

**TOWN OF NORTHFIELD
APPLICATION FOR SITE PLAN REVIEW**

Application for: Design Review Final Application
Level of Site Plan Review Required: Minor Major

Name of Owner: Evroks Corporation
Address: PO Box 669 Winnisquam, NH 03289
Telephone #: 603-527-3546 E-mail address: evroks@metrocast.net
Authorized Agent: David B. Krause, LLS
Address: 18 Summer Street Northfield, NH 03276
Telephone #: 603-286-4404 E-mail address: dkrausells@metrocast.net
Name of Development: Site Plan for Evroks Corp.
Location: 23 Industrial Drive
Tax Map and Lot Number(s): R14, Lot 7-6
Description of Development: Construct 30' x 34' office with associated parking and septic

Current Zoning of Site: C/I- Commercial/Industrial
Special Exception Granted? Yes Not Applicable
Variance Granted? Yes Not Applicable
Site in Acres: 2.68 Acres Site in Sq. Ft.: 116,547 S.F.
Total Developable Acres: 2.68 Acres
Type Sewage Disposal: Municipal Private Other _____
Type of Water Supply: Municipal Private Other _____

ASIDE FROM THE ABOVE, THE FOLLOWING ARE REQUIRED:

1. "Notice of Planning and Zoning Approvals Required" signed by the Northfield Building Inspector.
2. A petition for any and all waivers. The petition shall state fully the grounds for each request for waiver and all of the facts relied upon by the petitioner.
3. All other requirements as per Section 5 of the Town of Northfield Site Plan Review Regulations.

To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.

Date: 10/20/16

Signed: David B. Krause

Certified Notification List

<u>Owner/ Applicant</u>	Evroks Corporation PO Box 669 Winnisquam, NH 03289	Map R14, Lot 7-6
<u>Agent</u>	David B. Krause, LLS 18 Summer Street Northfield, NH 03276	
<u>Abutters</u>	Pike Industries, Inc. 3 Eastgate Park Road Belmont, NH 03220	Map R14, Lots 7-3, 7-5, & 7-14
	Brian G. Young 1997 Rev. Trust Brian G. Young, Trustee PO Box 329 Plymouth, NH 03264	Map R14, Lot 7-7
	P.K.A. 140 Realty Trust 140 Tilton Road Northfield, NH 03276	Map R14, Lot 7A-1
	Exit 20 Northfield Industrial Condominium, LLC PO Box 67 Laconia, NH 03246	Map R14, Lot 7A-2

David B. Krause, LLS

Licensed Land Surveyor
18 Summer Street Northfield, NH 03276
Phone 603-848-0049 Email dkrausells@myfairpoint.net

October 20, 2016

Northfield Planning Board
21 Summer Street
Northfield, NH 03276

Site Plan for Evroks Corp., R14, Lot 7-6

The lot is located in the Commercial/Industrial zoning district within an Industrial Park Subdivision approved by the Northfield Planning Board in 1981 and is accessed by a private roadway (Industrial Park Drive) off NH Route 140.

The lot is currently mostly cleared with a larger metal storage structure and two smaller wooden storage sheds. The current use of the property is for storage of construction accessories when not needed on jobs (jersey barriers, traffic cones, granite and steel).

Evroks would like to move their offices to the site. The proposal is to construct a 30' x 34' cape type structure to use as an office along with construction of an associated 8 space parking area, driveway and on-site septic and well. The proposed construction will take place on the southerly portion of the property.

Project Narrative

There will be no increase in attendance at public schools

There will be a small increase in vehicular traffic. It is estimated that employees working out of this office will not exceed 6. Besides the employee traffic to and from work there will be minimal traffic generated by public visits. The office will be located on a private road (no municipal service) with direct access onto the state public highway system.

There will be no change in the number of local residents.

There will be no appreciable increase in municipal costs.

The load on public utilities would be minimal.

The public safety should not be affected by a small office.

The town should see a small increase in property tax revenue due to the construction of the building.

No changes in surface drainage are anticipated. The soils are extremely well drained sand and the addition of the building, parking area and driveway will be minimal on the 2.68 acre lot.

The increase in groundwater consumption will be minimal due to the small size of the office.

