



Town of Allenstown
Zoning Board of Adjustment

Applicant Name Michael Donnelly Phone (603) 219-6693
Address 617A Buck street Pembroke NH 03275 Home _____ Work _____
Owner of Property Concerned Sunrise Baptist Church Map # 000110 Lot # 000056
Address of Property Concerned 44 Pinewood road. Zoning District Commercial

Proposed Use Business use to allow "Group Child Care Center (7 or more)

DO NOT COMPLETE MORE THAN ONE

Section 1 ADMINISTRATIVE DECISION

The undersigned alleges that an error has been made in the decision, determination or requirement by he
Inspector/Code Enforcement Officer on _____, relative to Article _____, Section _____ of the zoning
date _____
ordinance.

Section 2 SPECIAL EXCEPTION

The undersigned hereby requests a special as provided in Article _____, Sction _____ of the zoning
ordinance.

Section 3 VARIANCE

The undersigned hereby requests a variance to the terms of Article 10, Section 1001 and asks that said
terms be waived to permit Change of use - to use "Group Child Care Center (7 or more) within the
commercial/light industrial zone.

Date 01/3/2024

Received Stamp



**Town of Allenstown
16 School Street
Allenstown, NH 03275**

Application Fee; \$200.00 Legal Ad; \$325.00 +\$15.00 per abutter

APPLICATION FOR A VARIANCE

Do not write in this space.

Case No. _____

Date Filed _____

(signed - ZBA)

To: Zoning Board of Adjustment,

City/Town of Allenstown NH

Name of Applicant Michael Donnelly

Address 617A Buck street Pembroke NH 03275

Owner Sunrise Baptist Church

(if same as applicant, write "same")

Location of Property 44 Pinewood road 000110 000056

(street, number, sub-division and lot number)

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

Application for a Variance

A variance is requested from article Chapter 10 section 1001 of the zoning ordinance to permit a change of use - to use "Group Child Care Center (7 or more) within the

commercial/light industrial zone.

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

Allowing the use of "Group Child Care Center (7 or more) will be providing a service to the community which directly services the public interest.

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

Allowing the use will provide a needed service for the community and will not negatively impact the surrounding neighborhood.

3. Granting the variance would do substantial **justice** because:

It would allow the property change from a church and to be used as a child care center which is a great need in the community and surrounding areas.

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

Property values will not be diminished by granting the variance. There is a strong positive correlation between a community's economic development and access to child care.

5. Unnecessary Hardship

a. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in **unnecessary hardship** because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Without approval of the use change the building can not become a child care center

- and -

ii. The proposed use is a reasonable one because:

Similar uses to a child care center (7 or more) are already allowed in the commercial
district such as schools and adult daycare.

- b. Explain how, if the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.
-

Without approval the property can not be used as a child care center (7 or more)

Applicant _____ Date 01/03/2024
(Signature)

Letter of Authorization – 44 Pinewood Road, Allenstown NH.

To Whom it may concern,

I Robert E. Bowden (Owner or legal representative) give my Authorization to Michael Donnelly to submit an application for a zoning variance for the above listed property.

Name: Robert E. Bowden

Signature: 

Phone: 603-568-6843

Business Information

Business Details

Business Name: SUNRISE COMMUNITY CHURCH	Business ID: 66055
Business Type: Domestic Nonprofit Corporation	Business Status: Good Standing
Business Creation Date: 08/31/1979	Name in State of Incorporation: Not Available
Date of Formation in Jurisdiction: 08/31/1979	
Principal Office Address: 44 Pinewood Road (Rte 28), Allenstown, NH, 03275, USA	Mailing Address: 44 Pinewood Road (Rte 28), Allenstown, NH, 03275, USA
Citizenship / State of Incorporation: Domestic/New Hampshire	
	Last Nonprofit Report Year: 2020
	Next Report Year: 2025
Duration: Perpetual	
Business Email: NONE	Phone #: NONE
Notification Email: NONE	Fiscal Year End Date: NONE

Principal Purpose

S.No	NAICS Code	NAICS Subcode
No records to view.		

Principals Information

Name/Title	Business Address
ROBERT BOWDEN / President	44 PINEWOOD RD, Allenstown, NH, 03275, USA
ROBERT BOWDEN / Secretary	44 PINEWOOD RD, Allenstown, NH, 03275, USA
ROBERT BOWDEN / Treasurer	44 PINEWOOD RD, Allenstown, NH, 03275, USA
ROBERT BOWDEN / Director	44 PINEWOOD RD, Allenstown, NH, 03275, USA
ROBERT BOWDEN / Other Officer	44 PINEWOOD RD, Allenstown, NH, 03275, USA

Registered Agent Information

Name: Not Available

Registered Office Not Available
Address:

Registered Mailing Not Available
Address:

Trade Name Information

No Trade Name(s) associated to this business.

