



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, December 15, 2016**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 PM: Site Review for 6 Grove Street Residences, LLC, Assessor's Map 31, Lot 14, zoned CBD (Transit Oriented Overlay), located at 6 Grove Street. (Proposal is to develop a 9,060.51 s.f. mixed use building with commercial space on the 1st floor and 36 residential units on the 2nd – 5th floors with 44 parking spaces within the 13,806.70 s.f. paved area.) (P16-31)



City of Dover, New Hampshire
SITE REVIEW APPLICATION

RECEIVED
Planning Office
[Revision Date: April 23, 2013]

Office Use Only

Project #:

P16-31

Date Received:

NOV 30 2016

Amount Paid:

\$4402.64

Time Received:

Dover, New Hampshire

dc#041267

APPLICANT AND OWNER INFORMATION

Name of Applicant: 6 Grove Street Residences, LLC Telephone # 603-742-5300

Address of Applicant: 35 Third Street, Dover, NH 03820

E-Mail Address: _____

Name of Property Owner (if different from applicant): Alan L. & Sherrilyn McKie Hatch
Family Trust of 2013 Telephone # _____

Address of Property Owner: 66 Briar Drive, Rochester, NH 03867

PROPERTY INFORMATION

Address of Property: 6 Grove Street

Assessor's Map # 31 Lot(s) # 14

Zoning District(s) Central Business District
Transit Oriented Development Sub-District Overlay District(s) _____

Size of Parcel: 31,775 sq. ft. 0.72 ac. Property Deed: Book 4199 Page: 508

Existing Use of Property: Four story building with active commercial space on the first floor.
Secondary building used as a machine shop.

SITE PLAN INFORMATION

Describe Proposed Use: Develop a mixed-use building with commercial space on the first floor, and 36 residential units on the second, third, fourth, and fifth floors, with associated parking and utilities.

Area of Parcel to be Developed: 27,600 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 36 units on 2nd, 3rd, 4th, and 5th floors.

Number of Parking Spaces: Existing 0 Proposed 44

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 9,060.51 sq. ft.

Front Yard 4.17' (Third Street)
9.95' (Grove Street) ft.

Total Building Area 9,060.51 sq. ft.

Rear Yard 45.74' (Grove Street) ft.

Paved Area 13,806.70 sq. ft.Side Yard: Right N/A ft.
(From Grove St) Left 102.39' ft.City Water? ☒ Yes ☐ No How far is city water from the property? Currently connectedCity Sewer? ☒ Yes ☐ No How far is city sewer from the property? Currently connected**BUILDING INFORMATION**Type of Building to be Built: Existing building to remain, with portions of it being removed.Height of Building: Five stories Finished Floor Elevation: 76.25

Number of Seats (where applicable) _____

WAIVER REQUESTSSite Review Regulations section(s) to be waived: 170-20 E.(3)(a)(i) - Street trees to be planted on avg. not more than 25-30' apart.
170-20 E.(3)(c)(i)a. - One bench will be provided for every 100' of frontage.

Justification for waiver request(s) (*attach additional sheets as needed*): Street trees are proposed to be planted with an average spacing of 34'. An additional planted tree would help meet the regulation, however, the placement of a new tree would be difficult because of the requirement to keep ADA paths clear. Four benches are proposed on the project. With 426 feet of frontage, the regulation would require 5 benches, but it is our assessment that the placement of four benches is adequate.

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Kenneth A. Berry, LLS - Berry Surveying & EngineeringAddress 335 Crown Point Road, Barrington, NH 03825 Telephone #: 603-332-2863Professional License #: 805 E-mail address: k.berry@berrysurveying.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Kenneth A. Berry, PE - Berry Surveying & EngineeringAddress 335 Crown Point Road, Barrington, NH 03825 Telephone #: 603-332-2863Professional License #: 14243 E-mail address: k.berry@berrysurveying.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: _____Signature of Applicant (*if different from owner*): _____ Date: _____

