



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, February 23, 2017**
Meeting Time: **10:00 AM**

1. 10:00 AM – 10:45 AM: Amendment to a previously approved Site Plan for R&P Singh LLC, (Owner: Aranosian Oil Co., Inc.), Assessor's Map 15, Lot 71, zoned B-5, located at 52 Central Avenue. (Proposal is to add a drive-thru service window). (P08-09A)
2. 10:45 AM - 11:30 PM: Site Review for Changing Places, LLC, Assessor's Map 24, Lots 98, 99, 100, zoned CBD, located at 15, 19, & 21 Mechanic Street. (Proposal is to develop a mixed use commercial/residential/flex space building with a 26,805 s.f. total building area and 24 parking spaces within the 7,267 s.f. paved area.) (P17-11)
3. 11:30 AM - 12:15 PM: Site Review for Craig Jewett & Bradford Dawn Real Estate, LLC, Assessor's Map D, Lot 16F, zoned B-4, located at 383 Sixth Street. (Proposal is to develop a 6,000 s.f. Children's Day Care Facility with 37 parking spaces within the 14,500 s.f. paved area.) (P15-12A)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only

Project #:

P0809A

Date Received:

FEB 10 2017

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: R & P Singh LLC Telephone # (617)899-3349

Address of Applicant: 52 Central Avenue, Dover, NH 03820

E-Mail Address: raghbirtamber@yahoo.com

Name of Property Owner (if different from applicant): Aranosian Oil Co., Inc. Telephone # (603)224-7500

Address of Property Owner: 557 North Main Street, Concord, NH 03301

PROPERTY INFORMATION

Address of Property: 52 Central Avenue

Assessor's Map # 15 Lot(s) # 71

Zoning District(s) B-5 Overlay District(s) N/A

Size of Parcel: 27,363 sq. ft. 0.628 ac. Property Deed: Book 773 Page: 476

Existing Use of Property: Convenience Store with Gas

SITE PLAN INFORMATION

Describe Proposed Use: Add Drive-Thru Window Service

Area of Parcel to be Developed: No new Site Development sq. ft.

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

Number of Parking Spaces: Existing 18 Proposed No new Spaces Proposed

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

Number of Employees Total: 4 In Maximum Shift: 2

Disposition of Parcel:

Building Setbacks:

Building Footprint Existing sq. ft.

Front Yard Existing ft.

Total Building Area Existing sq. ft.

Rear Yard Existing ft.

Paved Area Existing sq. ft. Side Yard: Right Existing ft.
Left Existing 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: Existing

Height of Building: Existing Finished Floor Elevation: Existing

Number of Seats (where applicable) N/A

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Centrla Avenue, Dover, NH 03820 Telephone #: (603)742-8107

Professional License #: 884 E-mail address: RJS@TRITECHENG.COM

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Robert J. Stowell, Trittech Engineering Corporation

Address 755 Central Avenue, Dover, NH 03820 Telephone #: (603)742-8107

Professional License #: 9903 E-mail address: RJS@TRITECHENG.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.

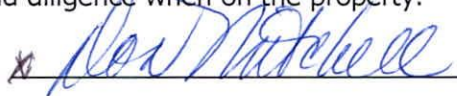
Signature of Property Owner: ☒  Date: 2/9/17

Signature of Applicant (*if different from owner*):  Date: 2/9/17

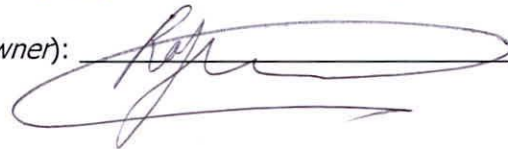
Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

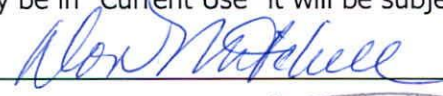
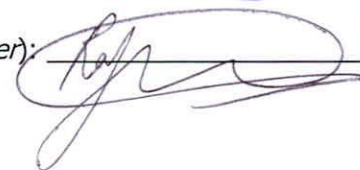
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction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

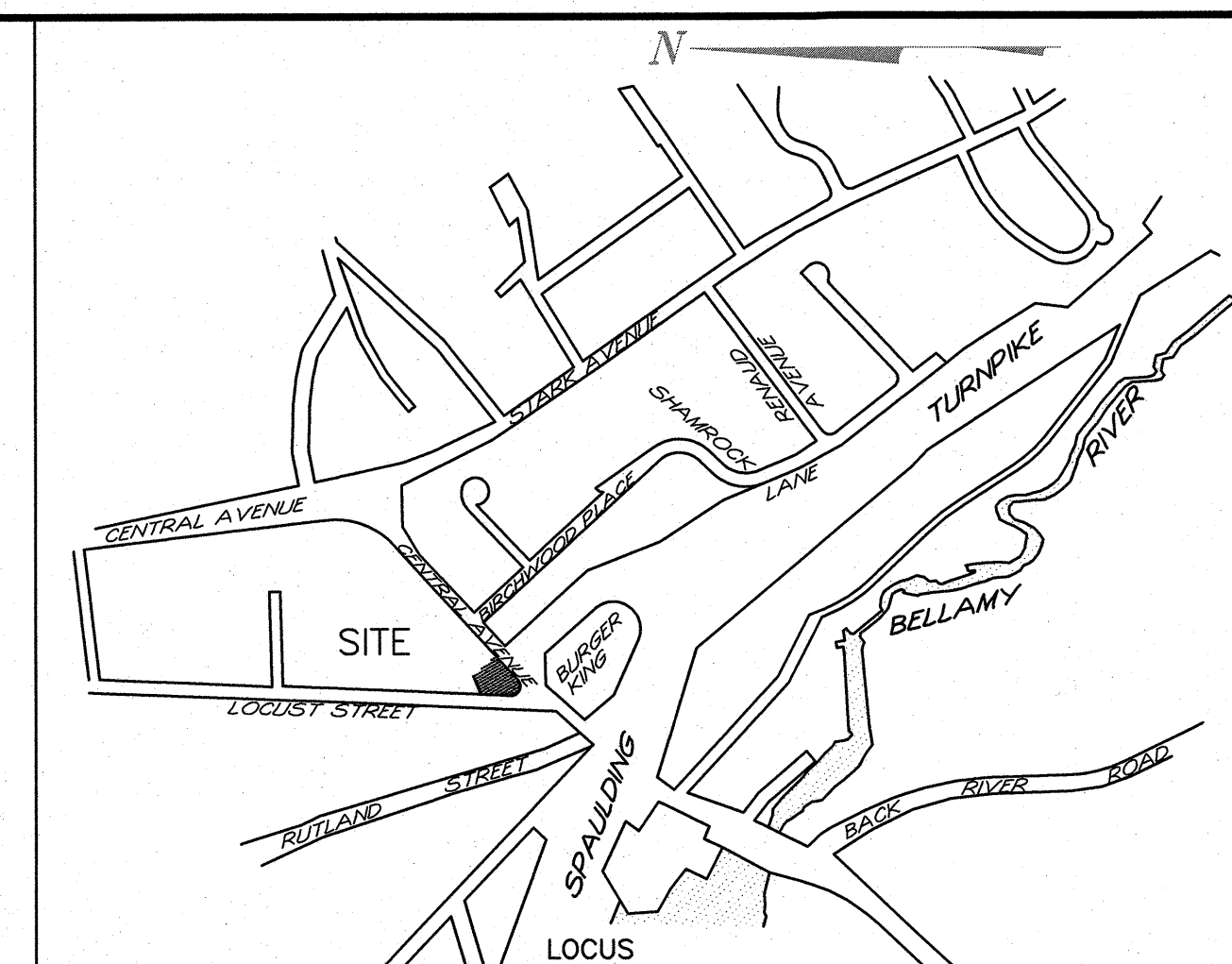
Signature of Property Owner:  Date: 2/9/17**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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: 2/9/17Signature of Applicant (if different from owner):  Date: 2/9/17**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: 2/9/17Signature of Applicant (if different from owner):  Date: 2/9/17