It is anticipated that a small dumpster will be added for trash from the office.

No noxious fumes or water pollution is anticipated due to the nature of the proposal.

The area is currently mostly cleared. Minimal brush will be cut for construction and BMP's for erosion control will be used during construction.

The entire site has been previously disturbed and is located in an industrial park adjacent to an asphalt plant. There is little natural ecology left.

No views will be blocked by construction.

As mentioned previously the lot is located within a industrial park subdivision. The proposed construction is similar and in harmony with the surrounding development.

Electric and gas utilities are already present on site. An on-site well and septic will be constructed.

Respectfully submitted

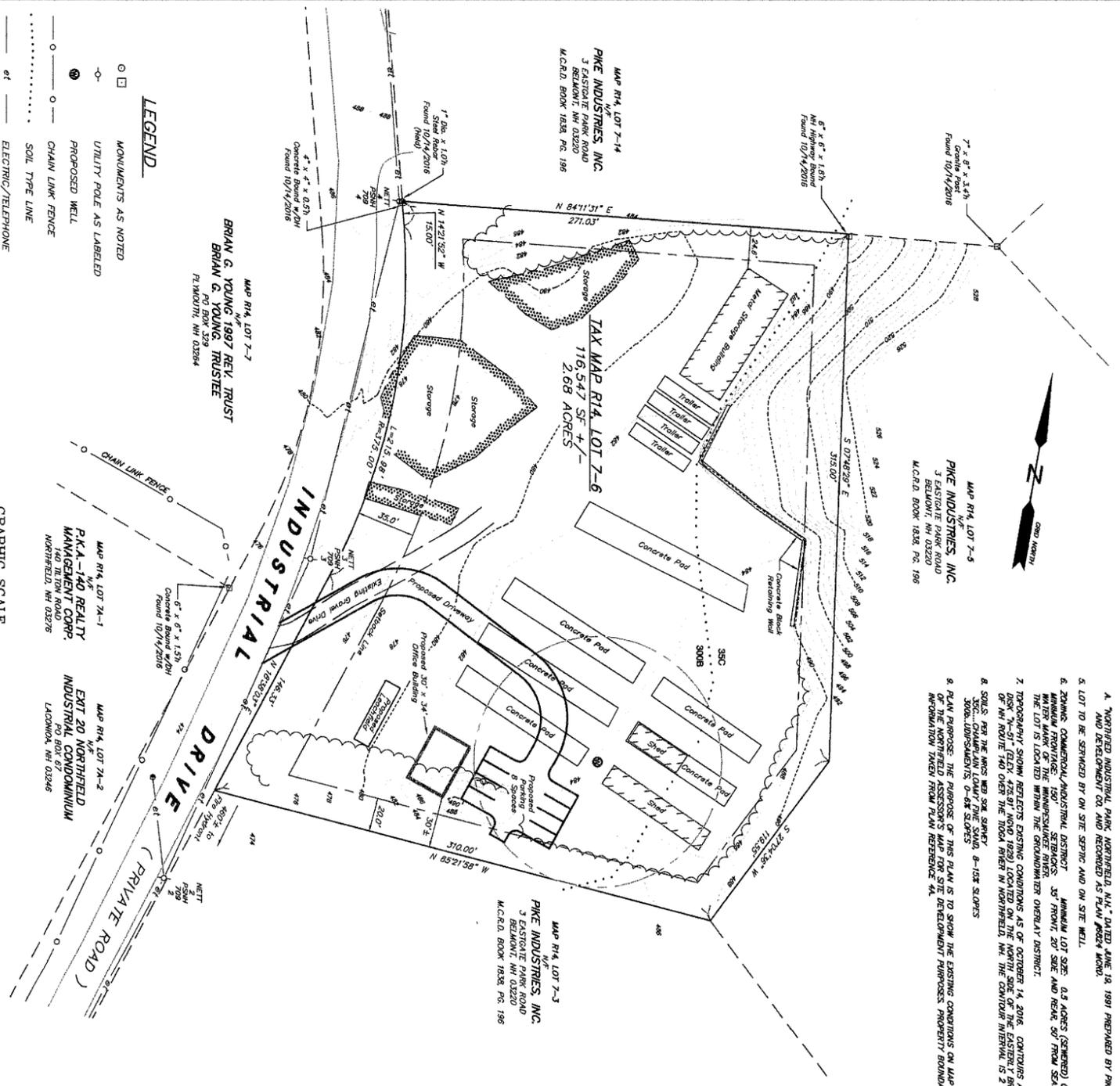
A handwritten signature in black ink, appearing to read 'David B. Krause', written in a cursive style.