Signature of Agent: _____

Date: 11-17-16

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: _____

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: X _____

Date: _____

Signature of Applicant (if different from owner): _____

Date: _____

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: _____

Signature of Applicant (if different from owner): _____

Date: _____



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

City of Dover Technical Review Committee
Attention Planning Director Chris Parker
288 Central Ave
Dover, NH 03820

November 29, 2016

Re: Site Plan Application
6 Grove Street
Dover, NH
Owner: Alan L. & Sherrilyn McKie Hatch
Alan L. & Sherrilyn McKie Hatch Family Trust of 2013 (the Trust)
Applicant: 6 Grove Street Residences, LLC
35 Third Street, Dover, NH 03820
Mixed Use Development

Members of the City of Dover Technical Review Committee,

On behalf of 6 Grove Street Residences, LLC, Berry Surveying and Engineering (BS&E) submits for TRC review a set of plans and associated architectural, drainage, and traffic documentation for the design of a mixed use building at 6 Grove Street. The design proposes commercial space on the first floor, and 36 residential units on the second, third, fourth, and fifth floors.

A portion of the existing building at 6 Grove Street will be demolished, and the remaining portion of the building will be used to construct the commercial space and residential units. A fifth floor is proposed to be added to the top of the building.

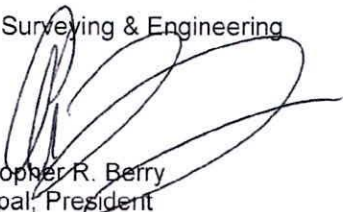
A total of 44 spaces are proposed between on-site parking in the proposed parking lot, and newly constructed parking areas on Grove Street. Additionally, the applicant plans to utilize permit parking in the municipal lot at the corner of Third and Chestnut.

The site is currently and will continue to be served by municipal sewer and water. A small rain garden is proposed on the south side of the parking lot to handle stormwater on the southern portion of the lot. The remainder of the lot will remain largely unchanged from its current drainage pattern. More information is available in the Drainage Analysis, copies of which have been provided to the Engineering and Planning Departments.

A portion of the site is within the 250' Shoreland Zone of the Cocheco River, and will therefore require a Shoreland Permit Application to be filed with NHDES.

We appreciate the TRC's time and consideration to this project.

Berry Surveying & Engineering



Christopher R. Berry
Principal, President



1 East Elevation
scale: 1/8"=1'-0"



2 North Elevation
scale: 1/8"=1'-0"

1/18/2016

REVISIONS



72 North Main Street, Concord, NH 03301
603-228-3415 • (fax) 228-5258 • (e-mail) design@cn-carley.com



PROJECT
6 Grove Street Residences,
LLC
Dover, NH

SHEET TITLE

Exterior
Elevations

Copyright 2016 by CN Carley Associates

1/18/2016

P101816.1

Project: 6 Grove Street
Drawing No.:
Scale: 1/8"=1'-0"



1 West Elevation Scale: 1/8"=1'-0"



2 North Elevation Scale: 1/8"=1'-0"

October 21, 2016

REV. NO. 001



72 North Main Street, Dover, NH 03824
603-228-3810 • (fax) 228-5256 • (e-mail) design@cn-carley.com



PROJECT
6 Grove Street Residences,
LLC
Dover, NH

SHELL TITLE

Exterior
Elevations

DATE: 10/18/16
PROJECT: 6 GROVE STREET RESIDENCES, LLC
DRAWN BY: P101816.2



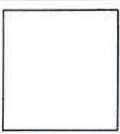
1
P101816.3
Northwest View

Volume 11 3008

REVISIONS:



72 North Main Street, Concord, NH 03309
603-228-3870 • (fax) 228-5236 • (e-mail) design@cn-carley.com



PROJECT
6 Crown Street Residences,
LLC
Dover, NH

SHEET TITLE

Exterior
Elevations

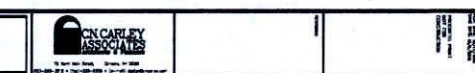
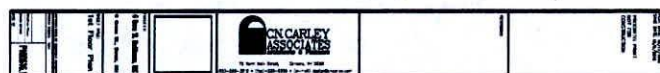
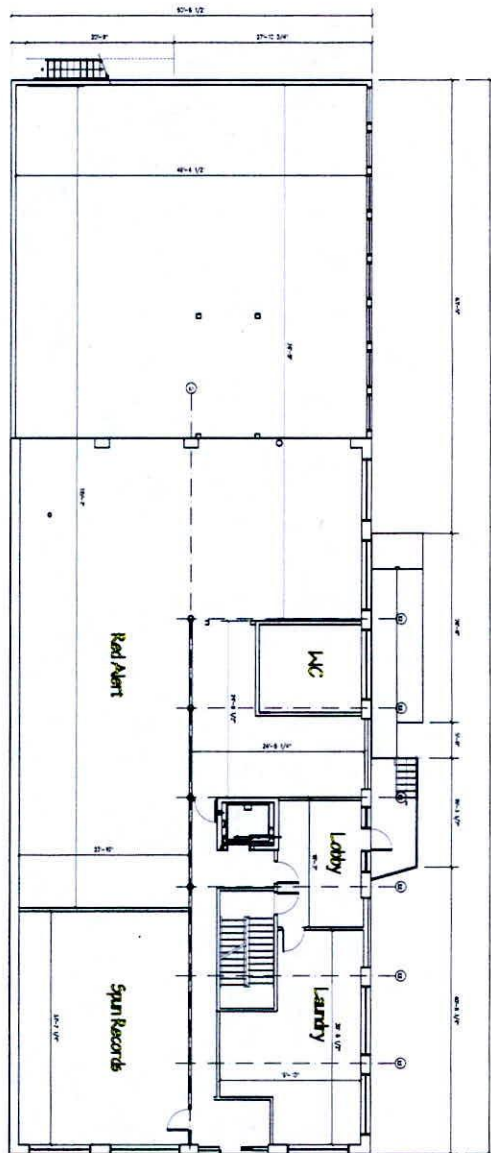
Copyright 2016 by CN Carley Associates

