



CITY OF DOVER

PLANNING TECHNICAL REVIEW COMMITTEE –AGENDA

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room – City Hall, Dover NH
Meeting Date: **Thursday, January 25, 2018**
Meeting Time: **10:30 am**

1. 10:30 AM – 11:15 AM: Site Review for Hellenic Realty Partners, LLC, Assessor's Map 2, Lot 19, zoned CBD-G, located at 333 Central Avenue. (Proposal is to renovate the existing building and add two new floors to one portion of the building. There will be approximately 16,100 sq. ft. of commercial space throughout, 18 residential units, and 47 parking spaces). (P18-04)



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: August 02, 2017]

Office Use Only	Project #:	_____	Date Received:	_____
	Amount Paid:	_____	Time Received:	_____

APPLICANT AND OWNER INFORMATION

Name of Applicant: Hellenic Realty Partners, LLC Telephone # 603 652 1104 ~~(603) 742-4556~~

Address of Applicant: 263 Central Ave., Dover, NH 03820

E-Mail Address: nick@kostisenterprises.com

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

Address of Property Owner: Same

PROPERTY INFORMATION

Address of Property: 333 Central Ave.

Assessor's Map # 2 Lot(s) # 19

Zoning District(s) CBD General Overlay District(s) Sub-District

Size of Parcel: 45,738 sq. ft. 1.05 ac. Property Deed: Book 4523 Page: 235

Existing Use of Property: Vacant, previously Fosters Daily Democrat office

SITE PLAN INFORMATION

Describe Proposed Use: Mixed use commercial and residential

Area of Parcel to be Developed: 45,738 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 18 Units, 1 building

Number of Parking Spaces: Existing 31 +/- Proposed 47

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

Number of Employees Total: Unknown In Maximum Shift: Unknown

Disposition of Parcel:

Building Setbacks:

Building Footprint 20,300 sq. ft.

Front Yard 0 ft.

Total Building Area 61,200 sq. ft.

Rear Yard 0 ft.

Paved Area 18,971 sq. ft.

Side Yard: Right 58 ft. Left N/A ft.

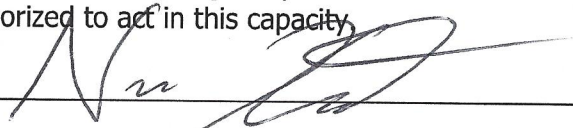
City Water? ☒ Yes ☐ No How far is city water from the property? _____City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____**BUILDING INFORMATION**Type of Building to be Built: Existing steel, concrete and brick, the 2-story addition will be the sameHeight of Building: _____ Finished Floor Elevation: VariesNumber of Seats (where applicable) unknown**WAIVER REQUESTS**

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

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

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) Steve Ferguson Norway Plains AssociatesAddress 2 Continental Blvd. Rochester, NH 03867 Telephone #: 603-335-3948Professional License #: _____ E-mail address: sferguson@norwayplains.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Michael J. Sievert MJS Engineering, PCAddress 5 Railroad Street Newmarket, NH 03857 Telephone #: 603-659-4979Professional License #: 8397 E-mail address: mikesievert@mjs-engineering.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. Furthermore, I/we submit that the existing conditions sheet of the plan represents the lot in question, and that no alteration of the site shall take place during Planning Board review up to and including the pre-construction meeting. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner:  Date: 1/3/18

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: _____

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: _____

Signature of Applicant (if different from owner): _____

Date: _____

**CITY OF DOVER SITE REVIEW
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. Staff will provide the abutter information, while the applicant must provide accurate contact information for the owner, applicant and professional agents representing the project.

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
2	19	Hellenic Realty Partners, LLC	263 Central Ave. Dover, NH 03820

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Same		

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Michael J. Sievert PE	MJS Engineering, PC	PO Box 359 Newmarket, NH 03857
Steve Ferguson LLS	Norway Plains Associates	2 Continental Blvd. Rochester, NH 03867
Shannon Alther	TMS Architects	1 Cate St. #400 Portsmouth, NH 03801

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

PLANNING BOARD ESTIMATED FEE SCHEDULE

This is only provided to give you an estimate of the application fees. After you submit an application, staff will invoice you a total. All fees must be paid two weeks before the Planning Board meeting. **If the Fee has not been paid, the item will not be placed upon the agenda.**

A. TOTAL FEE paid by cash or check made payable to "City of Dover"

1. Application fee for the following:

- SUBDIVISION \$150.00 x # _____ new lots created = \$ _____
- LOT LINE ADJUSTMENT \$200.00 (if more than two lots involved, add \$100.00 per lot) = \$ _____
- SITE REVIEW - RESIDENTIAL \$100.00 x # 18 per dwelling unit = \$ 1800.00
- SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
Additions (new floor space) \$.10 per sq. ft. x # 7600 sq. ft. = \$ 760.00
- IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____
- MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- CHANGE OF USE (not to exceed \$5,000)
Existing floor space \$.10 per sq. ft. x # 11,900 sq. ft. = \$ 1190.00
- CONDITIONAL USE PERMIT \$150.00 x # _____ per application = \$ _____
- GRAVEL PIT/ EXCAVATIONS - Application fee \$50.00 & Permit fee \$75.00 = \$ _____
- EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN (\$150.00 minimum) \$50.00 x # _____ per hour of review \$ _____
- REQUEST FOR REZONING \$150.00 = \$ _____
- DRIVEWAY WAIVER – \$100.00 application fee = \$ _____
Letter of rejection from Engineering Department, diagram & letter from owner \$ _____

B. Abutter Notification/ Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 4 of x \$8.00 =
2. Certified letters fee: # of abutters _____ X \$8.00 = \$ 32.00
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____

C. Foster's newspaper public notice fee \$ **80.00**

D. Digital Version of the Plan in PDF/A format or Archive Fee \$1.00 x # _____
per sheet of plan set = \$ _____

(Revised May 15, 2017)

TOTAL FEE \$



City of Dover, New Hampshire

SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: May 15, 2017]

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 size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

Fees will be invoiced and are due along with fifteen (15), folded, copies of the plan set and materials, including response to TRC comments, will be due 3 weeks prior to the Planning Board meeting.

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

APPLICANT: Hellenic Realty Trust File Number: _____

PROJECT TITLE: Redevelopment of Fosters Daily Democrat Building

PROPERTY LOCATION: 333 Central Ave Tax Map: 2 Lot: 19

	Explain How Provided	Reviewed
1. Completed and signed Application form	Hard copy	
2. Electronic copy of the engineered/surveyed plan layout	hard copy	
3. Electronic copy of supplementary materials and application	Submitted in PDF	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	Hard copy	
5. Fiscal Impact Analysis (For more than 10 units)	Hard copy	
6. Waiver requests to the Site Plan Review Regulations, with written justification		
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way		
9. A colored architectural plan showing all sides of buildings	Hard copy	
10. List of all professional agents to be notified for Planning Board	On cover sheet	
11. Eight copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	Hard copy	
Location map at appropriate scale	Plan Set (PS)	
Proposed Project name and title and Planning File #	(PS)	
Date, north arrow and scale	(PS)	
Names of all abutting property owners	(PS)	
Name and address of owners and/or applicants	(PS)	
Signature & stamp of NH licensed land surveyor and/or engineer	Provided on final set	
Zoning District boundaries, including any special or overlay districts	(PS)	
Location of Conservation District areas	(PS)	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	(PS)	
Location and widths of existing & proposed easements & right of ways	(PS)	
Depict pedestrian walkways and accessible access	(PS)	
Location and width of existing and proposed access/egress ways	(PS)	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	(PS)	
Existing and proposed topographic information at two foot intervals	(PS)	

	Explain How Provided	Reviewed
Existing and proposed buildings and structure locations	(PS)	
Minimum building setbacks or build to lines on all lots	(PS)	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	(PS)	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	(PS)	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	(PS)	
Existing and proposed stormwater lines and facilities	(PS)	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	(PS)	
Location of Flood Hazard Zone	(PS)	
Location of all bodies of water and watercourses	(PS)	
Location of wetlands and buffers		
Neighborhood plan with aerial underlay showing how project relates to abutting uses	(PS)	
Existing natural features and/or significant vegetation on property	(PS)	
Depict existing contours up to 100 ft. beyond project limits	Urban area with roadways	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	(PS)	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	(PS)	
Location, material and size of existing and proposed pavement area	(PS)	
Location of proposed fire lanes	(PS)	
Specify finished floor elevations of buildings	(PS)	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	(PS)	
Depict all service, storage, loading bays and utility areas	(PS)	
All applicable Dover Common Site Plan notes	(PS)	
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	Drainage report included	
Stormwater Management System Operation and Maintenance Plan	N/A	
Erosion and Sedimentation Control Plan	(PS)	
Landscape Operation and Maintenance Plan		
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs		
Location of proposed drive-in facilities	(PS)	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____

CITY OF DOVER PLANNING DEPARTMENT

(Revision Date: May 15, 2017)

APPLICANT: _____ FILE NUMBER: _____

List of Common Site Plan Notes

The following list of commonly required notes is intended to be used as a guide to applicants and should not be construed as a comprehensive note requirement list for all projects. A preapplication conference with the Planning Department is suggested to help determine the actual notes that may be required.

1. The intent of this site plan is _____.

2. Current Owner: Name and address

Authorized Signature

3. The project parcel(s) is (are) shown as Lot No. _____, Map ____ of the City of Dover Tax Assessor's Maps.

4. The project parcel(s) contains ____ acres or _____ square feet area of land.

5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. ____, Page No. ____.

6. Project Plan References: (List all reference plans and their SCRD #)

7. All applicable right-of-way, conservation, slope, construction, utility, access, or other easements shall be referenced in a note and shown on the plan and shown on the plan.

8. Zoning dimensional and density requirements are as follows:

a. zoning district _____ subdistrict _____

b. minimum lot size: _____ acres (sq. ft.)

c. minimum lot frontage: _____ ft.

d. minimum yard setbacks/build-to-lines:

Front _____ ft.

Side _____ ft.

Rear _____ ft.

Abut-a-street _____ ft.

Maximum/minimum lot coverage _____ %

Minimum/maximum bldg. height _____ ft./stories

This property falls within the following zoning overlay districts: (List districts)

9. Property line information has been obtained from a survey performed by (surveyor) on (date) with an error not greater than 1 in 10,000 (or has been obtained from _____ Plan, prepared by (surveyor)).

10. Subject parcel is (is not) located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
11. Wetlands were delineated by _____, Certified Wetlands Scientist, Certification Number _____, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on _____, 20__.
12. The maximum parking space calculation is _____(broken down) and _____ spaces are provided.
13. As-built plans of the site shall be submitted on paper and in a digital format in pdf and AutoCAD DWG, AutoCAD DXF or an ESRI format 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. Digital files shall be geo-referenced to New Hampshire State Plane Coordinates NAD83 and shall be expressed in feet.
14. Exterior lighting shall be cut-off type fixtures per Chapter 149-14-E and shall provide lighting directed on-site only.
15. Topographic survey performed by _____ on (dates).
16. Elevations are based on U.S.G.S. datum. (or Elevations depicted are based on information obtained from the City Engineer's Office and was derived from coordinates for control stations _____ and _____. These coordinates have not been adjusted to 1983 datum).
17. A security system shall be installed as required by Chapter 58, Article I, section 58-2 of the Code of the City of Dover. (If a business establishment or multi-family dwelling contained in a new, altered or repaired structure)
18. Commercial vehicle route during construction shall conform with Dover City Code or be coordinated with the Community Services Director.
19. The installation of electric power, cable television and telephone lines shall be underground throughout the site for which development is proposed. Site plans shall show any easements for these services.
20. The subject parcel(s) is (are) served by municipal water and sewer (or is served by on-site well and septic system).
21. All erosion control notes shall include provisions for construction sequencing, temporary erosion control measures, and permanent standards such as loam spread rate for disturbed areas, rates of lime, type and rates for fertilizer, and seed and mulch mixture with rates of application.
22. The owner of record shall record at the Registry of Deeds documentation sufficient to provide notice to all persons that may acquire any property subject to the requirements and responsibilities described in the approved STORMWATER Management Plan. The notice shall comply with the applicable requirements for recording contained in RSA 477 and 478. The notice need not set forth the requirements at length, so long as it is sufficient to provide notice to prospective purchasers to the requirements for maintenance and reporting.

23. The limits of construction disturbance that are located in or within the 50 ft. of Conservation and Wetland Districts shall be staked, flagged and clearly identified prior to any earth disturbing activity occurs.
24. All treatment swales to be constructed shall have sod bottoms.
25. A letter of credit for the cost of revegetating all disturbed areas on the site and approved construction sign shall be in place prior to any earth disturbing activity.
26. Site Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4 PM. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.
27. 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.
28. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT) “Standard Specifications for Road and Bridge Construction” and with the City of Dover Community Services Regulations and standard specification for construction. The more stringent specification shall apply.
29. Approved backflow preventors shall be provided for both fire and domestic water lines.
30. The (existing or proposed) structure shall be served by a sprinkler system as required under Chapter 109-30 of the Code of the City of Dover and the 2015 State Building Codes.
31. Sprinkler connections must be flushed in accordance with NFPA 24 and a Contractor’s Material and Test Certificate for Underground Piping form must be completed.
32. Fire department connections shall be located on the street side of the building per NFPA 13.
33. Building addresses shall be assigned by the Building Official at the time of issuance of a building permit.
34. The site layout is designed in compliance with applicable accessibility regulations. The proposed structure will be also be designed in accordance with applicable accessibility regulations.
35. The proposed use for the site (structure) is _____. (More specific uses are encouraged, such as restaurant, hotel, doctor's office, etc. Should more than one use be proposed, an indication of the percentage of each use is suggested.)
36. The following federal and state permits have been issued for the subject property: (List permit type, number and date of issuance.)
37. List any variances or special exceptions granted by the Zoning Board of Adjustment or Conditional Use Permits granted by the Planning Board for the proposed use or structure, including the case number and date of decision and any conditions.



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P. O.Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

Letter of Intent – Site Plan Review

For

Hellenic Realty Partners, LLC

Mixed Use Development

Tax Map 2 Lot 19

January 3, 2018

The Subject Property

The subject parcel is located within the General sub district of the Central Business District (CBD). The 1.05 acre parcel is bordered on the north and west by Central Avenue, Williams Street to the south and Henry Law Avenue to the east. The property is serviced by municipal water, sewer and a closed drainage system. Overhead utilities are also currently provided to the site from along Henry Law Avenue and a transformer located at the corner of Henry Law Avenue and Williams Street. Natural gas is provided through the rear parking lot off Henry Law Avenue.

The parcel is currently developed with a commercial building dating to c. 1900. The building, known as the Foster's Building, previously was the corporate office and production facility for the Foster's Daily Democrat newspaper. The building is currently vacant and has been for several years. All the equipment has been removed from the building with the exception of the existing utilities. Refer to exhibit #1 for plan and photos of existing site and surrounding properties.

Hellenic Realty Partners Development Proposal

The proposal by Hellenic Realty Partners is to renovate the existing building and add two new floors to one portion of the building. A building key plan is included as exhibit #2. Section A, is four stories, Section B & C are two stories, and Section D, is three stories. The courtyard has a basement under. The two new floors will be added to section B only and all other sections will undergo mostly interior renovations only. The ground floor of the building will be commercial and parking with sections C & D being converted to parking garages. The remainder of the parking will be exterior in the existing lot accessed from Williams Street. This lot will be reconfigured to maximize the parking, add landscaping, and drainage and provide for egress to the interior parking garages. This site redevelopment can accommodate most of the parking

requirements, minimizing the offsite parking impact by residential uses on municipal parking. The second floor is mostly commercial with only section B containing residential units and the rest of the floors in sections A, B & D are residential. There will be approximately 16,100 Sf of commercial space throughout and 18 residential units.

The uses in the commercial spaces are not currently defined at this time, but the developers are anticipating a mix of retail, restaurant, and office use. The design is set up for the higher use spaces to be adjacent to the at grade access both from Henry Law Avenue or the courtyard on Central Avenue. The courtyard will be developed into a well landscaped public space inviting the pedestrians onto the property and into the building.

The impact to the immediate area and the City is very positive. The apartments are one and two bedroom units, thereby minimizing the impact on schools. The project is fully compatible with the land uses throughout the surrounding area, and provides new commercial space and high quality apartments within the downtown core. The apartments will be centrally located and provide easy walkability to the downtown area and City services. Traffic impact from the development to the immediate area, as shown in the Pernaw traffic memorandum, table 1 is that the traffic impact to the local street from the development is significantly reduced during the weekday peak AM and PM peak hours, however, the Saturday or weekend peak hour trips to and from the development will be an increase from the previous use. There are adequate utilities provided at the site to support the proposed development, and this design will improve the water quality by incorporating best management practices for stormwater collection and treatment in an urban environment. Aesthetically, the new building will be a very nice change to the area especially given the newly constructed parking garage to the north.

A. Request for Technical Review Committee and Site Plan Approval

In accordance with the Dover Code chapter 149, Site Review Regulations, this submission package includes the Application for Site Review, Site Plan Review Checklist, Fees, and the following plans and supporting documentation are included:

1. Cover Sheet
2. Existing Conditions Plans
3. Site Plan
4. Demolition Plan
5. Grading, Drainage, Utility & Erosion Control Plan
6. Construction Details
7. Site Landscape Plan
8. Lighting Plan
9. Existing Building Floor Plans
10. Proposed Building Floor Plans
11. Existing Elevations

- 12. Proposed Elevations
- 13. Building Perspectives
- 14. Traffic memo
- 15. Drainage Summary
- 16. Fiscal Impact Report

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;

A handwritten signature in black ink, reading "Michael J. Sievert". The signature is written in a cursive, flowing style with a large, stylized initial "M".

Michael J. Sievert PE
MJS Engineering

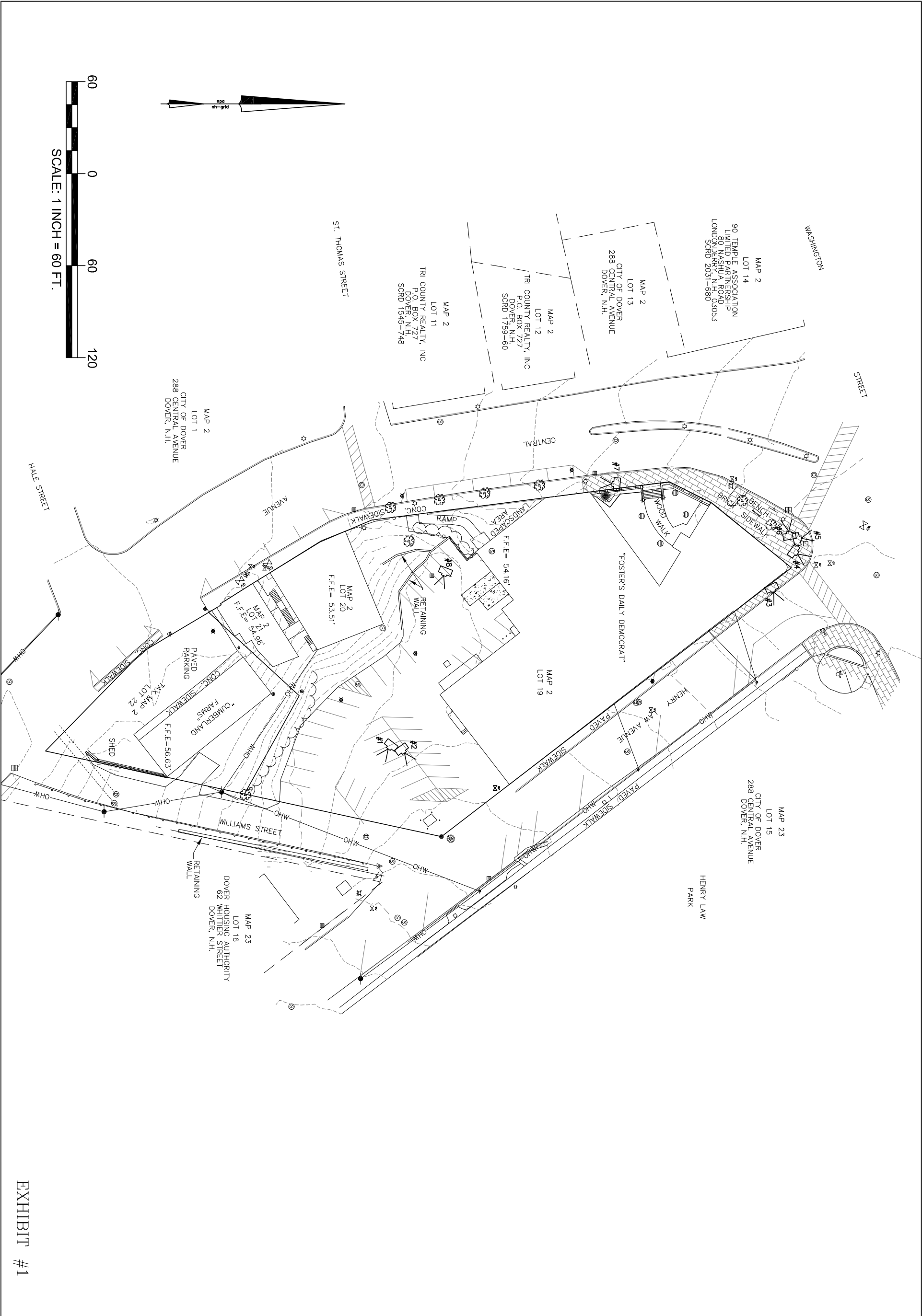


EXHIBIT #1

JOB: 17-041 PHOTO	 ENGINEERING, P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL 5 RAILROAD ST., P.O. Box 359 NEWMARKET, NH 03857 PHONE: (603) 659-4979, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM	NEIGHBORHOOD PHOTOS PLAN prepared for HELLENIC REALTY PARTNERS, LLC (TAX MAP 2, LOT 19) 333 CENTRAL AVE. DOVER, NH		DATE: 1/3/18	SEAL:
				SCALE: 1"=60'	
				DESIGNER: MS	
				DRAWN BY: EHK	
				APPROVED BY: MJS	

NEIGHBORHOOD PHOTOS FOR THE FOSTERS BUILDING
CENTRAL AVE. DOVER, NH
1/02/18



PHOTO #1: LOOKING SOUTHEASTERLY ACROSS WILLIAMS STREET AT APARTMENT BUILDING.



PHOTO #2: LOOKING NORTHEASTERLY ACROSS HENRY LAW AVE. AT HENRY LAW PARK AND THE MILLS BEHIND IT.

NEIGHBORHOOD PHOTOS FOR THE FOSTERS BUILDING
CENTRAL AVE. DOVER, NH
1/02/18

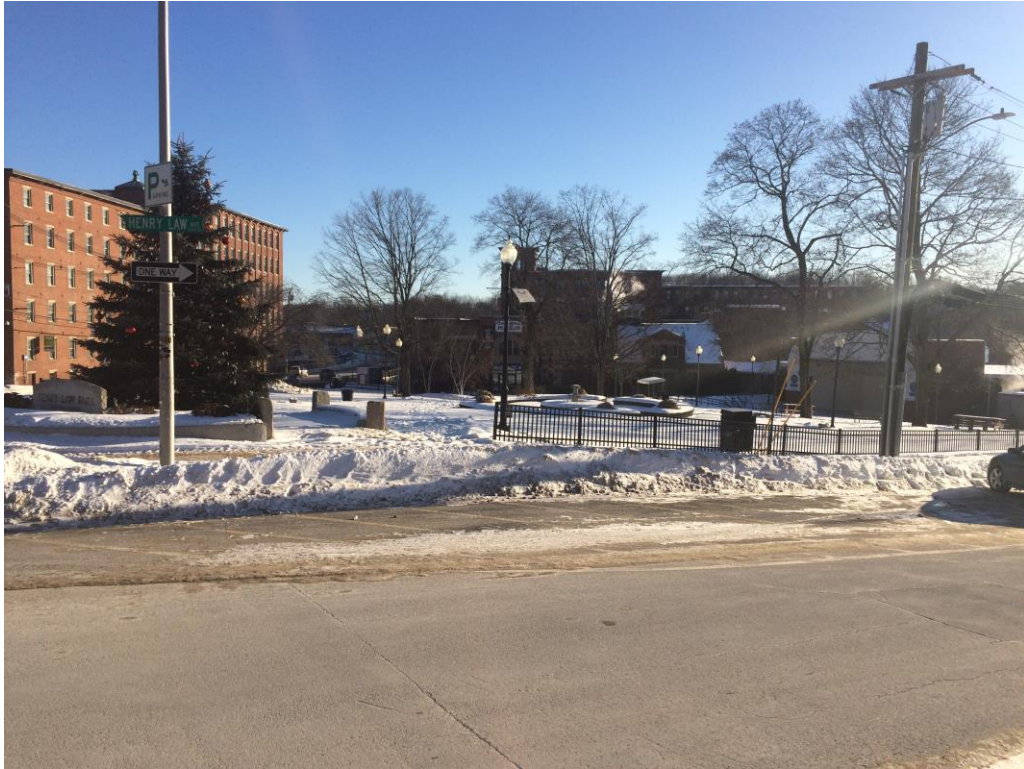


PHOTO #3: LOOKING EASTERLY ACROSS HENRY LAW AVE. AT HENRY LAW PARK.



PHOTO #4: LOOKING NORTHEASTERLY ACROSS INTERSECTION OF WASHINGTON STREET
AND HENRY LAW AVENUE.

NEIGHBORHOOD PHOTOS FOR THE FOSTERS BUILDING
CENTRAL AVE. DOVER, NH
1/02/18



PHOTO #5: LOOKING NORTHERLY ACROSS INTERSECTION AT A COMMERCIAL BUILDING.



