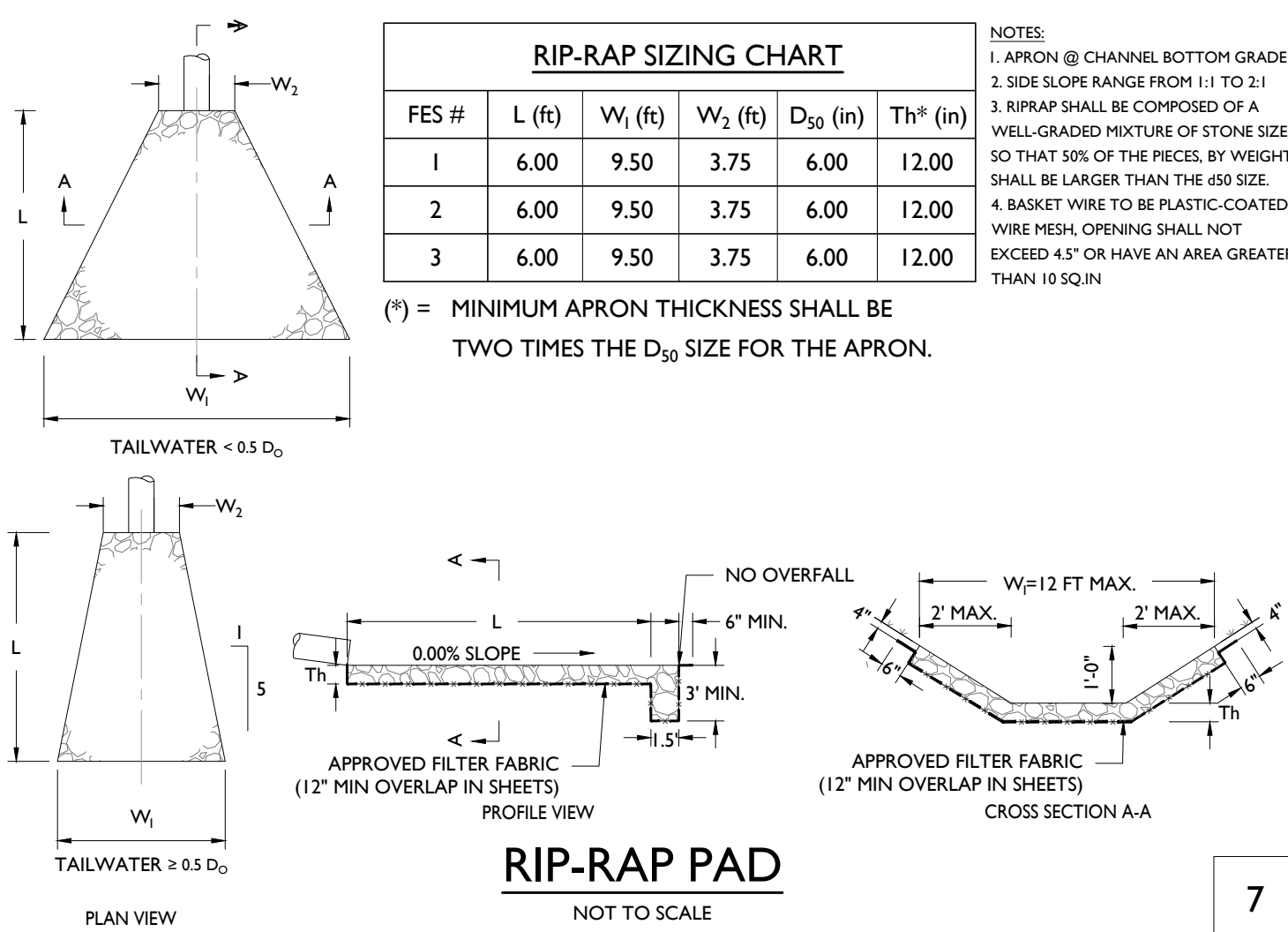
CONSTRUCTION SIGN DETAIL

NOT TO SCALE



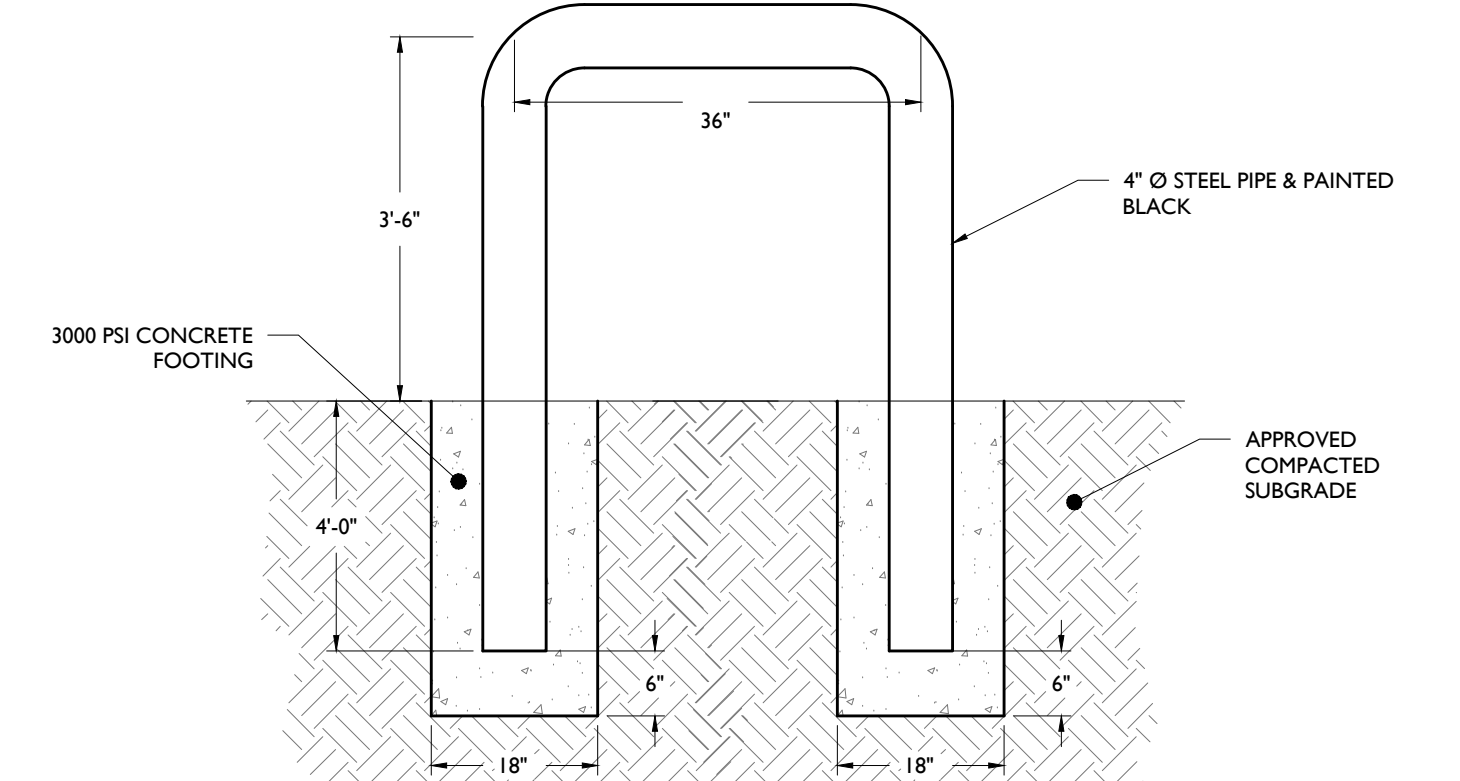
FLARED END SECTION (FES-1, FES-2 & FES-3) DETAIL

NOT TO SCALE



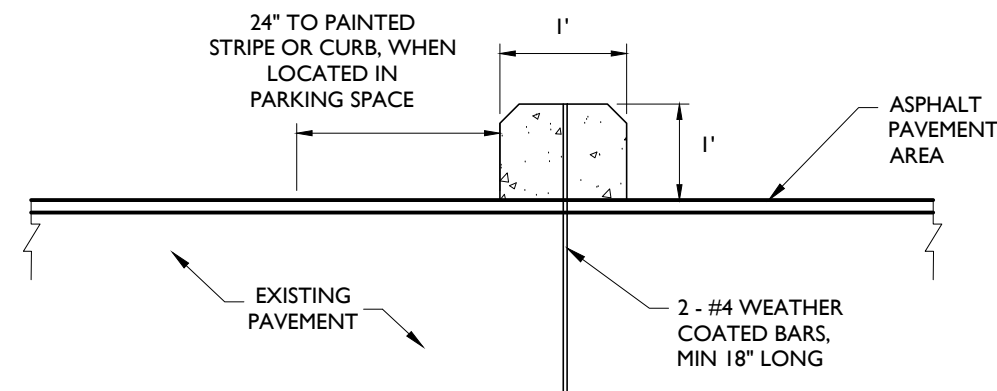
RIP-RAP PAD

NOT TO SCALE



U-BOLLARD BICYCLE RACK DETAIL

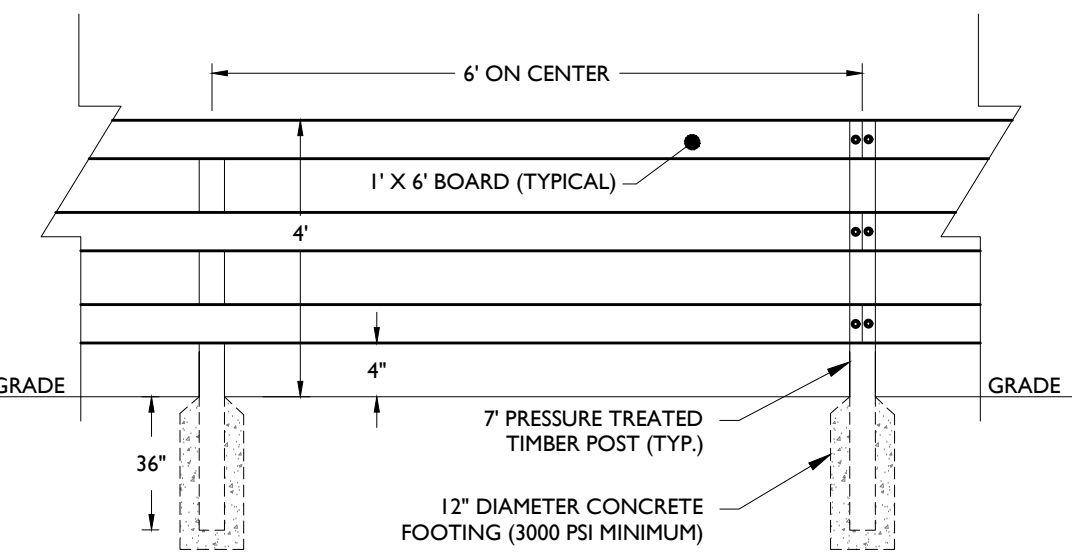
NOT TO SCALE



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.
 - WHEEL STOP MINIMUM FROST DEPTH SHALL BE 4 FT BELOW GRADE.



WOODEN POST & THREE RAIL FENCE DETAIL

NOT TO SCALE

- NOTE:
- ALL WOOD TO BE PRESSURE TREATED

PER TECHNICAL REVIEW COMMITTEE COMMENTS				PER TECHNICAL REVIEW COMMITTEE COMMENTS			
ISSUED FOR REVIEW				BY			
DATE				ISSUE			
DESCRIPTION							

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefielddesign.com

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

SITE IMPROVEMENT PLAN

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. 16530
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

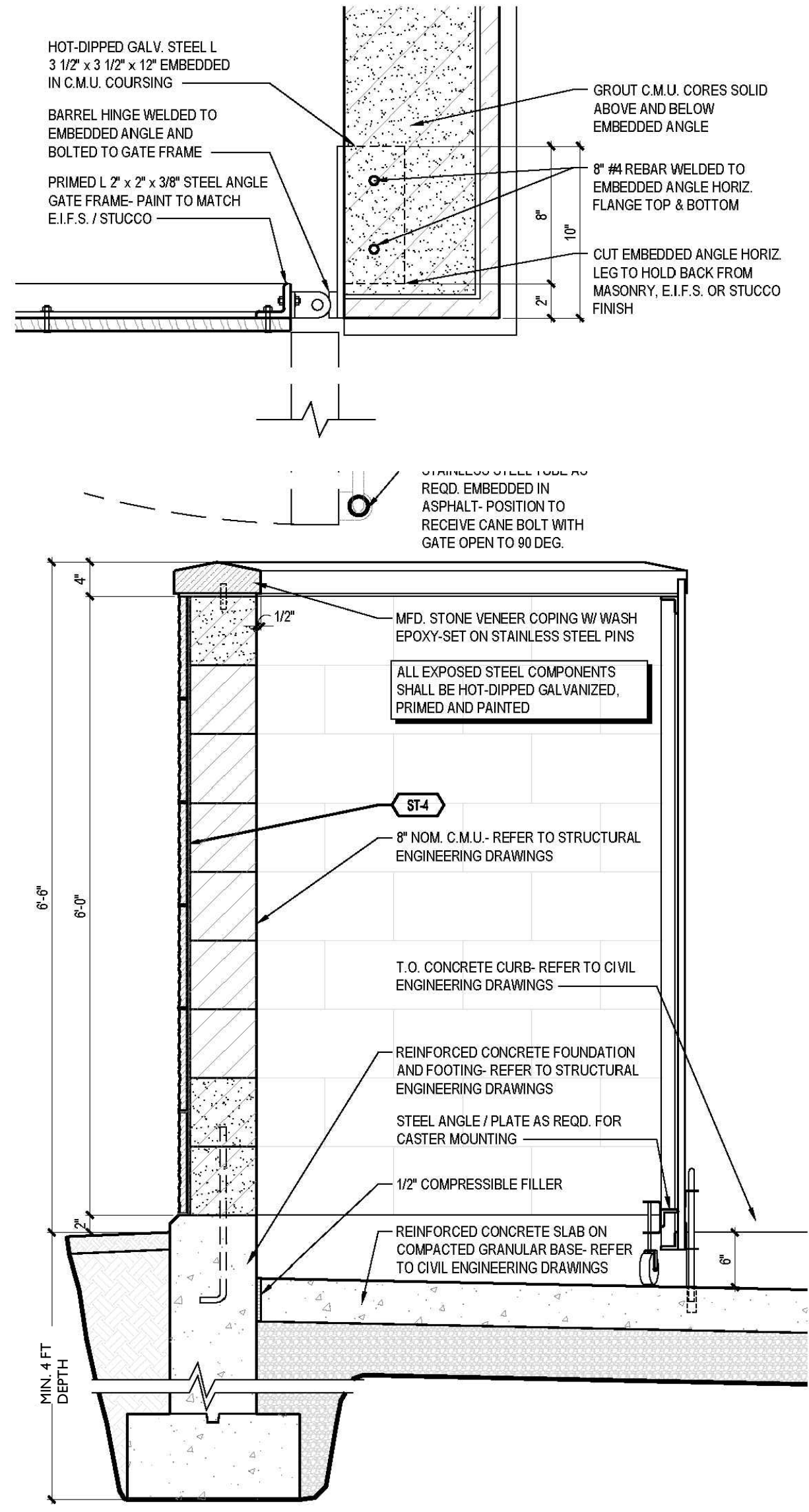
SCALE: AS SHOWN PROJECT ID: BOS-220137

TITLE:

**CONSTRUCTION
DETAILS**

DRAWING:

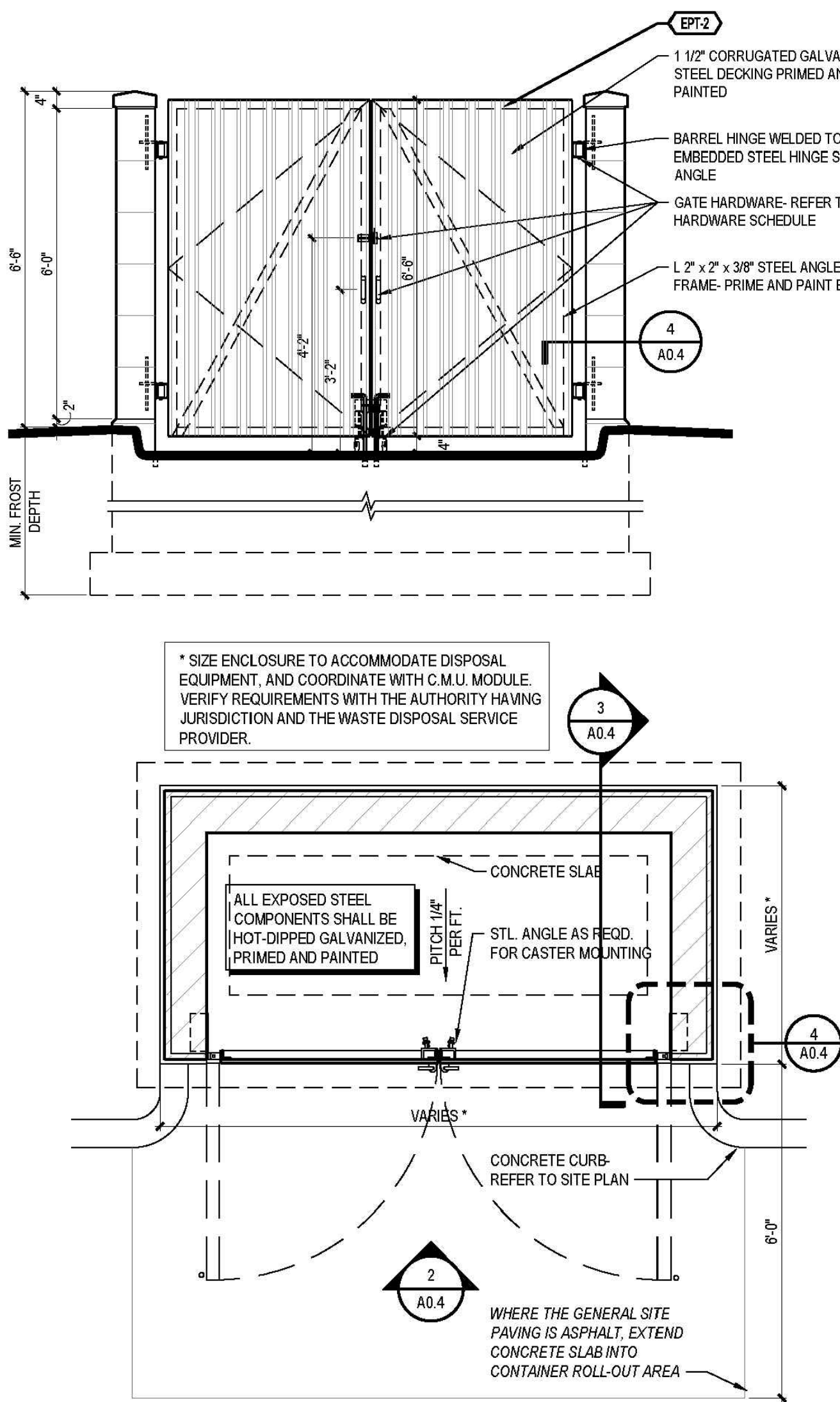
C-13



TRASH ENCLOSURE DETAIL

NOT TO SCALE

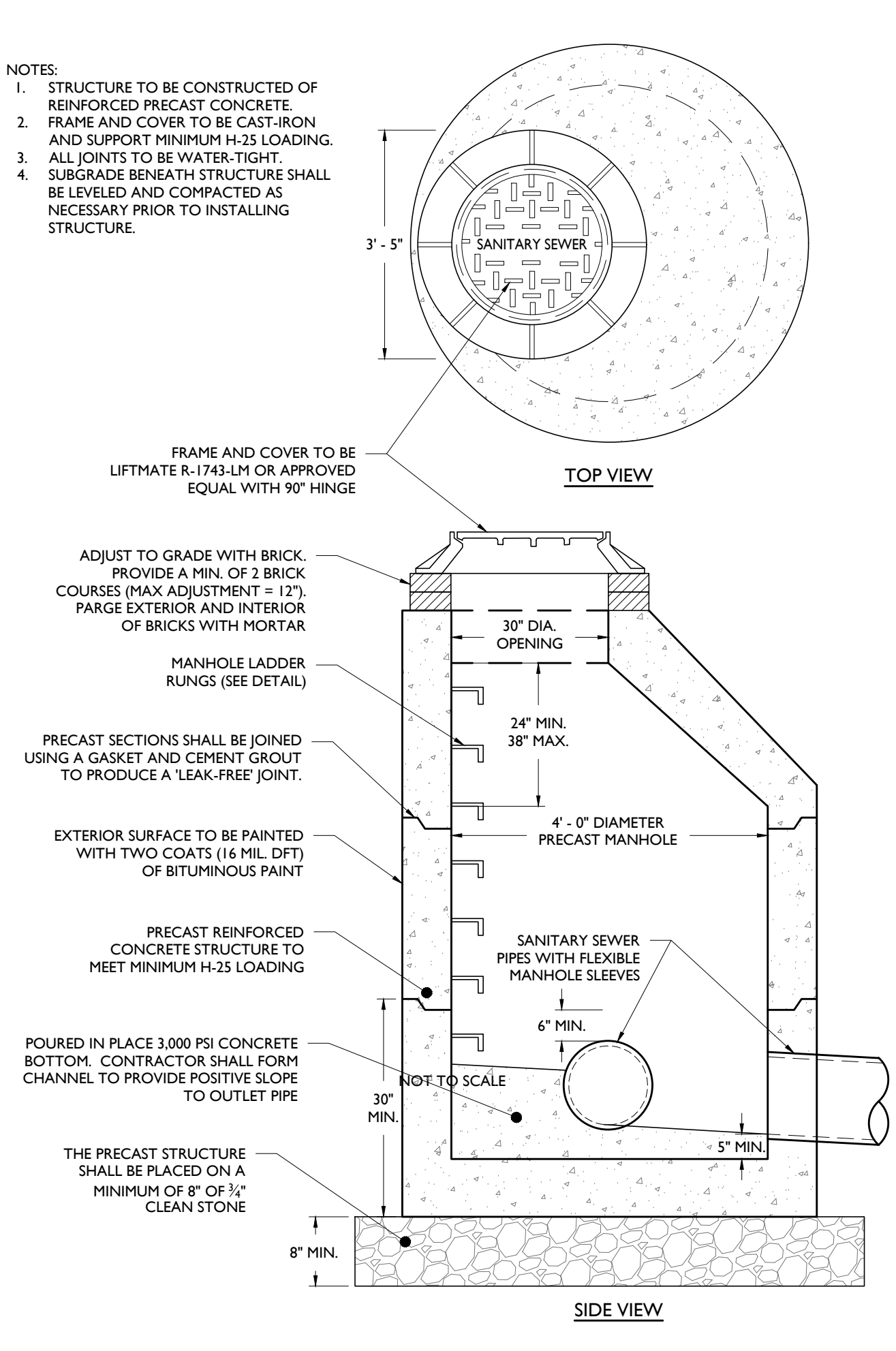
1



SANITARY MANHOLE DETAIL

NOT TO SCALE

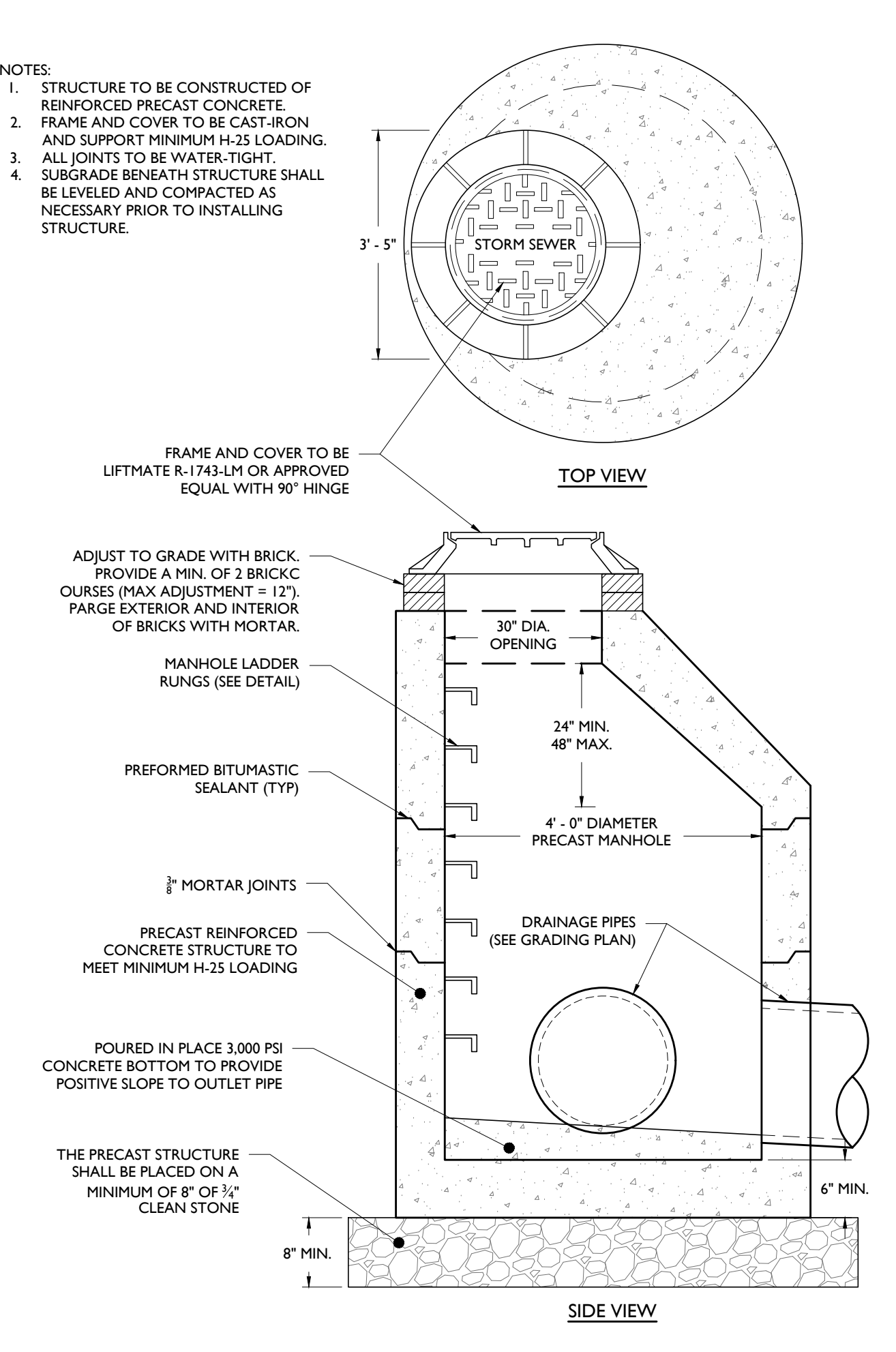
2



STORM MANHOLE DETAIL

NOT TO SCALE

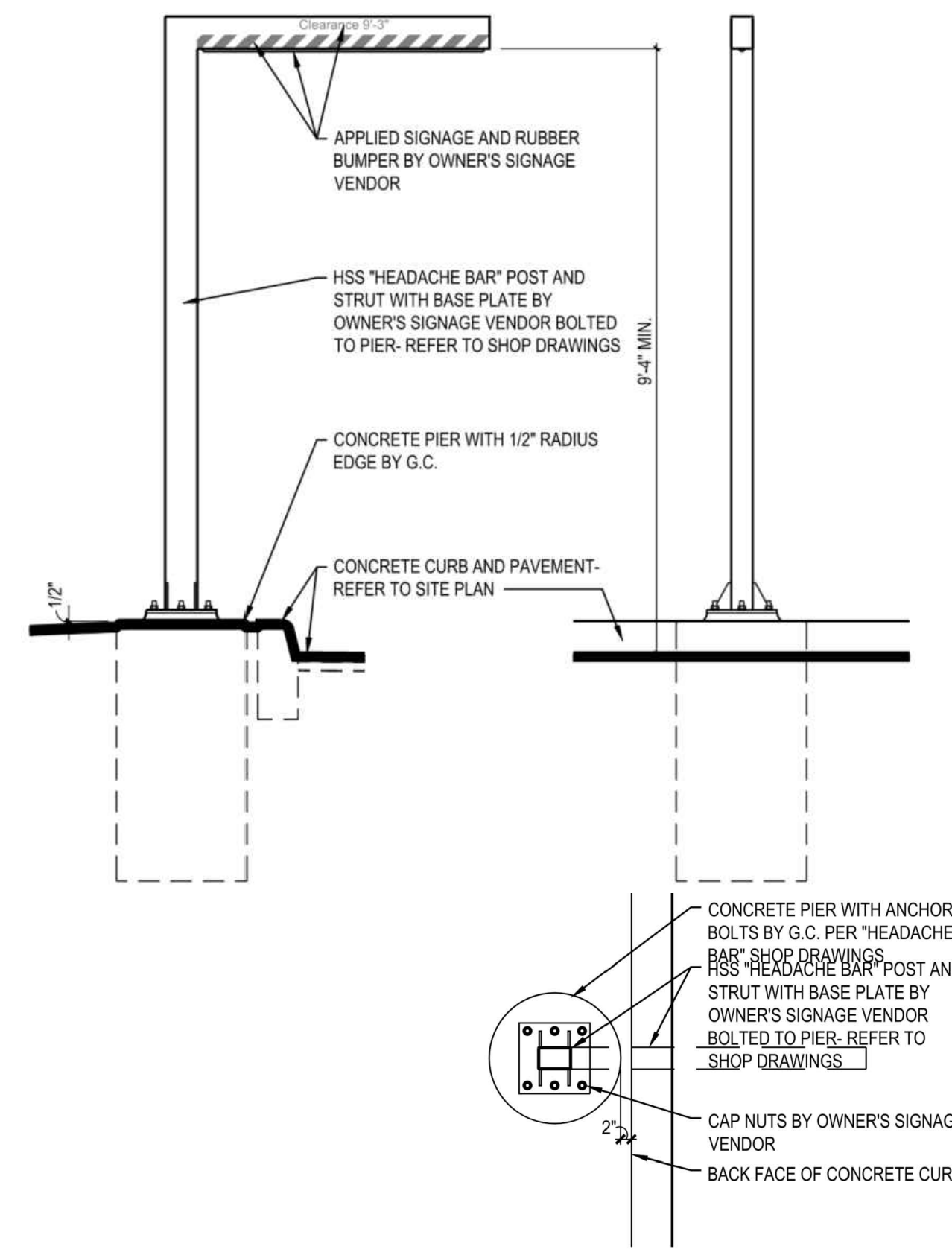
3



CLEARANCE BAR DETAIL

NOT TO SCALE

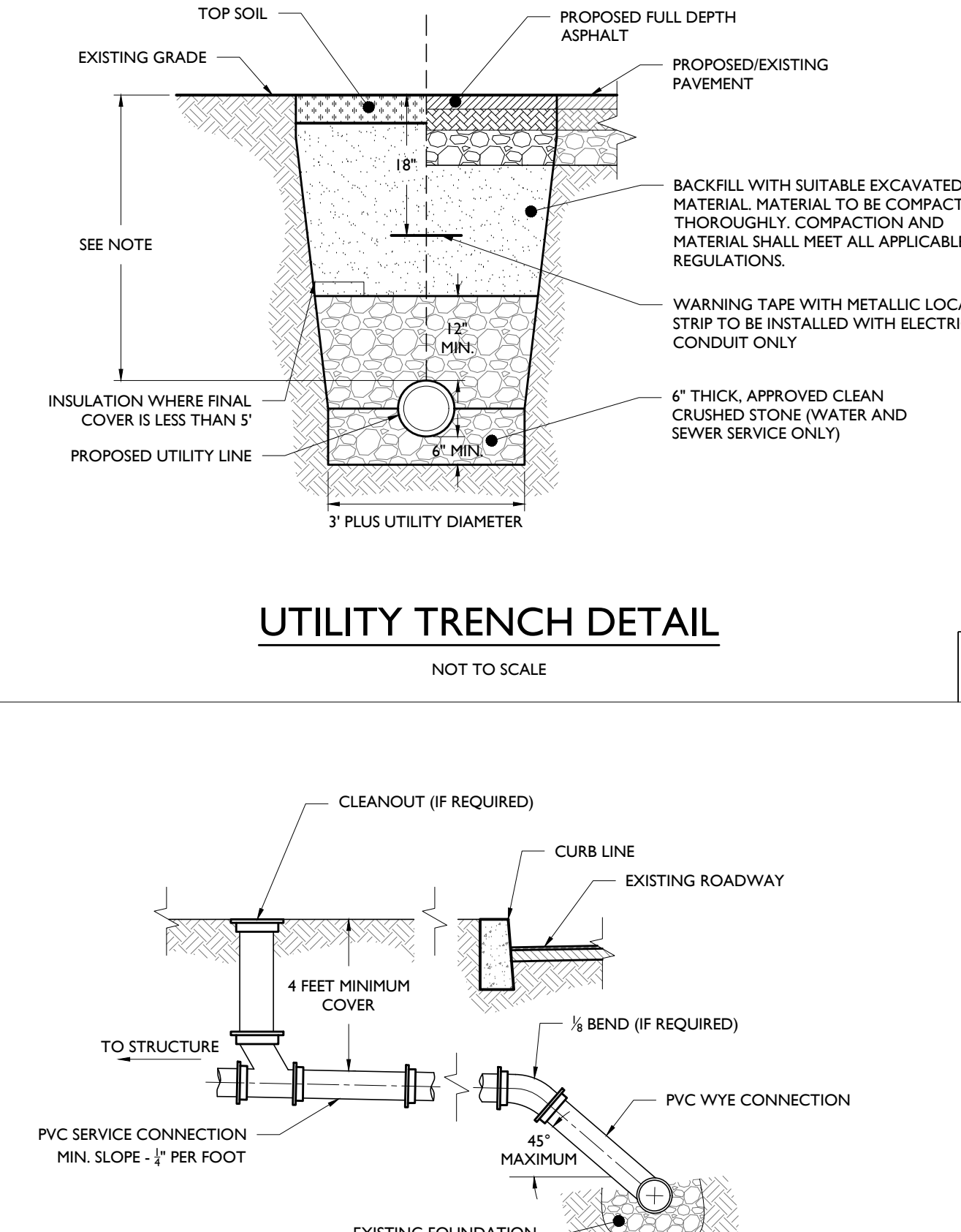
4



SEWER CONNECTION DETAIL

NOT TO SCALE

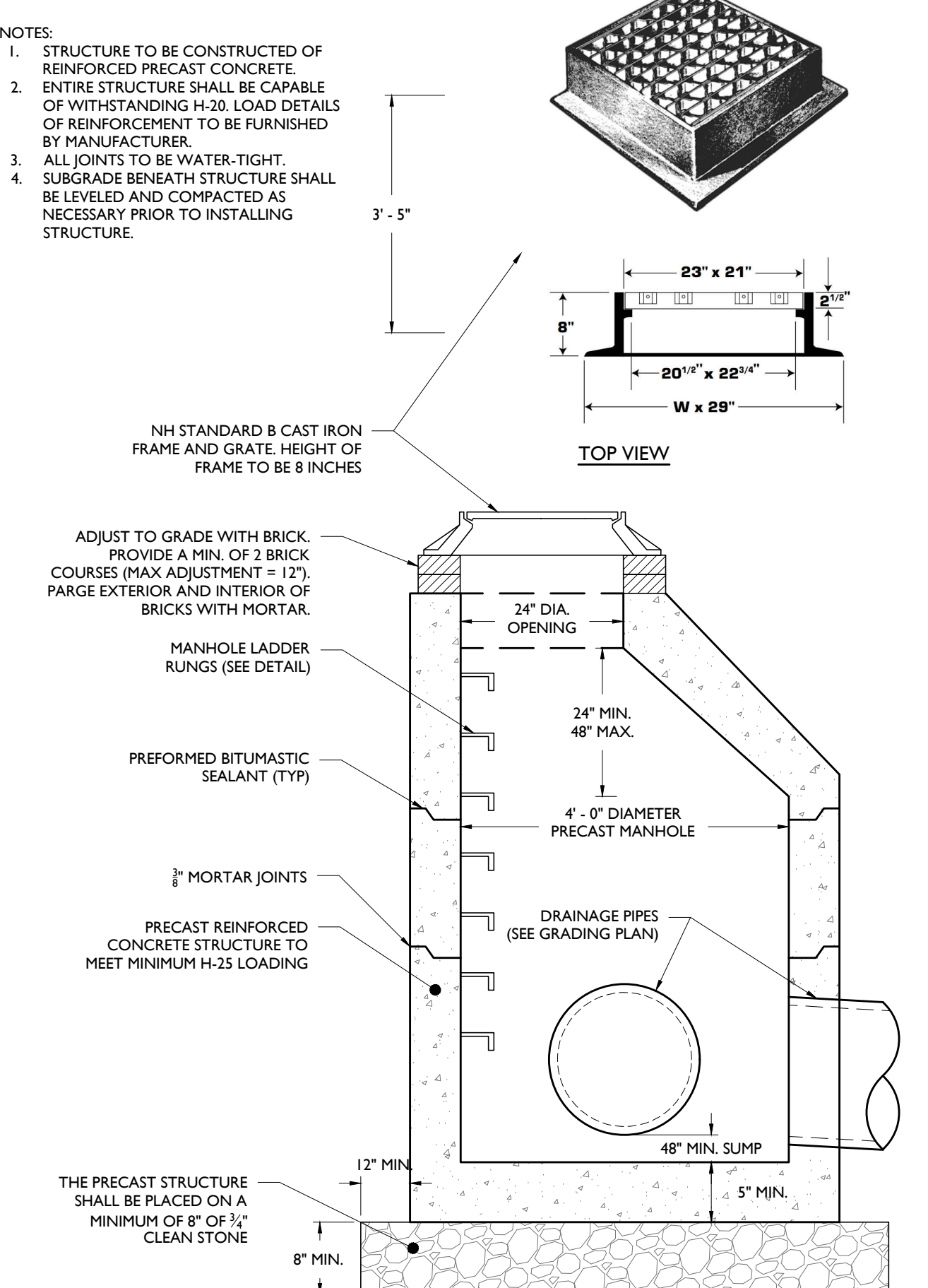
6



UTILITY TRENCH DETAIL

NOT TO SCALE

5



CATCH BASIN DETAIL

NOT TO SCALE

7

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com
120 Washington Street, Suite 201, Salem, MA 01970
Phone 617.203.2076

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. 16530
LICENSED PROFESSIONAL ENGINEER

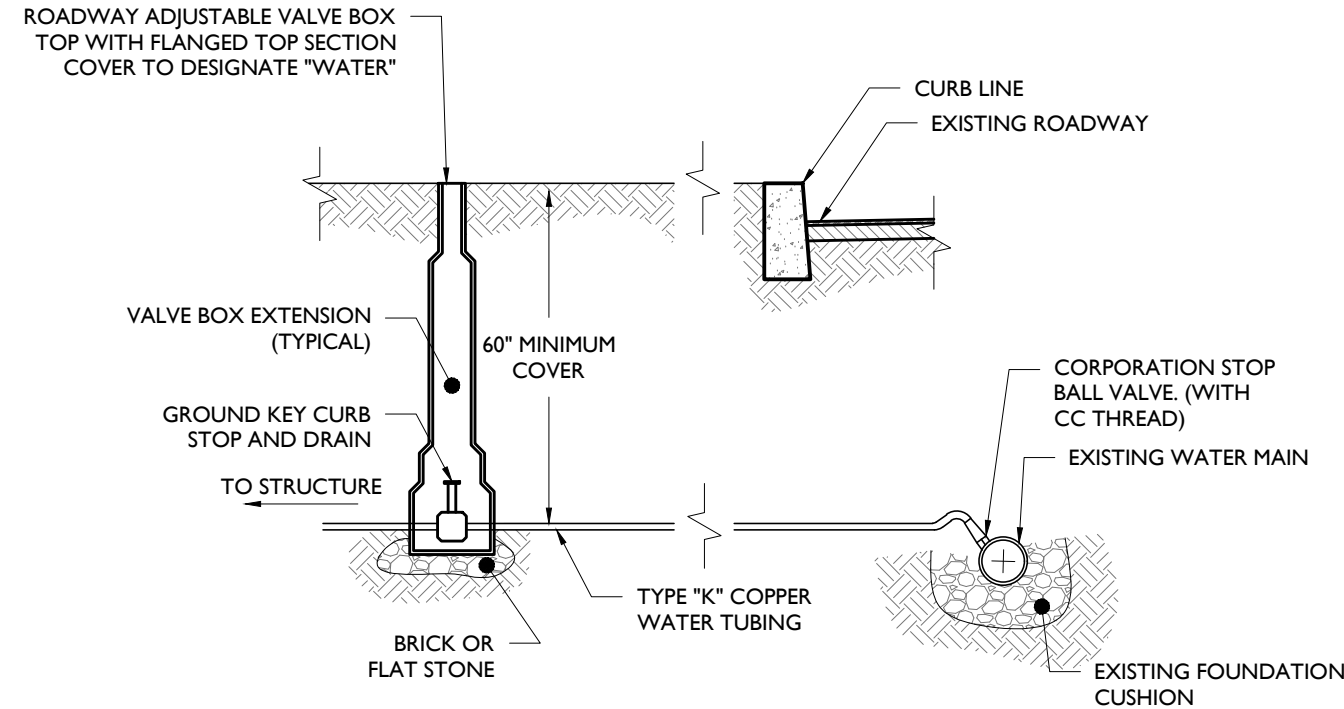
STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: BOS-220137

TITLE:
**CONSTRUCTION
DETAILS**

DRAWING:

C-14

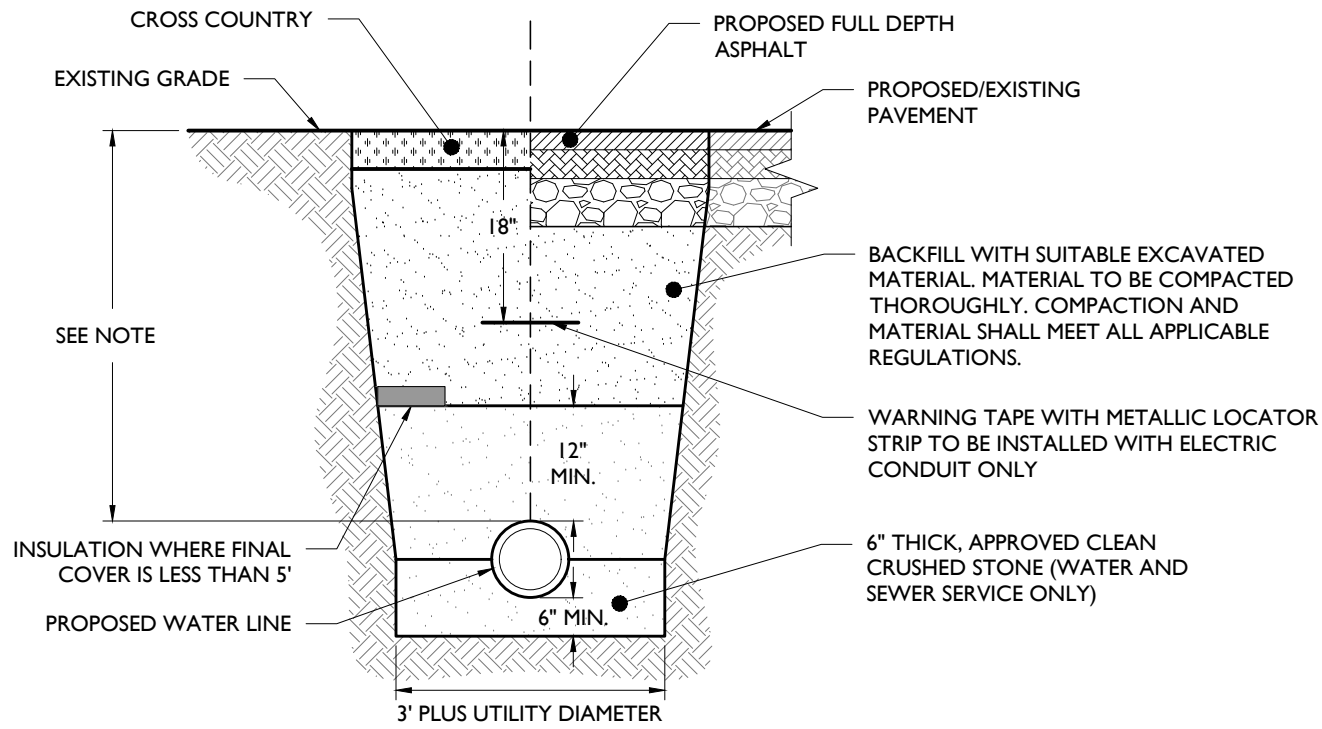


WATER CONNECTION DETAIL

NOT TO SCALE

NOTE:

1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP. CONTRACTOR MAY FORGO WRAPPING PIPE IF THE DUCTILE IRON PIPE IS ZONC-COATED, TEES AND OTHER CONNECTIONS WILL STILL NEED TO BE WRAPPED.
2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE SDR 9 CTS (BLUE) PLASTIC POLYETHYLENE RATED FOR 250 PSI.
4. WATER SERVICE CONNECTION TAPPING SLEEVE SHALL BE STAINLESS STEEL IF REQUIRED.
5. ALL VALVES AND HYDRANTS SHALL OPEN LEFT (COUNTER CLOCKWISE).

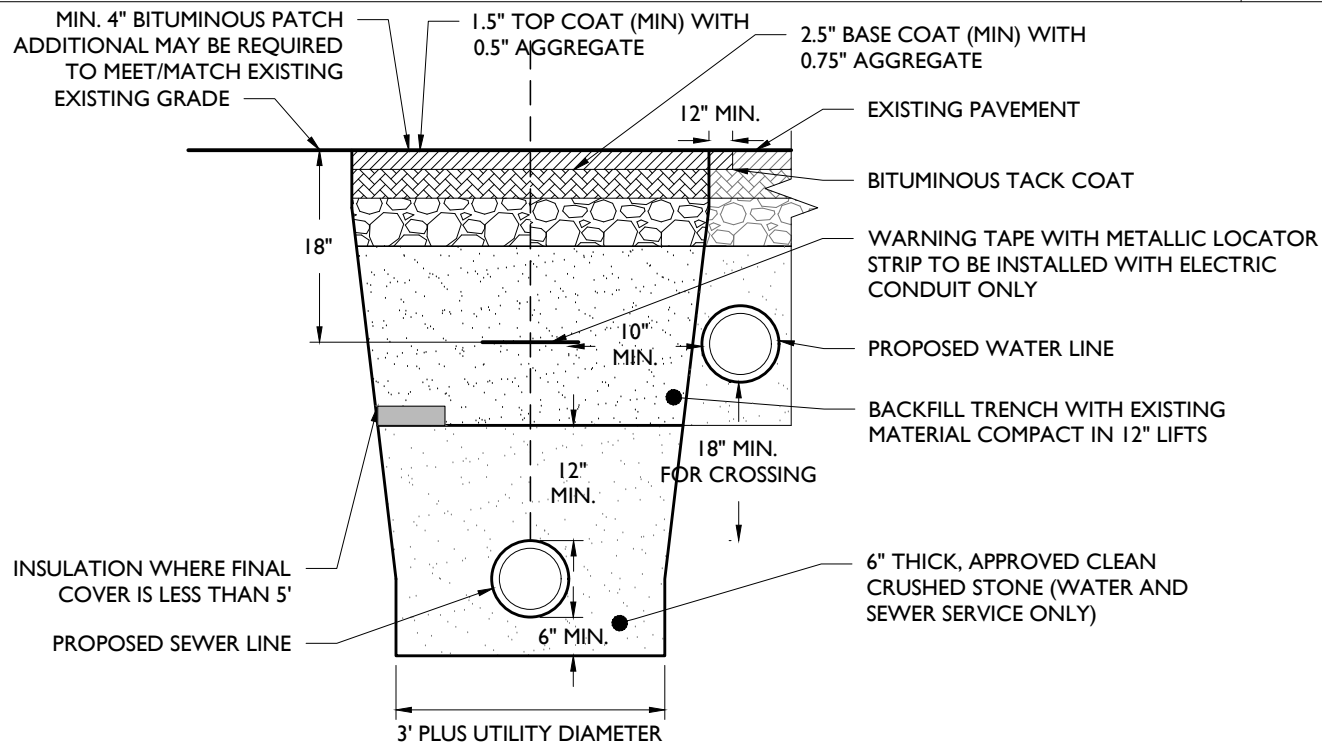


WATERLINE TRENCH DETAIL

NOT TO SCALE

NOTE:

1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP. CONTRACTOR MAY FORGO WRAPPING PIPE IF THE DUCTILE IRON PIPE IS ZIN COATED, TEES AND OTHER CONNECTIONS WILL STILL NEED TO BE WRAPPED.

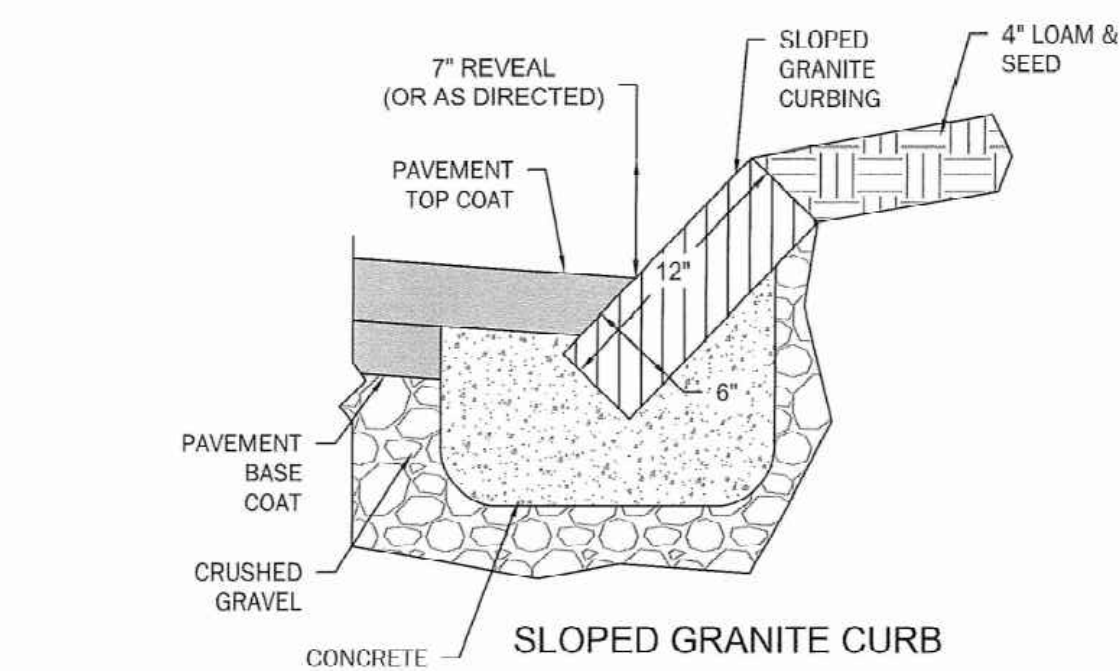


TYPICAL TRENCH DETAIL

NOT TO SCALE

NOTE:

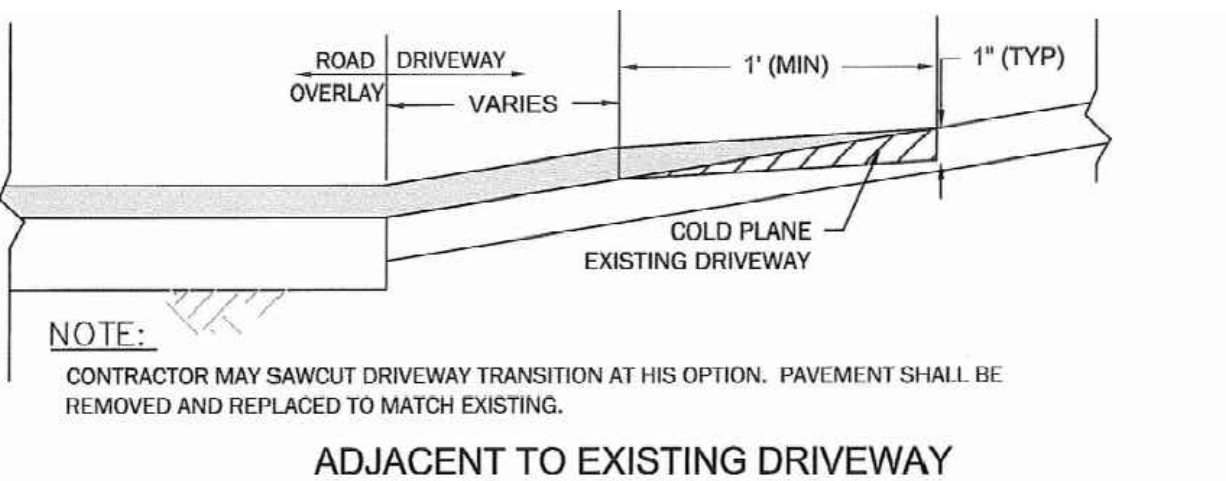
1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY
2. ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES



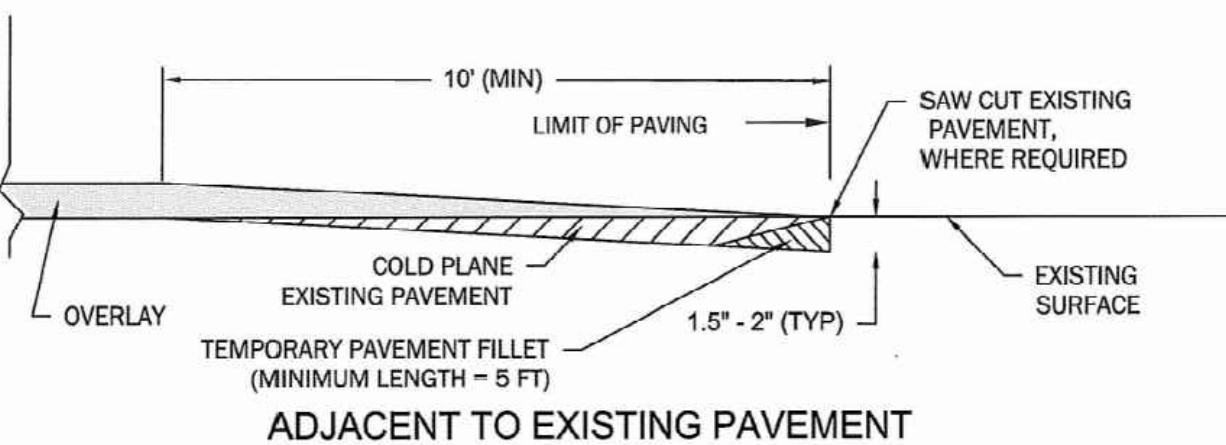
RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
12'	3'
22' - 28'	4'
29' - 35'	5'
36' - 42'	6'
43' - 49'	7'
50' - 56'	8'
57' - 60'	9'
OVER 60'	10'

STANDARD CURBING DETAILS

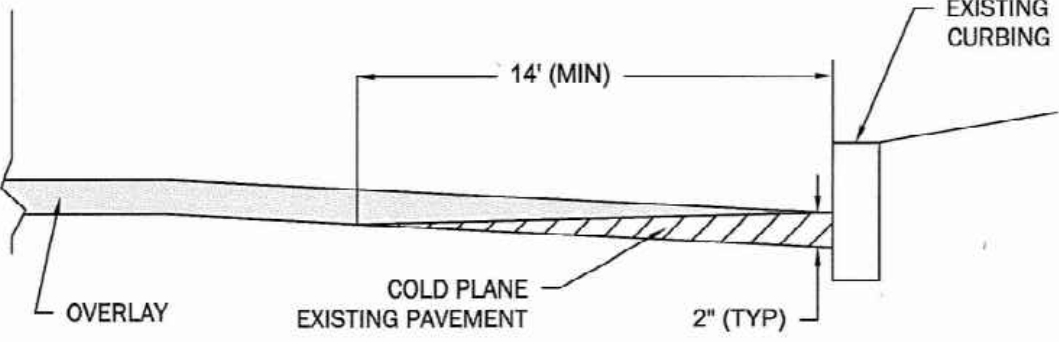
NOT TO SCALE



ADJACENT TO EXISTING DRIVEWAY



ADJACENT TO EXISTING PAVEMENT



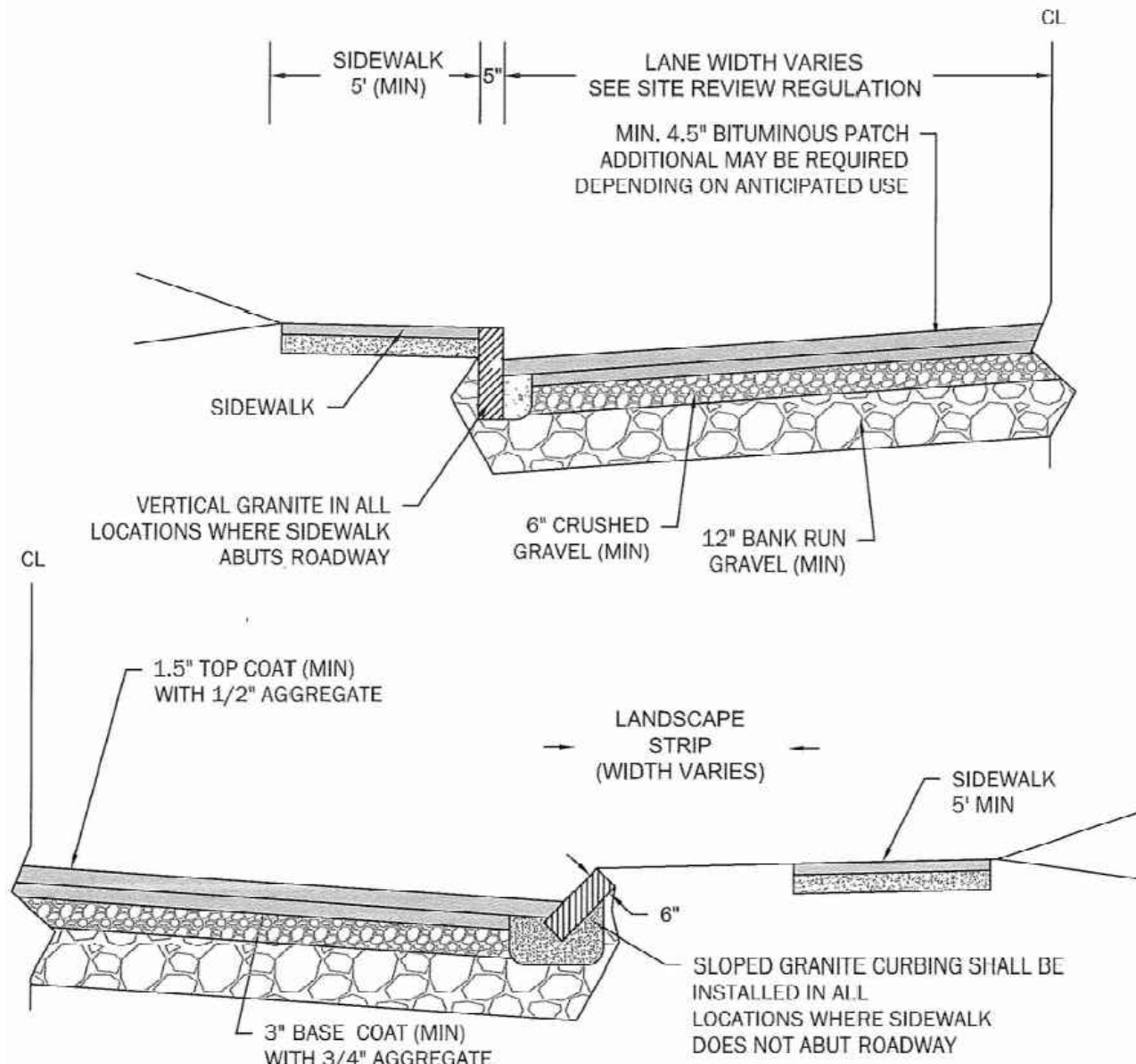
ADJACENT TO EXISTING CURB

NOTE:

THE LENGTH OF THE TAPER MAY BE ADJUSTED AS ORDERED TO PROVIDE FOR VARYING FIELD CONDITIONS OR CHANGES IN SINGLE COURSE DEPTH.

STANDARD PAVEMENT OVERLAY DETAILS

NOT TO SCALE

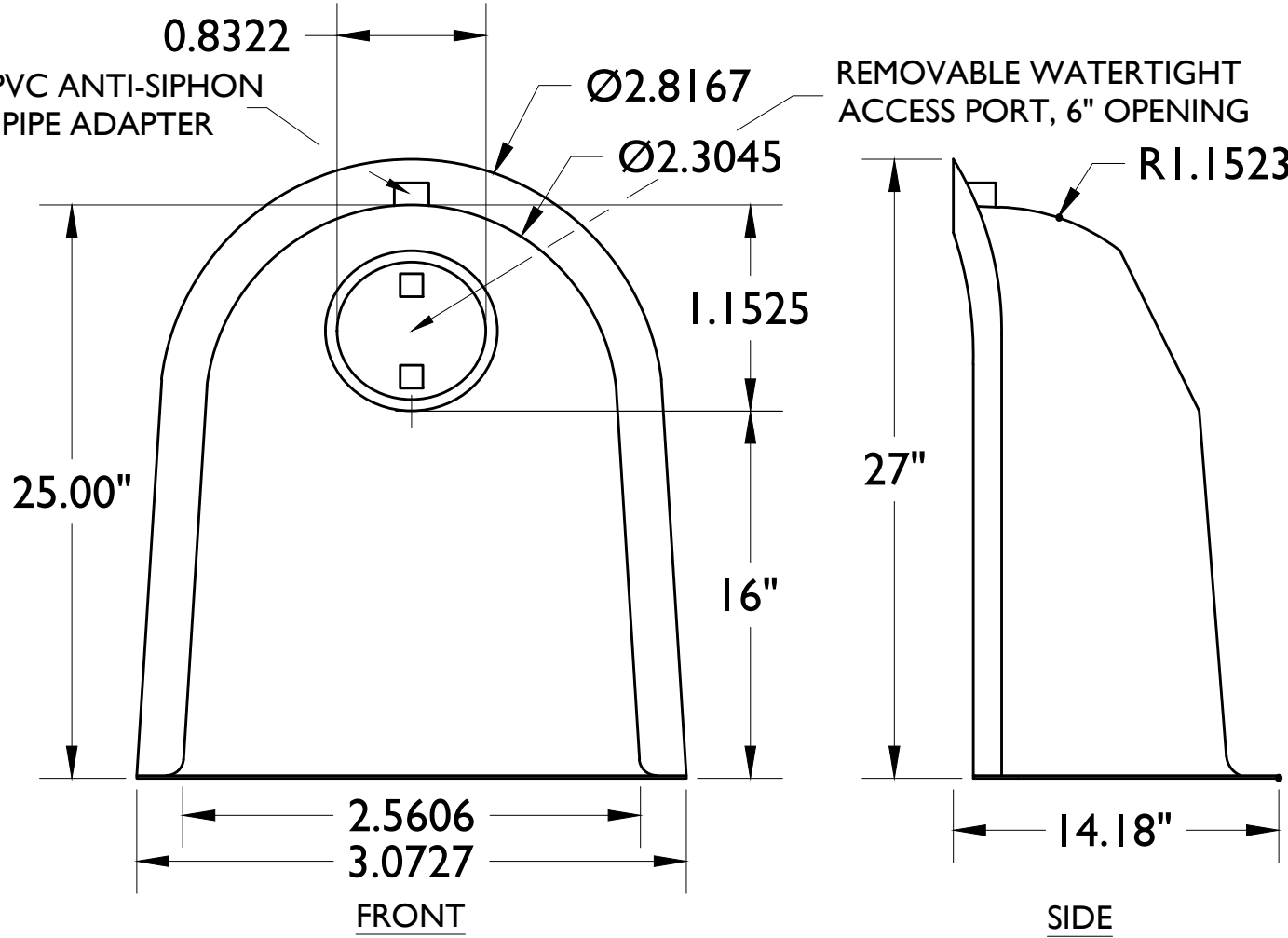


PUBLIC ROADWAY CROSS SECTION DETAIL

NOT TO SCALE

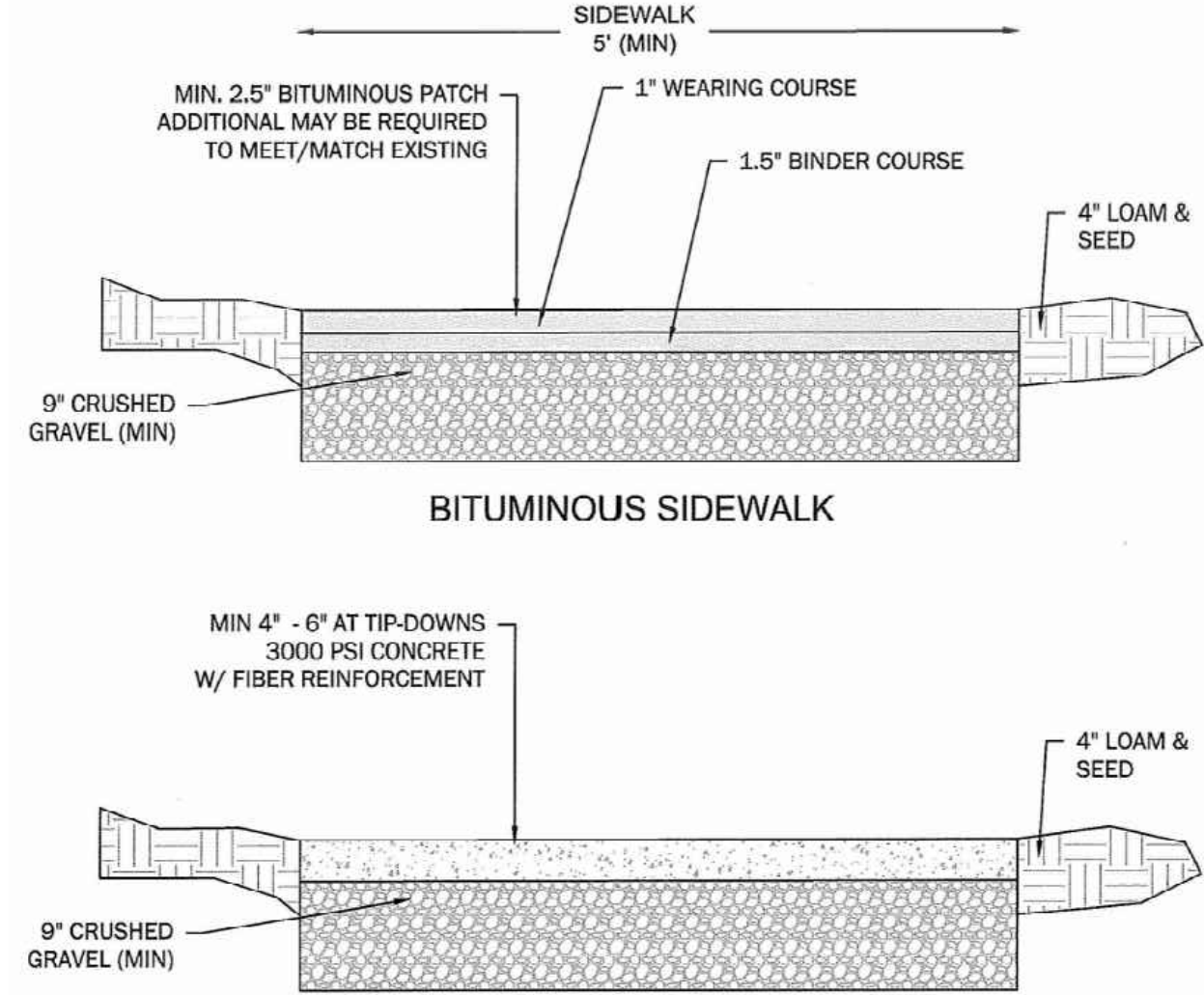
NOTES:

1. THIS DETAIL IS FOR GENERAL REVIEW PURPOSES ONLY, FINAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS.
2. SIDEWALK LOCATION SHALL BE AS APPROVED BY THE CITY OF DOVER.



BMP 18R OIL SEPARATOR HOOD DETAIL

NOT TO SCALE



CONCRETE SIDEWALK

NOTES:

1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.
4. DETECTABLE WARNING STRIPS SHALL BE CAST IRON.

STANDARD SIDEWALK DETAILS

NOT TO SCALE

Z:\PROJECTS\2023\20230522\20230522\17 CONESTOGA.PLT - 13 WEBB PLACE DOVER, NH\CDR\NOTED\17.12.2023.DWG

PER TECHNICAL REVIEW COMMITTEE COMMENTS		PER TECHNICAL REVIEW COMMITTEE COMMENTS		ISSUED FOR REVIEW		DESCRIPTION	
JY		JYR		JYR		BY	
12/28/2023		9/15/2023		7/12/2023		DATE	
3		2		1		ISSUE	
NOT APPROVED FOR CONSTRUCTION							
STONEFIELD engineering & design Rutherford, NJ · New York, NY · Salem, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com 120 Washington Street, Suite 201, Salem, MA 01970 Phone 617.203.2076							
SITE IMPROVEMENT PLAN							
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. 16530 LICENSED PROFESSIONAL ENGINEER STONEFIELD engineering & design							
SCALE: AS SHOWN		PROJECT ID: BOS-220137					
TITLE: CONSTRUCTION DETAILS							
DRAWING: C-15							



- ELECTRICAL**
- Remotely installed LED driver included
 - Separated primary wiring compartment with power supply
 - Double cable entry for thorough wiring
 - Superpure aluminum reflector
 - Dimmable
- MOUNTING**
- Swing out pressure fit mounting clips
 - Adjustable up to 1.80" max. ceiling thickness
- LABELS**
- Suitable for wet location
 - IP66 rated

Ordering Example: **5811-1SA-T20L-8030-M-DM-U-SS**

©2019 LF ILLUMINATION LLC We reserve the right to change or withdraw specifications without prior notice.	HEADQUARTERS 9200 Daring Avenue Chatsworth CA 91311	Telephone: 818-885-1335 Toll Free: 855-885-1335 Fax: 818-578-1335	www.lfillumination.com rev. 12/04/19
---	---	--	--

NOT TO SCALE

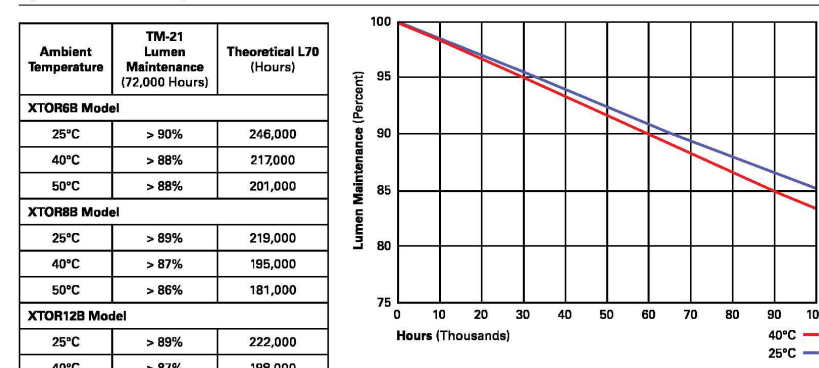
!

Page 2

STOR CROSDOUT MAXX LED

POWER AND LUMENS BY FIXTURE MODEL

S1W Series							
LED Information	XT08S	XT08BSL	XT08WS	XT08BSLW	XT08WB	XT08YB	XT08BLY
Surface Lumens	1,120	1,120	1,120	1,120	1,120	9,511	9,511
B.U.G. Rating	82-10-01	82-14-03	82-10-01	82-14-03	82-10-01	82-14-03	82-14-03
CCT (Kelvin)	8000K	5000K	4000K	6000K	4000K	3000K	3000K
DR (Color Rendering Index)	70	70	70	70	70	70	70
Power Consumption (Watts)	50W	50W	50W	50W	50W	50W	50W
S1W Series							
LED Information	XT08S	XT08BSL	XT08WS	XT08BSLW	XT08WB	XT08YB	XT08BLY
Surface Lumens	1,650	1,650	1,672	1,650	1,650	8,978	8,978
B.U.G. Rating	82-10-01	82-14-03	82-10-01	82-14-03	82-10-01	82-14-03	82-14-03
CCT (Kelvin)	8000K	5000K	4000K	6000K	4000K	3000K	3000K
DR (Color Rendering Index)	70	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W	81W
102W Series							
LED Information	XT012R	XT012BSL	XT012WS	XT012BSLW	XT012WB	XT012YB	XT012BLY
Surface Lumens	1,728	1,728	1,728	1,728	1,728	11,481	11,481
B.U.G. Rating	82-10-01	82-14-03	82-10-01	82-14-03	82-10-01	82-14-03	82-14-03
CCT (Kelvin)	8000K	5000K	4000K	6000K	4000K	3000K	3000K
DR (Color Rendering Index)	70	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W	102W
XT012S Series and XT012H Full-Depth CRI QSP Spec LED							
LED Information	XT012S Series and XT012H Full-Depth CRI QSP Spec LED						XT012S Series and XT012H Reflective Lens QSP Spec LED
Surface Lumens	1,800						N.A.
B.U.G. Rating	N.A.						N.A.
CCT (Kelvin)	4000K						4000K
DR (Color Rendering Index)	85						85
Power Consumption (Watts)	110W						110W



Voltage	Model Series				
	XTOR68	XTOR68	XTOR128	XTOR68-CBP (Fixture/Battery)	XTOR68-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.26	0.50/0.25
255V	0.25	0.38	0.52	--	--
240V	0.25	0.35	0.45	--	--
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33	--	--
480V	0.14	0.18	0.24	--	--

Eaton
1121 Highway 31 South
Peachtree City, GA 30269
P. 770-486-6800
www.eaton.com/lighting

Specifications and
dimensions subject to
change without notice.

TD51400EN
September 17, 2018 3:53 PM

NOT TO SCALE

2

Project name _____
 Date _____
 Time _____

MODEL	GENERATOR	OPTICAL	CONNECTION	CDI	IGNITION	CONTROL	HOUSING	COLOR
E - Evoker AC - Converter L - Light M - Motor W - Widge	0 - 120V/270V 1 - 240V/480V 2 - 360V/720V 3 - 480V/960V 4 - 600V/1200V 5 - 720V/1440V 6 - 840V/1680V 7 - 960V/1920V 8 - 1080V/2160V 9 - 1200V/2400V 10 - 1320V/2640V 11 - 1440V/2880V 12 - 1560V/3120V 13 - 1680V/3360V 14 - 1800V/3600V 15 - 1920V/3840V 16 - 2040V/4080V 17 - 2160V/4320V 18 - 2280V/4560V 19 - 2400V/4800V 20 - 2520V/5040V 21 - 2640V/5280V 22 - 2760V/5520V 23 - 2880V/5760V 24 - 3000V/6000V 25 - 3120V/6240V 26 - 3240V/6480V 27 - 3360V/6720V 28 - 3480V/6960V 29 - 3600V/7200V 30 - 3720V/7440V 31 - 3840V/7680V 32 - 3960V/7920V 33 - 4080V/8160V 34 - 4200V/8400V 35 - 4320V/8640V 36 - 4440V/8880V 37 - 4560V/9120V 38 - 4680V/9360V 39 - 4800V/9600V 40 - 4920V/9840V 41 - 5040V/10080V 42 - 5160V/10320V 43 - 5280V/10560V 44 - 5400V/10800V 45 - 5520V/11040V 46 - 5640V/11280V 47 - 5760V/11520V 48 - 5880V/11760V 49 - 6000V/12000V 50 - 6120V/12240V 51 - 6240V/12480V 52 - 6360V/12720V 53 - 6480V/12960V 54 - 6600V/13200V 55 - 6720V/13440V 56 - 6840V/13680V 57 - 6960V/13920V 58 - 7080V/14160V 59 - 7200V/14400V 60 - 7320V/14640V 61 - 7440V/14880V 62 - 7560V/15120V 63 - 7680V/15360V 64 - 7800V/15600V 65 - 7920V/15840V 66 - 8040V/16080V 67 - 8160V/16320V 68 - 8280V/16560V 69 - 8400V/16800V 70 - 8520V/17040V 71 - 8640V/17280V 72 - 8760V/17520V 73 - 8880V/17760V 74 - 9000V/18000V 75 - 9120V/18240V 76 - 9240V/18480V 77 - 9360V/18720V 78 - 9480V/18960V 79 - 9600V/19200V 80 - 9720V/19440V 81 - 9840V/19680V 82 - 9960V/19920V 83 - 10080V/20160V 84 - 10200V/20400V 85 - 10320V/20640V 86 - 10440V/20880V 87 - 10560V/21120V 88 - 10680V/21360V 89 - 10800V/21600V 90 - 10920V/21840V 91 - 11040V/22080V 92 - 11160V/22320V 93 - 11280V/22560V 94 - 11400V/22800V 95 - 11520V/23040V 96 - 11640V/23280V 97 - 11760V/23520V 98 - 11880V/23760V 99 - 12000V/24000V 100 - 12120V/24240V 101 - 12240V/24480V 102 - 12360V/24720V 103 - 12480V/24960V 104 - 12600V/25200V 105 - 12720V/25440V 106 - 12840V/25680V 107 - 12960V/25920V 108 - 13080V/26160V 109 - 13200V/26400V 110 - 13320V/26640V 111 - 13440V/26880V 112 - 13560V/27120V 113 - 13680V/27360V 114 - 13800V/27600V 115 - 13920V/27840V 116 - 14040V/28080V 117 - 14160V/28320V 118 - 14280V/28560V 119 - 14400V/28800V 120 - 14520V/29040V 121 - 14640V/29280V 122 - 14760V/29520V 123 - 14880V/29760V 124 - 15000V/30000V 125 - 15120V/30240V 126 - 15240V/30480V 127 - 15360V/30720V 128 - 15480V/30960V 129 - 15600V/31200V 130 - 15720V/31440V 131 - 15840V/31680V 132 - 15960V/31920V 133 - 16080V/32160V 134 - 16200V/32400V 135 - 16320V/32640V 136 - 16440V/32880V 137 - 16560V/33120V 138 - 16680V/33360V 139 - 16800V/33600V 140 - 16920V/33840V 141 - 17040V/34080V 142 - 17160V/34320V 143 - 17280V/34560V 144 - 17400V/34800V 145 - 17520V/35040V 146 - 17640V/35280V 147 - 17760V/35520V 148 - 17880V/35760V 149 - 18000V/36000V 150 - 18120V/36240V 151 - 18240V/36480V 152 - 18360V/36720V 153 - 18480V/36960V 154 - 18600V/37200V 155 - 18720V/37440V 156 - 18840V/37680V 157 - 18960V/37920V 158 - 19080V/38160V 159 - 19200V/38400V 160 - 19320V/38640V 161 - 19440V/38880V 162 - 19560V/39120V 163 - 19680V/39360V 164 - 19800V/39600V 165 - 19920V/39840V 166 - 20040V/40080V 167 - 20160V/40320V 168 - 20280V/40560V 169 - 20400V/40800V 170 - 20520V/41040V 171 - 20640V/41280V 172 - 20760V/41520V 173 - 20880V/41760V 174 - 21000V/42000V 175 - 21120V/42240V 176 - 21240V/42480V 177 - 21360V/42720V 178 - 21480V/42960V 179 - 21600V/43200V 180 - 21720V/43440V 181 - 21840V/43680V 182 - 21960V/43920V 183 - 22080V/44160V 184 - 22200V/44400V 185 - 22320V/44640V 186 - 22440V/44880V 187 - 22560V/45120V 188 - 22680V/45360V 189 - 22800V/45600V 190 - 22920V/45840V 191 - 23040V/46080V 192 - 23160V/46320V 193 - 23280V/46560V 194 - 23400V/46800V 195 - 23520V/47040V 196 - 23640V/47280V 197 - 23760V/47520V 198 - 23880V/47760V 199 - 24000V/48000V 200 - 24120V/48240V 201 - 24240V/48480V 202 - 24360V/48720V 203 - 24480V/48960V 204 - 24600V/49200V 205 - 24720V/49440V 206 - 24840V/49680V 207 - 24960V/49920V 208 - 25080V/50160V 209 - 25200V/50400V 210 - 25320V/50							

[illegible]

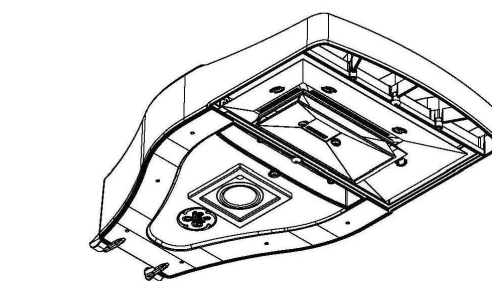
NOT TO SCALE

(c)

Project name _____
 Date _____
 Type _____

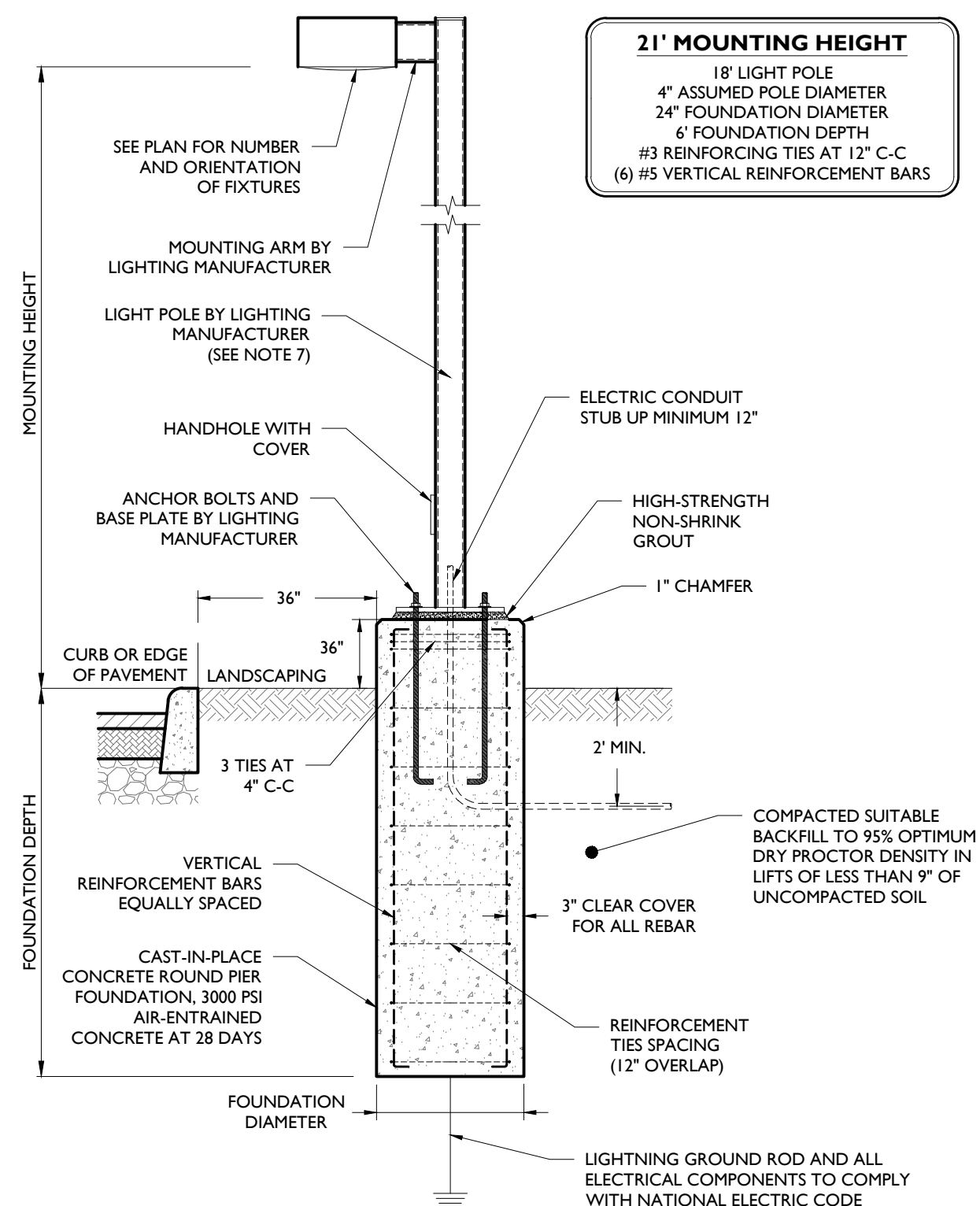
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, LED-277V	28299	PECOTL	STANDARD LED-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V	28294	PECSTL	STANDARD 480V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V	80436	PECOTL	STANDARD 347V

Shield Orientation	Cutoff Distance	Shield Order Logic
Back	Long	ELS-EAC-ABL-BLCK



- Intended for applications, between 15-30 ft. mounting height (4.57-9.14m). For mounting heights exceeding 30 ft., pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m).
- Provides 270° of coverage (-90° is blocked by the pole).
- Standard factory settings:
 - 50% output when unoccupied, 100% output occupied.
 - Integral PE Sensor.
 - 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.

NOT TO SCALE



NOT TO SCALE

- NOTES:
1. 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.
 2. CAN-PLACE CONCRETE SHALL BE CONSOLIDATED.
 3. ALL REBAR TO BE NEW GRADE 60 STEEL.
 4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
 5. CONCRETE SHALL 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.
 6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
 7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSIC/ASCE 7-99.
 8. POLE TO BE TERMINATED AT A FORM.
 9. POLE SHALL BE INSTALLED IN ACCORDANCE WITH BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
 10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

5



STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefieldeng.com

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

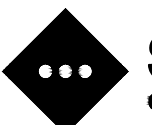
SITE IMPROVEMENT PLAN



**PROPOSED BANK
DRIVE-THRU ATM**

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

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

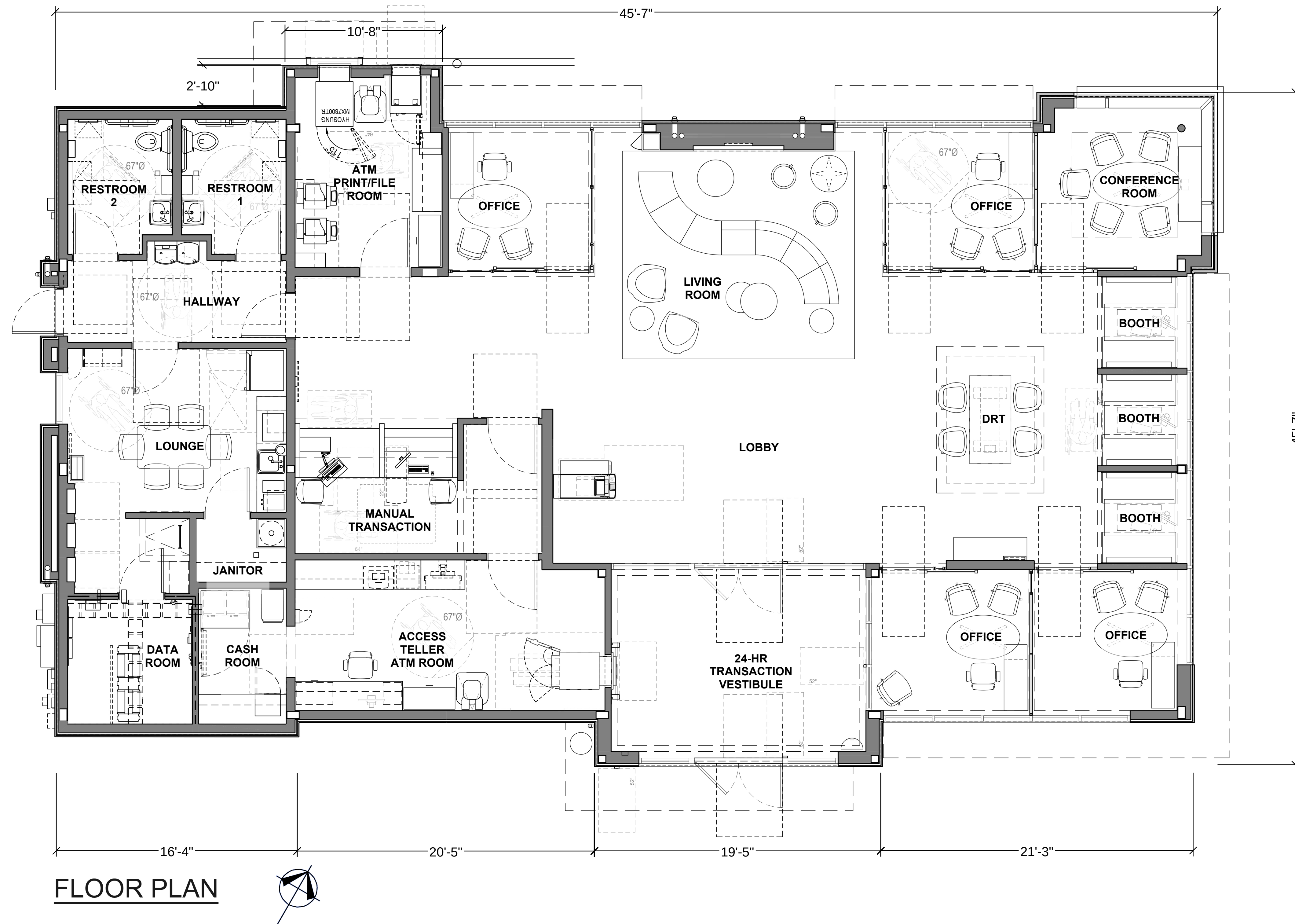


STONEFIELD
engineering & design

SCALE: AS SHOWN	PROJECT ID: BOS-220137
-----------------	------------------------

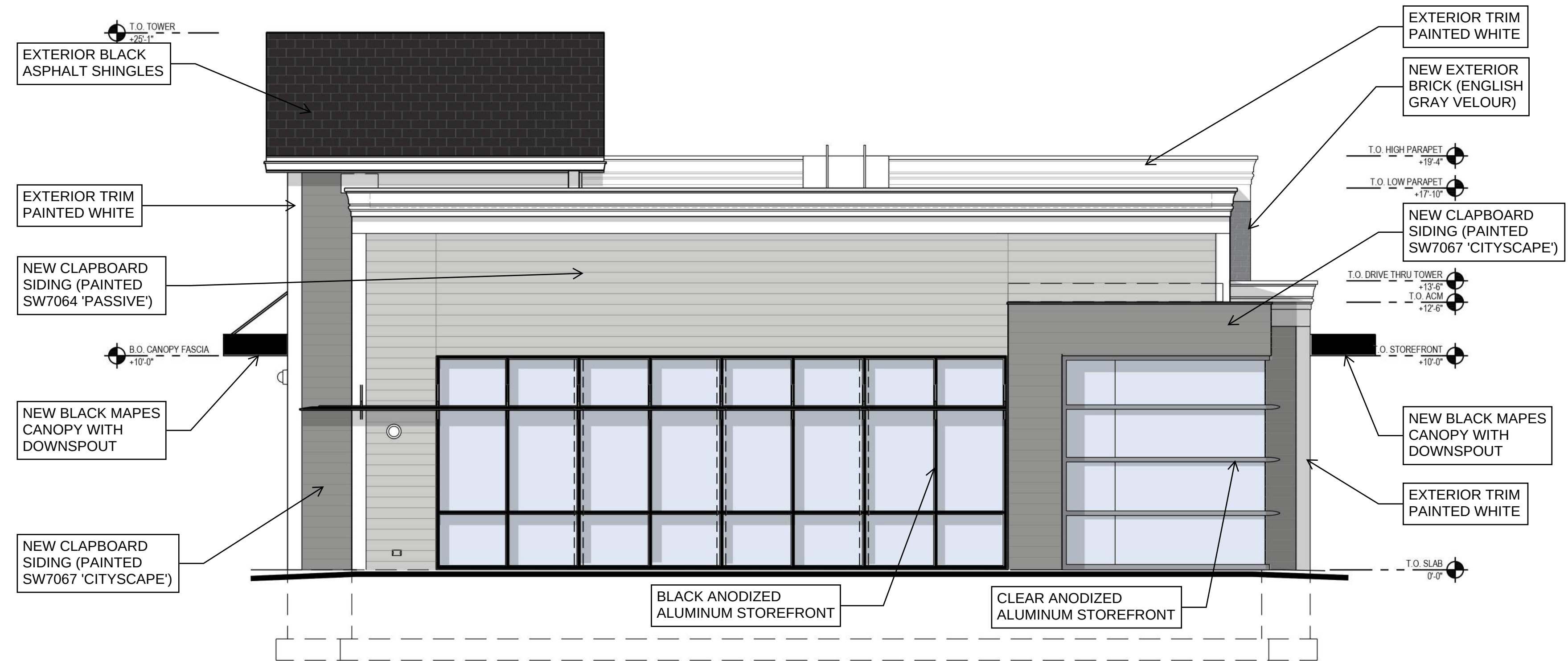
CONSTRUCTION DETAILS

C-16

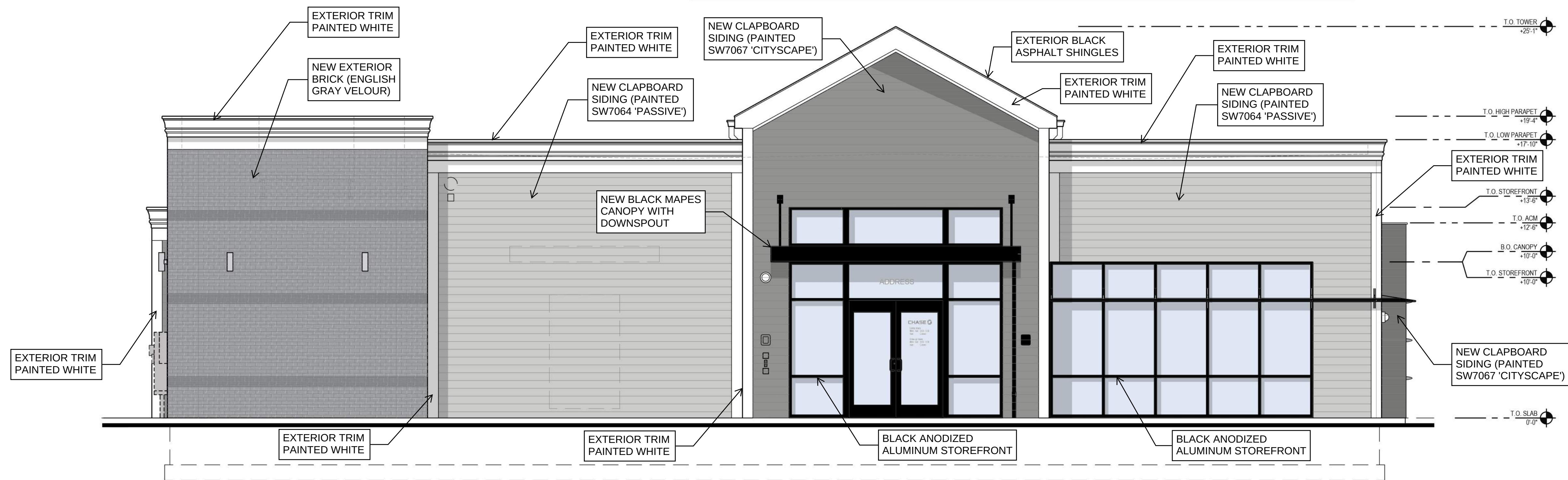


PROPOSED FLOOR PLAN

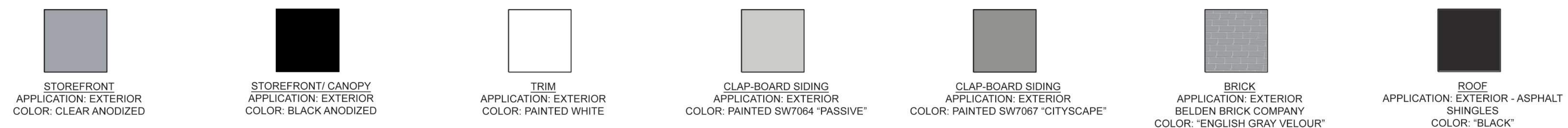
JUNE 15, 2023
SCALE: 1/4" = 1'-0"



END ELEVATION (NORTH - FACING CENTRAL AVE)



MAIN ENTRY ELEVATION (EAST - FACING WEEKS LN)





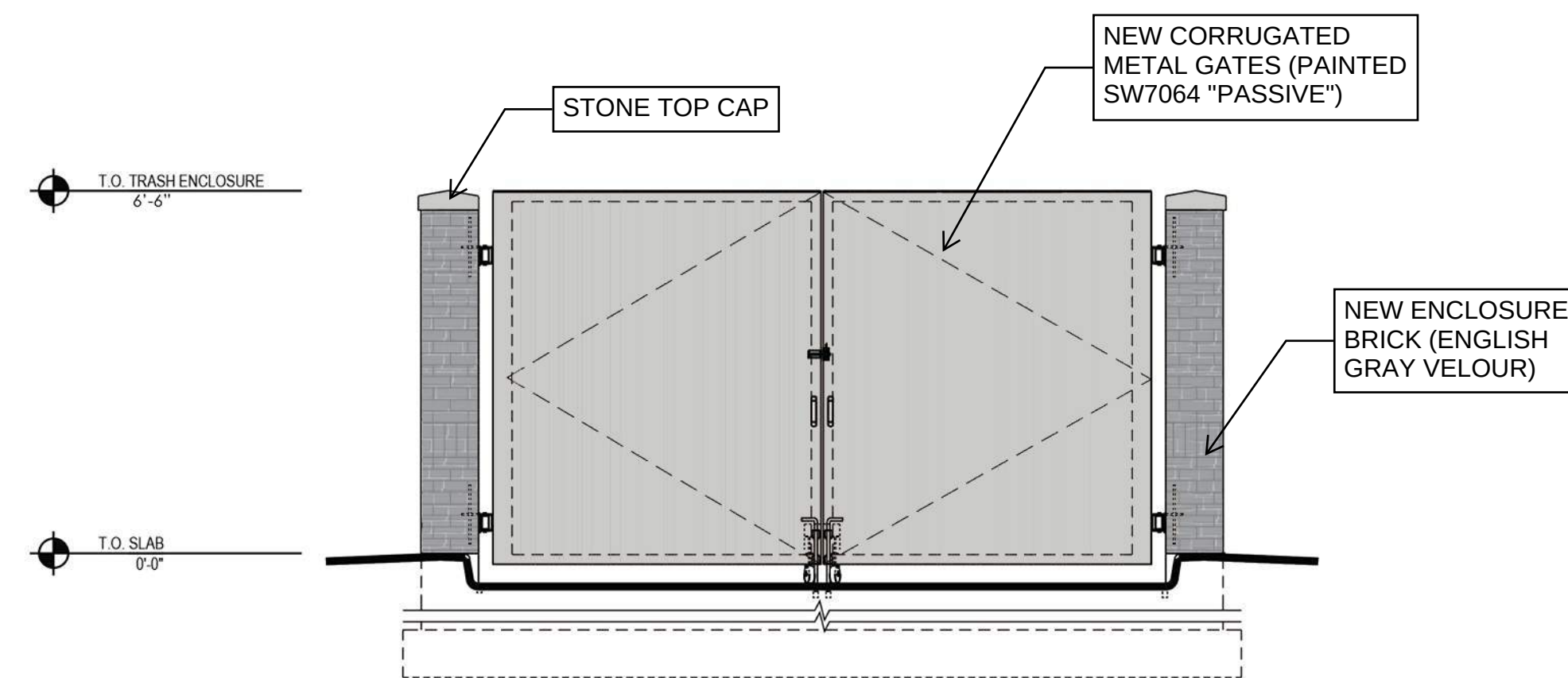
PROPOSED EXTERIOR ELEVATIONS

DECEMBER 14TH, 2024
SCALE: 1/4" = 1'-0"

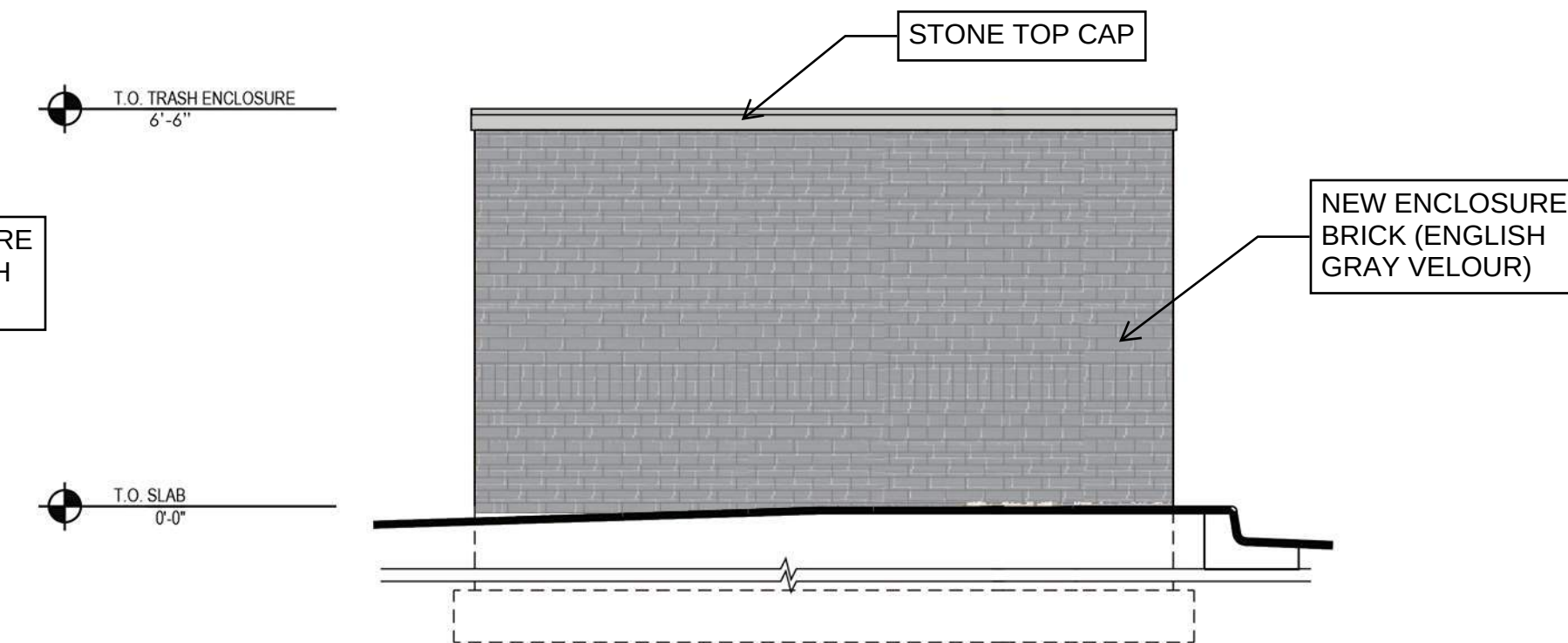
220 BURLINGTON MALL RD
STE 102
BURLINGTON, MD 01803
Contact: Jose Sanchez
jsanchez@core-states.com

CORE STATES

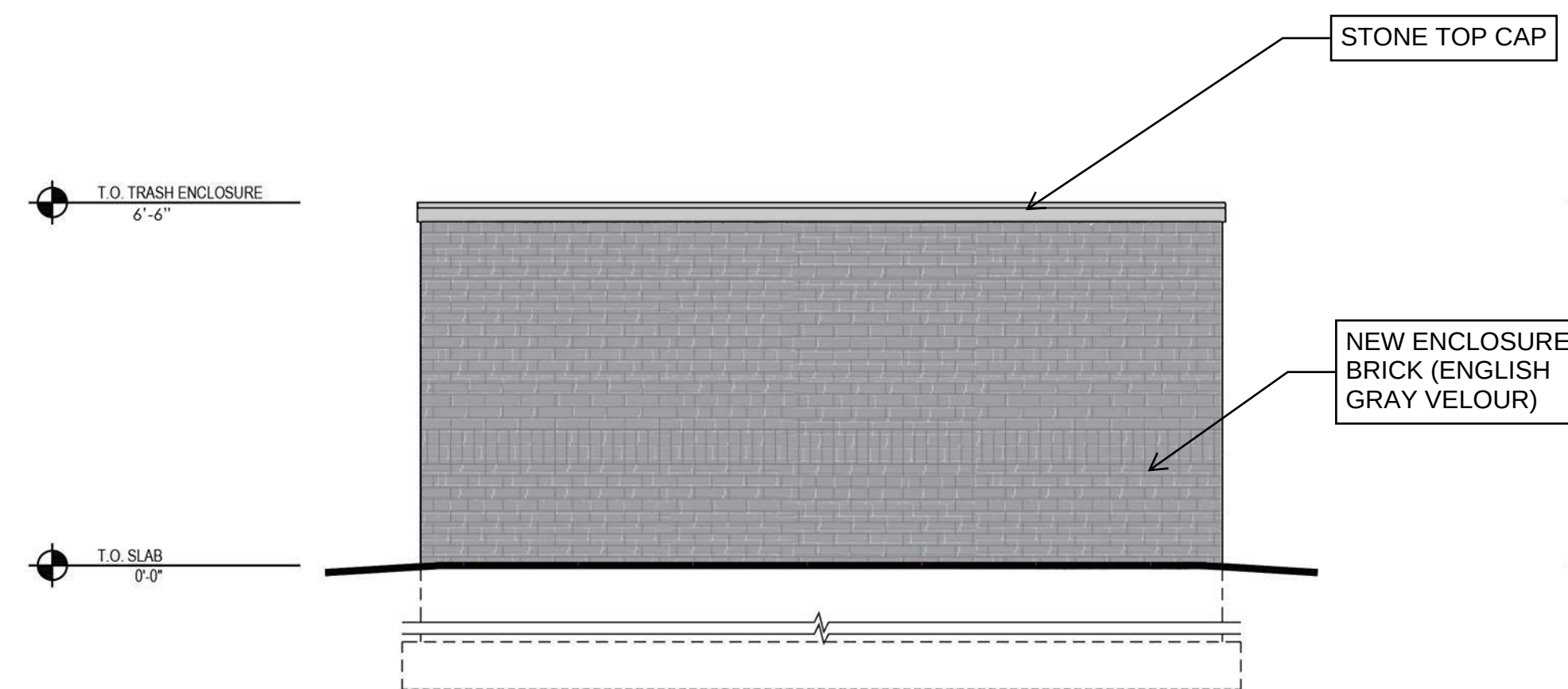
GROUP



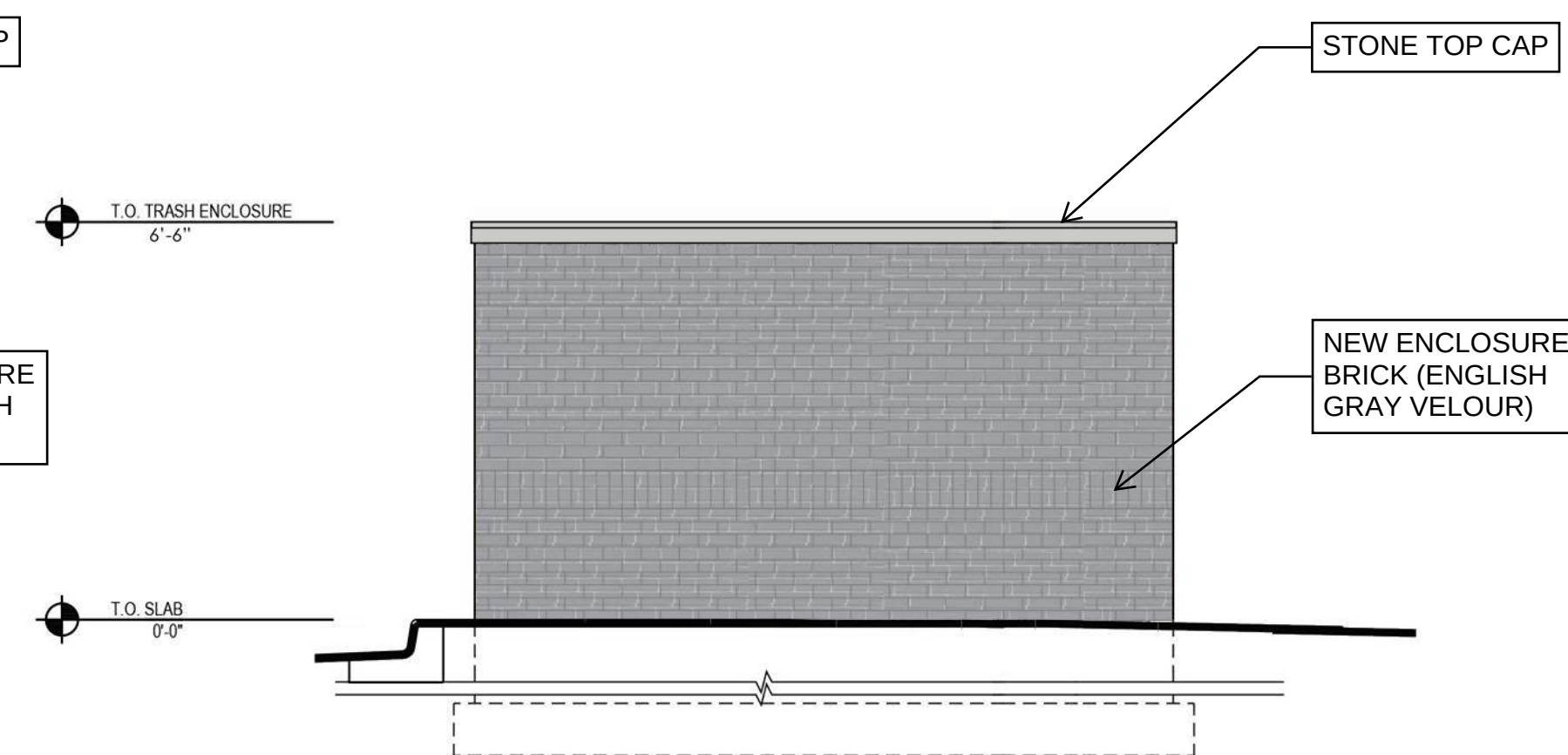
EAST ELEVATION (FRONT)



SOUTH ELEVATION (SIDE)

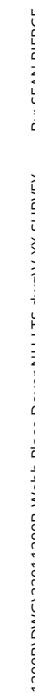


WEST ELEVATION (REAR)

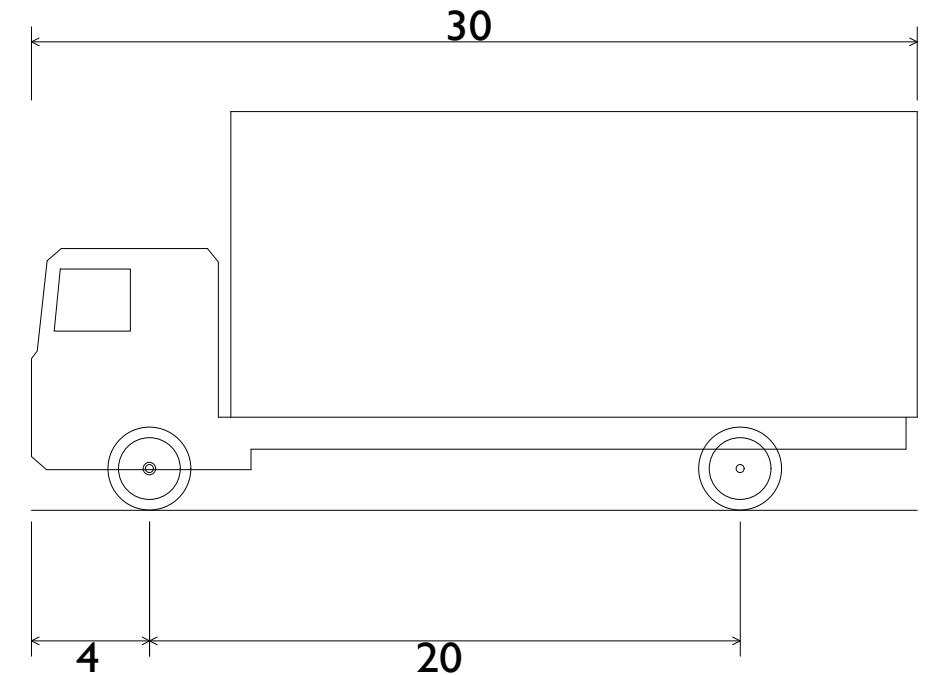
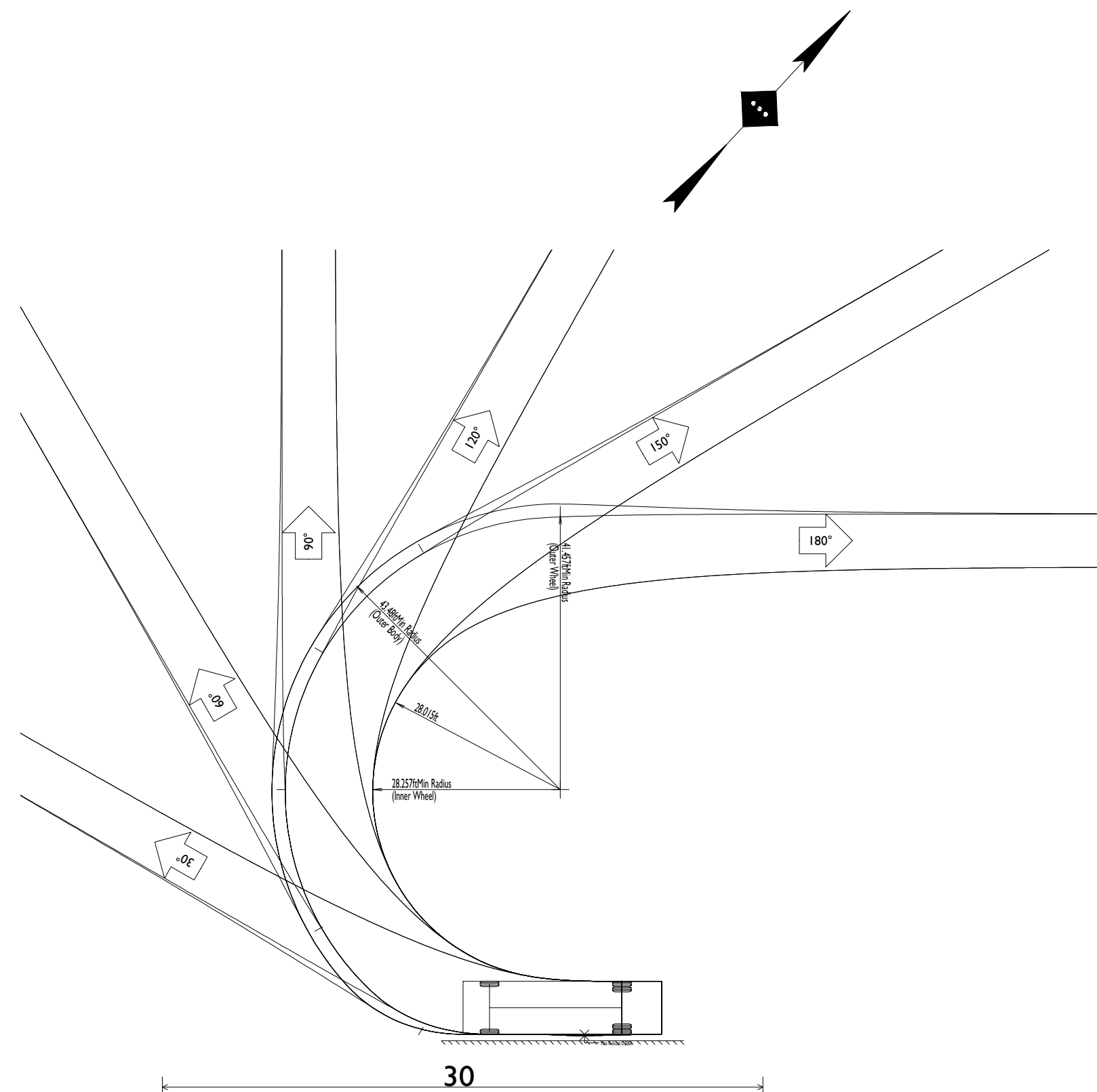
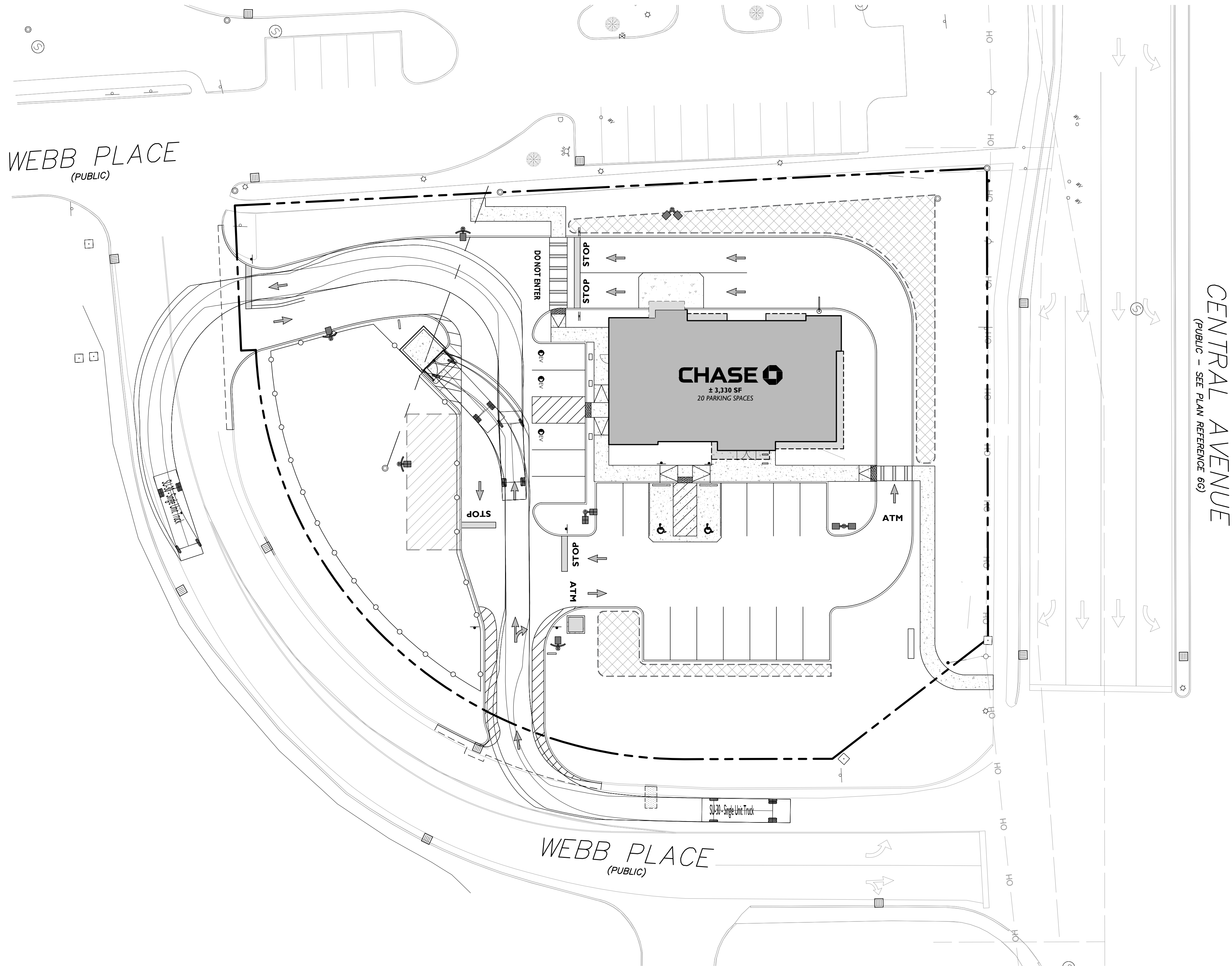


NORTH ELEVATION (SIDE)

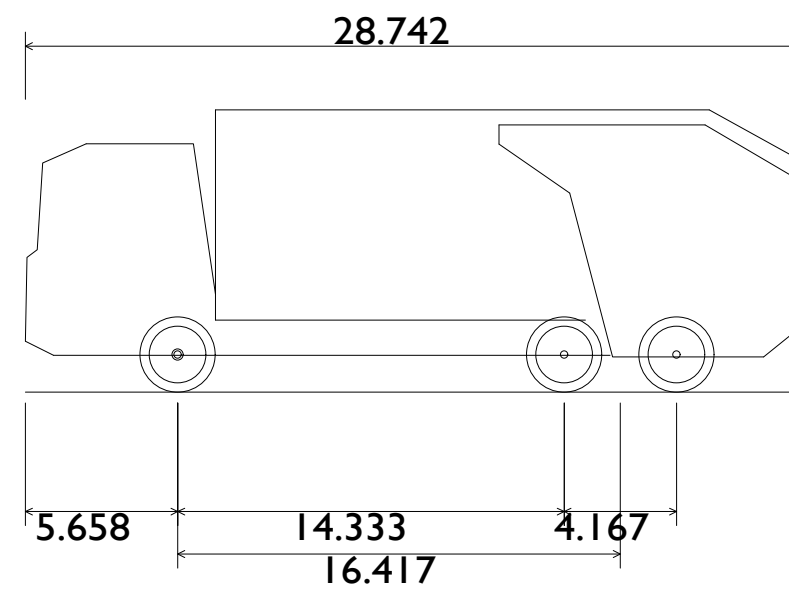




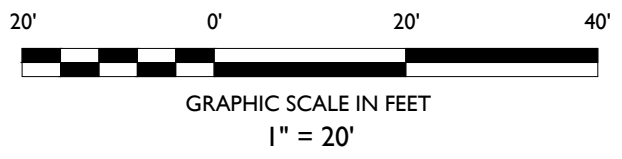
Z:\01\CHAS\02\2024\220137\CONCEPTS - 13 WEBB PLACE DOVER, NH\02\DOVER\TRUCK TURN EXHIBIT\2023_12\01 THE TRUCK EXHIBIT.DWG



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°



Mack TerraPro Low Entry 6x4 LEU 613	
Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft



ISSUE	DATE	BY	DESCRIPTION
1	12/02/2023	JV	ISSUED FOR REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

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

SITE PLAN SET

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

TAX MAP 36, LOTS 15A & 15B
1-3 WEBB PLACE
CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE

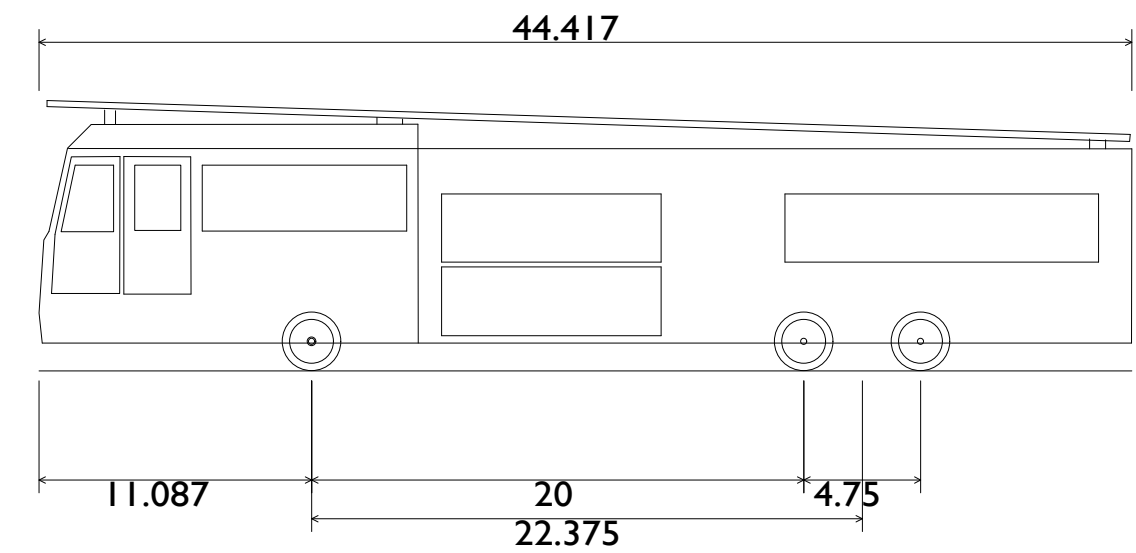
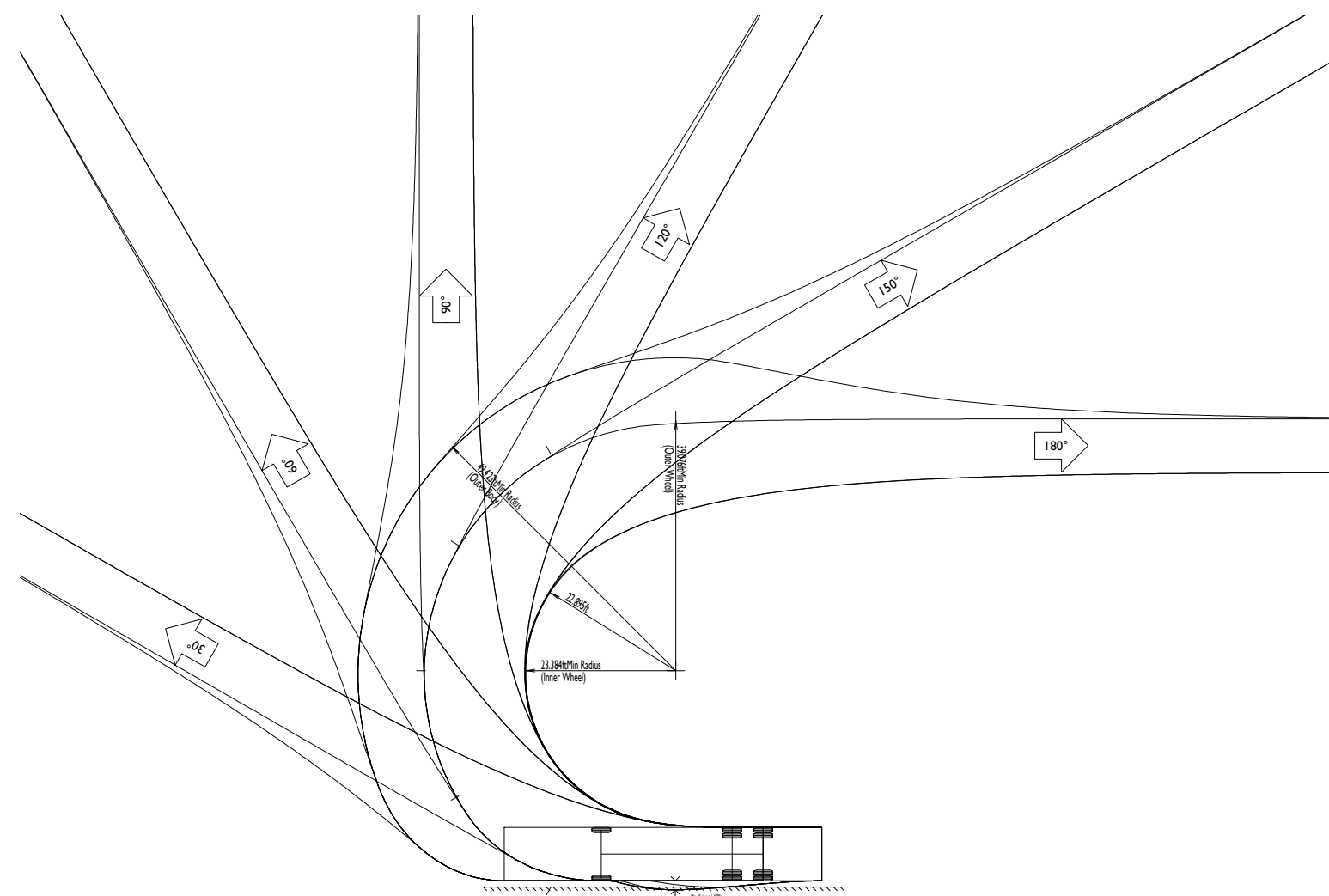
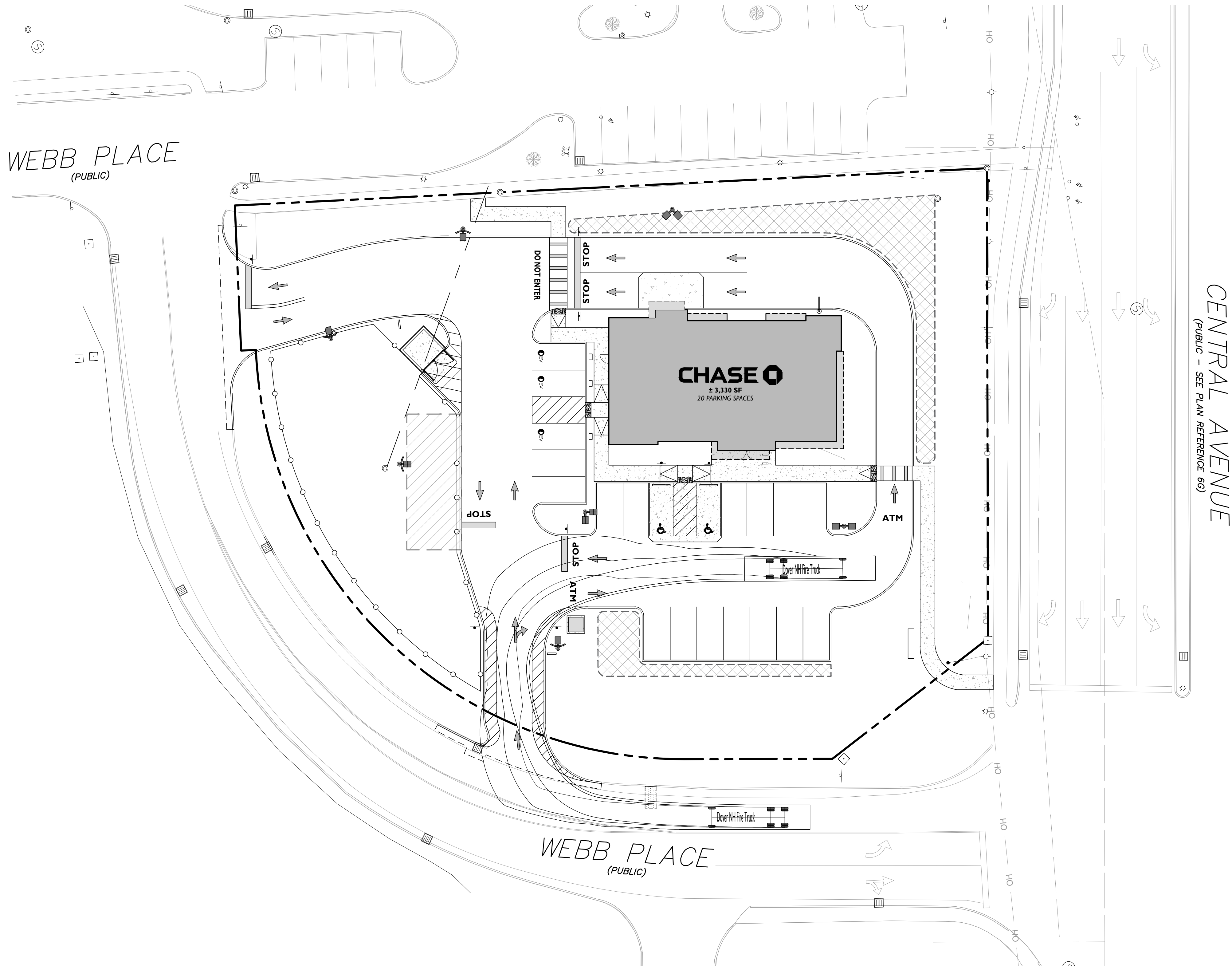
JOSHUA H. KLINE, P.E.
NEW HAMPSHIRE LICENSE No. 16530
LICENSED PROFESSIONAL ENGINEER

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

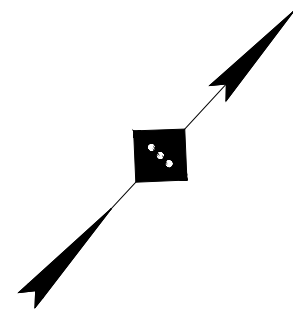
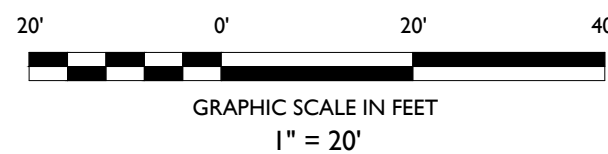
TITLE:
**TRUCK MOVEMENT
EXHIBIT (SU-30)**

DRAWING:
E-1

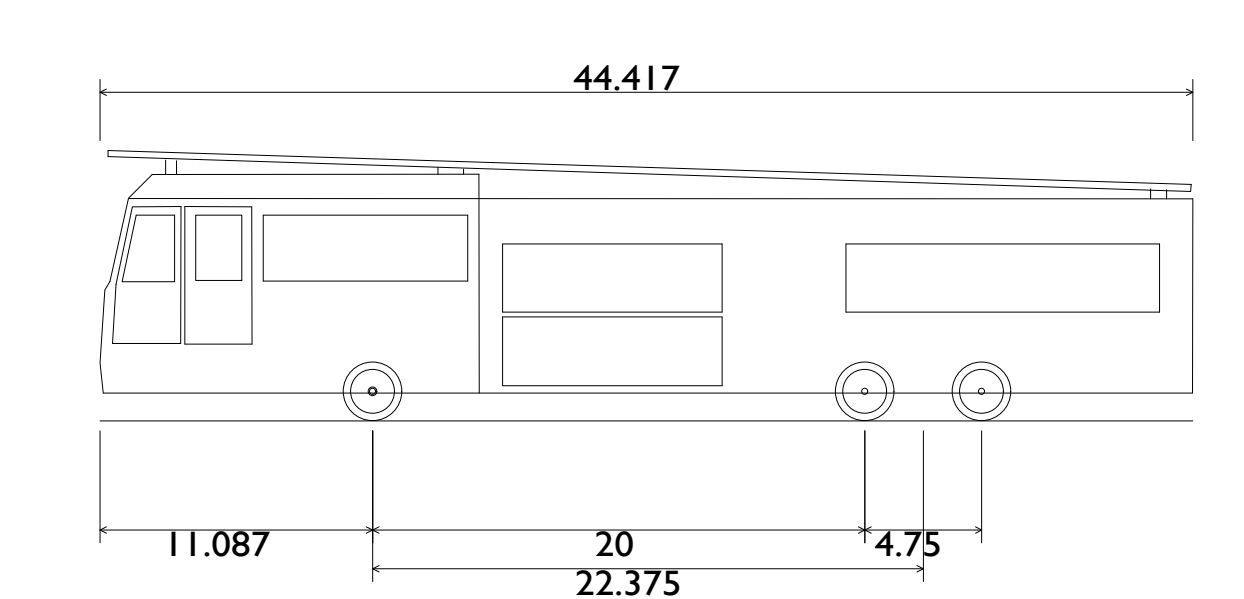
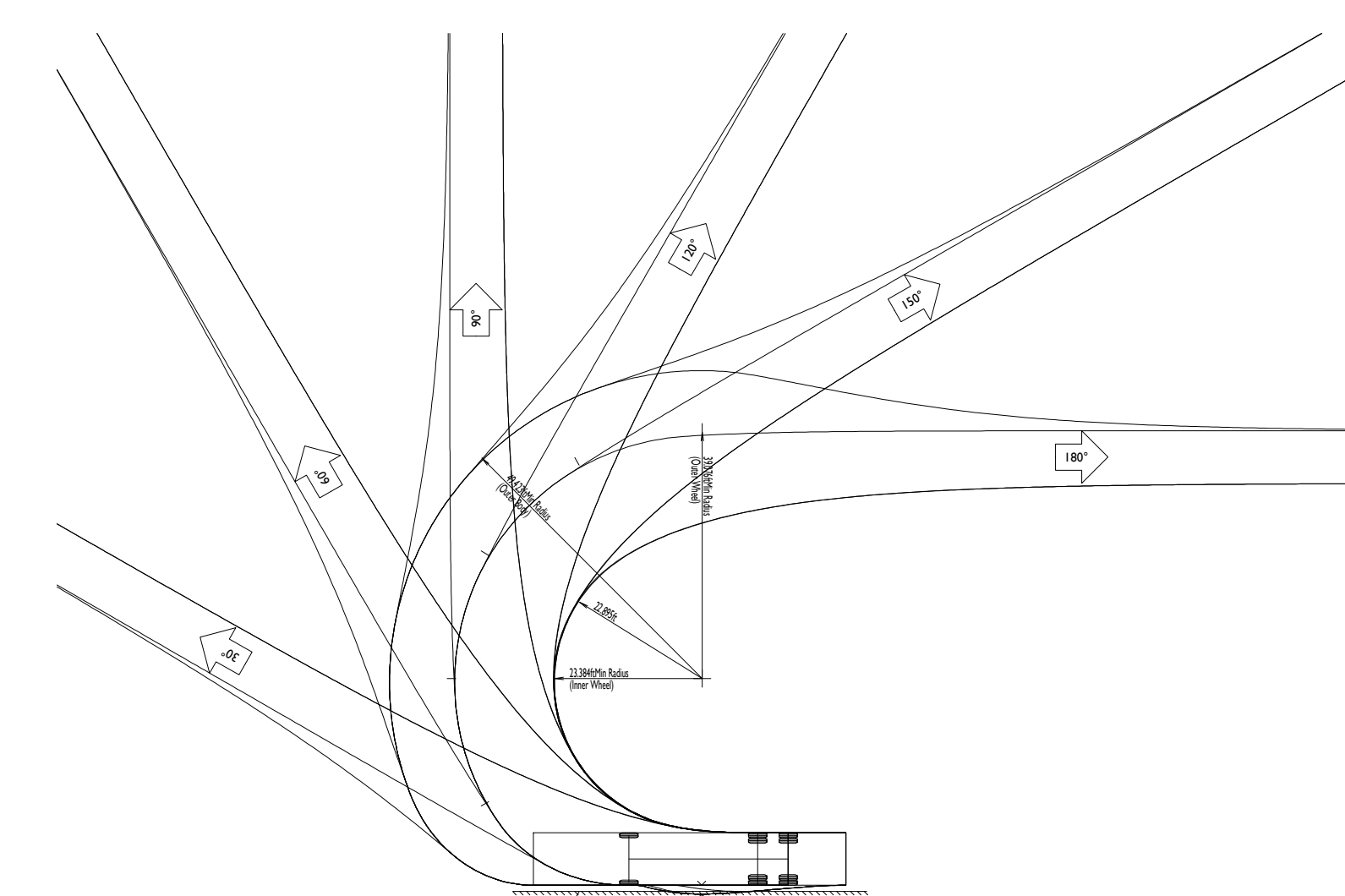
Z:\BOSTON\BOS-220137\CONCEPTS - 13 WEBB PLACE DOVER, NH\CAD\DWG\FIRETRUCK TURN EXHIBIT.DWG 12/01/2023 1:26 PM THE TRUCK EXHIBIT.DWG



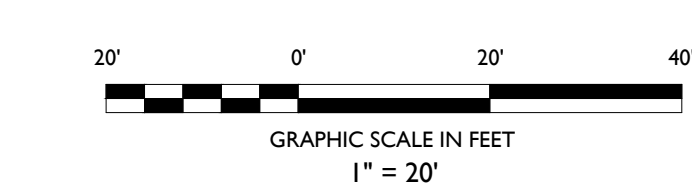
Dover NH Fire Truck
Overall Length 44.417ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.130ft
Track Width 6.833ft
Lock-to-lock time 6.00s
Max Wheel Angle 44.00°



SITE PLAN SET		CHASE PROPOSED BANK WITH DRIVE-THRU ATM		TAX MAP 36 LOTS 15A & 15B 1-3 WEBB PLACE CITY OF DOVER STRAFFORD COUNTY, NEW HAMPSHIRE	
JOSHUA H. KLINE, P.E. NEW HAMPSHIRE LICENSE No. 16530 LICENSED PROFESSIONAL ENGINEER		STONEFIELD engineering & design		JOSHUA H. KLINE, P.E. Rutherford, NJ · New York, NY · Salem, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefieldeng.com 120 Washington Street, Suite 201, Salem, MA 01970 Phone 617.203.2076	
SCALE: 1" = 20'		PROJECT ID: BOS-220137		TITLE: FIRE TRUCK MOVEMENT EXHIBIT	
DRAWING:		E-2		NOT APPROVED FOR CONSTRUCTION	
ISSUE		DATE		BY	
1		12/01/2023		JY	
ISSUED FOR REVIEW		DESCRIPTION			



Dover NH Fire Truck	
Overall Length	44.417ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.130ft
Track Width	6.833ft
Lock-to-lock time	6.00s
Max Wheel Angle	44.00°

[illegible]

LAND USE AND ZONING			
TAX MAP 38, LOTS 15A & 15B			
COMMERCIAL DISTRICT (C) - SECONDARY GROUNDWATER PROTECTION DISTRICT			
PROPOSED USE			
BANK WITH DRIVE-THRU ATM	PERMITTED USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	42,879 SF (0.98 AC)	42,879 SF (0.98 AC)
MAXIMUM BUILDING 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	49.2 FT
MINIMUM PRINCIPAL BUILDING HEIGHT	40 FT	< 40 FT	< 40 FT
MINIMUM PARKING SETBACK	25 FT	3.8 FT (EN)	26.4 FT
LOT COVERAGE	N/S	32,020 SF	22,508 SF

(EN) EXISTING NON-CONFORMITY

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 ÷ (1 / 275)) = 12 SPACES	20 SPACES *
§ 153-14.D.(2)	MINIMUM NUMBER OF BICYCLE RACKS: 5% OF MAXIMUM PARKING SPACES PER TABLE (20 SPACES X 0.05) = 1 BIKE 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 (20 SPACES X 0.02 + 2 SPACES) = 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
§ 153-14.H.(1)	NUMBER OF DRIVEWAYS PER LOT: 1 DRIVEWAY PER 125 FT OF ROAD FRONTAGE: (552.3 FT / 125 FT) = 4 DRIVEWAYS MINIMUM DRIVEWAY SPACING FROM PUBLIC STREET INTERSECTIONS: (IN A 35 MPH POSTED SPEED LIMIT): 155 FT MINIMUM SPACING BETWEEN DRIVEWAYS: (IN A 35 MPH POSTED SPEED LIMIT): 155 FT	2 DRIVEWAYS 157.1 FT 171.4 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	GENERAL SIGN REQUIREMENTS: TOTAL NUMBER OF SIGNS PERMITTED: 2 SIGNS PER LOT	3 SIGNS * (W)
FREETANDING SIGNS	TOTAL SIGN AREA PERMITTED: 2 SF PER FOOT OF LOT FRONTAGE = (2 x 552 LF) = 1,104 SF	164.2 SF
WALL SIGNS	FREETANDING SIGN REQUIREMENTS: MAXIMUM SIGN AREA = 40 SF	1 SIGN
	MAXIMUM QUANTITY: 1 SIGN PER SIDE OF FRONTAGE	10 FT
	PROPERTY SETBACK = 10 FT	36.9 SF 36.9 SF
	WALL SIGN REQUIREMENTS: MAXIMUM SIGN AREA = 1 SF PER FOOT OF BUILDING FRONTAGE: (78.8 LF OF BUILDING FRONTAGE) = 78.8 SF SIGN AREA (43.0 LF OF BUILDING FRONTAGE) = 43 SF SIGN AREA	

(W) WAIVER
(*) EXCLUDES DIRECTIONAL SIGNS

SNOW STORAGE CALCULATION	
• PROPOSED PARKING LOT AREA = 16,912 SF	
• REQUIRED SNOW STORAGE AREA = (16,912 SF x 0.10) = 1,691 SF	
• PROPOSED SNOW STORAGE AREA = 2,428 SF	
EXCESS SNOW TO BE REMOVED FROM SITE IF ON-SITE STORAGE AREAS ARE FILLED.	

CITY OF DOVER NOTES

- THE INTENT OF THIS PLAN IS TO CONSTRUCT A PROPOSED FREESTANDING BANK ON THE SUBJECT PROPERTY IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- OWNERS OF RECORD ARE:
DOVER RETAIL MANAGEMENT LLC
3000 TELEGRAPH ROAD
BINGHAM FARMS, MICHIGAN 48015
- TITLE REFERENCES FOR THE PROJECT PARCELS IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 880, PAGE NO. 332; BOOK NO. 4917, PAGE NO. 381; BOOK NO. 3413, PAGE NO. 90; AND BOOK NO. 3413, PAGE NO. 94.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY COLLIER ENGINEERING DATED 12/23/2022.
- PLAN TITLED "RW REALTY INC. PLAN OF LOTS A & B PLAZA DRIVE, DOVER, NEW HAMPSHIRE", DATED APRIL 1981, DRAWN BY G. L. DAVIS & ASSOCIATES, RECORDED IN THE S.C.R.D. PLAN NUMBER 176-8.
- PLAN TITLED "SUBDIVISION LOT LINE RELOCATION PLAN FOR SOUTHWEST EQUITIES CORP.", DATED JULY 2, 2001, DRAWN BY MILLETTE, SPRAGUE & COLWELL, INC. RECORDED IN THE S.C.R.D. PLAN NUMBER 67-11.
- PLAN TITLED "BOUNDARY LINE ADJUSTMENT PLAN, PRIME CIRCLE LLC, & RW REALTY INC., DOVER, NEW HAMPSHIRE", DATED JUNE 14, 2006, DRAWN BY TRITECH CORP., RECORDED IN THE S.C.R.D. PLAN NUMBER 87-11.
- PLAN TITLED "BOUNDARY LINE ADJUSTMENT PLAN, PRIME CIRCLE LLC, AND RW REALTY INC., DOVER, NEW HAMPSHIRE", DATED JUNE 14, 2006, DRAWN BY TRITECH CORP., RECORDED IN THE S.C.R.D. PLAN NUMBER 87-12.
- PLAN TITLED "SUBDIVISION PLAN, PRIME CIRCLE, LLC., DOVER, NEW HAMPSHIRE", DATED FEBRUARY 3, 2006, DRAWN BY TRITECH CORP., RECORDED IN THE S.C.R.D. PLAN NUMBER 87-13.
- PLAN TITLED "ALTA-NPS LAND TITLE SURVEY, PRIME CIRCLE, LLC., 11-17 WEBB PLACE, DOVER, NEW HAMPSHIRE, DATED MAY 3, 2017, DRAWN BY TRITECH CORP., RECORDED AT THE S.C.R.D. PLAN NUMBER 133-76.
- PLAN TITLED "PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM PROJECT AND FEDERAL AID PRIMARY PROJECT STP-X-027-1(34), N.H. PROJECT NO. 10023-E", DATED SEPTEMBER 14, 1994, DRAWN BY CARON ENGINEERING INC. ON RECORD WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- PLAN TITLED "SUBDIVISION LOT LINE RELOCATION PLAN FOR SOUTHWEST EQUITIES CORP.", DATED JULY 2, 2001, DRAWN BY MILLETTE, SPRAGUE & COLWELL, INC. RECORDED IN THE S.C.R.D. PLAN NUMBER 67-12.
- REFER TO SURVEY REFERENCED ABOVE FOR APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS.
- REFER TO THE TABLE OF LAND USE & ZONING HEREON FOR CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY COLLIER ENGINEERING & DESIGN DATED 09/28/2023 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33017C0310E, EFFECTIVE DATE: SEPTEMBER 30, 2015).
- AS-BUILT PLANS OF THE PROPOSED IMPROVEMENTS SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMATS (AUTOCAD DWG OR ESRI FORMAT) TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. 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 PLAN COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- THE SUBJECT PARCELS ARE SERVED BY MUNICIPAL WATER AND SEWER.
- 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 SPECIFICATIONS FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- 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 MIXTURE MULCH WITH RATES OF APPLICATION.
- 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.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 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.
- 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.
- 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.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED USE FOR THE SITE IS A BANK WITH A DRIVE-THRU ATM.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PILOT PROJECT (PTAPP) PORTAL: [HTTPS://WWW.UNH.EDU/UNHSC/PTAPP](https://www.unh.edu/unhsc/ptapp)
- THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO 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.
- FIRE DEPARTMENT ACCESS (ROADS) SHALL BE INSTALLED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153:14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- TOPOGRAPHIC SURVEY PERFORMED BY COLLIER ENGINEERING & DESIGN IN DECEMBER OF 2022 & SEPTEMBER OF 2023.
- ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45:2 OF THE CODE OF THE CITY OF DOVER.
- APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 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.
- 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:3.

SYMBOL

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
■	PROPOSED CONCRETE
■	PROPOSED AREA LIGHT
■	PROPOSED RETAINING WALL
■	PROPOSED BUILDING DOORS
○	PROPOSED FENCE

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 ATTORNEY'S 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.
- 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.

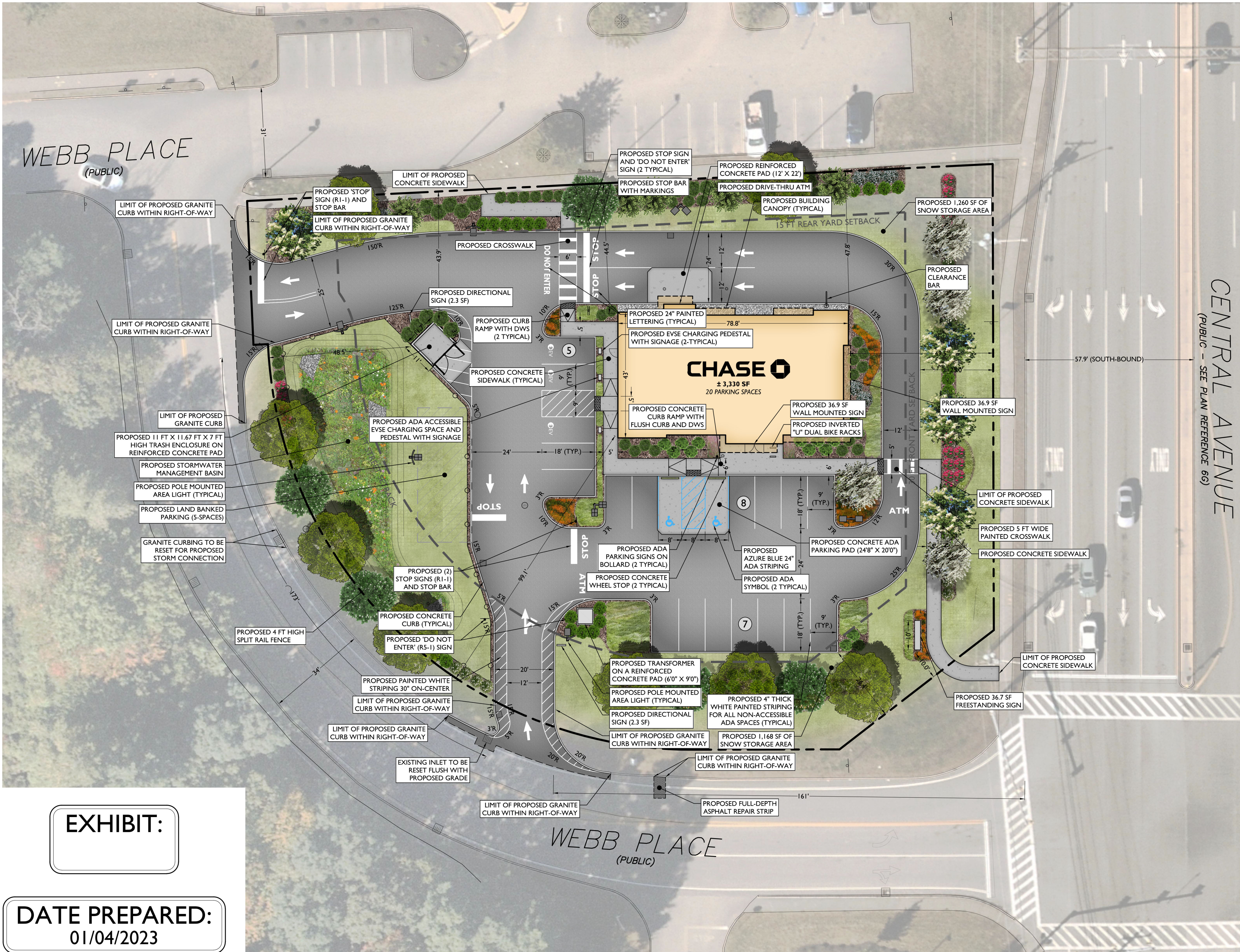
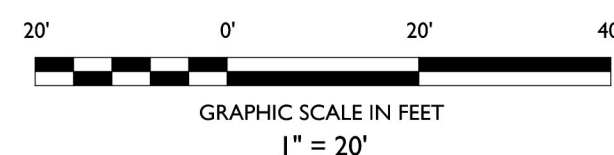


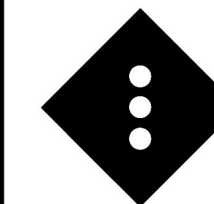
EXHIBIT:

DATE PREPARED:
01/04/2023

SITE PLAN RENDERING EXHIBIT		BY	DATE	ISSUE	DESCRIPTION
		MU	01/04/2024		
		I			

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design



Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com

120 Washington Street, Suite 201, Salem, MA 01970

Phone 617.203.2076

CHASE
PROPOSED BANK WITH
DRIVE-THRU ATM

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

STONEFIELD
engineering & design

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

TITLE:
**SITE PLAN RENDERING
EXHIBIT**

DRAWING:

E-4