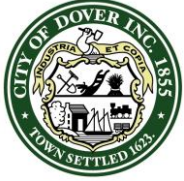


CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, December 8, 2016**
Meeting Time: **10:30 AM**

1. 10:30 AM – 11:15 PM: Site Review for Jeannette Gestapo, LLC, Assessor's Map 37, Lots 8-10 & 12, zoned B-3, located at 825 Central Avenue. (Proposal is to construct a 15,000 s.f. commercial building with 47 parking spaces within the 25,500 s.f. paved area.) (P16-37)



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-29

Application Type: TRC Only Site Plan Review
Applicant(s): Summit Land Development, LLC
Owner(s): Double Diamond Holdings South, LLC
Location: 279 Locust Street (Tax Map 15, Lot 21-22)
Date: October 6, 2016

INTENT: TRC review to expand the parking lot area by 9,930 sq. ft.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 1

ACREAGE: 7.33 acres

ZONING DISTRICT: Restricted Industrial (I-1)

EXISTING LAND USE: Multi-tenant Commercial/Industrial Building

SURROUNDING LAND USE: Commercial and Residential

ZBA ACTION: None

PERMITS REQUIRED: Driveway Permit

WAIVERS REQUESTED: None submitted

ATTENDANCE:

Members:

Donna Benton, Planning
Sergeant Speidel, Police
Frank Torr, Planning Board
Dan Barufaldi, Economic Development
Dave White, Community Services

Others:

Steve Haight, Engineer
John Sullivan, Double Diamond
Kevin McEneaney, McEneaney Surveying

Approval of 9/15/16 Meeting Minutes

D.White moved to approve the minutes of September 15, 2016. D.Barufaldi seconded.
Vote: U/A.

PLAN REVIEW:

Planning Comments:

- Need \$695.10 in fees
- Revise plan to:
 - Add P16-29 as the file number
 - Add street name to sheet 1
 - Add a note that the parking spaces on the west side of building will also be at least 9' wide
 - Revise parking calculations to indicate maximum allowed by code vs. what is proposed
 - Add a note or identify shrubs and grass area to remain
 - PE sign/stamp

Police Department Comments:

- Show parking calculations for entire site and verify that ratio of accessible (ADA) spaces is met
- Add stop bars at driveway exits to show two-way traffic

Fire/Inspections Comments:

- Add no parking/fire lane signs to area without parking along curve of pavement
- Work with the Fire Department on adding accessible parking spaces to the top parking lot

Engineering Comments:

- As-builts will be needed for the entire site once complete

Economic Development Comments: None

Planning Board Comments: None

Motion to approve without Planning Board review by D.White and seconded by D.Barufaldi. Vote: U/A.

Motion to adjourn by D.White and seconded by D.Barufaldi.
Vote: U/A

S:\Department\Planning\Planning_Share\Planning Board\TRC\2016 TRC\MINUTES\2016.10.06_PlanningTechnicalReviewCommittee.Summit.Locust.docx



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: April 23, 2013]

Office Use Only

Project #:

P16-37

Date Received:

NOV 22 2016

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Jeannette Gestapo, LLC Telephone # 603.490.6853

Address of Applicant: 40 Adams Road, Cape Neddick, Maine 03902

E-Mail Address: janet.scott@rawznaturalpetfood.com; jim.scott@rawznaturalpetfood.com

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

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 825 Central Avenue, Dover NH 03820

Assessor's Map # 37 Lot(s) # 8-10,12

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

Size of Parcel: 61,015 sq. ft. 1.4 ac. Property Deed: Book 2055 Page: 474

Existing Use of Property: Residential

SITE PLAN INFORMATION

Describe Proposed Use: Retail

Area of Parcel to be Developed: 61,015 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: _____

Number of Parking Spaces: Existing 0 Proposed 47

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 15,000 sq. ft.

Front Yard 79 ft.

Total Building Area 15,000 sq. ft.

Rear Yard 31.9 ft.

Paved Area 25,500 sq. ft. Side Yard: Right 18 ft.
Left 45 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 RETAIL

Height of Building: <40 Finished Floor Elevation: 150

Number of Seats (where applicable) _____

WAIVER REQUESTS

Site Review Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Doucet Survey, Inc.

Address 102 Kent Place, Newmarket NH 03857 Telephone #: (603)659-6560

Professional License #: 989 E-mail address: matt@doucetsurvey.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Patrick Crimmins, Tighe& Bond, Inc.

Address 177 Corporate Drive, Portsmouth NH 03801 Telephone #: (603)433-8818

Professional License #: 12378 E-mail address: PMCrimmins@tighebond.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: _____ Date: _____

Signature of Applicant (*if different from owner*): Janet Scott Date: 11/18/16

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____ 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*): Janet Scott Date: 11/18/16**CERTIFICATION OF FEES**

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: _____ Date: _____

Signature of Applicant (*if different from owner*): Janet Scott Date: 11/18/16



Photo 1: Looking north from Central Ave at Merry Street.



Photo 2: Looking east from corner of property at Central Ave and Merry Street.



Photo 3: Looking northeast from corner of property at Central Ave and Merry Street.

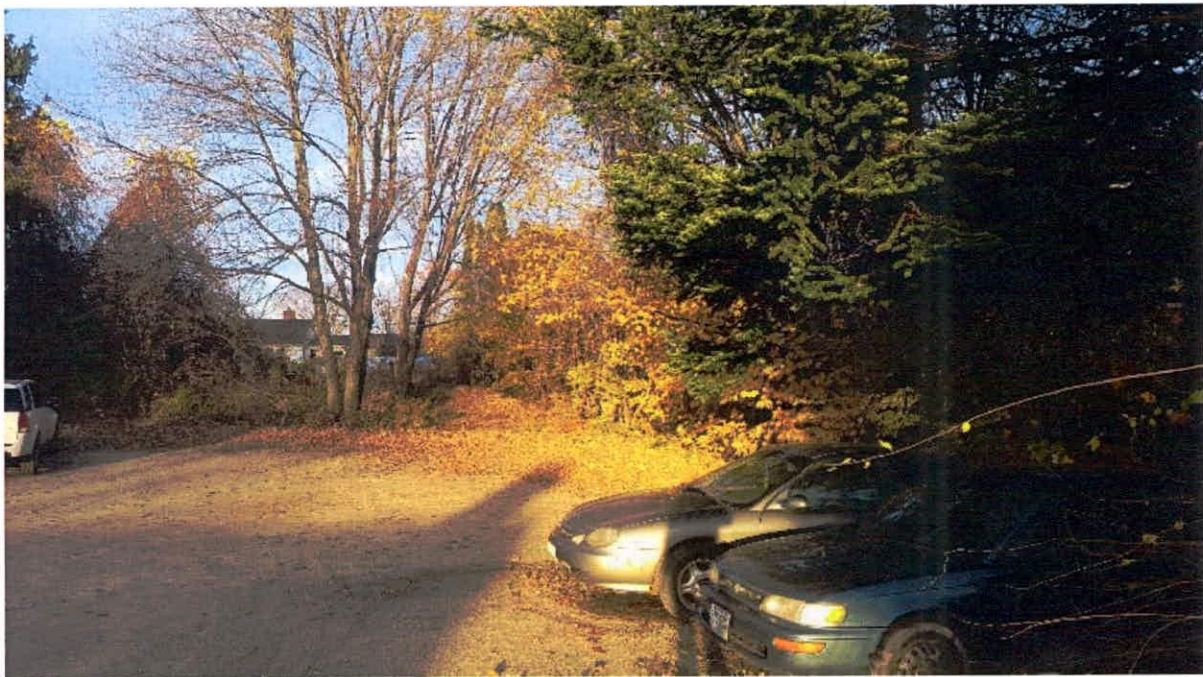


Photo 4: Looking north from Central Ave at center of property.

S-2257-2
November 22, 2016

Mr. Christopher G. Parker, AICP
City of Dover Planning and Community Development
288 Central Avenue
Dover, New Hampshire 03820

Re: **Trip Generation Analysis**
Proposed Retail Development - Central Ave, Dover, NH

Dear Mr. Parker:

Tighe & Bond has performed a trip generation analysis for the traffic related to a proposed 15,000 SF retail development on Central Avenue at the parcels identified as Lots 8, 9, 10 and 12 on the City of Dover Tax Map 37. The anticipated retail use is a pet store.

This analysis was performed utilizing Institute of Transportation Engineers (ITE) Trip Generation Manual, latest edition. Trip generation was calculated with ITE Land Use Code (LUC) 866 – Pet Supply Superstore for the weekday evening peak hour and Saturday peak hour:

Weekday PM Peak Hour

Trips Entering	26
Trips Exiting	25
Total Vehicle Trips	51

Weekend Peak Hour

Trips Entering	53
Trips Exiting	52
Total Vehicle Trips	105

Please feel free to contact me at 603.433.8818 or pmcrimmins@tighebond.com if you have any questions.

Very truly yours,

TIGHE & BOND, INC.



Patrick M. Crimmins, P.E.
Project Manager

Enclosures: ITE Trip Generation Spreadsheet

J:\S\S2257 Jim Scott\Correspondence\S-2257_Trip Gen Letter_11-22-16.docx

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 866 - Pet Supply Superstore

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 15.000

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 3.38 * (X)$$

$$T = 3.38 * 15.000$$

$$T = 50.70$$

$$T = 51 \text{ vehicle trips}$$

with 50% (26 vph) entering and 50% (25 vph) exiting.

SATURDAY PEAK HOUR OF GENERATOR

$$T = 6.98 * (X)$$

$$T = 6.98 * 15.000$$

$$T = 104.70$$

$$T = 105 \text{ vehicle trips}$$

with 50% (53 vph) entering and 50% (52 vph) exiting.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



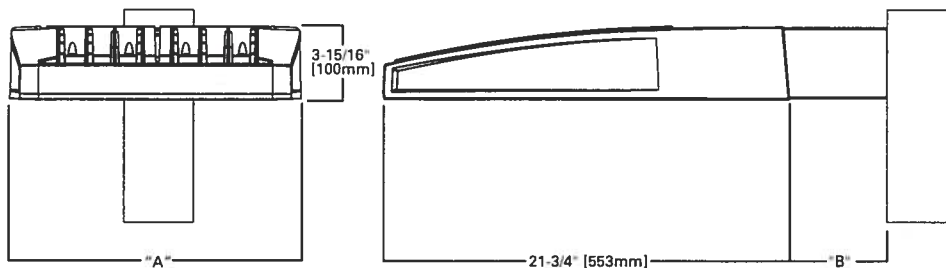
GLEON GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



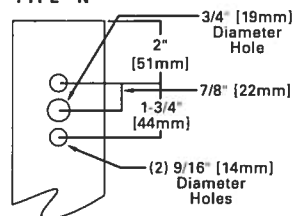
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

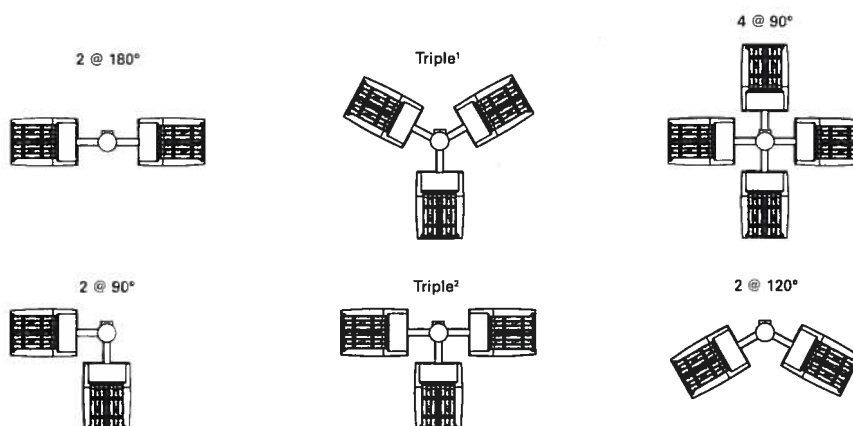
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

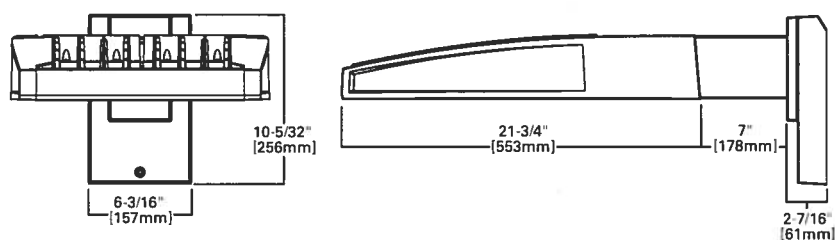
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

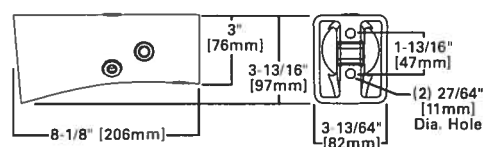


NOTES: 1 Round poles are 3 @ 120° Square poles are 3 @ 90° 2 Round poles are 3 @ 90°

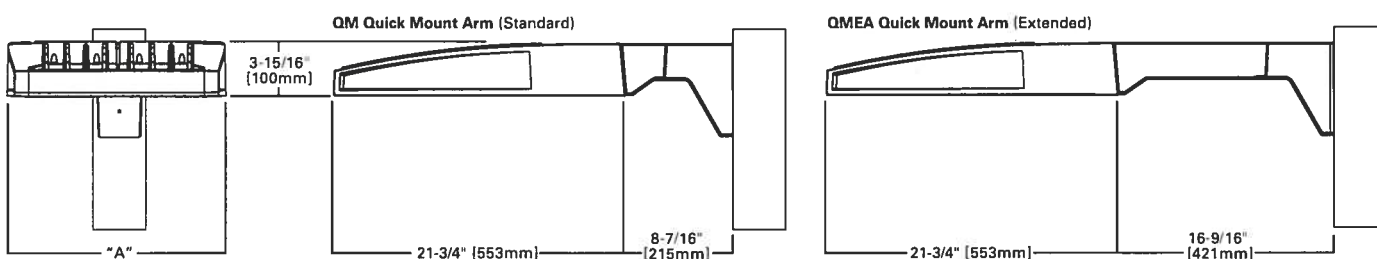
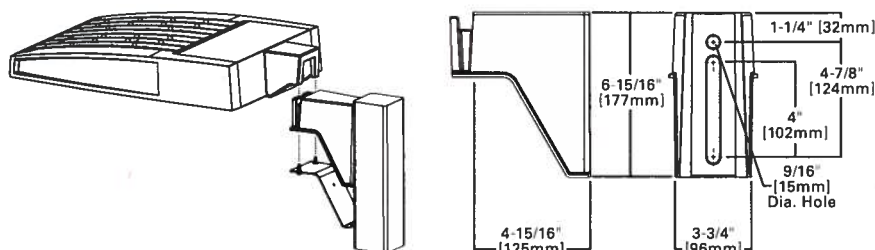
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QUICK MOUNT ARM DATA

Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

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: Jeannette Gestapo, LLC File Number: _____

PROJECT TITLE: Proposed Retail Development

PROPERTY LOCATION: 825 Central Avenue Tax Map: 37 Lot: 8, 9, 10 & 12

DATE OF TECHNICAL REVIEW COMMITTEE MEETING: 12/8/2016

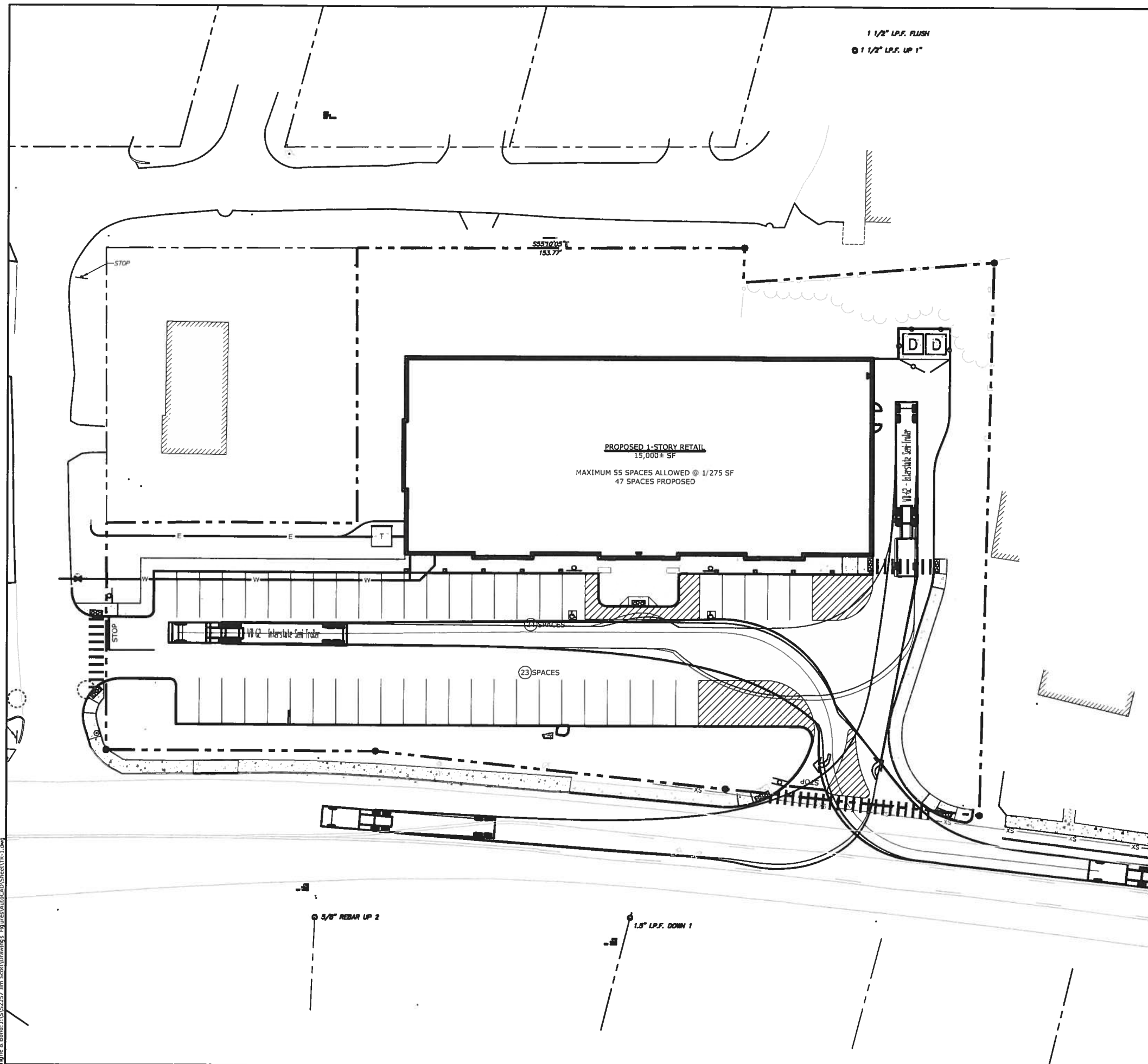
	Provided?
1. Completed Application form	Yes
2. Payment of application & review fees, with completed application checklist	Yes
3. List of abutters and three sets of mailing labels	Yes
3. Compact disk containing PDF of primary site plan sheet only	Yes
4. Fifteen copies of site plan w/scale of not less than 1"=50' (4 full size plans and 11 plans at 11" x 17"). Plans shall contain the following items as appropriate:	8 Copies for TRC
Location map w/3000' radius	Yes
Proposed project name or title and planning file number	Yes
Date, north arrow and scale	Yes
Existing surveyed property lines with dimensions and bearings	Yes
Names of all abutting property owners	Yes
Name and address of owners and/or applicants;	Yes
Signature and stamp of NH licensed land surveyor and engineer	Yes
Existing and proposed building and structure locations	Yes
Depict all zoning and special district boundaries (conservation, wetland, groundwater protection, flood hazard, etc.)	Yes
Specify proposed finished floor elevations of buildings	Yes
Existing and proposed grade contours at two foot intervals	Yes
Location and materials of all water mains and capacity needed	TBD
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	TBD
Location and size of existing and proposed electric, telephone, gas, cable and other underground utilities	Yes
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	Yes
Location of parking layout delineating spaces and arrangement; note addressing minimum required spaces	Yes
Location and width of existing and proposed access/egress ways	Yes
Location of proposed fire lanes	Yes
Depict all existing and proposed easements	None
Depict pedestrian walkways and handicapped access	Yes
Location of solid waste disposal facilities (dumpster, pad and screening, etc.)	Yes

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

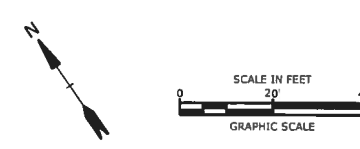
REVIEWED BY: _____ DATE _____

REMARKS:

Last Saved: 11/16/2016
Plotted On: Nov 22, 2016 9:52am By: Mahenson
Title & Number: S-2257-2 Jim Scott Drawing's Tighe & Bond CAD Sheet TR-1.dwg



RECEIVED
Planning Office
NOV 22 2016
Dover, New Hampshire



**Permit Plans
Not For
Construction**

**Proposed
Retail
Development**

825 Central Ave

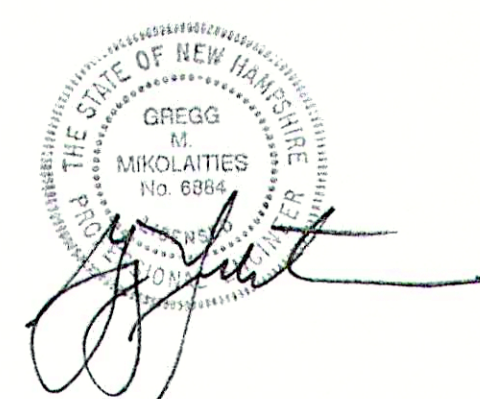
Dover, New
Hampshire

A	11/22/2016	TRC Submission
MARK	DATE	DESCRIPTION
PROJECT NO:		S-2257-2
DATE:		NOVEMBER 22, 2016
FILE:		TR-1.dwg
DRAWN BY:		JAK
CHECKED:		PMC
APPROVED:		GMM

TRUCK TURNING EXHIBIT

SCALE: AS SHOWN

TR-1



Permit Plans
Not For
Construction

Proposed
Retail
Development

825 Central Ave

Dover, New
Hampshire

SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
9. WORK WITHIN MERRY STREET AND CENTRAL AVENUE SHALL BE COORDINATED WITH CITY OF DOVER.

10. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
11. ALL WORK SHALL CONFORM TO THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
12. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
13. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
14. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
15. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

SITE DATA

LOCATION: CENTRAL AVENUE
MAP/LOT: TAX MAP 37/LOTS 8-10, 12 (TO BE MERGED)
ZONE: THOROUGHFARE BUSINESS (B-3)
PERMITTED USE: RETAIL STORE

DIMENSIONAL REGULATIONS:

	REQUIRED	PROPOSED
MIN. LOT SIZE:	20,000 SF	61,015 SF
MAX. COVERAGE:	50%	24.6± %
MIN. FRONTAGE:	125 FT	347.5± FT
FRONT SETBACK:	50 FT	78.5± FT
ABUT A STREET SETBACK:	50 FT	29.7± FT *
SIDE SETBACK:	12 FT	12.9± SF
REAR SETBACK:	15 FT	31.9± FT
HEIGHT OF BUILDING:	40 FT MAX.	< 40 FT

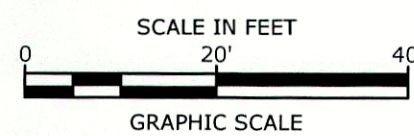
*VARIANCE GRANTED

PARKING REQUIREMENTS:

MAX PARKING SPACES RETAIL (1SP/275 SF)	55	47
MIN PARKING STALL SIZE	9'X18'X22'	9'X18'X24'

LEGEND

	PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED BUILDING
	PROPOSED PAVEMENT SECTION
	PROPOSED CONCRETE SIDEWALK
BLDG	BUILDING
TYP	TYPICAL
COORD	COORDINATE
30°R	PROPOSED CURB RADIUS
VGC	PROPOSED VERTICAL GRANITE CURB
	PROPOSED SIGN



SITE PLAN

SCALE: AS SHOWN

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