PHOTO #6: LOOKING WESTERLY ACROSS CENTRAL AVENUE AT A COMMERCIAL BUILDING.

NEIGHBORHOOD PHOTOS FOR THE FOSTERS BUILDING
CENTRAL AVE. DOVER, NH
1/02/18



PHOTO #7: LOOKING SOUTHERLY DOWN CENTRAL AVENUE AT CITY HALL.



PHOTO #8: LOOKING SOUTHEASTERLY ACROSS BACK PARKING LOT TO FRONT PARKING LOT.

HENRY LAW AVE.

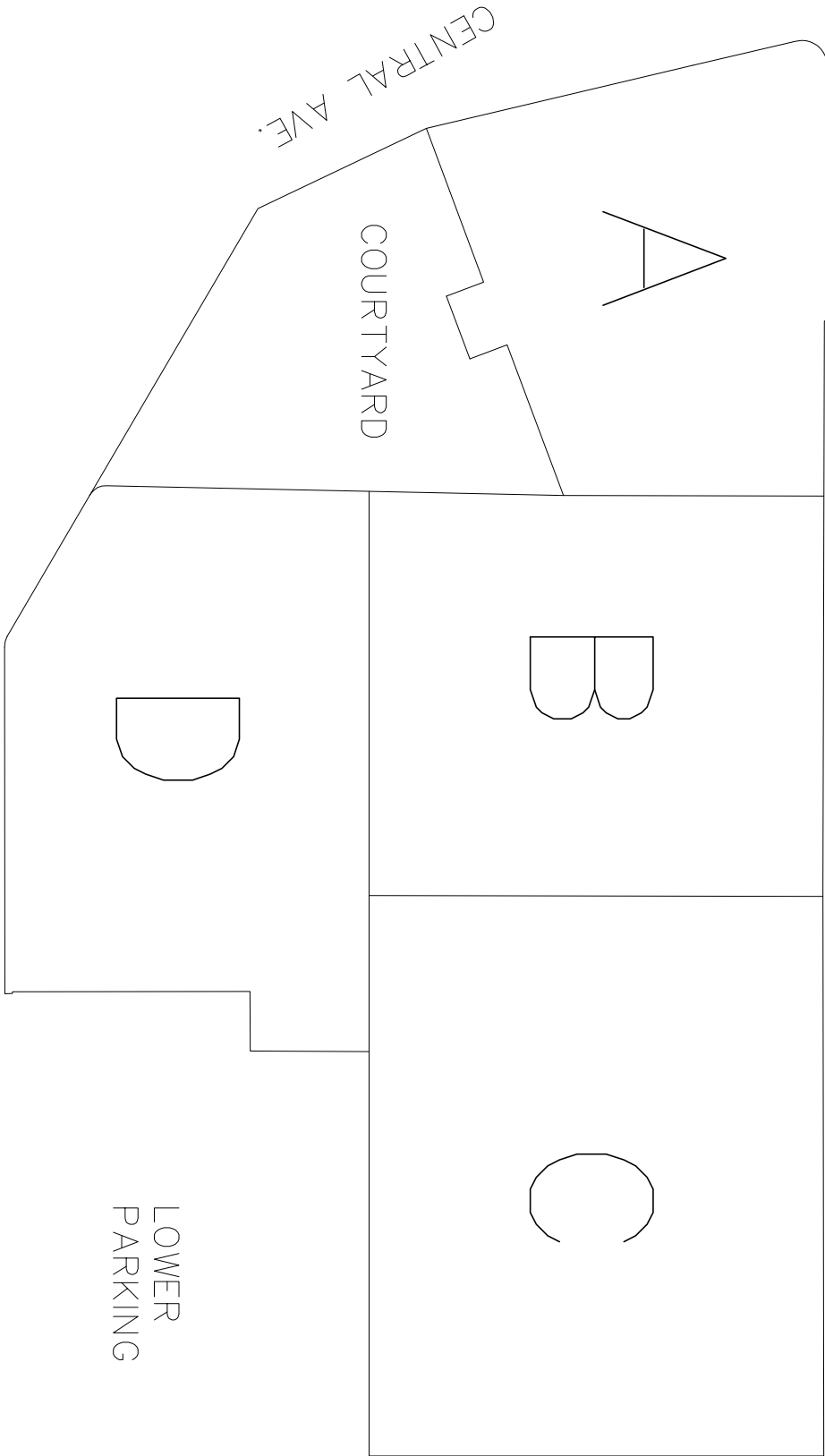


EXHIBIT #2

SHEET 1 OF 1		JOB: 17-041		BLD KEY	
		MJS ENGINEERING, P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL			
5 RAILROAD ST., P.O. BOX 359 NEWMARKET, NH 03857 PHONE: (603) 659-4979, FAX: (603) 659-4627 E-MAIL: MJS@MJS-ENGINEERING.COM					
BUILDING KEY PLAN <i>prepared for</i> HELLENIC REALTY PARTNERS, LLC (TAX MAP 2, LOT 19) 333 CENTRAL AVE. DOVER, NH		DATE: 1/3/18 SCALE: N.T.S. DESIGNER: MJS DRAWN BY: EHK APPROVED BY: MJS DRAWING FILE:		SEAL:	

FISCAL IMPACT ANALYSIS

MIXED USE REDEVELOPMENT THE FOSTERS BUILDING 333 CENTRAL AVE - DOVER, NH

January 2018

Per Chapter 149-13, Section 18: *Any project that creates more than ten (10) residential UNITS shall submit a fiscal impact analysis which details the probable effects of the SITE PLAN on the following aspects of concern to the City:*

a) attendance at public schools:

Per a 2008 study prepared for the City of Dover, NH Department of Planning and Community Development by Bruce C. Mayberry, Planning Consultant, Section C. "Adjusted Residential Enrollment Ratio per Housing Unit", Table 7, the number of students per apartment dwelling unit is 0.1112, resulting in an estimated total of 2 enrolled students for this proposed 18 residential unit apartment development.

(0.1112 enrolled students x 18 dwelling units = 2.0016)

b) increase in vehicular traffic:

Per the attached traffic memorandum prepared by Stephen G. Pernaw for this proposed development, there will be a decrease in the weekday peak AM and PM traffic generation and a small increase in the weekend peak AM and PM traffic generation compared to the previous use by Fosters Daily Democrat. Given the existing roadway network and the improved site access to the parking area, this traffic generated from the proposed development will not have a negative impact on the overall traffic in the area. Refer to the traffic memorandum for additional details, as part of this application.

c) changes in the number of legal residents:

The size of the residential apartments range from 800 SF to 1400 SF. The smaller apartments will be 1 bedroom and the larger apartments will be 2 bedroom. It can be reasonably assumed that the average occupancy of the apartments will be variable due to size, therefore assuming 1 adult in the 1 bedroom apartment and 2 adults in the 2 bedroom apartment the unit average would 1.67 adults plus the estimated number of school age children based on the study used for (1) above, resulting in an estimated increase of 32 legal residents for this proposed 18 residential units.

(1.667 adults + .1112 children = 1.7777 residents per dwelling unit x 18 = 32.0016 total legal residents)

d) increases in municipal costs:

There will be minimal to no municipal costs associated with this development. There will be no cost to the City for infrastructure improvements as all the utilities exist at the building. The developers/user's payments in the form of utility fees, and the owners' payment of property taxes will offset any associated municipal costs. The owner/developer will complete new site improvements.

e) load on public utilities or future demand for them:

The developer will install/remove all utility connections at the site to upgrade any existing utilities as necessary per Site Review Regulations and as approved by the City of Dover, at the sole cost of the developer. The infrastructure currently exists and this is a redevelopment within the urban center. This property was formally used as a commercial development therefore, a future increase in water and wastewater will be less than a new development and will be paid for by the specific user based on their use.

f) public safety:

This mixed-use development will be similar to the other types of re-development in the downtown area. The impact to public safety, will be relative to the change of use, mainly the addition of residential units. The building has existed for many years and was use for active commercial use previously, therefore, the impact to public safety would be less than a fully new developed building. The site is easily accessible, and in close proximity of the public safety buildings. Additional lighting is being proposed surrounding the building and parking area, and the access to the parking lot will be reconstructed to provide better and more controlled egress.

g) changes in tax revenue:

Based on a calculation of assessed values of nearby similar mixed use redeveloped properties, taken from the City of Dover 2017 Assessed Values Report the average re-developed property value will range between \$3,500,000 and \$4,000,000. In 2017, the property tax rate for the City of Dover is \$25.87 per \$1000. Based on the higher value, this development would result in a tax revenue increase of \$62,344 per year.

$$((\$25.87 \times 4000) = \$103,480 - (\$25.87 \times 1590) = \$41,135) = \$ 62,344 \text{ annual tax revenue increase}$$

h) changes in surface drainage:

Per City of Dover Site Review Regulations, a Stormwater Drainage Report has been submitted to the City for approval which creates a pre-and post- construction plan to address surface drainage with design elements in place to minimize surface runoff. In this urban setting, the majority of the property is impervious, and this proposed development will reduce the existing impervious surface on the site and provide additional landscape areas to reduce runoff. In addition, new drainage collection and some minor treatment can be added.

i) increased consumption of groundwater:

The existing building is served by municipal water from the City's existing wells. There will be an increase in water usage from the original commercial use at the site, however it will be a less because of the re-development of the site, and it is similar to other downtown mixed-use developments.

j) increased refuse disposal:

Any cost associated with the refuse created by the proposed development will be paid for by the specific user either through the purchase of City trash bags, for the residences and/or commercial trash pick up on a weekly basis, by a private hauler at least for the commercial users.

k) pollution of water or air:

The design of this proposed development does not contain any elements which would pose any significant pollution of water or air in the surrounding area. There are elements of the overall design in place to ensure that any negative impacts to water and air are minimized and/or avoided, in addition to working with the City DPW to insure that the stormwater is separated from the sewer leaving the site.

l) land EROSION or loss of tree cover:

The site is currently 90% impervious and this proposed development will reduce that slightly by reconfiguring the parking lot and adding additional landscaping and trees. Erosion control measures will be used during the construction of this development, as required and approved by the City of Dover Site Review Regulations.

m) disturbance to other aspects of the natural ecology:

This development does not disturb other aspects of the natural ecology, because it is a re-development of an existing commercial urban site.

n) blocking of views:

The building currently exists on the property and is variable in height ranging from about 22' to 55'. The topography drops approximately 16' from the high point along Central to the lowest point in the rear near the intersection of Willams St. and Henry Law Ave. The two story addition to the center section along Henry Law

Ave., will not block the view from any existing property along Central Ave to a greater extent than the existing building.

o) harmony with the character of surrounding development:

The building exists and has been a landmark for several years, the proposed addition will match the style of existing building and typical of other buildings throughout the City of Dover and more specifically of similar character and value of the immediate area.

p) location of utilities:

All utilities exist at the site and service the existing building. The existing utilities are of adequate size to accommodate the proposed development.

MEMORANDUM

Ref: 1810A

To: Michael J. Sievert, PE
MJS Engineering, PC

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Fosters Building Redevelopment - Kostis
Dover, New Hampshire

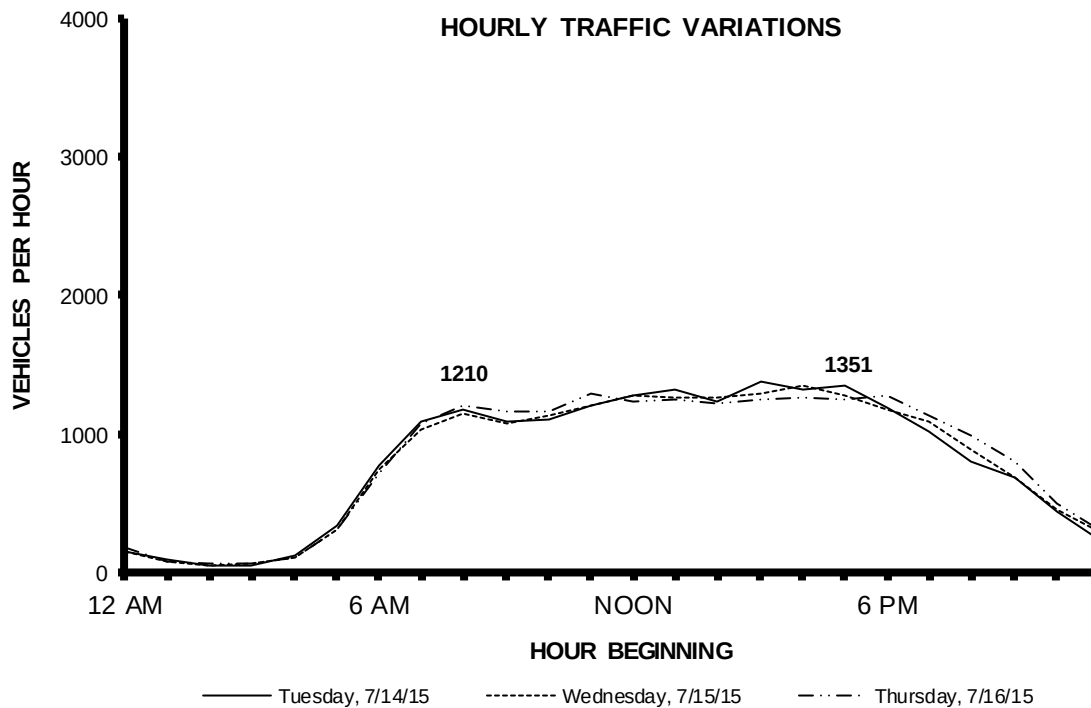
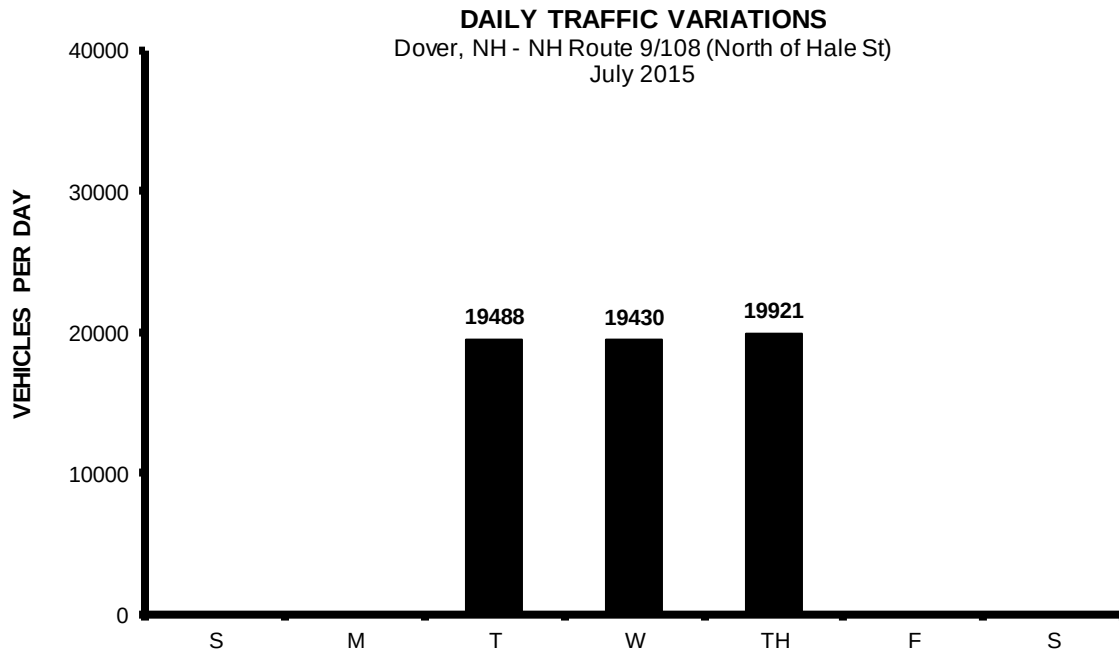
Date: December 29, 2017

Introduction - As requested, our office has conducted a “trip generation” analysis for the proposed change of use at the commercial building located at 333A Central Avenue in Dover, New Hampshire (see Attachment 1). More specifically, this project involves the conversion of the former Fosters Daily Democrat building into a multi-use site with restaurants, retail uses, office spaces and 18 residential apartments. The former newspaper business employed up to 400 persons, including 125 full-time employees, 75 part-time employees, and approximately 200 route drivers and paperboys.

Proposed Development – The proposed reuse of the site will provide approximately 16,100 sf of commercial space and 18 apartments. Although the commercial space has no specific tenants at this juncture; the following hypothetical tenant mix was utilized for analysis purposes: retail space (2,500 sf), two restaurant spaces (6,100 sf) and office (7,500 sf). Access to the renovated site (and its on-site parking areas) will be provided via a full-access driveway on Williams Street.

Existing Conditions – The subject property is bounded by Central Avenue on the west, Henry Law Avenue to the east, a small section of Washington Street to the north and Williams Street to the south. Henry Law Avenue is a one-way roadway with travel in the southbound direction only.

Research at the New Hampshire Department of Transportation (NHDOT) revealed that a short-term automatic traffic recorder count was conducted on Central Avenue (north of Hale Street) in July 2015. This NHDOT data shows that this section of Central Ave carried an Annual Average Daily Traffic (AADT) volume of approximately 17,340 vehicles per day (vpd) in 2016, up slightly from 17,000 vehicles in 2015. The AM peak hour period on weekdays occurred from 8:00 to 9:00 AM with a two-way volume that averaged 1,183 vehicles. The PM peak hour period on weekdays occurred from 4:00 to 5:00 PM or 5:00 to 6: 00 PM with a two-way volume that averaged 1,323 vehicles. The diagrams on Page 2 summarize the daily and hourly variations in traffic flow on Central Avenue.



Trip Generation – To estimate the quantity of vehicle-trips that was and will be generated by the existing building, Pernaw & Company, Inc. considered the standard trip generation rates published by the Institute of Transportation Engineers (ITE)¹. The Land Use Code (LUC) that correlates well with the former use is LUC 110 (General Light Industrial) with the number of employees used as the independent variable. There are several LUC's that will correlate well with the current development proposal, including LUC 932 (High-Turnover (Sit Down) Restaurant, LUC 820 (Shopping Center), LUC 712 (Small Office Building) and LUC 221 (Multi-Family Housing – Mid-Rise).

Table 1 summarizes the results of the various analyses and the derivation of each is documented in the attachments. This analysis demonstrates that the current development proposal will generate fewer overall trips during the weekday AM peak hour (-125 trips) and fewer trips during the weekday PM peak hour (-100 trips).

On Saturday, the former use likely generated only a few trips during the Saturday midday period; whereas the current development proposal is expected to generate approximately 50 vehicle-trips during its Saturday peak hour period.

¹ Institute of Transportation Engineers, *Trip Generation*, 10th edition (Washington, D.C., 2017).

Table 1

Trip Generation Summary

		Current Development Proposal					Net Change
		Previous Use	Restaurants ²	Retail ³	Offices ⁴	Apartments ⁵	
AM Peak Hour		Fosters Daily Democrat ¹					
	Entering	173 veh	34 veh	1 veh	12 veh	2 veh	-124 veh
	Exiting	<u>35 veh</u>	<u>27 veh</u>	<u>1 veh</u>	<u>2 veh</u>	<u>4 veh</u>	<u>-1 veh</u>
	Total	208 trips	61 trips	2 trips	14 trips	6 trips	-125 trips
PM Peak Hour	Entering	43 veh	37 veh	5 veh	6 veh	5 veh	10 veh
	Exiting	<u>153 veh</u>	<u>23 veh</u>	<u>5 veh</u>	<u>12 veh</u>	<u>3 veh</u>	<u>-110 veh</u>
	Total	196 trips	60 trips	10 trips	18 trips	8 trips	-100 trips
Weekday Total	Entering	610 veh	342 veh	47 veh	61 veh	49 veh	-111 veh
	Exiting	<u>610 veh</u>	<u>342 veh</u>	<u>47 veh</u>	<u>61 veh</u>	<u>49 veh</u>	<u>-111 veh</u>
	Total	1,220 trips	684 trips	94 trips	122 trips	98 trips	-222 trips
Saturday Peak Hour	Entering	19 veh	35 veh	6 veh	2 veh	4 veh	28 veh
	Exiting	<u>21 veh</u>	<u>33 veh</u>	<u>5 veh</u>	<u>1 veh</u>	<u>4 veh</u>	<u>22 veh</u>
	Total	40 trips	68 trips	11 trips	3 trips	8 trips	50 trips
Saturday Total	Entering	112 veh	374 veh	58 veh	NA	44 veh	NA
	Exiting	<u>112 veh</u>	<u>374 veh</u>	<u>58 veh</u>	<u>NA</u>	<u>44 veh</u>	<u>NA</u>
	Total	224 trips	748 trips	116 trips	NA	88 trips	NA

¹ ITE LUC 110 General Light Industrial - 400 Employees (125 Full-Time, 75 Part-Time, 200 Route Drivers and Paperboys)

² ITE LUC 932 High-Turnover (Sit Down) Restaurant - (6,100 sf)

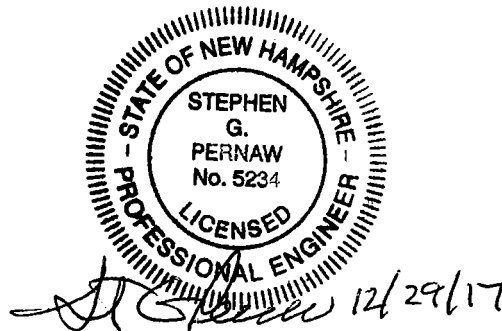
³ ITE LUC 820 Shopping Center (2,500 sf)

⁴ ITE LUC 712 Small Office Building (7,500 sf)

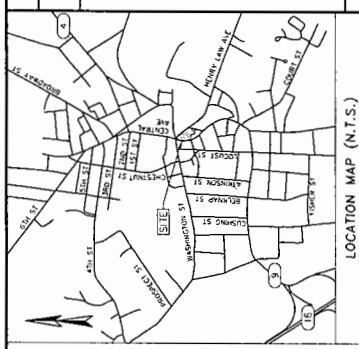
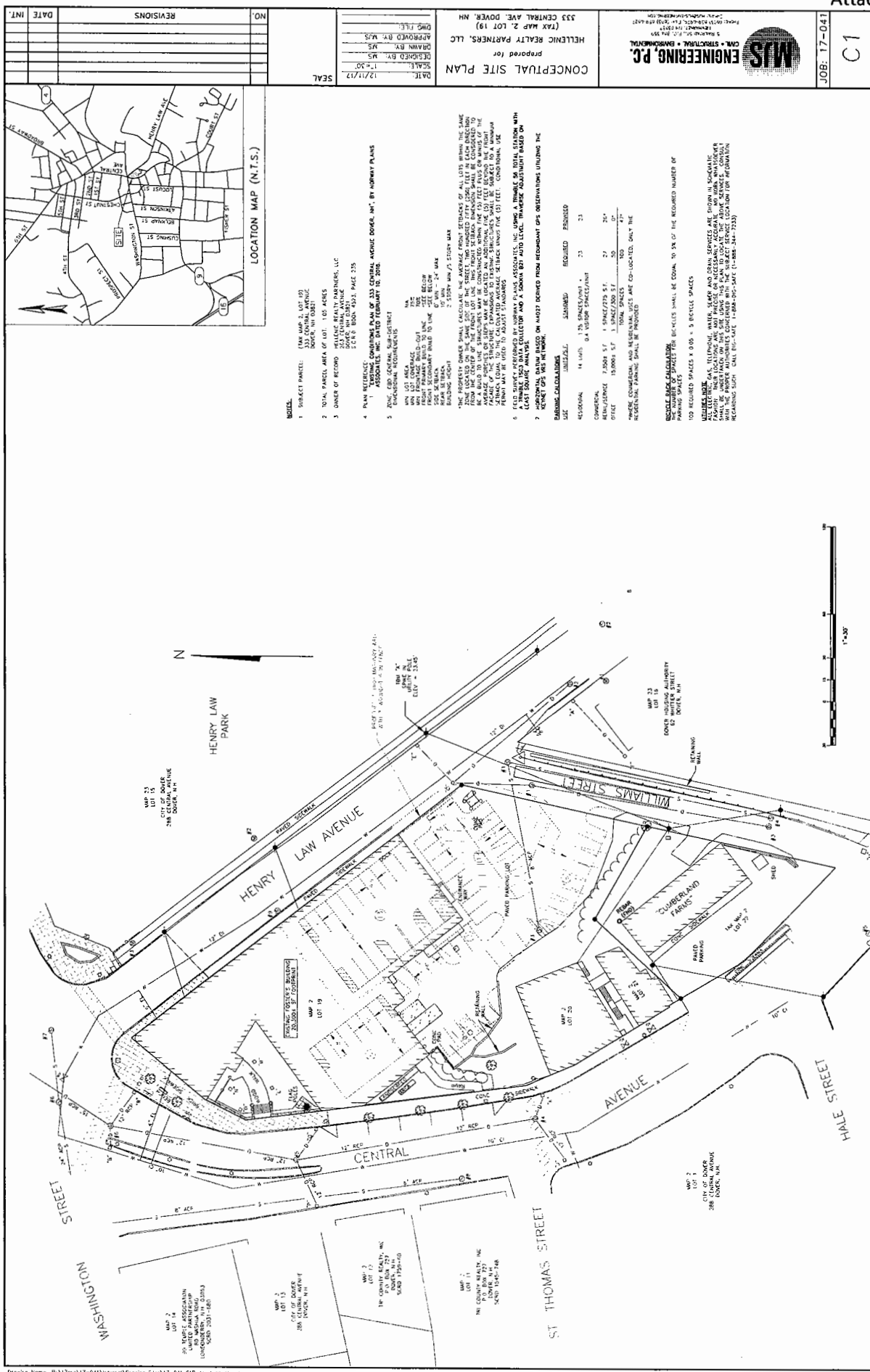
⁵ ITE LUC 221 Multi-Family Housing (Mid-Rise) (18 Dwelling Units)

Conclusions:

1. The current development proposal will generate fewer trips (AM= -125, PM= -100) during the peak hour periods than the former Fosters Daily Democrat business.
2. The proposed development is expected to generate 90 trips (47 arrivals, 43 departures) during the Saturday peak hour period. Although this higher estimate is based on a typical “light industrial” use, this finding may not apply to the former Fosters Daily Democrat business.
3. Given that the proposed redevelopment project results in a net reduction in peak period traffic on weekdays, further traffic analysis does not appear to be warranted.
4. The Coast Bus system provides multiple bus routes throughout the City. There are two bus stops on Washington Street and two on Central Street that are in close proximity to the subject building.