**TRITECH**

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

[illegible]

DRIVE-THRU STACKING PLAN



ARAVOSIAN
OIL COMPANY

CENTRAL AVE. & LOCUST STREET
DOVER, NEW HAMPSHIRE

FEBRUARY 9, 2017 JOB No. 15112
SCALE: 1" = 20'

SCALE: 1" = 20'

SHEET NO.

SP-2



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only	Project #:	<u>P17-11</u>	Date Received:	<u>RECEIVED</u>
	Amount Paid:		Time Received:	<u>Planning Office</u> <u>FEB 10 2017</u>

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Changing Places LLC Telephone # 749-3800

Address of Applicant: 42 Dover Point Rd, Suite J, Dover, NH 03820

E-Mail Address: _____

Name of Property Owner (if different from applicant): Jason Wood, Executor of the Estate of Rae Ann Wood Telephone # _____

Address of Property Owner: 25 Toftree Lane, Dover, NH 03820

PROPERTY INFORMATION

Address of Property: 21 Mechanic St

Assessor's Map # 24 Lot(s) # 98, 99 & 100

Zoning District(s) CBD Overlay District(s) _____

Size of Parcel: 22,248 sq. ft. 0.51 ac. Property Deed: Book 1059 Page: 841

Existing Use of Property: Commercial

SITE PLAN INFORMATION

Describe Proposed Use: Mixed Use - Commercial/Residential/ Flex Space

Area of Parcel to be Developed: 18,911 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 15 3

Number of Parking Spaces: Existing 20+/- Proposed 4

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

Number of Employees Total: 0 In Maximum Shift: 0

Disposition of Parcel:

Building Setbacks:

Building Footprint 10,812 sq. ft.

Front Yard 1' Chapel 5' Mechanic ft.

Total Building Area 26,805 sq. ft.

Rear Yard 10' ft.

Paved Area 7267 sq. ft. Side Yard: Right 0 ft.
Left 0 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: Townhouse style with commercial conversion capabilities and live work spaces.

Height of Building: 35' Finished Floor Elevation: Varies

Number of Seats (where applicable) 0

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: Pavement within 5' of a boundary line

Justification for waiver request(s) (*attach additional sheets as needed*): It exists in the Existing Condition and the applicaiton enhances the differance with additional landscaping and fencing, and provides further separation.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 332-2863

Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Kenneth A Berry, PE, LLS Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 332-2863

Professional 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: Jason Wood, Executor dotloop verified
02/09/17 4:28PM EST
TIAS-CQ6S-ZLSX-EBBL Date: _____

Signature of Applicant (if different from owner): [Signature] Date: 2/10/17

Signature of Agent: _____



Date: 2-9-17

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: _____

*Jason Wood, Executor*dotloop verified
02/10/17 10:37AM EST
NOWZ-9GNM-PAB0-HQYU

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: _____

*Jason Wood, Executor*dotloop verified
02/10/17 10:37AM EST
OPEH-3EFN-HBNC-OJBK

Date: _____

Signature of Applicant (if different from owner): _____



Date: 2/9/17

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: _____

*Jason Wood, Executor*dotloop verified
02/10/17 10:37AM EST
VS2I-EJ19-HJAA-3WSH

Date: _____

Signature of Applicant (if different from owner): _____



Date: 2/9/17



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

RECEIVED
Planning Office

FEB 10 2017

Dover, New Hampshire

February 9, 2017

City of Dover, NH TRC
Attention: Christopher G. Parker AICP
288 Central Ave.
Dover, NH 03820

Re: Site Plan Application
Changing Places LLC
Mechanic Street & Chapel Street
Mixed Use Development within the CBD

Mr. Parker,

On behalf of the Changing Places LLC, Berry Surveying & Engineering (BS&E) submits for your review a Mixed Use Development on the corner of Mechanic Street and Chapel Street which is located within the CBD.

There are three existing lots of record, which contain expanses of pavement, a single family structure towards the rear of the lot, the "Jimmy's" building, and a small gravel area which is used for parking. The users are unknown. A merger plan will be required to merge these parcels prior to the finalization of the project.

The proposal is to construct a building on the corner of Mechanic and Chapel. The driveway location was chosen on Chapel, where it can line up with an existing curb cut, and also provides better turning access in and out of the project site, whereas Mechanic Street is very narrow (18' +/-). This setup allows for one continuous building to wrap around the two most regular boundary lines, creating an appealing street scape on both streets.

Due to heavy market demand for residential space within the downtown, and lacking small commercial demand, the applicants are approaching this project with the CBD so as to fit the demands of today while preserving the demands of tomorrow. The immediate proposal is to create two commercial spaces on the corner. These two spaces may be combined into one if a user comes along that needs larger space. It will contain two store front doors which are ADA accessible. A walk is provided at the front of the building to properly connect this project to the other walking facilities in the immediate area. Units 2-6 are proposed to be "Flex space". They will be set up under the current market conditions with a garage. We are working with the applicants and the building designers to ensure that this space can be converted to Commercial space down the line.

- ADA parking is proposed on site at the rear of the building
- Due to grading at the front of the site on Mechanic, the front will not be ADA compliant which means that when the space is converted in the future, ADA compliance will be met at the rear of the site, where the parking is provided.
- ADA bathroom utility stubs will be provided so that these can be built in the future.
- The architects will be providing concept layouts for commercial spaces, so that there is a plan set for future conversion.
- The fronts of the buildings are designed to be inviting spaces for commercial use, and not designed to appear like residential townhouses.

Due to the site layout, Units 7 & 8 will be designed purely for residential use, and will take their driveway access from Mechanic Street. The other units within the development are designed to be larger, more luxury style, with views out over the Cochecho River. As the demand for housing and commercial grow larger, it will force people to utilize the existing parking garage, and will facilitate the need for the same to be built in the future, completing the infill cycle.

The applicant did consider the one building approach for this site, however given its odd shape and narrow breadth on Chapel Street, this would be difficult to accomplish. Additionally, portions of this site are made up of urban fill, whereas historically there is a ravine that was in close proximity to this project site. These types of soil conditions do not lend themselves to larger concrete and steel frame construction. Though a conditional use permit is required for build out frontage on Chapel Street, and overall building coverage, the enhanced architectural design, and forward thinking of the Flex Space, encompasses the idealism found within the CBD. The buildings have been designed with additional overhangs and cantilevered spaces to maximize building efficiency and obtain a higher percentage of coverage, and is a drastic improvement over the existing utilization of the property.

