

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, October 11, 2016**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- September 27, 2016 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

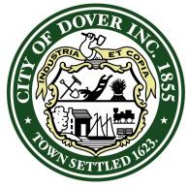
- A. Consideration and acceptance of a Site Review for Summit Land Development, Assessor's Map 15, Lot 4, zoned B-5, located at 14 Central Avenue. (Proposal is to construct a 13,300 s.f. commercial building and a 3,000 s.f. drive-up restaurant with 69 parking spaces within the 51,200 s.f. paved area.) *(P16-24)
- B. Consideration and acceptance of a Minor Lot Line Adjustment for the City of Dover and Franklin Torr (Owners: City of Dover, and Franklin and Ann Torr), Assessor's Map M, Lots 47B & 47C, zoned R-12, located at Gerrish Road. *(P16-28)
- C. Discussion on the City's proposed Capital Improvements (CIP) FY 2018-2023. The CIP can be found on the City Web Site at www.dover.nh.gov, and in the Library, City Clerk's office, and Planning Department.
- D. CDBG Program Update – Staff will provide an update on CDBG related activities.

5. STAFF COMMENTS

6. MEMBER COMMENTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email DoverPlanning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue
Meeting Date: **Tuesday, September 27, 2016**
Meeting Time: **7:00 pm**

Members Present: Frank Torr (Chair), Kirt Schuman (Vice Chair), Dennis Ciotti (Councilor), Tom Clark, Dave White, Gina Cruikshank, Catherine Plante, David Landry

Members Not Present: Lee Skinner

Staff Present: Donna Benton (Assistant City Planner), Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:00 p.m. F.Torr announced there are Alternate positions available on the Planning Board for anyone interested.

1. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed

2. APPROVAL OF THE PRIOR MINUTES

- September 13, 2016 Regular Meeting Minutes

Motion: K.Schuman made a motion to approve the September 13, 2016 Regular Meeting Minutes. Seconded by D.Ciotti. Vote U/A

3. OLD BUSINESS

K.Schuman stated items 3.A and 3.B would be heard together.

- A. Consideration and acceptance of a Conditional Use Permit for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (Proposal is to install a 12" HDPE culvert and a 20 ft. common driveway with a 1,505 sq. ft. Forested Wetland impact, and a 4,630 sq. ft. Wetland Buffer impact). *(P16-22)
- B. Consideration and acceptance of an Open Space Subdivision for Quantum Real Estate Group, LLC (Owner: Michael Rosholt), Assessor's Map C, Lot 50-A, zoned R-40, located at 84 Watson Road (4 lots). *(P16-23)

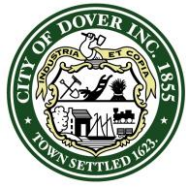
Motion: K.Schuman made a motion to remove items 3.A and 3.B from the table. Seconded by C.Plante. Vote U/A

D.Benton provided the update regarding the applications.

Bob Stowell, Trittech Engineering, represented the applicants, displayed an aerial plan for viewing, and presented the updated information regarding the proposed plan. He answered Board member questions regarding the fire department concerns pertaining to the hammerhead driveway, and clarification regarding the percentage of upland open space.

Public Hearing Opened.

Paula Lavoie, 96 Watson Road, stated her concerns regarding developing near wetlands, tree removal, drilling and fracking, water and drainage issues as a result of development, property value impacts, the loss of privacy and quality of life, the need for no hunting or encroachment signs to be established, the education costs per child, and confirmation that no wells are to be installed. She requested clarification of the wetland buffer impact.



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Apryl Cowper, 94 Watson Road, stated her agreement with her neighbor and her concern that the decision regarding the property had already been decided. She further stated she had been previously told the wetlands near her property could not be developed.

Sherrie Towle, 379 Tolend Road, requested clarification of information discussed at the site walk regarding the open land easement with secondary monitoring. She stated her concern regarding the Homeowner Association (HOA) in charge of the open land and the possibility of future changes affecting her property without secondary monitoring.

D.Benton addressed the abutter concerns regarding clarification pertaining to the no-cut, no-disturb regulations, that the “no hunting” policy is up to the property owner, the education cost for children is not taken into account other than impact fees, clarification regarding the buffers, waivers, and wetlands impact. She stated that the Conservation Commission has not met since the site walk but that the recommendation would probably be for the HOA to be responsible for the conservation easement.

B.Stowell addressed the abutter concerns regarding developing in proximity to abutters with an open space concept with a 50 ft. buffer as part of the regulations, screening on the buffer, and that the applicant has no problem with posting a “no hunting” sign.

A.Cowper stated her concern with the site walk done in September, and the buffer would look different when the leaves are off the trees.

P.Lavoie stated her concern regarding the need for a secondary monitor for the conservation land.

Public Hearing Closed.

Discussion ensued regarding clarification that the plan indicate the drive is private, the conservation land proposed as restricted, and conservation easement property owned by S.Towle.

D.Ciotti addressed A.Cowper’s comments to what she was told about her property and wetlands not being buildable and that those comments cannot be considered unless it was indicated in the deed.

Discussion continued regarding the 20 ft. common driveway location and the abutter impact, and clarification of the location of the City water line.

STAFF RECOMMENDATION: (P16-22)

The Planning Department recommends the Planning Board approve the Conditional Use Permit with the following conditions:

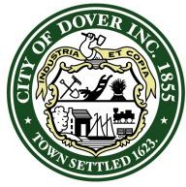
Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. NH DES Wetlands Permit is granted and a copy of the permit submitted to the City.
2. The subdivision plan (P16-23) shall be approved.

Motion: C.Plante made a motion to approve the Conditional Use Permit subject to the staff recommended conditions. Seconded by G.Cruikshank. Vote U/A

STAFF RECOMMENDATION: (P16-23 WAIVER)

The Planning Department recommends that the Board approve the waiver request to allow the driveway in the buffer. The Planning Department recommends adding the following condition:



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Conditions to Be Met Prior to Signing of Plans:

1. A note shall be added to the subdivision plan that the Board has granted the waiver for the reasons stated by the applicant, and the Board finds that the criteria of Chapter 155-51.A have been met.

Motion: D.White made a motion to approve the waiver subject to the staff recommended condition. Seconded by T.Clark. Vote U/A

STAFF RECOMMENDATION: (P16-23 SUBDIVISION PLAT)

The Planning Department recommends approval of the subdivision plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The Licensed Land Surveyor and Professional Engineer stamp and sign final plans.
3. The applicant shall provide the Planning Department with a digital version of the final plat.
4. The applicant shall revise the plat to:
 - a. Include a revised Current Use plan for the property to the Tax Assessor's satisfaction.
 - b. Clearly indicate that the drive is private on the plan.
5. The hydrant and drive construction shall be revised to the satisfaction of the Fire Department and Community Services Department.
6. The applicant must submit proposed Homeowner's Association Documents addressing access to the open space lot, preservation of perimeter landscaping, and ownership and maintenance of common areas including open space, lighting, drainage infrastructure and utilities. These documents must be reviewed by the Planning Department, with consultation by the City Attorney on compliance with conditions.
7. The applicant shall ask another entity to be second position for monitoring the conservation easement and shall provide said entity's written response to the Planning Department.

Conditions to Be Met Prior to Any Construction Activity:

8. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Assistant City Manager.

Conditions to Be Met Prior to Issuance of a Building Permit:

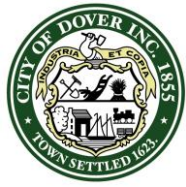
9. Any new dwelling unit shall be assessed the current impact fees in place at the time of building permit application.
10. Any new dwelling unit shall be assessed the current water investment fee in place at the time of application for water service.

Condition to Be Met Prior to Issuance of a Certificate of Occupancy:

11. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

Discussion ensued regarding clarification to the conditions, vegetative shield in the buffer and the ordinance as it relates to the buffer between dwellings and the property lines, and clarification regarding patching the road for the City water line installation.

Motion: T.Clark made a motion to approve the Subdivision Plat subject to the staff recommended condition. Seconded by D.White. Vote U/A



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4. NEW BUSINESS

- A. Update and Public Hearing on the Transportation Alternatives Program funded project by CLD Consulting Engineers for Phase III of the Community Trail, to expand the paved section of the trail from Fisher Street to Route 108 and to improve access to the rural section off of Fourth Street. The Community Trail Advisory Committee is invited to hear the update and join the Planning Board's discussion. *

D.Benton provided an overview of the project.

Rick Lundborn, CLD Engineering, displayed plans and images for viewing, presented the project, and provided the update regarding the timeline and budget for the proposed plan. He answered Board member questions regarding parking locations, the timing of the construction and process according to the federal grant, plans in place for a bicycle lane near the school and the location, clarification regarding no existing extension of the plan to County Farm Crossroad, the enjoyment of the Community trail, and a stone culvert located on County Farm Crossroad built in the 1800s that needs to be explored.

Public Hearing Opened.

Steve Gitschier, 104-106 Rutland Street, stated his concern regarding the parking lot and bike path encroaching his property. He requested a scale on the plans to confirm these would be located 50 ft. from his property line.

Discussion ensued regarding an agreement made in 2008 to have the parking lot and bike path 50 ft. from the property line, that a privacy fence would be provided, and S.Gitschier's request to plant trees.

Bryant Hardwick, 129 Portland Avenue, thanked the Community Trail Advisory Committee, D.Benton as their liason, and the Board members. He stated his approval of the project.

Public Hearing Closed.

Discussion ensued regarding clarification of the GIS research pertaining to the project, endorsement for the research and the process for the public.

Motion: K.Schuman made a motion to endorse the project. Seconded by D.Ciotti. Vote U/A

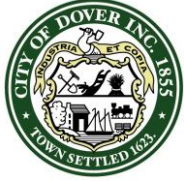
5. STAFF COMMENTS

D.Benton announced the joint Planning Board meeting with the City Council on October 5th, 2016 to review the CIP.