David B. Krause, LLS

FOR REISTRY USE ONLY

NOTES

1. FIELD PROCEEDURE: LOCAL TOWN/100 TOTAL STATION INSTRUMENT ADJUSTED CLOSED TRAVERSE CONDUCTED OCTOBER 2016. THIS SURVEY IS TIED TO THE STATE PLANE COORDINATE SYSTEM AND IS TIED FROM INFORMATION PROVIDED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
2. ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.
3. DEED REFERENCES:
4. DEED OF PIKE INDUSTRIES, INC. TO EVOKS CORPORATION DATED SEPTEMBER 20, 1991 AND RECORDED IN BOOK 1984, PAGE 999 MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD).
5. PLAN REFERENCES:
6. NORTHFIELD INDUSTRIAL PARK NORTHFIELD, N.H. DATED APRIL 19, 1991 PREPARED BY PIKE MANAGEMENT AND REGISTERED IN PLAN BOOK 1980.
7. ZONING COMMERCIAL/INDUSTRIAL DISTRICT. MINIMUM LOT SIZE: 0.5 ACRES (SEWERED) OR 1 ACRE UNSEWERED. FRONT SETBACKS: 35' FRONT, 20' SIDE AND REAR, 50' FROM SEASONAL HIGH WATER. THE LOT IS LOCATED WITHIN THE NORTHFIELD OVERLAY DISTRICT.
8. THROUGHOUT SHOWS REFLECTS EXISTING CONDITIONS AS OF OCTOBER 14, 2016. CONTOURS ARE TIED TO MNS OF NH ROUTE 140 OVER THE TIGON RIVER IN NORTHFIELD, NH. THE CONTOUR INTERVAL IS 2 FEET.
9. SLOPES ARE THE HIGHEST AND LOWEST SLOPES.
10. SLOPES: 300K, 600K, 900K, 1200K, 1500K, 1800K, 2100K, 2400K, 2700K, 3000K, 3300K, 3600K, 3900K, 4200K, 4500K, 4800K, 5100K, 5400K, 5700K, 6000K, 6300K, 6600K, 6900K, 7200K, 7500K, 7800K, 8100K, 8400K, 8700K, 9000K, 9300K, 9600K, 9900K, 10200K, 10500K, 10800K, 11100K, 11400K, 11700K, 12000K.
11. PLAN PURPOSE: THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON MAP R14, LOT 8-1 OF THE NORTHFIELD ASSESSOR'S MAP FOR SITE REDEVELOPMENT PURPOSES. PROPERTY BOUNDARY INFORMATION TAKEN FROM PLAN REFERENCE 4A.