The buildings are designed with fire suppression systems, with the bulk of the utility work for the project being internal to the buildings. We have determined the entrance can accommodate the T1 truck, but would like to discuss its need prior to finalizing the project design. It is our assessment that with two street access points, and protected buildings of maximum heights of around 35 feet, a smaller truck may only be required to access the rear of the site, and would allow for a narrower entrance design. This would then be in keeping with a more urban feel, allow for better landscaping / hardscaping, and less pavement.

Drainage is designed using the Sand Filter method which captures all of the storm flow and directs it to the existing MS4 system fully treated and "off peak" from the existing flow. Pervious materials are used throughout the project site to further encourage sustainable planning in the proposed urban development.

A traffic analysis and Impact analysis are forth coming.

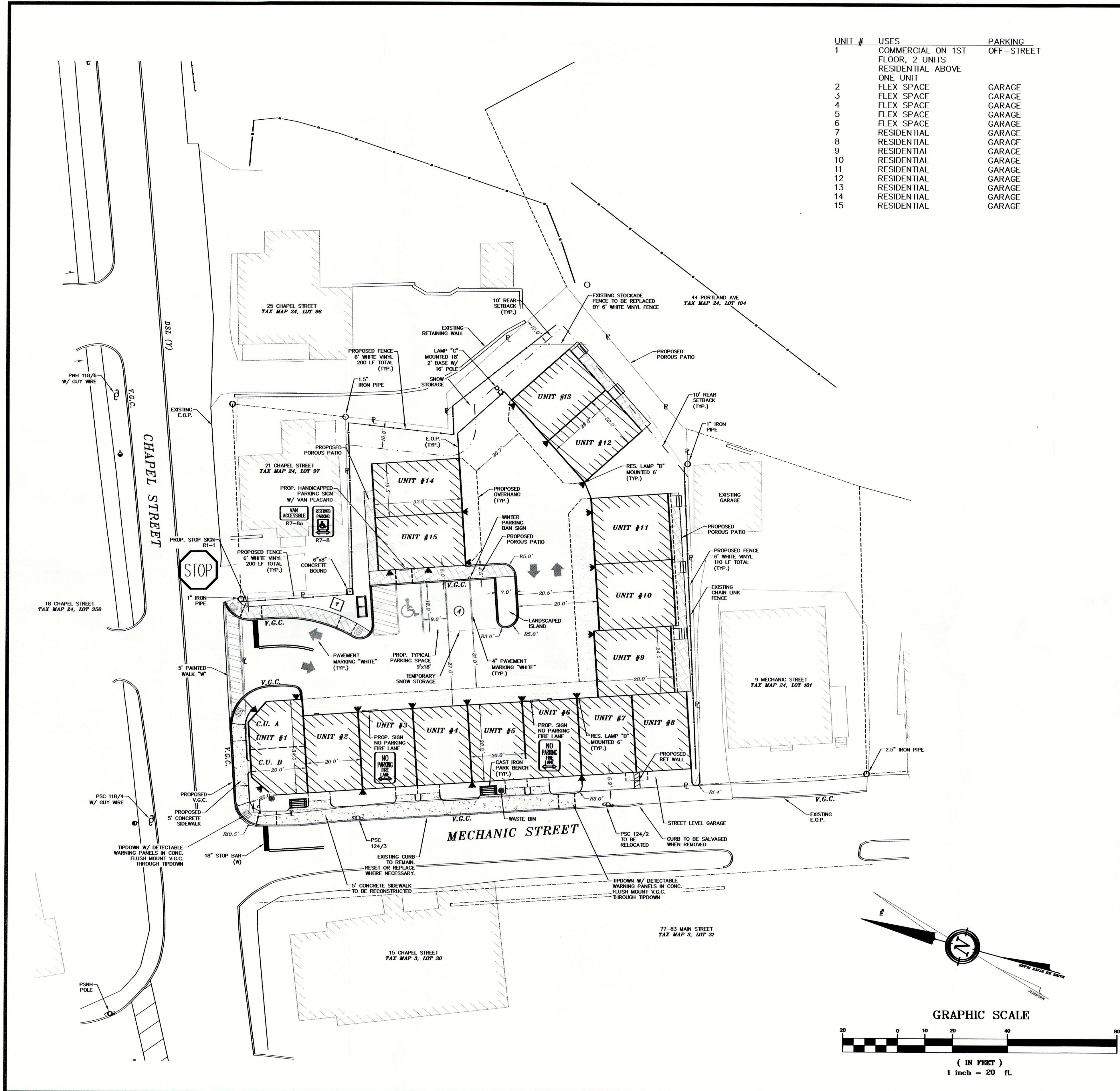
We appreciate the TRC's time and attention to this matter.

Berry Surveying & Engineering



Christopher R. Berry
Principal, President





UNIT #	USES	PARKING
1	COMMERCIAL ON 1ST FLOOR, 2 UNITS RESIDENTIAL ABOVE ONE UNIT	OFF-STREET
2	FLEX SPACE	GARAGE
3	FLEX SPACE	GARAGE
4	FLEX SPACE	GARAGE
5	FLEX SPACE	GARAGE
6	FLEX SPACE	GARAGE
7	RESIDENTIAL	GARAGE
8	RESIDENTIAL	GARAGE
9	RESIDENTIAL	GARAGE
10	RESIDENTIAL	GARAGE
11	RESIDENTIAL	GARAGE
12	RESIDENTIAL	GARAGE
13	RESIDENTIAL	GARAGE
14	RESIDENTIAL	GARAGE
15	RESIDENTIAL	GARAGE

