

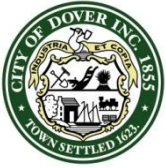


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

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

1. 10:30 AM - 11:15 AM: 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) [*Previously heard on February 23, 2017*]



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: 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, Kevin & James J Woods III Telephone # _____
Joleen Fernald

Address of Property Owner: 18 Garrison Rd, 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

Townhouse style with commercial conversion capabilities and
Type of Building to be Built: 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

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

Kenneth A Berry, PE, LLS
Name of Engineer and Company (Licensed in N.H.) 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: _____ Date: _____

Signature of Applicant (*if different from owner*): _____ Date: _____

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: _____ 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: _____ Date: _____

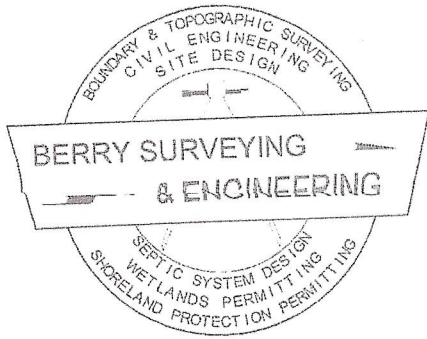
Signature of Applicant (*if different from owner*): _____ Date: _____

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

March 20, 2017

City of Dover
288 Central Ave
Dover, NH 03820

Re: Site Plan Review
Berry Surveying & Engineering
Changing Places, LLC
15, 19, 21 Mechanic Street (Tax Map 24, Lots 98, 99, 100)

Based on comments from the Technical Review Committee Minutes P-17-11, we respectfully submit the following comments and revisions. Our comments are in **bold**.

PLANNING COMMENTS

1. *Impact fees and water and sewer investment fees will be assessed (will credit existing commercial use but the rest will be due).*
 - a. **The applicant understands the requirement for the impact fees.**
2. *Need clarification on application fee calculations.*
 - a. **The application Fees have been clarified.**
3. *Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer.*
 - a. **This was originally submitted with the TRC package for review by the City Engineer.**
4. *Is the parking garage at or below grade?*
 - a. **Parking is proposed to be at grade within the structures.**
5. *Commercial should be on the ground floor of each unit or apply for Conditional Use Permit*
 - a. **A CUP request is now provided for review and approval by the Planning Board.**
6. *Can you verify that the landscaping will work for this site?*
 - a. **The landscape architect is well versed in urban landscape design.**

7. Provide:

- *Neighborhood plan with aerial and abutter information*
 - **The neighborhood plan contains an aerial view with the abutting tax map and lot numbers.**
- *Lot Merger Form*
 - **A lot merger form is now provided.**
- *Streetscapes for all sides, including abutting buildings and proposed landscaping*
 - **The architectural renderings for the street sides of the building are now provided. On street photos are provided, along with a color rendering of the building to be built on the corner of Mechanic and Chapel**
- *Traffic Impact Analysis*
 - **A Traffic Impact Analysis is now provided.**
- *Fiscal Impact Analysis*
 - **A Fiscal Impact Analysis is now provided.**
- *Waiver Request Narrative*
 - **Waiver Request is now enclosed.**
- *Architectural Renderings to plan set and revised to meet 149.14.L and CBD architectural requirements; Chapel façade should be all brick and non-brick materials should be fiber cement board. First floor windows must suit commercial uses.*
 - **Architectural renderings are now in line with the CBD requirements.**
- *Example of commercial conversion layout on floor plan.*
 - **The applicants have now provided how they intend to phase the build-out of units 2-6, with the possible conversion layouts of the first floor space.**

8. Please revise the plan set to:

- *Remove 5 units to allow for vehicles to maneuver the site*
 - **The project retains its original design whereas it can meet the maneuvering requirements.**



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- *Add signature and stamp of the LLS, PE and Landscape Architect*
 - **Signatures are provided.**
- *Add Planning file number P17-11 to all sheets and to title on cover sheet*
 - **The file number has been added to all sheets and the cover sheet.**
- *Add stormwater recording note*
 - **Note #40 has been added to Sheet 4 of the plan set.**
- *Confirm all Dover's common site plan notes are listed*
 - **The Common Site Plan Notes have been compared to those sent by the planning office.**
- *Indicate perimeter buffer*
 - **Perimeter buffering is indicated on the Landscaping Plan.**
- *Indicate totter location*
 - **Toter's are to be located internal to the unit until such time as it is collected by private pickup.**
- *Add parking calculation note*
 - **The parking calculation is now provided. 6 spaces are required, 4 are proposed on site, 10 have been leased off site, and additional parking is now provided on Chapel Street.**
- *Indicate width of egress*
 - **The entrance aisle is 24' wide and is now shown on the Sheet 4.**
- *Depict any storage or loading bays*
 - **None proposed.**
- *Add waiver note*
 - **Waivers are now listed in note #35 on Sheet 4 of the plan set.**
- *Confirm building coverage calculations – 8,935 sf conflicts with 10,812 sf footprint on application*
 - **The plans have been updated to reflect the 10,812 SF on the application.**
- *Add floor plans to plan set*
 - **The Floor Plans are now part of the Plan Set.**



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- *Adjust the lane with parallel parking on one side of Chapel*
 - *The lane has been adjusted and additional parking is now provided.*
- *Correct zoning notes throughout:*
 - *Indicate "General Sub-District" of Central Business District*
 - **This has been updated.**
 - *Front build-to (not setback) line is neighborhood average +/-5 feet. Calculate build-to line required and provided for each frontage.*
 - **This has been updated.**
 - *Doesn't meet lot coverage*
 - **The proposal includes a CUP for lot coverage.**
- *On Sheet 4, correct note 35 regarding frontage build-out*
 - **This CUP is not needed. The proposal meets the build-out requirement.**
- *On Sheet 5, note 1 describes "commercial space on the first floor and 15 residential units on the second, third, and fourth floors"*
 - **This note has been corrected throughout the plans.**
- *Add additional proposed grading information on Sheet 6*
 - **Additional Spot Grades were added to this sheet.**
- *On Sheet 10:*
 - *Indicate height of lights*
 - **This information is provided on the Site Plan Sheet 4.**
 - *Match symbols*
 - **Symbols have been correlated.**
 - *Screen transformer and generator if applicable*
 - **A revised annotation is now on the Sheet 4 and the Landscaping Plan.**
- *On Sheet 19 – revise bench to make it compliant with ADA*
 - **The bench now has a back and is ADA compliant.**



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- *Add a note that construction hours shall be limited to Monday – Friday 7AM - 6PM, with no Saturday or Sunday hours. Hours of construction shall be documented on a site construction sign along with contact information for the general contractor.*
 - **This note has been added to the cover of the plan set.**

ENGINEERING COMMENTS

1. *Remove waste bins from the plan*
 - a. **The waste bins are required by zoning.**
2. *Concerned about car access and conflicts with unit 13 and between unit 6 and 9*
 - a. **Unit 13 has 29+ feet to turn in, with a turnout provided. The conflict with 6 & 9 has been removed with the restriction of commercial on the floor of that unit.**
3. *Install flush concrete islands/driveway dividers on Mechanic Street between all the driveways*
 - a. **This has been provided.**
4. *Install a pad under the benches and install benches with backs*
 - a. **This has been provided.**
5. *Explain what happens with the roof drainage*
 - a. **Roof Drainage on the North and rear is collected and sent to the sand filter. Roof drainage to the south is collected through the use of a porous patio and drained to the sand filter. Roof drainage from the front on Mechanic Street, sheets to the street. The overall flow to the street is reduced, with reductions to the MS4 also in place.**
6. *I recommend a 12 inch sleeve between CO 4 and 6 under the building*
 - a. **It is provided within the callout on the plan.**
7. *Let's discuss the sand filters design*
 - a. **No Comment needed.**
8. *Remove the check dams in the roads*
 - a. **Removed.**
9. *Widen Mechanic Street to 24 ft wide along the property frontage.*
 - a. **20' was further discussed at TRC and is now provided.**



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10. Look at alternative for UGE feed

a. Design has been modified.

11. Show all water services to the buildings

a. Only those shown are provided.

12. Use road boxes in pavement

a. Plan annotations and notes are updated to reflect this.

13. D101-D7 adjust wording-remove pipe type references.

a. Revised.

14. C101-C7 why do you have porous pavement detail?

a. Porous pavement / patio design is shown in multiple locations.

15. U2 – no gravel bedding

a. Updated

16. U1 no fernco – use a solid sleeve

a. Updated

17. Remove U13 detail

a. We are proposing a blow off, so this is a relevant detail.

Very truly yours,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, Project Manager

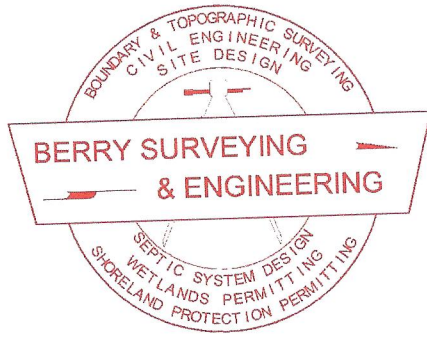


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March 20, 2017

City of Dover Planning Board
288 Central Ave
Dover, NH 03820

RE: Proposed mixed-use development
Chapel and Mechanic Street

Pursuant to Site Review Regulations 149-19 (Waivers,) Berry Surveying & Engineering (BS&E,) on behalf of Changing Places LLC respectfully requests the City of Dover Planning Board waive the following project specific items:

- 149-14 E.(1)(e) All outdoor light fixtures shall be designed, oriented, or shielded to prevent light or glare onto adjacent property or streets.
- 149-15 C. All paving and/or storage shall not be permitted within five (5) feet of any side or rear property line.

Mr. Chairman and Members of the Dover Planning Board,

1. Identification of Waiver Request & Explanation.

149-14 E.(1)(e) requires lighting to be designed and installed in such a way that no light spills onto adjacent properties or streets. Although the submitted lighting design meets the first part of the requirement by limiting any spillover onto adjacent properties, the proposed lighting on the building will create some minor light on both Third and Grove Streets.

149-15 C. requires all pavement to be five (5) feet from any side or rear property lines. In the proposed site plan, there are a few areas where the proposed pavement will be less than 5 feet from the property line in order to accommodate Dover's fire truck turning template.

We are requesting waivers to these items based on the following:

2. Waiver Justification:

- **Specific circumstances relative to the subdivision, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.**

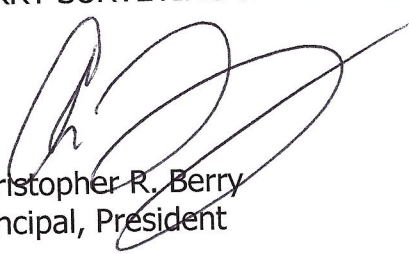
Regarding 149-14 E.(1)(e), based on the location of the existing building, and the requirements of the CBD General Sub-District regulations, some light spillover onto the adjacent streets is inevitable with the lighting proposed on the building. However, given that there are existing street lights on Chapel and Mechanic, the proposed lighting on the building will not cause a nuisance, given the low lumen generation, and for that reason it is our opinion that this waiver can be comfortably granted.

Regarding 149-15 C., the location of the pavement is within 5 feet of the property lines so the proposed site can accommodate Dover's fire truck turning template as well as maximize the building foot print as required within the zone. The area within 5' of the boundary line is the proposed porous walk, and additional fencing and buffering is provided adjacent to it for definition and separation between the project and the property line.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President



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PARKING REQUIREMENTS:

THE MAXIMUM PARKING SPACE CALCULATION IS 15 (ONE SPACE PER UNIT) AND 13 SPACES ARE PROVIDED.

4 SPACES PROPOSED ON SITE (4)
PARKING UNDER UNITS 7-15 PROPOSED (9)

THE APPLICANTS HAVE SECURED 10 SPACES FROM THE PARKING DEPARTMENT IN THE PORTLAND AVE. PARKING LOT. ON STREET PARKING IS DESIGNED ALONG CHAPEL STREET. THE PLANNING DEPARTMENT HAS REVIEWED THE PARKING DESIGN AND QUANTITY AND HAS FOUND IT TO BE SUFFICIENT.

UNIT #	USES	PARKING
1	COMMERCIAL ON 1ST FLOOR, 2 UNITS 1 RESIDENTIAL ABOVE	OFF-STREET
2	FLEX SPACE	LEASE
3	FLEX SPACE	LEASE
4	FLEX SPACE	LEASE
5	FLEX SPACE	LEASE
6	FLEX SPACE	LEASE
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:

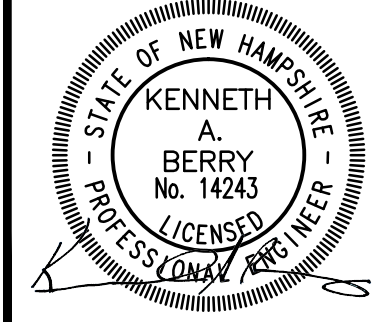
- THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE SITE PLAN DESIGN OF A MIXED USE BUILDING ON MECHANIC AND CHAPEL STREETS WITH COMMERCIAL SPACE ON THE FIRST FLOOR, AND 15 RESIDENTIAL UNITS ON THE SECOND AND THIRD.
- CURRENT OWNER: JASON, JAMES III, & KEVIN WOOD
JOLEEN FERNALD
18 GARRISON ROAD
25 TOFTREE LANE
DOVER, NH 03820
- APPLICANT: CHANGING PLACES, LLC
42 DOVER POINT ROAD, UNIT J
DOVER, NH 03820
- THE PROJECT PARCELS ARE SHOWN AS TAX MAP 24, LOTS 98, 99, & 100 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS
- 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.
- TITLE REFERENCE FOR THE PROJECT PARCELS IS IN THE 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 = 10,812 Sq.Ft. (48.6% OF LOT)
- EXISTING PRINCIPAL BUILDING FRONTAGE BUILD-OUT = 45' (27.4%)
PROPOSED PRINCIPAL BUILDING FRONTAGE BUILD-OUT (MECHANIC STREET) = 187' (77.59%)
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
CENTRAL BUSINESS DISTRICT (CBD) GENERAL SUB-DISTRICT
MINIMUM LOT SIZE: N/A
MINIMUM FRONTAGE: N/A
BUILDING SETBACK REQUIREMENTS:
FRONT : BUILD-TO NEIGHBORHOOD AVERAGE ±5'
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 #33017C0330C, 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, WITH TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN DECEMBER OF 2016.
- 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 PAPER AND IN A DIGITAL FORMAT IN AUTOCAD DWG, AUTOCAD DXF, OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A LLS OR PE. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- EXTERIOR LIGHTING SHALL BE OUT-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 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.
- 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 ANY EARTH DISTURBING ACTIVITY OCCURS.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND APPROVED CONSTRUCTION SIGN INSTALLED, PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 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%
RESIDENTIAL USE ON THE FIRST FLOOR.
A WAIVER TO PAVEMENT WITHIN 5' OF A BOUNDARY LINE IS REQUESTED
A WAIVER TO THE LIGHTING WITHIN THE CHAPEL AND MECHANIC STREET IS REQUESTED.
- TRASH REMOVAL IS TO BE PRIVATE AND WILL BE DONE VIA TOTES SYSTEM.
- THERE IS TO BE NO OUTSIDE GRILLING WITHIN THIS PROJECT.
- FINAL BUILDING PLANS ARE TO COORDINATE WITH THE FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE FDC WILL BE ON THE FRONT OF ALL BUILDINGS AND WILL BE CLEAR OF OBSTACLES AND PARKING. FDC WILL BE DELINEATED WITH A SIGN.
- THE PROJECT SITE IS TO BE ACCESSIBLE IN ALL WEATHER CONDITIONS AT ALL TIMES DURING CONSTRUCTION AND YEAR ROUND.
- GAS LINES AND METER LOCATIONS ARE TO BE COORDINATED WITH UNITIL AND THE CITY OF DOVER BUILDING DEPARTMENT.

DOVER PLANNING #17-11

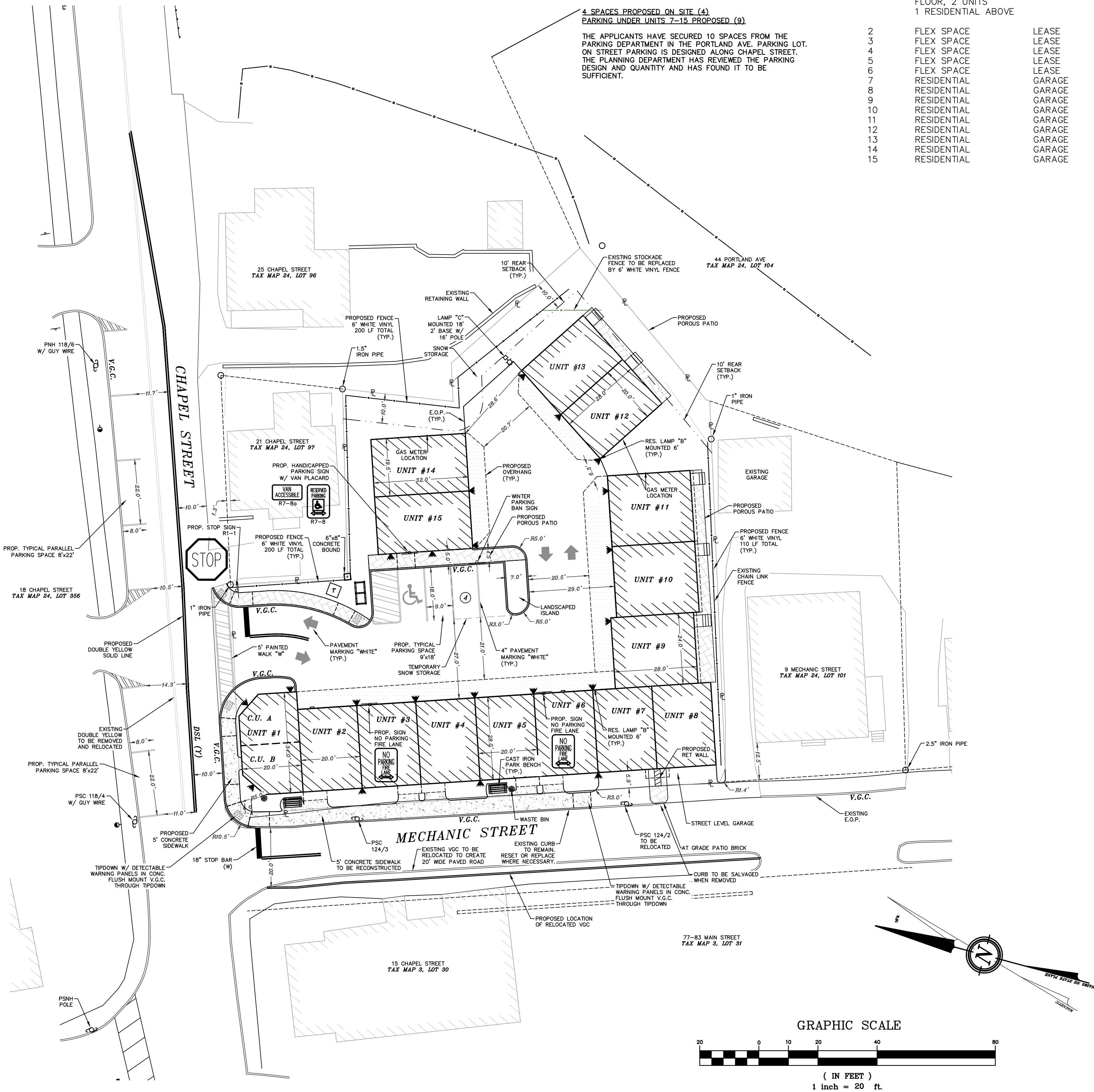
REVISION	DATE	DESCRIPTION
#1	3-20-17	MINOR REVISIONS PER TRC NOTES

PROPOSED SITE PLAN
LAND OF
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



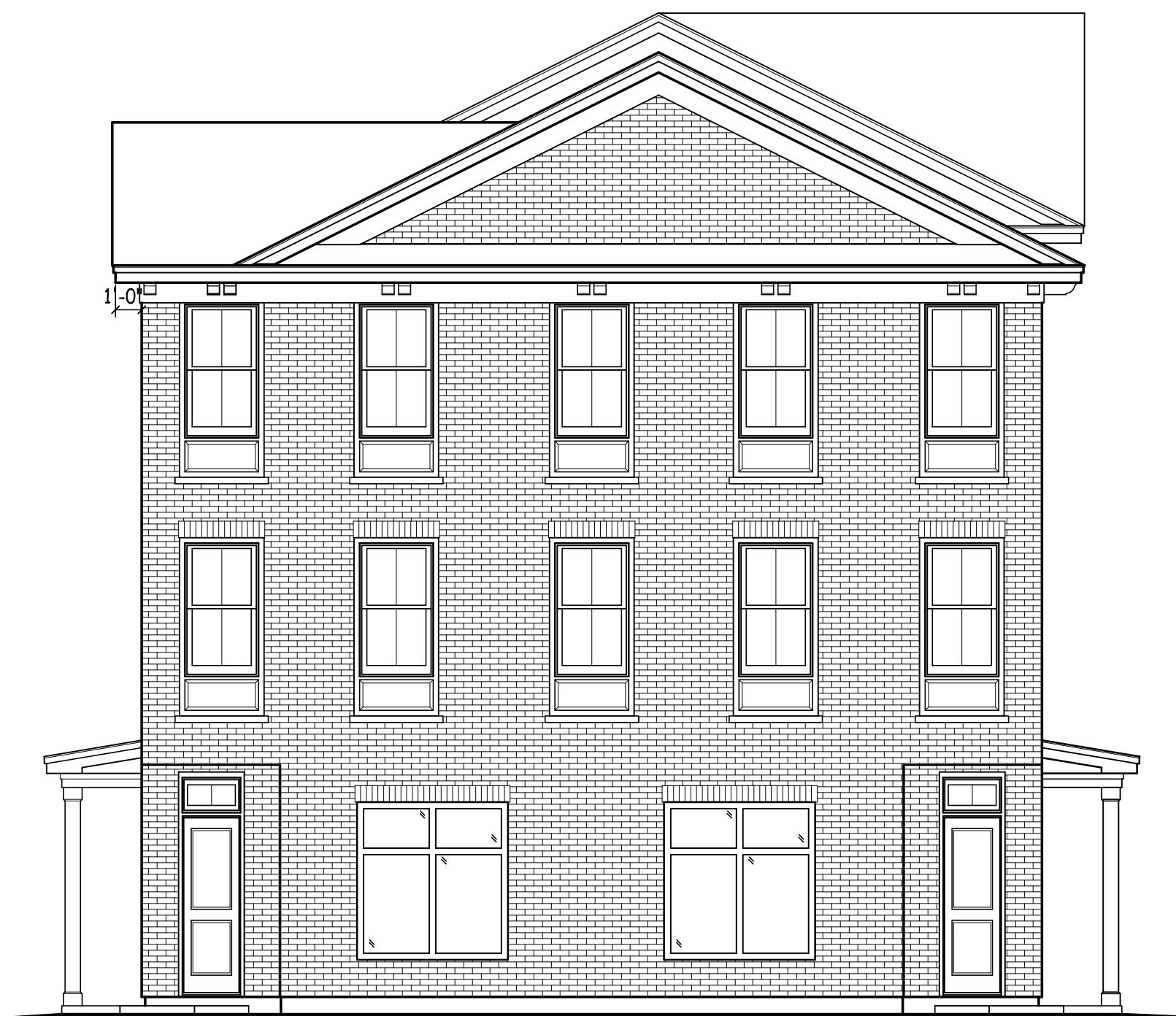
SHEET 4 OF 21





FRONT ELEVATION
(UNITS # 1-8)

SCALE: 3/16" = 1'-0"



LEFT ELEVATION
(UNIT # 1)

SCALE: 3/16" = 1'-0"

CEILING HGT.
27'-5 1/8" A.F.F.

SECOND FLR.
19'-4" A.F.F.

FIRST FLR.
9'-8" A.F.F.

GROUND FLR.
0'-0" A.F.F.



FRONT ELEVATION
(UNITS # 9-11)

SCALE: 3/16" = 1'-0"

CEILING HGT.
27'-5 1/8" A.F.F.

SECOND FLR.
19'-4" A.F.F.

FIRST FLR.
9'-8" A.F.F.

GROUND FLR.
0'-0" A.F.F.

REFER TO SECTIONS R612.2 FOR WINDOW SILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND TO SECTION 310 FOR EGRESS WINDOWS & BASEMENTS PRIOR TO PLACING WINDOW ORDER

REFER TO SECTION 311 FOR MEANS OF EGRESS PRIOR TO ORDERING DOORS

EGRESS NOTE:
AT LEAST ONE WINDOW PER SLEEPING ROOM TO MEET MINIMUM LOCAL, STATE AND NATIONAL REQUIREMENTS OF NET CLEAR OPENING WIDTH, HEIGHT, AREA AND SILL HEIGHT FOR EGRESS IN DWELLING UNITS. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR IN WHICH THE WINDOW IS LOCATED (REFER TO SECTION R612.2 OF THE I.R.C. 2009)

ADMISSION OF ERROR, OMISSION AND/OR OVERSIGHT:
THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND THE ARCHITECT ASSUMES FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETELY ACCURATE OR THAT THE INFORMATION CONTAINED HEREIN WILL BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE ARCHITECT DOES NOT ASSUME ANY LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THESE PLANS, EVEN IF SUCH DAMAGE IS CAUSED BY THE NEGLIGENCE OF THE ARCHITECT.

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FSM
DRAWINGS

MECHANIC STREET
CHANGING PLACES, LLC

PROJECT:
PREPARED FOR:

DRAWN BY: MM
CHECKED BY:
DATE DRAWN: 3/20/17
DATE ISSUED: 3/20/17
SCALE: 1/4" = 1'-0"
JOB NO.: FSM16-156MF

REVISIONS		NO.	DATE	REVISION
		1	1/26/17	REVISED FRONT ELEVATION & FLOOR PLANS PER DISCUSSION
		2	2/2/17	REVISED FRONT ELEVATION & FLOOR PLANS PER DISCUSSION
		3	2/16/17	REVISED FRONT ELEVATION & FLOOR PLANS PER DISCUSSION
		4	3/20/17	REVISED PRELIMINARY PLAN PER EMAIL

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