

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, August 25, 2016**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 AM: Site Review for Summit Land Development, Assessor's Map 15, Lot 4, zoned B-5, located at 14 Central Avenue. (Proposal is to construct a 13,300 s.f. commercial building and a 3,000 s.f. drive-up restaurant with 69 parking spaces within the 51,200 s.f. paved area.) (P16-24)
2. 11:15 AM – 12:00 PM: Open Space Subdivision for Daniel W. Ayer, Assessor's Map N, Lots 18, 18-4, 18-5, 19, zoned R-40, located at Back Road and McKone Lane. (P16-25) (17 total lots)

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: (603) 750.4266 FAX: (603) 749.7348

August 6, 2016

City of Dover
Planning and Community Development
288 Central Avenue
Dover, NH 03820

Attn: Christopher Parker, Director

Subject: Commercial Site Development
14 Central Avenue, Dover
Tax Map 15, Lot 4
Our Reference No. 1207

RECEIVED
Planning Office

AUG - 9 2016

Dover, New Hampshire

Dear Mr. Parker:

On behalf of our client, Summit Land Development, we are pleased to submit the following materials for Technical Review Committee consideration:

- 1) Eight (8) copies of the Site Review Application including Checklist;
- 2) Eight (8) copies of the Abutter List for Tax Map 15, Lot 4 with copy of City Tax Map attached;
- 3) Eight (8) copies of the Project Narrative Accompanying Site Review Application;
- 4) Check payable to the City of Dover for the sum of \$6,248.00, calculated as follows:

Site Review Fee	\$ 2,490.00
Pavement Fee	\$ 3,584.00
Abutter Notice (7) plus Engineering, Surveyor and Applicant/Owner	\$ 80.00
Advertising Fee	\$ 80.00
Plan Fee	\$ 14.00

- 5) Eight (8) sets of the Site Plans (sheets 1-14) for TRC review and discussion;
- 6) Eight (8) copies of a Neighborhood Plan;
- 7) Eight (8) copies of current deed information (Book 4285, Pg. 926 and Book 4379, Pg. 678);
- 8) Three (3) copies of a Drainage Report will be submitted under separate cover.

We look forward to discussing this application further following review by City staff. Please feel free to contact us directly if you should have any questions or require additional information.

Best Regards,
CIVILWORKS NEW ENGLAND

A handwritten signature in dark ink, appearing to be 'SJH', with a stylized flourish extending to the left.

Stephen J. Haight, P.E.

SJH/lrd

Enclosures

cc: C. Kageliery

YOUR RECEIPT THANK YOU

Planning and Com Dev
M-T 8:30A - 5:30P
603.516.6008

08/09/2016 2:41PM 07
000000#1878 CLERK07

COPY

#1624
#0303

Planning \$2490.00
Planning \$3584.00
10 @ \$8.00
Certified Mail \$80.00
1 @ \$80.00
Legal Notice \$80.00
14 @ \$1.00
Archive Fee \$14.00

ITEMS 27Q
CHECK \$6248.00

PLANNING BOARD

APPLICATION CHECKLIST & FEE SCHEDULE

When submitting an application for Site Review or a Major Subdivision the applicant shall meet with the Technical Review Committee (TRC). Eight (8) copies of the application and preliminary plan must be submitted.

The submission deadline for Planning Board, fifteen (15) copies of the application and fifteen (15) sets of plans must be submitted. Four (4) 22" x 34" and four (4) 11" x 17" (signed by owner).

FEE paid by cash or check made payable to "City of Dover"
Application fee for the following:

MAJOR SUBDIVISION \$150.00 x # _____ new lots created =

\$ _____

LOT LINE ADJUSTMENT \$200.00 (if more than two lots involved, add \$100.00 per lot) =

\$ _____

PERMIT REVIEW - RESIDENTIAL \$100.00 x # _____ per dwelling unit =

\$ _____

PERMIT REVIEW - NON-RESIDENTIAL (not to exceed \$10,000)

New construction \$.15 sq. ft. x # 16,600 sq. ft. =

\$ 2,490.00

Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. =

\$ _____

- IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed \$10,000) \$.07 sq. ft. x # 51,200 =

\$ 3,584.00

- MOTEL/HOTEL \$35.00 x # _____ per lodging unit =

\$ _____

- CHANGE OF USE (not to exceed \$5,000)

Existing floor space \$.10 per sq. ft. x # _____ sq. ft. =

\$ _____

- CONDITIONAL USE PERMIT \$150.00 x # _____ per application =

\$ _____

- GRAVEL PIT/ EXTRACTION PERMIT

Application fee \$50.00 =

\$ _____

Permit fee \$75.00 =

\$ _____

- EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN (\$150.00 minimum) \$50.00 x # _____ per hour of review

\$ _____

- REQUEST FOR REZONING \$150.00 =

\$ _____

- DRIVEWAY WAIVER - \$100.00 application fee =

Letter of rejection from Engineering Department, diagram & letter from owner

\$ _____

- D. **Mailing Labels (Avery 5160)** in triplicate including owner, engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plat with names and addresses for notices.

1. Certified letters fee: # of abutters 7 X \$8.00 =

\$ 56.00

2. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 3 of x \$8.00 =

\$ 24.00

3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 =

\$ _____

4. Creating/Printing Abutter Labels fee per sheet ---- x \$10.00 =

\$ ----

- E. **Foster's newspaper public notice fee**

\$ 80.00

- F. **Digital Version of the Plan & Archive Fee** \$1.00 x # 14 per sheet of plan set =

\$ 14.00

TOTAL FEE

\$ 6,248.00



City of Dover, New Hampshire
SITE REVIEW APPLICATION

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

Office Use Only	Project #:	<u>P16-24</u>	Date Received:	<u>AUG - 9 2016</u>
	Amount Paid:	_____	Time Received:	_____

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

SUMMIT LAND DEVELOPMENT
Name of Applicant: 7th South, LLC Telephone # 749-2800
Address of Applicant: 340 Central Avenue, Suite 202, Dover, NH 03820
E-Mail Address: chad@summitlanddev.com
Name of Property Owner (if different from applicant): Same Telephone # _____
Address of Property Owner: Same

PROPERTY INFORMATION

Address of Property: 14 Central Avenue, Dover
Assessor's Map # 15 Lot(s) # 4
Zoning District(s) B-5, Gateway Overlay District(s) -----
Size of Parcel: 107,090 sq. ft. 2.46 ac. Property Deed: Book 4285 Page: 926-928
4379 678
Existing Use of Property: Vacant

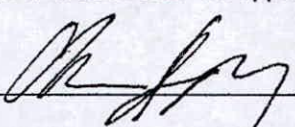
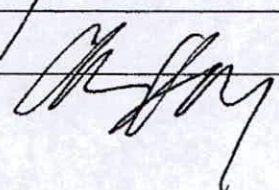
SITE PLAN INFORMATION

Describe Proposed Use: 13,300 s.f. Comm Bldg ('A') & 3,000 s.f. w/drive-up restaurant ('B')
Area of Parcel to be Developed: Approx. 90,000 sq. ft.
If Multi-family Residential, Specify Number of Units & Buildings Proposed: -----
Number of Parking Spaces: Existing 0 Proposed 69 (incl. 4 H.C.)
Highway Access (check where applicable): X City Street State Highway
Number of Employees Total: 20 In Maximum Shift: 20
Disposition of Parcel:
Building Footprint 16,600 sq. ft.
Total Building Area 16,600 sq. ft.
Building Setbacks:
Bldg 'A' = 119
Front Yard Bldg 'B' = 215 ft.
Bldg 'A' = 61
Rear Yard Bldg 'B' = 67 ft.

Paved Area 51,200 sq. ft.Side Yard: Right 'B' = 26 ft.
Left 'A' = 64 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: 1-story conventional wood-frameHeight of Building: 16' Finished Floor Elevation: 'A' = 78.2
'B' = 78.0Number of Seats (where applicable) Restaurant = 20**WAIVER REQUESTS**Site Review Regulations section(s) to be waived: To be determinedJustification for waiver request(s) (*attach additional sheets as needed*): -----

-----**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney, McEneaney Survey Associates, Inc.Address 27 Chestnut Street, Dover, NH Telephone #: 742-0911Professional License #: 661 E-mail address: -----**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Stephen J. Haight, Civilworks New EnglandAddress P.O. Box 1166, 181 Watson Road, Dover NH Telephone #: 749-0443Professional License #: 7978 E-mail address: shaight@civilworksne.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: 8/4/16Signature of Applicant (*if different from owner*):  Date: 8/4/16

Signature of Agent: _____



Date: _____

8/4/16

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____

Date: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby the City of Dover or its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____

Date: _____

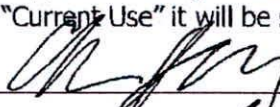
Signature of Applicant (if different from owner): _____

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.

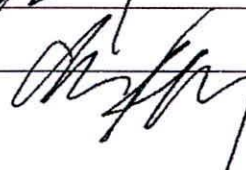
Signature of Property Owner: _____



Date: _____

8/4/16

Signature of Applicant (if different from owner): _____



Date: _____

8/4/16

CITY OF DOVER PLANNING DEPARTMENT SITE PLAN REVIEW CHECKLIST

This site plan review checklist, as required by Chapter 149-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a site plan review application for Planning Board action. The type of project proposed will determine the types of information required to review a site plan, therefore, a **preapplication conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all Site Review requirements. Please refer to the Site Review Regulations for full details.

APPLICANT: ~~7th South LLC~~ Summit Land Develop. File Number: _____

PROJECT TITLE: Exit 7 Commercial Center

PROPERTY LOCATION: 14 Central Avenue Tax Map: 15 Lot: 4

DATE OF TECHNICAL REVIEW COMMITTEE MEETING: _____

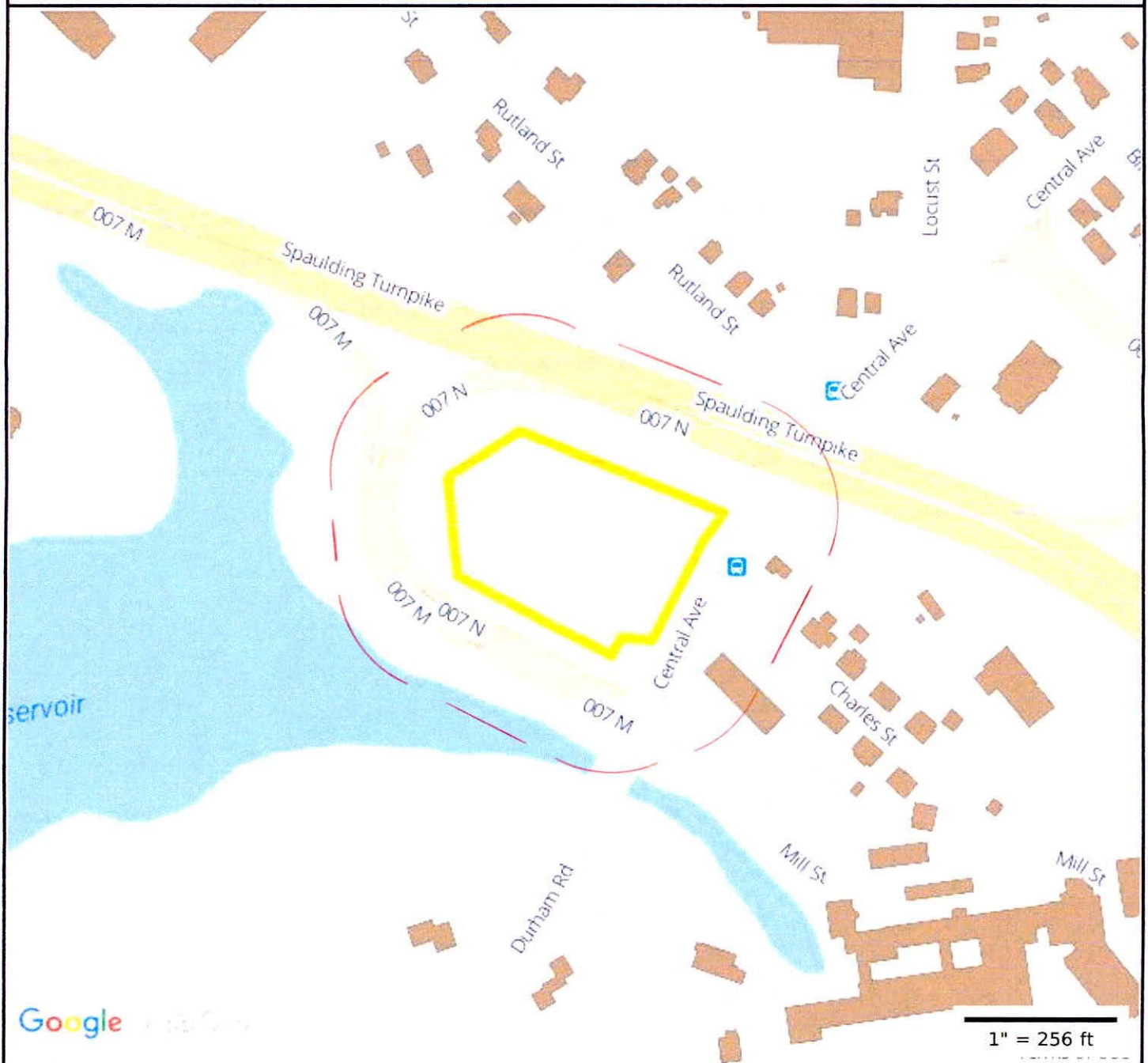
	Provided?
1. Completed Application form	X
2. Payment of application & review fees, with completed application checklist	X
3. List of abutters and three sets of mailing labels	X
3. Compact disk containing PDF of primary site plan sheet only	X
4. Fifteen copies of site plan w/scale of not less than 1"=50' (4 full size plans and 11 plans at 11" x 17"). Plans shall contain the following items as appropriate:	---
Location map w/3000' radius	X
Proposed project name or title and planning file number	X
Date, north arrow and scale	X
Existing surveyed property lines with dimensions and bearings	X
Names of all abutting property owners	X
Name and address of owners and/or applicants;	X
Signature and stamp of NH licensed land surveyor and engineer	X
Existing and proposed building and structure locations	X
Depict all zoning and special district boundaries (conservation, wetland, groundwater protection, flood hazard, etc.)	X
Specify proposed finished floor elevations of buildings	X
Existing and proposed grade contours at two foot intervals	X
Location and materials of all water mains and capacity needed	X
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	X
Location and size of existing and proposed electric, telephone, gas, cable and other underground utilities	X
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	X
Location of parking layout delineating spaces and arrangement; note addressing minimum required spaces	X
Location and width of existing and proposed access/egress ways	X
Location of proposed fire lanes	X
Depict all existing and proposed easements	X
Depict pedestrian walkways and handicapped access	X
Location of solid waste disposal facilities (dumpster, pad and screening, etc.)	X

	Provided?
Depict all service, storage, loading bays and utility areas	X
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	X
Depict Flood Hazard Zones	X
Existing natural features	X
Depict the surface areas of water bodies and wetlands	X
Depict the locations of wetlands and buffers	N/A
A colored architectural plan showing all sides of buildings	X
Neighborhood plan showing how project relates to abutting uses	X
A colored rendering of the streetscape that will be created along the existing public right-of-way	X
Storm Water Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	X
Storm Water Management System Operation & Maintenance Plan	X
Erosion and Sedimentation Control Plan	X
ROW & pavement lines of existing abutting streets	X
5. Additional Information if appropriate	
Traffic Impact Assessment and Analysis (Standard or Advanced)	X
Fiscal Impact Analysis (For more than 10 residential units)	
Waste water quantity & composition figures	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	
Depict 20 percent slope as required	
Ground and/or aerial photos of site and immediate area	
Location of proposed drive-in facilities	
Depict existing contours up to 100 ft. beyond project limits	
Dates and permit numbers of all required state and federal permits	
Proposed restrictive covenants or homeowners association documents	
Waiver requests to the Site Review Regulations, with written justification	
Conditional Use Permit applications	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	

REVIEWED BY: _____ DATE _____

REMARKS:

UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS

**Property Information**

Property ID 15004-000000
Location 14 CENTRAL AV
Owner 7 SOUTH 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.

LIST OF ABUTTERS
14 Central Avenue
Dover, NH
Civilworks New England Reference No. 1207

Map No. / Lot No.	Owner's Name & Address
15 / 4 (subject site)	7 South, LLC (Applicant) 340 Central Avenue, Suite 202 Dover, NH 03820
15 / 12	Daniel H. Sheehan 7 Mill Road Durham, NH 03824
15 / 18	Benjamin C. Hazen 349 S. Taft CT #14 Louisville, CO 80027-9518
16 / 1	McSILLS Realty, LLC 63 Broadway Dover, NH 03820
16 / 7	Dover/Central Realty Trust c/o Sullivan Tire Co., Inc. 41 Accord Park Drive Norwell, MA 02061
16 / 13	Sawyer Mill Associates, Inc. 1 Mill Street Dover, NH 03820
H / 11	Mary Joyce Gauthier & Fernie R. Johnson 101 Glenwood Avenue Dover, NH 03820
H / 11A	City of Dover 288 Central Avenue Dover, NH 03820

Map No. / Lot No.

Owner's Name & Address

Engineer:

Stephen J. Haight, P.E.
c/o Civilwork New England
P.O. Box 1166
Dover, NH 03821-1166

Surveyor:

McEneaney Survey Associates, Inc.
P.O. Box 681
Dover, NH 03821-0681

PROJECT NARRATIVE
ACCOMPANYING SITE REVIEW APPLICATION
for
7TH SOUTH, LLC
COMMERCIAL SITE DEVELOPMENT
Tax Map 15, Lot 4

PROJECT OVERVIEW

The project consists of the following general improvements:

- Construction of 13,300 s.f. of commercial space with drive-up
- Construction of a 3,000 s.f. of free-stand restaurant with drive-up
- Construction of a 69 space parking area and associated accessways
- Construction of drainage, sewer, water, and private utilities to support the project

PROJECT LOCATION AND SITE CHARACTERISTICS

The project site consists of a single parcel of land shown on Tax Map 15 as Lot 4. The site contains 2.46 acres, or 107,090 s.f., and is currently an active excavation site (Severino Trucking Co.). The site is located in the B-5, Gateway District and is directly abutted to the south, west, and north by the Spaulding Turnpike/Exit 7 southbound on-ramp, and to the east by Central Avenue/Route 108.

Currently, the parcel is relatively level for a substantial portion of the center area and slopes in all directions to the Turnpike right-of-way and Central Avenue. There is no vegetation present on the site at this time

DRAINAGE

All runoff from the proposed project will be treated on-site prior to discharge to the existing closed system in Central Avenue and Spaulding Turnpike right-of-way. A Drainage Report will address all analysis and design specifics.

LIGHTING AND UTILITIES

The project site will be lit by LED cut-off fixtures. Maximum mounting height, minimum illumination levels, canopy lighting and uniformity ratios will be in keeping with Section 149-14.E of the Site Review Regulations.

The project site will be served by City sewer and water which is located in Central Avenue. The projected additional peak hour sewage load is calculated as follows:

Per Env-Wq. 1008.03 – Daily Flow Volume

$$\text{a) } 20 \text{ seat restaurant @ } 40 \text{ gpd/seat} = 800 \text{ gpd}$$

$$\begin{array}{rcl} \text{b) } 13,300 \text{ s.f. commercial (dry goods) @} & & \\ 5 \text{ gpd/100 s.f.} & = & \frac{665 \text{ gpd}}{1465 \text{ gpd}} \end{array}$$

Use Peaking Factor (PF) of 3 for peak hour:

$$\frac{1465 \text{ gpd}}{24 \text{ hr./day}} = 61 \text{ gal./hr.} \times 3 = 183 \text{ gal./hr.}$$

TRAFFIC

Pursuant to directives from the Planning Department, TEPP, LLC, traffic engineer for the applicant, has provided Sebago Technics, the City's consultant, with trip generation data for the proposed project. Sebago Technics will be integrating this data with the on-going Route 108 Corridor Study to assess the proposed project traffic impacts.

NOTICE OF MERGER

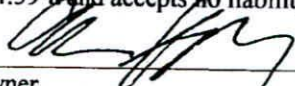
This notice of Merger is made this 30th day of March, 2015. Be it known that 7 South, LLC of 340 Central Avenue, Suite 202, Dover, NH 03820 being the owner of Tax Map 15, Lot 2A, a parcel described in deed Book 4080, Page 571 recorded at the Strafford County Registry of Deeds and Tax Map 15, Lot 3, a parcel described in deed Book 4080, Page 594 recorded at the Strafford County Registry of Deeds has requested that said parcels be merged. The landowner certifies that the above described lots have at least one common boundary and are located in the City of Dover, NH, in the County of Strafford.

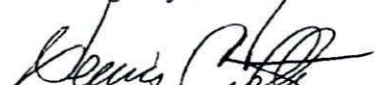
The above described lots shall not be conveyed as individual lots, but shall be conveyed as one. The intent is that any common boundaries between or among the lots shall be abandoned. The resulting merged lot may only be subdivided upon approval by the Planning Board based on the regulations existing at the time of application for the subdivision.

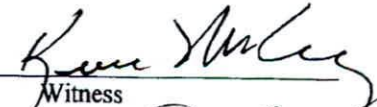
It is further understood that the above described lots shall be assessed as one lot for property tax evaluation purposes.

The owner of the above described parcels have notified all mortgage holders for the above described parcels that said parcels are being merged and the owner accepts full liability for this merger.

The Planning Board of the City of Dover, New Hampshire has signed this Notice of Merger as required by RSA 674:39-a and accepts no liability for this merger.


Owner
Chad Kageleiry - Member


Dennis Ciotti - Planning Board Chair


Witness


Witness

NOTICE OF MERGER

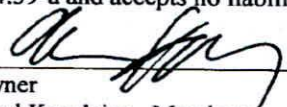
This notice of Merger is made this 30th day of March, 2015. Be it known that 7 South, LLC of 340 Central Avenue, Suite 202, Dover, NH 03820 being the owner of Tax Map 15, Lot 6, a parcel described in deed Book 4059, Page 225 recorded at the Strafford County Registry of Deeds and Tax Map 15, Lot 4, a parcel described in deed Book 4059, Page 248 recorded at the Strafford County Registry of Deeds has requested that said parcels be merged. The landowner certifies that the above described lots have at least one common boundary and are located in the City of Dover, NH, in the County of Strafford.

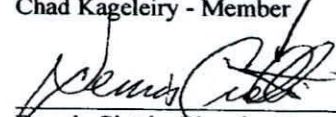
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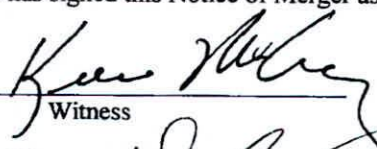
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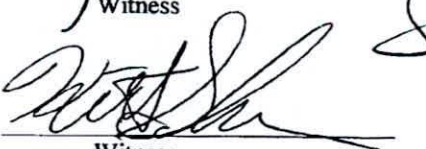
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Chad Kageleiry - Member


Dennis Ciotti - Planning Board Chair


Witness


Witness

NOTICE OF MERGER

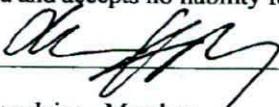
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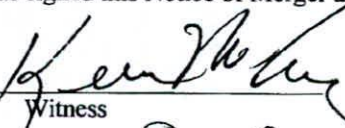
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Owner
Chad Kageleiry - Member



Dennis Ciotti - Planning Board Chair



Witness



Witness

WARRANTY DEED

THAT, 7 South LLC a New Hampshire limited liability company, with an address of 340 Central Ave, Suite 202, Dover 03820, County of Strafford, State of New Hampshire for consideration paid, hereby grants to The State of New Hampshire, Department of Transportation whose mailing address is PO Box 483, 7 Hazen Drive, Concord, New Hampshire 03302-0483, with WARRANTY covenants:

Any and all interest in two (2) parcels of land being located in the City of Dover, County of Strafford, State of New Hampshire situated on the Southerly side of Spaulding Turnpike Center Line Station 374+00 as shown on a Plan of Dover LS 1823(1), P-2692-J project on file in the records of the New Hampshire Department of Transportation and also shown as Parcels "C" and "D" on a plan titled "Plan Of Lot Line and Right of Way Line Adjustments Prepared For 7 South LLC and The State of New Hampshire, Tax Map 15, Lot Nos. 4 & Spaulding Turnpike, Central Avenue & Spaulding Turnpike Exit 7S, City of Dover, County of Strafford, State of New Hampshire," dated January 8, 2015 as prepared by McEneaney Survey Associates, Inc. of Dover, NH 03820 recorded at the Strafford County Registry of Deeds as Plan #110-008, and also on file in the records of the New Hampshire Department of Transportation described as follows:

Parcel C: Beginning at a point in the Easterly side line of the Spaulding Turnpike, as now travelled, said point being one hundred twenty-seven and seventy-eight hundredths (127.78) feet Southerly of and directly opposite Spaulding Turnpike Centerline Station 376+20.49; thence N 56° 20' 07" E a distance of thirty-five and zero hundredths (35.00) feet to a point; thence S 68° 06' 55" E a distance of one hundred ninety-nine and ninety hundredths (199.90) feet to a point; thence S 28° 26' 45" W a distance of twenty-seven and eighty-seven hundredths (27.87) feet to a point; thence N 68° 25' 35" W a distance of two hundred sixteen and fifty-two hundredths (216.52) feet to the point of beginning.

Granting from the above-described parcel all rights of access, light, air and view over from and to Spaulding Turnpike along the following line described as follows:

Beginning at a point in the Easterly side line of the Spaulding Turnpike, as now travelled, said point being one hundred twenty-seven and seventy-eight hundredths (127.78) feet Southerly of and directly opposite Spaulding Turnpike Centerline Station 376+20.49; thence S 68° 25' 35" E a distance of two hundred sixteen and fifty-two hundredths (216.52) feet to a point.

Also extinguishing all rights of the grantors, their heirs and assigns in the right of way of Ellsworth N Brackett and Elsie N Brackett along the Westerly side of the above described premises as described in deed of Mary B Moody to said Bracketts dated May 7, 1956 and recorded in the Strafford County Registry of Deeds in Book 660, Page 176.

Containing five thousand eight hundred eighty (5,880) square feet, more or less, and being a portion of the real estate recorded October 3, 2012, at the Strafford County Registry of Deeds in Book 4059, Page 225. Also see reference of deed from Edna M Goodnoe to Julia R Hill dated February 20, 2003 and recorded in the Strafford County Registry of Deeds in Book 2690, Page 1

Parcel D: Beginning at a point, said point being in the Westerly side line of NH Route 108(Central Avenue), as now travelled, said point being seventy-five and eighty hundredths (75.80) feet Westerly of and directly opposite NH Route 108 Construction Centerline Station 218+65.07 as shown on the Dover FG-BRF-043-1(1), C-3556 on file in the records at the Department of Transportation; thence S 28° 45' 28" W a distance of fifty-two and seventy-six hundredths (52.76) feet to a point; thence N 61° 14' 32" W a distance of one hundred twenty-six and fifty-four hundredths (126.54) feet to a point; thence N 28° 45' 28" E a distance of forty-eight and sixty-eight hundredths (48.68) feet to a point; thence S 63° 05' 17" E a distance of one hundred twenty-six and sixty-one hundredths (126.61) feet to the point of beginning.

Granting from the above-described parcel all rights of access, light, air and view over from and to Spaulding Turnpike Exit 7 S On/Off Ramps along the following line, described as follows:

Beginning at a point, said point being in the Westerly side line of NH Route 108 (Central Avenue), as now travelled, said point being seventy-five and eighty hundredths (75.80) feet Westerly of and directly opposite NH Route 108 Construction Center Line Station 218+65.07 as shown on the Plan: Dover, FG-BRF-043-1(1), C-3556; thence N 63° 05' 17" W a distance of one hundred twenty-six and sixty-one hundredths (126.61) feet to a point.

Also extinguishing all rights of the Grantor, their heirs and assigns the privilege of using as a right of way for the passing on foot and with vehicle across the Southerly portion of said Lot Numbered 4, so that free access may be reached from Central Avenue to the lot above conveyed across Lot Numbered 4 as described in a Warranty Deed from Shenandoah Crook and Edward Crook to 7 South LLC estate recorded on December 14, 2012 at the Strafford County Registry of Deeds in Book 4080, Page 571.

Containing six thousand four hundred eighteen (6,418) square feet, more or less, and being a portion of the real estate recorded on December 14, 2012 at the Strafford County Registry of Deeds in Book 4080, Page 571.

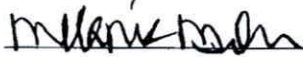
Also the Grantor will grant from the parcel all rights of access, light, air and view over from and to NH Route 108 (Central Avenue) to the property owned by the Grantor as shown on the survey titled: "Plan Of Lot Line and Right of Way Line Adjustments Prepared For 7 South LLC and The State of New Hampshire, Tax Map 15, Lot Nos. 4 & Spaulding Turnpike, Central Avenue & Spaulding Turnpike Exit 7S, City of Dover, County of Strafford, State of New Hampshire," dated January 8, 2015 as prepared by McEneaney Survey Associates, Inc. of Dover, NH 03820 on file in the records of the New Hampshire Department of Transportation and to be recorded at the Strafford County Registry of Deeds with the exception of one (1) access point to be granted near NH Route 108 Construction Center Line Station 220+70 as shown of the plan : Dover FG-BRF-043-1(1), C-3556 along the following line, as described as follows :

Beginning at a point, said point being in the Westerly sideline of NH Route 108 (Central Avenue), said point being one hundred forty-three and six hundredths (143.06) feet Westerly of and directly opposite Spaulding Turnpike Centerline Station 372+52.67 as shown on a Plan of Dover, LS 1823(1), P-2692-J, thence S 34° 31' 46" W a distance of fifty-five and zero hundredths (55.00) feet to a point; thence Southerly along said sideline S 26° 34' 29" W a distance of twelve and thirty-three hundredths (12.33) feet to a point; thence Southerly along said sideline S 26° 41' 16" W a distance of one hundred eighteen and twelve hundredths (118.12) feet to a point; thence Southerly along said sideline S 26° 41' 50" W a distance of fifty-seven and seventy-seven hundredths (57.77) feet to a point; thence Westerly along said sideline N 86° 36' 47" W a distance of fifty-two and ninety-two hundredths (52.92) feet to a point; thence Southerly along said sideline S 28° 49' 32" W a distance of five and sixty hundredths (5.60) feet to a point; thence Southerly along said sideline S 28° 45' 28" W a distance of twenty-nine and thirty-one hundredths (29.31) feet to a point.

Being an interest in the real estate recorded in Book 4285, Page 926 on April 15, 2015 at the Strafford County Registry of Deeds Book 4285, Page 927 on April 15, 2015 at the Strafford County Registry of Deeds and Book 4285, Page 928 on April 15, 2015 at the Strafford County Registry of Deeds.

The granting of Parcel C and D emendates the Commissioners' Return of Section Eight Of A Layout Of A Continuous Highway On A New Location Across The Southeast Corner Of The State Of New Hampshire Westerly Of The Present United States Route No. 1 and to Extend said Highway Northeasterly Towards the Lakes and Mountain Region recorded on December 15, 1955 at the Strafford County Registry of Deeds in Book 655, Page 177

Signed, Sealed and Delivered
in the presence of:




SOUTH LLC
Charles P. Kageleiry, Manager

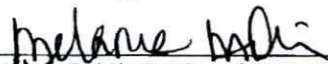
STATE OF NEW HAMPSHIRE,

SS.

A. D., 2016

On this 5th day of April, 2016, before me, Chad Kageleiry, the undersigned officer, personally appeared by Charles P. Kageleiry, Manager of the 7 South LLC, and that as such Manager, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing as the Manager of 7 South LLC.

IN WITNESS WHEREOF I have hereunto set my hand and seal.


Notary Public/Justice of the Peace

MELANIE MORIN, Notary Public
My Commission Expires February 6, 2018





City of Dover, New Hampshire SUBDIVISION APPLICATION

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

Office Use Only Project #: P16-25 Date Received: AUG 11 2016
Amount Paid: \$2290.00 Time Received: _____

alt # 857

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: DANIEL W. AYER Telephone # 742-3191

Address of Applicant: 100 MCKONE LANE, #A DOVER NH 03820

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

Address of Property Owner: _____

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: BACK ROAD + MCKONE LANE

Assessor's Map # N Lot(s) # 18, 18-4, 18-5, 19

Zoning District(s) R-40 Overlay District(s) _____

Size of Parcel: 29.38 AC. Property Deed: Book 2645 Page: 472
2665 736
744

Existing Use of Property: VACANT

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): _____ Minor (3 or fewer lots): _____ Open Space: ☒

Existing Number of Lots: 4 Proposed Number of Lots: 17

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

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? AT BACK ROAD

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

Estimated Length of Proposed Roads: 2500 feet Public or Private Road? PRIVATE

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE

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

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATES, INC.Address 24 CHESTNUT ST. DOVER NH 03820 Telephone #: 742-0911Professional License #: KEVIN MCENEANEY E-mail address: Kevin@surveynh.com
NH US #661**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) BRIAN SCHUTTAddress 160 A BACK ROAD DOVER NH 03820 Telephone #: 603-631-5879Professional License #: NH CE #10947 E-mail address: briant.schutt@hotmail.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: Daniel M. Ager Date: 8/10/16

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

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: Daniel M. Ager Date: 8/10/16**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

I, and my successors, hereby authorize the City of Dover and 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: Daniel M. Ager Date: 8/10/16

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: Daniel W. Ayer Date: 6/10/16

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

YOUR RECEIPT THANK YOU

Planning and Com Dev
M-T 8:30A - 5:30P
603.516.6008

08/11/2016 1:19PM 07
000000#1879 CLERK07

#1625
#857

13 @ \$150.00
Subdivision \$1950.00
30 @ \$8.00
Certified Mail \$240.00
1 @ \$80.00
Legal Notice \$80.00
20 @ \$1.00
Archive Fee \$20.00

ITEMS 640
CHECK \$2290.00

PLANNING BOARD

APPLICATION CHECKLIST & FEE SCHEDULE

submitting an application for Site Review or a Major Subdivision the
shall meet with the Technical Review Committee (TRC). Eight (8) copies
lication and preliminary plan must be submitted.

ie submission deadline for Planning Board, fifteen (15) copies of the
n and fifteen (15) sets of plans must be submitted. Four (4) 22" x 34" and
1) 11" x 17" (signed by owner).

EE paid by cash or check made payable to "City of Dover"

ation fee for the following:

DIVISION \$150.00 x # 13 new lots created =

\$ 1950.00

LINE ADJUSTMENT \$200.00 (if more than two lots involved, add
0.00 per lot) =

\$ _____

E REVIEW - RESIDENTIAL \$100.00 x # _____ per dwelling unit =

\$ _____

E REVIEW - NON-RESIDENTIAL (not to exceed \$10,000)

\$ _____

ow construction \$.15 sq. ft. x # _____ sq. ft. =

\$ _____

Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. =

\$ _____

- IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING

LOT ADDITIONS (not to exceed \$10,000) \$.07 sq. ft. x # _____ =

\$ _____

- MOTEL/HOTEL \$35.00 x # _____ per lodging unit =

\$ _____

- CHANGE OF USE (not to exceed \$5,000)

Existing floor space \$.10 per sq. ft. x # _____ sq. ft. =

\$ _____

- CONDITIONAL USE PERMIT \$150.00 x # _____ per application =

\$ _____

- GRAVEL PIT/ EXTRACTION PERMIT

Application fee \$50.00 =

\$ _____

Permit fee \$75.00 =

\$ _____

- EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN

(\$150.00 minimum) \$50.00 x # _____ per hour of review

\$ _____

- REQUEST FOR REZONING \$150.00 =

\$ _____

- DRIVEWAY WAIVER - \$100.00 application fee =

\$ _____

Letter of rejection from Engineering Department, diagram & letter from owner

\$ _____

- D. **Mailing Labels (Avery 5160)** in triplicate including owner, engineer, architect,
land surveyor, or soil scientist whose professional seal appears on the plat with
names and addresses for notices.

1. Certified letters fee: # of abutters 26 X \$8.00 =

\$ 208.00

2. Applicant & Owner, engineer, architect, land surveyor or soil scientist

Certified letters fee # 4 of x \$8.00 =

\$ 32.00

3. First Class Mail fee (for individual owner of units within a condominium

or other collective form of ownership): # of abutters _____ X \$1.00 =

\$ —

4. Creating/Printing Abutter Labels fee per sheet _____ x \$10.00 =

\$ —

E. **Foster's newspaper public notice fee**

\$ 80.00

F. **Digital Version of the Plan & Archive Fee** \$1.00 x # 20 per sheet of plan set =

\$ 20.00

TOTAL FEE

\$ 2290.00

APPLICANTS**AYER SUBDIVISION****8/9/2016**N / 19
N / 18, 18-2,
18-4, 18-5, 21DANIEL W. AYER REVOCABLE TRUST
DANIEL W. AYER, TRUSTEE

100 MCKONE LANE # A

DOVER, NH 03820-3852

ABUTTERS

N / 19-5

ANTHONY P. AYER

47 MCKONE LANE

DOVER, NH 03820

K / 1

SUSAN J. ROUSSEAU PETER ROUSSEAU

200 HENRY LAW AVENUE

DOVER, NH 03820

K / 1-1

MATTHEW P. SURINA JENNIFER L. SURINA

43 MCKONE LANE

DOVER, NH 03820-3896

K / 1-A

RAYMOND J. MARTINEAU JR., TRUSTEE
RAYMOND MARTINEAU JR. REVOCABLE TRUST

P.O. Box 118

DOVER, NH 03821

K / 1-B,
N / 18-1, 18B

STATE OF NEW HAMPSHIRE FISH AND GAME DEPARTMENT

11 HAZEN DRIVE

CONCORD, NH 03301

K / 6

HELEN F. PRESTON, TRUSTEE HELEN PRESTON REV. TRUST

130 MIDDLE ROAD

DOVER, NH 03820

K / 6-A

GARRISON CITY BROADCASTING % WTSN

P.O. Box 400

DOVER, NH 03820

K / 6-C

STEVEN M. BOURQUE DEBORAH A. BOURQUE

147 BACK ROAD

DOVER, NH 03820

K / 6-D

BEATRICE M. FOGG REGINALD H. FOGG

143 BACK ROAD

DOVER, NH 03820

K / 6-E

MICHAEL D. VACCARELLO MARIA A. NELSON

153 BACK ROAD

DOVER, NH 03820

N / 8-2

DAVID DELLA PENTA KAREN DELLA PENTA

32 WISTERIA DRIVE

DOVER, NH 03820-5110

N / 8-3

WISTERIA DRIVE HOMEOWNERS ASSOCIATION

9 PATRIOT DRIVE

DOVER, NH 03820

N / 19OPN

FALCON DRIVE HOMEOWNER'S ASSOCIATION c/o JOHN J. ROSS

18 FALCON DRIVE

DOVER, NH 03820

N / 19-1

JOEL A. BERNIER ALICA N. BERNIER

12 FALCON DRIVE

DOVER, NH 03820-5017

N / 19-2

WILLIAM F. COOK SHACINA J. HERSEY

18 FALCON DRIVE

DOVER, NH 03820

N / 19-3

CHASE H. FLANDERS JANINE E. TERRY

26 FALCON DRIVE

DOVER, NH 03820-5017

N / 19-4

WILLIAM GOWELL JULIE GOWELL

21 FALCON DRIVE

DOVER, NH 03820

N / 19-A

ELAINE M. THURSTON FRANK K. THURSTON

174 BACK ROAD

DOVER, NH 03820

N / 19-B RACHIT KASHYAP LINDSAY ELLISON KASHYAP
N / 19-C THOMAS J. VITKO SUZANNE M. VITKO
N / 20-C LISA R. PAMPREEN FRANK X. PAMPREEN
N / 20-1 MICHAEL J. MURPHY
N / 20-2 WENDY A. BENNETT WILLIAM D. BENNETT
N / 20-3 GLC BUILDERS & DEVELOPERS LLC
N / 21-1 JOHN E. HINKLEY DEBORAH A. HINKLEY
N / 21-2 EDWARD S. WINKLER ANNE-MARIE. WINKLER

SURVEYOR

MCENEANEY SURVEY ASSOCIATES, INC.

WETLAND SCIENTIST

ROUND POND SOIL SURVEY

CIVIL ENGINEER

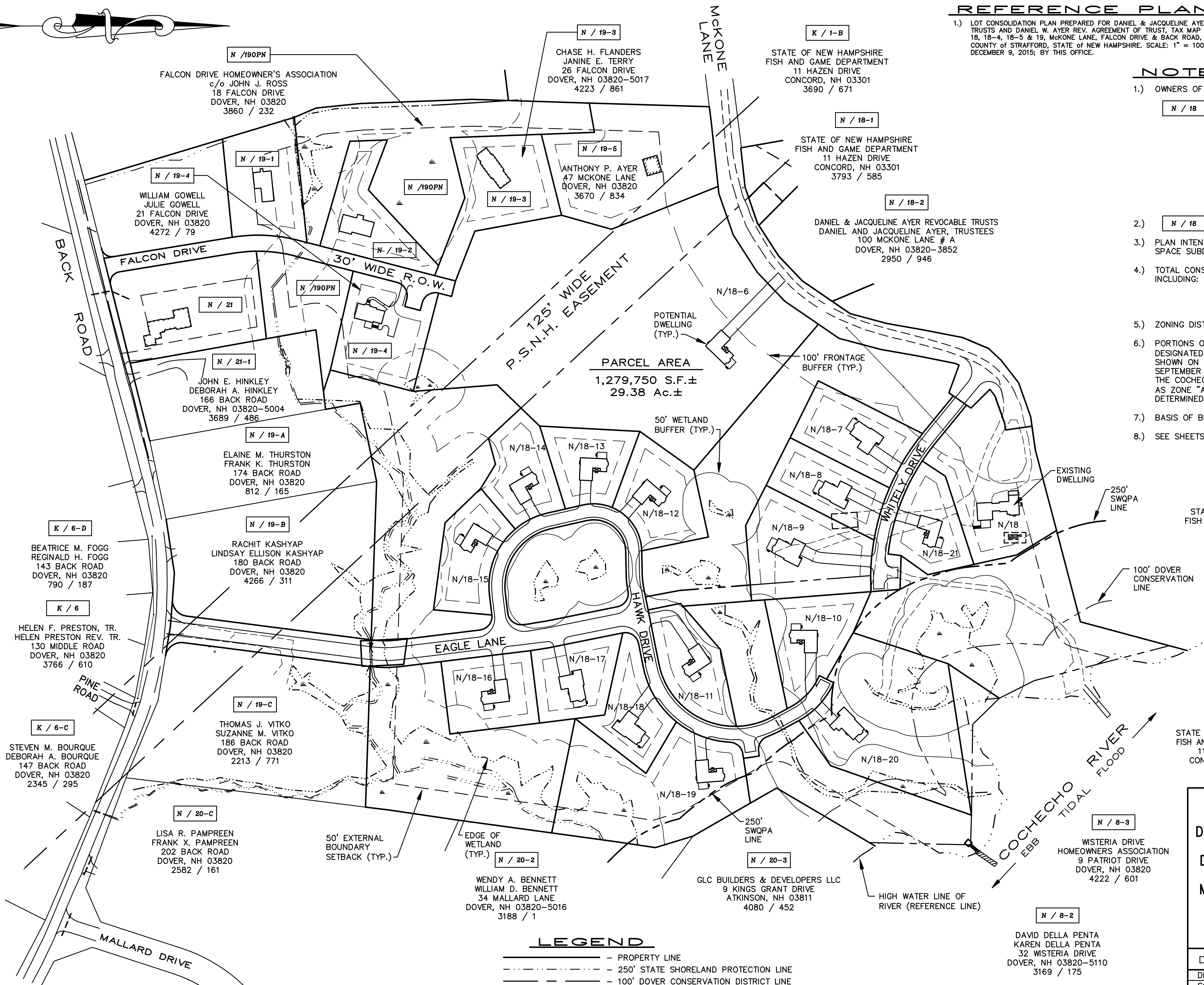
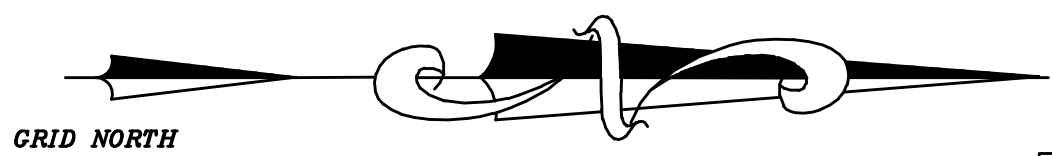
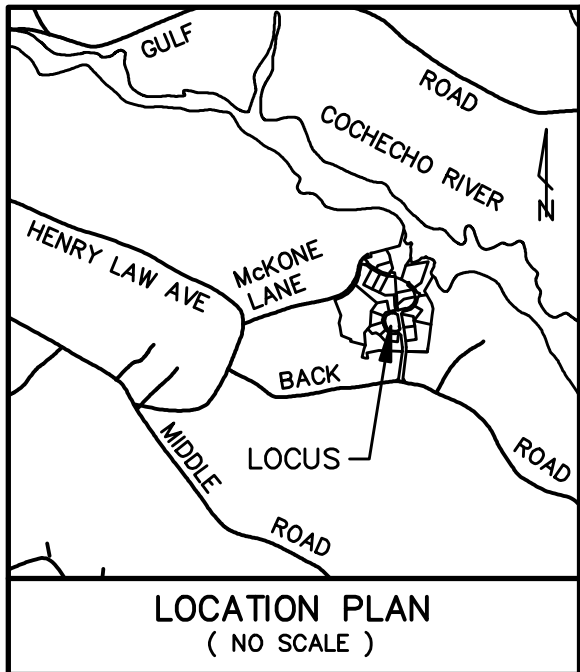
BRIAN SCHUTT

180 BACK ROAD DOVER, NH 03820
186 BACK ROAD DOVER, NH 03820
202 BACK ROAD DOVER, NH 03820
26 MALLARD LANE DOVER, NH 03820
34 MALLARD LANE DOVER, NH 03820-5016
9 KINGS GRANT DRIVE ATKINSON, NH 03811
166 BACK ROAD DOVER, NH 03820-5004
152 BACK ROAD DOVER, NH 03820

24 CHESTNUT STREET DOVER, NH 03820

374 POND HILL ROAD BARRINGTON, NH 03825

160A BACK ROAD DOVER, NH 03820



LEGEND

- PROPERTY LINE
- - - 250' STATE SHORELAND PROTECTION LINE
- - - 100' DOVER CONSERVATION DISTRICT LINE
- - - EDGE OF WETLANDS / WATERLINE
- - - EASEMENT LINE
- - - SURVEY TIE LINE
- - - SETBACK / BUFFER LINE
- - - EDGE OF PAVEMENT / TRAVELED WAY
- ⬤ WETLANDS
- ⬤ UTILITY POLE
- (TYP.) TYPICAL
- S.F. SQUARE FEET
- Ac. ACRE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- SWQPA SHORELAND WATER QUALITY PROTECTION ACT
- A. OVERALL
- ⊗ T1 PROPOSED EVERSOURCE TRANSFORMER
- ⊗ T2J3 PROPOSED EVERSOURCE JUNCTION BOX

REFERENCE PLANS:

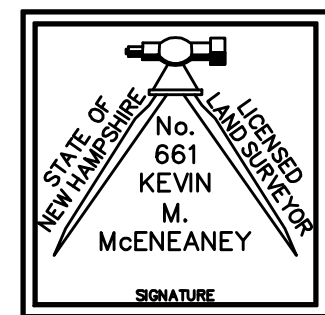
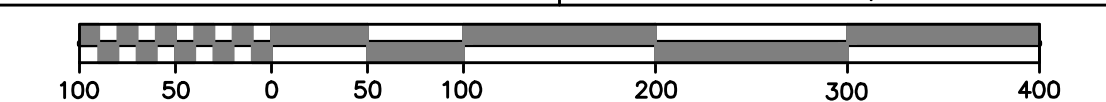
- 1.) LOT CONSOLIDATION PLAN PREPARED FOR DANIEL & JACQUELINE AYER REVOCABLE TRUSTS AND DANIEL W. AYER REV. AGREEMENT OF TRUST, TAX MAP N, LOT Nos. 18, 18-4, 18-5 & 19, MCKONE LANE, FALCON DRIVE & BACK ROAD, CITY OF DOVER, COUNTY of STRAFFORD, STATE of NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: DECEMBER 9, 2015; BY THIS OFFICE.

NOTES:

- 1.) OWNERS OF RECORD:
 - N / 18** DANIEL & JACQUELINE AYER REVOCABLE TRUSTS
DANIEL AND JACQUELINE AYER, TRUSTEES
100 MCKONE LANE # A
DOVER, NEW HAMPSHIRE 03820-3852
S.C.R.D. VOL. 2665, PAGE 0744 & 74
 - DANIEL W. AYER REVOCABLE AGREEMENT OF TRUST,
DANIEL W. AYER, TRUSTEE
100 MCKONE LANE # A
DOVER, NEW HAMPSHIRE 03820-3852
S.C.R.D. VOL. 2665, PAGE 0736
S.C.R.D. VOL. 2645, PAGE 0472
- 2.) **N / 18** - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PLAN INTENT: TO DEPICT THE SECOND PHASE OF A TWO PHASE OPEN SPACE SUBDIVISION AS SHOWN.
- 4.) TOTAL CONSOLIDATED PARCEL AREAS: 1,279,750 S.F.± / 29.38 Ac.±, INCLUDING:
 - 1,055 FEET OF FRONTAGE ALONG THE COCHECHO RIVER,
 - 894.2 FEET OF FRONTAGE ALONG MCKONE LANE,
 - 107.4 FEET OF FRONTAGE ALONG BACK ROAD,
 - 55.0 FEET OF FRONTAGE ALONG FALCON DRIVE.
- 5.) ZONING DISTRICT IS R-40
- 6.) PORTIONS OF THE SUBJECT PARCEL ARE LOCATED WITHIN A FEDERALLY DESIGNATED 1 PERCENT ANNUAL CHANCE FLOOD (100-YEAR FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAPS 33017C0330E & 33017C0340E, SEPTEMBER 30, 2015. THOSE AREAS LOCATED ALONG THE SHORELINE OF THE COCHECHO RIVER. THE AREAS OF 100-YEAR FLOOD ARE DESIGNATED AS ZONE "A"; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
- 7.) BASIS OF BEARING IS THE CITY OF DOVER G.I.S. SYSTEM.
- 8.) SEE SHEETS 4-7 FOR PARCEL METES AND BOUNDS.

OPEN SPACE SUBDIVISION
PREPARED FOR
DANIEL & JACQUELINE AYER REVOCABLE TRUSTS
AND
DANIEL W. AYER REV. AGREEMENT OF TRUST
TAX MAP N, LOT No. 18
MCKONE LANE, FALCON DRIVE & BACK ROAD
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 16-
DRAWN BY: **RJM** FILE: VR CP\1984\15-1984 OSS2
SCALE: 1" = 100' DATE: AUGUST 1, 2016



McEaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
12-1984	OSS PHZ2	15-05	-	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."