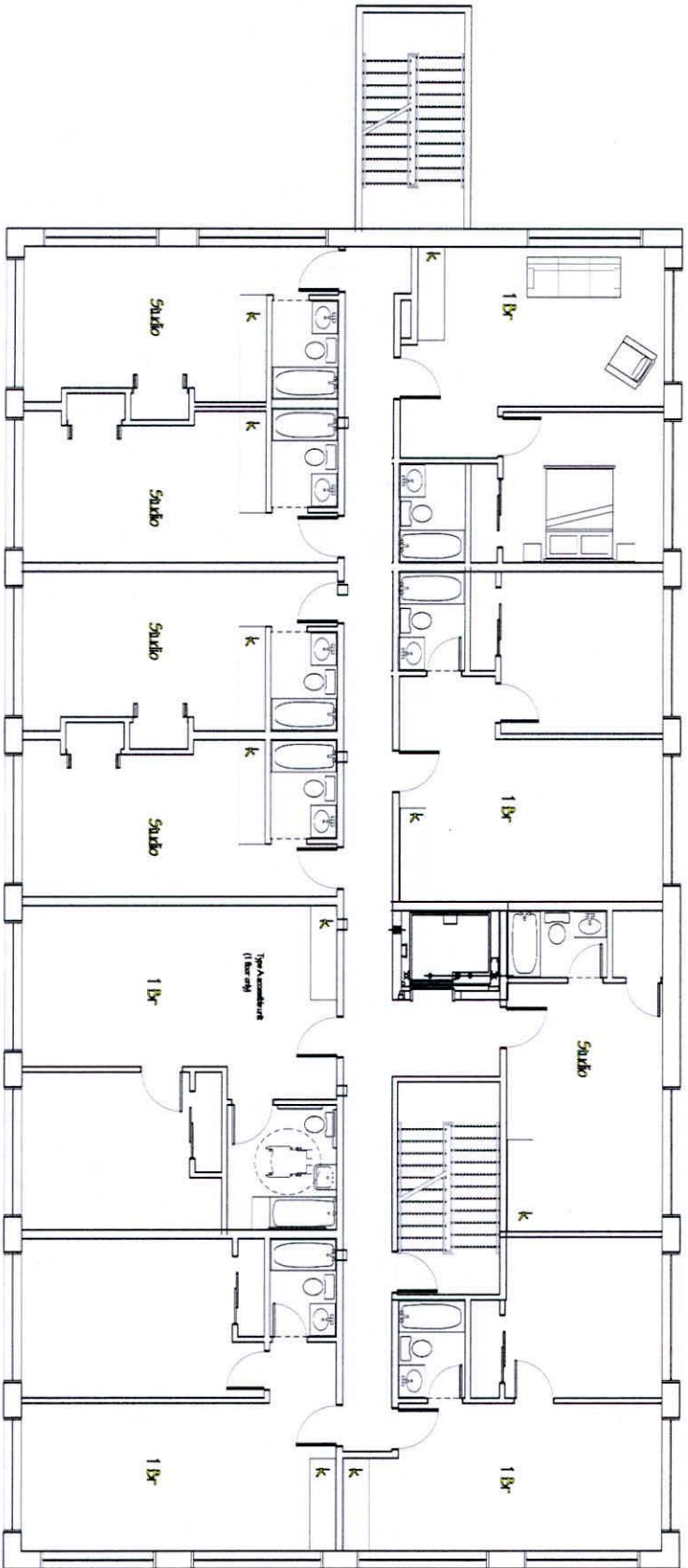
Project Number: 3013

Scale: As Shown

Sheet No. P101816.3

File: 3008-001-0000-01-001.dwg





1
2nd-3rd Floor Plan

1/4" = 1'-0"
NOT SCALE ON THIS REPRESENTATION

PRINT DATE: 8/28/2018
DRAWN DATE: 8/28/2018
PROJECT: PROJECT
NOT FOR CONSTRUCTION

REVISIONS:



72 North Main Street, Concord, NH 03301
603-228-3815 • (fax) 603-228-5206 • (e-mail) cncarley@comcast.net

PROJECT:
K&B Realty Management, LLC
6 Green St. Apartments
6 Green St., Dover, NH

SHEET TITLE:
2nd-3rd Floor Plan

DATE: 8/28/2018
PROJECT: PROJECT
NOT FOR CONSTRUCTION



1 4th Floor Plan 1/4" = 1'-0"

P082616.2

1 1/2 1 1/4 1 1/8 1 1/16 1 1/32 1 1/64 1 1/128 1 1/256 1 1/512 1 1/1024 1 1/2048 1 1/4096 1 1/8192 1 1/16384 1 1/32768 1 1/65536 1 1/131072 1 1/262144 1 1/524288 1 1/1048576 1 1/2097152 1 1/4194304 1 1/8388608 1 1/16777216 1 1/33554432 1 1/67108864 1 1/134217728 1 1/268435456 1 1/536870912 1 1/1073741824 1 1/2147483648 1 1/4294967296 1 1/8589934592 1 1/17179869184 1 1/34359738368 1 1/68719476736 1 1/137438953472 1 1/274877906944 1 1/549755813888 1 1/1099511627776 1 1/2199023255552 1 1/4398046511104 1 1/8796093022208 1 1/17592186044416 1 1/35184372088832 1 1/70368744177664 1 1/140737488355328 1 1/281474976710656 1 1/562949953421312 1 1/1125899906842624 1 1/2251799813685248 1 1/4503599627370496 1 1/9007199254740992 1 1/18014398509481984 1 1/36028797018963968 1 1/72057594037927936 1 1/144115188075855872 1 1/288230376151711744 1 1/576460752303423488 1 1/1152921504606846976 1 1/2305843009213693952 1 1/4611686018427387904 1 1/9223372036854775808 1 1/18446744073709551616 1 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City of Dover Planning Department
Attention: Director Christopher Parker
288 Central Ave
Dover, NH 03820

October 14, 2016

RE: Traffic Impact Analysis & Distribution
6 Grove Street Residences
35 Third Street
Dover, NH

RECEIVED
Planning Office
NOV 30 2016
Dover, New Hampshire

Mr. Parker,

On behalf of 6 Grove Street Residences, LLC, Berry Surveying & Engineering (BS&E) has prepared a Standard Traffic Impact Analysis for the development of 36 Condominium Units and 4,609 square feet of commercial office space at 6 Grove Street.