- NOTES:**
- THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE SITE PLAN DESIGN OF A MIXED USE BUILDING MECHANIC AND CHAPEL STREETS WITH COMMERCIAL SPACE ON THE FIRST FLOOR, AND 15 RESIDENTIAL UNITS ON THE SECOND, THIRD, AND FOURTH FLOORS.
 - CURRENT OWNER: JASON, JAMES III, & KEVIN WOOD
JOLEEN FERNALD
18 GARRISON ROAD
25 TOFTREE LANE
DOVER, NH 03820
 - APPLICANT: CHANGING PLACES, LLC
42 DOVER POINT ROAD, UNIT J
DOVER, NH 03820
 - TAX MAP 24, LOTS 98, 99, & 100
 - LOT AREAS: LOT 98 - 3,017 Sq. Ft., 0.06 Ac.
LOT 99 - 5,323 Sq. Ft., 0.12 Ac.
LOT 100 - 13,908 Sq. Ft., 0.31 Ac.
 - S.C.R.D. BOOK 1059, PAGE 841
 - EXISTING IMPERVIOUS AREA ON LOT = 17,305 Sq.Ft. (77.8% OF LOT)
PROPOSED IMPERVIOUS AREA ON LOT = 17,584 Sq.Ft. (79% OF LOT)
 - EXISTING PRINCIPAL BUILDING LOT COVERAGE = 3,913 Sq.Ft. (17.6% OF LOT)
PROPOSED PRINCIPAL BUILDING LOT COVERAGE = 8,935 Sq.Ft. (40.2% OF LOT)
 - EXISTING PRINCIPAL BUILDING FRONTAGE BUILD-OUT (MECHANIC STREET) = 45' (27.4%)
PROPOSED PRINCIPAL BUILDING FRONTAGE BUILD-OUT (MECHANIC STREET) = 153' (93.1%)
EXISTING PRINCIPAL BUILDING FRONTAGE BUILD-OUT (CHAPEL STREET) = 0' (0%)
PROPOSED PRINCIPAL BUILDING FRONTAGE BUILD-OUT (CHAPEL STREET) = 34' (43.8%)
 - ZONING NOTES: CENTRAL BUSINESS DISTRICT (CBD)
MINIMUM LOT SIZE: N/A
MINIMUM FRONTAGE: N/A
BUILDING SETBACK REQUIREMENTS:
FRONT : AVG. OF NEIGHBORHOOD
SIDE : 0 FT MIN, 24 FT MAX
REAR : 10 FT
MINIMUM LOT COVERAGE: 75 PERCENT
MINIMUM FRONTAGE BUILD-OUT: 70 PERCENT
MAXIMUM BUILDING HEIGHT: 2 STORY MIN, 5 STORY MAX
 - 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 #3301700330E, DATED SEPTEMBER 30, 2015.
 - VERTICAL DATUM IS BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES ARE BASED ON NAD83. COORDINATES WERE GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN DECEMBER OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 10,508.
 - 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.
 - 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.
 - 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.
 - FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
 - A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
 - ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS OVERHEAD UTILITIES ALREADY EXIST
 - THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
 - BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
 - 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 DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
 - 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.
 - A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - 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 MIXED USE COMMERCIAL/RESIDENTIAL.
 - THIS PLAN PROPOSES APPROXIMATELY 24,000 SQ. FT. OF DISTURBANCE.
 - CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
 - 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.
 - 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.
 - 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.
 - CONDITIONAL USE PERMITS HAVE BEEN REQUESTED FOR THE FOLLOWING:
PRINCIPAL BUILDING COVERAGE LESS THAN 75%
PRINCIPAL BUILDING FRONTAGE BUILD-OUT LESS THAN 80%
 - TRASH REMOVAL IS TO BE PRIVATE AND WILL BE DONE VIA TOWER SYSTEM.

DOVER PLANNING #17-11

PROPOSED SITE PLAN
FOR
JASON, JAMES III, & KEVIN WOOD & JOLEEN FERNALD
FOR
CHANGING PLACES, LLC
MECHANIC AND CHAPEL STREETS
DOVER, NH
TAX MAP 24, LOTS 98, 99, 100

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: FEBRUARY 7, 2017
FILE NO.: DB 2016-143

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

SHEET 4 OF 21



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: Craig Jewett, Bradford Dawn Real Estate, Telephone # (603) 396-3208
LLC

Address of Applicant: 68A Route 27, Raymond, NH 03077

E-Mail Address: craig@jewettconstruction.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 383 Sixth Street, Dover, NH

Assessor's Map # D Lot(s) # 16F

Zoning District(s) B4 Overlay District(s) _____

Size of Parcel: 97,886 sq. ft. 2.25 ac. Property Deed: Book 4293 Page: 0603

Existing Use of Property: Vacant land

SITE PLAN INFORMATION

Describe Proposed Use: Approximately 6,000 square feet of Children's Day Care Facility

Area of Parcel to be Developed: 2 +/- Acres sq. ft.

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

Number of Parking Spaces: Existing N/A Proposed 37

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

Number of Employees Total: 16 +/- In Maximum Shift: 16 +/-

Disposition of Parcel:

Building Setbacks:

Building Footprint 6,000 +/- sq. ft.

Front Yard 310 +/- ft.

Total Building Area 6,000 +/- sq. ft.

Rear Yard 25 +/- ft.

Paved Area 14,500 +/- sq. ft. Side Yard: Right 80 +/- ft.
Left 75 +/- ft.

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

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

BUILDING INFORMATION

Type of Building to be Built: Steel Frame

Height of Building: 20' +/- Finished Floor Elevation: 165.2'

Number of Seats (where applicable) N/A

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: N/A

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) David M. Collier, LLS, Jones & Beach Engineers, Inc.

Address PO Box 219, Stratham, NH 03885 Telephone #: (603) 772-4746

Professional License #: 892 E-mail address: dcollier@jonesandbeach.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Jonathan S. Ring, PE, Jones & Beach Engineers, Inc.

Address PO Box 219, Stratham, NH 03885 Telephone #: (603) 772-4746

Professional License #: 7488 E-mail address: jring@jonesandbeach.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: Jonathan S. Ring, P.E. Date: February 7, 2017

Signature of Applicant (if different from owner): Jonathan S. Ring, Agent Date: 2/7/17

Signature of Agent:



Date: February 7, 2017

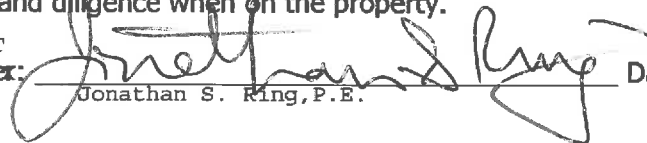
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

AGENT

Owner:


Jonathan S. Ring, P.E.

Date: February 7, 2017

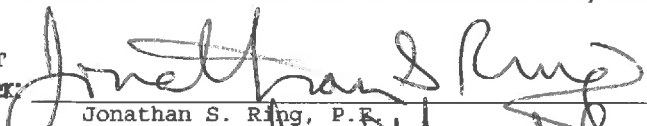
AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

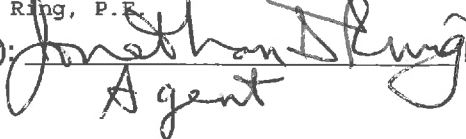
AGENT

Owner:


Jonathan S. Ring, P.E.

Date: February 7, 2017

Signature of Applicant (if different from owner):


Agent

Date: 2/7/17

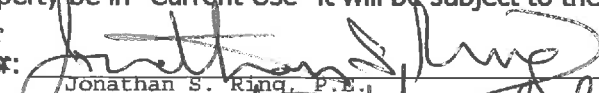
CERTIFICATION OF FEES

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

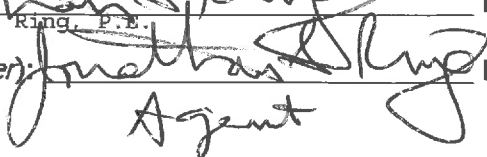
AGENT

Owner:


Jonathan S. Ring, P.E.