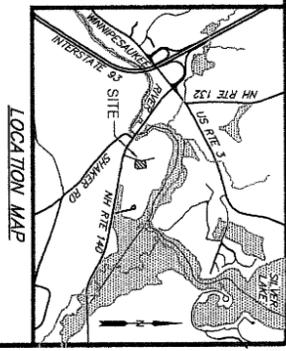
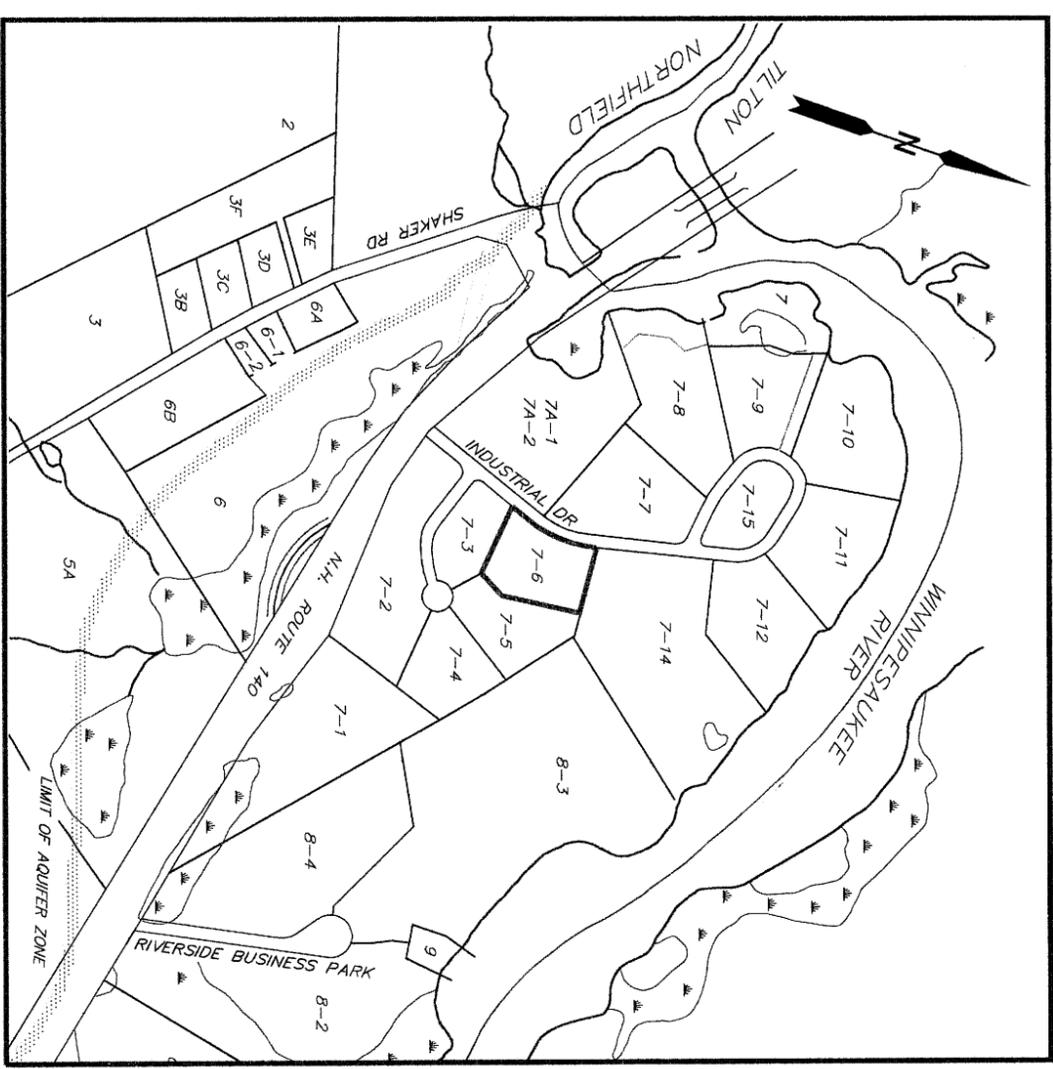


DAVID B. RAUSE, LLS
 18 SUMMER STREET
 NORTHFIELD, N.H. 03276
 603-286-4404

- LEGEND**
- MONUMENTS AS NOTED
 - UTILITY POLE AS LABELED
 - PROPOSED WELL
 - CHAIN LINK FENCE
 - SOIL TYPE LINE
 - ELECTRIC/TELEPHONE



OVERVIEW



APPROVED BY THE NORTHFIELD
 PLANNING BOARD ON _____
 CHAIRMAN _____
 SECRETARY _____

PURSUANT TO THE SITE PLAN REVIEW
 REGULATIONS OF THE NORTHFIELD
 PLANNING BOARD, THE SITE PLAN
 APPROVAL GRANTED HEREON EXPIRES ONE
 YEAR FROM THE DATE OF APPROVAL

MAP R-14, LOT 7-6
FOR
EVOKS CORP.
 23 INDUSTRIAL DRIVE
 MERRIMACK CO. NORTHFIELD, N.H.
 SCALE: 1" = 40'
 OCTOBER 21, 2016

OWNER OF RECORD
 EVOKS CORPORATION
 PO BOX 669
 WINDSORHAM, NH 03289