Proposal & Introduction:

The proposal is to convert an existing building into 36 residential rental units and commercial space by removing a portion of it and redeveloping the surrounding site. Commercial space will be on the first floor, and the condo units will be on the second, third, and fourth floors.

The purpose of this analysis is to determine the maximum number of trips coming to and leaving from the proposed site during certain peak periods of the day and week. This information is then used in determining the impact on safety as it relates to the existing roadway infrastructure. The following will be discussed as part of the analysis and is typical for a project of this size pursuant to the Institute of Traffic Engineers (ITE) manual.

- Existing Site Description
- Grove Street and Third Street Descriptions
- Surrounding Roadway Infrastructure
- Existing Trip Generation Potential
- Existing Vehicle Speeds
- Trip Generation
- Trip Distribution
- Sight Distances & Safety Analysis

Existing Site Description:

The existing site has frontage on Grove Street and Third Streets, and contains 31,775 square feet of land with a 15,927 square foot, four-story building, as well as a 2,376 square foot garage. There are existing paved driveways off of Grove Street and Third Street, with paved parking areas on the south and west sides of the main building.

Grove Street and Third Street Descriptions:

Grove and Third Streets are both classified as local roads. Grove Street runs north and south between Chesley Street and a dead end past Third Street. It has a paved width of approximately 37 feet with no curbing or sidewalks in the area of the proposed project. Curbing and sidewalks do exist on both sides on the portion of Grove Street that is north of Third Street.

Third Street runs east and west between Central Ave and Frances Drive, where for all intents and purposes, Third Street becomes a dead end, as travel on to Frances Drive from Third Street is restricted. In the area of the project site, its paved width is approximately 35 feet, and it has curbing and sidewalks on both sides of the street.

Existing Trip Generation Potential:

Using the 7th Edition ITE Trip Generation Manual, we determined the following trip generation potential for the existing site. Land Use Codes (814) Specialty Retail Center, (150) Warehousing, and (110) General Light Industrial were used in deriving the trip generation potential for the existing site. The General Light Industrial Code applies exclusively to the existing 2,376 square foot garage on site.

Specialty Retail Center (5,927 Sq.Ft.) Existing Trip Generation:

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	48% Entering	52% Exiting
40.91T	19.64T	21.27T

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	56% Entering	44% Exiting
30.02T	16.81T	13.21T

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	50% Entering	50% Exiting
35T	17.5T	17.5T

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Warehousing (33,012 Sq.Ft. between 4 Floors) Existing Trip Generation Potential:

Warehousing Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	82% Entering	18% Exiting
14.85T	12.17T	2.67T

Warehousing Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	25% Entering	75% Exiting
15.51T	3.88T	11.63T

Warehousing Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	64% Entering	36% Exiting
3.6T	2.3T	1.3T

General Light Industrial (3 Employees) Existing Trip Generation:

General Light Industrial Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	83% Entering	17% Exiting
1.32T	1.10T	0.22T

General Light Industrial Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	21% Entering	79% Exiting
1.26T	0.26T	1.00T

General Light Industrial Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	47% Entering	53% Exiting
0.15T	0.07T	0.08T

Combined Existing Trip Generation Potential:

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	58% Entering	42% Exiting
57.08T	32.92T	24.16T

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(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	45% Entering	55% Exiting
46.79T	20.95T	25.84T

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	51% Entering	49% Exiting
38.75T	19.87T	18.88T

It is assumed that there is a fairly even split between trips going north on Grove Street, and east on Third Street. Grove and Third Streets have dead ends to the south and west respectively, and therefore see little to no traffic coming from the existing site.

Existing Vehicular Speeds:

Grove Street and Third Street are both governed by the city-wide speed limit of 30 MPH. It has been observed by Berry Surveying & Engineering that speeds in the area of the project site are not excessive, and for the purposes of this study it is assumed that the majority of operators obey speed limits.

