



POSSIBLE FUTURE ACCESS EASEMENT

PARKING SUMMARY

RESIDENTIAL		
REQUIRED- 2 CARS PER UNIT		362 CARS
GARAGE PARKING PROVIDED		181 CARS
STREET & LOT PARKING PROVIDED		181 CARS
TOTAL RESIDENTIAL CARS		362 CARS
COMMERCIAL		
REQUIRED- 4 CARS PER 1,000 SF		267 CARS
PARKING LOTS		262 CARS
STREET PARKING PROVIDED		48 CARS
TOTAL PUBLIC / COMMERCIAL PARKING		310 CARS
TOTAL SITE PARKING		672 CARS

LEGEND

USE	STORIES	AREA	RESIDENCES
1 - OFFICE/ COMMERC'L	3	40,000 SF	0
2 - COMM'L/ RESIDENT'L	2	5,000 SF	2
3 - COMM'L/ RESIDENT'L	2	5,000 SF	2
4 - RESTAURANT	1	5,000 SF	0
5 - RETAIL/ RESIDENT'L	3	1,500 SF	2
6 - RETAIL/ RESIDENT'L	2	2,500 SF	1
7 - RETAIL/ RESIDENT'L	2	2,500 SF	1
8 - RETAIL/ RESIDENT'L	3	3,750 SF	5
9 - RETAIL/ FOOD	1	400 SF	0
10 - RETAIL/ PICNIC	1	400 SF	0
11 - TICKETS/ DOVER	1	400 SF	0
12 - TOILETS	1	400 SF	0
13 - RESIDENTIAL	4	---	32
14 - RESIDENTIAL	4	---	20
15 - RESIDENTIAL	4	---	54
16 - RESIDENTIAL	4	---	54
17 - TOWN HOMES	3	---	4
17a - GARAGE	1	---	0
18 - TOWN HOMES	3	---	4
18a - GARAGE	1	---	0
TOTALS		66,850 SF Commercial Area	181 Residential Units



DOVER WATERFRONT DEVELOPMENT

DICKINSON DEVELOPMENT CORPORATION

SCALE: 1"=60'-0"

**EXHIBIT 9
PHASE 1
CONCEPT SITE PLAN**

JANUARY, 2007 SHESKEY ARCHITECTS

Exhibit 9
Phase 1 Specifications
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The Phase 1 area, which is depicted on page 1, will be completed by the Developer as the initial construction project. The Phase 1 construction project will include the following:

- Reinforce existing riverbank with stone riprap and native landscaping from the Washington Street Bridge to the basin area.
- Completion of the Waterfront Park from the Washington Street Bridge to the pier. The Waterfront Park from the pier to the basin area will be completed when buildings 15 and 16 are complete.
- Completion of the depicted public roadways, sidewalks, and utilities in accordance with the Construction Specifications contained in Articles VII and VIII of Chapter 155, Subdivision of Land, or as amended by the Dover Planning Board.
- Completion of buildings 4, 13, and 5 including required parking and site improvements.