6. MEMBER COMMENTS

7. ADJOURNMENT

Motion: K.Schuman made a motion to adjourn at 8:07 p.m. Seconded by C.Plante. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-24

Application Type: Site Plan for Review
Applicant(s): Summit Land Development
Owner(s): 7th South, LLC
Location: 14 Central Ave (Tax Map 15, Lot 4)
Meeting Date: October 11, 2016

INTENT: Site plan to build a 3,000 s.f. drive-up restaurant, and a 13,300 s.f. commercial building with 69 parking spaces proposed.

UNITS PROPOSED: 2 Commercial Buildings

AGENDA ITEM #: 4-A

ACREAGE: 2.46 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Vacant

PROPOSED LAND USE:
Commercial

SURROUNDING LAND USE:
Commercial, Spaulding Turnpike, and Bellamy River

ZBA ACTION: None

ATTACHMENT: Site plan and application; and August 25 TRC minutes

APPLICATION IS COMPLETE:
Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting

PERMITS REQUIRED:

WAIVER REQUESTED:

- Section 92-6(i)(1):g)-driveway width of 36' whereas 32' is the maximum

Summary of Request and Background

The applicant proposes to construct a 13,300 s.f. commercial building with parking and a 3,000 s.f. drive-up restaurant at the corner of Central and the Exit 7 ramp.

The applicant appeared before the Technical Review Committee on August 25 (see TRC Minutes attached).

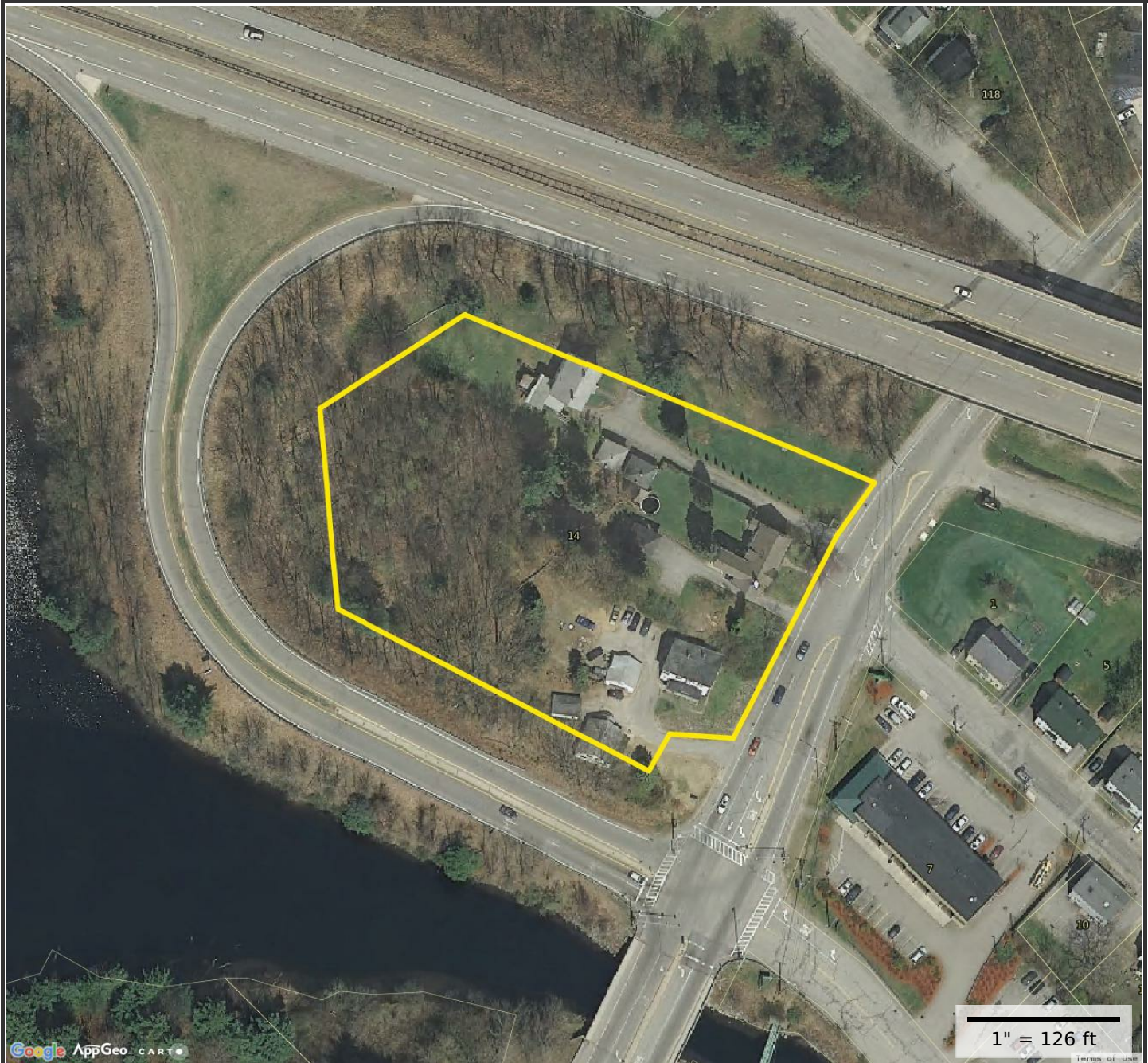
Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types.

STAFF RECOMMENDATION – SITE PLAN:

The Planning Department recommends that the Board accept the application, open the public hearing, and table the site plan so that staff and the applicant can continue to work through drainage improvements. Furthermore, staff will coordinate a peer review of the traffic improvements with Sebago Technics.

14 Central Avenue

**Property Information**

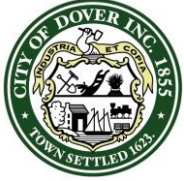
Property ID 15004-000000
Location 14 CENTRAL AV
Owner 7 SOUTH LLC



**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.

Parcels updated 1/1/2016
Properties updated 10/05/2016



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-24

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): Summit Land Development
Location: 14 Central Ave (Tax Map 15, Lot 4)
Date: August 25, 2016

INTENT: Site plan to build a 3,000 s.f. drive-up restaurant, and a 13,300 s.f. commercial building with 69 parking spaces proposed.

LOTS/UNITS PROPOSED: 2 Commercial Buildings

AGENDA ITEM #: 1

ACREAGE: 2.46 acres

ZONING DISTRICT: Gateway District (B-5)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:
Commercial, Spaulding Turnpike, and Bellamy River

ZBA ACTION: None

PERMITS REQUIRED:

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Chris Parker, Planning
Elena Piekut, Zoning
David White, Engineering
Jim Maxfield, Fire/Building
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Marn Speidel, Police

Others:

Donna Benton, Planning
Jesse Roth
Kim Hazarvartian
Steve Haight
Chad Kageleiry
Tom Severino
Kevin McEneaney
Nik Beimler, Fosters
Lee Skinner

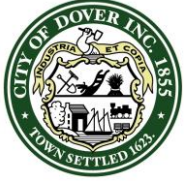
Approval of 8/11/16 Meeting Minutes

Frank Torr moved to approve the minutes of August 11, 2016. Dave White seconded. Vote U/A.

PLAN REVIEW:

Planning Comments:

- Please submit 8 full size copies of revised plans, one 11x17 of the revised plan set, two copies of the stormwater reports if revised, a pdf of plans.
- Is the owner/applicant 7th South LLC or Summit. If Summit, correct plan
- Impact fees and water and sewer investment fees will be assessed
- Was the existing conditions plan created before or after recent site work?
- Sheet 2 should be clearer, seems out of focus
- Please provide:
 - Advanced Traffic Impact Analysis (to be peer reviewed)
 - A neighborhood plan with aerial base
 - Architectural renderings per Chapter 149-14(L)
 - Streetscape
 - A landscape plan per Chapter 149-13(A)(12)
 - A letter explaining where changes were made and how each comment has been addressed
- Please revise plan to:
 - Add planning file number (P16-24) to all sheets
 - Show contribution of Route 108 improvements including replacement of sidewalk
 - Revise note 2 on the cover sheet to include the permits and information
 - Provide screening for service/storage and utility areas
 - Note hours of operations of drive thrus (6 am to 9 pm)
 - Add a bike rack
 - The Professional Engineer and Licensed Land Surveyor will need to sign and date final plans
 - Storm Water Management Plan depicting the existing and proposed storm drainage system and engineered drainage analysis needed to the satisfaction of the City Engineer
 - Storm Water Management System Operation and Maintenance Plan to the satisfaction of the City Engineer
 - Consider one way flow for front parking lot
 - Reduce to 50 parking spaces or apply for a Conditional Use Permit [149-14 (D (5))]
 - Update traffic flow after TIA is complete
 - Revise parking calculations to show “max allowed” rather than “required”
 - Add blasting notification requirements per 149-10.F(1) on sheet 7
 - Indicate # of seats and employees in restaurant
 - Show stacking spaces for drive-thrus
 - Reference landscape, drainage, and access easements.
 - Co-locate dumpster
 - Correct setbacks to indicate about a street on all sides
 - Show required 15% open space



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-24

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): Summit Land Development
Location: 14 Central Ave (Tax Map 15, Lot 4)
Date: August 25, 2016

Police Department Comments:

- Want to review Traffic Study
- Add sign to bypass lane of drive-thru to indicate it as a Fire Lane

Fire/Inspections Comments:

- Provide turning radius template for Truck 1 throughout the site
- Provide dimensions of accessible access aisles
- Based on the number of spaces an additional accessible parking space may be needed for the commercial building
- Provide the type of use for the commercial building (i.e. mercantile, business, assembly)
- Plans shall indicate design has been reviewed for compliance and meets the applicable accessibility regulations (i.e. 2009 IBC Chapter 11 & ANSI standards) Designers professional stamp with signature shall be on final set of plans
- Site shall be accessible in all weather conditions. Please add note to plan

Engineering Comments:

General Comments:

- The old water services to the demolished houses need to be disconnected and shut off at the main
- Add a gate at each fire line service
- Use 45 bends and not 90s on the watermain
- Specify a stainless steel tapping sleeve and gate
- Can one of the existing sewer services be reused? Otherwise please cut and cap the unused old services
- I have quickly reviewed the drainage report and note that you use the current site condition as the pre-development, which is ledge and stone fill and almost impervious. I disagree with this assumption and believe the pre development should be the house lots and lawn overburden prior to site excavation
- The state drainage system also needs to be investigated and reviewed to see if it will handle the flow from this site or if any improvements need to be done
- Reviewing the site plan the drainage does not appear to be treated before it exits the site. I would recommend approaching the state to see if they will allow you to construct some type of treatment systems on their property to treat the back and front runoff from the paved areas if it cannot be treated onsite

- There appears to be some dirt piled in the state ROW left over from the site work. This is in the back, low areas on the ramp side and should be removed
- Provide a detail of the proposed 3 ft wide concrete island
- The city detail for sloped granite curb is 4x12 not 6x9. You may use the 6x9 on site if you wish
- The city uses 2x2 square sign posts for city maintained sign. You may use the channels on private property
- On the watermain trench detail there should be a 12inch sand blanket over the pipe
- Will there be hoods in the catchbasin?

