



CITY OF DOVER

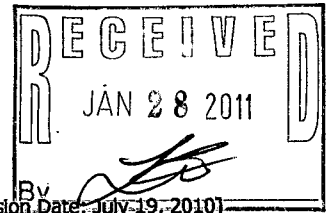
TECHNICAL REVIEW COMMITTEE – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers Conference Room
Meeting Date: **Thursday, February 17, 2011**
Meeting Time: **1:30 PM**

1. 1:30 - 2:15 PM: Site Plan Review for Dover Housing Authority, Assessor's Map 24, Lot 59, zoned CBD, located at 30 Chapel Street. (St. Johns Parking expansion/21 proposed parking spaces) (P11-06)



City of Dover, New Hampshire SITE REVIEW APPLICATION



Office Use Only	Project #:	<u>P11-06</u>	Date Received:	_____
	Amount Paid:	<u>212.00</u>	Time Received:	_____

CK # 033188

APPLICANT AND OWNER INFORMATION

Name of Applicant: Dover Housing Authority Telephone # 742-5804

Address of Applicant: 62 Whittier Street, Dover

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 30 Chapel Street

Assessor's Map # 24 Lot(s) # 59

Zoning District(s) CBD Overlay District(s) Commercial General

Size of Parcel: 8,650 sq. ft. _____ ac. Property Deed: Book 3810 Page: 204

Existing Use of Property: formerly commercial/residential (recently demolished)

SITE PLAN INFORMATION

Describe Proposed Use: Parking Expansion

Area of Parcel to be Developed: 8,650 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: N/A

Number of Parking Spaces: Existing 0 Proposed 21

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

Number of Employees Total: N/A In Maximum Shift: N/A

Disposition of Parcel:

~~Building~~ Parking Setbacks:

Building Footprint 0 sq. ft.

Front Yard 10 ft.

Total Building Area 0 sq. ft.

Rear Yard 5 ft.

Paved Area 6,650 sq. ft.

Side Yard: Right 5 ft.
Left 5 ft.

SITE PLAN

ST. JOHN'S PARKING EXPANSION

TAX MAP 24, LOT 59
CHapel STREET

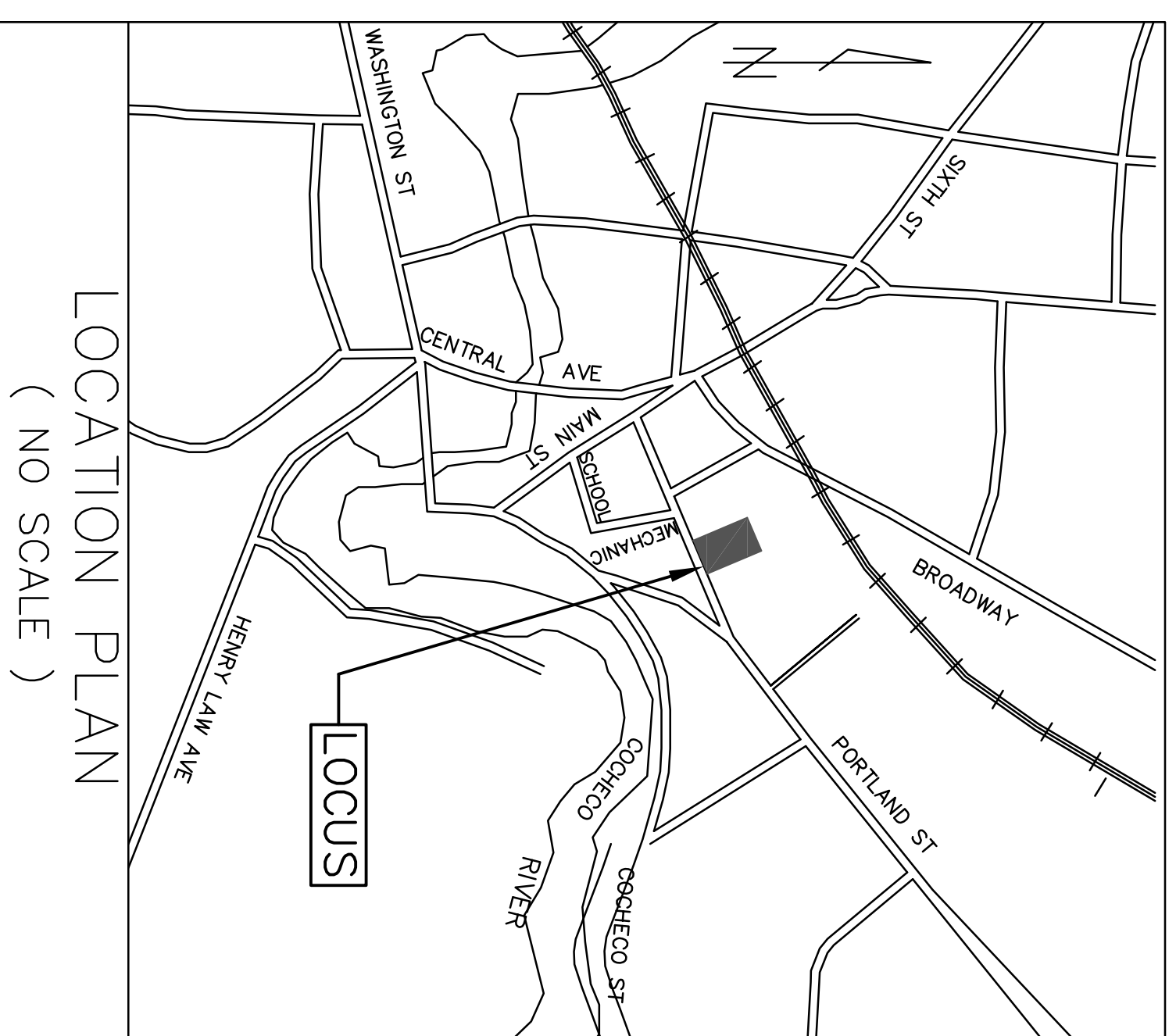
DOVER, NEW HAMPSHIRE

DOVER PLANNING FILE NO.:

JANUARY 28, 2011

OWNER OF RECORD/PREPARED FOR: DOVER HOUSING AUTHORITY
62 WHITTER STREET
DOVER, NH 03820
(603) 742-5804

CIVIL ENGINEER:
CIVILWORKS, INC.
P.O. BOX 1166
181 WATSON ROAD
DOVER, NH 03821-1166
(603) 742-1954



SIGNATURE BLOCK:

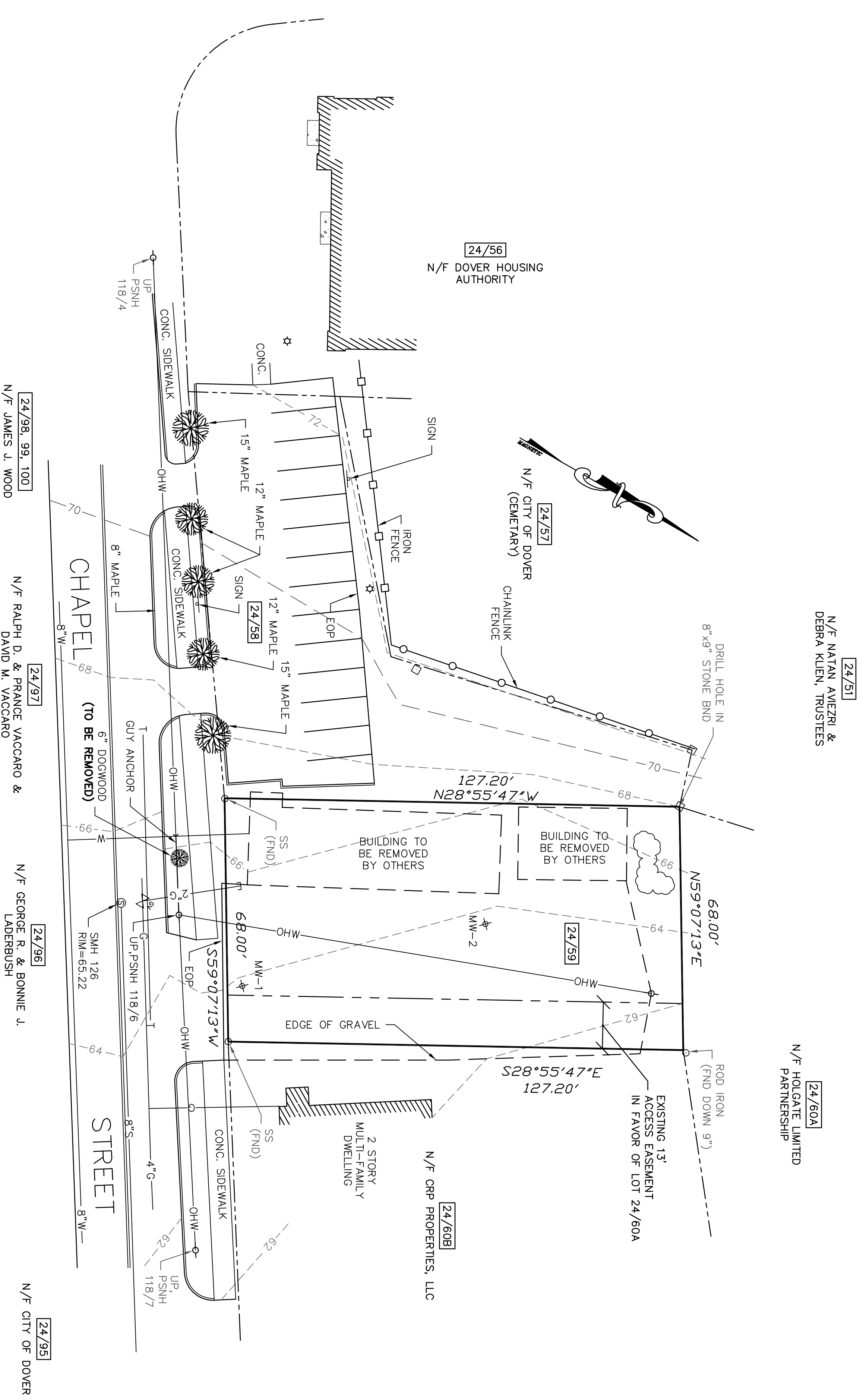
OWNERS OF RECORD / APPLICANT

FOR DOVER HOUSING AUTHORITY DATE _____

ABUTTERS LIST	TAX MAP	LOT NO.	NAME & ADDRESS
3	30		Robert C. Carrier 31 Hough Street Dover, NH 03820
24	25		Charles Burkhead 4 Folsom Street Dover, NH 03820
24	44		Tanner R. Hargett & Kerri-Lee Eldridge 1500A Lafayette Road, #176 Portsmouth, NH 03801
24	49		Dana F. Livermore & Sarah B. Sullivan 12C Durrell Street Dover, NH 03820
24	50		George & Shirley Manley 15 Durrell Street Dover, NH 03820
24	51		Ncton Avetzi & Debra Klein, Trustees P.O. Box 4217 Portsmouth, NH 03802-4217
24	52		Paul & Frances Houde, Trustees Houde Family Revocable Trust 9 Durrell Street Dover, NH 03820
24	53		Gerdid Green P.O. Box 173 Dover, NH 03820
24	54		Benjamin Hyman 5 St. John Street Dover, NH 03820
24	55		Lynn Atwood & Robert Keiser P.O. Box 777 Kittery, ME 03904-0777
24	56		Dover Housing Authority 62 Whitter Street Dover, NH 03820
24	57		City of Dover c/o Weldon Cemetery Portland Avenue Dover, NH 03820
24	58		City of Dover 288 Central Avenue Dover, NH 03820
24	59		Dover Housing Authority 62 Whitter Street Dover, NH 03820
24	60A		Holgate Limited Partnership 11 Farway Drive Dover, NH 03820
24	60B		CRP Properties, LLC c/o Scott Pitts P.O. Box 3396 Portsmouth, NH 03802-5596
24	61		First Rate Real Estate Group, LLC 1-3 Forest Street Dover, NH 03820
24	95		City of Dover 288 Central Avenue Dover, NH 03820
24	96		George R. & Bonnie J. Lederbush 23 Chapel Street Dover, NH 03820
24	97		Ralph D. & Prance Vaccaro & David M. Vaccaro 800 Barnfield Road Portsmouth, NH 03801
24	98, 99, 100		James J. Wood 18 Garrison Road Dover, NH

- NOTES:**
- THIS PLAN IS INTENDED TO DEPICT THE SITE IMPROVEMENTS ASSOCIATED WITH A PROPOSED PARKING LOT EXPANSION.
 - THE SUBJECT PARCEL IS SHOWN AS LOT 59 ON THE CITY OF DOVER TAX MAP 24.
 - THE SUBJECT PARCEL IS LOCATED IN THE CBD COMMERCIAL DISTRICT.
 - BOUNDARY DATA BASED ON FIELD SURVEY PERFORMED BY CIVILWORKS, INC. IN NOVEMBER, 2010 AND REFERENCED PLANS.
 - TOPOGRAPHIC SURVEY PERFORMED BY CIVILWORKS, INC., NOVEMBER, 2010.
 - THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT AT THE TIME OF THE TOPOGRAPHIC SURVEY PERFORMED. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
 - HORIZONTAL AND VERTICAL DATUM SHOWN IS BASED UPON THE CITY OF DOVER GEOD COORDINATE GRID, BASED UPON INFORMATION PROVIDED BY CITY OF DOVER ENGINEER'S OFFICE.
 - AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY AN L.L.S. OR P.E.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
 - A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE SITE CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBANCE ACTIVITY. TEMPORARY EROSION MEASURES SHALL BE INSTALLED PER PLAN AND MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 - A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURRING.
 - ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
 - THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER. SHOULD ANY OMISSIONS, ERRORS OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE DESIGN ENGINEER HEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
 - CONTACT INDIVIDUAL UTILITY COMPANIES TO COORDINATE RELOCATION/TERMINATION OF UTILITIES.
 - EXTERIOR LIGHTING SHALL BE CUT OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON SITE ONLY. (SEE SHEET 3 FOR LIGHT LOCATIONS AND SPECIFICATIONS).
 - PAVEMENT/PARKING STRIPING TO BE 4" WIDE/WHITE UNLESS OTHERWISE NOTED.
 - STRAFFORD COUNTY REGISTRY OF DEEDS REFERENCE NO. BOOK 3810, PAGE 204.
 - THE SUBJECT PARCEL IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.
 - ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT OTHERWISE FINISHED SHALL RECEIVE 4" (MIN.) LOAM AND SEEDED.

INDEX	SHEET NO.
Cover Sheet	1
Existing Conditions Plan	2
Demolition Plan	3
Site Plan	3
Grading & Utility Plan	3
Detail Sheet	4



- REFERENCE PLANS:**
- SUBDIVISION OF LAND OF WILLIAM GRIMES, PORTLAND AVENUE, DOVER, NEW HAMPSHIRE FOR SPINELLI CORPORATION; PREPARED BY CIVIL CONSULTANTS; DATED JANUARY 14, 1986. (SGRD DRWR. 37, NO. 128, SHEET 1)
 - PLAN OF LAND OF ST. JOHN'S CHURCH AND THE CITY OF DOVER, ST. JOHN'S STREET AND PORTLAND AVENUE, DOVER, NEW HAMPSHIRE; PREPARED FOR DOVER HOUSING AUTHORITY; PREPARED BY CIVIL CONSULTANTS; DATED DEC. 16, 1980. (SGRD PLAN #22A-66)
 - PLAN OF LOT AURORE GAGNON, DOVER, NEW HAMPSHIRE; PREPARED BY G.L. DAVIS & ASSOCIATES; DATED APRIL, 1965 (SGRD POCKET #1, FOLDER #5, PLAN #32)

- NOTES:**
- SURVEY OF EXISTING CONDITIONS PERFORMED ON NOVEMBER 2 AND 15, 2010 BY CIVILWORKS, INC.
 - VERTICAL DATUM IS BASED UPON USGS NVD 1929.
 - ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO WORK BEING PERFORMED. CALL DISSAFE AT 1-888-344-7233.
 - THE PLAN AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE "DESIGN ENGINEER" THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
 - THE SUBJECT PARCEL CONTAINS 8,650 SQUARE FEET / 0.198 ACRES OF LAND, MORE OR LESS.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO F.E.M.A. F.I.R.M. PANEL 330145 006 B, EFFECTIVE DATE: APRIL 15, 1980.
 - ZONING DISTRICT: CBD - COMMERCIAL GENERAL
MINIMUM REAR SETBACK = 10 FEET
MAXIMUM LOT COVERAGE = 75 FEET
MINIMUM BUILDING HEIGHT = 2 STORIES
 - TITLE REFERENCES AT STRAFFORD COUNTY REGISTRY OF DEEDS:
LOT 24/59 BK. 3810, PG. 204
LOT 24/58 BK. 857, PG. 13

- LEGEND**
- ☆ EXISTING LIGHT POLE/LUMINAIRE
 - ⚡ MW-1 MONITORING WELL (BY STANTEC)
 - 24/60B TAXMAP/LOT NO.
 - N/F NOW OR FORMERLY
 - VGC VERTICAL FACE GRANITE CURB
 - EOP EDGE OF PAVEMENT
 - ⊙ SEWER MANHOLE
 - ⊕ UTILITY POLE
 - ⊗ GAS VALVE
 - GAS LINE
 - OVERHEAD WIRES
 - OHW TELEPHONE (BURIED)
 - W WATER
 - S SEWER
 - - - - - EXISTING CONTOUR

