



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers Conference Room
Meeting Date: **Thursday, January 6, 2011**
Meeting Time: **1:30 PM**

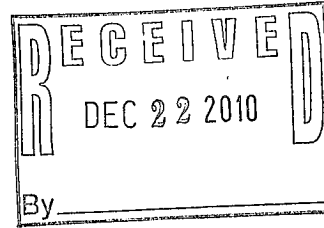
1. 1:30 - 2:15 PM: Second Site Plan Review for Dr. Sandeep Sobti (Owner: Memcare, LLC), Assessor's Map 15, Lot 77, zoned Office, located at 84 Central Avenue. (Proposed Use: Renovation of existing garage into Medical/Counseling Office and includes 12 proposed parking spaces) (P10-49)
2. 2:15 – 3:00 PM: Site Plan Review for McDonalds c/o Bohler Engineering for Assessor's Map 38, Lots 21 & 23F, zoned B-3, located at 912 Central Avenue. (Proposed raze and rebuild of the existing McDonalds restaurant) (P11-01)

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street
Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: rlundborn@norwayplains.com
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0866
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098



December 21, 2010

Mr. Christopher G. Parker, AICP
Director of Planning & Community Development
Planning Department –City of Dover
288 Central Avenue
Dover, NH 03820

**Re: Summary of Actions taken to address TRC – P10-49 Notes
Dr. Sandeep Sobti, Tax Map 15, Lot 77, 84 Central Avenue**

Dear Chris:

The following letter is a summary of the actions taken to address the comments from the December 9, 2010 TRC Meeting held on the Memcare, LLC (aka Dr. Sobti) Site Plan on Central Avenue. Comments follow in *bold italicized text* while responses are in standard text.

Planning Comments:

- ***Remove NPDES info on the cover sheet.***
The NPDES information block on the Cover sheet has been removed.
- ***Add local plan number (P10-49) to the title boxes.***
As discussed at the TRC meeting, I have added the local plan number to the box in the lower left hand corner of each plan sheet.
- ***On sheet C-1 how does a pedestrian flow from vehicles to the door.***
This question pertained to the curb stops previously employed. Curb stops have been removed from the design and a standard raised concrete sidewalk has been added to the plan. Pedestrians would access the building from the sidewalk after leaving their car. An accessible ramp is provided adjacent to the Accessible parking space on the southwest end of the sidewalk in front of the office building.
- ***On Sheet C-1 show 7' of fencing required along the parking lot side of lot 15-76, and design it to taper down as it gets closer to the street.***
A 7-ft tall solid screening fence (such as stockade) has been added to sheet C-1. Taper points are also called out.

- ***Explain parking calculation.***
A more clearly calculated parking calculation has been provided on sheet C-1 and an explanation of this calculation was emailed to the Planning Department on December 13, 2010 (see attached).
- ***On sheet C-1 correct note 22.***
Note #22 referred to a periodontal office, which as you may recall was a previous use proposed for the property. The note has been corrected to reflect the Sobti's proposal before the City.
- ***Bike rack***
A Bike rack has been added to the plan and its location near the office entry is called out on sheet C-1. A detail for a typical bike rack is provided on sheet C-3.
- ***Show snow removal areas.***
Snow removal areas have been added to sheet C-1.

Engineering Comments:

- ***Letter of Credit will be required for unfinished work at CO.***
The Client has been made aware of this.
- ***Sidewalk should be concrete the length of the property (along Central Avenue).***
The sidewalk in front of the existing house is now depicted as being replaced with concrete.
- ***Consider revising the parking lot to include dropping the elevation and including asphalt curbing.***
This comment pertains to the sidewalk in front of the proposed office. The parking lot grading has been revised in order to provide a concrete sidewalk and integral concrete curb in front of the parking stalls per the recommendation.
- ***Change parking lot detail to show proper cover.***
This comment is in reference to the pavement thickness on the parking lot detail. It was recommended that the pavement thickness be increased to 2.5-inches minimum. This has been done and can be seen on sheet C-4. It was also recommended to revise the gravel and crushed gravel thicknesses to 12-inches and 6-inches respectively. This has also been done.
- ***Add a berm along the drain path parallel to lot 15-76.***
This has been done and can be seen in the revised grading presented on sheet C-2.

Police Department Comments:

- ***Show the street light on the relocated utility pole.***
A note with leader and a symbol have been added to sheets C-1 and C-2 to denote the street light as relocated too.

Fire/Inspection Comments:

- ***Need a fire lane, striped and signed on the northeast section of the parking lot beginning at the driveway entrance following along the proposed sloped granite curb at the end (at the tip down).***
"FIRE LANE" striping and "FIRE LANE NO PARKING" signs have been added to the plans and can be seen on sheet C-1.

- ***Building official will assign a street number.***

Tom Clark contacted Norway Plains and informed us that the Office building can be 84 Central Avenue and the House can be 82 Central Avenue as was the preference of the Sobti's. Notes to this effect have been added to each building on sheet C-1.

Planning Board:

- ***Review need for additional handicap parking spaces.***

As discussed at the TRC meeting only one HC Accessible space is required. Jessica Sobti explained that most clients that are wheelchair bound or otherwise use a cane etc. tend to come to office visits with family members since the practice is specifically geriatric psychiatry.

- ***Review the landscaping along Central Avenue.***

There was some discussion of trees, sign location etc. at TRC. A Site sign has been added to the plans on Sheet C-1 between the two proposed trees to the north of the house. An "ENTER" sign has been added to the south of the driveway. Four trees are proposed on site three along Central Avenue and one in an island within the site. The areas in front of the office are intended to be planting beds/landscaped areas. The site already has some established lawn areas between the house and existing northern driveway (to be removed). The Sobti's will likely landscape the property to enhance their new office but due to the size of the site (very small) do not want to be locked into much more than what is proposed.

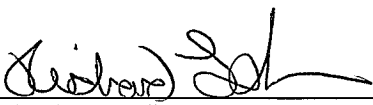
Thank you for your consideration.

If you have any questions or comments please, call or email me.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:


Richard R. Lundborn, P.E., Project Engineer

cc: Norway Plains Associates, Inc.

Rick Lundborn

From: Rick Lundborn
Sent: Monday, December 13, 2010 10:05 AM
To: 'c.parker@ci.dover.nh.us'
Subject: Sobti Parking Calculation

Chris,

The Sobti's would like to stay out of the Planning Board. Using the current parking regs. I calculate 12 required spaces (believably) if I calculate the 2nd floor conference room and generic office (likely billing agent bookkeeper) using Office General 1space/325 sf.