Traffic comments:

- The entrance should be better aligned with Charles Street
- An overall traffic plan and study should be done for this site

Economic Development Comments:

- Concerned for school children's safety

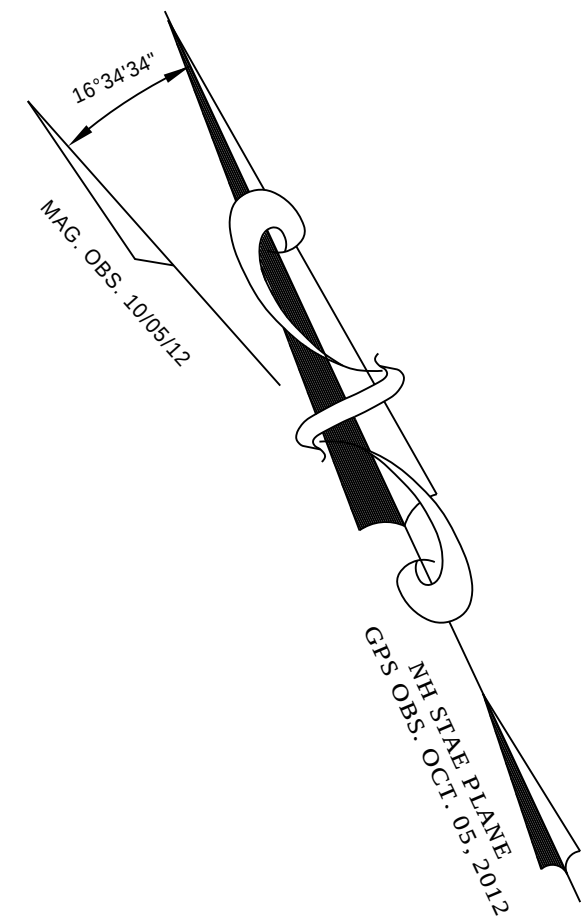
Planning Board Comments:

- Consider moving parking to rear
- Add snow storage areas and document snow removal
- Concerned about traffic flow
- SWQPA application should be submitted to state
- Add tree screening around the back of the dumpster
- Need landscape plan

Motion to adjourn by Frank Torr and seconded by Dave White.

Vote: U/A

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"EXIT 7S"

SPAULDING TURNPIKE

CENTRAL AVENUE

ACCESS TO AGWAY

CHARLES STREET

MILL STREET

"ON" RAMP

"OFF" RAMP

NH ROUTE 108

CENTRAL AVENUE

BELLAMY RIVER

FLOW

GRAPHIC SCALE



(IN FEET)

SITE DATA:

1. THE PARCEL IS SHOWN AS LOT 4 ON MAP 15 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
2. THE PROJECT PARCEL CONTAINS 2.46 ACRES OR 107,090 SF.
3. THE PARCEL IS LOCATED IN THE B-5 GATEWAY DISTRICT AND IS SUBJECT TO THE FOLLOWING ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	20,000 S.F.	107,090 S.F
MINIMUM FRONTAGE	125 FT	>243 FT
MINIMUM YARD SETBACKS		
COMMERCIAL BUILDING		
FRONT	50 FT	>119 FT
SIDE	15 FT	>56 FT
REAR	25 FT	>61 FT
RESTAURANT DRIVE-UP BUILDING		
FRONT	50 FT	>215 FT
SIDE	15 FT	26 FT
REAR	25 FT	>67 FT
UNMANNED KIOSK BUILDING		
FRONT	75 FT	75 FT
SIDE	10 FT	>34 FT
REAR	10 FT	>256 FT
MINIMUM OPENSOURCE	15%	36.74%
MAXIMUM LOT COVERAGE	50%	15.5%
MAXIMUM BUILDING HEIGHT	40 FT	16 FT

LAND USE CALCULATIONS

	REQUIRED	PROPOSED(%)
BUILDINGS	50% (MAX)	16,600 SF (15.5%)
GREEN SPACE	15% (MIN)	39,292 SF (36.7%)
PAVEMENT/SIDEWALKS	33% (MAX)	51,200 SF (47.8%)

PARKING CALCULATIONS:

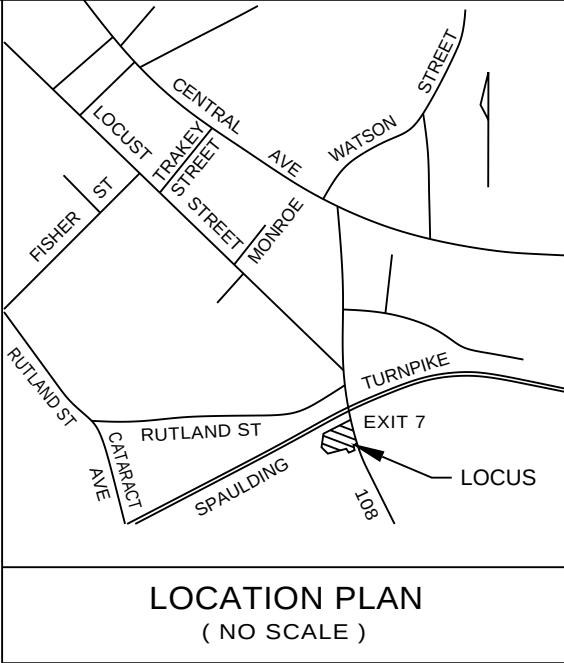
	MAX ALLOWED	PROPOSED
13,300 S.F. COMMERCIAL SPACE	45@ 88% OF PEAK (51)	45 (3 HANDICAP)
3,000 S.F. RESTAURANT DRIVE-UP	18@100% OF PEAK (18)	18 (2 HANDICAP)
300 S.F. UNMANNED KIOSK	0	0
TOTAL	63	63 (5 HANDICAP)

SITE NOTES:

1. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED 1 PREPARED BY MCENEANEY SURVEY ASSOCIATES INC. (SEE EXISTING CONDITIONS SURVEY PLAN THIS PLAN SET)
2. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
3. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
4. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
5. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
7. 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.
8. 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.
9. STRIPE PARKING AREAS AS SHOWN INCLUDING HANDICAP SYMBOLS AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M-248-TYPE N.
10. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
11. PAINTED ISLANDS SHALL BE 4 INCHES WIDE DIAGONAL LINES 3 FEET ON CENTER.
12. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
13. LAYOUT OF BUILDING CORNERS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL BE BASED UPON THE ARCHITECT'S FINAL FOUNDATION PLAN AND ALL SITE LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
14. SEE DETAILS FOR SIGN LEGENDS.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
16. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTORS' RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
18. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
19. BUILDING ADDRESSES TO BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
20. HOURS OF OPERATION FOR DRIVE-THRU 6AM - 9PM.
21. THE PARCEL AND NHDOT SHARE LANDSCAPE/DRAINAGE/ACCESS EASEMENTS AS RECORDED IN SCRD BK 4379 PG 678.
22. THE SITE DESIGN IS IN COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS 2009 IBC AND ANSI STANDARDS.
23. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.

LEGEND

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
(TYP.)	TYPICAL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
TBR	TO BE REMOVED
⊗	EXISTING UTILITY POLE
⊕	EXISTING SIGN
☆	EXISTING LIGHT/SIGNAL POLE
5'R	PAVEMENT RADIUS
SGC	SLOPE GRANITE CURB
VGC	VERTICAL GRANITE CURB
—	PROPOSED SIGN
—	PROPOSED GUARDRAIL
—	PAVEMENT
⊕	HANDICAP PARKING SYMBOL
⬢	PROPOSED CONCRETE
⬢	PROPOSED SIDEWALK



CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE	NO.	REVISION	APPD	DATE
8-10-16	AS SHOWN	SRD	SRD	SRD	1207A	SITE DWG	1	PER 8-25-16 TRC COMMENTS	SJH	9-15-16

PLANNING FILE NO.: P16-24

SITE PLAN

7TH SOUTH LLC
340 CENTRAL AVE.
SUITE 202
DOVER, NH 03820

EXIT 7
COMMERCIAL CENTER
DOVER, NH

4

CIVILWORKS NEW ENGLAND

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

September 26 2016

City of Dover
Planning Department
833 Central Avenue
Dover, NH 03820

Attn: Chris Parker, AICP;
Director of Planning

Ref: Exit 7 Commercial Center
14 Central Avenue, Dover, NH
Tax Map 15, Lot 4
Dover Planning File No. P16-24
Our Reference No. 1207A

RECEIVED
Planning Office

SEP 29 2016

Dover, New Hampshire

Re: TRC Review comments dated August 25, 2016

Dear Mr. Parker:

On behalf of Summit Development (applicant) and 7th South, LLC (owner), we herewith submit revised plans and supporting documents in response to the TRC comments referenced above.

Herein below, we have responded to each TRC review comment received and for brevity, we have set forth our responses without restating the TRC comments.

Planning Comments:

- Full and reduced size copies of the revised Site Plan and supporting documentation are being submitted as attachments to this letter .
 - The project owner is 7th South, LLC. The project applicant is Summit Development. The plan cover sheet has been revised to reflect this information.
 - The project owner and applicant is aware that project impact fees and water and sewer fees will be assessed.
 - The existing conditions plan was created from survey data obtained during June, 2016. As such, the survey data was obtained "after recent site work". This information can be found in Note 6. on plan sheet 2, the "Existing Conditions Plan".
 - Sheet 2 (Existing Conditions plan) has been reprinted in a clearer format.
 - The following documents are being provided with this letter:
 - Traffic Assessment Memorandum prepared by TEPP LLC dated 9/27/16
-

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DOVER, NH 03821-1166
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-
- The "Neighborhood Plan" has been updated and shows the proposed development
 - A Streetscape (plan) has been prepared by Woodburn & Company and is included in the plan set.
 - A landscape plan per Chapter 149-13(A)(12) has been prepared by Woodburn & Company and is included in the plan set.
 - This correspondence explains plan revisions and how each review comment has been addressed
 - The plans have been revised to:
 - Add planning file number (P16-24) to all sheets (see all plan sheets)
 - Proposed Off-site improvements include upgrading the sidewalk along the entire frontage of the lot as well as adding another lane to Central Avenue as an exclusive right hand turn lane to the Exit 7 on ramp. This is shown on the site plan sheet 4 as well as on the "Off-site improvements plan" sheet 17 in the plan set
 - Note 2 on the cover sheet has been revised to include the state permits expected
 - Additional landscape screening has been added around the dumpster area and screening around the building/s is shown on the landscape plan (see plan sheet 16)
 - Hours of operation note #20 has been added to the site plan (see plan sheet 4)
 - Bike racks have been added and are shown on the site plan just to the west of each building (see plan sheet 4 for location and plan sheet 9 for the detail)
 - The Professional Engineer and Licensed Land Surveyor will sign and date final plans (will occur on finals)
 - A Storm Water Management Plan has been compiled and is being forwarded to staff along with the letter. All drainage existing and proposed are shown on plan sheets 2 and 6). The drainage analysis has been submitted to the City Engineer for his review
 - The Storm Water Management System Operation and Maintenance Plan has been compiled and is being forwarded to the City Engineer
 - As discussed to provide for access to parking 2-way traffic will remain for front parking lot
 - The parking calculation has been updated to reflect the peak parking usage for each use (see parking calculations on plan sheet 4)
 - Traffic flow has been updated based on the TAM prepared by TEPP LLC
 - The parking calculations legend has been revised to show "max allowed" rather than "required" (see parking calculations on plan sheet 4)
 - Blasting notification requirements per 149-10.F(1) have been added to sheet 7 under the heading "Blasting"
 - The site plan has been revised to indicate the number of restaurant seats and employees in restaurant (see plan sheet 4)
 - A car stacking plan and a fire truck movement plan have been prepared (see separate plans)
-

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-
- A reference to the landscape, drainage, and access easements with NHDOT has been added as note 21 (see plan sheet 4)
 - The site plan has been updated and the dumpsters have been co-locate (see plan sheets 4, 5, 6 & 16)
 - As discussed with Staff the building setbacks as shown on the site plan are correct and are shown on the the site plan (see plan sheet 4)
 - The open space calculation is shown within the land use calculation chart on plan sheet 4. The site has 36.7% green space

Police Department Comments:

- A Traffic Assessment Memorandum has been prepared by TEPP LLC dated 9/27/16
- A "No Parking/Fire Lane" sign has been added to the "bypass lane". (See plan sheet 4)

Fire/Inspections Comments:

- A turning radius template plan for "Truck 1" has been created and has been included as a stand-alone plan with the plan set
- Accessible aisle and parking space dimensions are shown on the site plan (plan sheet 4) and details are provided on plan sheet 9
- There are 5 accessible parking spaces provided on the site. 3 for the larger building and 2 for the smaller building (see plan sheet 4)
- As discussed with Staff the expectation for the building is for commercial use. Specific tenants are not know at this time
- See note 22 on plan sheet 4
- See note 23 on plan sheet 4

Engineering Comments/General Comments:

- Notes indicating that the water services are to be removed back to the main have been added as note 10 on plan sheet 3 and note 19 on plan sheet 6
 - Gate valves have been added to each fire service line. See plan sheet 6
 - 45° bends have been provided for at the proposed water mains. See plan sheet 6
 - A stainless steel topping sleeve and gate valve has been specified on plan sheet 6
 - Note 11 regarding sewer services has been added to plan sheet 3
 - As discussed with staff the drainage analysis was performed based on current site conditions
 - We have provided NHDOT with the stormwater analysis. We have contacted NHDOT and they have indicated that they are reviewing and will respond as soon as possible
 - All surface runoff will be directed through deep sump catch basins and rip rapped lined swales prior to discharging to the NHDOT drainage within the NHDOT right of way
 - The spoil area referred to is actually on the subject parcel and will be incorporated into the site work or removed during the site improvements
-

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-
- The site entrance has been redesigned and the proposed 3' wide concrete island has been removed (see plan sheet 4)
 - The sloped granite curbing detail on plan sheet 9 has been revised to reflect 4"x 12" curb dimensions
 - Sign post comment is acknowledged
 - The water main trench detail has been revised to depict a 12" sand blanket over the water main pipe
 - There will be hoods in the catch basins. The plan detail sheet has been revised accordingly

Traffic Comments:

- The site entrance has been revised to be better aligned with Charles Street. See plan sheets 4, 5 & 6
- A Traffic Assessment Memorandum has been prepared by TEPP LLC dated 9/27/16 and is included with the supporting data being submitted with the revised plan

Economic Development Comments:

- The applicant has agreed to upgrade the sidewalk along the entire length of his frontage as well as to construct an additional traffic lane on Central Avenue to address school children's (and pedestrian) safety

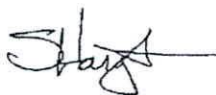
Planning Board Comments:

- Six (6) parking spaces along Central Avenue have been eliminated with additional green space/landscaping having been added
- Snow storage has been addressed in note 12 on plan sheet 4
- Traffic flow will be addressed in the overall traffic plan and study
- A Shoreland Impact Permit application will be being submitted to NHDES
- Tree screening will be added at and around the rear of the dumpster enclosure
- A landscaping plan (with details) will be submitted. See plan sheet 16

Please let us know if there are any questions or comments relative to this revised plan submittal.

Very truly yours,

CIVILWORKS NEW ENGLAND



Stephen J. Haight, P.E.

CIVILWORKS NEW ENGLAND

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

SJH/lrd

Enclosures

cc: Summit Development, LLC

WAIVER REQUEST

Project: P16-24

Applicant: Summit Land Development
Owner: 7th South LLC

RECEIVED
Planning Office

SEP 29 2016

Dover, New Hampshire

Dover Code: Driveways Chapter 92

Section 92-6 (i)(1): g) Where one (1) entrance/exit is designed to service a parcel, the width shall not exceed thirty-two (32) feet.

Waiver request: to allow a Driveway entrance width of 36'. The additional width is required to provide for adequate turning radius for City of Dover emergency vehicles

CIVILWORKS NEW ENGLAND

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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



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: <u>\$6248.00</u>	Time Received: _____

CL#0303

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.

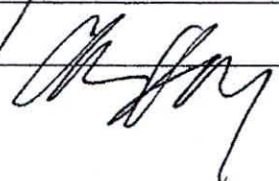
Building Setbacks:

Bldg 'A' = 119
Front Yard Bldg 'B' = 215 ft.
Bldg 'A' = 61
Rear Yard Bldg 'B' = 67 ft.

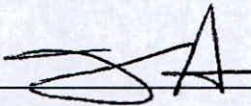
Paved Area 51,200 sq. ft.Side Yard: Right 'B' = 26 ft.
Left 'A' = 64 ft.City Water? ☒ Yes ☐ No How far is city water from the property? -----City Sewer? ☒ Yes ☐ No How far is city sewer from the property? -----**BUILDING INFORMATION**Type of Building to be Built: 1-story conventional wood-frameHeight 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: _____

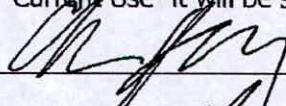
Signature of Applicant (if different from owner): _____

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.