ATTACHMENTS



- NOTES:**
1. SUBJECT PARCEL: (TAX MAP 2, LOT 19) 333 CENTRAL AVE. DOWEN, IN 46032
 2. TOTAL PARCEL AREA OF LOT: 1.05 ACRES
 3. OWNER OF RECORD: HELLENIC REALTY PARTNERS, LLC
 4. PLANNING COMMISSION PLAN OF 333 CENTRAL AVENUE, INDIANAPOLIS, IN 46204, DATED FEBRUARY 10, 2008.
 5. PLANNING COMMISSION PLAN OF 333 CENTRAL AVENUE, INDIANAPOLIS, IN 46204, DATED FEBRUARY 10, 2008.

EXISTING CONDITIONS:

THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME BLOCK AND THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME BLOCK SHALL BE USED TO DETERMINE THE AVERAGE FRONT SETBACKS OF THE SUBJECT LOT. THE AVERAGE FRONT SETBACKS OF THE SUBJECT LOT SHALL BE USED TO DETERMINE THE AVERAGE FRONT SETBACKS OF THE SUBJECT LOT. THE AVERAGE FRONT SETBACKS OF THE SUBJECT LOT SHALL BE USED TO DETERMINE THE AVERAGE FRONT SETBACKS OF THE SUBJECT LOT.

USE	UNITS	REQUIRED	PROPOSED
RESIDENTIAL	14 UNITS	175 SPACES/UNIT	23
COMMERCIAL	0.4 VISITOR SPACES/UNIT		
OFFICE	15,000 S.F.	1 SPACE/275 S.F.	27
OFFICE	15,000 S.F.	3 SPACE/200 S.F.	23
TOTAL			50

REQUIREMENTS:

THE PROPERTY OWNER SHALL CALCULATE THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME BLOCK AND THE AVERAGE FRONT SETBACKS OF ALL LOTS WITHIN THE SAME BLOCK SHALL BE USED TO DETERMINE THE AVERAGE FRONT SETBACKS OF THE SUBJECT LOT. THE AVERAGE FRONT SETBACKS OF THE SUBJECT LOT SHALL BE USED TO DETERMINE THE AVERAGE FRONT SETBACKS OF THE SUBJECT LOT.

M/S ENGINEERING, P.C.
CONSULTING ENGINEERS & ARCHITECTS
500 N. ALABAMA ST., SUITE 200
INDIANAPOLIS, IN 46204
TEL: 317.634.1111
WWW.MSENGR.COM

CONCEPTUAL SITE PLAN
for
HELLENIC REALTY PARTNERS, LLC
333 CENTRAL AVE. DOWEN, IN
(TAX MAP 2, LOT 19)

DATE: 12/17/17
DESIGNED BY: MS
CHECKED BY: MS
APPROVED BY: MS
SCALE: 1" = 30'
SEAL

NO.	REVISIONS	DATE	INT.

JOB: 17-041
C1

Transportation Data Management System

List View

All DIRs

Record	1	of 1	Go to Record	go
Location ID	82125052		MPO ID	
Type	SPOT		HPMS ID	
On NHS	No		On HPMS	Yes
LRS ID	S0000009		LRS Loc Pt.	
SF Group	04		Route Type	
AF Group	04		Route	NH 9
GF Group	E		Active	Yes
Class Dist Grp	Default		Category	3
WIM Group	Default			
QC Group	Default			
Funct'l Class	Minor Arterial		Milepost	
Located On	Central Ave			
Loc On Alias	NH 9/NH 108 (CENTRAL AVE) NORTH OF HALE ST (SB-NB) (81125154-81125155)			
	PR	MP	PT	
More Detail				
STATION DATA				

Directions: 2-WAY NB SB ?

AADT ?

Year	AADT	DHV-30	K%	D%	PA	BC	Src
2016	17,340 ³				15,815 (91%)	1,525 (9%)	Grown from 2015
2015	17,000						
2012	21,000						
2009	20,000						
2006	20,000						

<< < > >> 1-5 of 15

Travel Demand Model										
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV	

VOLUME COUNT			
	Date	Int	Total
	Thu 7/16/2015	60	19,921
	Wed 7/15/2015	60	19,430
	Tue 7/14/2015	60	19,488
	Thu 11/22/2012	60	20,535
	Wed 11/21/2012	60	20,894
	Tue 11/20/2012	60	19,859
	Thu 9/17/2009	60	23,733
	Wed 9/16/2009	60	22,722

VOLUME TREND ?	
Year	Annual Growth
2016	2%
2015	-7%
2012	2%
2009	0%
2006	-2%
2003	0%
2000	0%

Transportation Data Management System

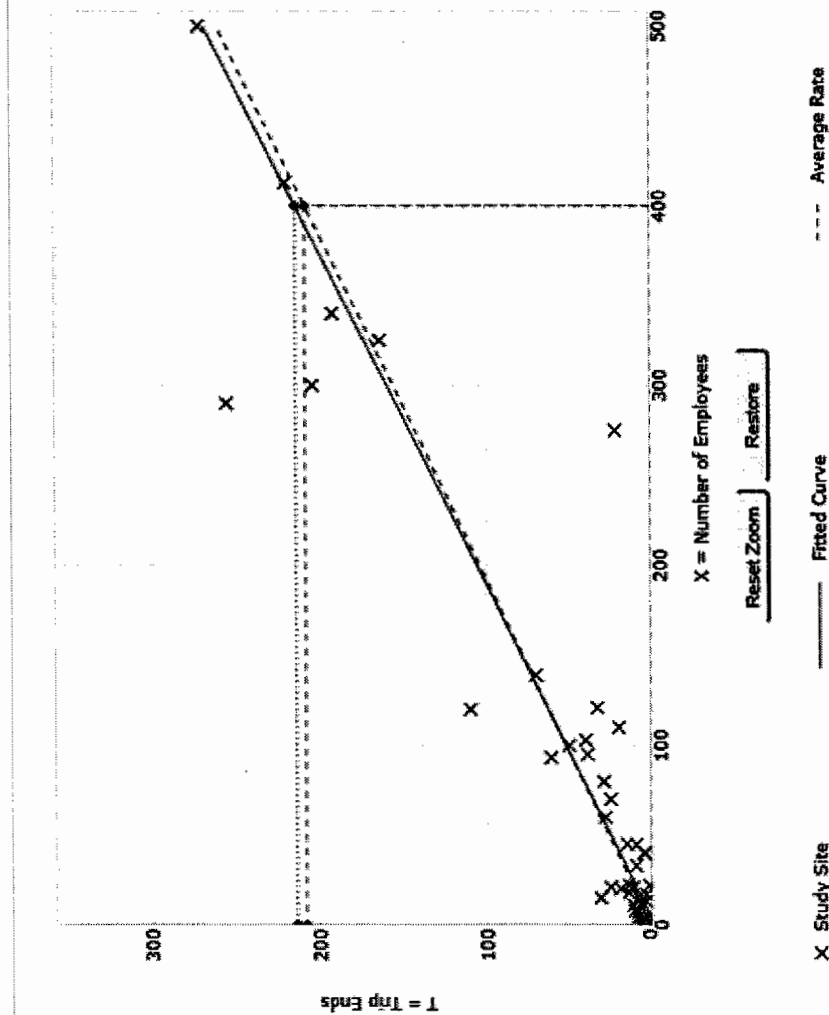


Excel Version

Weekly Volume Report			
Location ID:	82125052	Type:	SPOT
Located On:	Central Ave	:	
Direction:	2-WAY		
Community:	DOVER	Period:	Mon 7/13/2015 - Sun 7/19/2015
AADT:	17000		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		157	156	177				163	
1:00 AM		87	77	82				82	
2:00 AM		44	55	63				54	
3:00 AM		51	61	71				61	
4:00 AM		116	105	114				112	
5:00 AM		335	305	311				317	
6:00 AM		770	746	716				744	
7:00 AM		1092	1037	1076				1,068	
8:00 AM		1184	1155	1210				1,183	
9:00 AM		1094	1072	1169				1,112	
10:00 AM		1110	1136	1162				1,136	
11:00 AM		1199	1211	1296				1,235	
12:00 PM		1273	1276	1228				1,259	
1:00 PM		1324	1261	1254				1,280	
2:00 PM		1231	1270	1219				1,240	
3:00 PM		1380	1288	1252				1,307	
4:00 PM		1326	1351	1270				1,316	
5:00 PM		1347	1283	1242				1,291	
6:00 PM		1190	1179	1284				1,218	
7:00 PM		1022	1086	1127				1,078	
8:00 PM		807	888	988				894	
9:00 PM		679	683	806				723	
10:00 PM		435	458	498				464	
11:00 PM		235	291	306				277	
Total	0	19,488	19,430	19,921	0	0	0		
24hr Total		19488	19430	19921				19,613	
AM Pk Hr		11:00	11:00	11:00					
AM Peak		1199	1211	1296				1,235	
PM Pk Hr		3:00	4:00	6:00					
PM Peak		1380	1351	1284				1,338	
% Pk Hr		7.08%	6.95%	6.51%				6.85%	

Data Plot and Equation



DATA STATISTICS

Employees: 81
 Time Period: Peak Hour of Adjacent Street Traffic
 Weekday: One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Trip Type: Vehicle
 Number of Studies: 44
 Avg. Num. of Employees: 81
 Average Rate: 0.52
 Range of Rates: 0.05 - 2.07
 Standard Deviation: 0.29
 Fitted Curve Equation: $T = 0.54(X) - 2.20$
 R^2 : 0.85
 Directional Distribution: 83% entering, 17% exiting
 Calculated Trip Ends:
 Average Rate: 208 (Total)
 Fitted Curve: 214 (Total)

AM

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Query

Filter

DATA SOURCE:

ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:

110

LAND USE CATEGORY:

(100-199) Industrial and Agricultural

LAND USE:

110 - General Light Industrial

INDEPENDENT VARIABLE (IV):

Employees

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

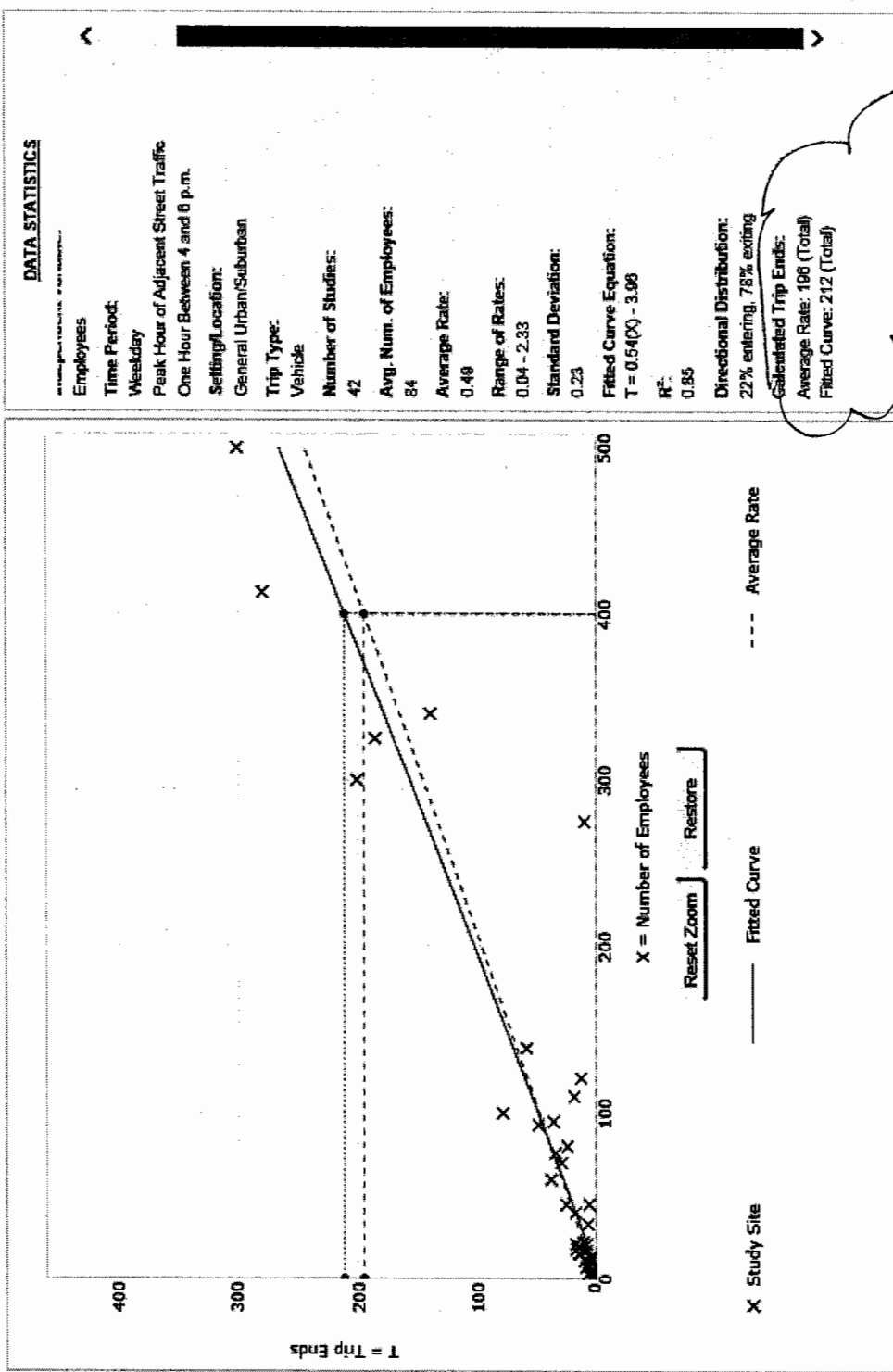
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

400

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Query Filter

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:
110

LAND USE CATEGORY:
(100-199) Industrial and Agricultural

LAND USE:
110 - General Light Industrial

INDEPENDENT VARIABLE (IV):
Employees

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
400 Calculate

Query

Filter

DATA SOURCE:

ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:

110

LAND USE CATEGORY:

(100-199) Industrial and Agricultural

LAND USE:

110 - General Light Industrial

INDEPENDENT VARIABLE (IV):

Employees

TIME PERIOD:

Weekday

SETTING/LOCATION:

General Urban/Suburban

General Urban/Suburban

TRIP TYPE:

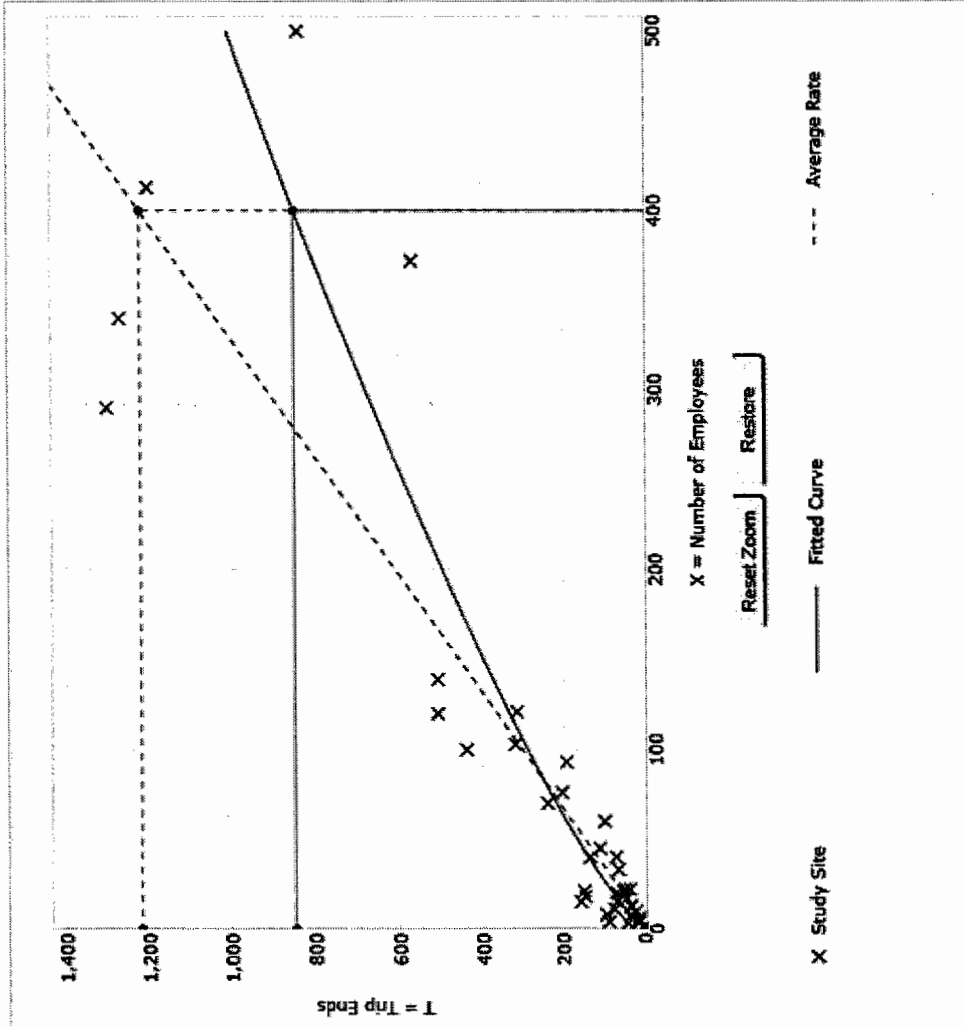
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

400

Calculate

Data Plot and Equation



DATA STATISTICS

details

Independent Variable:

Employees

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

40

Avg. Num. of Employees:

80

Average Rate:

3.05

Range of Rates:

1.53 - 23.50

Standard Deviation:

1.84

Fitted Curve Equation:

$\ln(T) = 0.77 \ln(X) + 2.13$

R²:

0.85

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 1220 (Total)

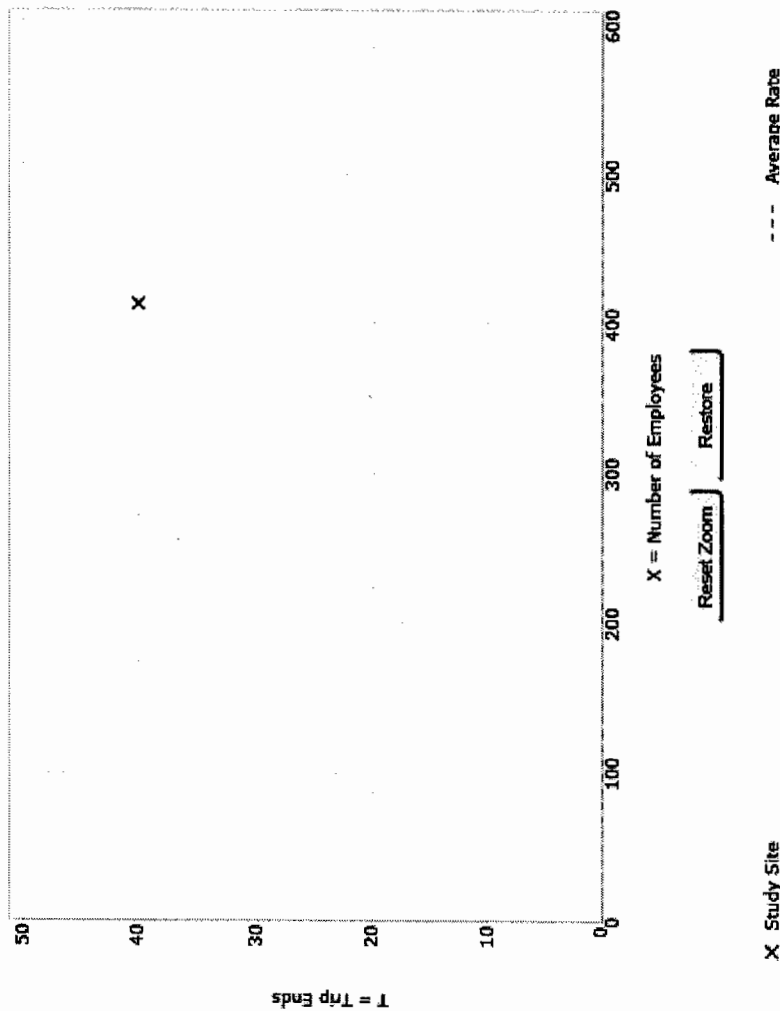
Fitted Curve: 848 (Total)

W/DAY

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Data Plot and Equation

Caution – Small Sample Size



DATA STATISTICS

Land Use:
General Light Industrial (110) [Click for more details](#)

Independent Variable:
Employees

Time Period:
Saturday

Peak Hour of Generator
Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
1

Avg. Num. of Employees:
413

Average Rate:
0.10

Range of Rates:
0.10 – 0.10

Standard Deviation:
0.00

Fitted Curve Equation:
Not Given

R²:
0.00

Directional Distribution:
47% entering, 53% exiting

400 x 0.10 = 40

AT PH

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Query

Filter

DATA SOURCE:

ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:

110

LAND USE CATEGORY:

(100-199) Industrial and Agricultural

LAND USE: (100-199) Industrial and Agricultural

110 - General Light Industrial

INDEPENDENT VARIABLE (IV):

Employees

TIME PERIOD:

Saturday, Peak Hour of Generator

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

Vehicle

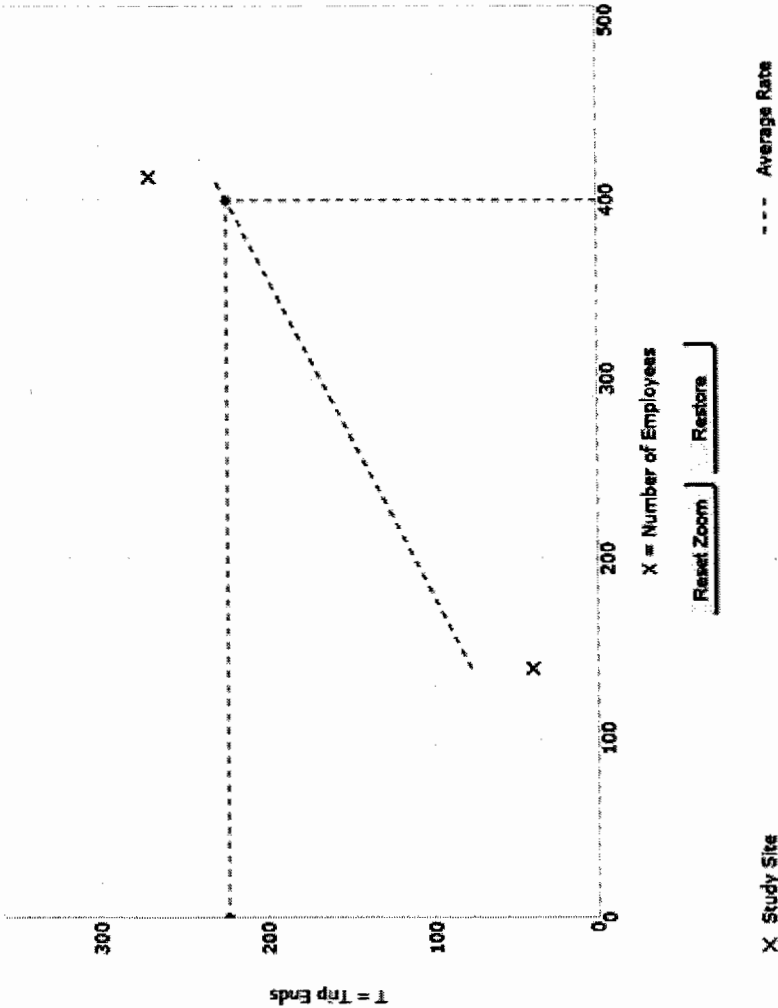
ENTER IV VALUE TO CALCULATE TRIPS:

400

Calculate

Data Plot and Equation

Caution - Small Sample Size



DATA STATISTICS

Land Use:
General Light Industrial (110) [Click for more details](#)

Independent Variable:
Employees

Time Period:
Saturday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. Num. of Employees:
270

Average Rate:
0.50

Range of Rates:
0.29 - 0.85

Standard Deviation:

Fitted Curve Equation:
Not Given

R²:

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 224 (Total)

SAT
TOTAL

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and Y values.