Date: February 7, 2017

Signature of Applicant (if different from owner):


Agent

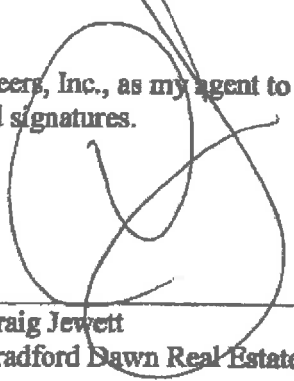
Date: 2/7/17

Letter of Authorization

I, Craig Jewett, Bradford Dawn Real Estate, LLC, 68A Route 27, Raymond, NH 03077, applicant of property located in Dover, NH, known as Tax Map D, Lot 16F, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on Sixth Street in Dover, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Alison Jewett
Witness



Craig Jewett
Bradford Dawn Real Estate, LLC

2-4-15
Date



Property Information
Property ID D0016-F00000
Location SIXTH ST
Owner BRADFORD DAWN REAL ESTATE LLC

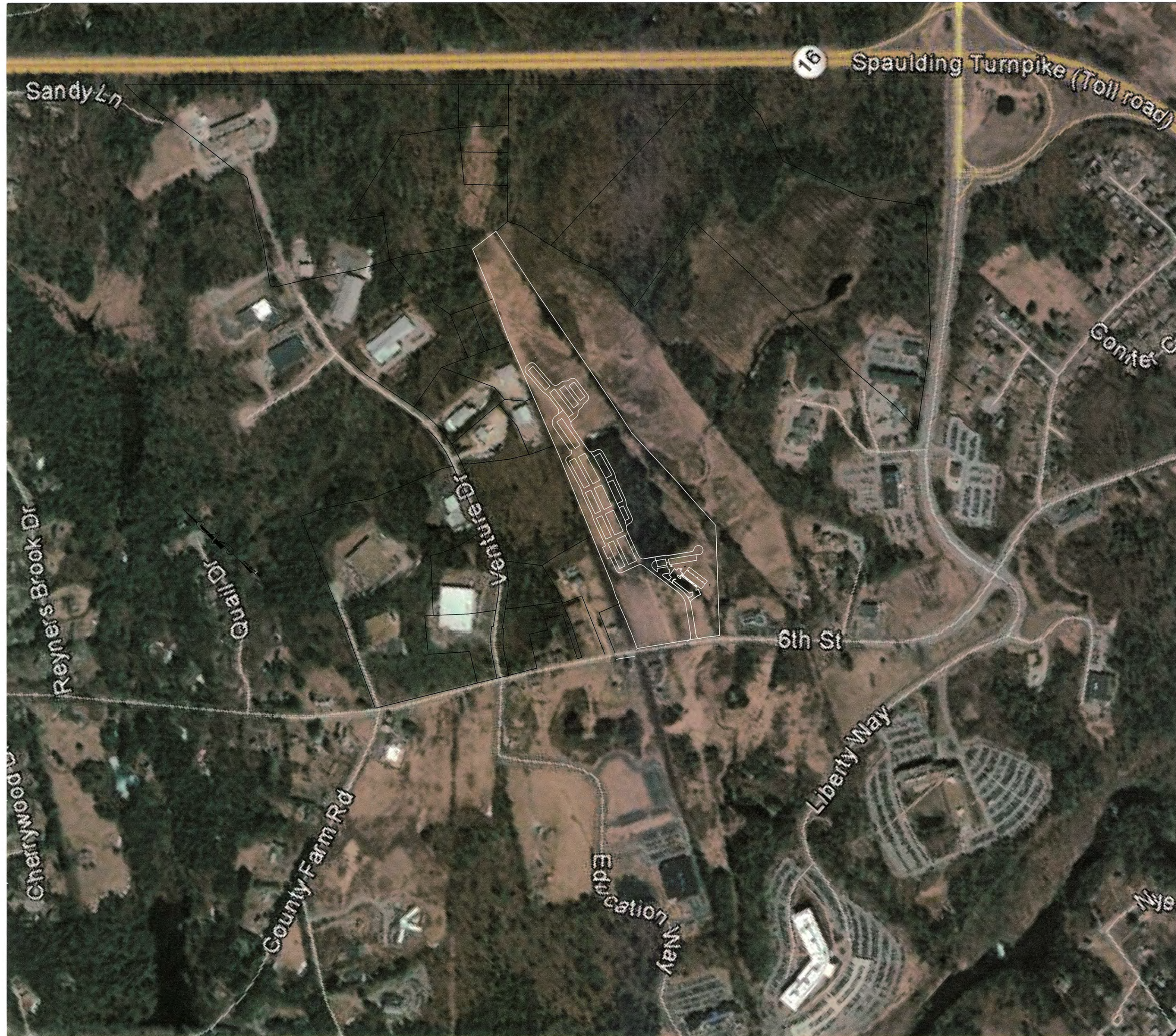


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

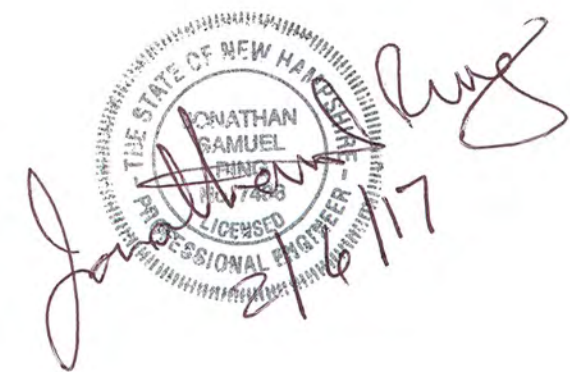
Parcels updated 01/11/2017
Properties updated 01/31/2017