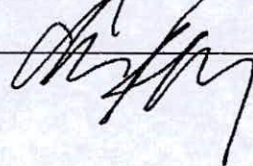
Signature of Property Owner: _____



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:

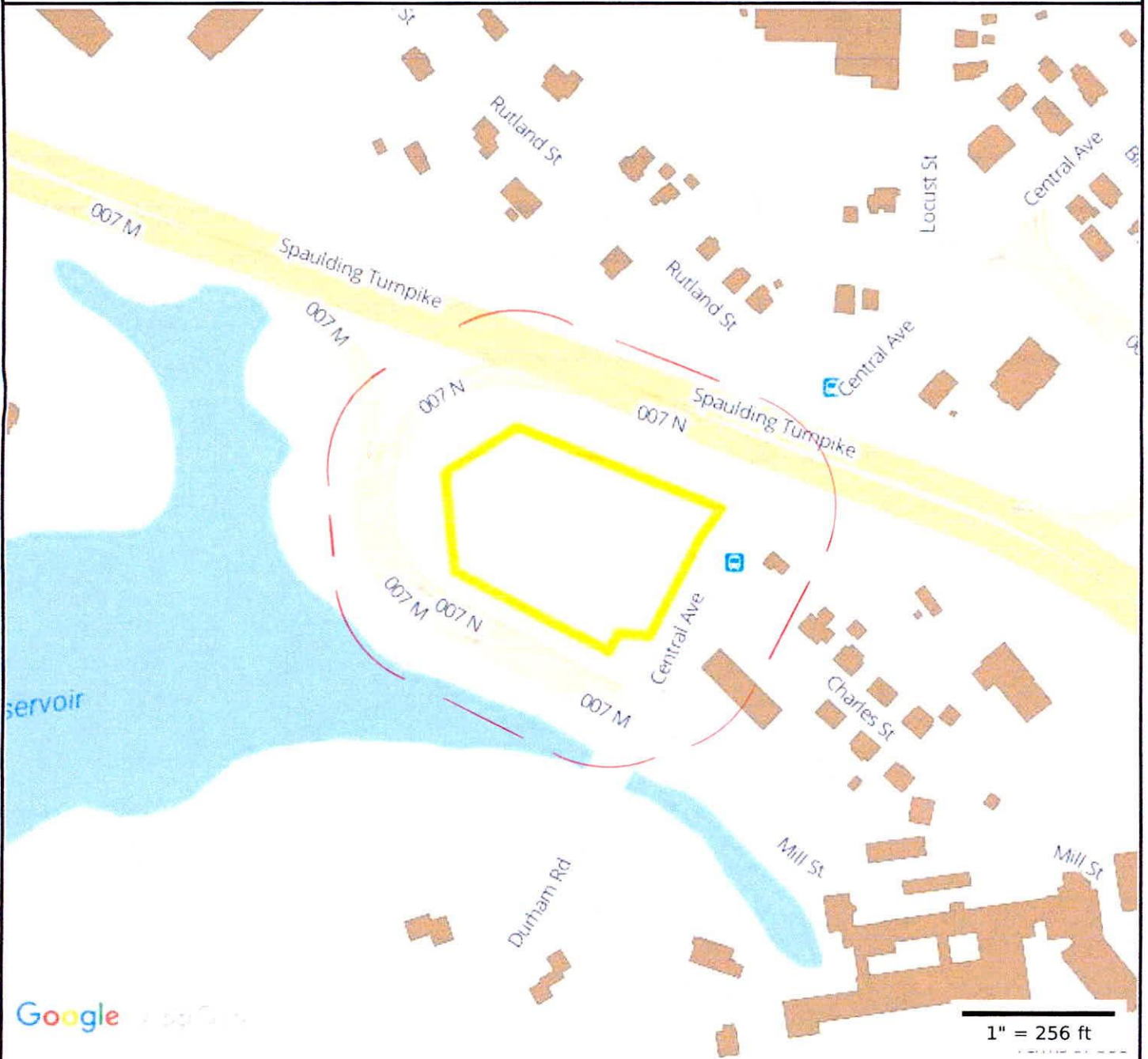
UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS

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

RECEIVED
Planning Office
SEP 28 2016
Dover, New Hampshire

<u>Map No. / Lot No.</u>	<u>Owner's Name & Address</u>
15 / 4 (subject site)	7 South, LLC (Applicant) 340 Central Avenue, Suite 202 Dover, NH 03820
15 / 5	Edward & Nora Ellis, Trustees 73 Spur Road 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

Map No. / Lot No.	Owner's Name & Address
H / 11A	City of Dover 288 Central Avenue Dover, NH 03820
Engineer:	Stephen J. Haight, P.E. c/o Civilworks New England P.O. Box 1166 Dover, NH 03821-1166
Surveyor:	McEneaney Survey Associates, Inc. P.O. Box 681 Dover, NH 03821-0681



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.

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

a) 20 seat restaurant @ 40 gpd/seat	=	800 gpd
b) 13,300 s.f. commercial (dry goods) @ 5 gpd/100 s.f.	=	$\frac{665 \text{ gpd}}{1465 \text{ gpd}}$

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

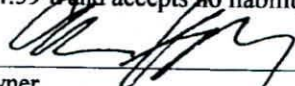
This notice of Merger is made this 30th day of March, 2015. Be it known that 7 South, LLC of 340 Central Avenue, Suite 202, Dover, NH 03820 being the owner of Tax Map 15, Lot 2A, a parcel described in deed Book 4080, Page 571 recorded at the Strafford County Registry of Deeds and Tax Map 15, Lot 3, a 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.

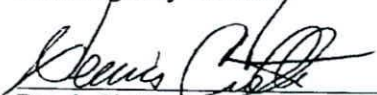
It is further understood that the above described lots shall be assessed as one lot for property tax evaluation purposes.

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.

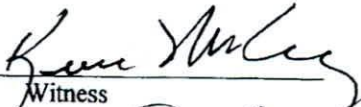
The Planning Board of the City of Dover, New Hampshire has signed this Notice of Merger as required by RSA 674:39-a and accepts no liability for this merger.



Owner
Chad Kageleiry - Member



Dennis Ciotti - Planning Board Chair



Witness



Witness

NOTICE OF MERGER

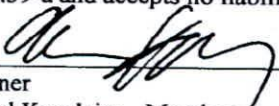
This notice of Merger is made this 30th day of March, 2015. Be it known that 7 South, LLC of 340 Central Avenue, Suite 202, Dover, NH 03820 being the owner of Tax Map 15, Lot 6, a parcel described in deed Book 4059, Page 225 recorded at the Strafford County Registry of Deeds and Tax Map 15, Lot 4, a 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.

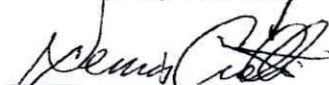
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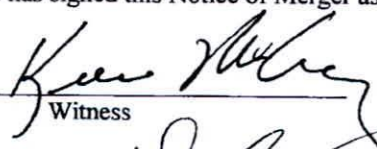
It is further understood that the above described lots shall be assessed as one lot for property tax evaluation purposes.

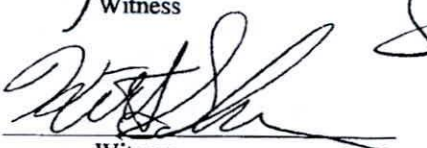
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Owner
Chad Kageleiry - Member


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 3, a parcel described in deed Book 4080, Page 571 and Book 4080, Page 594 recorded at the Strafford County Registry of Deeds and Tax Map 15, Lot 4, a parcel described in deed Book 4059, Page 225 and 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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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

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 Goodnoc 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:

Melanie Morin

Charles P. Kageleiry SOUTH LLC
Charles P. Kageleiry, Manager

STATE OF NEW HAMPSHIRE,

SS.

A. D., 2016

On this 5th day of April, 2016, before me, Charles P. 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.

Melanie Morin
Notary Public/Justice of the Peace

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



MEMORANDUM

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1341
Subject: Traffic Assessment
Central Avenue
Dover, New Hampshire
From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
Principal
Date: September 27, 2016

**INTRODUCTION**

Summit Land Development, LLC has retained TEPP LLC to prepare this traffic-assessment memorandum (TAM). This TAM regards the proposed commercial redevelopment in the northwest quadrant of the Central Avenue/Spaulding Turnpike southbound ramps/Mill Street signalized intersection in the City of Dover, New Hampshire.

This TAM includes:

- existing site description
- proposed redevelopment description
- road description
- public transit
- sight distances
- trip generation
- trip distribution
- potential traffic impacts

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Planning Office
SEP 29 2016
Dover, New Hampshire

This TAM concludes that:

- the proposed redevelopment will not attract significant new traffic to the area
- the applicant plans significant improvements to Central Avenue that will provide substantial benefits for area traffic and integrate with the City's efforts to improve the Central Avenue corridor

EXISTING SITE

The redevelopment site:

- is in the northwest quadrant of the Central Avenue/Spaulding Turnpike southbound ramps/Mill Street signalized intersection in the City of Dover, New Hampshire
- is bounded on the east by Central Avenue, on the north by the Spaulding Turnpike and on the west and south by Spaulding Turnpike southbound ramps
- previously included residential land uses
- previously included three unsignalized driveways along the west side of Central Avenue

PROPOSED REDEVELOPMENT

The redevelopment program provides:

- commercial floor area with a total floor area of about 13,600 square feet (sf)
- one coffee/donut shop with a floor area of about 3,000 sf and a drive-through facility
- one unsignalized driveway along the west side of Central Avenue opposite Charles Street

ROAD DESCRIPTION

Central Avenue (New Hampshire Route 108):

- is a north-south arterial street under the jurisdiction of the City
- provides connections, to the south, with the Town of Durham
- provides connections, to the north, with central Dover
- provides connections, near the site, with the Spaulding Turnpike, a freeway of regional importance
- has a horizontal alignment with minor curves
- has a vertical alignment with minor grades
- has asphalt cement concrete pavement in overall good condition
- has at least one lane per direction
- includes sidewalks
- has pavement markings including double-yellow lines, separating traffic directions, and single-white edge lines

- has utility poles and luminaires

The Central Avenue/Spaulding Turnpike southbound ramps/Mill Street intersection:

- has a four-legged configuration
- has Central Avenue as the major north-south street
- has Spaulding Turnpike southbound ramps as the minor west leg
- has Mill Street as the minor east leg
- on the Central Avenue southbound approach, has one left-turn lane, one through-movement lane and one through-movement-and-right-turn lane
- on the Central Avenue northbound approach, has one left-turn lane and one through-movement-and-right-turn lane
- on the Spaulding Turnpike southbound ramps eastbound approach and the Mill Street westbound approach, has one left-turn-and-through-movement lane and one right-turn lane
- has a raised median separating the approaches and departures on the Central Avenue legs and Spaulding Turnpike southbound ramps leg
- has a marked crosswalk across the Central Avenue north leg, the Spaulding Turnpike southbound ramps west leg and the Mill Street east leg
- is under traffic-signal control
- has previous residential development in the northwest quadrant, commercial development in the northeast quadrant and the Bellamy River to the south

The Central Avenue/Charles Street intersection:

- has a three-legged configuration
- has Central Avenue as the major north-south street
- has Charles Street as the minor east leg
- on the Central Avenue southbound approach, has one left-turn lane and one through-movement lane
- on the Central Avenue northbound approach, has one through-movement-and-right-turn lane
- on the Charles Street westbound approach, has one left-turn lane and one right-turn lane
- has a marked crosswalk across the Charles Street east leg
- is unsignalized, with a STOP sign on the Charles Street eastbound approach

- has commercial and development in the northeast and southeast quadrants and previous residential development to the west

PUBLIC TRANSIT

University of New Hampshire Wildcat bus-transit Route 3 runs along Central Avenue near the site, with a stop at Charles Street. Route 3 connects with:

- central Dover, to the north
- Central Avenue north of central Dover
- the Town of Durham, to the south
- the University of New Hampshire campus in the Town of Durham
- the Cooperative Alliance for Seacoast Transportation (COAST) bus-transit system

SIGHT DISTANCES

Relevant sight distances at the Central Avenue/sight driveway intersection were observed to be over 400 feet in both directions, which is appropriate.

TRIP GENERATION

BASIC TRIP GENERATION

Table 1 shows basic trip generation for the two proposed land uses, including:

- shopping center, Institute of Transportation Engineers (ITE) land use 820, 13,600-sf floor area¹
- coffee/donut shop with drive-through window, ITE land use 937, 3,000-sf floor area²
- coffee/donut shop with drive-through window, 1,357-vehicle weekday AM peak hour volume on Central Avenue³

¹ ITE, *Trip Generation Manual* (Washington DC, 2012), pages 1557 to 1567.

² ITE, *Trip Generation Manual*, pages 1942 to 1955.

³ Gorrell-Palmer Consulting Engineers, Inc. letter regarding trip-generation studies of typical Dunkin' Donuts in the State of Maine, August 31, 2005, provided by the Sebago Technics, consultant to the City.

Table 2. Calculated weekday vehicle-trip generation

		AM Street-Peak Hour			PM Street-Peak Hour		
	Daily	In	Out	Total	In	Out	Total
By Land Use							
Shopping Center ^a	1,857	29	17	46	75	82	157
Coffee/Donut Shop ^b	2,456	147	141	288	64	64	128
<u>Internal Trips^c</u>	<u>1,077</u>	<u>-9</u>	<u>-9</u>	<u>-18</u>	<u>-26</u>	<u>-26</u>	<u>-52</u>
Total External Trips	3,236	167	149	316	113	120	233
By Trip Type							
Primary	816	37	20	57	30	37	67
<u>Pass-By + Diverted-Linked^d</u>	<u>2,420</u>	<u>130</u>	<u>129</u>	<u>259</u>	<u>83</u>	<u>83</u>	<u>166</u>
Total External Trips	3,236	167	149	316	113	120	233

^a Based on ITE, *Trip Generation Manual*, 9th edition, land use 820, shopping center, 13,600-sf floor area.

^b For weekday daily and weekday PM street-peak hour, based on ITE, *Trip Generation Manual*, land use 937, coffee/donut shop with drive-through window, 3,000-sf floor area. For weekday AM street-peak hour, based on Gorrill-Palmer Consulting Engineers, Inc., coffee/donut shop with drive-through window, 1,357-vehicle AM peak hour street volume.

^c Based on Hooper. From retail to retail, 20-percent capture for peak hours and 30-percent capture for daily. To retail from retail, 20-percent capture for peak hours and 28-percent capture for daily.

^d Based on Hooper. For shopping center, 34 percent pass-by + 26 percent diverted-linked = 60 percent. For coffee/donut shop with drive-through window, 70 percent pass-by + 15 percent diverted-linked = 85 percent, from Gorrill-Palmer Consulting Engineers, Inc.

INTERNAL TRIP CAPTURE

ITE states, in the authoritative *Trip Generation Handbook: A Recommended Practice*, that “the total generation of vehicle trips entering and exiting the multi-use site may be reduced from simply a sum of the individual, discrete trips generated by each land use.”⁴ The proposed uses constitute a multi-use site.

⁴ Kevin G. Hooper, P.E., Principal Editor, *Trip Generation Handbook: A Recommended Practice*, 2nd edition (Washington DC: Institute of Transportation Engineers, June 2004), page 85. From retail to retail, 20-percent capture for peak hours and 30-percent capture for daily, from Hooper, page 93. To retail from retail, 20-percent capture for peak hours and 28-percent capture for daily, from Hooper, page 94.

EXTERNAL TRIP TYPES

ITE compiles information on three trip types, based on empirical data for many land uses, in the authoritative *Trip Generation Handbook: A Recommended Practice*. These three trip types are:

- primary trips specifically for visiting site and added to roads near the site (added to site driveways and added to the general area)
- diverted-linked trips drawn from road traffic near the site (added to site driveways, re-routed near the site, but not added to the general area)
- pass-by trips drawn from traffic on a road that provides direct site access (added to site driveways, but not added to the general area)⁵

RESULTS

Table 1 shows calculated weekday vehicle-trip generation for the site as:

- weekday daily, 3,236 (total of in and out)
- weekday AM-street-peak hour, 316 (167 in and 149 out)
- weekday PM-street-peak hour, 233 (113 in and 120 out)

The above external total trips all appear on the site driveway, but not all are added to the site area.

External primary vehicle-trips due to the proposed redevelopment are:

- weekday daily, 816 (total of in and out)
- weekday AM-street-peak hour, 57 (37 in and 20 out)
- weekday PM-street-peak hour, 67 (30 in and 37 out)

The above external primary trips are added to the site area.

TRIP DISTRIBUTION

An estimated 70 percent of site traffic will be from and to Central Avenue southbound. These movements will involve simple right turns.

⁵ Shopping center, ITE land use 820, 34-percent pass-by and 26-percent diverted-linked, Hooper, pages 42 to 46. Coffee/donut shop with drive-through window, land use 937, 70-percent pass-by and 15-percent diverted-linked, from Gorrill-Palmer Consulting Engineers, Inc.

POTENTIAL TRAFFIC IMPACTS

The calculations show less than 100 peak-hour external primary vehicle-trips, due to the proposed redevelopment. More specifically, for the tabulated peak hours, calculated increases to the site area due to external primary trips are:

- 57 to 67 vehicle-trips
- are split entering versus exiting the site
- are further split by orientation to/from the north, south, east or west

ROAD IMPROVEMENTS

TEPP LLC understands that the applicant plans significant improvements to Central Avenue in the City of Dover, New Hampshire, in conjunction with the proposed redevelopment.

For the Central Avenue/Charles Street/proposed driveway intersection, the applicant plans to provide one left-turn lane on the Central Avenue northbound approach.

For the Central Avenue/Spaulding Turnpike southbound ramps/Mill Street intersection, the applicant plans:

- one added right-turn lane on the Central Avenue southbound approach
- two dedicated through lanes on the Central Avenue southbound approach
- added width to the Central Avenue right of way

These road improvements will provide significant benefits to existing area traffic by:

- facilitating movements to Spaulding Turnpike southbound in a new, dedicated, right-turn lane
- enhancing through movements along Central Avenue southbound with two dedicated through lanes
- integrating with the City's efforts to improve the Central Avenue corridor

CORRIDOR STUDY

TEPP LLC understands that the City intends to complete the Central Avenue corridor study over the next several months. This corridor study will:

- consider area traffic growth due, including land developments
- include detailed traffic-operations analysis

- consider improvements beyond the normal scope of mitigating the impacts of individual land developments, such as bridge widening
- consider improvements to the corridor as a whole

CONCLUSION

In conclusion:

- the proposed redevelopment will not attract significant new traffic to the area
- the applicant plans significant improvements to Central Avenue that will provide substantial benefits for area traffic and integrate with the City's efforts to improve the Central Avenue corridor

Stormwater Management System
Inspection & Maintenance Plan

Exit 7 Commercial Center

Lot 4, Tax Map 15
14 Central Avenue
Dover, New Hampshire

RECEIVED
Planning Office

SEP 29 2016

Dover, New Hampshire

prepared for:

7th South, LLC

340 Central Avenue

Dover, NH 03820

Contact Person: Chad Kageleiry

Tel. No. (603) 749-2800

prepared by:

Civilworks New England

P.O. Box 1166

Dover, NH 03821

September, 2016

Introduction

Civilworks, Inc. has prepared the following Stormwater Management System Inspection & Maintenance Plan for the Exit 7 Commercial Center (Exit 7) located at 14 Central Avenue in Dover, New Hampshire. The intent of this plan is to provide Exit 7 with a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this commercial development consisting of 13,300 s.f. commercial space, a drive-up restaurant, and freestanding kiosk.

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts off site. By following the enclosed procedures, PD will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Stormwater Management System Components

The Exit 7 Stormwater Management System is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, its design includes the following elements:

Non-Structural BMP's

Non-structural best management practices (BMP's) are designed to minimize and/or remove contaminants before they enter the stormwater collection system. Several of these BMP's have been incorporated into the Stormwater Management System including pavement sweeping, reduced use of road sand, and litter/trash removal. These types of BMP's are highly effective initial treatment measures for reducing stormwater pollutant loading.

Closed Drainage Collection and Piping System

The closed drainage system is designed to collect and convey stormwater runoff from the proposed parking area to standard type catch basins on-site and then to flared outlets with rip rap protection. The catch basins are designed with deep sumps to provide storage for sediment and floatable pollutants. The catch basins are also to be fitted with outlet hoods in order to retain floatable pollutants.

Grassed Swale

A grassed swale is to be located and designed to trap sediment particles and allow for stormwater treatment as same passes over the grassy surfaces.

Inspection and Maintenance Plan

By implementing the following procedures, the Exit 7 will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff.

Pavement Sweeping

- Sweep pavement areas at least once per year (early spring)

Litter/Trash Removal

- Routinely patrol site for litter pick up

De-icing Agents

- Use sand as primary agent for driveway safety during ice and snow conditions
- Minimize the use of salt during the winter
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.

Closed Drainage System

- Inspect catch basins, drain manholes, and drop inlets twice annually and remove accumulated sand, sediment, and floatable products.
- Inspect drainage pipes once every two years and remove accumulated sediment.
- Any repairs needed should be undertaken as soon as practical.

Grassed Swales

- Inspect swale (at least) twice every year (early spring and late fall).
- Removed accumulated sediment, leaves, grass clippings and/or trash.
- Repair bare spots as needed.

Annual Report

- Submit an annual Inspection & Maintenance Report to the Dover City Engineering Department by December 15 of each year. The report should include a summary of the system's maintenance requirements and repairs, and copies of the Inspection & Maintenance Log Sheets for the previous 12 months.

Inspection & Maintenance Checklist/Log

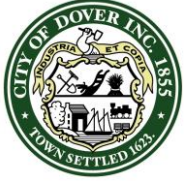
The following pages contain an Inspection & Maintenance Checklist and a blank copy of the Stormwater Management System's Inspection & Maintenance Log. These forms are provided to assist with the inspection and maintenance of the PD Stormwater Management System.

Stormwater Management System
Inspection and Maintenance Checklist
"Exit 7"

	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Litter/Trash Removal	Routinely	Inspect perimeter of parking areas for spillage	Clean as required
De-icing Agents	N/A	N/A	Use sand as primary agent for parking lot safety during winter
Closed Drainage System:			
Catch Basins, Drop Inlets, Drain Manholes	One time per year	Check for sediment accumulation	≥ 2 ft. sediment depth
		Check for floatable contaminants	≥ 3 in. floatable depth
Drainage Pipes	One time per two years	Check for sediment accumulation/clogging	≥ 2 in. sediment depth
Grassed Swale Drainage:			
Side Slopes/Vegetation	Two times per year	Inspect for failure, erosion, and bare soil areas	Repair/reseed any damaged areas
Swale Bottom	Two times per year	Check sediment accumulation	Clean as needed; repair/reseed any damaged areas
Annual Report	One time per year. Submit report by December 15, that documents inspections completed during the previous 12 months.	Submit Annual Report, including all Inspection & Maintenance logs, to Dover City Engineering Department	

Stormwater Management System Inspection and Maintenance Log "Exit 7"

[illegible]



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-28

Application Type: Lot Line Adjustment
Applicant(s): City of Dover
Owner(s): City of Dover/Franklin and Ann Torr
Location: Gerrish Road (Assessor's Map M, Lots 47B & 47C)
Meeting Date: October 11, 2016

INTENT: To adjust and correct the lot lines between two existing lots on Gerrish Road. Lot M/47B will go from 11,443 sq. ft. to 41,459 sq. ft and lot M/47C will go from 21.4 acres to 20.7 acres.

LOTS/UNITS PROPOSED: No change in the number of lots

AGENDA ITEM #: 4-B

ACREAGE - Lot M/47B is 0.26 acres existing and 0.95 proposed
- Lot M/47C is 21.4 acres existing and 20.7 proposed

ZONING DISTRICT: Medium Density Residential District (R-12)

EXISTING LAND USE: Pump station, vacant, residential, manufactured housing park

PROPOSED LAND USE: Pump station, vacant, residential, and manufactured housing park

SURROUNDING LAND USE: Spaulding Turnpike, Residential, and a Farm

ZBA ACTION: None

ATTACHMENTS: Lot line adjustment plan and application

APPLICATION IS COMPLETE:
Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant wants to correct the parcel boundaries to reflect what the deeds and survey document describe. The lot line adjustment will also revise the parcel boundaries to remove an encroachment, by the City, onto the Torr property, for the driveway leading to the Varney Brook pump station.

A further lot line adjustment between the City parcel, map M. lot 47B and map M lot 45 will be necessary to remove encroachments on those parcels.

Consistency with Land Use Regulations

Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

Section 155-18 states the requirements for Minor Lot Line Adjustment and Boundary Agreements, this lot line adjustment meets the regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the surveyor's stamp and signature to the final plat.
4. The applicant shall revise the plat to include the Planning File number P16-28 to the title block.

Gerrish Road

**Property Information**

Property ID M0047-B00000
Location GERRISH RD
Owner TORR ANN



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

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

Parcels updated 1/1/2016
Properties updated 10/05/2016



City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: February 12, 2013]

Office Use Only Project #: P16-28 Date Received: SEP 20 2016
Amount Paid: _____ Time Received: Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: City of Dover, NH Telephone # 516-6450
Address of Applicant: 288 Central Avenue Dover NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): same Telephone # _____

Address of 1st Property Owner: _____

Address of Property: Gerrish Road

Assessor's Map # M Lot(s) # 47 B

Property Deed: Book 1007 Page: 183

Zoning District(s) R-12 Overlay District(s) none

Size of Existing Parcel (sq. ft.): 11,443 Size of Proposed Parcel (sq. ft.): 41,459

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): Franklin G. Torr Telephone # 742-7607

Address of 2nd Property Owner: 1 Old Littleworth Road Dover NH 03820

Address of Property: Gerrish Road

Assessor's Map # M Lot(s) # 47 C

Property Deed: Book 919 Page: 920

Zoning District(s) R-12 Overlay District(s) none

Size of Existing Parcel (^{Ac.}sq. ft.): 21.4 AC Size of Proposed Parcel (^{Ac.}sq. ft.): 20.7 AC

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.): Kevin McEneaney
McEneaney Survey Associates Inc.
Address 24 Chestnut Street Dover NH 03820 Telephone #: 742-0911

Professional License #: NH LLS 6661 E-mail address: kevin@surveynh.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 First Property Owner: _____

Date: 9/21/16

Signature of Second Property Owner: _____

Date: 9/21/16

Signature of Applicant (if different from owner): _____

Date: _____

Signature of Agent: _____

Date: _____

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: _____

Date: 9/21/16

CITY OF DOVER MINOR LOT LINE ADJUSTMENT LIST OF ABUTTERS

Pursuant to RSA 676:4, the State Law of New Hampshire, the City of Dover is required to notify the applicant, abutters (including holders of conservation easements), and any professional whose seal is on the plan, of the public hearing by certified mail, return receipt requested. The applicant must obtain the abutter information from the records of the Tax Assessor's Office (not more than five days prior to filing) in order to process the site review application.

ABUTTER is defined as the owner of record of a parcel of land located in New Hampshire and that adjoins or is directly within two hundred (200) feet (including land across the street or waterway) of the proposed site under consideration by the Planning Board. (See additional requirement below)

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
M	47 C	Franklin G. Torr	1 Old Littleworth Rd. Dover NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
M 47 B	City of Dover	288 Central Avenue Dover NH 03820

Surveyor and/or Engineer:

NAME	COMPANY	MAILING ADDRESS
Kevin McEneaney	McEneaney Survey Associates	24 Chestnut Street Dover NH 03820

Conservation Easement Holder: N/A

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS
—	—	—	—

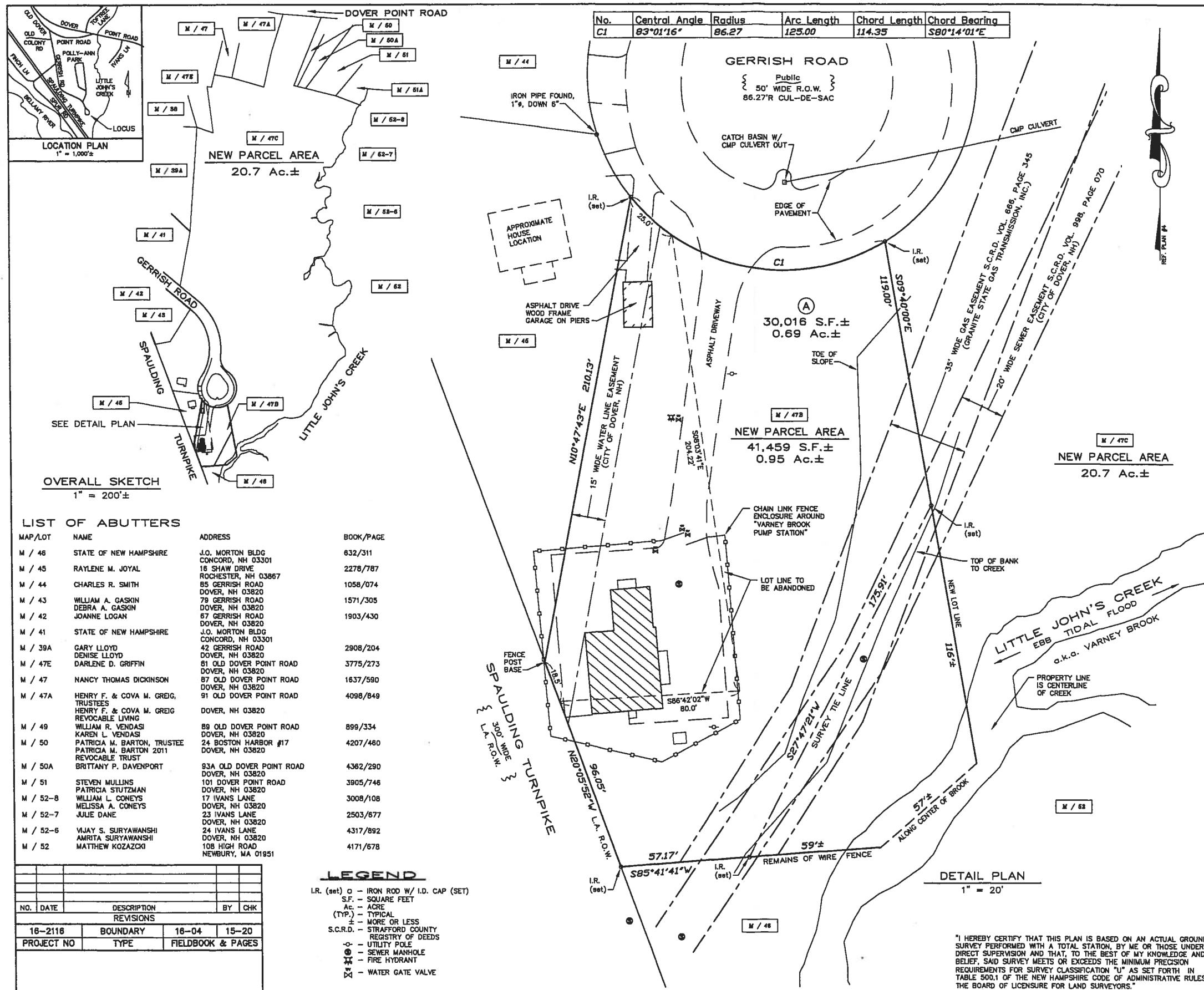
Abutters:

TAX MAP	LOT #	OWNER (S) OF RECORD	MAILING ADDRESS
M	46, 41	State of NH	J.D. Morton Bldg Concord NH 03301
M	45	Raylene M. Joyal	16 Shaw Drive Dover NH 03820
M	44	Charles P. Smith	85 Gerrish Rd. Dover NH 03820
M	43	William A + Debra A. Gaskin	79 Gerrish Rd. Dover NH 03820
M	42	Joanne Logan	67 Gerrish Rd. Dover NH 03820
M	39A	Gary + Denise Lloyd	42 Gerrish Rd. Dover NH 03820
M	47 E	Darlene D. Griffin	81 Old Dover Point Rd. Dover NH 03820
M	47	Nancy Thomas Dickinson	87 Old Dover Point Rd. Dover NH 03820
M	47A	Henry F. + Cava M. Greig	91 Old Dover Point Rd. Dover NH 03820
M	49	William P. + Karen L. Vendasi	89 Old Dover Point Rd. Dover NH 03820
M	50	Patricia M. Barton	24 Boston Harbor Rd. #17 Dover NH 03820
M	50A	Brittany P. Davenport	93A Old Dover Point Rd. Dover NH 03820
M	51	Steven Mullins + Patricia Stutzman	101 Old Dover Point Rd. Dover NH 03820

If a condominium association is an abutter, add below all owners of individual units that are located within two hundred (200) feet of the common property line for notification by first class mail. N/A

Tax Map/Lot #

UNIT #	OWNER (S) OF RECORD	MAILING ADDRESS
M/52-8	William L. + Melissa A. Conveys	17 Evans Lane Dover, NH 03820
M/52-7	Julie Dane	23 Evans Lane Dover, NH 03820
M/52-6	Vijay S. + Amrita Suryawanshi	24 Evans Lane Dover NH 03820
M/52	Matthew Kozazcki	108 High Road Newbury MA 01951



REFERENCE PLANS:

- 1.) NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS OF THE SPAULDING TURNPIKE DATED 1954. NH PROJECT LS 1822 (1) SHEETS 17 AND 18.
- 2.) PLAN OF PORTION OF LAND OF WILLIAM O. & MARIAN GILLIS, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: JUNE 1956; BY: GERARD A. CRAWFORD. NOT RECORDED.
- 3.) PLAN OF EASEMENT - TORR, SCALE: 1" = 100'; DATED: NOVEMBER 1976; BY: CITY OF DOVER, ENGINEERING DIVISION. RECORDED S.C.R.D. VOL. 998, PAGES 72 & 73.
- 4.) PLAN OF LAND PREPARED FOR CLARA LOUGHLIN AND JOANNE LOGAN, CUSHING ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: FEBRUARY 2, 1993; BY: THIS OFFICE. RECORDED S.C.R.D. PLAN 41-81.
- 5.) CONSERVATION PLAN WILLIAM PENN TUTTLE III, DOVER POINT ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 200'; DATED: DECEMBER 29, 2006; BY: TRITECH ENGINEERING CORPORATION. RECORDED S.C.R.D. PLAN 89-16.

NOTES:

- 1.) OWNERS OF RECORD:
 M / 47C FRANKLIN G. TORR
 1 OLD LITTLEWORTH ROAD
 DOVER, NEW HAMPSHIRE 03820
 S.C.R.D. VOL. 919, PAGE 920
 M / 47B CITY OF DOVER, NH
 288 CENTRAL AVENUE
 DOVER, NEW HAMPSHIRE 03820
 S.C.R.D. VOL. 1007, PAGE 183
 M / 47C - DENOTES TAX MAP AND PARCEL NUMBER.
- 2.) ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL).
- 3.) ZONING DISTRICT REQUIREMENTS:
 MINIMUM LOT SIZE = 12,000 S.F.
 MAXIMUM LOT COVERAGE = 30 PERCENT
 MINIMUM LOT FRONTAGE = 100 FEET
 MINIMUM BUILDING SETBACKS:
 FRONT BUILD TO = 15/25 FEET
 SIDE = 15 FEET
 REAR = 30 FEET
 MAXIMUM BUILDING HEIGHT = 35 FEET
- 4.) PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN. PARCEL A 30,016 S.F. / 0.69 AC. IS TO BE ADDED TO PARCEL M / 47B.
- 5.) PARCEL AREAS:
 PARCEL: M / 47B M / 47C
 ORIGINAL 11,443 S.F. / 0.26 AC. 21.4 AC.±
 NEW 41,459 S.F. / 0.95 AC.± 20.7 AC.±
- 6.) PORTIONS OF THE SUBJECT PARCELS ARE LOCATED WITHIN AREAS DETERMINED TO BE WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPTEMBER 30, 2015. BASE FLOOD ELEVATION NOT DETERMINED.
- 7.) BASIS OF BEARING IS MAGNETIC OBSERVATION PER REFERENCE PLAN No. 4.

LOT LINE ADJUSTMENT PLAN PREPARED FOR THE CITY OF DOVER AND FRANKLIN G. TORR TAX MAP M, LOT Nos. 47B & 47C GERRISH ROAD CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 16-
 DRAWN BY: RJM FILE: VR CP\2116\16-2116
 SCALE: 1" = 20' DATE: MAY 25, 2016



McEneaney
Survey
Associates, inc.

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

SURVEYING - PLANNING - CONSULTING

LIST OF ABUTTERS

MAP/LOT	NAME	ADDRESS	BOOK/PAGE
M / 46	STATE OF NEW HAMPSHIRE	J.O. MORTON BLDG CONCORD, NH 03301	832/311
M / 45	RAYLENE M. JOYAL	18 SHAW DRIVE ROCHESTER, NH 03867	2278/787
M / 44	CHARLES R. SMITH	85 GERRISH ROAD DOVER, NH 03820	1058/074
M / 43	WILLIAM A. GASKIN	79 GERRISH ROAD DOVER, NH 03820	1571/305
M / 42	DEBRA A. GASKIN	67 GERRISH ROAD DOVER, NH 03820	1903/430
M / 41	JOANNE LOGAN	J.O. MORTON BLDG CONCORD, NH 03301	
M / 39A	STATE OF NEW HAMPSHIRE	42 GERRISH ROAD DOVER, NH 03820	2908/204
M / 47E	GARY LLOYD DENISE LLOYD	81 OLD DOVER POINT ROAD DOVER, NH 03820	3775/273
M / 47	DARLENE D. GRIFFIN	87 OLD DOVER POINT ROAD DOVER, NH 03820	1637/590
M / 47A	NANCY THOMAS DICKINSON	91 OLD DOVER POINT ROAD DOVER, NH 03820	4098/849
M / 49	HENRY F. & COVA M. GREIG, TRUSTEES	DOVER, NH 03820	
M / 50	HENRY F. & COVA M. GREIG REVOCABLE LIVING	DOVER, NH 03820	
M / 50A	WILLIAM R. VENDASI KAREN L. VENDASI	89 OLD DOVER POINT ROAD DOVER, NH 03820	899/334
M / 51	PATRICIA M. BARTON, TRUSTEE PATRICIA M. BARTON 2011 REVOCABLE TRUST	24 BOSTON HARBOR #17 DOVER, NH 03820	4207/460
M / 52-8	BRITTANY P. DAVENPORT	93A OLD DOVER POINT ROAD DOVER, NH 03820	4362/290
M / 52-7	STEVEN MULLINS PATRICIA STUTZMAN	101 DOVER POINT ROAD DOVER, NH 03820	3905/746
M / 52-6	WILLIAM L. CONEYS MELISSA A. CONEYS	17 IVANS LANE DOVER, NH 03820	3008/108
M / 52	JULIE DANE	23 IVANS LANE DOVER, NH 03820	2503/677
	VJAY S. SURYAWANSHI AMRITA SURYAWANSHI	24 IVANS LANE DOVER, NH 03820	4317/892
	MATTHEW KOZACKI	108 HIGH ROAD NEWBURY, MA 01951	4171/678

LEGEND

- I.R. (set) o - IRON ROD W/ I.D. CAP (SET)
- S.F. - SQUARE FEET
- AC. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
- o - UTILITY POLE
- o - SEWER MANHOLE
- o - FIRE HYDRANT
- o - WATER GATE VALVE

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
16-2116	BOUNDARY	16-04	15-20	
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."