No.	DATE	BY	REVISION

EXISTING CONDITIONS PARKING EXPANSION
ST. JOHNS CHAPEL STREET
DOVER, NEW HAMPSHIRE
TAX MAP 24, LOTS NO. 57 & 59

PREPARED FOR / OWNER OF RECORD:
 DOVER HOUSING AUTHORITY
 52 WHITTIER STREET
 DOVER, NH 03820

GRAPHIC SCALE

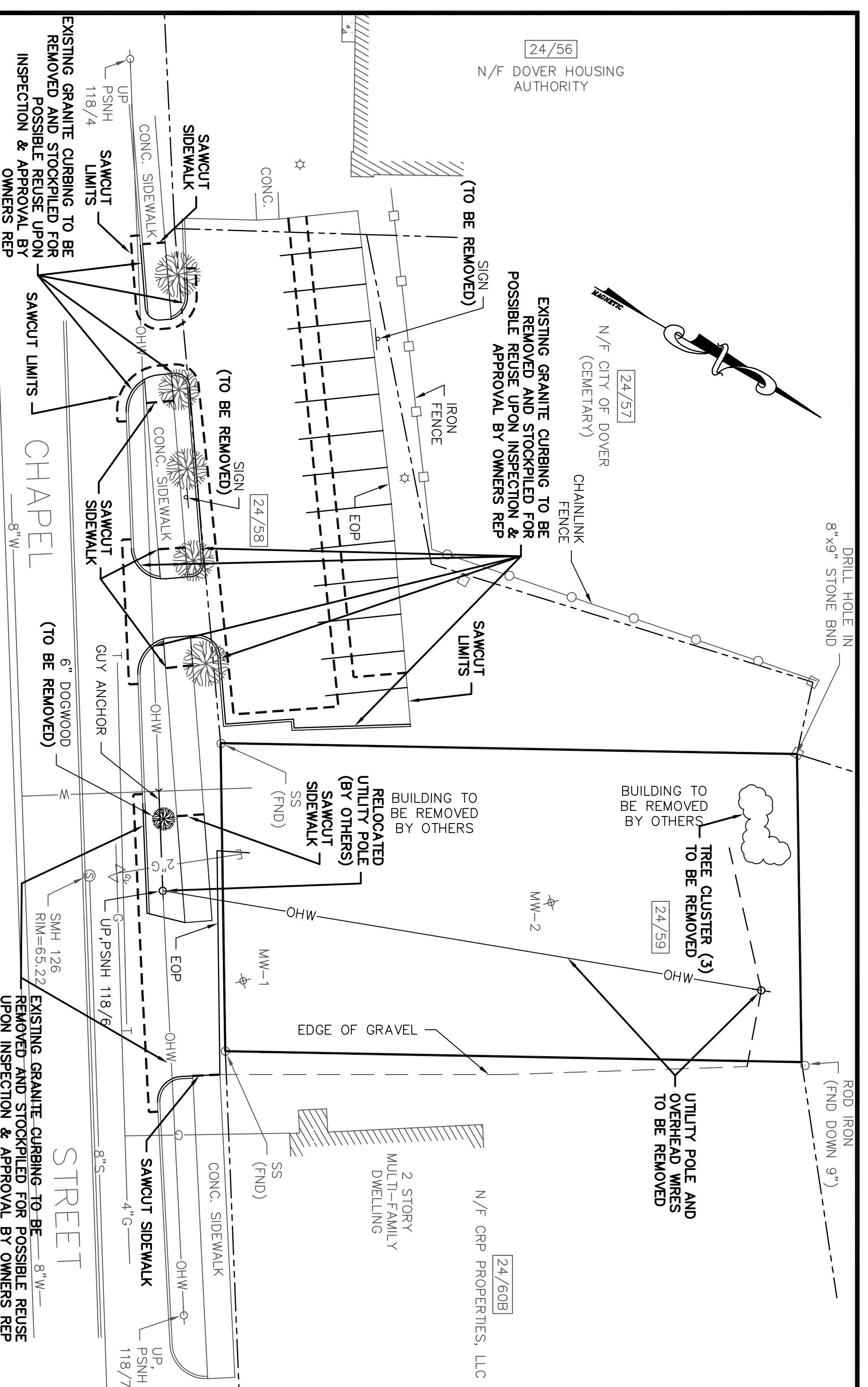
(IN FEET)

civilworks
 e n g i n e e r s . s u r v e y o r s

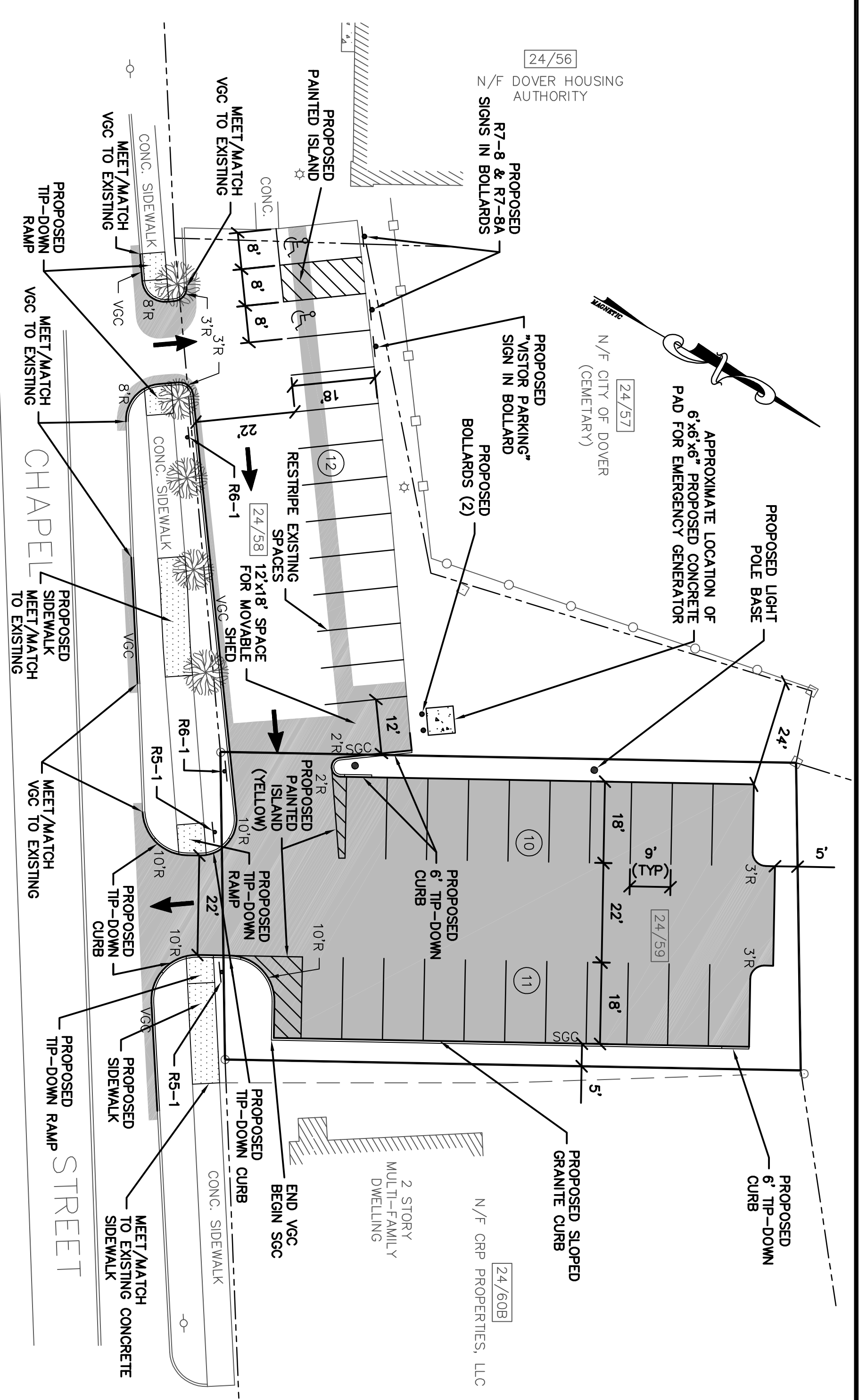
P.O. Box 1166
 Dover, NH 03820

603-749-0443

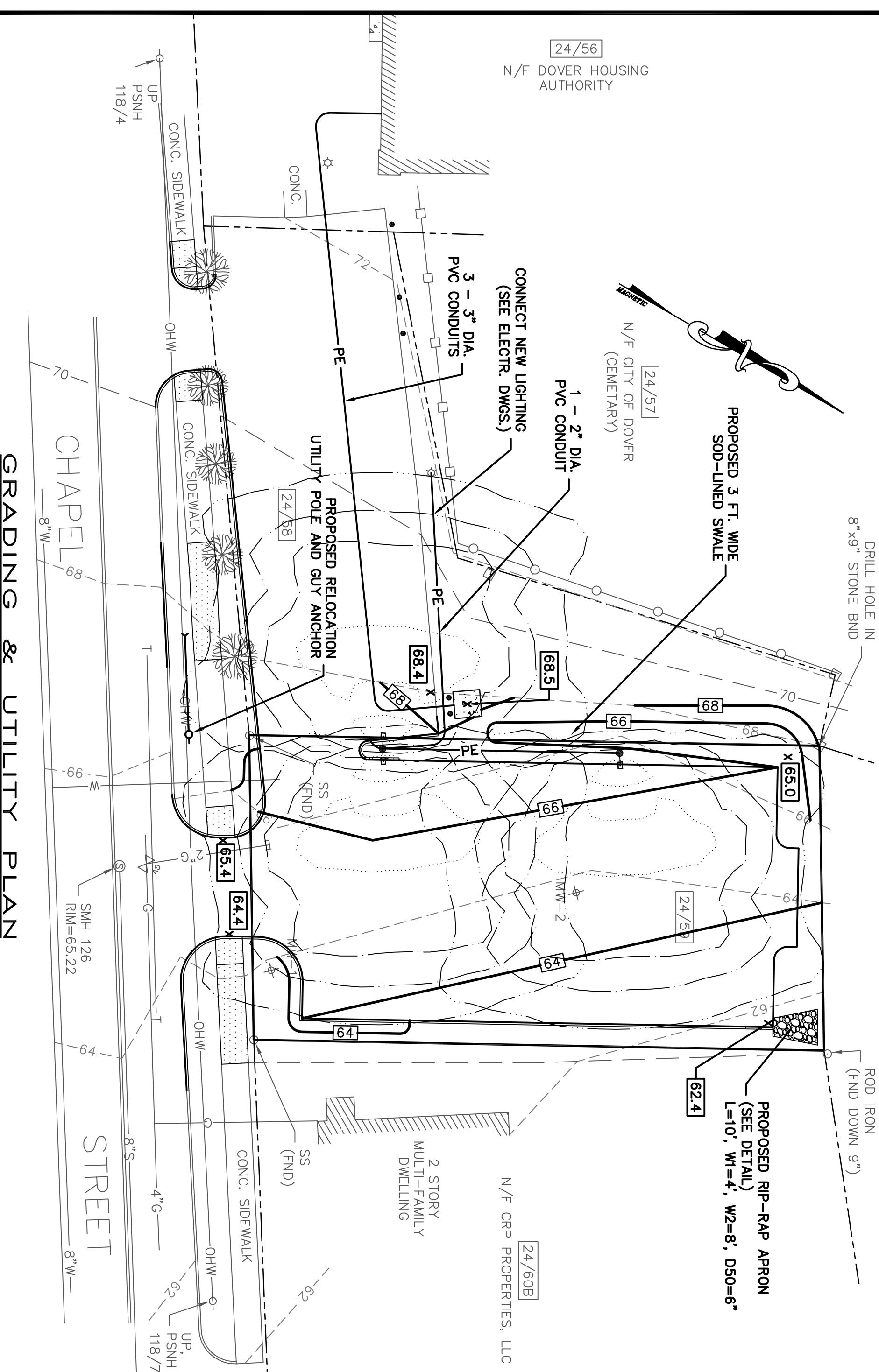
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 SCALE: 1"=20'
 DATE: 1-3-11
 SHEET 2 OF 4
 PROJECT #10131



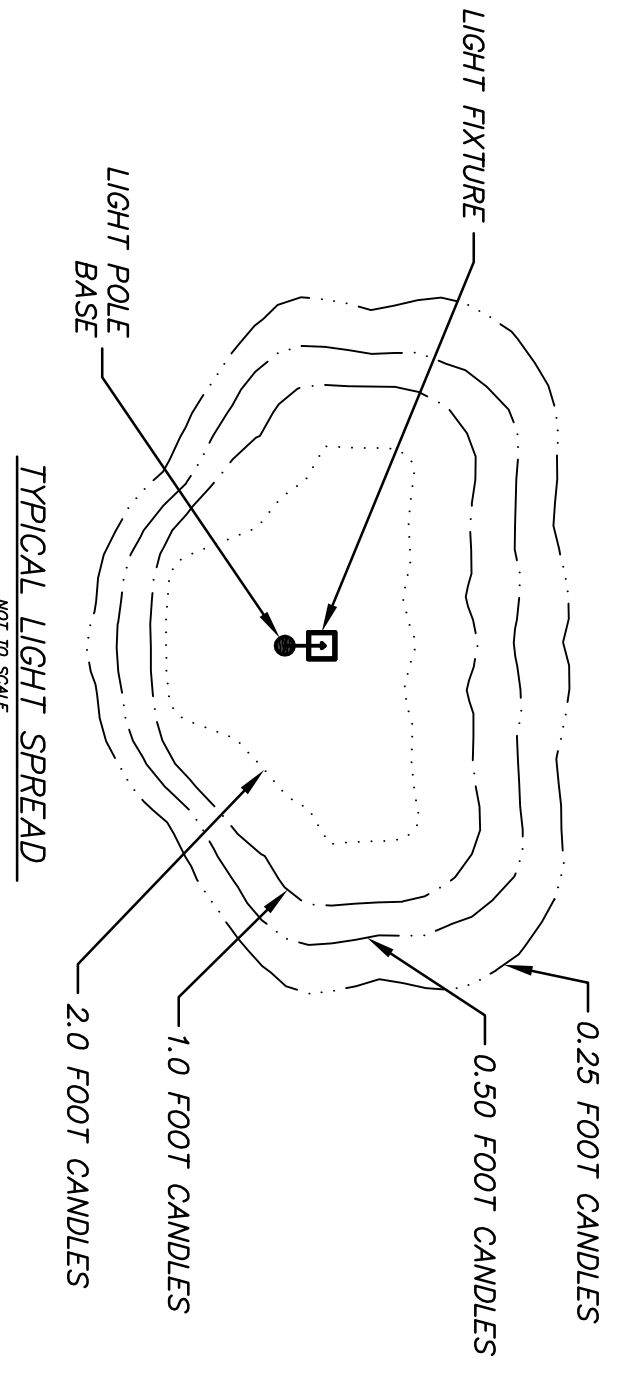
DEMOLITION PLAN



SITE PLAN



GRADING & UTILITY PLAN



LEGEND

- ☆ MW-1 EXISTING LIGHT POLE/LUMINAIRE
- ☆ 24/608 MONITORING WELL (BY STANTEC)
- N/F TAMMAP/LOT NO.
- N/F NOW OR FORMERLY
- ⊙ EOP EDGE OF PAVEMENT
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ GAS VALVE
- ⊙ OHW OVERHEAD WIRES
- ⊙ WATER TELEPHONE (BURIED)
- ⊙ S SEMER
- ⊙ PROPOSED SIGN AS NOTED
- ⊙ x 60.0 PROPOSED SPOT GRADE
- ⊙ PROPOSED LUMINAIRE
- ⊙ VGC VERTICAL GRANITE CURB
- ⊙ SGC SLOPED GRANITE CURB
- ⊙ 8R CURB RADIUS
- ⊙ 13 PROPOSED PARKING COUNT
- ⊙ 64- PROPOSED TRAFFIC FLOW ARROW
- ⊙ 64- EXISTING CONTOUR
- ⊙ PROPOSED CONTOUR
- ⊙ PROPOSED PAVEMENT

Luminaire Schedule	Arrangement	Total Lamp Lumens	Life	Description
2	Label SINGLE	12600	0.750	MFR-SL-150/SSSA420

CIVILWORKS
 e n g i n e e r s . s u r v e y o r s
 P.O. Box 1166
 Dover, NH 03820
 603-749-0443

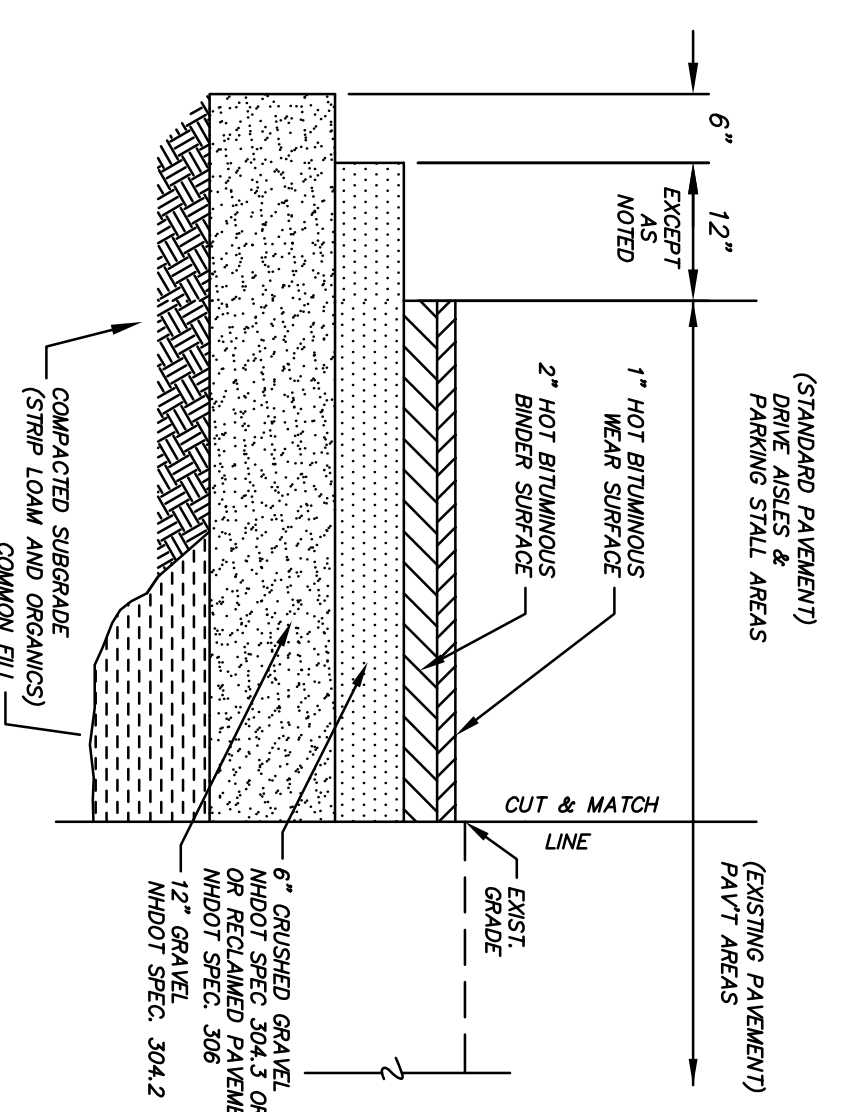
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 DATE: 1-28-11
 SHEET 3 OF 4
 PROJECT #10131

SITE, GRADING & UTILITY PLAN
ST. JOHNS PARKING EXPANSION
TAX MAP 24, LOTS NO. 57 & 59
DOVER, CHAPEL STREET
NEW HAMPSHIRE

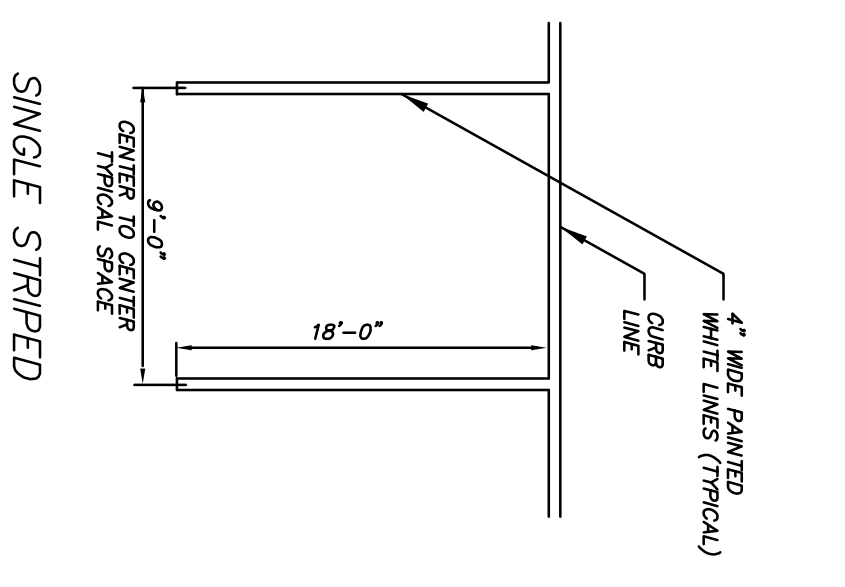
PREPARED FOR / OWNER OF RECORD:
 DOVER HOUSING AUTHORITY
 52 WHITTIER STREET
 DOVER, NH 03820

GRAPHIC SCALE
 (IN FEET)

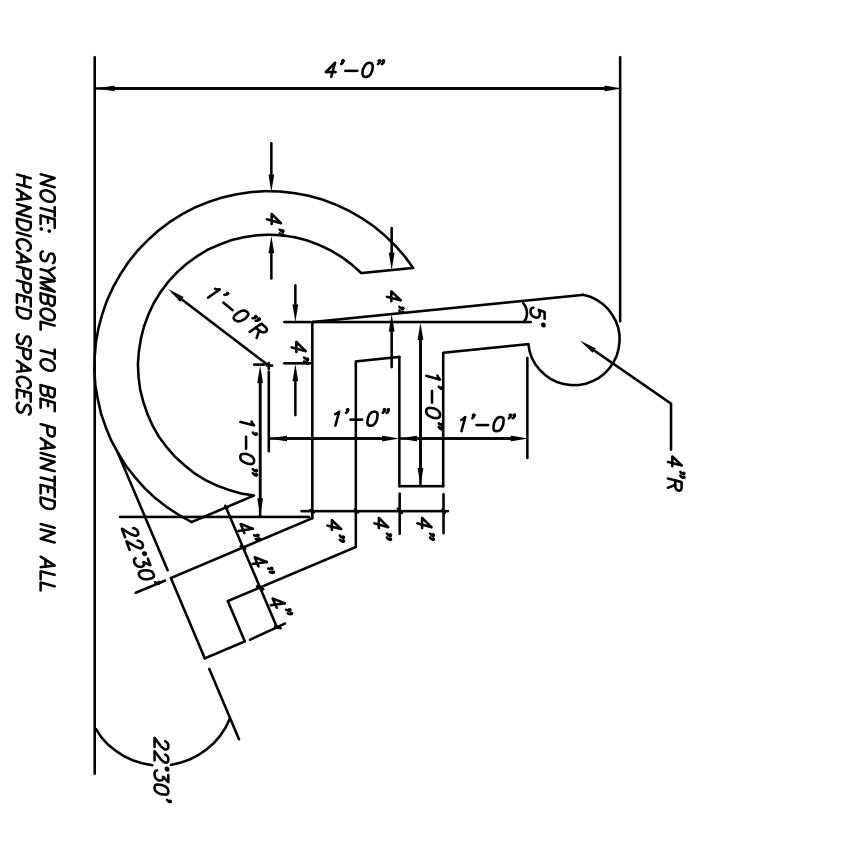
No.	DATE	BY	REVISION



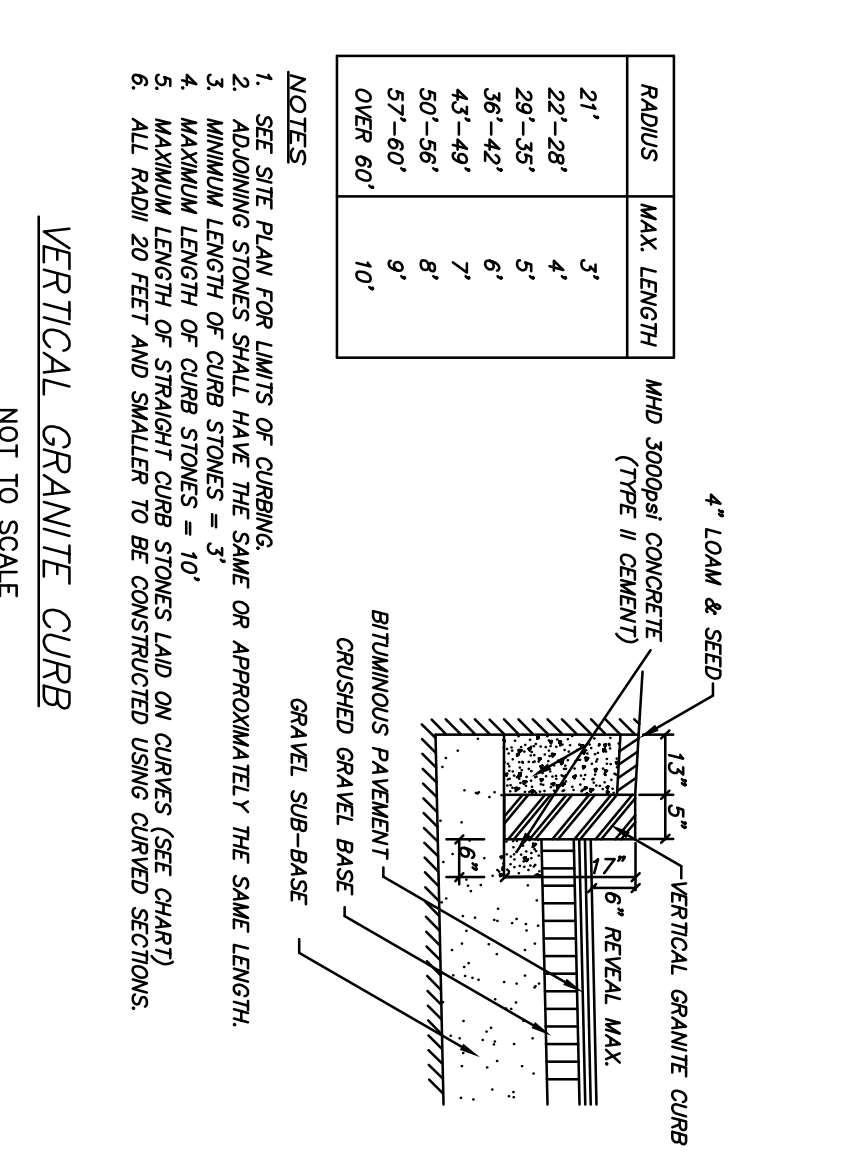
STANDARD DUTY PAVEMENT SECTION
NOT TO SCALE



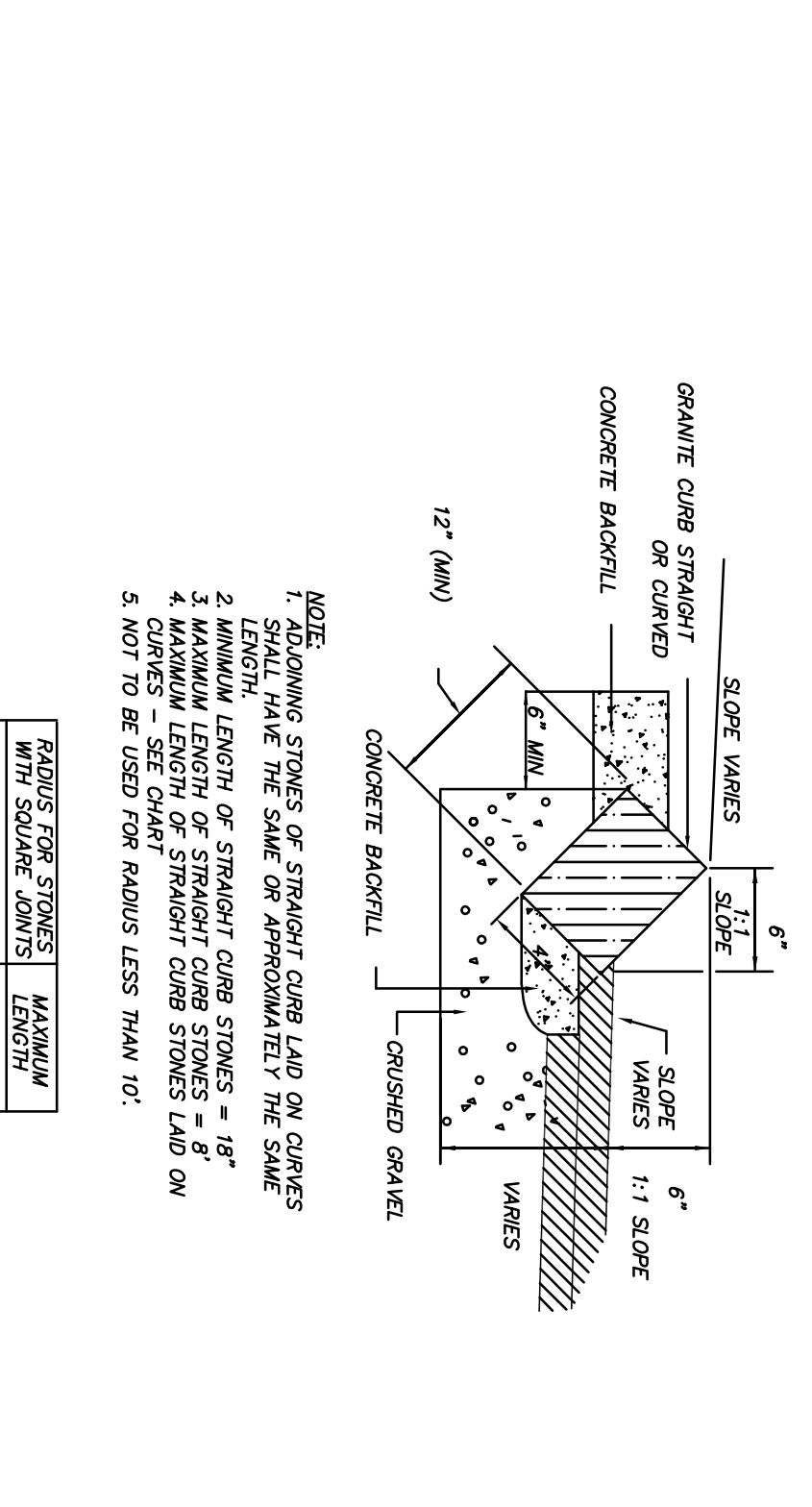
SINGLE STRIPED PARKING STALL
NOT TO SCALE



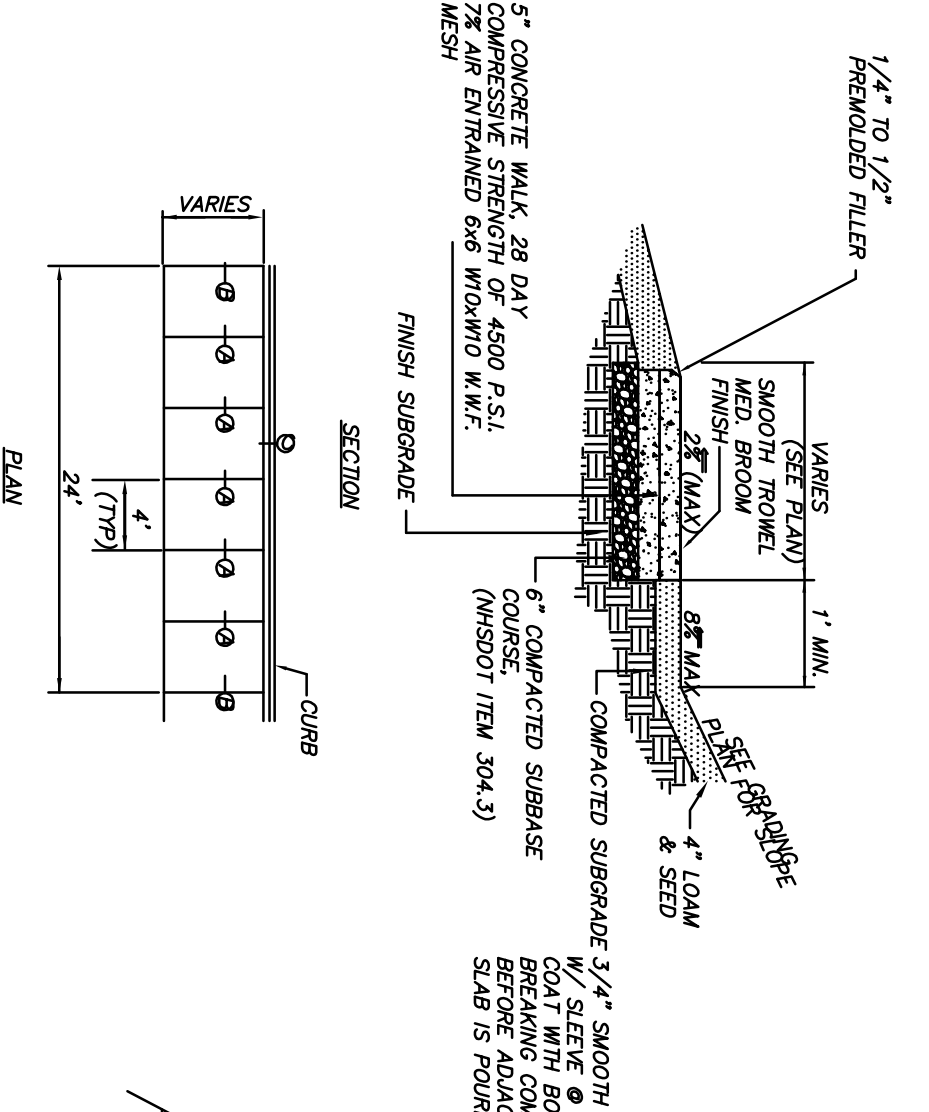
HANDICAP SYMBOL
NOT TO SCALE



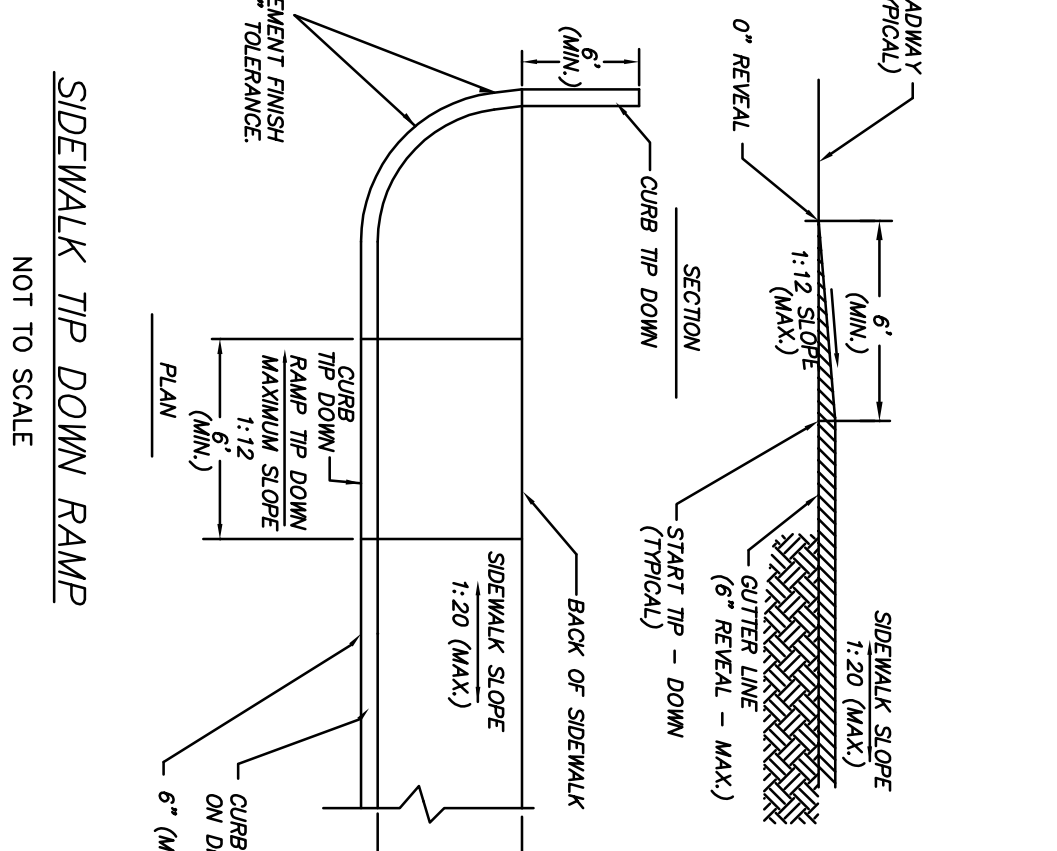
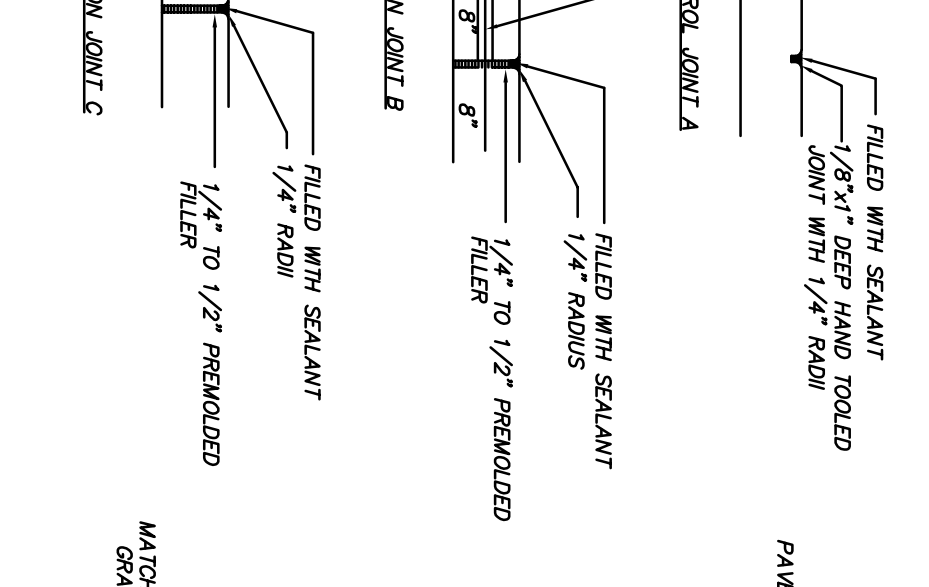
VERTICAL GRANITE CURB
NOT TO SCALE



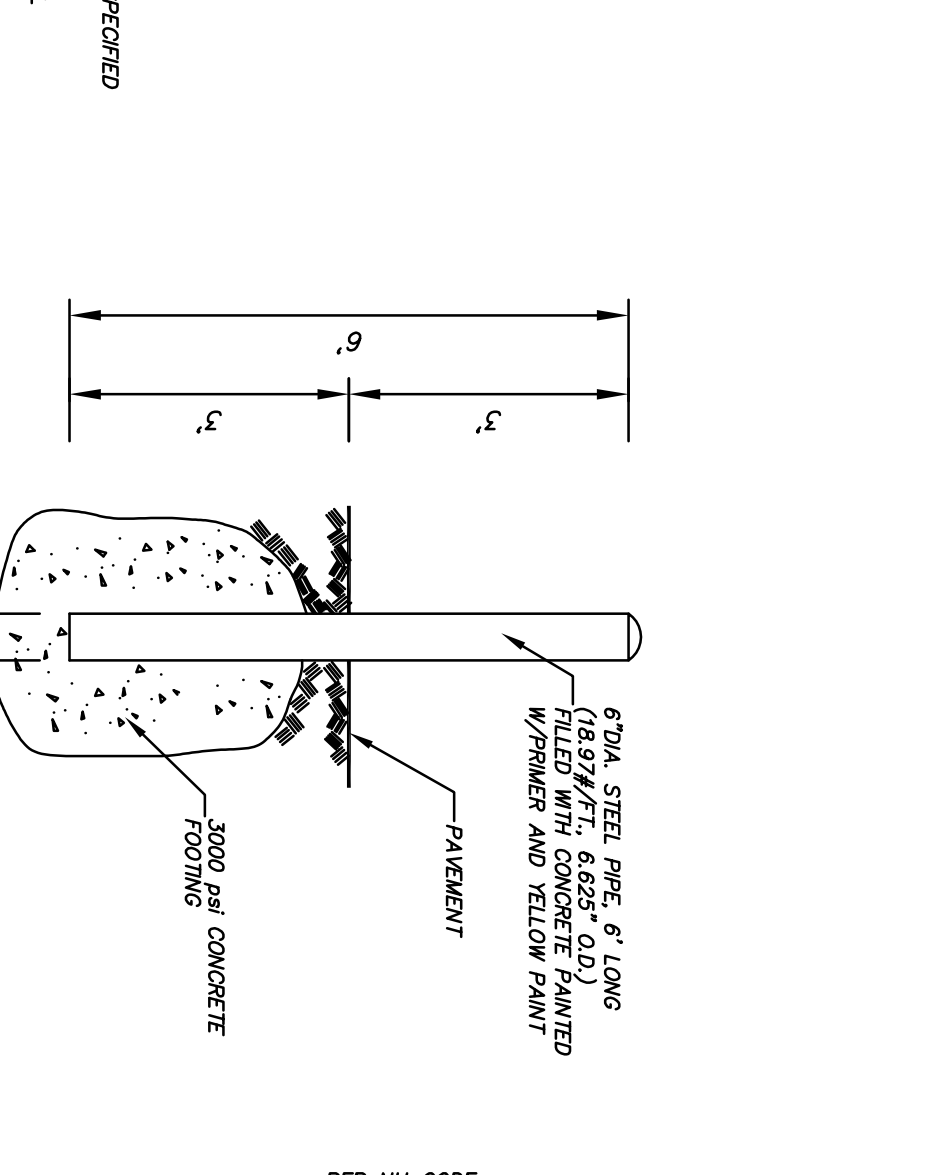
SLOPED GRANITE CURBING
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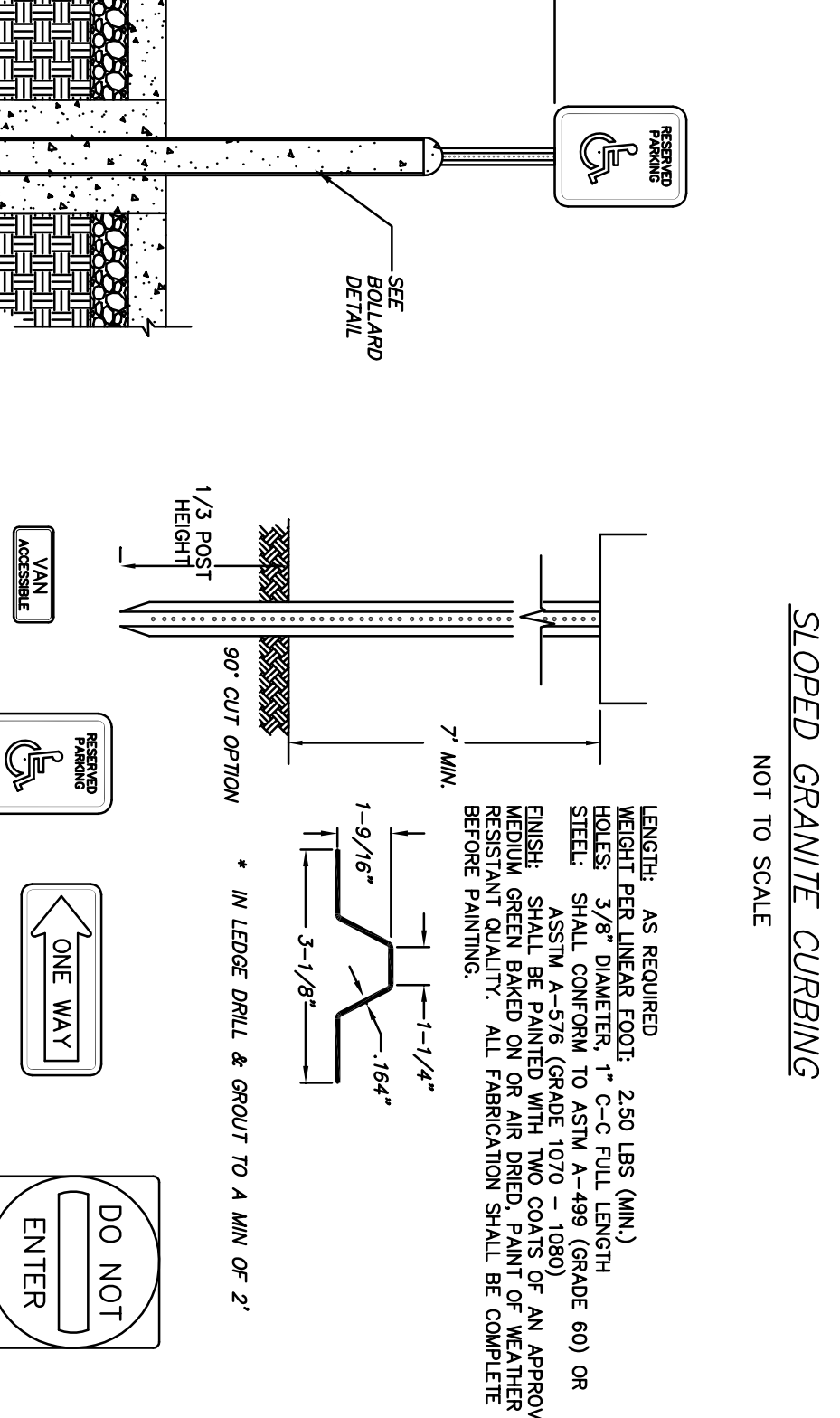
CONCRETE SIDEWALK
NOT TO SCALE



SIDEWALK TIP DOWN RAMP
NOT TO SCALE



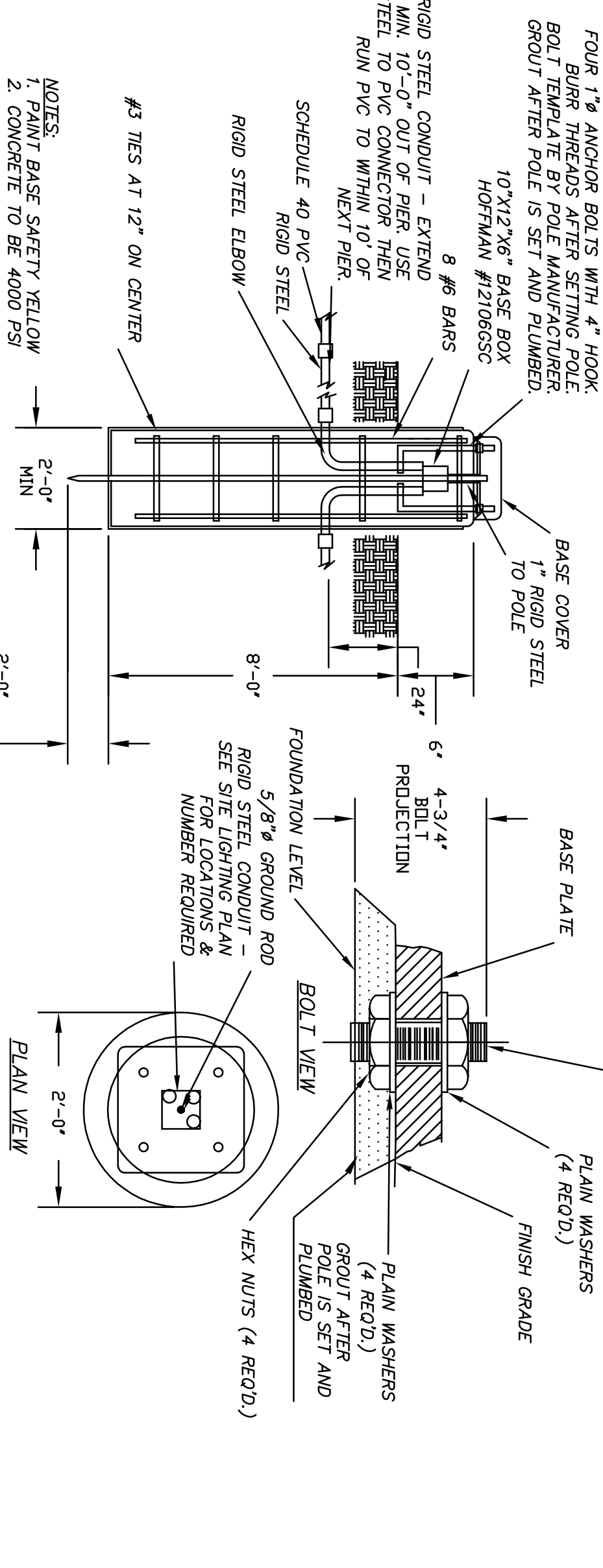
BOLLARD DETAIL
NOT TO SCALE



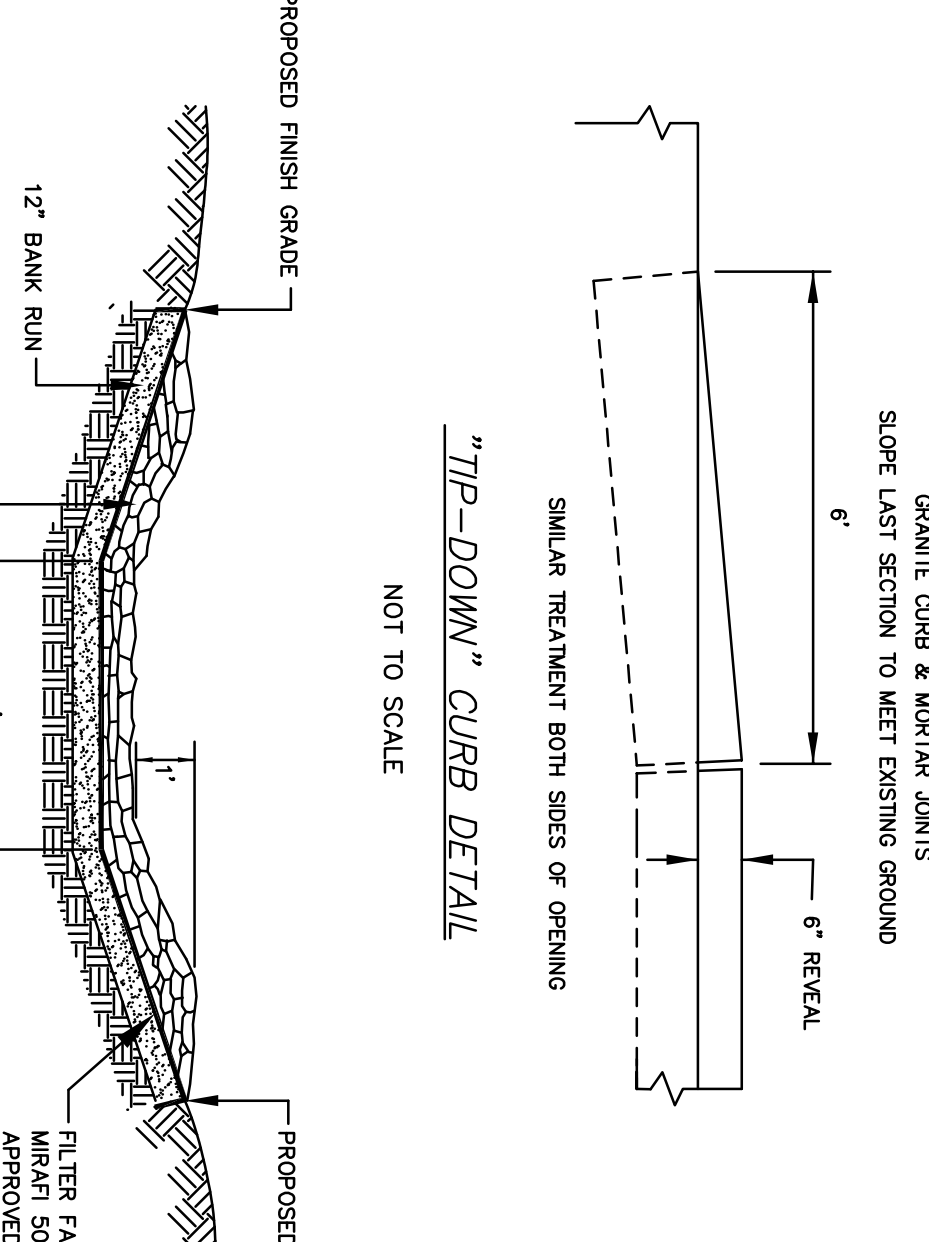
SIGN IN BOLLARD
NOT TO SCALE

NOTE:
1. ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. SEE LOCATION OF HANDICAP PARKING STALLS & SIGNS ON SITE PLAN.

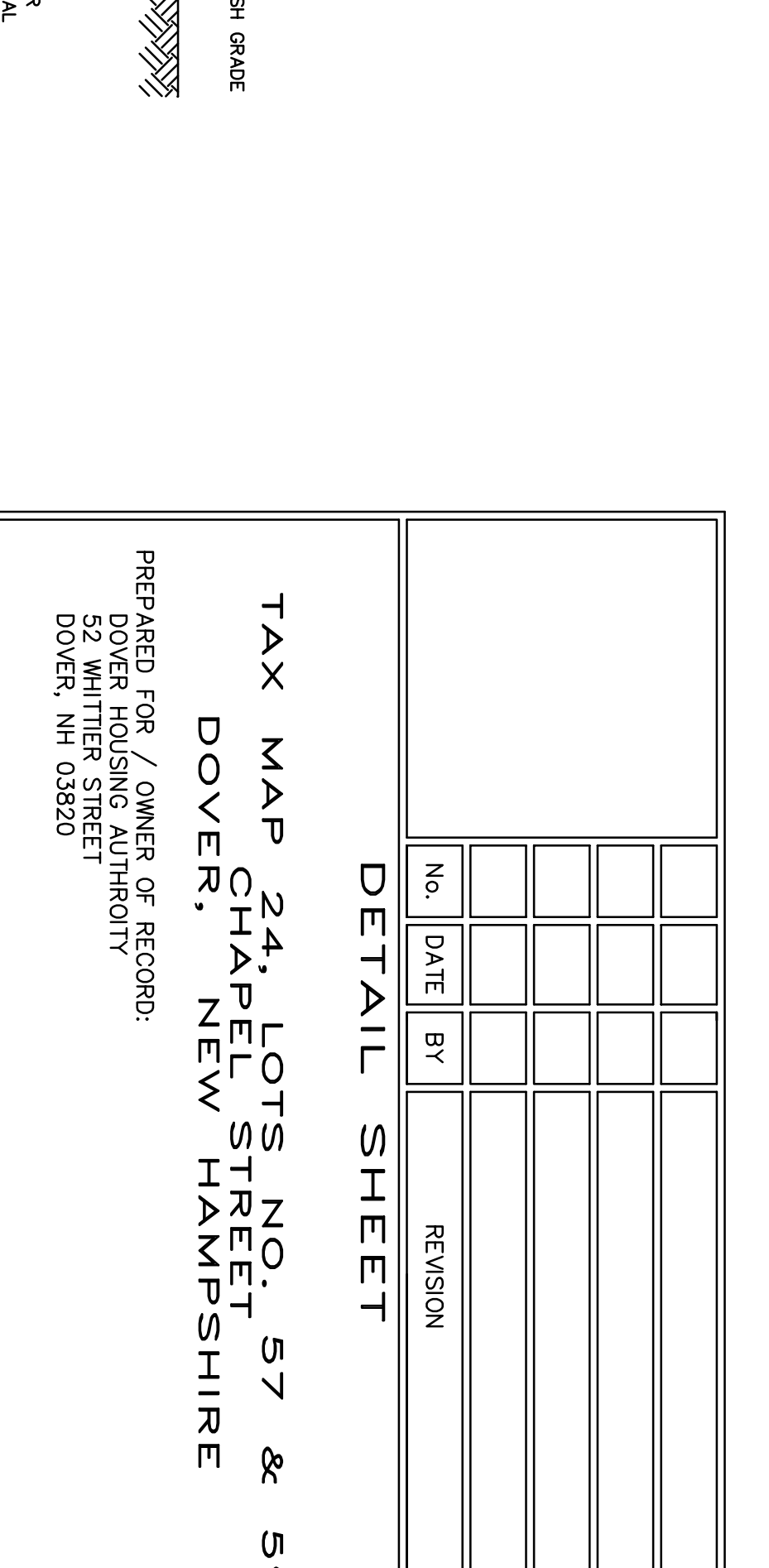
SIGN LEGEND & SIGN POST
NOT TO SCALE



LIGHT POLE BASE
NOT TO SCALE



"TIP-DOWN" CURB DETAIL
NOT TO SCALE



SWALE SECTIONS
NOT TO SCALE

NOTE:
REFER TO ELECTRICAL DRAWINGS FOR GROUNDING REQUIREMENTS.

NOTE:
REFER TO ELECTRICAL DRAWINGS FOR GROUNDING REQUIREMENTS.

DETAIL SHEET			
No.	DATE	BY	REVISION

TAX MAP 24, LOTS NO. 57 & 59
DOVER, CHAPEL STREET
NEW HAMPSHIRE

PREPARED FOR / OWNER OF RECORD:
DOVER HOUSING AUTHORITY
52 WHITTIER STREET
DOVER, NH 03820

civilworks
e n g i n e e r s . s u r v e y o r s

P.O. Box 1166
Dover, NH 03820

603-749-0443

DESIGN: DCL
SCALE: AS SHOWN
DATE: 1-28-11
SHEET 4 OF 4
PROJECT #10131