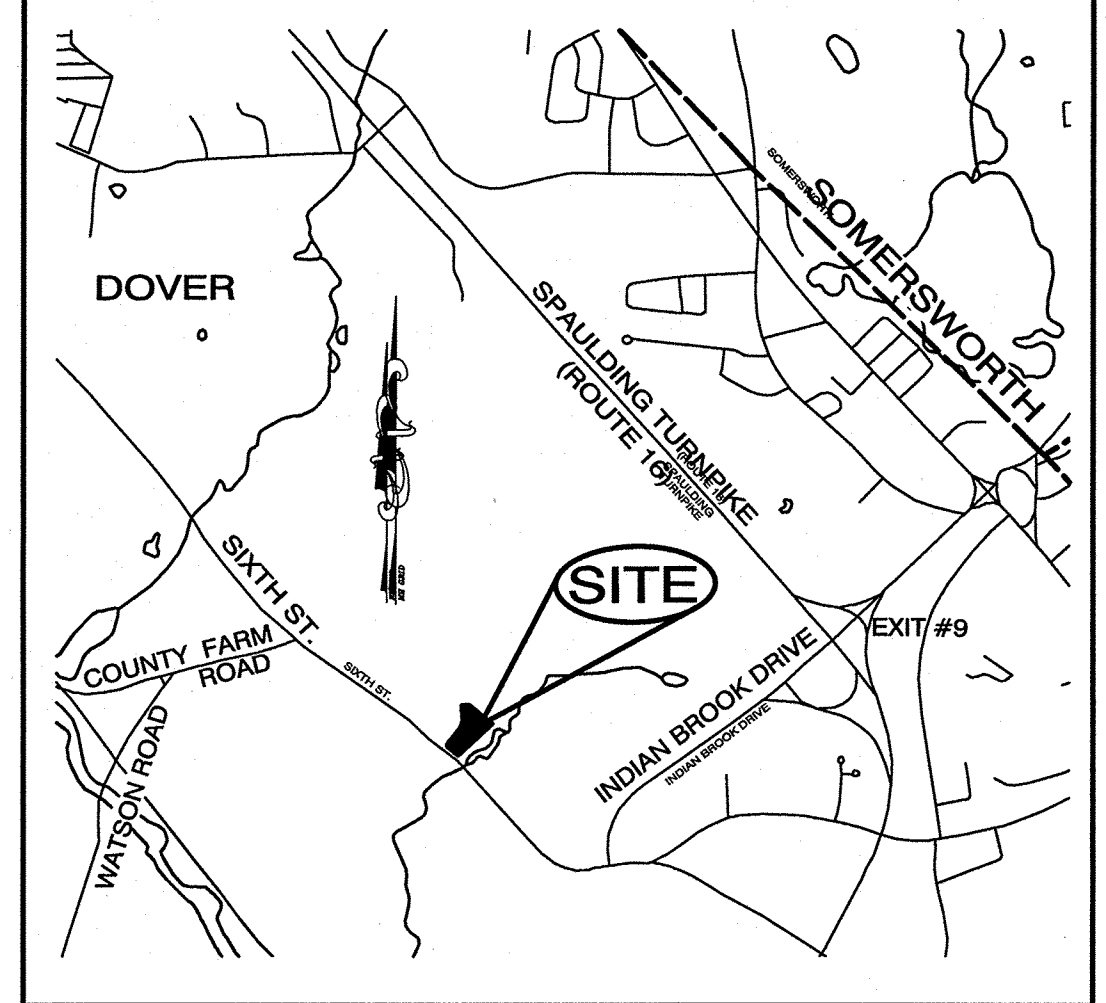
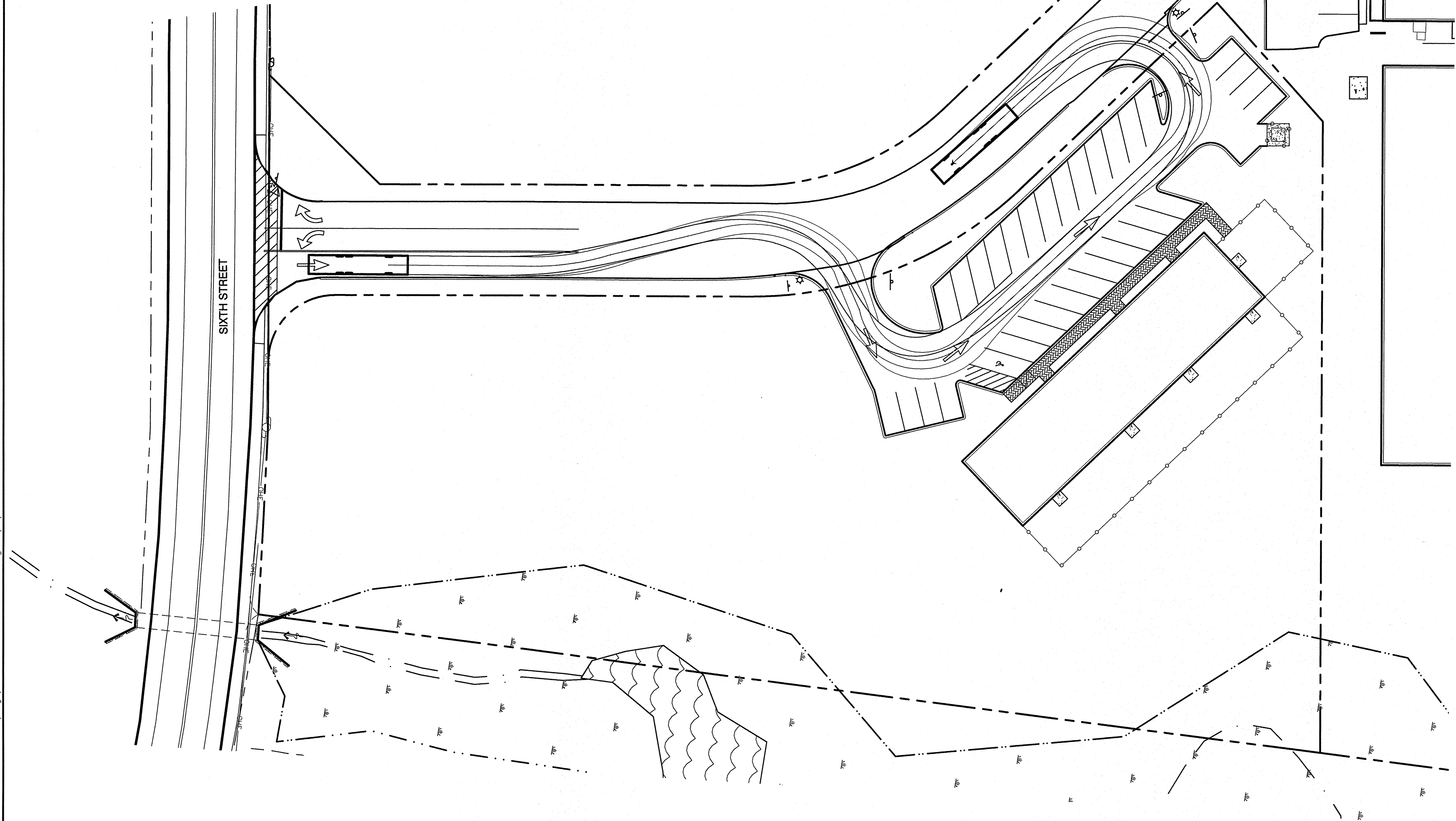


NEIGHBORHOOD PLAN

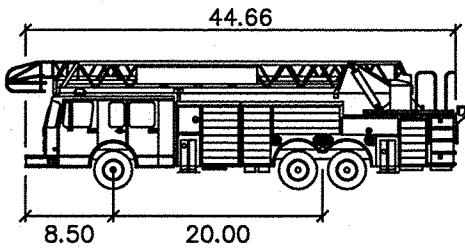
SCALE: 1"=400'
JBE PROJECT NO. 13172
MAY 15, 2014
REVISED OCTOBER 21, 2014
REVISED FEBRUARY 7, 2017



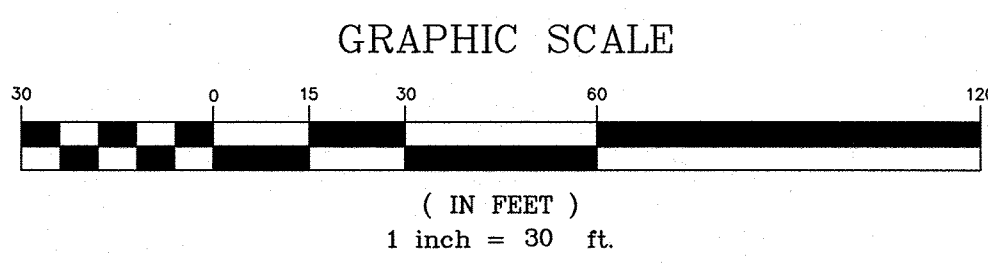
F:\Land Projects\3\15002-DOVER-385-SIXTH-STREET-JEWETT-CONSTRUCTION\dwg\15002-PLAN-DAYCARE.dwg 2/6/2017 10:57:46 AM EST



LOCUS SCALE: 1"=1000'



Dover Fire Trucks
Width : 8.50
Track : 8.50
Lock to Lock Time : 6.00
Steering Angle : 40.00

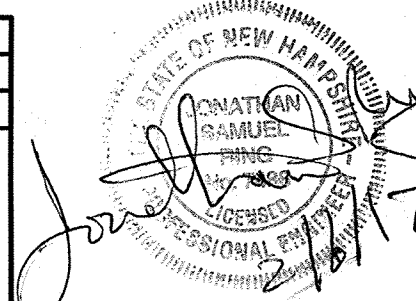


PROJECT PARCEL
CITY OF DOVER
TAX MAP D, LOT 16F

APPLICANT & OWNER
BRADFORD DAWN
REAL ESTATE, LLC
ATTN: CRAIG JEWETT
68A ROUTE 27
PO BOX 405
RAYMOND, NH 03077
BK 4293 PG 603

TOTAL LOT AREA
97,886 SQ. FT.
2.25 ± ACRES

Design: JSR	Draft: PSL	Date: 01/19/15
Checked: JSR	Scale: 1"=30'	Project No.: 15002
Drawing Name: 15002-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



6	2/7/17	REVISE SITE TO DAY CARE CENTER	LAZ
5	6/2/15	FINAL REVISIONS PER CITY	LAZ
4	5/27/15	REVISED PER NHDES AOT COMMENTS	MJK
3	4/09/15	REVISED PER NHDES AOT COMMENTS	MJK
2	3/30/15	REVISED PER TRC 2 COMMENTS	LAZ
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

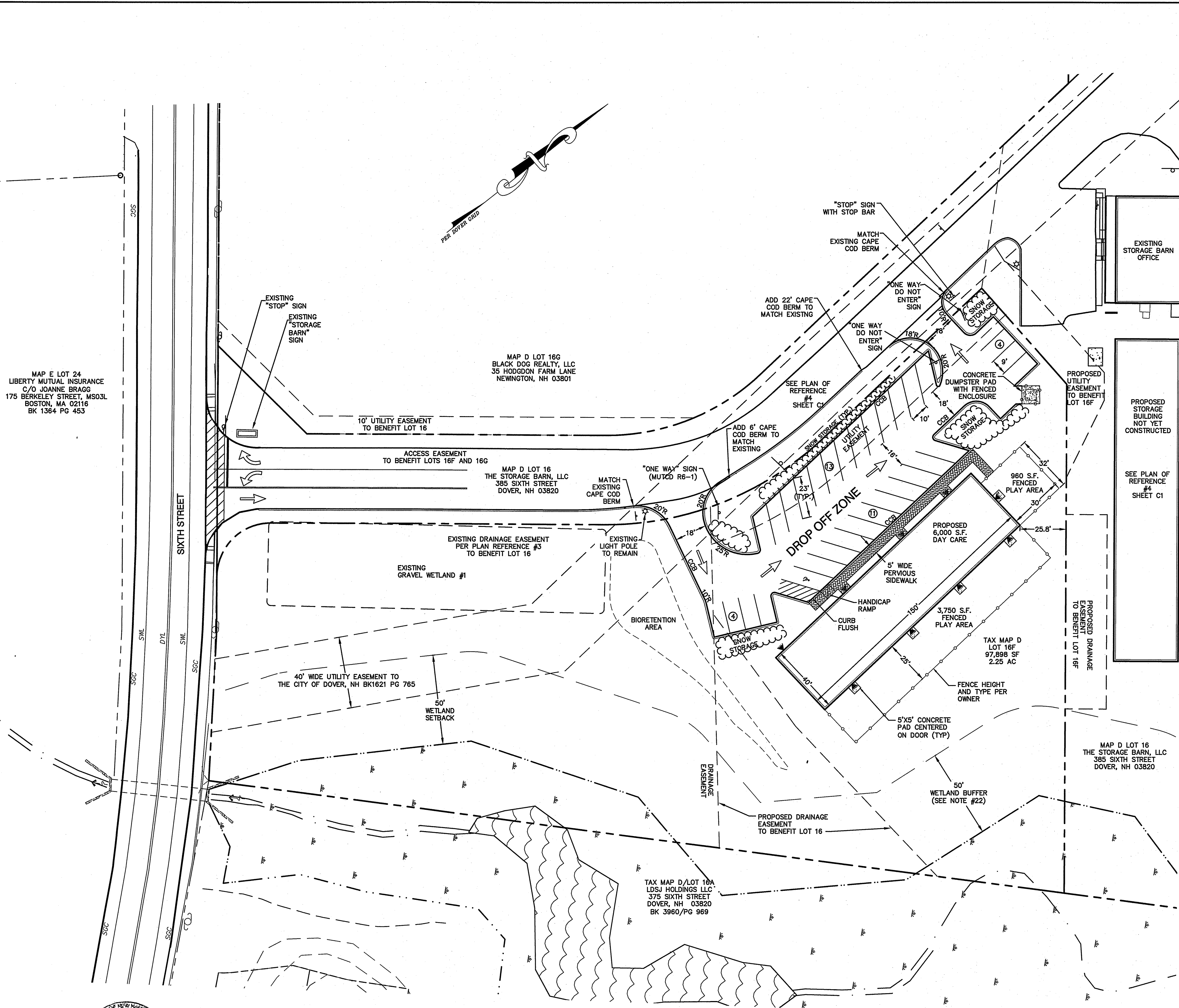
Plan Name:	FIRE TRUCK TURNING PLAN
Project:	LITTLE TREE DAY CARE SITE PLAN 383 SIXTH STREET, DOVER, NH
Owner of Record:	BRADFORD DAWN REAL ESTATE, LLC ATTN: CRAIG JEWETT 68A ROUTE 27, PO BOX 405, RAYMOND, NH 03077

DRAWING No.