The calculation would look like this:

Single Family Residential = 2 spaces per/1 unit x 1 unit = 2
2nd Floor (Office General) = 1 sapce/325 sf x 724 sf = 2.2
1st Floor (Medical Office = 1 space/200 sf + 1/emp. x840 sf = 7.2 (4.2 + 3 emp.)
Total = 11.4 --round up to --> 12 spaces required.

This calculation which is "straight faceable" would eliminate a need for a waiver, which would eliminate a need to go to the Planning Board. Right?

Let me know if this is a legitimate way to proceed.

Thanks

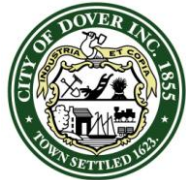
Rick

If you have any questions or comments, please call or email me.

Richard Lundborn , P.E.
Norway Plains Associates, Inc.
P.O. Box 249
Rochester, NH 03866-0249
phone: (603)-335-3948 fax: (603)-332-0098
email: rlundborn@norwayplains.com

This digital file is being provided to you as a professional courtesy. It is correct to the best of our knowledge; however it is your responsibility to verify its correctness. Norway Plains Associates, Inc. accepts no responsibility for the use or misuse of the attached information.

The information contained in this email is confidential and intended for the individual or company named above. If the receiver of this message is not the named addressee, or the person responsible to deliver it to the named addressee, you are hereby notified that any dissemination, distribution or duplication of this communication, or any part thereof is strictly prohibited. If you have received this email in error and are not sure whether it is privileged, please notify this office immediately and return the original



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE – P10-49 NOTES

Application Type: Site Plan Review
Applicant(s): Dr. Sandeep Sobti
Owner: Memcare, LLC
Location: 84 Central Avenue (Assessor's Map 15 Lot 77)
Date: December 9, 2010

INTENT: Medical/Counseling Office

LOTS/UNITS PROPOSED: 0 Lots

AGENDA ITEM #: 1

ACREAGE: 8,237 sq. ft.

ZONING DISTRICT: Office

EXISTING LAND USE:

Apartment in Cape (previously Coolidge Construction)

SURROUNDING LAND USE:

Mix of commercial and residential uses.

ZBA ACTION: None

PERMITS REQUIRED:

CUP if parking requirements are not met.

WAIVERS REQUESTED: None

ATTENDANCE:

Christopher Parker (Planning)
Dave White (Engineering)
Tom Clark (Fire)
Dan Barufaldi (Economic)
Marn Speidel (Police)
Linda Merullo (Planning Board)
Rick Lundborn (Engineer)
Ralph Blackington (Contractor)
Ms. Sobti (Applicant)

Planning Comments:

- Remove NPDES info on the cover sheet
- Add local plan number (P10-49) to the title boxes
- On Sheet C-1 how does a pedestrian flow from vehicles to the door
- On Sheet C-1 show 7' of fencing required along the parking lot side of lot 15-76, and design to taper down as it gets closer to the street
- Explain parking calculation
- On Sheet C-1 correct note 22
- Bike rack
- Show snow removal areas

Engineering Comments:

- Letter of Credit will be required for unfinished work at CO
- Sidewalk should be concrete the length of the property
- Consider revising the parking lot to include dropping the elevation and installing asphalt curbing
- Change parking lot detail to show proper cover
- Add a berm along the drain path parallel to lot 15-76

Police Department Comments:

- Question on which building would be "multi-family residential" as per note 22 on sheet C-1. Question was clarified by applicant.
- Any detail regarding a sign at the street? Question was clarified by applicant.
- Replacement sidewalk noted to be "bituminous". Concrete sidewalk connects from the north, would be nice to have concrete sidewalk continue along frontage of property.
- All site lighting is noted to be building mounted. Note that relocated utility pole includes street lamp. Suggestion to show the street lamp on the existing conditions plan and note that it should be retained on the relocated pole.

Fire/Inspections Comments:

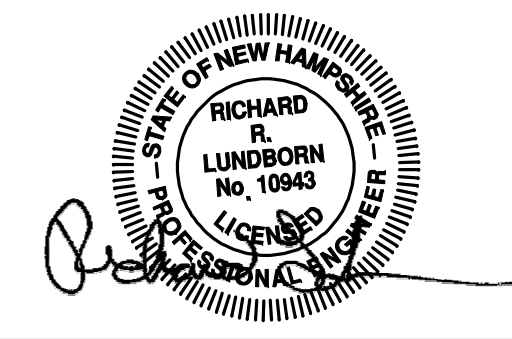
- Need a fire lane, striped and signed, on the northeast section of the parking lot beginning at the driveway entrance following along the proposed sloped granite curb at the end (at the tip down)
- Building Official will assign a street number