Query

Filter

DATA SOURCE:

ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:

110

LAND USE CATEGORY:

(100-199) Industrial and Agricultural

LAND USE:

110 - General Light Industrial

INDEPENDENT VARIABLE (IV):

Employees

TIME PERIOD:

Saturday

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

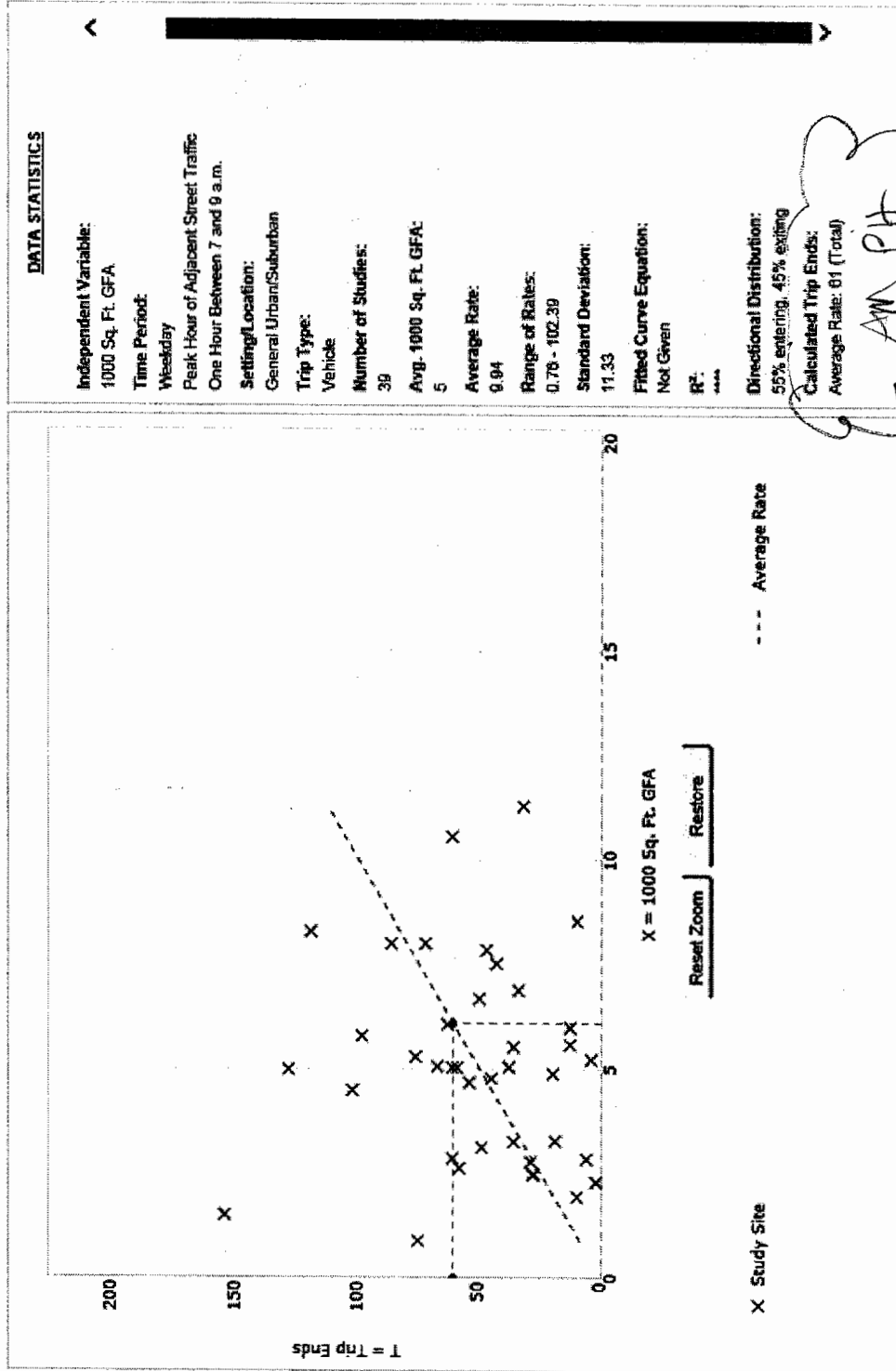
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

400

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA SOURCE:

ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:

932

LAND USE CATEGORY:

(900-999) Services

LAND USE:

932 - High-Turnover (Sit-Down) Restaurant

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

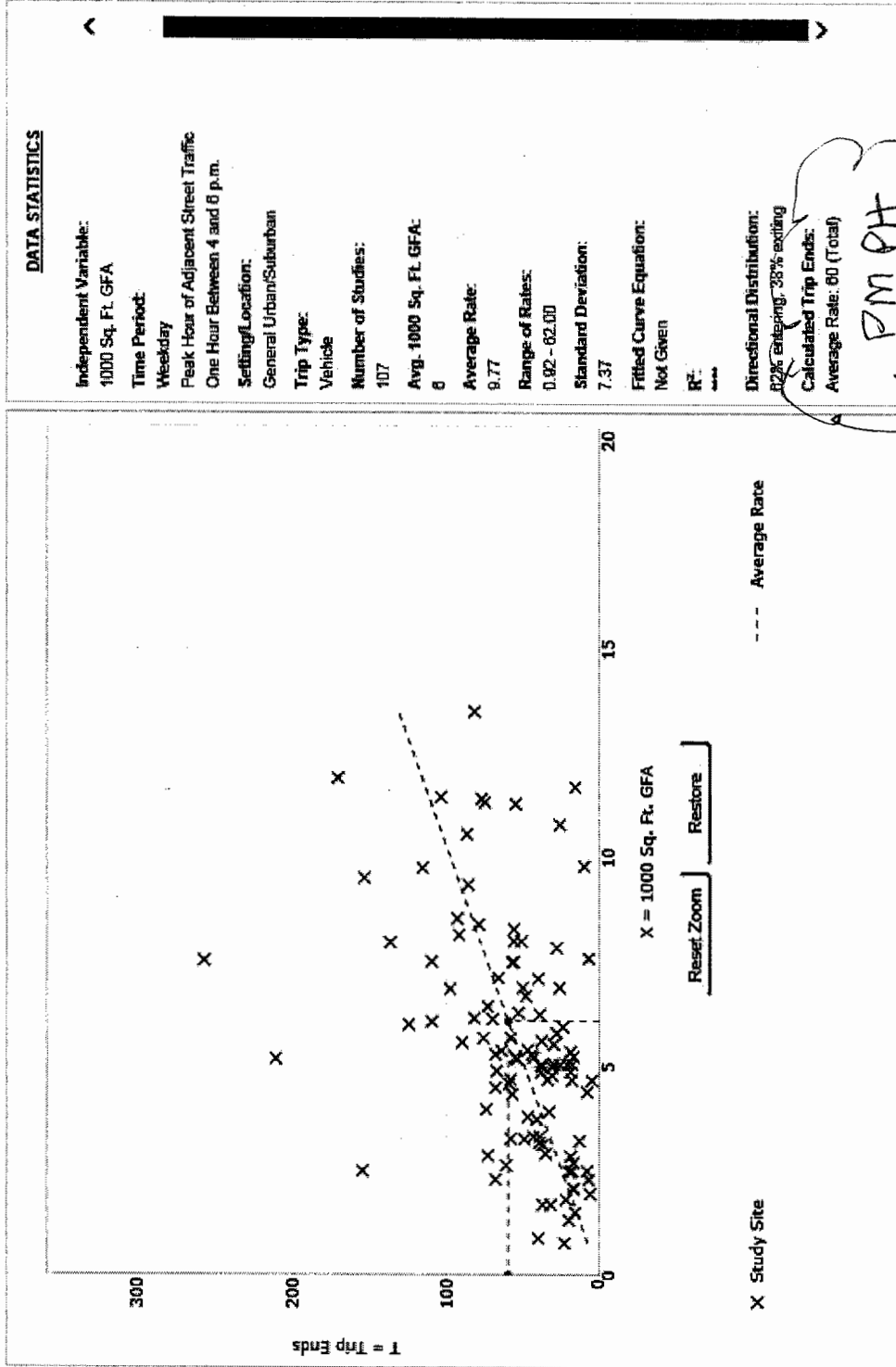
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

6.10

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Query **Filter**

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:
932

LAND USE CATEGORY:
(900-999) Services

LAND USE:
932 - High-Turnover (Sit-Down) Restaurant

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
6.10 **Calculate**

Query Filter

DATA SOURCE: ITE-TSM 10th Edition

SEARCH BY LAND USE CODE: 932

LAND USE CATEGORY: (932-999) Services

LAND USE: 932 - High-Turnover (Sit-Down) Restaurant

INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

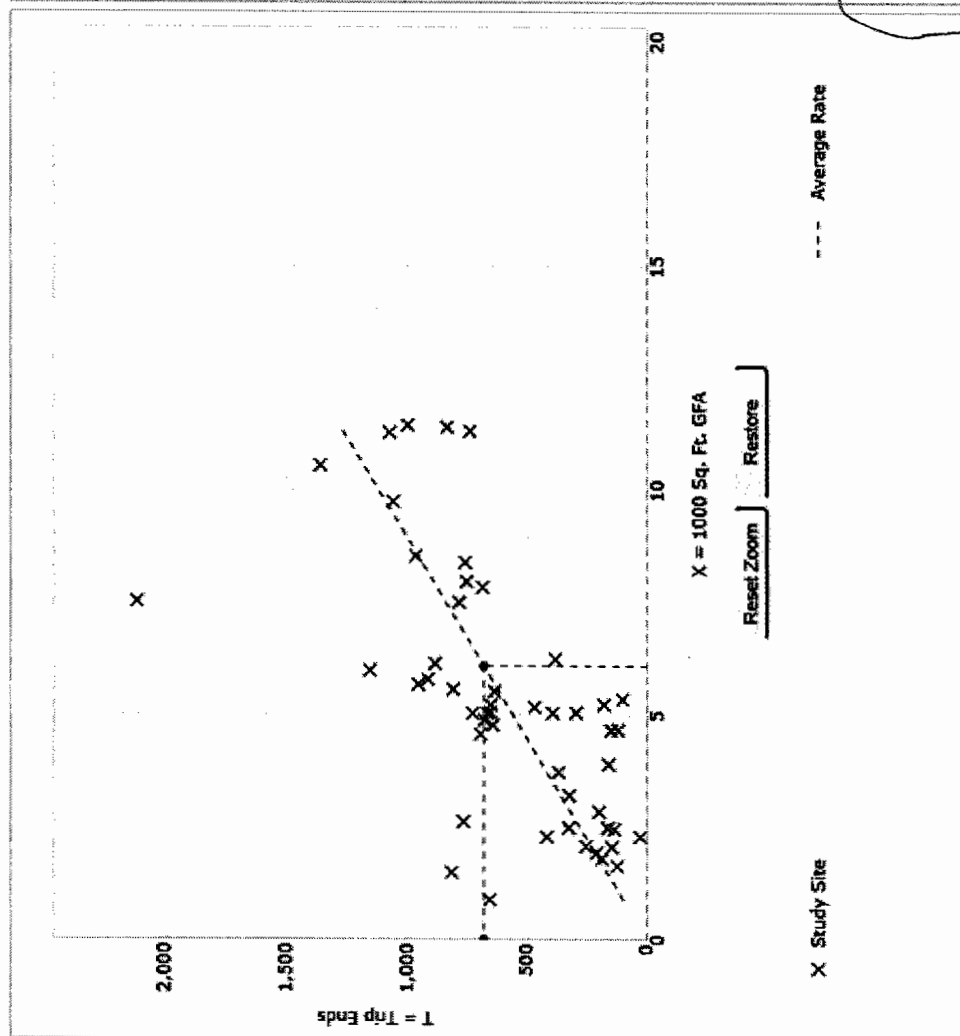
TIME PERIOD: Weekday

SETTING/LOCATION: General Urban/Suburban

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 6.1 Calculate

Data Plot and Equation



DATA STATISTICS

High-Turnover (Sit-Down) Restaurant (932) [Click for more details](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

50

Avg. 1000 Sq. Ft. GFA:

5

Average Rate:

112.18

Range of Rates:

13.04 - 742.41

Standard Deviation:

72.51

Fitted Curve Equation:

Not Given

R²:

0.44

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 684 (Total)

WSPAY TOTAL

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Data Plot and Equation

Query

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE CATEGORY:

LAND USE:

INDEPENDENT VARIABLE (IV):

TIME PERIOD:

SETTING/LOCATION:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

DATA STATISTICS

for more details

Independent Variable:
 1000 Sq. Ft. GFA

Time Period:
 Saturday
 Peak Hour of Generator

Setting/Location:
 General Urban/Suburban

Trip Type:
 Vehicle

Number of Studies:
 22

Avg. 1000 Sq. Ft. GFA:
 5

Average Rate:
 11.19

Range of Rates:
 1.63 - 60.40

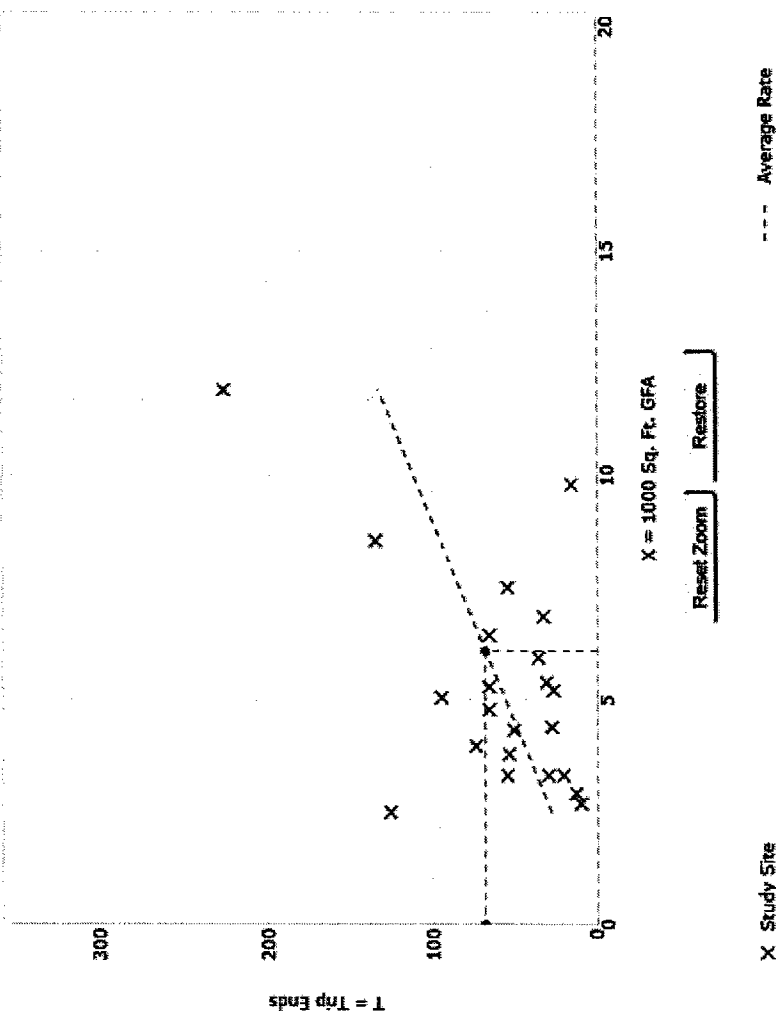
Standard Deviation:
 8.30

Fitted Curve Equation:
 Not Given

R²:
 .444

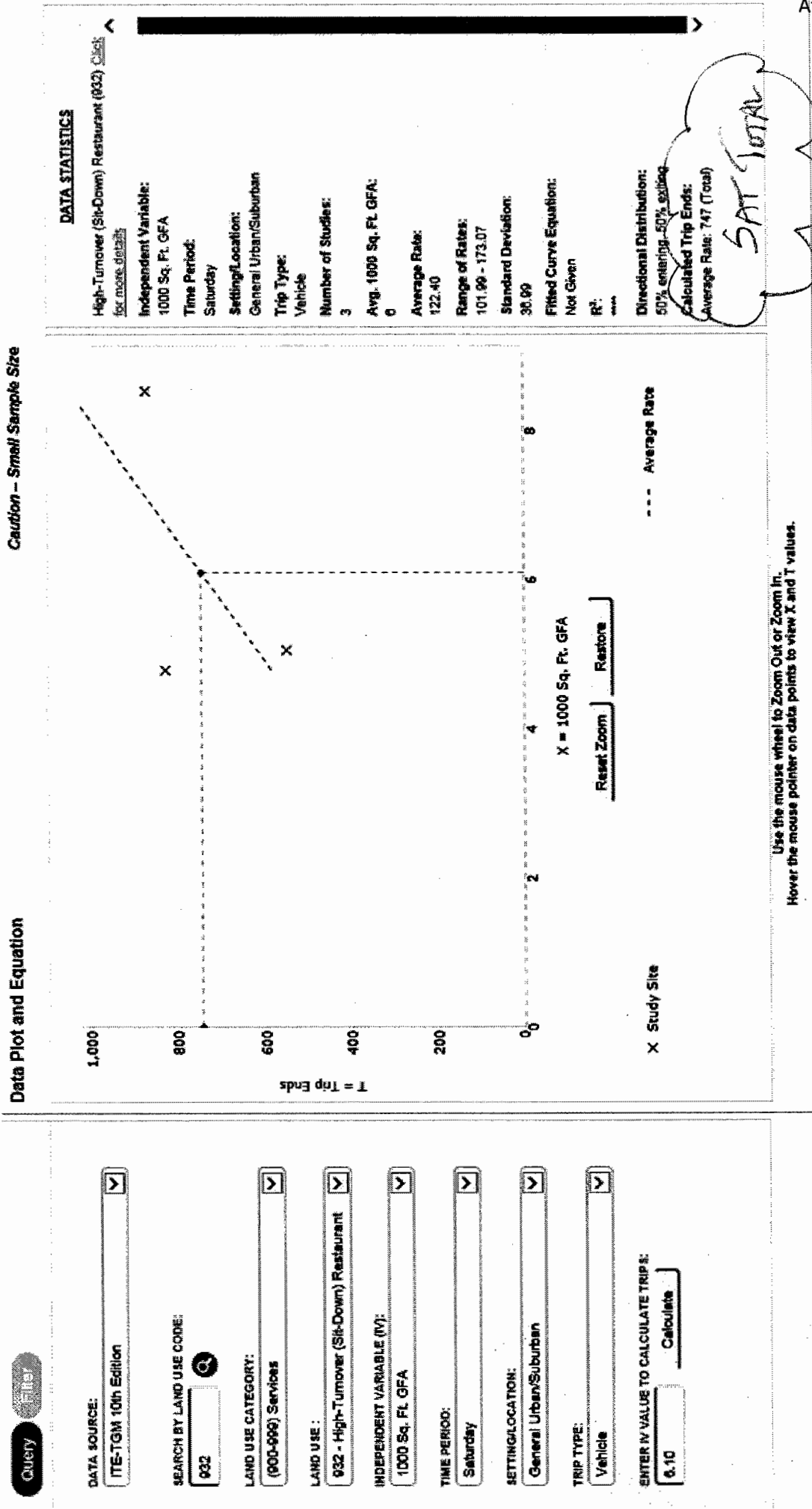
Directional Distribution:
 51% entering, 49% exiting

Calculated Trip Ends:
 Average Rate: 88 (Total)



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

SAT 9/11



Data Plot and Equation

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE CATEGORY:

LAND USE:

INDEPENDENT VARIABLE (IV):

TIME PERIOD:

SETTING/LOCATION:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

DATA STATISTICS

1000 Sq. Ft. GLA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

84

Avg. 1000 Sq. Ft. GLA:

351

Average Rate:

0.94

Range of Rates:

0.18 - 23.74

Standard Deviation:

0.87

Fitted Curve Equation:

$T = 0.50(X) + 151.78$

R²:

0.50

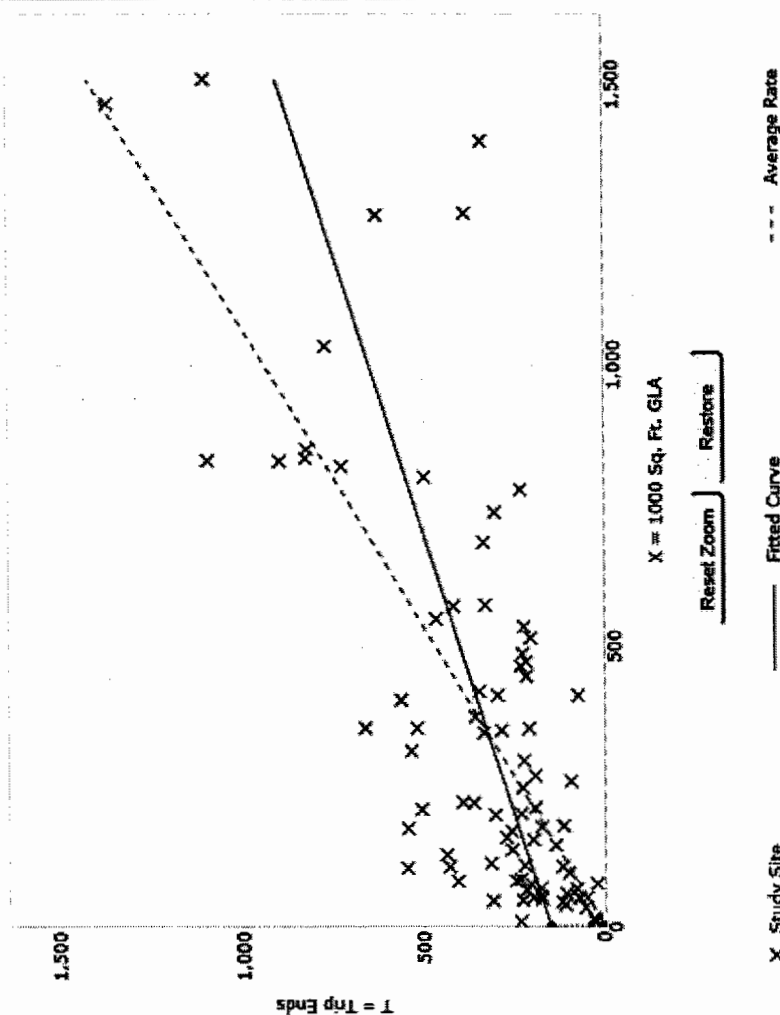
Directional Distribution:

82% entering, 38% exiting

Calculated Trip Ends:

Average Rate: 2 (Total)

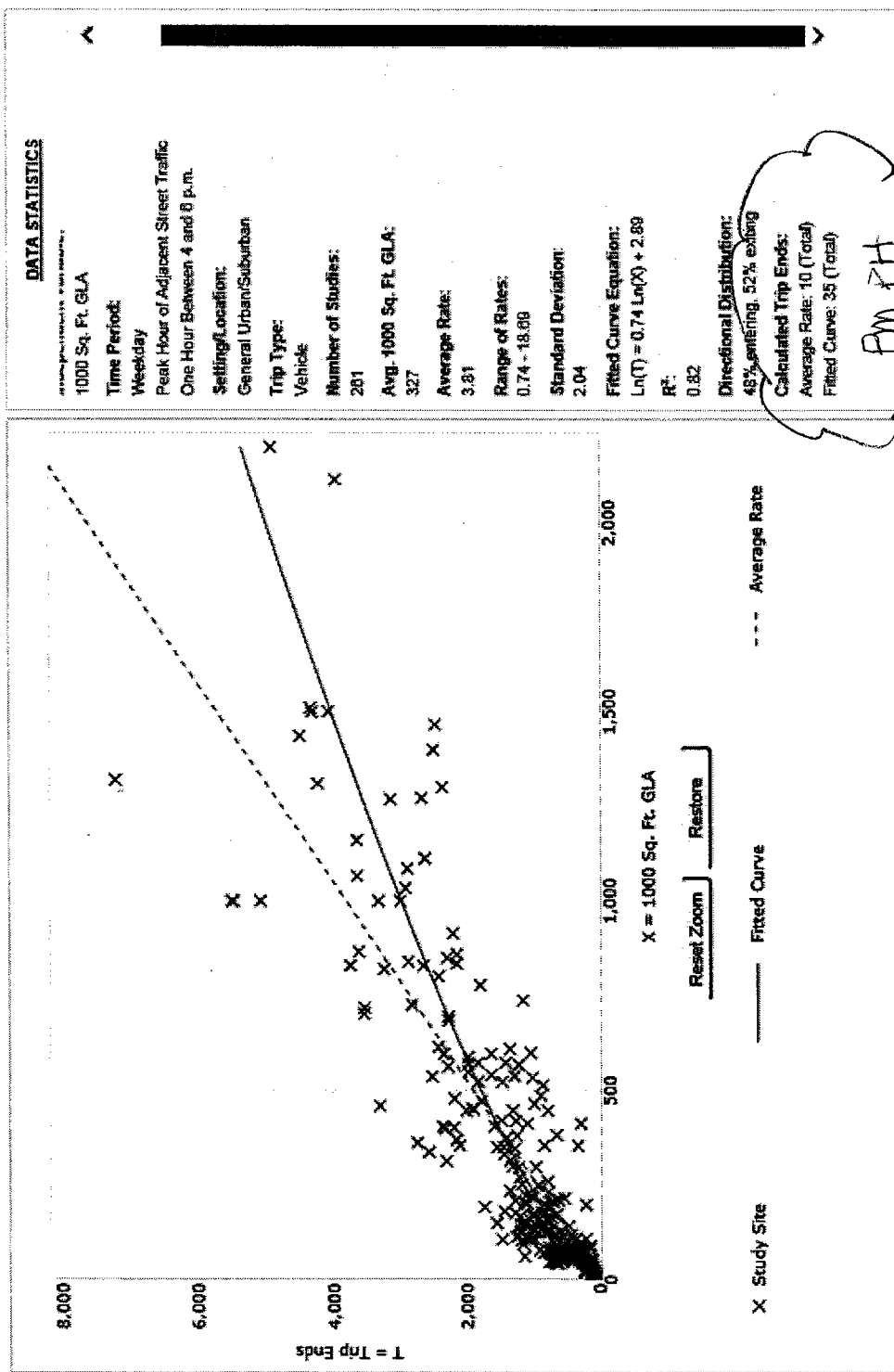
Fitted Curve: 153 (Total)