TR1

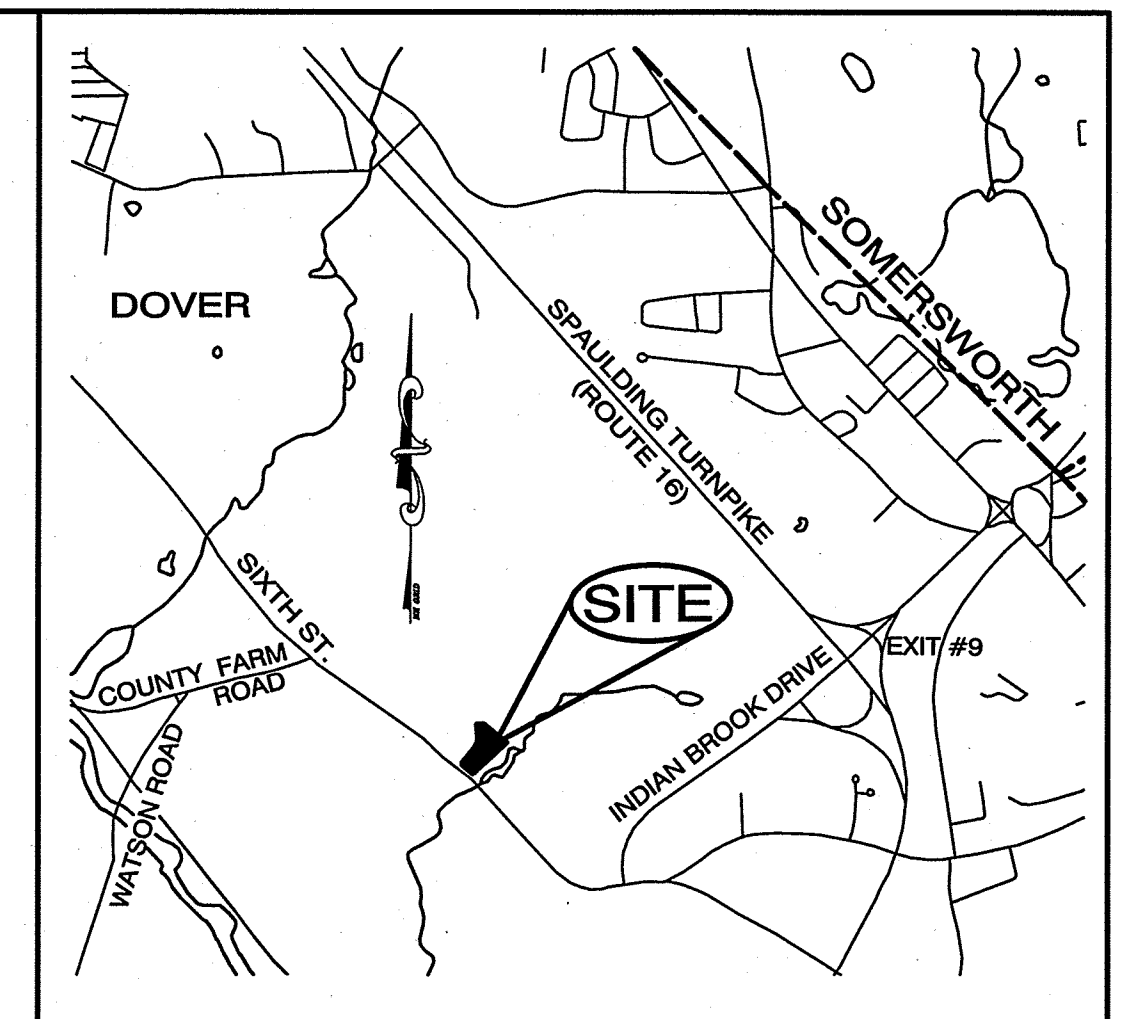
SHEET 1 OF 1
JBE PROJECT NO. 15002

F:\Land Projects\15002-DOVER-385-SIXTH-STREET-JEWETT-CONSTRUCTION.dwg 2/6/2017 10:57:46 AM EST



SITE NOTES:

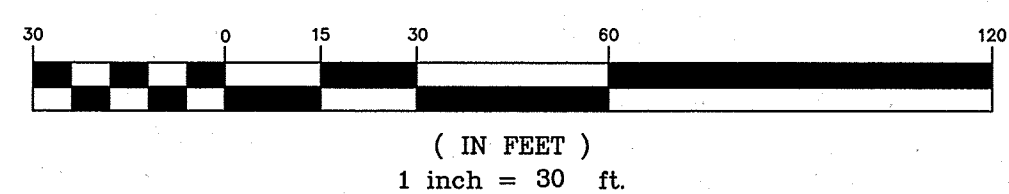
- THE INTENT OF THIS PLAN IS TO SHOW A 6,000 S.F. DAY CARE BUILDING. PROJECT TO BE SERVED BY ELECTRIC, TELEPHONE, GAS, AND MUNICIPAL WATER AND SEWER.
- ZONING DISTRICT: B4 SUBDIVISION AND TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPROVAL GRANTED 8/12/14 FOR MINIMUM LOT SIZE, FRONTAGE, AND BUILDING SETBACKS.
LOT AREA MINIMUM = 5 ACRES
LOT FRONTAGE MINIMUM = 400'
MAX BUILDING HEIGHT = 55'
BUILDING LOT COVERAGE = 33%
FRONT SETBACK = 50'
SIDE AND REAR SETBACKS = 75'
- PARKING CALCULATION:
CHILD CARE: 1 SPACE FOR EVERY 3 CHILDREN AT MAX. CAPACITY (77 CHILDREN/3=26 SPACES).
PLUS 1 SPACE PER EMPLOYEE (16 EMPLOYEES)=16 SPACES
26+16=42 SPACES REQUIRED; 32 SPACES PROVIDED
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE PER COMMUNITY PANEL NO. 33017C0310D DATED MAY 17, 2005.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE CITY ZONING REGULATIONS.
- ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS).
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS ARE TO OUTSIDE OF WALL, UNLESS OTHERWISE NOTED.



LOCUS SCALE: 1"=1000'

- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFF-SITE TO AN APPROVED SNOW DUMPING LOCATION.
- 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 ENGINEERS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 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.
- A PRECONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEERS SHALL OCCUR PRIOR TO ANY EARTH-DISTURBING ACTIVITY.
- FINAL STREET ADDRESS WILL BE ASSIGNED AT TIME OF BUILDING PERMIT ISSUE.
- CIVIL PLANS END FIVE (5') FEET FROM BUILDING. FOR ALL DETAIL AND CONNECTIONS TO BUILDING, REFER TO ARCHITECTURAL PLANS.
- TAX MAP D LOTS 16 & 16F ARE BURDENED WITH AN EXISTING 40' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF DOVER. BK. 1621 PG 765.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- 50' WETLAND BUFFER IS NO CUT/NO DISTURB AND SHALL REMAIN IN ITS NATURAL STATE.
- THE PROPOSED STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109-30 OF THE CODE OF THE CITY OF DOVER AND THE 2009 STATE BUILDING CODES.
- SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
- A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE 1, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER.
- PROPERTY IS SUBJECT TO ALL CONDITIONS OF APPROVAL AS SET FORTH IN ZONING BOARD OF ADJUSTMENT CASE 2 14-04, DATED FEBRUARY 20, 2014.
- WETLANDS AND 50' WETLAND BUFFER SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION.

GRAPHIC SCALE



OWNER'S SIGNATURE: MAP D LOT 16F

BRADFORD DAWN REAL ESTATE, LLC
CRAIG JEWETT

DATE: 2/6/17

DOVER, NH

PROJECT PARCEL
CITY OF DOVER
TAX MAP D, LOT 16F

APPLICANT & OWNER

BRADFORD DAWN
REAL ESTATE, LLC
ATTN: CRAIG JEWETT
68A ROUTE 27
PO BOX 405
RAYMOND, NH 03077
BK 4293 PG 603

TOTAL LOT AREA
97,886 SQ. FT.
2.25 ± ACRES

Design: JSR Draft: PSL Date: 01/19/15
Checked: JSR Scale: 1"=30' Project No.: 15002
Drawing Name: 15002-PLAN.dwg
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REV.	DATE	REVISION	BY
2	2/7/17	REVISE SITE TO DAY CARE CENTER	LAZ
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PO Box 219
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E-Mail: JBE@JONESANDBEACH.COM

Plan Name: SITE PLAN
Project: LITTLE TREE DAY CARE SITE PLAN
383 SIXTH STREET, DOVER, NH
Owner of Record: BRADFORD DAWN REAL ESTATE, LLC ATTN: CRAIG JEWETT
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DRAWING No.
C2
SHEET 3 OF 17
JBE PROJECT NO. 15002