Trip Generation:

The 7th Edition ITE Trip Generation Manual was used to determine the volume of trips, as well as the percentage of entrance-to-exit traffic experienced at the AM & PM Peak hour between 7 and 9 AM and 4 and 6 PM. In addition, Saturday peak hours of the generator are estimated with ADV provided in the foot notes for all. Land Use Codes (223) Mid-Rise Apartment, and (814) Specialty Retail Center were used in deriving the trip generation for the project development.

Residential Trip Generation (36 Units):

Residential Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	18% Entering	82% Exiting
12.6T	2.27T	10.33T

Residential Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	64% Entering	36% Exiting
15.84T	10.14T	5.70T



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Residential Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	54% Entering	46% Exiting
14T	7.56T	6.44T

Specialty Retail Center (5,981 Sq. Ft.) Trip Generation:

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	48% Entering	52% Exiting
40.91T	19.64T	21.27T

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	56% Entering	44% Exiting
30.02T	16.81T	13.21T

Specialty Retail Center Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	50% Entering	50% Exiting
35T	17.5T	17.5T

Combined Trip Generation:

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator AM Weekday

Total Trips	40% Entering	60% Exiting
53.51T	21.90T	31.61T

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour of Generator PM Weekday

Total Trips	59% Entering	41% Exiting
45.86T	26.95T	18.91T

(Combined Volumes) Peak Hour of Adjacent Street Traffic Peak Hour Saturday

Total Trips	51% Entering	49% Exiting
49T	25.06T	23.94T

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Compared to the potential trip generation for the existing site, the proposed project will generate roughly the same amount of traffic during weekday peak hours. Weekend peak hours will experience a higher volume than the existing potential by about 10 trips per hour, which is to be expected, based on the construction of residential units.

Trip Distribution Analysis:

For this analysis it is assumed that the project is a one hundred percent generator. There are no other businesses within the area or other traffic draws of any kind that would create any linking of trips. Additionally this proposed project has minimal pass by draw. All trips coming to and leaving the site are dedicated for this project development. For this reason distribution of the generated traffic at the project entrance is isolated from the volume of pass by trips, and are all turning into or out of the project site. The entering / exiting distribution is provided by the ITE land use code tables formerly mentioned.

Sight Distance & Safety Analysis:

The proposed driveways will be constructed in the same location as the existing driveways. Sight distance and driveway alignment are the two determining factors in placement. From the Grove Street driveway, sight distance to the north is unobstructed for well over 400 feet, and from the Third Street Driveway, sight distance to the east is unobstructed for well over 400 feet. The standard sight distance required by NHDOT is 400 feet in cases where the Geometric Design Manual would not require more. In this instance both sight distances meet the design required warrant as well as the standard practice of NHDOT of 400 feet. There are no improvements required to maintain this site distance.

Sight distances to the south on Grove Street and the west on Third Street were not analyzed, as both driveways are less than 400 feet from dead ends.