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

AM 94

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Data Plot and Equation

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:

820

LAND USE CATEGORY:

(800-899) Retail

LAND USE:

820 - Shopping Center

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GLA

TIME PERIOD:

Weekday

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

2.5

Calculate

DATA STATISTICS

Shopping Center (820) Click for more details

Independent Variable:

1000 Sq. Ft. GLA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

147

Avg. 1000 Sq. Ft. GLA:

453

Average Rate:

37.75

Range of Rates:

7.42 - 207.98

Standard Deviation:

10.41

Fitted Curve Equation:

$\ln(T) = 0.88 \ln(X) + 5.57$

R²:

0.78

Directional Distribution:

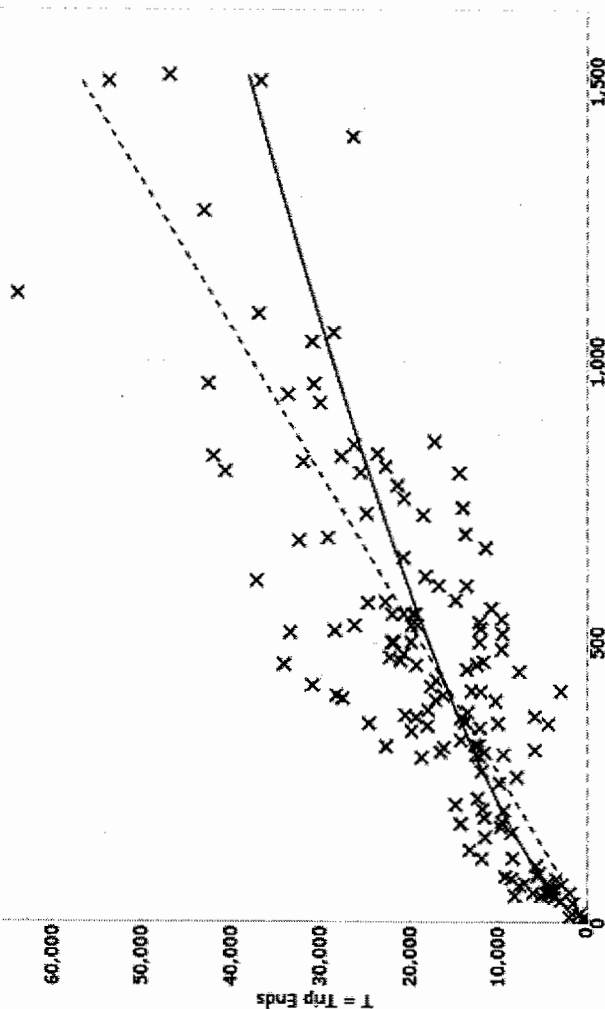
50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 94 (Total)

Fitted Curve: 458 (Total)

WDAY TOTAL



X = 1000 Sq. Ft. GLA

Reset Zoom

Restore

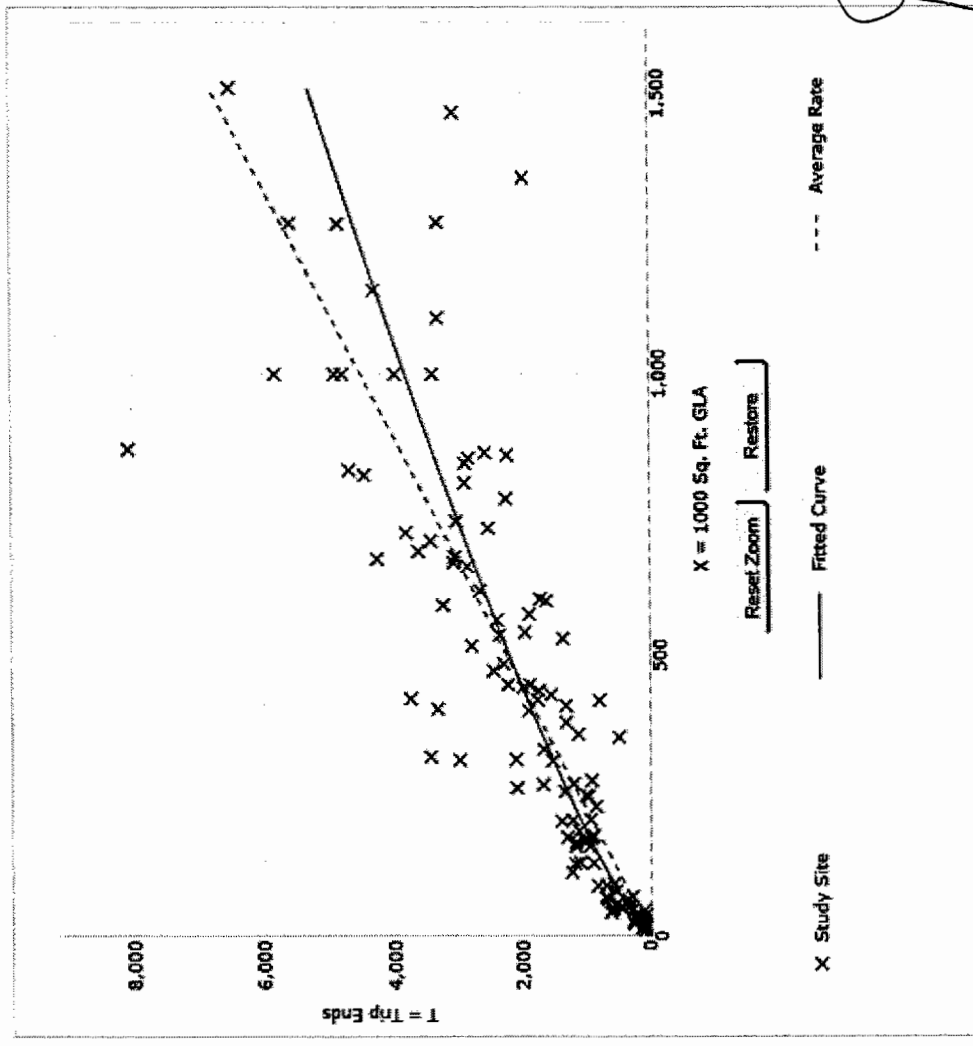
X Study Site

— Fitted Curve

--- Average Rate

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Data Plot and Equation



DATA STATISTICS

Independent Variable:
1000 Sq. Ft. GLA

Time Period:
Saturday

Peak Hour of Generator
Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
110

Avg. 1000 Sq. Ft. GLA:
418

Average Rate:
4.50

Range of Rates:
1.42 - 15.10

Standard Deviation:
1.88

Fitted Curve Equation:
 $\ln(T) = 0.78 \ln(X) + 2.79$

R^2 :
0.87

Directional Distribution:
52% entering, 48% exiting

Calculated Trip Ends:
Average Rate: 11 (Total)
Fitted Curve: 34 (Total)

SAT PA

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Query Plot

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE CATEGORY:

LAND USE:

INDEPENDENT VARIABLE (IV):

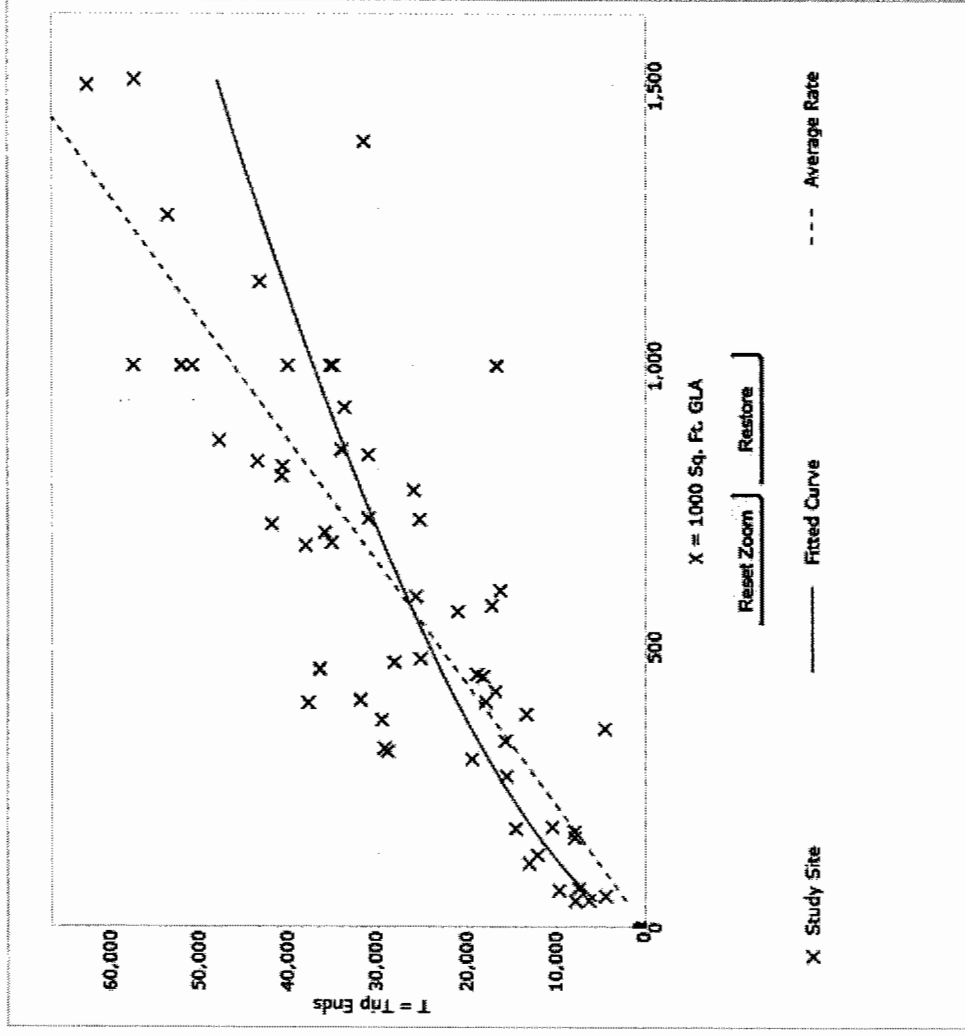
TIME PERIOD:

SETTING/LOCATION:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIP \$:

Data Plot and Equation



DATA STATISTICS

Shopping Center (820) [Click for more details](#)
Independent Variable:
1000 Sq. Ft. GLA
Time Period:
Saturday
Setting/Location:
General Urban/Suburban
Trip Type:
Vehicle
Number of Studies:
58
Avg. 1000 Sq. Ft. GLA:
602
Average Rate:
48.12
Range of Rates:
13.01 - 167.89
Standard Deviation:
17.91
Fitted Curve Equation:
 $\ln(T) = 0.02 \ln(X) + 0.24$
 R^2 : 0.71
Directional Distribution:
50% entering, 50% exiting
Calculated Trip Ends:
Average Rate: 115 (Total)
Fitted Curve: 905 (Total)

SAT TOTAL

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Query Filter

DATA SOURCE: ITE-TCM 10th Edition

SEARCH BY LAND USE CODE: 820

LAND USE CATEGORY: (800-899) Retail

LAND USE: 820 - Shopping Center

INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GLA

TIME PERIOD: Saturday

SETTING/LOCATION: General Urban/Suburban

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 2.50 Calculate

Data Plot and Equation

Query

Filter

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE CATEGORY:

LAND USE:

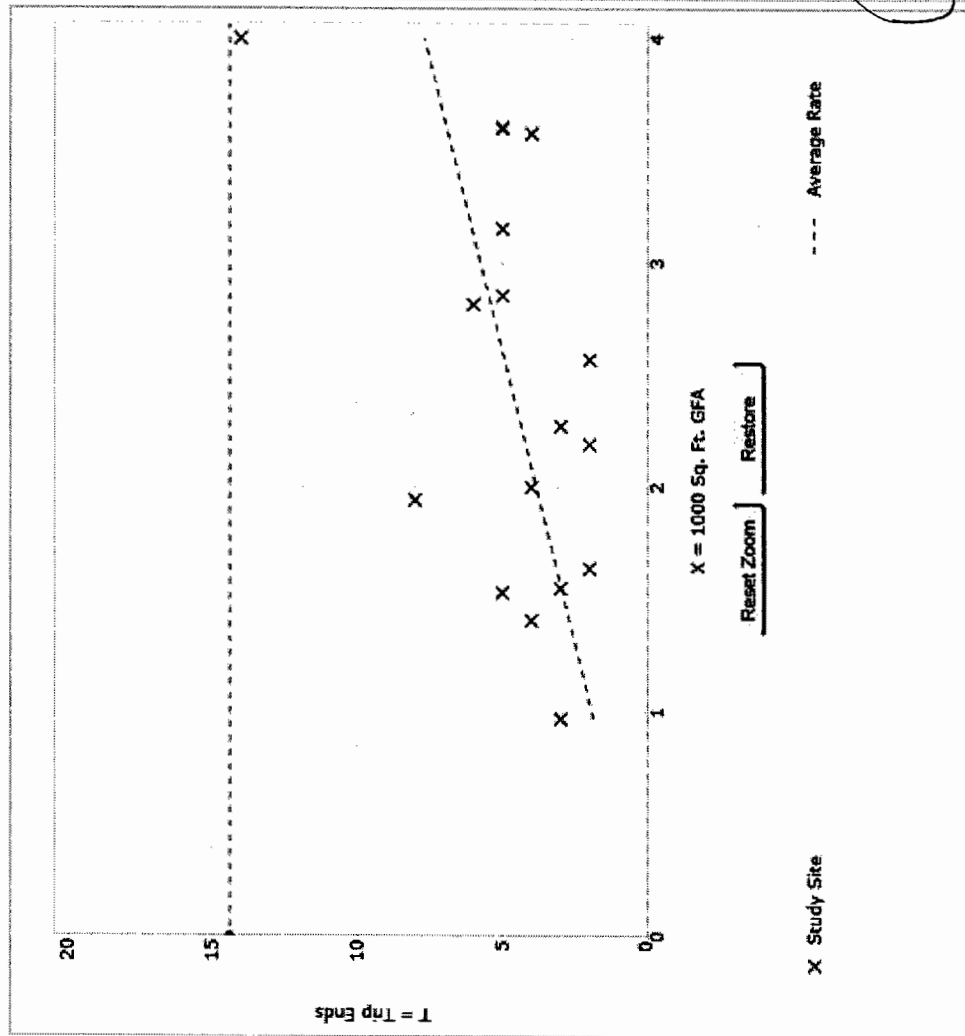
INDEPENDENT VARIABLE (IV):

TIME PERIOD:

SETTING/LOCATION:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:



DATA STATISTICS

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
17

Avg. 1000 Sq. Ft. GFA:
2

Average Rate:
1.92

Range of Rates:
0.78 - 4.12

Standard Deviation:
0.97

Fitted Curve Equation:
Not Given

R²:
...

Directional Distribution:
83% entering, 17% exiting

Calculated Trip Ends:
Average Rate: 14 (Total)

AM PH

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Data Plot and Equation

Query

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE CATEGORY:

LAND USE:

INDEPENDENT VARIABLE (IV):

TIME PERIOD:

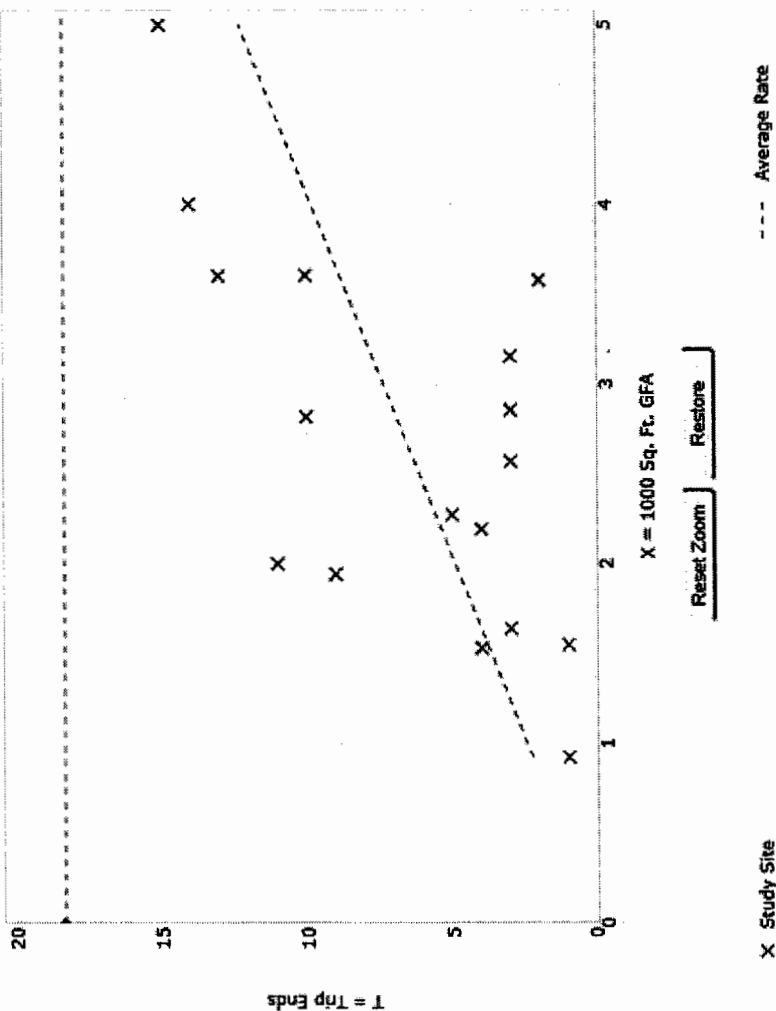
SETTING/LOCATION:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

DATA STATISTICS

Independent Variable:
1000 Sq. Ft. GFA
 Time Period:
Weekday
 Peak Hour of Adjacent Street Traffic
 One Hour Between 4 and 6 p.m.
 Setting/Location:
General Urban/Suburban
 Trip Type:
Vehicle
 Number of Studies:
17
 Avg. 1000 Sq. Ft. GFA:
3
 Average Rate:
2.45
 Range of Rates:
0.56 - 5.50
 Standard Deviation:
1.38
 Fitted Curve Equation:
Not Given
 R²:
Not Given
 Directional Distribution:
32% entering, 68% exiting
 Calculated Trip Ends:
Average Rate: 18 (Total)



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

PM PH

Data Plot and Equation

Query Filter

DATA SOURCE:
ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:
712

LAND USE CATEGORY:
(700-799) Office

LAND USE:
712 - Small Office Building

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
7.50 Calculate

DATA STATISTICS

Land Use:
Small Office Building (712) Click for more details

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

17

Avg. 1000 Sq. Ft. GFA:

2

Average Rate:

18.19

Range of Rates:

4.44 - 50.91

Standard Deviation:

11.03

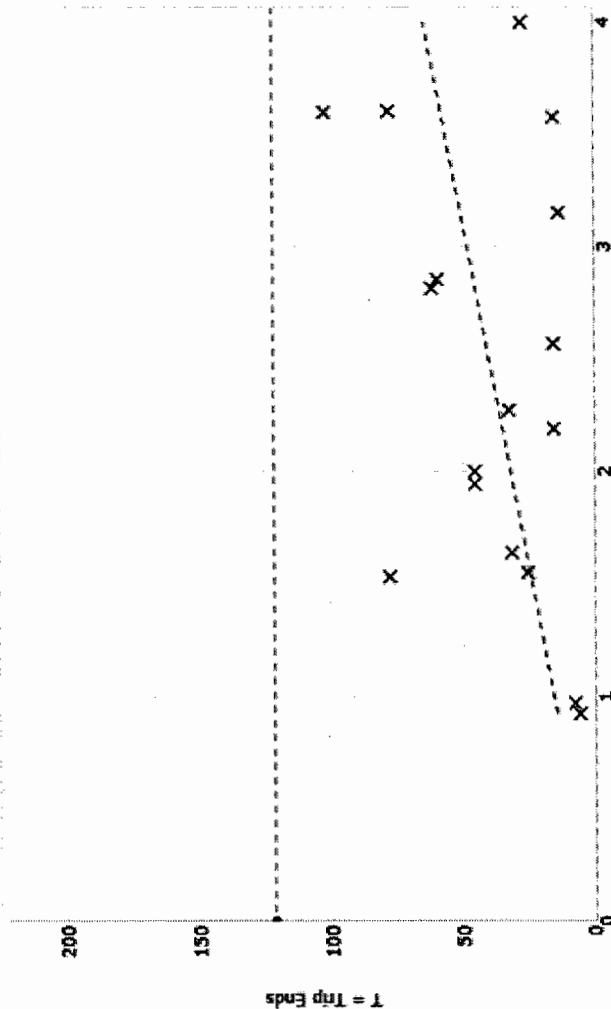
Fitted Curve Equation:

Not Given

R²:

Directional Distribution:
50% entering, 50% exiting
Calculated Trip Ends:
Average Rate: 121 (Total)

WDPR TOTAL



X = 1000 Sq. Ft. GFA

Reset Zoom Restore

X Study Site

--- Average Rate

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Data Plot and Equation

Caution - Small Sample Size

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE CATEGORY:

LAND USE:

INDEPENDENT VARIABLE (IV):

TIME PERIOD:

SETTING/LOCATION:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

DATA STATISTICS

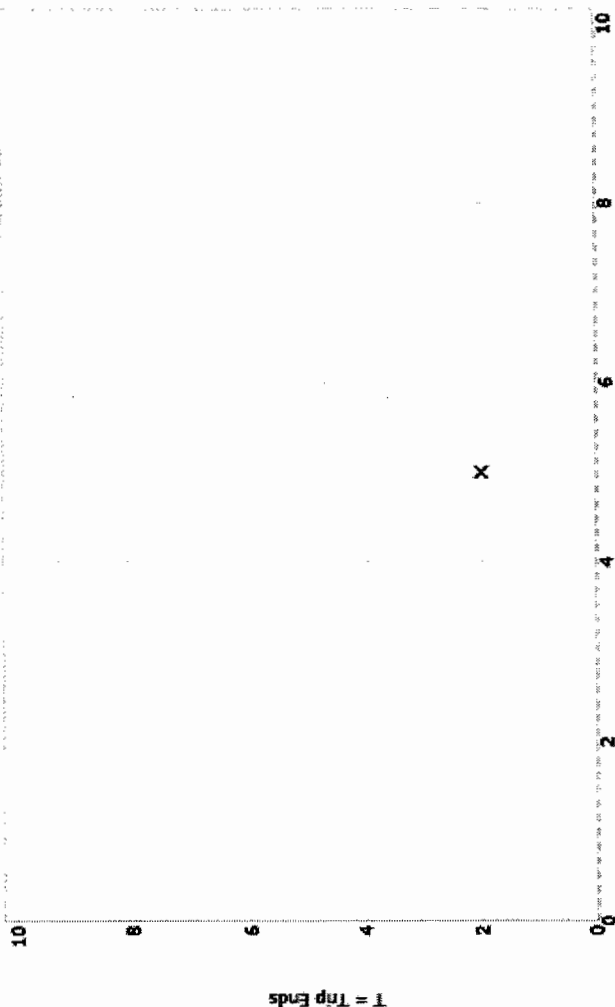
Land Use:
 Small Office Building (712) [Click for more details](#)
 Independent Variable:
 1000 Sq. Ft. GFA
 Time Period:
 Saturday
 Peak Hour of Generator
 Setting/Location:
 General Urban/Suburban
 Trip Type:
 Vehicle
 Number of Studies:
 1
 Avg. 1000 Sq. Ft. GFA:
 5
 Average Rate:
 0.40
 Range of Rates:
 0.40 - 0.40
 Standard Deviation:

 Fitted Curve Equation:
 Not Given
 R²: ---

Directional Distribution:
 50% entering, 50% exiting
 AVER. RATE 3/(TOTAL)

SAT PH

SAT TOTAL - NA



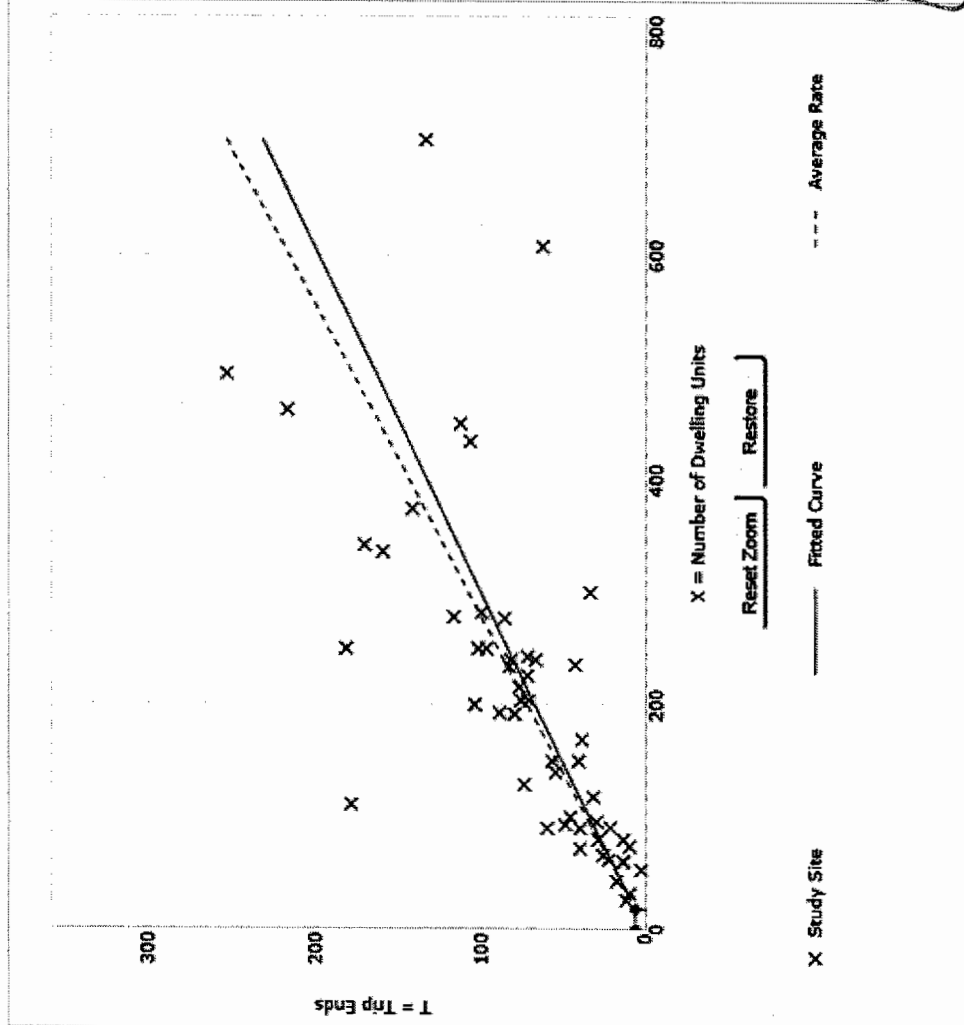
X = 1000 Sq. Ft. GFA

X Study Site

--- Average Rate

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Data Plot and Equation



DATA STATISTICS

DATA SOURCE: ITE-TSM 10th Edition

Dwelling Units

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

53

Avg. Num. of Dwelling Units:

207

Average Rate:

0.35

Range of Rates:

0.08 - 1.61

Standard Deviation:

0.19

Fitted Curve Equation:

$\ln(T) = 0.98 \ln(X) - 0.98$

R^2 :

0.67

Directional Distribution:

20% exiting, 24% exiting

Calculated Trip Ends:

Average Rate: 0 (Total)

Fitted Curve: 0 (Total)

AM PM

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA SOURCE:

ITE-TSM 10th Edition

SEARCH BY LAND USE CODE:

221

LAND USE CATEGORY:

(200-299) Residential

LAND USE:

221 - Multifamily Housing (Mid-Rise)

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

18

Calculate

Data Plot and Equation

Query

Filter

DATA SOURCE:

ITE-TGM 10th Edition

SEARCH BY LAND USE CODE:

221

LAND USE CATEGORY:

(200-289) Residential

LAND USE:

221 - Multifamily Housing (Mid-Rise)

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

SETTING/LOCATION:

General Urban/Suburban

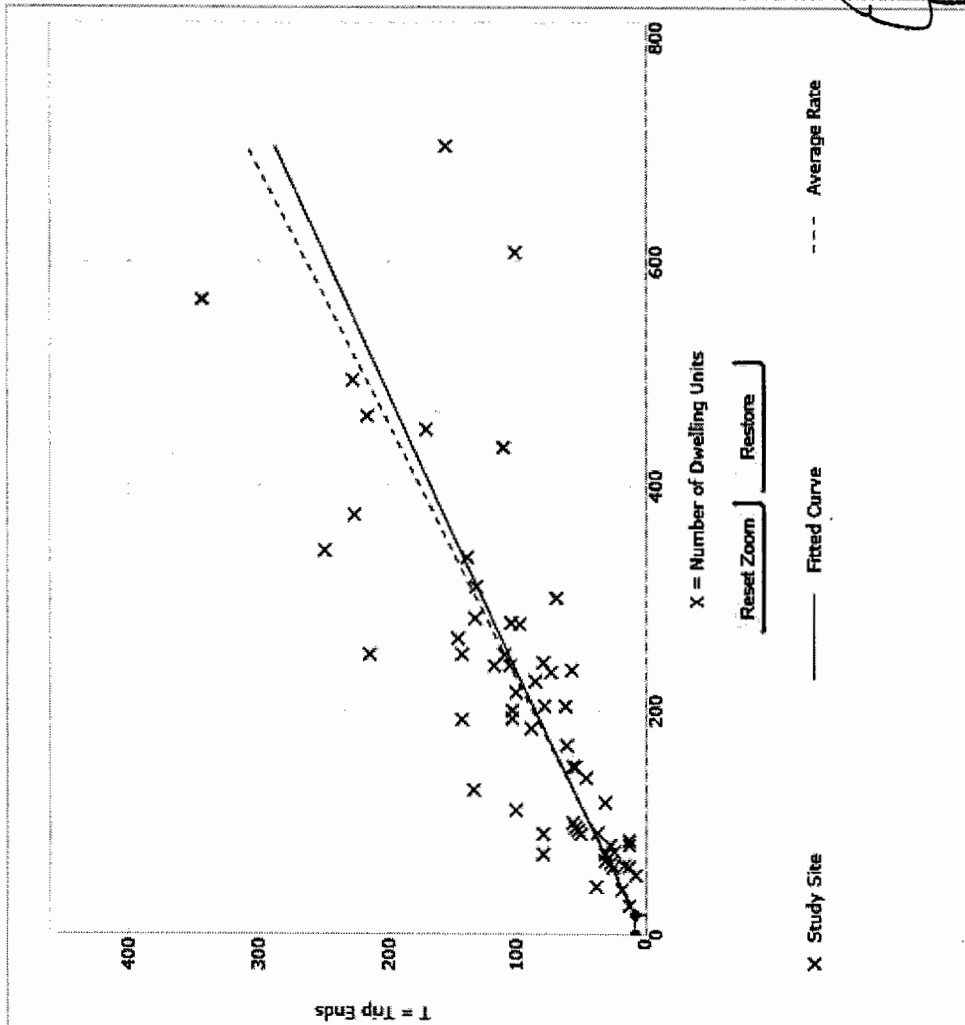
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIP\$:

18

Calculate



DATA STATISTICS

Dwelling Units
 Time Period:
 Weekday
 Peak Hour of Adjacent Street Traffic
 One Hour Between 4 and 8 p.m.
 Setting/Location:
 General Urban/Suburban
 Trip Type:
 Vehicle
 Number of Studies:
 60
 Avg. Num. of Dwelling Units:
 208
 Average Rate:
 0.44
 Range of Rates:
 0.15 - 1.11
 Standard Deviation:
 0.19
 Fitted Curve Equation:
 $\ln(T) = 0.98 \ln(X) - 0.83$
 $R^2 = 0.72$
 Directional Distribution:
 81% entering, 38% exiting
 Calculated Trip Ends:
 Average Rate: 8 (Total)
 Fitted Curve: 9 (Total)

PM 94

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Data Plot and Equation

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE CATEGORY:

LAND USE:

INDEPENDENT VARIABLE (IV):

TIME PERIOD:

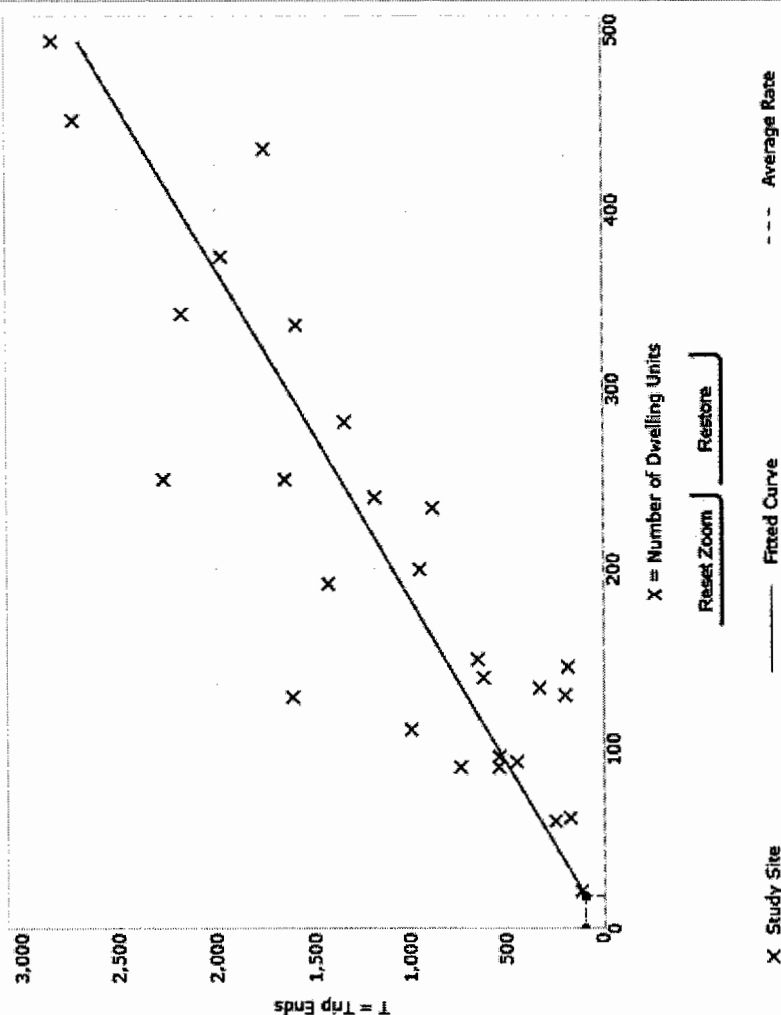
SETTING/LOCATION:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

DATA STATISTICS

[more details](#)
 Independent Variable:
 Dwelling Units
 Time Period:
 Weekday
 Setting/Location:
 General Urban/Suburban
 Trip Type:
 Vehicle
 Number of Studies:
 27
 Avg. Num. of Dwelling Units:
 205
 Average Rate:
 5.44
 Range of Rates:
 1.27 - 12.50
 Standard Deviation:
 2.03
 Fitted Curve Equation:
 $T = 5.45(X) - 1.75$
 $R^2:$
 0.77
 Directional Distribution:
 50% entering, 50% exiting
 Calculated Trip Ends:
 Average Rate: 98 (Total)
 Fitted Curve: 98 (Total)



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

W DAY TOTAL

Data Plot and Equation

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE CATEGORY:

LAND USE:

INDEPENDENT VARIABLE (IV):

TIME PERIOD:

SETTING/LOCATION:

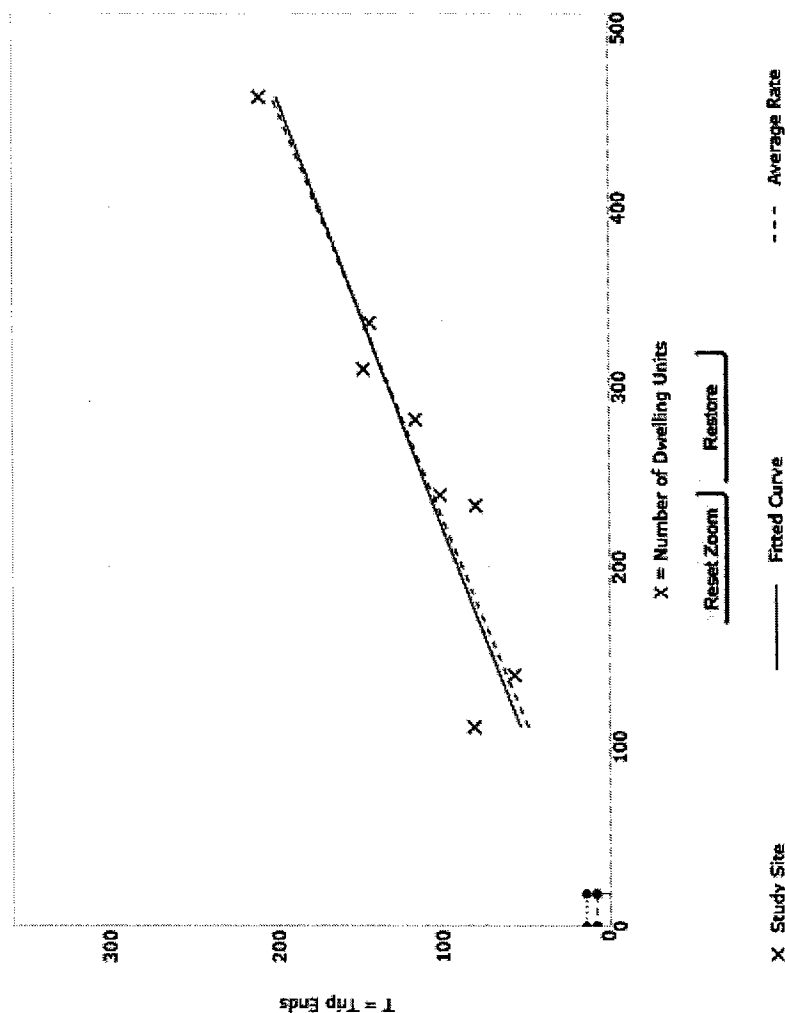
TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

DATA STATISTICS

Independent Variable:
 Dwelling Units
 Time Period:
 Saturday
 Peak Hour of Generator
 Setting/Location:
 General Urban/Suburban
 Trip Type:
 Vehicle
 Number of Studies:
 8
 Avg. Num. of Dwelling Units:
 284
 Average Rate:
 0.44
 Range of Rates:
 0.34 - 0.73
 Standard Deviation:
 0.08
 Fitted Curve Equation:
 $T = 0.42(X) + 8.73$
 R^2 :
 0.89
 Directional Distribution:
 49% entering, 51% exiting
 Calculated Trip Ends:
 Average Rate: 8 (Total)
 Fitted Curve: 14 (Total)

SAT PT



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Data Plot and Equation

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE CATEGORY:

LAND USE:

INDEPENDENT VARIABLE (IV):

TIME PERIOD:

SETTING/LOCATION:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

DATA STATISTICS

more details

Independent Variable:

Dwelling Units

Time Period:

Saturday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

0

Avg. Num. of Dwelling Units:

224

Average Rate:

4.91

Range of Rates:

4.03 - 8.51

Standard Deviation:

1.26

Fitted Curve Equation:

 $T = 3.04(X) + 417.11$ $R^2:$

0.73

Directional Distribution:

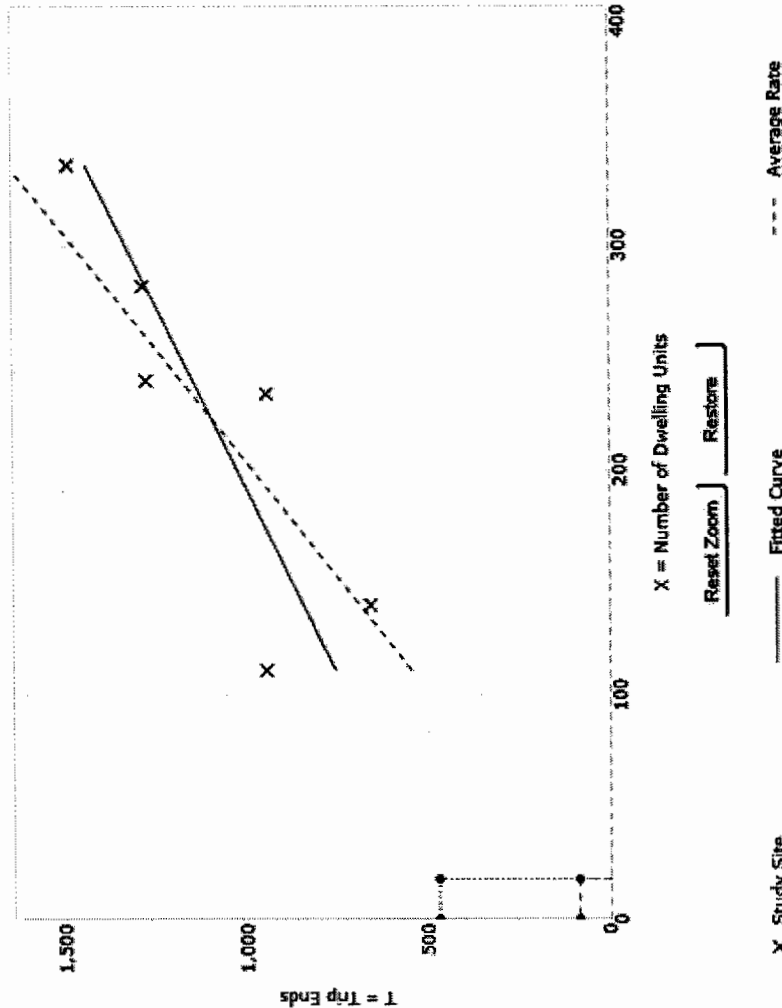
50% entering, 50% exiting

Calculated Trip Ends

Average Rate: 88 (Total)

Fitted Curve: 472 (Total)

SAFE TOTAL



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

LEGEND



MIXED USE DEVELOPMENT PLAN
for
HELLENIC REALTY PARTNERS, LLC
333 CENTRAL AVENUE
DOVER, NH
JANUARY 3, 2018

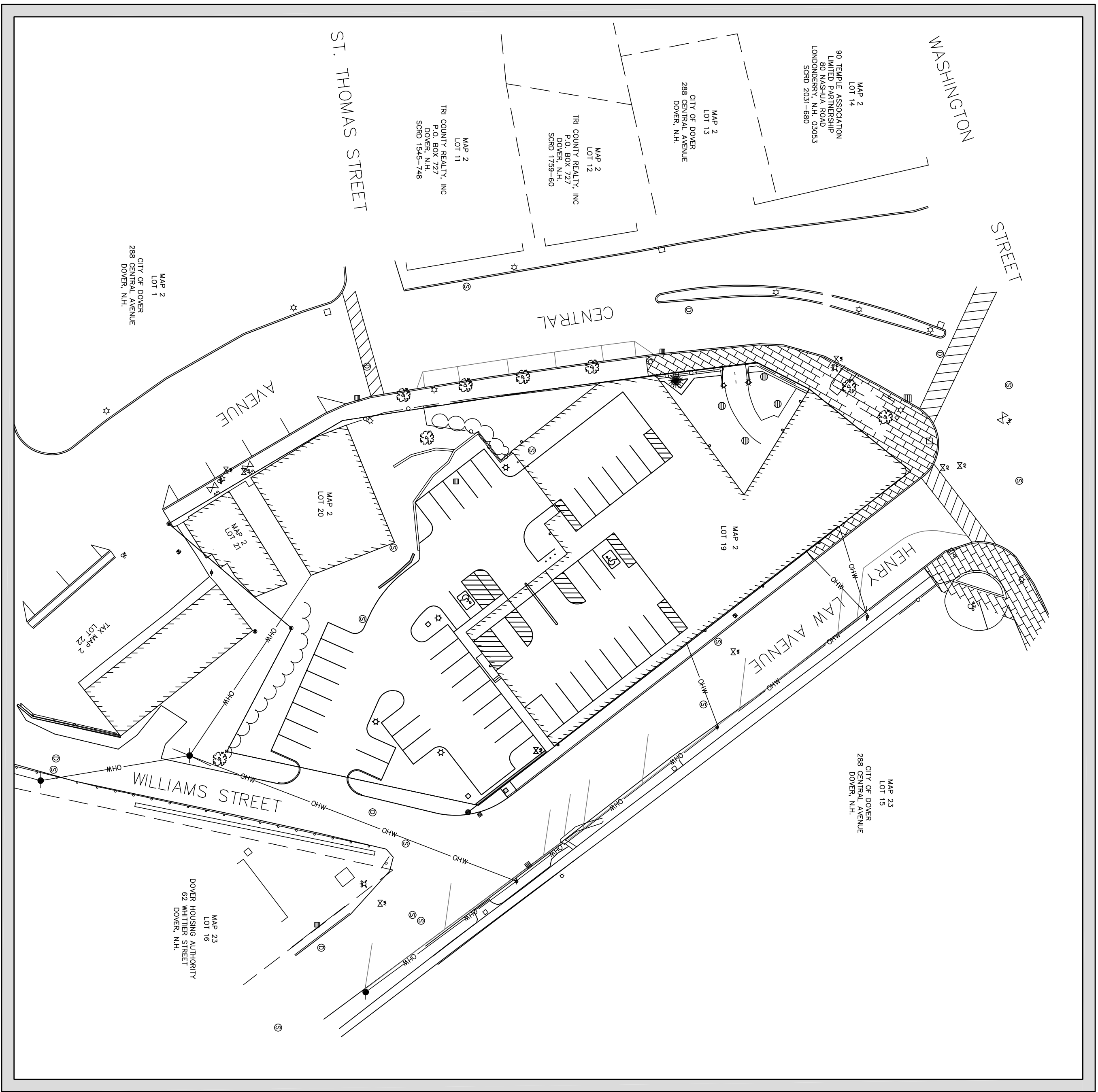


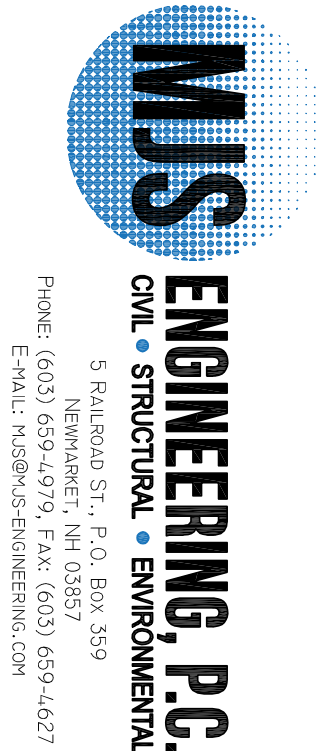
TABLE OF CONTENTS

TITLE	SHEET
EXISTING CONDITIONS PLANS	PLAN OF LAND
SITE PLAN	C1
DEMOLITION PLAN	C2
GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN	C3
CONSTRUCTION DETAILS	D1-D3
SITE LANDSCAPE PLAN	N.A.
LIGHTING PLAN	1 OF 1
EXISTING BUILDING FLOOR PLAN	SHEET 1-3
PROPOSED BUILDING FLOOR PLAN	SHEET 4-7
EXISTING ELEVATIONS	SHEET 8
PROPOSED ELEVATIONS	SHEET 9
BUILDING PERSPECTIVES	SHEET 10-11

OWNER

HELLENIC REALTY PARTNERS, LLC
288 CENTRAL AVENUE
DOVER, NH 03821
S.C.R.D. BOOK 4523, PAGE 235

CIVIL ENGINEER



SURVEYOR

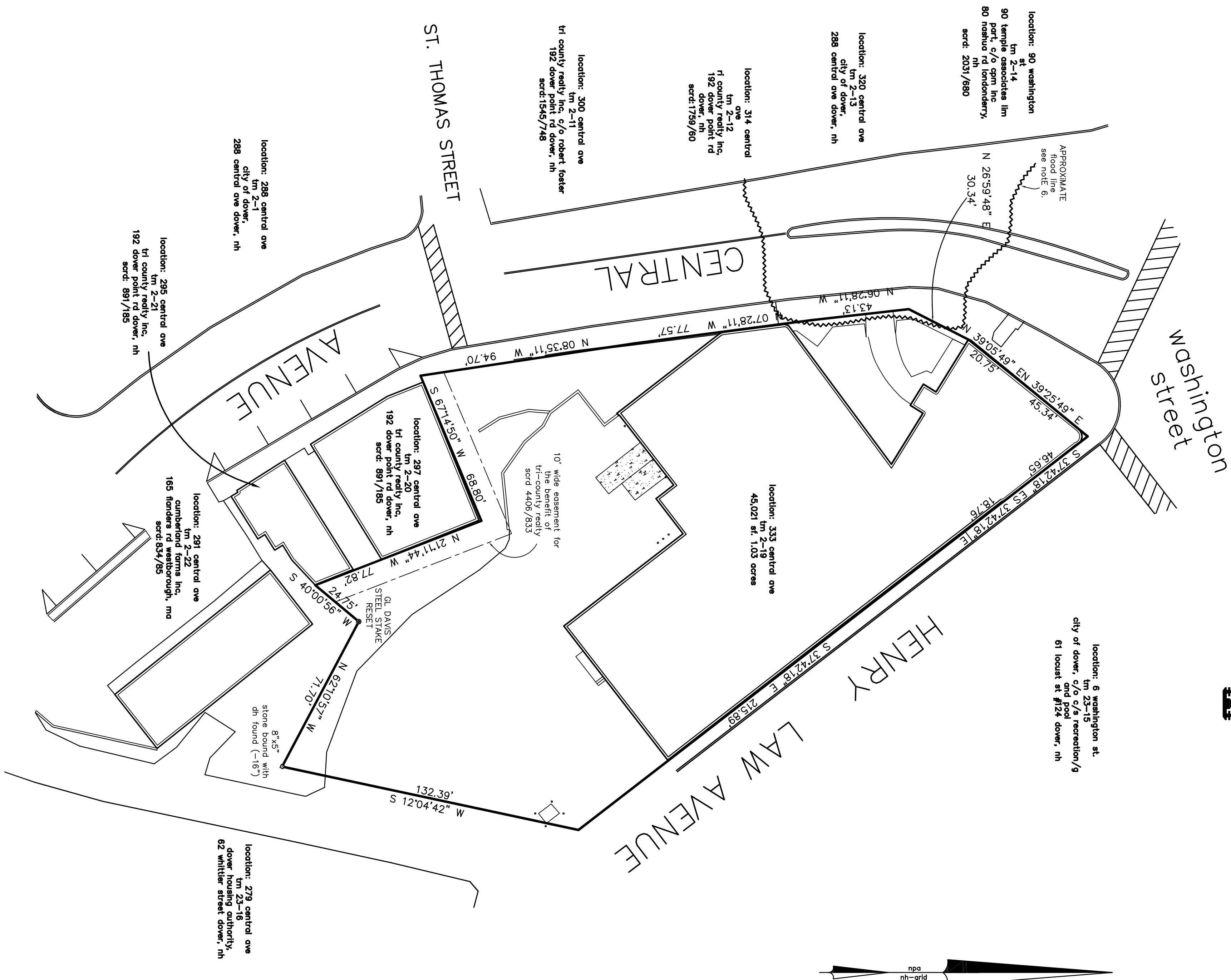
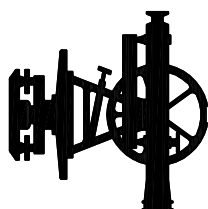
NORWAY PLAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEVARD
ROCHESTER, NEW HAMPSHIRE
03867 (603) 335-3948

TRAFFIC ENGINEER

STEPHEN G. PERNAW & COMPANY, INC.
STEPHEN G. PERNAW, P.E., PTOE
P.O. BOX 1721
CONCORD, NH 03302
(603) 228-5750

DOVER PROJECT NUMBER :

NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION TO CITY OF DOVER TFC	1/3/18	EJK



- notes:
- the purpose of this plan is to depict the boundaries of tax map 2, lot 19
 - total parcel area: tax map 2, lot 19 1.03 acres
 - parcel is zoned cbd
 - building setbacks: fy. = expansions to existing structures shall be subject to a minimum setback equal to the calculated average setback minus five (5) feet , sy. = 0' min., - 24' max., ry. = 10' min.
 - the lot is serviced by the municipal water and sewer system.
 - a portion of the lot is located within the 100 year flood zone ae as shown on the flood insurance rate map dated 9/30/15 community panel 33017c0330e panel 330 of 405.
 - the parcel is subject to an easement in favor of psnh for lines from pole 138/2x on henry law ave. and extending over and across the parcel to pole and anchor see scrd 726/158

reference plans:

- "existing conditions plan, tri-county realty, inc. central avenue, williams street and henry law avenue, dover, new hampshire" dated: february 3, 2006 by tritech engineering corporation recorded: not recorded
- "plan of land, george j. foster, co., dover, new hampshire" dated: nov, 1960 by g.l. davis & associates recorded: 726-394
- "plan of land mary t. norman, dover, new hampshire" dated: nov, 27, 1959 by g.l. davis & associates recorded: 735-124
- "plan of land, george j. foster, co., tri-county realty, inc. dover, new hampshire" dated: may 1972 by g.l. davis & associates recorded: not recorded

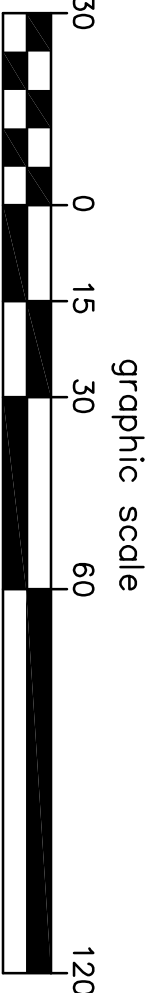
owner of record:

tm 2-19
hellenic realty partners llc,
263 central ave dover, nh
scrd 4523/235

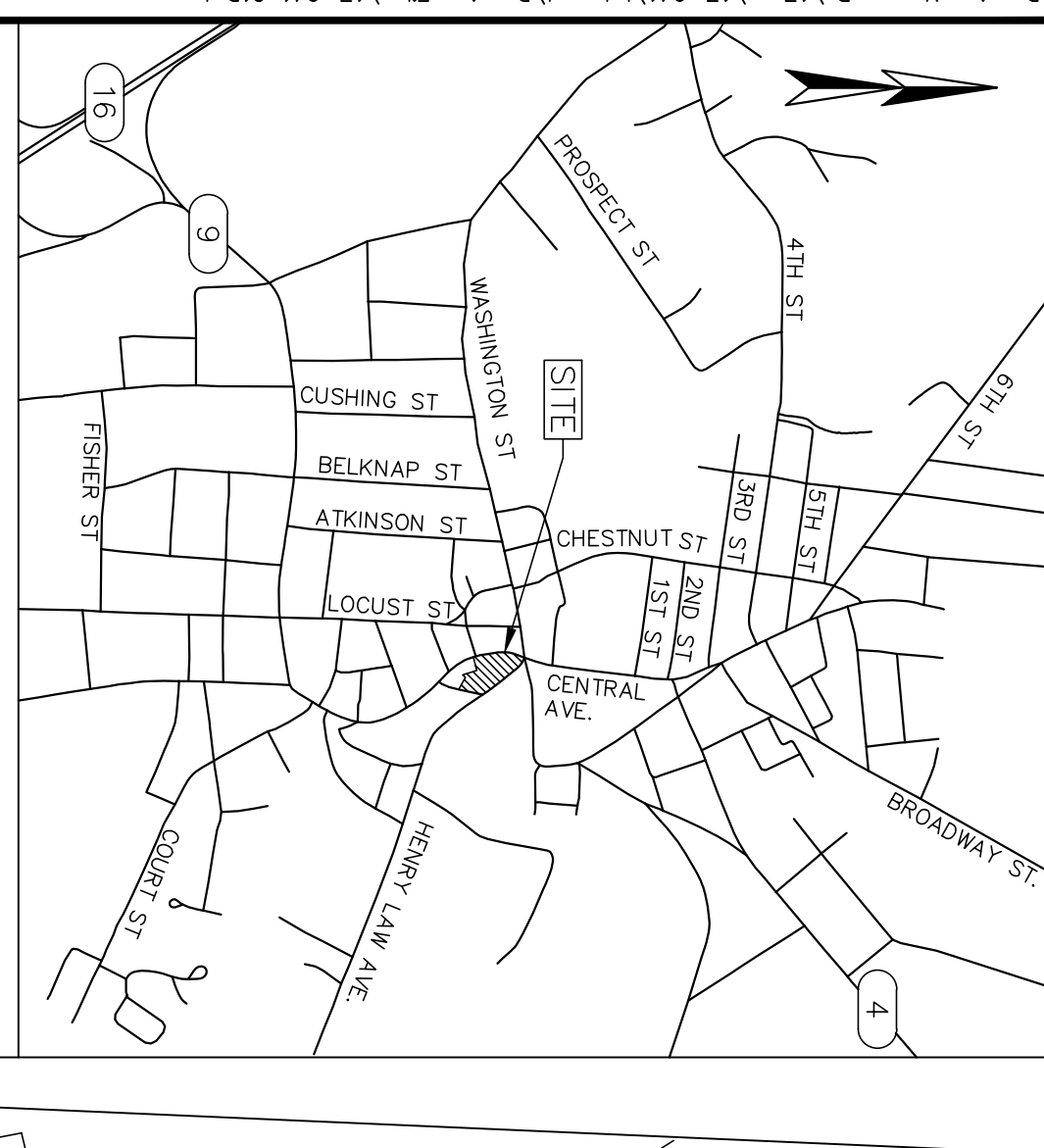
PLAN OF LAND
333 central ave
dover

stratford county, nh
for: hellenic realty partners llc

1"=20' december



FILE NO.219
PLAN NO.
DWG. NO.17284-LDD
F.B. NO. TLR "819"



PARING CALCULATIONS				
USE	UNITS/S.F.	STANDARD	REQUIRED	PROVIDED
RESIDENTIAL	18 UNITS	1.25 SPACES/UNIT + 0.4 VISITOR SPACES/UNIT	30	30
COMMERCIAL				
RETAIL/ SERVICE	5,100± S.F.	1 SPACE/275 S.F.	19	16*
OFFICE	11,000± S.F.	1 SPACE/300 S.F.	37	0*

*WHERE COMMERCIAL AND RESIDENTIAL USES ARE CO-LOCATED, ONLY THE RESIDENTIAL PARKING SHALL BE PROVIDED.

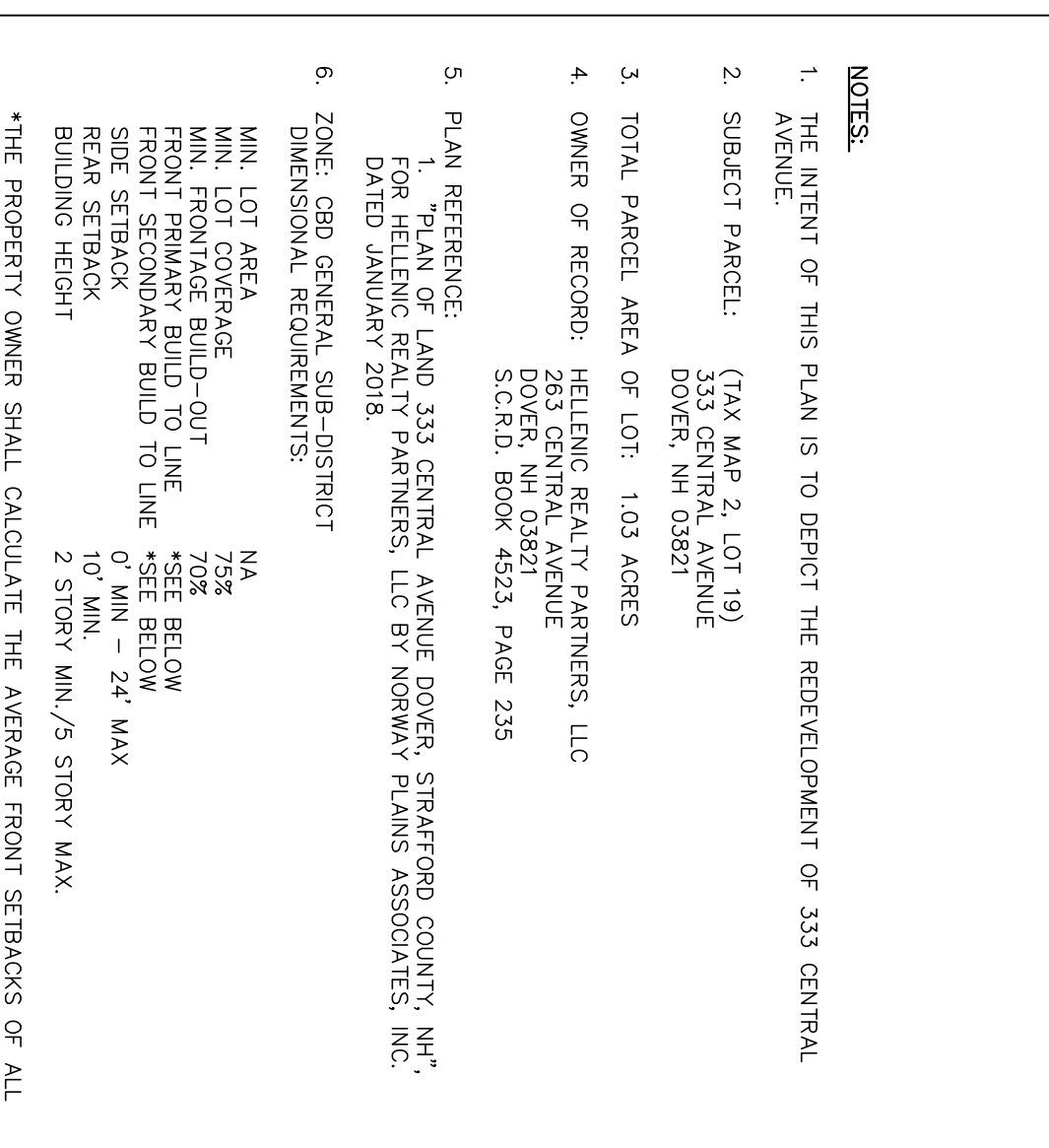
**ADDITIONAL 12 SPACES WILL BE PROVIDED OFF-SITE IN ACCORDANCE WITH CITY REGULATIONS.

BICYCLE RACK CALCULATION
THE NUMBER OF SPACES FOR BICYCLES SHALL BE EQUAL TO 5% OF THE REQUIRED NUMBER OF

88 REQUIRED SPACES X 0.05 = 5 BICYCLE SPACES

UTILITIES NOTE

ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEDULE FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIO-SAFE: 1-888-DIG-SAFE (1-888-344-7233).



0.	INITIAL SUBMISSION TO TRC	1/3/18	MS
NO.	REVISIONS	DATE	INT.

SEAL

DATE:	1/3/18
SCALE:	1"=30'
DESIGNED BY:	MS
DRAWN BY:	MS
APPROVED BY:	MJS
DWG FILE:	

PROPOSED SITE PLAN
prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH



MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 RAILROAD ST., P.O. Box 359
NEWMARKET, NH 03857

PHONE: (603) 659-9797, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

JOB: 17-041



UTILITIES NOTE
ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7233).

1. LOCATIONS OF UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL CALL FOR UTILITIES PRIOR TO ANY EXCAVATION. ALL UTILITIES SHALL BE IN CONFORMANCE WITH THE SPECIFIC UTILITY COMPANY. CONSULT WITH THE SPECIFIC UTILITY COMPANY.

2. CONSTRUCTION SECTIONS SHALL MEET THE REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS AND EROSION CONTROL MEASURES FOUND ON SHEET D. TEMPORARY EROSION CONTROL STRUCTURES AND TEMPORARY CHANNELS FENCE SHALL BE INSTALLED PRIOR TO CONDUCTING EARTHWORK ACTIVITIES.

3. ALL SALVAGED MATERIALS FROM WITHIN THE CITY RIGHT OF WAY SHALL BE TAKEN TO THE DPW FACILITY. ALL DEMOLITION MATERIALS FROM WITHIN THE LOTS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE ON THIS PLAN OR OWNED BY THE CITY OF DOVER. MATERIALS SHALL BE REMOVED FROM THE SITE AS SOON AS POSSIBLE TO PREVENT UNDUE BURDEN ON THE BUILDING CONTRACTOR OF WORKING AROUND STOCKPILED MATERIALS.

4. ALL DEMOLITION MATERIALS SHALL BE PROPERLY I
CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.

5. THE INTENT OF THIS PLAN IS TO SHOW THE DEMOLITION REQUIREMENTS. THE DEMOLITION OR REMOVAL OF ADDITIONAL ITEMS MAY BE REQUIRED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SITE VISIT TO VERIFY ALL DEMOLITION REQUIREMENTS FOR THE PROJECT.

6. EXISTING DOCUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPEST BY A N LICENSED LAND SURVEYOR OR PERSON UNDER THE DIRECTOR'S SUPERVISION. THE SURVEYOR OF RECORD FOR THIS PROPERTY, COSTS FOR THIS WORK SHALL BE PAID FOR BY THE SITE CONTRACTOR.

7. THE SITE CONTRACTOR SHALL PROVIDE DAILY MAINTENANCE AS NECESSARY, INCLUDING SWEEPING WILLIAMS STREET AND HEURY LAW AVE. AS NECESSARY, TO REMOVE DEPOSITED MATERIALS, SPILLS, ETC. ASSOCIATED WITH THE SITE CONSTRUCTION ACTIVITIES.

8. ALL WORK SHALL BE CONDUCTED IN A MANNER TO PROTECT EXISTING FEATURES TO REMAIN AS SHOWN. THIS INCLUDES ONSITE FEATURES AND THOSE FEATURES WITHIN THE PUBLIC R.O.W. DAMAGE TO THESE FEATURES SHALL BE REPAIRED/REPLACED IN KIND BY THE SITE CONTRACTOR.

9. IN ANY LOCATION WHERE AN EXISTING PEDESTRIAN TRAVEL WAY LEADS TO THE CONSTRUCTION SITE (CROSSWALK, SIDEWALK, ETC.), ACCESS TO THE CONSTRUCTION SITE SHALL BE BLOCKED AND SIGNAGE SHALL BE PROVIDED AS SHOWN BELOW.

NO ACCESS
CONSTRUCTION SITE

10. AS DEPICTED ON THE PLAN, THE TOTAL AREA OF DISTURBANCE IS 8,500 SF.

11. UTILITIES: THE SITE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO REMOVE AND RELOCATE THE EXISTING TRANSFORMER.

DEMOLITION ITEMS:
(REFER TO DEMOLITION NOTE 5 ABOVE)

- ① COMPLETE REMOVAL OF PAVEMENT MARKINGS IN THE REAR PARKING LOT IS REQUIRED
- ② SAWCUT AND REMOVE EXISTING PAVEMENT TO THE LIMITS SHOWN.

3 REMOVE TRANSFORMER & BOLLARDS. COO UTILITY PROVIDER (EVERSOURCE) REQUIRED.

4 ALL EXISTING CATCH BASINS WHICH RECEIVE RUNOFF FROM THE SITE SHALL BE OUTFITTED WITH SILTSACKS PRIOR TO ANY DEMOLITION TO PREVENT SEDIMENT FROM INFILTRATING THE DRAINAGE SYSTEM.

prepared for

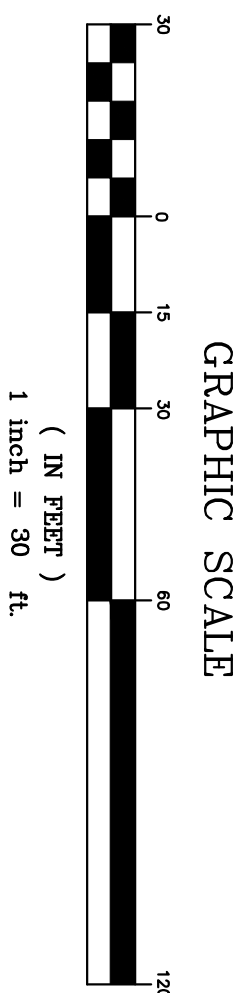
HELLENIC REALTY PARTNERS, LLC

(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH

DATE:	1/3/18
SCALE:	1"=30'
DESIGNED BY:	MS
DRAWN BY:	MS
APPROVED BY:	MJS
DWG FILE:	

SEAL

0.	INITIAL SUBMISSION TO TRC	1/3/18	MS
NO.	REVISIONS	DATE	INT.



UTILITIES NOTE: ALL ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATION FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE: 1-888-DIG-SAFE (1-888-344-7253).

0.	INITIAL SUBMISSION TO TRC
----	---------------------------

DATE:	1/3/18
SCALE:	1"=30'
DESIGNED BY:	MS
DRAWN BY:	MS
APPROVED BY:	MJS
DWG FILE:	

prepared for
HELLENIC REALTY PARTNERS, LLC
(TAX MAP 2, LOT 19)
333 CENTRAL AVE. DOVER, NH



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 RAILROAD ST., P.O. BOX 359
NEWMARKET, NH 03857

PHONE: (603) 659-4979, FAX: (603) 659-4627
E-MAIL: MJS@MJS-ENGINEERING.COM

DOVER PROJECT NUMBER :

SEAL

CONSTRUCTION DETAILS

prepared for

HELLENIC REALTY PARTNERS, LLC

(TAX MAP 2, LOT 19)

333 CENTRAL AVE. DOVER, NH

JOB: 17-041

DOVER PROJECT NUMBER: P17-



N.T.S

SCALE: N.T.S.

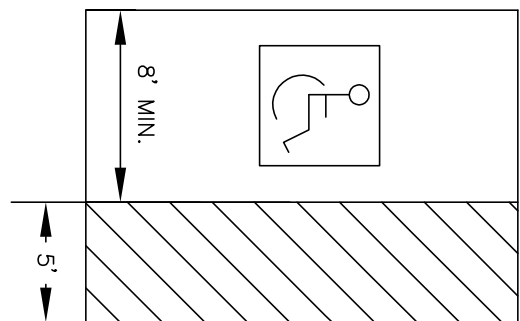
N.T.S

- NOTES:**
1. MAXIMUM CROSS SLOPE OF SIDEWALK TO BE 2%.
 2. CONCRETE TO BE 4,000 PSF.
 3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF DETECTABLE WARNING MATS.



N.T.S

1. STRIPE PARKING AREAS AND DRIVES AS SHOWN, INCLUDING PARKING SPACES, HANDICAP SWAGS, AND PAINTED ISLANDS, ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) AND BASHTO M242 TYPE II, MEDIAN ISLANDS AND CENTERLINES TO BE PAINTED WITH THERMOPLASTIC PAINT.
2. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGN AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
3. ALL TRAFFIC ISLANDS SHALL BE 4 INCH WIDE DIAGONAL LINES SPACED AT 12 FT. O.C. BORDERED BY 4 INCH WIDE LINES.
4. ALL CROSSWALKS SHALL MATCH THE CITY OF DOVER STANDARD AND SHALL BE PAINTED WITH THERMOPLASTIC PAINT.



N.T.S.

N.T.S.

- NOTES:
1. SEE PLANS FOR SIGN PLACEMENT.



N.T.S

1. DRAINAGE STRUCTURE MATERIALS SHALL COMPLY WITH NHDOT STANDARD SECTION 600.4 FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, DIVISION 600.
2. SITE CONTRACTORS SHALL BACKFILL AROUND DRAINAGE STRUCTURES IN 6 TO 8 INCH LIFTS, ATTAINING 92% MAXIMUM PROCTOR DENSITY FOR EACH LIFT. BACK FILLING INSIDE OF PIPE OPENINGS SHALL BE MORTARED AND ALLOWED TO CURE PER MANUFACTURER'S REQUIREMENTS PRIOR TO RECEIVING RUNOFF.
3. JOINTS BETWEEN ADJACENT RISERS SHALL BE FULLY SEALED WITH ELASTOMERIC SEALANT. JOINTS BETWEEN RISERS AND RINGS SHALL BE FULLY SEALED WITH ELASTOMERIC SEALANT.
4. FINISH GRADE PAVING MATERIAL SHALL BE PLACED IN THE EXCAVATION TO FINISH GRADE AFTER GROUND COURSE PAVEMENT IS PLACED. THE EXCAVATION TO BE UNDER COURSE WITH NHDOT CLASS B CONCRETE. THE TOP OF THE EXCAVATION SHALL BE UNDER COURSE WITH NHDOT CLASS B CONCRETE.
5. CATCH BASINS.
6. NENAH UPLIFTE/ OR P/AM/EX



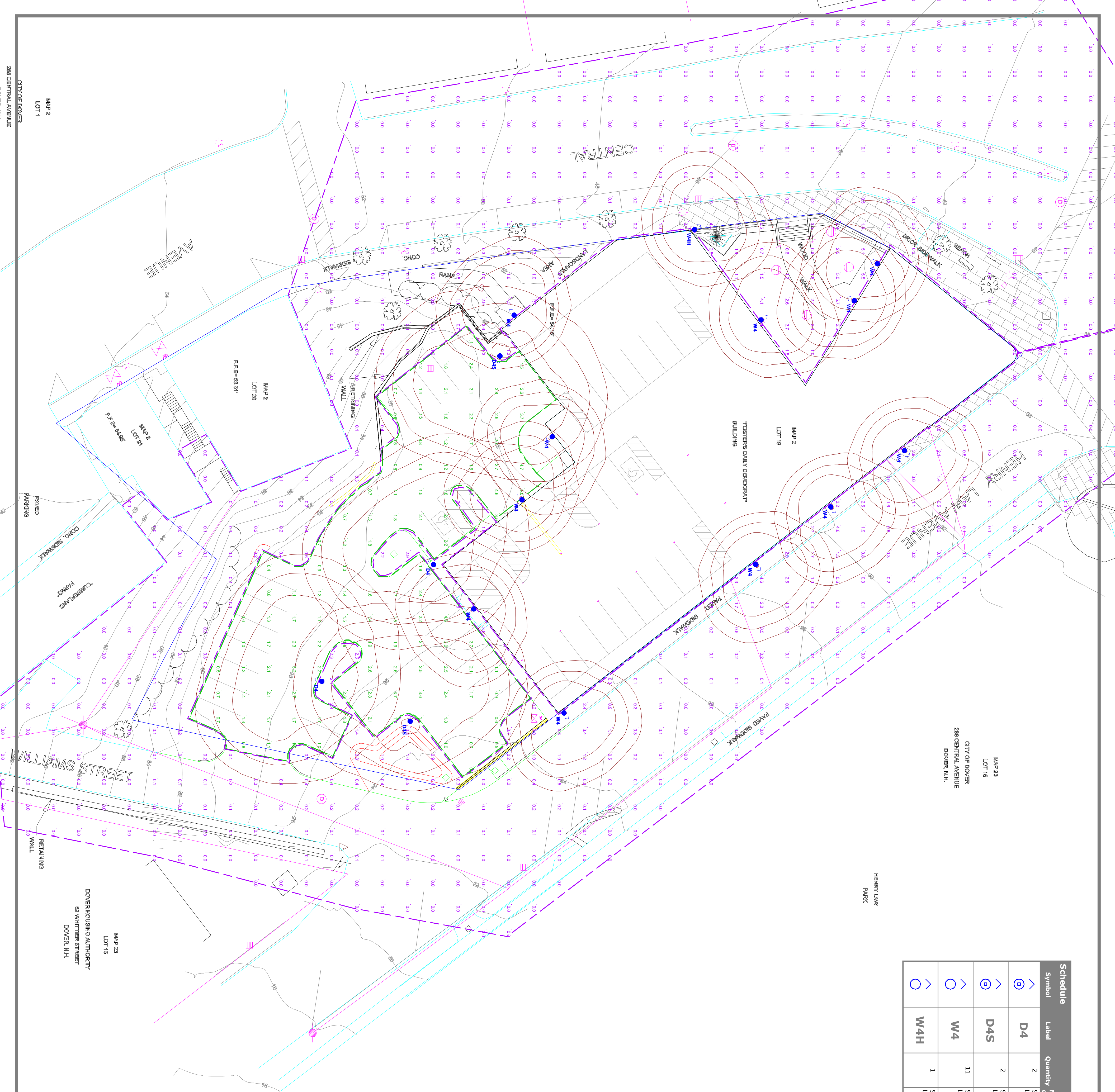
VISUAL

FOSTER'S SITE
Dover, NH
Lighting Layout

Designer
Heidi G. Connor
Visual
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
11/3/2018
Scale
1"=20'
Drawing No.
Summary

Schedule		Quantity	Manufactur	Catalog Number	Description	Lamp	Number	File name	Lumens Per	Light loss	Wattage
Symbol	Label						Lamps		Lamp	Factor	
< ⊕	D4	2	Stemberg	PT-A850SRLED-5P-6ARC45T4-MD03	Old Town Series Acorn Style Fixture, mounted at 15ft	LED	1	A850SRLED-6ARC45T4-MD03.IES	7780	0.9	96.7
< ⊕	D4S	2	Stemberg	PT-A850SRLED-5P-6ARC45T4-MD03-HSS	Old Town Series Acorn Style Fixture with House-side Shield, mounted at 15ft	LED	1	A850SRLED-6ARC45T4-MD03-HSS.IES	8015	0.9	94.5
< ⊕	W4	11	Stemberg	1W-SL270-SV1-36L45T4-MDLO3	SOLANA Series Fixture, Wall Mount Sconce, Type 4 Optic, Flat Lens Diffused, mounted at 10ft	LED	1	SL270-SV1-36L45T4-MDLO3.IES	3397	0.9	42.6
< ⊕	W4H	1	Stemberg	1W-SL270-SV1-36L45T4-MDLO3	SOLANA Series Fixture, Wall Mount Sconce, Type 4 Optic, Flat Lens Diffused, mounted at 14ft	LED	1	SL270-SV1-36L45T4-MDLO3.IES	3397	0.9	42.6

Statistics		Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot		+	0.3 fc	5.7 fc	0.0 fc	N/A	N/A
Parking Lot		+	1.8 fc	5.0 fc	0.4 fc	12.5:1	4.5:1



DOVER HOUSING AUTHORITY
62 WHITTIER STREET
DOVER, N.H.

MAP 23
LOT 16

MAP 23
LOT 15

MAP 2
LOT 21

MAP 2
LOT 20

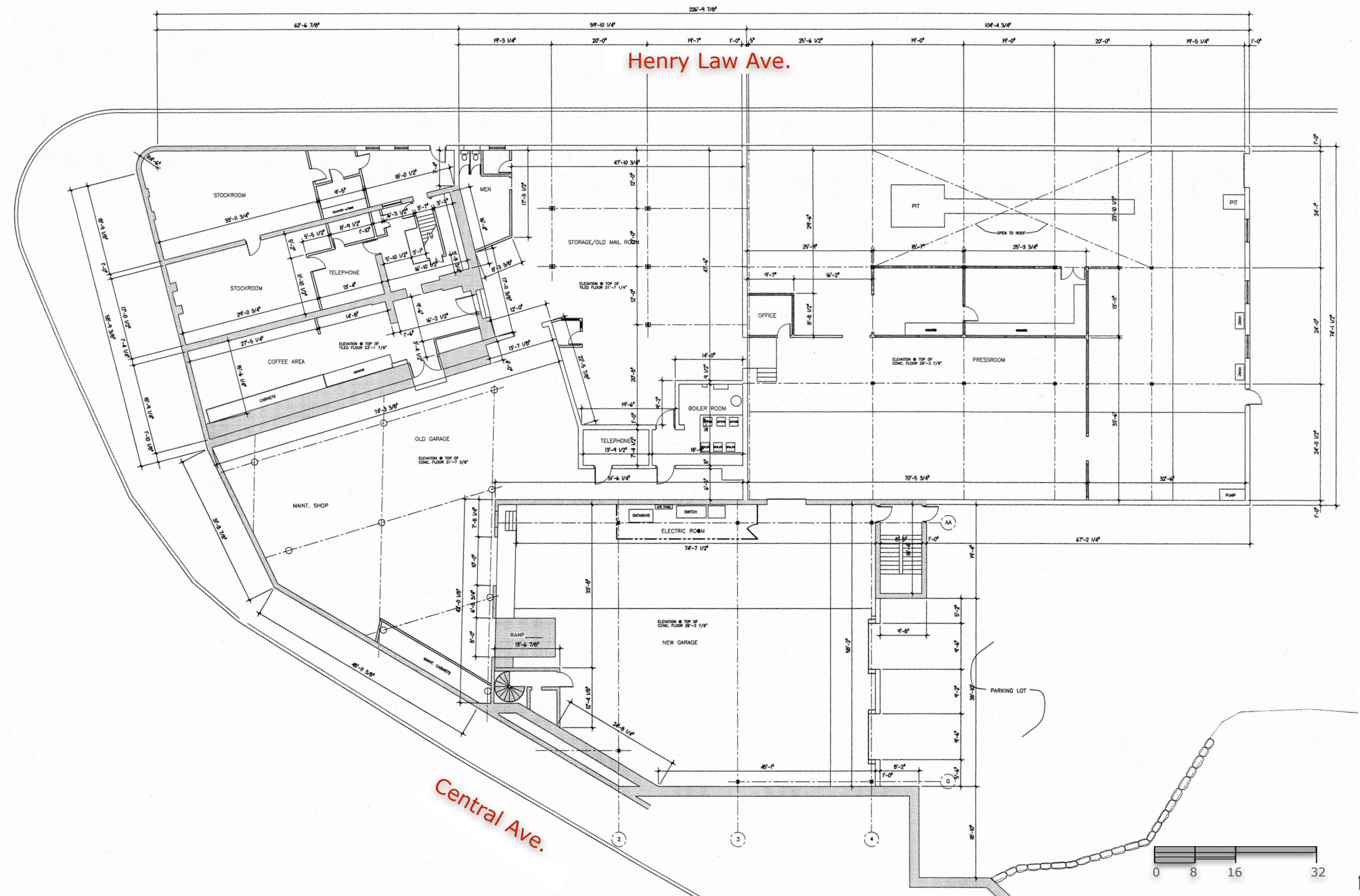
MAP 2
LOT 1

MAP 2
LOT 1

MAP 2
LOT 1

Fosters Daily Democrat Building

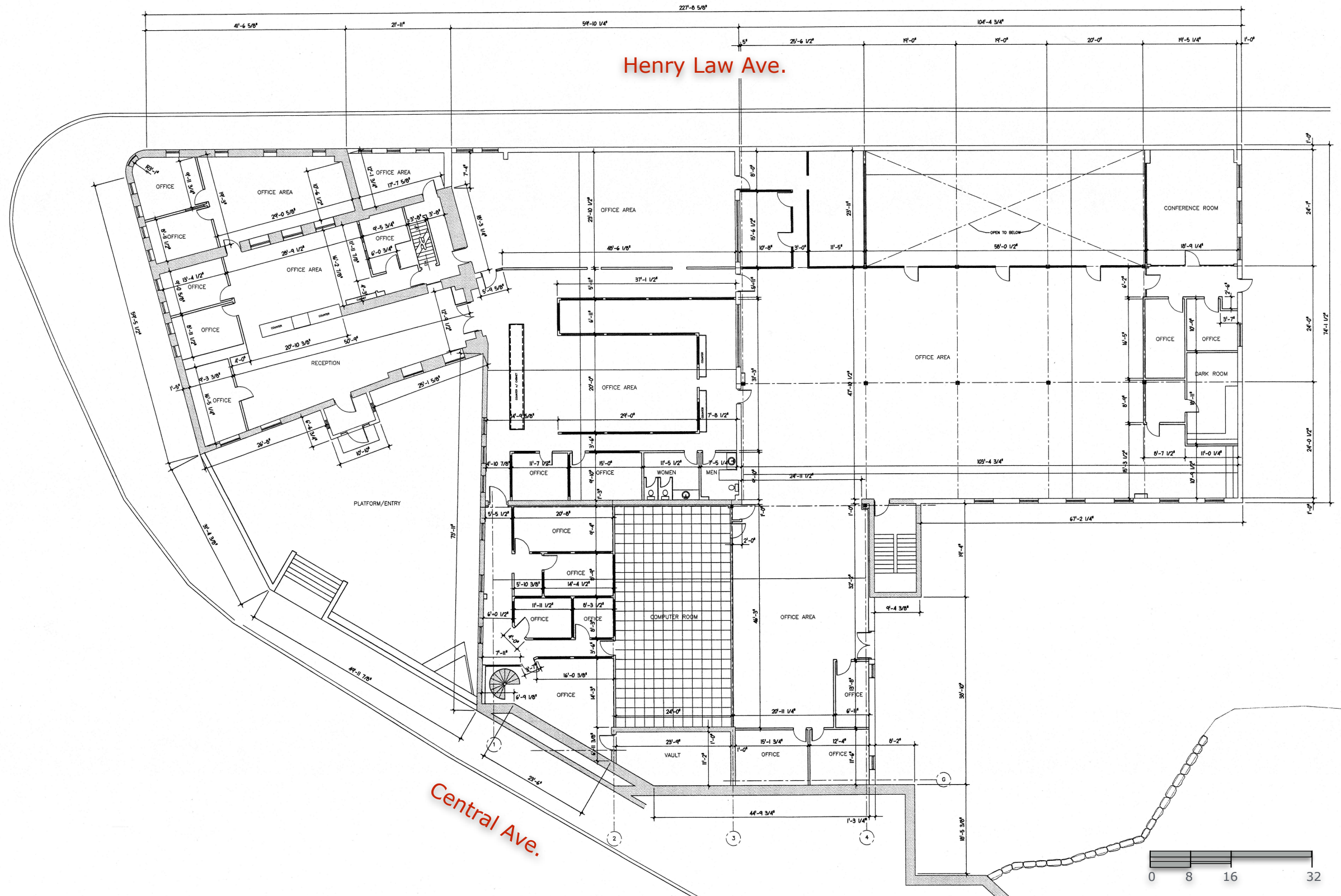
Planning Board Submission



Existing Ground Floor Plan

Fosters Daily Democrat Building

Planning Board Submission



Existing Second Floor Plan

Existing Fourth Floor Plan



Fosters Daily Democrat Building

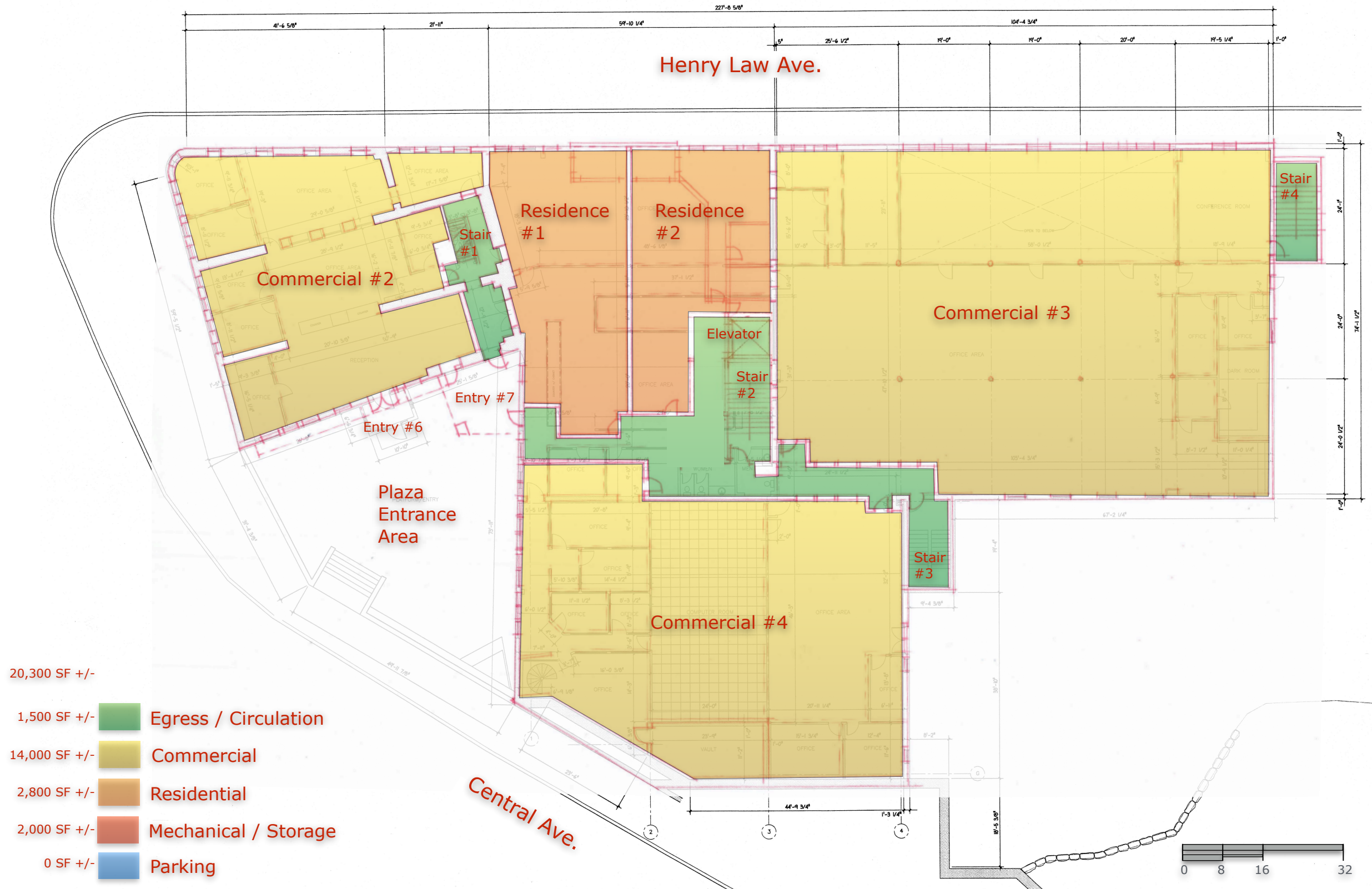
Planning Board Submission



Proposed Ground Floor Plan

Fosters Daily Democrat Building

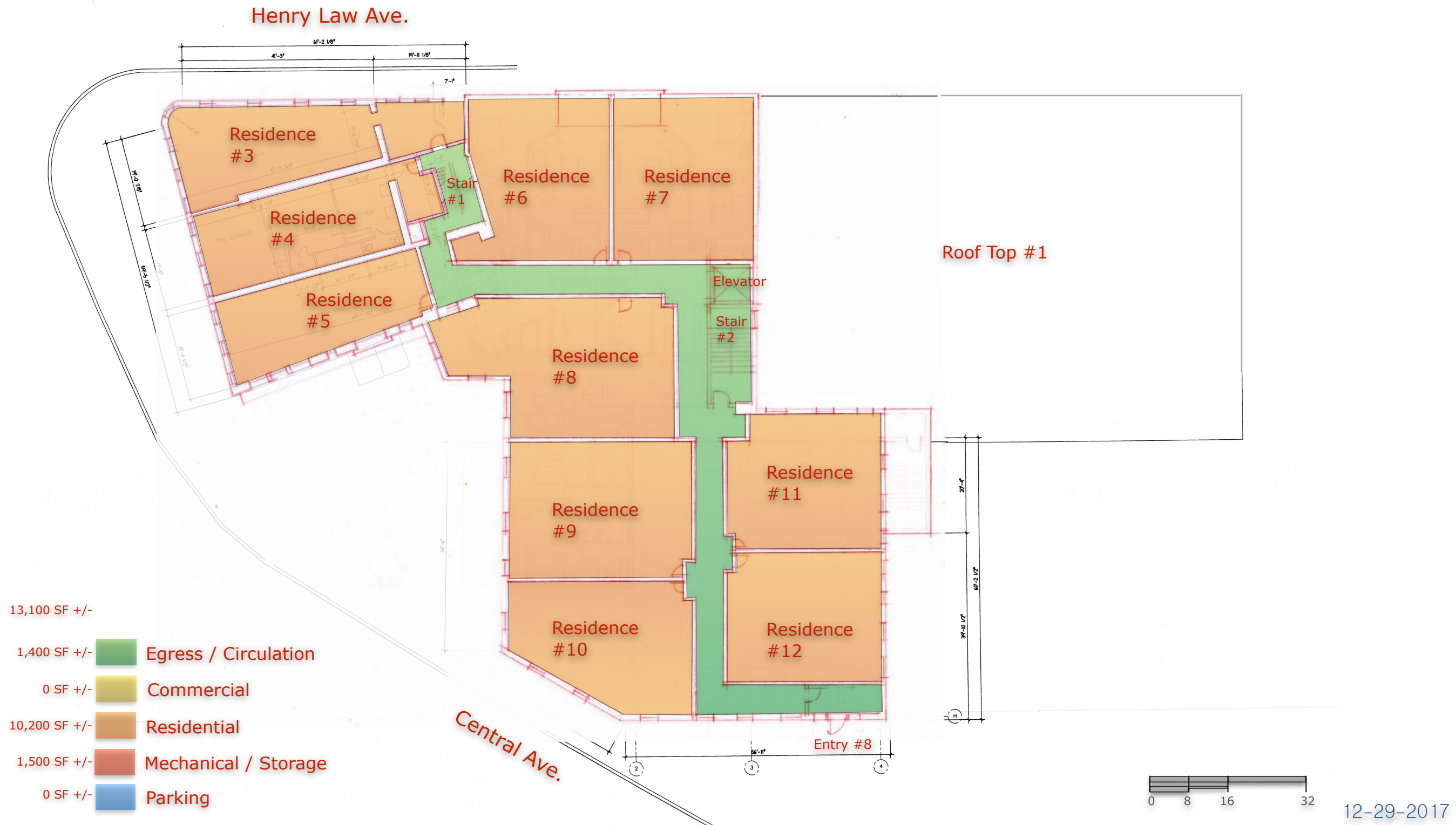
Planning Board Submission



Proposed Second Floor Plan

Fosters Daily Democrat Building

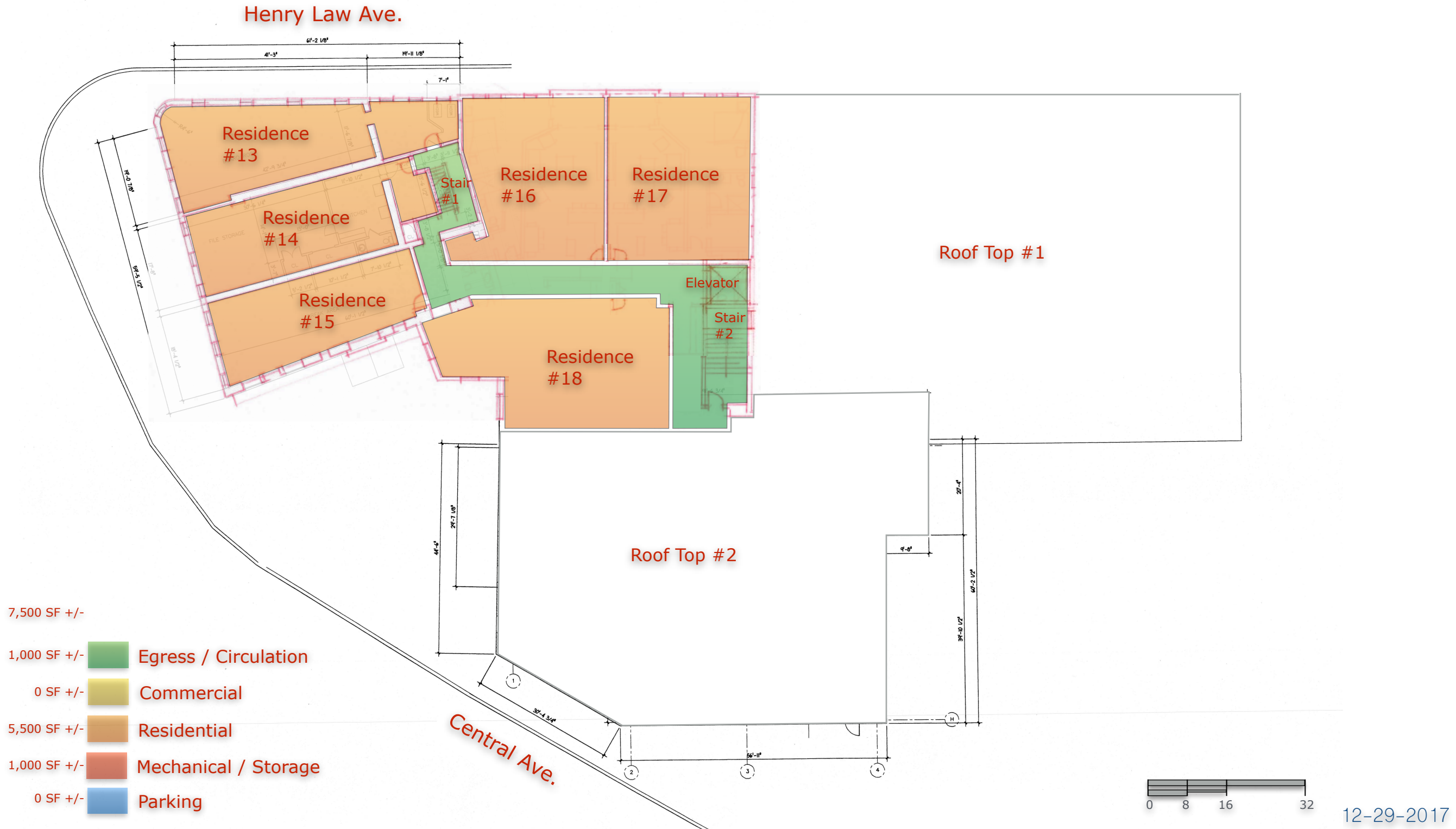
Planning Board Submission



Proposed Third Floor Plan

Fosters Daily Democrat Building

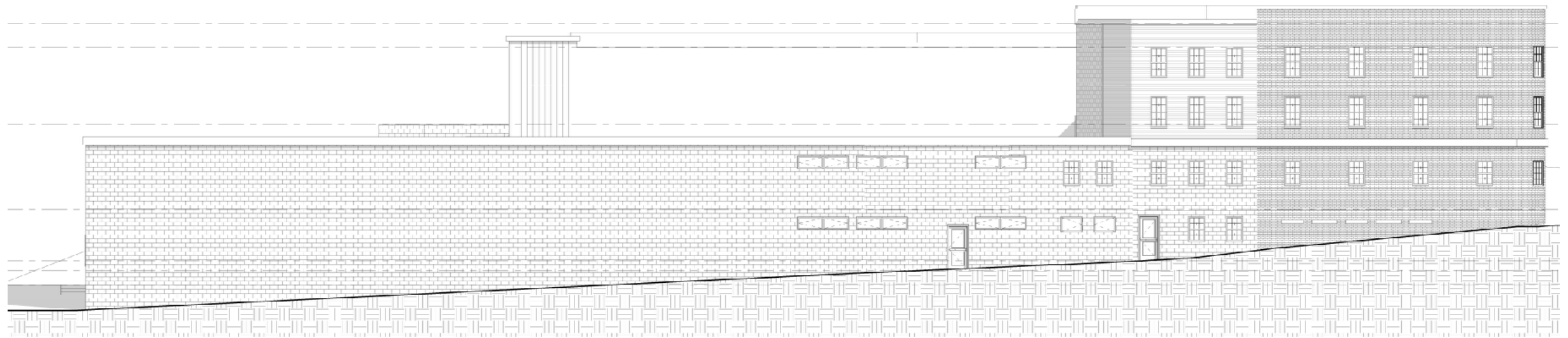
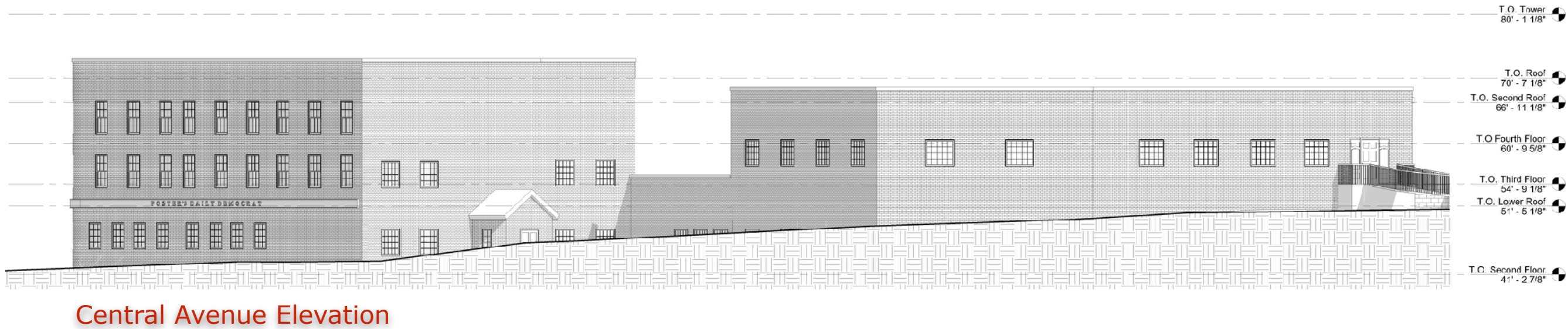
Planning Board Submission



Proposed Fourth Floor Plan

Fosters Daily Democrat Building

Planning Board Submission



Existing Elevations

Fosters Daily Democrat Building

Planning Board Submission



Central Avenue Elevation



Henry Law Avenue Elevation

Proposed Elevations

Fosters Daily Democrat Building

Planning Board Submission



TMS
architects

Henry Law Ave. Perspective

Fosters Daily Democrat Building

Planning Board Submission



Central Ave. Perspective