Planning Board

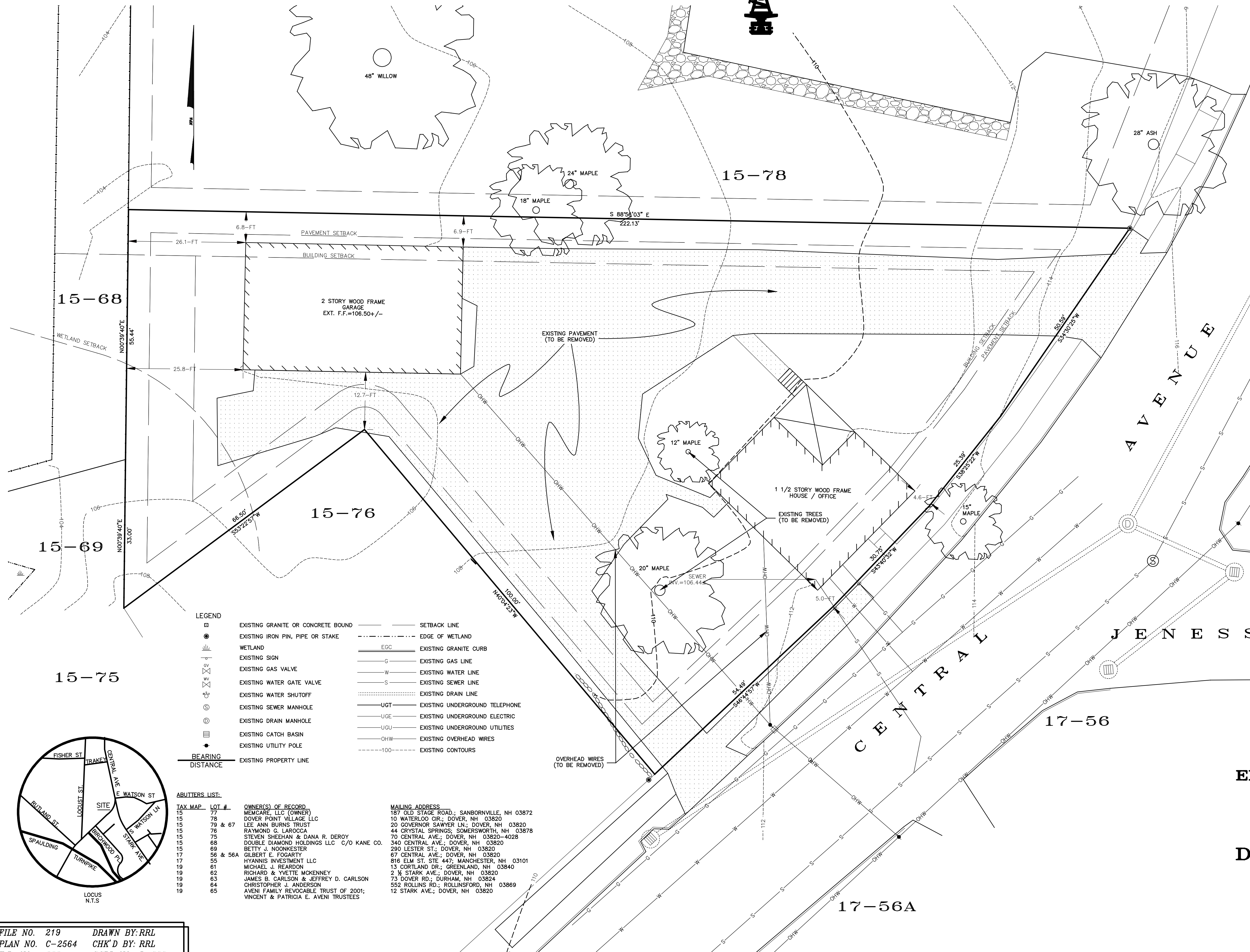
- Review need for additional handicap parking spaces
- Review landscaping along Central Avenue.

Economic Development Comments:

- No comments



REVISIONS:
REVISED PER TRC COMMENTS - 12/21/10



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING FEATURES AS PRESENT AT THE DATE OF SURVEY AND DENOTE ITEMS TO BE REMOVED TO MAKE WAY FOR THE PROPOSED IMPROVEMENTS.
 - TOTAL PARCEL AREA: MAP 15, LOT 77 0.37 ACRES (16,220-SF) (MEMCARE, LLC)
 - PARCEL IS ZONED: O-OFFICE
 - JURISDICTIONAL WETLANDS DELINEATED BY: LEONARD LORD, CWS OF CAREX ECOSCIENCES DURING SEPTEMBER 2007; IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION'S MANUAL, TECHNICAL REPORT Y-87-1.
 - THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/05 COMMUNITY PANEL 33017C03400, PANEL 340 OF 405.
 - PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENANEY SURVEY ASSOCIATES ON SEPTEMBER 2007, WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
 - ELEVATIONS ARE BASED ON U.S.G.S. DATUM. (OR ELEVATIONS DEPICTED ARE BASED ON INFORMATION OBTAINED FROM THE CITY ENGINEER'S OFFICE AND WAS DERIVED FROM COORDINATES FOR CONTROL STATIONS X AND Y. THESE COORDINATES HAVE NOT BEEN ADJUSTED TO 1983 DATUM).
 - THE SOIL TYPE(S) ON THE SITE IS (ARE) WB WINDSOR, LOAMY FINE SAND (CLAY SUBSOIL VARIANT), AND H&E HINKLEY, GRAVELLY LOAMY SAND. THE SOURCE FOR THE SOILS TYPE DATA IS THE STRAFFORD COUNTY SOILS SURVEY SHEET 28.

ZONE O DIMENSIONAL REQUIREMENTS PER ORDINANCE AND REGULATION:

	REQUIRED	EXISTING
MINIMUM LOT SIZE	= 10,000-SF	= 16,117-SF
MINIMUM FRONTAGE	= 100-FT	= 161.22-FT
MAXIMUM LOT COVERAGE*	= 50%	= 14.92%
BUILDING SETBACKS:		
FRONT YARD	= 12-FT	= 4.60-FT
SIDE YARD	= 10-FT	= 6.80-FT
REAR YARD	= 15-FT	= 25.80-FT
PARKING LOT SETBACKS:		
FRONT YARD	= 10-FT	= 40.00-FT
SIDE YARD	= 5-FT	= 3.00-FT
REAR YARD	= 5-FT	= 20.00-FT

*COVERAGE IS DEFINED AS THE PERCENTAGE OF THE LOT AREA COVERED BY BUILDINGS.

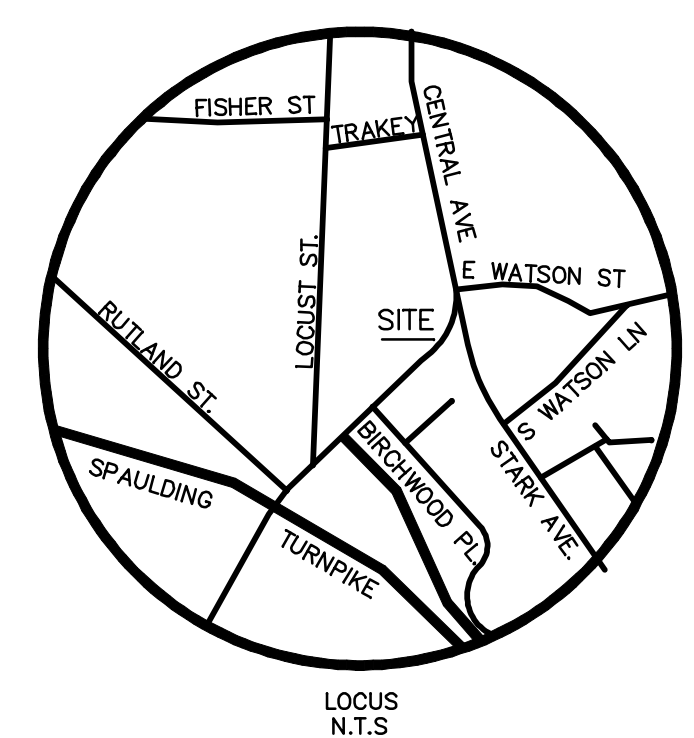
IMPERVIOUS SURFACE AREAS:

	EXISTING
BUILDING, DECKS, STAIRS	= 2,423-SF
PAVEMENT, CONCRETE	= 6,341-SF
TOTAL	= 8,764-SF

- LEGEND**
- EXISTING GRANITE OR CONCRETE BOUND
 - EXISTING IRON PIN, PIPE OR STAKE
 - WETLAND
 - EXISTING SIGN
 - EXISTING GAS VALVE
 - EXISTING WATER GATE VALVE
 - EXISTING WATER SHUTOFF
 - EXISTING SEWER MANHOLE
 - EXISTING DRAIN MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING UTILITY POLE
 - BEARING DISTANCE
 - EXISTING PROPERTY LINE
 - SETBACK LINE
 - EDGE OF WETLAND
 - EGC EXISTING GRANITE CURB
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING DRAIN LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND UTILITIES
 - EXISTING OVERHEAD WIRES
 - EXISTING CONTOURS

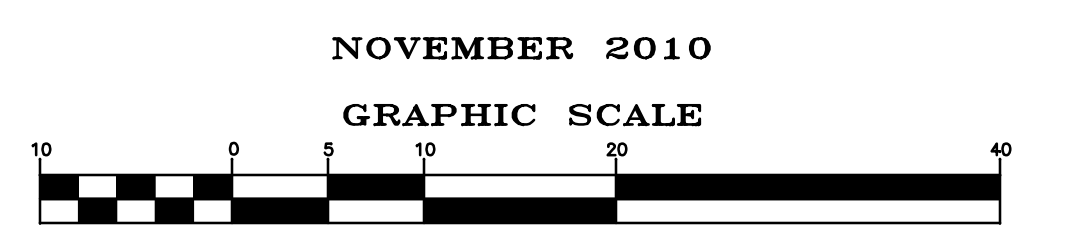
ABUTTERS LIST:

TAX MAP	LOT #	OWNER(S) OF RECORD	MAILING ADDRESS
15	77	MEMCARE, LLC (OWNER)	167 OLD STAGE ROAD; SANBORNVILLE, NH 03872
15	78	DOVER POINT VILLAGE LLC	10 WATERLOO CIR.; DOVER, NH 03820
15	79 & 67	LEE ANN BURNS TRUST	20 GOVERNOR SAWYER LN.; DOVER, NH 03820
15	76	RAYMOND G. LAROGGA	44 CRYSTAL SPRINGS; SOMERSWORTH, NH 03878
15	75	STEVEN SHEEHAN & DANA R. DEROY	70 CENTRAL AVE.; DOVER, NH 03820-4028
15	68	DOUBLE DIAMOND HOLDINGS LLC C/O KANE CO.	340 CENTRAL AVE.; DOVER, NH 03820
15	69	BETTY J. NOONKESTER	290 LESTER ST.; DOVER, NH 03820
17	56 & 56A	GILBERT E. FOGARTY	67 CENTRAL AVE.; DOVER, NH 03820
17	55	HYANNIS INVESTMENT LLC	816 ELM ST. STE 447; MANCHESTER, NH 03101
19	61	MICHAEL J. REARDON	13 CORTLAND DR.; GREENLAND, NH 03840
19	62	RICHARD & YVETTE MCKENNEY	2 1/2 STARK AVE.; DOVER, NH 03820
19	63	JAMES B. CARLSON & JEFFREY D. CARLSON	73 DOVER RD.; DURHAM, NH 03824
19	64	CHRISTOPHER J. ANDERSON	552 ROLLINS RD.; ROLLINSFORD, NH 03869
19	65	AVENI FAMILY REVOCABLE TRUST OF 2001; VINCENT & PATRICIA E. AVENI TRUSTEES	12 STARK AVE.; DOVER, NH 03820

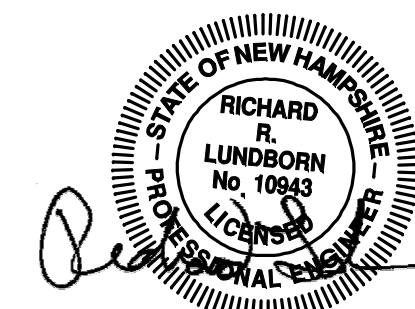


FILE NO. 219 DRAWN BY: RRL
 PLAN NO. C-2564 CHK'D BY: RRL
 F.B. NO. ### SCR'D NO: D-###
 DWG. NO. 10147/SP-1 DOVER: P10-49

**EXISTING FEATURES AND DEMOLITION PLAN
 CENTRAL AVENUE
 DOVER, N.H.
 STRAFFORD COUNTY
 FOR
 DR. SANDEEP SOBTI**



NOVEMBER 2010
 REVISION DATE
 12/21/10
 SHEET S-1



REVISIONS: REVISED PER TRC COMMENTS - 12/21/10

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE LAYOUT FOR THE RENOVATION OF THE EXISTING GARAGE ON TAX MAP 15 LOT 77 INTO A MEDICAL OFFICE BUILDING.
 2. TOTAL PARCEL AREA: MAP 15, LOT 77 0.37 ACRES (16,220-SF) (MEMCARE, LLC)
 3. PARCEL IS ZONED: O-OFFICE
 4. JURISDICTIONAL WETLANDS DELINEATED BY: LEONARD LORD, CWS OF CAREX ECOSCIENCES DURING SEPTEMBER 2007; IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION'S MANUAL, TECHNICAL REPORT Y-87-1.
 5. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/05 COMMUNITY PANEL 3307C03400, PANEL 340 OF 405.
 6. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE.
 7. 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-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
 8. EXTERIOR LIGHTING SHALL BE OF WALL-PACK TYPE MOUNTED ON THE BUILDINGS, AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
 9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES, ON SEPTEMBER 2007, WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
 10. ELEVATIONS ARE BASED ON U.S.G.S. DATUM (OR ELEVATIONS DEPICTED ARE BASED ON INFORMATION OBTAINED FROM THE CITY ENGINEER'S OFFICE AND WAS DERIVED FROM COORDINATES FOR CONTROL STATIONS X AND Y. THESE COORDINATES HAVE NOT BEEN ADJUSTED TO 1983 DATUM).
 11. THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM AS REQUIRED UNDER CHAPTER 109, ARTICLE IV, SECTION 109-29 (AS REQUIRED BY 1990 BOCA CODE AND 1998 NFPA 101 LIFE SAFETY CODE) OF THE CODE OF THE CITY OF DOVER.
 12. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
 13. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
 14. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
 15. 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, RATE OF LINE, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
 16. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICT SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
 17. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOM.
 18. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
 19. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
 20. 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.
 21. A SECURITY ALARM SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 58, ARTICLE I, SECTION 58-2 OF THE CODE OF THE CITY OF DOVER. (IF A NEW BUSINESS OR MULTI-FAMILY STRUCTURE)
 22. THE PROPOSED USE FOR THE SITE (STRUCTURES) IS PSYCHIATRIC OFFICE, SINGLE FAMILY RESIDENTIAL, AND PARKING.
 23. THE SOIL TYPE(S) ON THE SITE IS (ARE) WB WINDSOR, LOAMY FINE SAND (CLAY SUBSOIL VARIANT), AND H&E HINKLEY, GRAVELLY LOAMY SAND. THE SOURCE FOR THE SOILS TYPE DATA IS THE STRAFFORD COUNTY SOILS SURVEY SHEET 28.

ZONE 0 DIMENSIONAL REQUIREMENTS PER ORDINANCE AND REGULATION:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	10,000-SF	16,117-SF	16,117-SF
MINIMUM FRONTAGE	100-FT	161.22-FT	161.22-FT
MAXIMUM LOT COVERAGE*	50%	14.92%	15.35%

BUILDING SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	12-FT	4.60-FT	4.60-FT
SIDE YARD	10-FT	6.80-FT	6.80-FT
REAR YARD	15-FT	25.80-FT	25.80-FT

PARKING LOT SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	10-FT	40.00-FT	31.46-FT
SIDE YARD	5-FT	3.00-FT	5.00-FT
REAR YARD	5-FT	20.00-FT	76.91-FT

*COVERAGE IS DEFINED AS THE PERCENTAGE OF THE LOT AREA COVERED BY BUILDINGS.

IMPERVIOUS SURFACE AREAS:

	EXISTING	PROPOSED
BUILDING, DECKS, STAIRS	2,423-SF	2,495-SF
PAVEMENT, CONCRETE	6,341-SF	5,742-SF
TOTAL	8,764-SF	8,237-SF

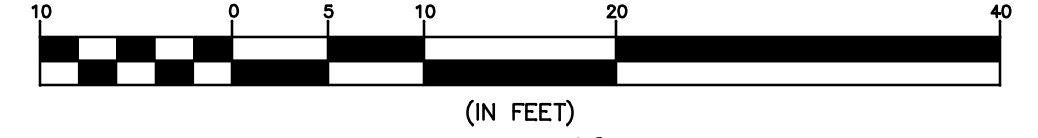
PARKING CALCULATIONS PER SITE REVIEW REGULATIONS:

	REQUIRED	PROPOSED
1ST FLOOR MEDICAL OFFICE	1/200-SF X 840-SF	4.2
+1/EMPTY X 3		3
2ND FLOOR OFFICE GENERAL	1/325-SF X 724-SF	2.2
OFFICE SUBTOTAL		9.4 (10) = 10
RESIDENTIAL	2/UNIT X 1	2 = 2
TOTAL		12 = 12

SITE PLAN
CENTRAL AVENUE
DOVER, N.H.
STRAFFORD COUNTY
FOR
DR. SANDEEP SOBTI

NOVEMBER 2010

GRAPHIC SCALE



1 INCH = 10 FT.

REVISION DATE

12/21/10

SHEET C-1

OWNERS' SIGNATURES:

SIGNATURE TAX MAP 15 LOT 77

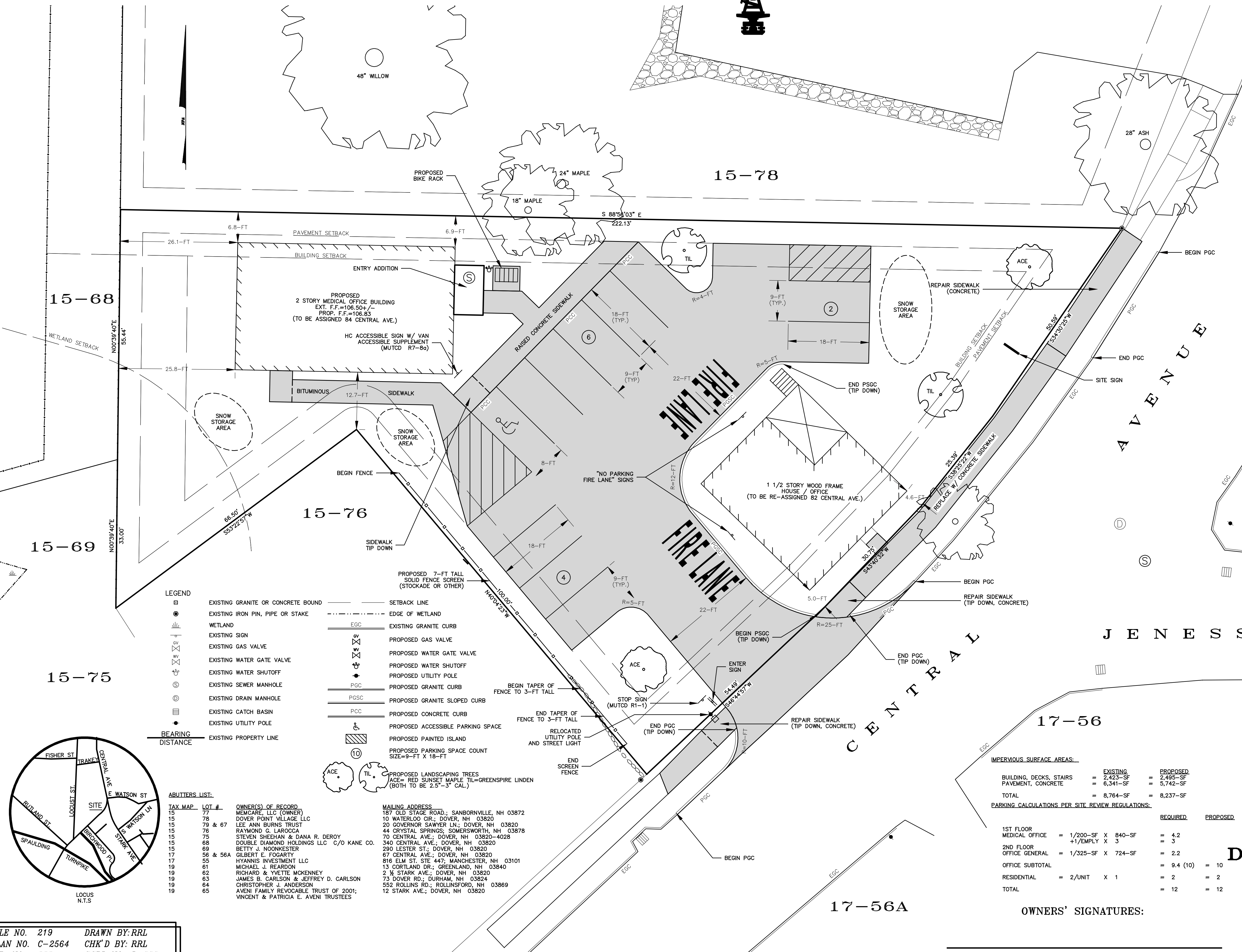
DATE

FILE NO. 219 DRAWN BY: RRL
 PLAN NO. C-2564 CHK'D BY: RRL
 F.B. NO. ### SCRD NO: D-###
 DWG. NO. 10147/SP-1 DOVER: P10-49

- LEGEND
- EXISTING GRANITE OR CONCRETE BOUND
 - EXISTING IRON PIN, PIPE OR STAKE
 - WETLAND
 - EXISTING SIGN
 - EXISTING GAS VALVE
 - EXISTING WATER GATE VALVE
 - EXISTING WATER SHUTOFF
 - EXISTING SEWER MANHOLE
 - EXISTING DRAIN MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING UTILITY POLE
 - BEARING DISTANCE
 - EXISTING GRANITE CURB
 - PROPOSED GAS VALVE
 - PROPOSED WATER GATE VALVE
 - PROPOSED WATER SHUTOFF
 - PROPOSED UTILITY POLE
 - PROPOSED GRANITE CURB
 - PROPOSED GRANITE SLOPED CURB
 - PROPOSED CONCRETE CURB
 - PROPOSED ACCESSIBLE PARKING SPACE
 - PROPOSED PAINTED ISLAND
 - PROPOSED PARKING SPACE COUNT SIZE=9-FT X 18-FT
 - PROPOSED LANDSCAPING TREES
 - ACE - RED SUNSET MAPLE TIL-GREENSPIRE LINDEN (BOTH TO BE 2.5"-3" CAL.)
 - SETBACK LINE
 - EDGE OF WETLAND
 - PROPOSED TAPER OF FENCE TO 3-FT TALL
 - END TAPER OF FENCE TO 3-FT TALL
 - RELOCATED UTILITY POLE AND STREET LIGHT
 - END SCREEN FENCE

ABUTTERS LIST:

TAX MAP	LOT #	OWNER(S) OF RECORD	MAILING ADDRESS
15	77	MEMCARE, LLC (OWNER)	167 OLD STAGE ROAD; SANBORNVILLE, NH 03872
15	78	DOVER POINT VILLAGE LLC	10 WATERLOO CIR.; DOVER, NH 03820
15	79 & 67	LEE ANN BURNS TRUST	20 GOVERNOR SAWYER LN.; DOVER, NH 03820
15	76	RAYMOND G. LAROGGA	44 CRYSTAL SPRINGS; SOMERSWORTH, NH 03878
15	75	STEVEN SHEEHAN & DANA R. DEROY	70 CENTRAL AVE.; DOVER, NH 03820-4028
15	68	DOUBLE DIAMOND HOLDINGS LLC C/O KANE CO.	340 CENTRAL AVE.; DOVER, NH 03820
15	69	BETTY J. NOONKESTER	290 LESTER ST.; DOVER, NH 03820
17	56 & 56A	GILBERT E. FOGARTY	67 CENTRAL AVE.; DOVER, NH 03820
17	55	HYANNIS INVESTMENT LLC	816 ELM ST. STE 447; MANCHESTER, NH 03101
19	61	MICHAEL J. REARDON	13 CORTLAND DR.; GREENLAND, NH 03840
19	62	RICHARD & YVETTE MCKENNEY	2 1/2 STARK AVE.; DOVER, NH 03820
19	63	JAMES B. CARLSON & JEFFREY D. CARLSON	73 DOVER RD.; DURHAM, NH 03824
19	64	CHRISTOPHER J. ANDERSON	552 ROLLINS RD.; ROLLINSFORD, NH 03869
19	65	AVENI FAMILY REVOCABLE TRUST OF 2001; VINCENT & PATRICIA E. AVENI TRUSTEES	12 STARK AVE.; DOVER, NH 03820





City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: July 19, 2010]

Office Use Only	Project #:	<u>P11-01</u>	Date Received:	<u>12/20/10</u>
	Amount Paid:	<u>\$943.75</u>	Time Received:	

APPLICANT AND OWNER INFORMATION

Name of Applicant: McDonalds c/o Bohler Engineering Telephone # 508-480-9900

Address of Applicant: 352 Turnpike Road Southborough, MA 01772

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

Address of Property Owner: 690 Canton Street Westwood MA 02090

PROPERTY INFORMATION

Address of Property: 912 Central Ave

Assessor's Map # 38 Lot(s) # 21+23F

Zoning District(s) B-3 Overlay District(s) Groundwater Overlay

Size of Parcel: 69,000 sq. ft. 1.58 ac. Property Deed: Book 116/2687 Page: 628/754

Existing Use of Property: McDonald's Restaurant

SITE PLAN INFORMATION

Describe Proposed Use: Rebuild existing restaurant

Area of Parcel to be Developed: 69,000 sq. ft.

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

Number of Parking Spaces: Existing 93 Proposed 67

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

Number of Employees Total: unknown In Maximum Shift: 12

Disposition of Parcel:

Building Footprint 4,665 sq. ft.

Total Building Area 4,665 sq. ft.

Paved Area ±33,500 sq. ft.

Building Setbacks:

Front Yard 52.0 ft.

Rear Yard 128.7 ft.

Side Yard: Right 107.2 ft.

Left 53.2 ft.

City Water? Yes No How far is city water from the property? On-site

City Sewer? Yes No How far is city sewer from the property? On-site

BUILDING INFORMATION

Type of Building to be Built: Restaurant-wood frame

Height of Building: 21' - 4" Finished Floor Elevation: 181.60

Number of Seats (where applicable) 110

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) John Lynch, Control Point Associates

Address 35 Technology Drive, Warren, NJ 07059 Telephone #: (908) 668-0099

Professional License #: 899 E-mail address: _____

ENGINEER INFORMATION

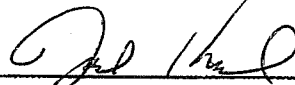
Name of Engineer and Company (Licensed in N.H.) Matt Smith, Bohler Engineering

Address 352 Turnpike Road, Southborough, MA 01772 Telephone #: (508) 480-9900


Professional License #: 12,931 E-mail address: msmith@bohlereng.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.

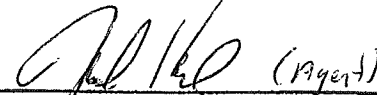
Signature of Property Owner:  Date: 12/17/10

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

Signature of Agent:  Date: 12/17/10

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I 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:  (Agent) Date: 12/17/10

STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN
912 Central Avenue, Dover, NH

Developer
McDonald's USA, LLC.
690 Canton Street
Westwood, MA 02090
(781) 329-1450

COMPONENT: *Deep Sump Catch Basins/Drywell*

RESPONSIBILITY: *Contractor during construction, Owner/Operator (O/O) after construction*

ACTION: *Sediment removal / sump cleaning*

FREQUENCY: *Inspect semi-annually*

DESCRIPTION: *Basins are to be inspected twice a year and cleaned when sediment reaches a depth of 6 to 12 inches. O/O will monitor sumps and remove sediments as necessary, considering both annual necessity and the need for more frequent cleaning during construction. All sediment removed from catch basin sumps will be disposed of in a manner consistent with current NH DES Policy relative to stormwater related sediments.*

COMPONENT: *Parking Lot*

RESPONSIBILITY: *Contractor during construction, O/O after construction*

ACTION: *Sweeping*

FREQUENCY: *Semi-annually*

DESCRIPTION: *Parking Lot shall be swept semi-annually. During construction, the contractor will monitor these areas and remove sediments as necessary, considering both annual necessity and the need for more frequent cleaning during construction. Sweeping shall be performed to remove sediments prior to introduction into the stormwater collection system. Washing and water jetting shall be discouraged.*

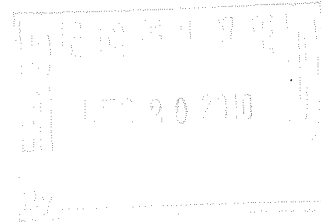


BOHLER

ENGINEERING

352 Turnpike Road
 Southborough, MA 01772
 PHONE 508.480.9900
 FAX 508.480.9080

December 17, 2010



City of Dover
 Planning Department
 Attn: Christopher Parker
 288 Central Avenue
 Dover, NH 03820

Re: Proposed McDonald's Raze & Rebuild
 912 Central Avenue
 Dover, NH

Mr. Parker:

Enclosed, please find the following information in support of our application for Site Plan Review for the referenced project:

- Signed Site Review Application, including the Site Plan Review Checklist;
- Six (6) copies of an area plan
- Six (6) sets of Site Plans, dated 3/30/10 and revised through 12/13/10
- Colored Building Elevation;
- Check in the amount of \$943.75 for the filing fee, legal fee, and postage fee for abutter notification (4,665 x \$0.15 + \$60 + \$8 x 23);
- Three (3) copies of mailing labels for the abutters;
- Operation and Maintenance Plan for Stormwater Drainage System;
- Photos of the existing site;
- Authorization letter.

On behalf of McDonald's USA, LLC, we are pleased to submit this application for the proposed raze and rebuild of the existing McDonald's restaurant located at 912 Central Avenue. As part of an ongoing effort to rejuvenate their existing facilities, McDonald's is proposing to make substantial improvements to what is currently an outdated restaurant.

The resulting design will work within the existing limits of development and utilize the existing curb cuts. The proposed building will be of similar size to the existing building so as not to significantly intensify the existing use. It is notable that the new building will comply with the front yard setback where the existing does not, resulting in a large landscape buffer between the proposed building and Central Avenue. The design will also eliminate the existing nonconforming parking, which is within the required 5-ft landscape setback.

The project will provide improvements to the building, parking lot, landscaping, traffic circulation, and utilities infrastructure. As the site is located within a groundwater protection area, we have provided over 2,200 SF of new landscaped areas by removing existing parking spaces to promote

OTHER OFFICE LOCATIONS:

- | | | | | | |
|------------------------------|----------------------------------|--------------------------------|-------------------------------------|---------------------------------------|------------------------------------|
| • Albany, NY
518.438.9900 | • Ronkonkoma, NY
631.738.1200 | • Warren, NJ
908.668.8300 | • Center Valley, PA
610.709.9971 | • Chalfont, PA
215.996.9100 | • Philadelphia, PA
267.402.3400 |
| • Towson, MD
410.821.7900 | • Bowie, MD
301.809.4500 | • Sterling, VA
703.709.9500 | • Warrenton, VA
540.349.4500 | • Fort Lauderdale, FL
954.202.7000 | |

CIVIL AND CONSULTING ENGINEERS • PROJECT MANAGERS • SURVEYORS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS

www.BohlerEngineering.com



additional groundwater recharge and to reduce stormwater flows from the site. Additionally, we have proposed 2 leaching drywells to infiltrate clean storm water. Due to the reduction in impervious areas and the simple nature of the design, we have not included a formal drainage report, but provided the relevant drainage calculations on the enclosed plans. Further, it is our understanding that a Conditional Use Permit is not needed under Chapter 170-28.3 Groundwater Protection.

As mentioned above, traffic circulation will be improved as a result of the redevelopment of the site. The new side-by-side drive thru configuration significantly reduces the time of the ordering process by allowing two vehicles to be ordering simultaneously. Drive thru queue lengths will be shortened by this, creating a positive impact on the site. Additionally, a recirculation lane will be provided in front of the building, allowing patrons to circulate the site without first having to exit onto Central Avenue.

The existing site is surrounded by mature vegetation which will predominately remain and will provide a buffer to the surrounding properties.

As the perimeter lot lighting is new and has been in place for years, we are requesting the following waivers from the Site Plan Regulations:

Section 149-14.E.2.b - The existing lighting along the perimeter of the lot is going to be reused, and supplemented with one additional proposed light. The light levels are close to, but exceed the 6:1 uniformity ratio. The lot lights do comply with light height requirements. We feel the intent of the lighting regulations is met, but request a waiver for this slight deviation.

Section 149-13.A.17 – Color renderings of the streetscape have not been prepared at this time as the proposal replaces an existing use in kind.

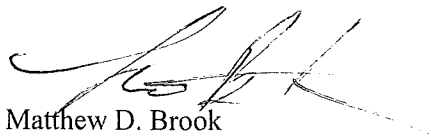
Section 149-13.A.20 – A traffic analysis has not been conducted for the project. As mentioned previously, the use is not being intensified by the rebuild project, and the addition of the recirculation lane and double drive thru should actually serve to improve traffic conditions on and around the site.

We believe that the above requested waiver would not result in any adverse impacts to the community or patrons of the restaurant, and that the site design is in harmony with the intent of the applicable ordinances and regulations.

If you should have any questions or comments upon reviewing the enclosed materials, please do not hesitate to contact either of us to discuss. We look forward to working with you.

Sincerely,

BOHLER ENGINEERING



Matthew D. Brook



John A. Kucich, P.E.

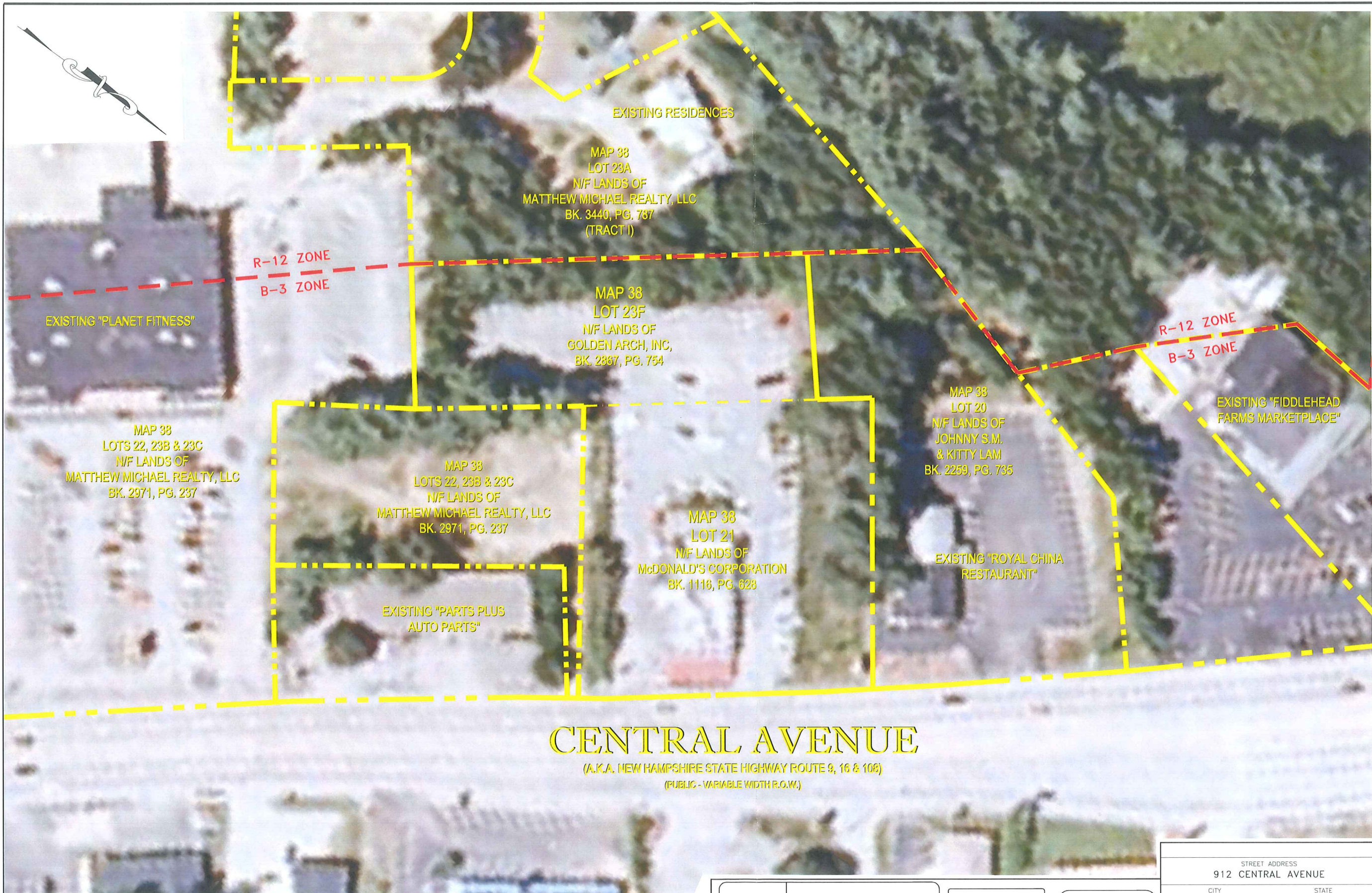
Cc: Adam Guilmette, McDonald's USA, LLC



McDonald's

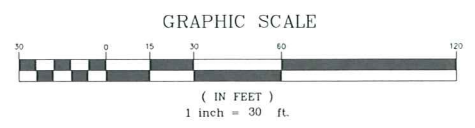
24 hour drive-thru





CENTRAL AVENUE

(A.K.A. NEW HAMPSHIRE STATE HIGHWAY ROUTE 9, 16 & 108)
(PUBLIC - VARIABLE WIDTH R.O.W.)



333 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 PH: 508-460-9988 FX: 508-460-9900 www.SM&SEngineering.com	CIVIL & CONSTRUCTION ENGINEERS SURVEYORS PROJECT MANAGERS ENVIRONMENTAL CONSULTANTS LANDMARK ARCHITECTS	CORPORATE OFFICE W. GREEN, NJ PROJECT MANAGERS ENVIRONMENTAL CONSULTANTS LANDMARK ARCHITECTS	CONSTRUCTION CHECK _____ DATE _____ CONSTRUCTION CHECK _____ DATE _____	M.D. SMITH PROFESSIONAL ENGINEER MASSACHUSETTS LICENSE No. 40496 RHODE ISLAND LICENSE No. 2145 CONNECTICUT LICENSE No. 24567 MAINE LICENSE No. 11023 NEW HAMPSHIRE LICENSE No. 12931
PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		PROJECT No: W102003	CAD ID #: W102003es1.dwg	

STREET ADDRESS		912 CENTRAL AVENUE
CITY	STATE	DOVER NH
COUNTY		STRAFFORD
NATIONAL STORE NUMBER	PLAN DESCRIPTION	XXXXX AREA PLAN
STATUS		PRELIMINARY
DATE		03/30/10
BY		GWD
PLAN CHECKED		JAK
AS-BUILT		-
DRAWN BY:		GWD
CHECKED BY:		JAK
DATE:		03/30/10
SCALE:		AS SHOWN
SHEET NO.		1

REV	DATE	DESCRIPTION	BY
1	12/13/10	REVISED PER NEW BUILDING	RGS

McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
 OFFICE: NORTHEAST REGION
 ADDRESS: 690 CANTON STREET WESTWOOD, MA 02090 (781) 329-1450

PLAN APPROVALS		DATE
SIGNATURE (2 REQUIRED)		
REGIONAL MGR.	CONTRACTOR	OWNER
CONSTR. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		