Respectfully Submitted,

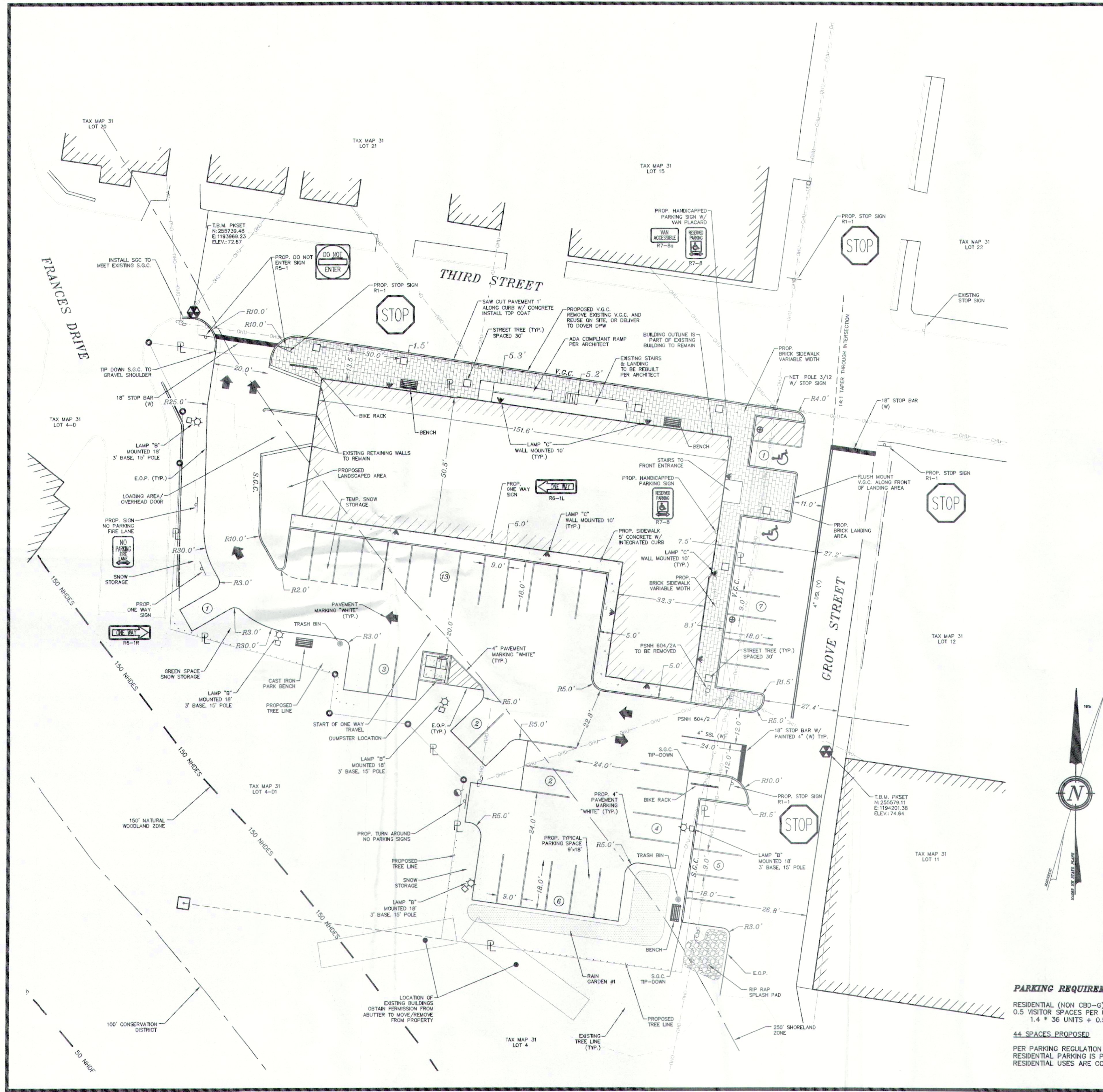
BERRY SURVEYING & ENGINEERING

Christopher R. Berry SIT
Principal, President

Kenneth A. Berry, PE, LLS, CEPSC, JP
Principal, VP-Technical Operations



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NOTES:

- 1.) THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE SITE PLAN DESIGN OF A MIXED USE BUILDING AT 6 GROVE STREET WITH COMMERCIAL SPACE ON THE FIRST FLOOR, AND 36 RESIDENTIAL UNITS ON THE SECOND, THIRD, AND FOURTH FLOORS.
- 2.) CURRENT OWNER: ALAN L. HATCH & SHERRILYN MCKIE (TRUSTEE)
ALAN HATCH AND SHERRILYN MCKIE FAMILY TRUST OF 2013
66 BRIAR DRIVE
ROCHESTER, NH 03867
- 3.) APPLICANT: 6 GROVE STREET RESIDENCES, LLC
35 THIRD STREET
DOVER, NH 03820
- 4.) TAX MAP 31, LOT 14 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 5.) LOT AREA: 31,775 Sq. Ft., 0.72 Ac.
- 6.) S.C.R.D. BOOK 4199, PAGE 508
- 7.) PROPOSED IMPERVIOUS AREA ON LOT = 25,329 Sq.Ft. (79.71% OF LOT)
- 8.) PROPOSED IMPERVIOUS AREA ON LOT WITHIN 250' OF SHORELAND ZONE = 7,741 Sq.Ft. (59.39% OF LOT WITHIN SHORELAND ZONE)
- 9.) ZONING NOTES: CBD CENTRAL BUSINESS DISTRICT ZONE, TRANSIT ORIENTED DEVELOPMENT SUB-DISTRICT
MINIMUM LOT SIZE: N/A
MINIMUM FRONTAGE: N/A
BUILDING SETBACK REQUIREMENTS:
FRONT (EXISTING): 0 FEET
SIDE: 10 FT MIN, 25 FT MAX
REAR: 0 FT MIN, 25 FT MAX
MAXIMUM LOT COVERAGE: 75 - 100 PERCENT
MAXIMUM BUILDING HEIGHT: 5 STORY MIN, 5 STORY MAX
- 10.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #33017C03103, DATED SEPTEMBER 30, 2015.
- 11.) VERTICAL DATUM IS BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES ARE BASED ON NAD83. COORDINATES WERE GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 12.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN APRIL OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 125,521.
- 13.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE M/LAR 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.
- 14.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 15.) THE PROPOSED STRUCTURES SHALL BE SERVED BY SPRINKLER SYSTEMS AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.
- 16.) SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIALS AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
- 17.) FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- 18.) A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- 19.) ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS OVERHEAD UTILITIES ALREADY EXIST
- 20.) THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- 21.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- 22.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 23.) 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.
- 24.) THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- 25.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH CITY OF DOVER, COMMUNITY SERVICES AND ENGINEERING DEPARTMENT.
- 26.) 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.
- 27.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 28.) THE PROPOSED USE FOR THE SITE IS MIXED USE COMMERCIAL/RESIDENTIAL.
- 29.) THIS PLAN PROPOSES APPROXIMATELY 31,000 SQ. FT. OF DISTURBANCE.
- 30.) CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- 31.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.
- 32.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 33.) SNOW STORAGE AREAS ARE AS SHOWN ON THIS SITE PLAN. EXCESS SNOW WILL BE REMOVED FROM THIS SITE AND DISPOSED OF IN A QUALIFIED LOCATION.
- 34.) THE FOLLOWING WAIVERS ARE REQUESTED:
170-20 E.(3)(a)(i) - STREET TREES TO BE PLANTED AN AVERAGE SPACING NOT GREATER THAN 25-30'
170-20 E.(3)(c)(i)a. - ONE BENCH WILL BE PROVIDED FOR EVERY 100' OF FRONTAGE

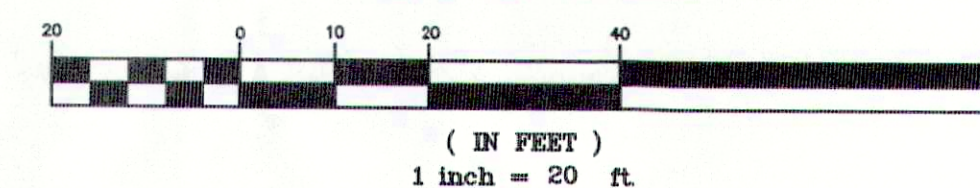
PARKING REQUIREMENTS:

RESIDENTIAL (NON C90-C) MAX 1.4 SPACES PER UNIT PLUS
0.5 VISITOR SPACES PER UNIT:
1.4 * 36 UNITS + 0.5 * 36 UNITS = 68.4 SPACES

44 SPACES PROPOSED.

PER PARKING REGULATION TABLE IN CHAPTER 149, ONLY
RESIDENTIAL PARKING IS PROVIDED WHERE COMMERCIAL AND
RESIDENTIAL USES ARE CO-LOCATED.

GRAPHIC SCALE



DOVER PLANNING # 16-031

DESCRIPTION	
REVISION	DATE

PROPOSED SITE PLAN
FOR
6 GROVE STREET RESIDENCES, LLC
FOR PROPERTY LOCATED AT
6 GROVE STREET, DOVER NH
TAX MAP 31 LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : OCTOBER 1, 2016
FILE NO. : DB 2016 - 090

STATE OF NEW HAMPSHIRE
KENNETH BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER