

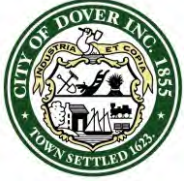


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, May 11, 2017**
Meeting Time: **10:30 AM**

1. 10:30 AM - 11:15 AM: Site Review for Optima Bank & Trust, (Owner: P P D'Orazio, LLC), Assessor's Map 38, Lots 16 & 17, zoned B-3, located at 920 Central Avenue. (Proposal is to demo existing 7,000 s.f. building and construct a 2-story 3,400 s.f. footprint bank with second floor offices and two drive-up windows. Paved area will consist of 22,600 s.f. with 25 parking spaces). (P17-33)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-11

Application Type: Site Plan Review
Applicant(s): Changing Places LLC
Owner(s): Rae Ann Wood Estate, James and Kevin Wood, and Joleen Fernald, and David and Ralph Vaccaro
Location: 15, 19, 21 Mechanic Street (Tax Map 24, Lots 98, 99 & 100)
Date: March 30, 2017

INTENT: Proposal is for 2 commercial, 4 “flex space”, and 15 residential units with a total building area of 26,805 s.f. spread between the 3 buildings and 24 parking spaces within the 7,267 s.f. paved area.

LOTS/UNITS PROPOSED: 2 commercial units, 4 “flex space”, 15 residential units

AGENDA ITEM #: 1

ACREAGE: 0.51 acres

ZONING DISTRICT: Central Business District (CBD) – General Sub-District

EXISTING LAND USE: Commercial

SURROUNDING LAND USE: Vacant, residential, and commercial

ZBA ACTION: None

PERMITS REQUIRED:

WAIVERS REQUESTED:

-149-14 E(1)(e)-- pavement setback
-149-155 C—lighting spillover

ATTENDANCE:

Members:

Chris Parker, Planning
Dan Barufaldi, Economic Development
Dave White, Community Services
Elena Piekut, Zoning
Jim Maxfield, Building/Fire
Sgt. Speidel, Police

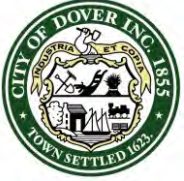
Others:

Donna Benton, Planning
Chris Berry, Engineer
Scott and John O'Neill, Applicants
Chuck Robbins, Applicant

Planning Comments:

- Impact fees and water and sewer investment fees will be assessed (will credit existing commercial use)
- Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
- Provide:
 - Additional fees – please contact administrative staff
 - Revised applications with owners signatures
 - Streetscapes for all sides, including abutting buildings and proposed landscaping to match revised landscaping and architecture
 - Revised Traffic Impact Analysis that includes public transit information
 - Revise Waiver Request Narrative to match this project
 - Revised Architectural Renderings to match what was discussed with Assistant City Manager
- Please revise the plan set to:
 - Include only one floor plan for ground floor—current option 2B
 - Confirm floor plans and architectural renderings match
 - Add a note that units 2-6 do not have garages
 - Indicate location of mail delivery
 - Add signature and stamp of the LLS, PE, and Landscape Architect to final plans
 - Add stormwater recording note:

“The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons 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.”
 - Add more trees to perimeter buffer
 - Indicate totter location on trash collection days
 - Change type of street trees to meet the list of acceptable species (provided at TRC)
 - Calculate neighborhood average build to line required and provided for each frontage
 - The parking on Chapel will be determined after on-site meeting on 4.6.17
 - No overhead utilities or a waiver is necessary
 - Unit 11 can't step



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P17-11

Application Type: Site Plan Review
Applicant(s): Changing Places LLC
Owner(s): Rae Ann Wood Estate, James and Kevin Wood, and Joleen Fernald, and David and Ralph Vaccaro
Location: 15, 19, 21 Mechanic Street (Tax Map 24, Lots 98, 99 & 100)
Date: March 30, 2017

Police Department Comments:

- If there is room to add parking on north side of Chapel, then lay out parking for entire length from Saint John to Portland. Coordinate necessary City Code change with Parking Manager.
- On street parking buffer must be 20' from 5+ unit complexes per 166-17B(7). Include this buffer in parking layout for exit driveway at #18 Chapel and for #30 Chapel.
- Sheet 3: note regarding eradication of yellow line should specify that it is be ground out, not just painted black.
- 10' lane width on Chapel must be approved by City Engineer.
- What is the resulting width of Mechanic Street westerly sidewalk at its narrowest point?
- Widen and relocate vertical granite curb across from 5 and 9 Mechanic in the same manner as proposed at project site to provide for consistent road width.
- Conditional use permit for first floor commercial, if granted, should have a specified time limit.

Engineering Comments:

- Sheet 3/21-carry the demo down to the Janetos entrance
 - The concrete walk on the Janetos side will need to be removed
 - Add a note to cold plane 1 inch off mechanic set before the overlay
- 4/21 - Install flush concrete divider between unit 8 and 9 Mechanic St.
 - Do not install patio brick in the ROW
 - Add a note to accommodate the door landing and access from 15 Chapel to Mechanic St.
 - Widen Mechanic St. to 24 ft wide
 - Do not install parking on Chapel St.

- Install a tipdown on the opposite side of Mechanic St. to match your tipdown.
- The City will not maintain the waste bins placed in the ROW
- 7/21-existing CB 1343 will need a DMH cover on it.
 - install a new CB beside CB 1343 due to road widening
- 8/21-fix the cross section to reflect the plan for placement of the underdrain.
- 12/21- use 2 45s instead of the 90 bend
 - Requirements for utilities requires them to be underground. Please remove the proposed overhead wires and pole.

Fire/Inspections Comments:

- Clarify the accessible route to the commercial occupancies
- Clarify the rear elevations of the proposed structures
- Note 23 on sheet 4 shall indicate "approved" backflow...
- Provide a note on the plan: The site shall be accessible in all weather conditions at all times during construction and year round
- Provide a note on the plan regarding what types of applicable accessibility regulations (codes and standards) the plan is designed in accordance with and stamp accordingly.
- Plans shall indicate the type of benches to be installed.
- Provide turning template of Truck-1 site access to the structures associated with the proposed site plan with the plan set
- Discuss the anticipated locations of gas and electrical supply to the structure
- Provide a minimum fire access of 20' in width
- Identify the existing structure on map 24, lot 101 as a dwelling unit
- Clarify the proposed location of the fire hydrant on corner of Chapel and Mechanic
- Clarify the relocation PSC 124-2 utility pole and associated overhead lines

Economic Development Comments:

- Seems that this site is too tight for the project proposed

Planning Board Comments: None

Adjournment:

D.White made a motion to adjourn at 11:44. Seconded by J.Maxfield. Vote U/A.

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TRC\MINUTES\2017.03.30_PlanningTechnicalReviewCommittee.Mechanic.docx



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

April 18, 2017

Christopher G. Parker, AICP
Assistant City Manager
Director of Planning and Strategic Initiatives
City of Dover
Planning Department
288 Central Ave
Dover, New Hampshire 03820

Re: **Proposed Optima Bank & Trust
Site Plan Review Application
920 Central Avenue
P-4785**

Dear Chris:

On behalf of Optima Bank and Trust, Altus Engineering, Inc. (Altus) is pleased to submit an application for Site Review for a new bank at 920 Central Avenue where Fiddleheads Marketplace currently is located.

The project includes the construction of a 3,400 SF footprint two story building with two drive-up windows and an ATM. The new building replaces a 7,000 SF building with a vast parking lot. The new building reduces site impervious by 66-percent and treats all of the stormwater runoff where none is currently treated. The site landscaping and attractive building design will enhance the property and add curb appeal to a site that is overdue for enhancement.

Enclosed please find 8 copies of the following plans and documents to initiate the Site Plan Review process:

- City of Dover, NH Site Review Application;
- Planning Board Application Checklist & Fee Schedule;
- Abutter's list;
- Letter of Authorization;
- Application fee check for the sum of \$2,570;
- Traffic Generation Report
- Drainage Study Executive Summary;
- Site Plans and;
 - 3-copies of mailing labels;
 - 2-copies of the Drainage Study.

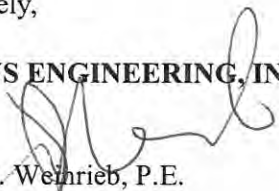
There are no wetlands on the site and as depicted on the City of Dover Groundwater Protection Map; the development is not within the Groundwater Protection Zone.

Christopher G. Parker AICP
April 18, 2017
Page 2

We respectfully request that we are placed on the May 4th Technical Review Committee meeting agenda.

Please call if you have any questions or require additional information.

Sincerely,


ALTUS ENGINEERING, INC.

Eric D. Wehrhrieb, P.E.
President

wde/4785 cvr ltr.doc

Enclosure

Ecopy: Pam Morrison, Optima Bank
Dan Morrison, Optima Bank
Scott Vlasak, Bruce Ronayne Hamilton Architects, Inc.
Tom Sullivan, Sullivan Construction

;



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Optima Bank & Trust Telephone # 603.433.9600

Address of Applicant: Two Harbour Place, Portsmouth, NH 03801

E-Mail Address: dmorrison@optimabank.com

Name of Property Owner (if different from applicant): P P D'orazio, LLC Telephone # 603.749.6208

Address of Property Owner: 143 River Road, West Newbury, MA 10985

PROPERTY INFORMATION

Address of Property: 920 Central Avenue

Assessor's Map # 38 Lot(s) # 16 & 17

Zoning District(s) B-3 Overlay District(s) _____

Size of Parcel: 48,842 sq. ft. 1.12 ac. Property Deed: Book 3064 Page: 81

Existing Use of Property: Fiddleheads Marketplace

SITE PLAN INFORMATION

Describe Proposed Use: Branch office for Optima Bank & Trust

Area of Parcel to be Developed: 35,000+/- sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 0

Number of Parking Spaces: Existing not striped Proposed 25

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

Number of Employees Total: 6 to 15 In Maximum Shift: 6 to 15

Disposition of Parcel:

Building Setbacks:

Building Footprint 3,400 sq. ft.

Front Yard 66.1 ft.

Total Building Area 5,480 sq. ft.

Rear Yard 146.7 ft.

Paved Area 22,600 +/- sq. ft. Side Yard: Right 64.1 ft.
Left 30.96 (canopy) ft.

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

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

BUILDING INFORMATION

Type of Building to be Built: Bank (Group B)

Height of Building: 34'-4" to copola Finished Floor Elevation: 197.6
37'-3" to roof ridge

Number of Seats (where applicable) NA

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) MSA Kevin McEneaney

Address 24 Chestnut Street Dover, NH 03820 Telephone #: 603.742.0911

Professional License #: 661 E-mail address: kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Eric Weinrieb Altus Engineering, Inc.

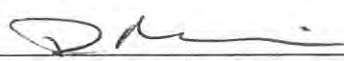
Address 133 Court Street Portsmouth, NH 03801 Telephone #: 603.433.2335

Professional License #: 7634 E-mail address: Eric@altus-eng.com

SIGNATURES

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

Signature of Property Owner:  Date: 4/17/17

Signature of Applicant (*if different from owner*):  Date: 4/17/17

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

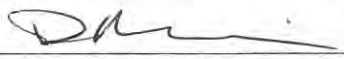
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction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

Signature of Property Owner:  Date: 4/17/17**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner:  Date: 4/17/17Signature of Applicant (if different from owner):  Date: 4/17/17**CERTIFICATION OF FEES**

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

Signature of Property Owner:  Date: 4/17/17Signature of Applicant (if different from owner):  Date: 4/17/17



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

April 17, 2017

Christopher G. Parker, AICP
Assistant City Manager
Director of Planning and Strategic Initiatives
City of Dover
Planning Department
288 Central Ave
Dover, New Hampshire 03820

Re: **Proposed Optima Bank
Traffic Generation Report
920 Central Avenue
P-4785**

Dear Chris:

Altus Engineering, Inc. (Altus) has completed a review of the traffic characteristics for the proposed Optima Bank to be located at 920 Central Avenue. As proposed, the project will include the demolition of the $\pm 7,000$ square foot Fiddleheads Marketplace that occupies the property and the construction of a 2-story 3,400 square foot footprint bank branch with second floor offices for Optima Bank and Trust with two drive-up windows. The lot is on the corner of Webb Place and Central Avenue. Central Avenue is a divided roadway. Access to the southbound lane of Central Avenue is proposed as a one-way in and one-way out. There will be full two way access onto Webb Place which allows access in both directions from the signalized intersection with Central Avenue.

In order to determine the potential impacts of the project on the adjacent transportation infrastructure, a comparative assessment of the traffic characteristics of the project to those of the existing marketplace was completed. The results are tabulated in Table 1 below. They are based on the use of trip generation statistics published by the Institute of Transportation Engineers (ITE) in the 9th Edition of the Trip Generation Manual. Fiddleheads Marketplace is described on their webpage as a produce and specialty food market. We found that the ITE Land Use category that most closely matches to the use is Land USE 850: Supermarkets. Land Use: 912 Drive-in Bank most closely correlates to the proposed bank where there will be drive-up windows, ATM and walk in banking (3,400 SF) and an office on the second floor (2,080 SF) that we used the Land Use category of 715.

The 9th Edition of the ITE Trip Generation Manual was published in 2012. The data collected is older than 5-years. There have been dramatic changes in banking in the last five to ten years with the evolution of on-line banking. ITE recognizes this change but does not account for it. On page 12 of the ITE Manual the following is stated:

..." As a result, all data from the years prior to the year 2000 were removed from the database for the two banking land uses – Walk-in Bank (911) and Drive-in Bank (912). It is anticipated that additional analysis will be performed for future updates to continue monitoring variations based on the age of the data."

Thus, it is our opinion as Professional Engineers that the data below is not reflective of the expected traffic that will be generated by the proposed bank.

TABLE 1
TRIP GENERATION SUMMARY AND COMPARISON

Time Period	Vehicle Trips		
	Fiddleheads 7,000 SF	Optima Bank 5,480 SF	Difference
Average Weekday	716	528	-188
Weekday Morning Peak Hour	49	63	14
Weekday Evening Peak Hour	59	94	35
Average Saturday	1,243	293	-950

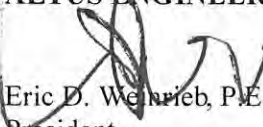
As demonstrated above the proposed bank is expected to generate 188 less vehicles on an average weekday and 950 less vehicles on a Saturday. On Sundays the bank is closed. It is expected that there will be a significant decrease in the traffic as the only visitors will be using the ATM.

In summary, it is our opinion that the traffic generated by the proposed bank will not adversely impact the adjacent transportation infrastructure.

Please call if you have any questions or require additional information.

Sincerely,

ALTUS ENGINEERING, INC.



Eric D. Weinrieb, P.E.
President

wde/4785 trafficmemo.doc

Enclosure

Ecopy: Pam Morrison, Optima Bank
Dan Morrison, Optima Bank

WAIVER REQUEST

OPTIMA BANK

920 Central Avenue

Dover, NH

Tax Map 38, Lots 16-17

April 18, 2017

Dover Code – Site Review Regulations (Chapter 149)

Waiver Request:

Section 149-14. Site Development Design Criteria. D. Parking. (1) Paved on-site parking shall be provided in accordance with the Parking Regulation Table.

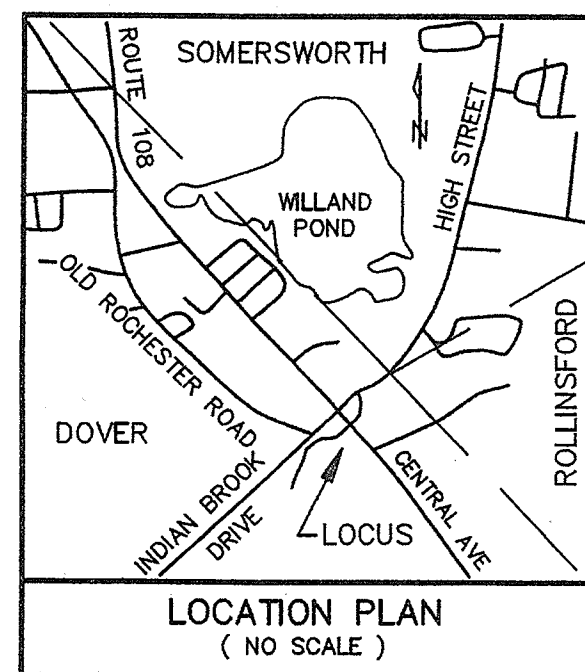
The parking regulation table in section 149-14.D.1. indicates that the maximum number of vehicle parking spaces allowed for Retail/Service is one parking spaces per 275 square feet of gross leasable area (GLA). The proposed building and is approximately 5,480 square feet GLA, which would allow 19.9 (20) parking spaces. This waiver request is to provide 25 total parking spaces.



Eric Weinrieb, P.E.
Altus Engineering, Inc.

4/18/17

Date



No.	Bearing	Distance
L1	N58°10'19"W	7.34'
L2	S88°18'57"E	14.75'
L3	S43°22'06"E	29.68'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	07°34'07"	205.00	27.08	27.06	N50°26'25"E

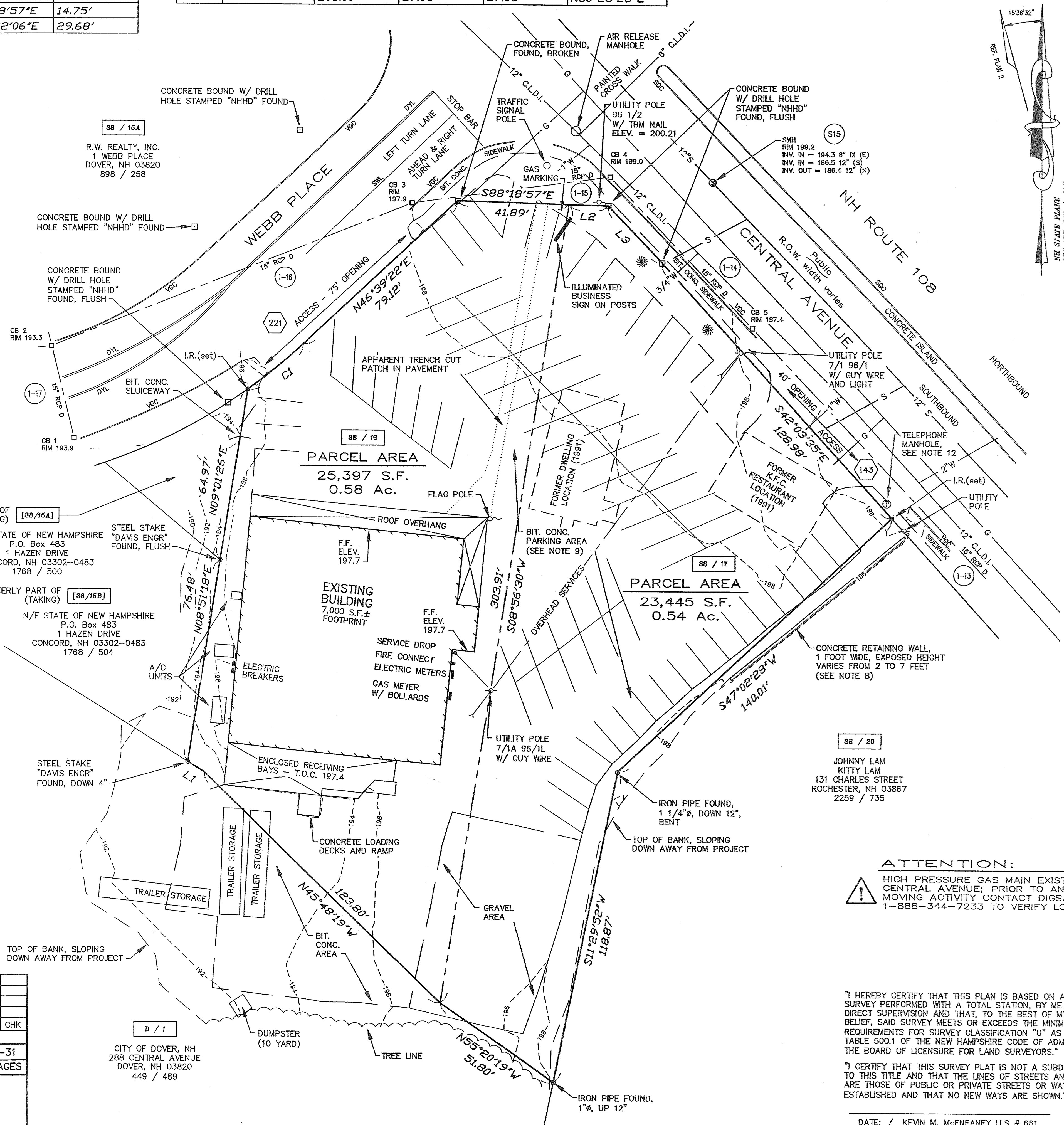
LEGEND

- I.R. (set) o - IRON ROD W/ I.D. CAP (SET)
S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
+ - MORE OR LESS
Ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
UP - UTILITY POLE
GUY WIRE
R.O.W. - RIGHT OF WAY
VGC - VERTICAL GRANITE CURB
SGC - SLOPED GRANITE CURB
DYL - DOUBLE YELLOW LINE
SWL - SINGLE WHITE LINE
CB CATCH BASIN
SMH - SEWER MANHOLE
TMH - TELEPHONE MANHOLE
F.F. - FINISH FLOOR
ELEV. - ELEVATION
TBM - TEMPORARY BENCHMARK
T.O.C. - TOP OF CONCRETE
BIT. - BITUMINOUS
CONC. - CONCRETE
W/ - WITH
A/C - AIR CONDITIONER
ORNAMENTAL TREE
1-17 - NH DOT DRAINAGE PIPE I.D.
221 - NH DOT DRIVEWAY CUT I.D.
S15 - NH DOT SEWER MANHOLE I.D.

OFFSITE DRAINAGE STRUCTURE SCHEDULE

EXISTING	PIPE I.D.
CB 1 RIM = 193.9 INV. OUT = 185.4 15" RCP NEXT = CB 2; 35'	1-17
CB 2 RIM = 193.3 INV. IN = 185.2 15" RCP CB 1 INV. IN = 185.2 15" RCP (W) INV. IN = 185.1 15" RCP (N) INV. OUT = 185.0 15" RCP NEXT = CB 3; 145'	1-16
CB 3 RIM = 197.9 INV. IN = 184.1 15" RCP INV. OUT = 183.8 15" RCP NEXT = CB 4; 75'	1-15
CB 4 RIM = 199.0 INV. IN = 183.3 15" RCP INV. OUT = 183.2 15" RCP NEXT = CB 5; 78'	1-14
CB 5 RIM = 197.4 INV. IN = 182.7 15" RCP INV. OUT = 182.5 15" RCP NEXT = (SOUTHEAST) 154' S=0.008'/. (DOT A-B PLAN)	1-13

NO.	DATE	DESCRIPTION	BY	CHK
16-2132	EXIST COND	16-08	25-31	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



REFERENCE PLANS:

- 1) R W REALTY INC. PLAN OF LOTS A & B, PLAZA DRIVE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: NOV. 1979; BY: G. L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. PLAN 17-8.
- 2) PLAN OF LAND NESTOR J. BELLETTE, DOVER, NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: NOVEMBER, 1955; BY: G. L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. PLAN 28A, POCKET 2, FOLDER 21.
- 3) NH D.O.T. RIGHT OF WAY PLANS - CENTRAL AVENUE & WEBB PLACE - FEDERAL PROJECT STP-M-5125(005) STP-F-027-1(34); STATE PROJECT NUMBER 10023-B & 10023-C, SHEETS 28, 27 & 31 OF 48. SCALE: 1" = 20'; DATED: C. 1997; BY: CARON ENGINEERING, INC. RECORDED S.C.R.D. PLANS 56-82, 56-83 7 56-90.
- 4) THE STATE OF NEW HAMPSHIRE - DEPARTMENT OF TRANSPORTATION - PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM PROJECT AND FEDERAL AID PRIMARY PROJECT - STP-X-027-1(35), N.H. PROJECT NO. 10023-E. PLAN SHEETS 1 THROUGH 219. ON FILE WITH NH D.O.T.

NOTES:

- 1) OWNERS OF RECORD:
P P D'ORAZIO, LLC
143 RIVER ROAD
WEST NEWBURY, MASSACHUSETTS 01985
S.C.R.D. VOL. 3084, PAGE 81
- 2) 38 / 16 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3) ZONING DISTRICT: THOROUGHFARE BUSINESS (B-3)
MINIMUM LOT SIZE = 20,000 S.F.
MAXIMUM COVERAGE = 50 PERCENT
MINIMUM FRONTAGE = 125 FEET
FRONT SETBACK = 50 FEET
ABUT A STREET SETBACK = 50 FEET
SIDE SETBACK = 12 FEET
REAR SETBACK = 15 FEET
MAXIMUM BUILDING HEIGHT = 40 FEET
- 4) PLAN INTENT: TO DEPICT THE PARCEL BOUNDARIES AND IMPROVEMENTS AS OF DECEMBER 2016.
- 5) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL Q310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015.
- 6) BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON DEC. 1, 2016.
- 7) VERTICAL DATUM IS NAVD88 FROM GPS OBSERVATION TAKEN ON DEC. 1, 2016.
- 8) REFERENCE IS MADE TO RECIPROCATING DEEDS BETWEEN PARCEL 38/17 AND 38/20 PROVIDING FOR MAINTENANCE OF THE CONCRETE RETAINING WALL LOCATED ON PARCEL 38/20 AS DESCRIBED IN S.C.R.D. VOL. 1512, PAGES 470 AND 471.
- 9) PARKING LOT STRIPING SHOWN DEPICTS THE MOST RECENTLY PAINTED CONFIGURATION, OTHER PAINTED CONFIGURATIONS EXIST.
- 10) LOCATIONS OF THE TWO (2) STRUCTURES SHOWN AS FORMER IS FROM 1991 SURVEY INFORMATION BY THIS OFFICE.
- 11) UNDERGROUND UTILITIES AND SERVICES SHOWN IS AS TAKEN FROM REFERENCE PLANS AND NOT FROM ACTUAL FIELD LOCATIONS BY THIS OFFICE.
- 12) DRAINAGE, SANITARY SEWER, WATER SERVICES, GAS AND DRIVEWAY OPENING INFORMATION SHOWN IS TAKEN FROM REFERENCE PLAN No. 4, WITH IDENTIFIERS FROM THESE PLANS. THESE PLANS ALSO SHOW UNDERGROUND TELECOMMUNICATIONS RUNNING ALONG CENTRAL AVENUE UNDER THE BITUMINOUS CONCRETE SIDEWALK AND A HIGH PRESSURE GAS MAIN RUNNING WITHIN CENTRAL AVENUE ROADWAY PAVEMENT.
- 13) DRAINAGE STRUCTURE AND SEWER MANHOLE INVERT INFORMATION SHOWN IS A PROVIDED BY DOUCET SURVEY, INC.

ATTENTION:

HIGH PRESSURE GAS MAIN EXISTS WITHIN CENTRAL AVENUE; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

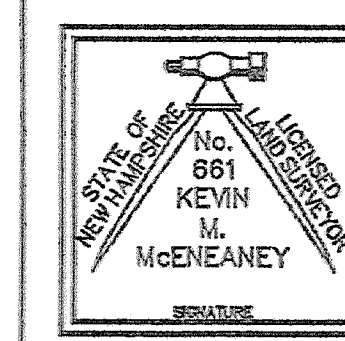
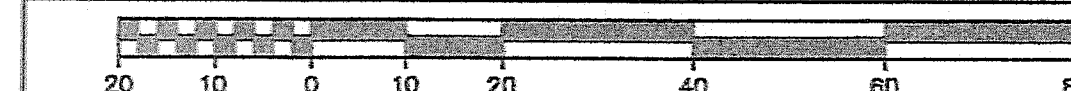
"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 676:18)

DATE: / KEVIN M. McENEANEY LLS # 661

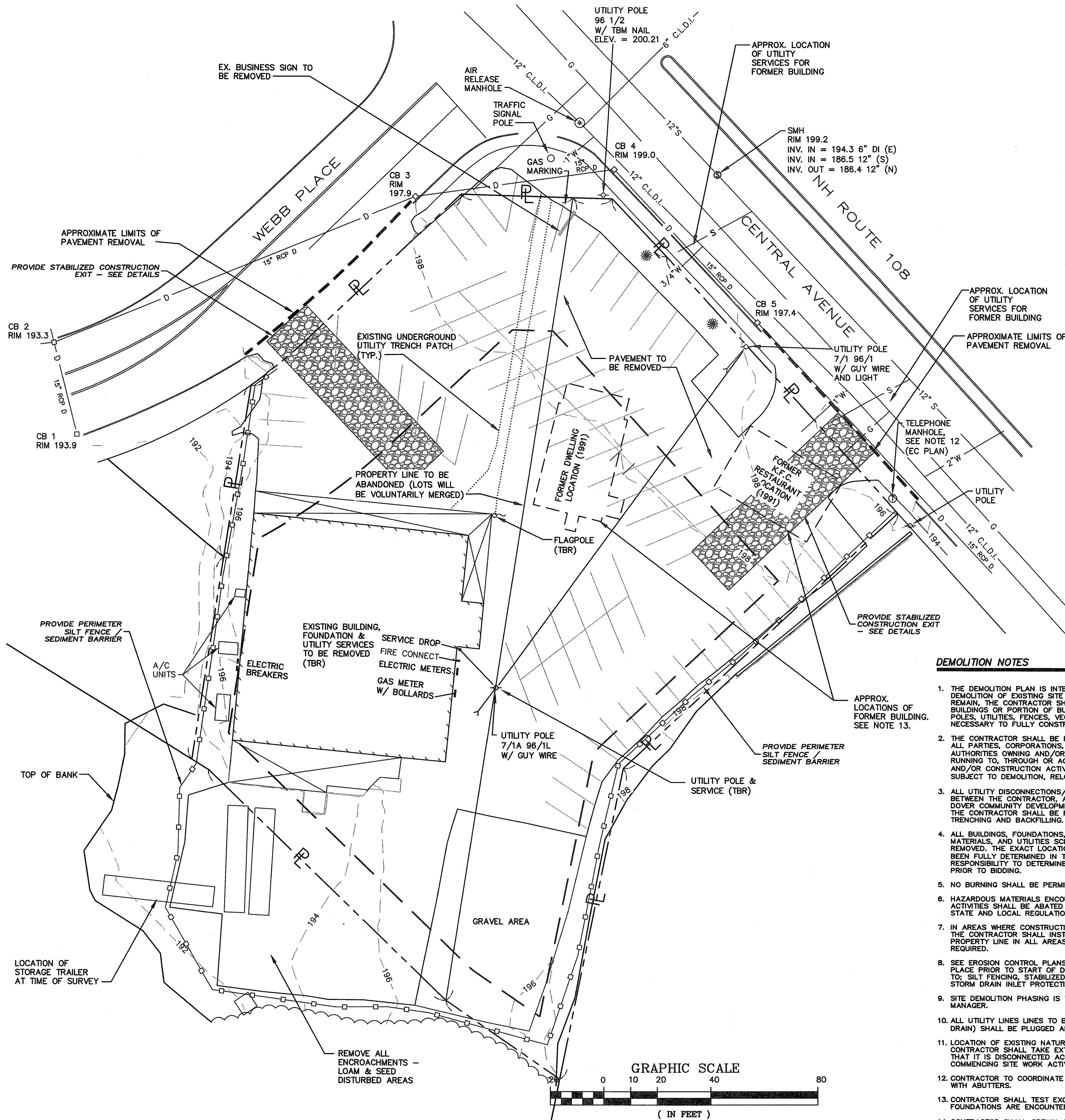
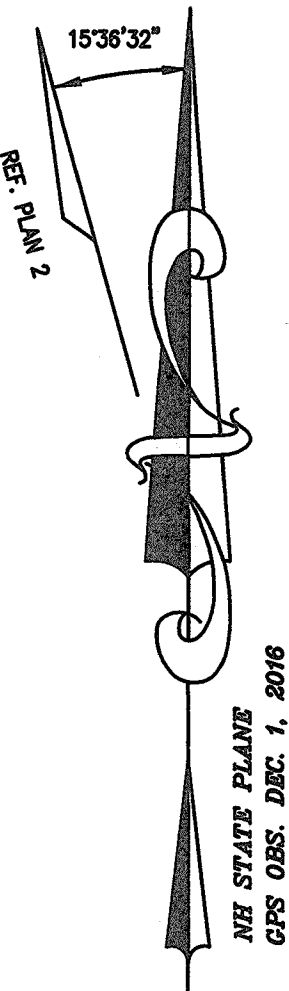
EXISTING CONDITIONS PLAN OF LAND
PREPARED FOR
P P D'ORAZIO, LLC
TAX MAP 38, LOT Nos. 16 & 17
WEBB PLACE & CENTRAL AVENUE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: RJM FILE: W10 CP\2132\16-2132
SCALE: 1" = 20' DATE: DECEMBER 5, 2016

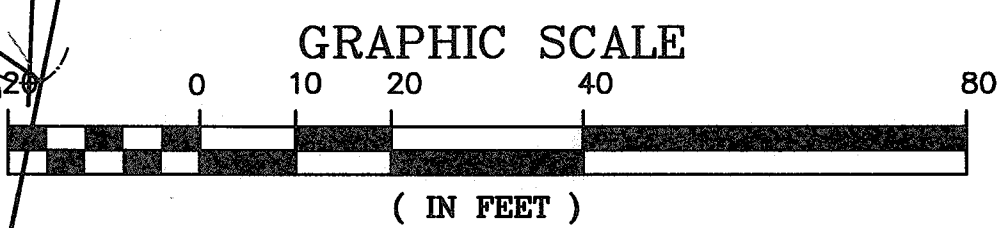


McEnaney
Survey
Associates, Inc.
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



- LEGEND**
SEE EXISTING CONDITIONS PLAN FOR
ADDITIONAL LEGEND
- 194 ——— EXISTING CONTOUR
 - TBR TO BE REMOVED
 - TEMPORARY EROSION CONTROL STABILIZED CONSTRUCTION EXIT
 - TEMPORARY EROSION CONTROL SILT FENCE/SEDIMENT BARRIER
 - LOCATION OF STORAGE TRAILER AT TIME OF SURVEY
 - REMOVE ALL ENCROACHMENTS - LOAM & SEED DISTURBED AREAS



DEMOLITION NOTES

1. THE DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS OR PORTION OF BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
3. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE DOVER COMMUNITY DEVELOPMENT DEPARTMENT. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
4. ALL BUILDINGS, FOUNDATIONS, CONCRETE, PAVEMENT AND SUB-BASE MATERIALS, AND UTILITIES SCHEDULED TO BE REMOVED SHALL BE FULLY REMOVED. THE EXACT LOCATION AND EXTENT OF THOSE FEATURES HAVE NOT BEEN FULLY DETERMINED IN THE FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXTENT OF THOSE FEATURES IN THE FIELD PRIOR TO BIDDING.
5. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
6. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
7. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING IS NOT OTHERWISE REQUIRED.
8. SEE EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO: SILT FENCING, STABILIZED CONSTRUCTION SITE EXITS, CHECK DAMS, AND STORM DRAIN INLET PROTECTION.
9. SITE DEMOLITION PHASING IS TO BE DETERMINED BY THE CONSTRUCTION MANAGER.
10. ALL UTILITY LINES TO BE ABANDONED IN PLACE (SEWER / STORM DRAIN) SHALL BE PLUGGED AND CAPPED AT EACH END.
11. LOCATION OF EXISTING NATURAL GAS LINE SERVICE IS NOT KNOWN. THE CONTRACTOR SHALL TAKE EXTREME CAUTION TO LOCATE SERVICE AND ENSURE THAT IT IS DISCONNECTED ACCORDING TO ALL UNTIL REQUIREMENTS PRIOR TO COMMENCING SITE WORK ACTIVITIES.
12. CONTRACTOR TO COORDINATE ANY FENCE REMOVALS ALONG PROPERTY LINES WITH ABUTTERS.
13. CONTRACTOR SHALL TEST EXCAVATE TO CONFIRM ABSENCE OF FOUNDATIONS. IF FOUNDATIONS ARE ENCOUNTERED THEY SHALL BE REMOVED IN THEIR ENTIRETY.
14. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY CITY OF DOVER & OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.

ALTUS
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ISSUED FOR:		APPROVAL
ISSUE DATE:		APRIL 18, 2017
REVISIONS	NO. DESCRIPTION	BY DATE
0	INITIAL SUBMITTAL	EDW 04/18/17

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: 4785SITE.dwg

SCALE: 24"x36": 1" = 20'
12"x18": 1" = 40'

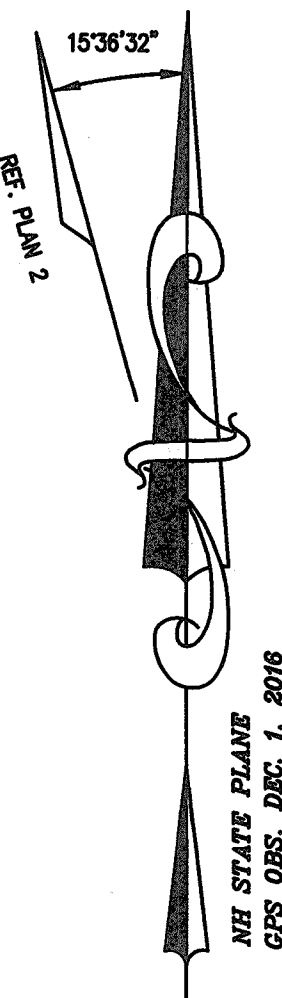
OWNER:
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CENTRAL AVENUE
DOVER, NH 03820
APPLICANT:
OPTIMA BANK & TRUST
TWO HARBOUR PLACE
PORTSMOUTH, NH 03801
ATTN.: DANIEL MORRISON

PROJECT:
OPTIMA BANK
BRANCH OFFICE
920 CENTRAL AVENUE
DOVER, NH

TAX MAP 38, LOTS 16 & 17
DOVER, NH

TITLE:
**DEMOLITION
PLAN**

SHEET NUMBER:
C-1



NH STATE PLANE
GPS OBS. DEC. 1, 2016

38 / 15A

38 / 15A

38 / 15B

COMBINED
PARCEL AREA
48,842 S.F.
1.12 Ac.

LEGEND
SEE EXISTING CONDITIONS PLAN FOR
ADDITIONAL LEGEND

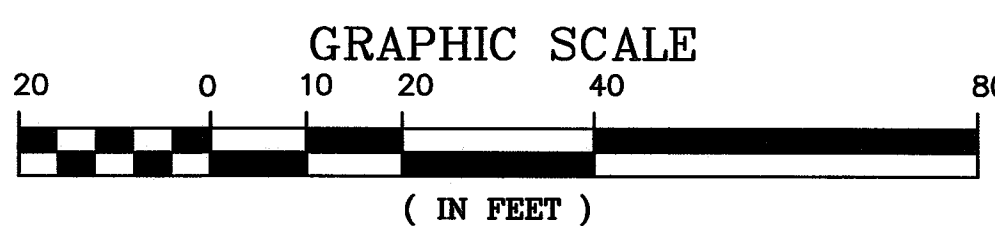
R RADIUS
LF LINEAR FEET
SGC SLOPED GRANITE CURB
VGC VERTICAL GRANITE CURB

38 / 16

ASSESSOR'S PARCEL

PROPERTY LINE

PROPOSED EDGE OF PAVEMENT/CURB



ZONING SUMMARY

ZONE: THOROUGHFARE BUSINESS (B-3)

	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 SF	48,842 SF±
MIN. FRONTAGE	125 FEET	321.5 FEET
SETBACKS		
MIN. FRONT	50 FEET	59 FEET±
ABUT A STREET SETBACK	50 FEET	63 FEET±
MIN. SIDE	12 FEET	27 FEET±
MIN. REAR	15 FEET	41 FEET±
MAX. BUILDING COVERAGE	50%	7.0%±
OPEN SPACE	—	47%±
MAX. BLDG. HEIGHT	40 FEET	TBD FEET

PROPOSED USE: BANK (PERMITTED)

PARKING REQUIREMENTS (MAX. ALLOWED):

BANK (RETAIL/SERVICES) 5,480 SF @ 1 SPACE PER 275 SF GLA = 19.9 SPACES

20 SPACES ALLOWED, 25 SPACES PROVIDED
WAIVER REQUIRED FOR EXCESS SPACES BEYOND MAX. ALLOWED

BICYCLE RACK REQUIREMENTS:

5% OF NUMBER OF PARKING SPACES = 1.25 REQUIRED

NH ROUTE 108
CENTRAL AVENUE

PROPOSED "ONE WAY"
(R) SIGN & "NO LEFT
TURN" SIGN.
SEE DETAILS.

INSTALL SIGN &
PAINTED ACCESSIBILITY
SYMBOL TO CREATE
HANDICAP ACCESSIBLE
SPACE. SEE DETAILS.

PROPOSED SIDEWALK,
MEET &
MATCH TO EXISTING.

PROPOSED SAWCUT
END SGC

PROPOSED "RIGHT
TURN ONLY" SIGN,
STOP SIGN (R1-1),
18" WIDE STOP BAR
& WORD "STOP". SEE
DETAILS.

PROPOSED R5-1
"DO NOT ENTER" SIGN
(TYP.x2)
SEE DETAILS.

ATM/REMOTE DEPOSIT/
DRIVEUP WINDOW BAY

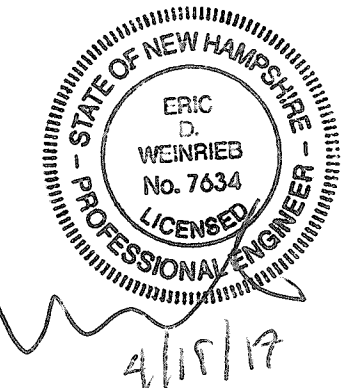
GENERAL NOTES:

- THE INTENT OF THIS PLAN SUBMITTAL IS TO PROVIDE THE NECESSARY INFORMATION FOR THE DESIGN AND REVIEW OF A BANK ON ASSESSOR'S PARCEL 38/16 & 17 FOR CITY & STATE PERMIT APPLICATIONS. LOTS 16 & 17 ARE TO BE VOLUNTARILY MERGED. THIS PLAN SET PROVIDES DETAILED INFORMATION FOR THE GENERAL LAYOUT, GRADING, AND UTILITY LOCATIONS. ADDITIONAL DETAILED ENGINEERING DESIGN MAY BE REQUIRED TO IMPLEMENT CONSTRUCTION.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS. SEE PROJECT MANUAL APPENDICES FOR COPY OF PERMITS.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY CITY OF DOVER AND OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING SEWER, ELECTRICAL LINES, COMMUNICATION LINES, AND WATER MAIN PRIOR TO COMMENCING CONSTRUCTION. PRESERVE AND PROTECT UTILITY LINES TO BE RETAINED. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN DOVER, NEW HAMPSHIRE AND N.H.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, DESIGN ENGINEER, EARTHWORK CONTRACTOR, AND THE CITY ENGINEER PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- ALL STORM DRAIN PIPING SHALL BE CORRUGATED POLYETHYLENE PIPE (CPE), SMOOTH INTERIOR WALL (N-12), UNLESS OTHERWISE NOTED.
- UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO ADA REQUIREMENTS AND "MANUAL ON UNIFORM TRAFFIC DEVICES" AND "STANDARD ALPHABETS OF HIGHWAY SIGNS AND PAVEMENT MARKINGS" LATEST EDITIONS.
- CONTRACTOR SHALL MAINTAIN RECORD INFORMATION AND PROVIDE RECORD DRAWINGS OR AS-BUILTS TO DOVER'S DEPARTMENT OF PUBLIC WORKS. COORDINATE SUBMITTAL REQUIREMENTS WITH DPW.
- SEE ARCHITECTURAL DRAWINGS BY OTHERS FOR ALL WORK INCLUDING GRADING WITHIN 5' OF BUILDING FOUNDATION. FINAL LOCATIONS OF WALKS TO MATCH LOCATIONS OF DOORWAYS.
- HOURS OF CONSTRUCTION SHALL BE DETERMINED DURING THE PRECONSTRUCTION MEETING AND DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE SHALL BE LOCATED AND APPROVED BY THE CITY ENGINEER OR DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO LAND DISTURBANCE.
- SALT & OTHER DE-ICING MATERIALS SHALL BE STORED UNDER COVER OR LOCATED SUCH THAT NO DIRECT DISCHARGES TO RECEIVING WATERS IS POSSIBLE. STORAGE & APPLICATION OF DEICING MATERIALS SHALL BE IN ACCORDANCE WITH NHDES BEST MANAGEMENT PRACTICES.
- ALL SNOW & ICE REMOVAL SHALL BE PERFORMED BY A CONTRACTOR CERTIFIED BY THE "GREEN SNOPRO" PROGRAM OR AN APPROVED EQUIVALENT.
- THE SITE SHALL BE ACCESSIBLE IN ALL WEATHER CONDITIONS AT ALL TIMES DURING CONSTRUCTION.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL HAVE PLANS REVIEWED & STAMPED BY A QUALIFIED DESIGN PROFESSIONAL THAT THE DESIGN COMPLIES WITH APPLICABLE ACCESSIBLE REGULATIONS (I.E. IBC 2009 EDITION W/NH AMENDMENTS, ANSI, RSA-155-A:5).
- BUILDING ADDRESS SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK 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.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

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TAX MAP 38, LOTS 16 & 17
DOVER, NH

TITLE:

**SITE
PLAN**

SHEET NUMBER:

C-2

P4785