Trade Name Owned By

No Records to View.

Trademark Information

Trademark Number	Trademark Name	Business Address	Mailing Address
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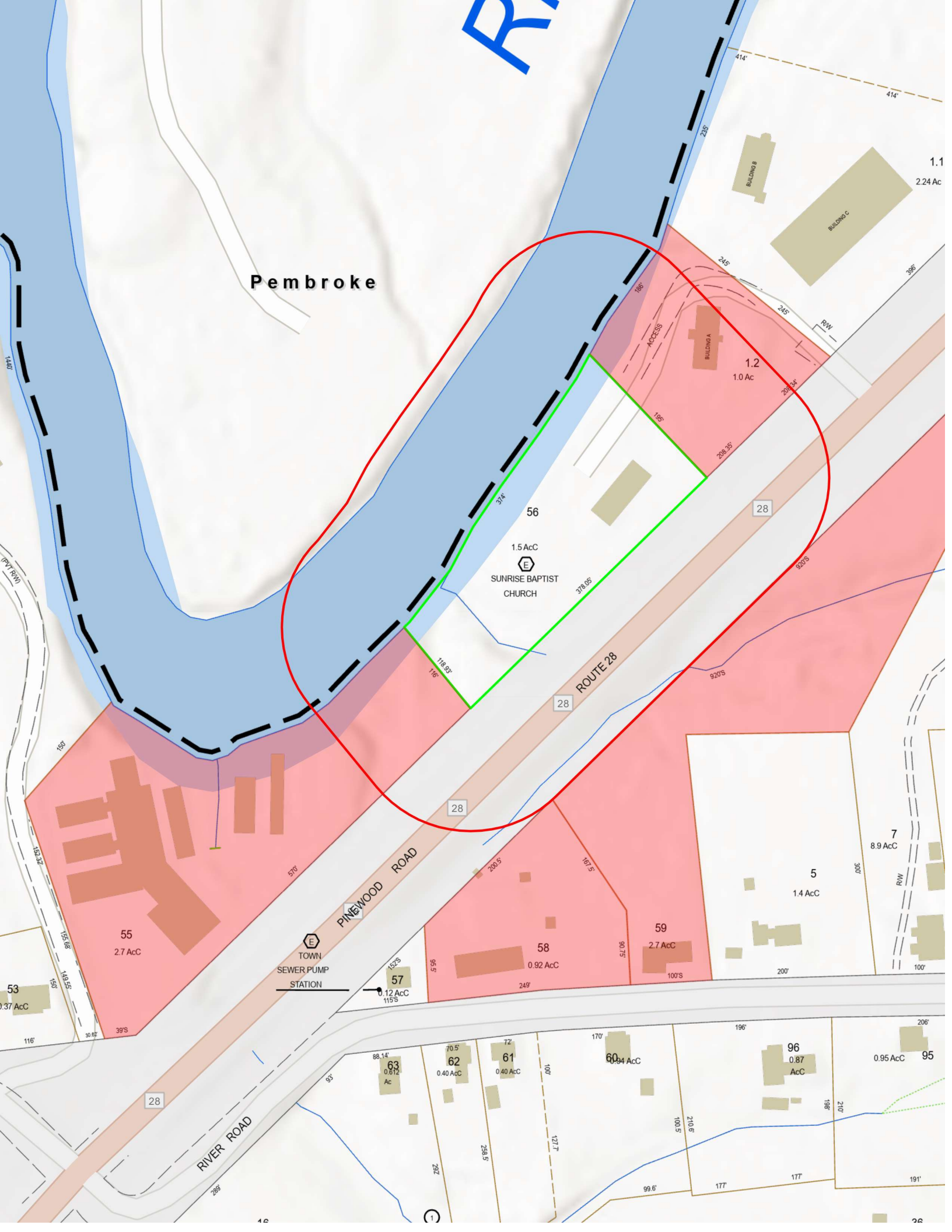
No records to view.

[Filing History](#) [Address History](#) [View All Other Addresses](#) [Name History](#) [Shares](#)

[Businesses Linked to Registered Agent](#) [Return to Search](#) [Back](#)

NH Department of State, 107 North Main St. Room 204, Concord, NH 03301 -- [Contact Us](#)
[\(./online/Home/ContactUS\)](#)

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Pembroke

56
1.5 AcC
SUNRISE BAPTIST CHURCH

57
0.12 AcC
TOWN SEWER PUMP STATION

58
0.92 AcC

59
2.7 AcC

63
0.912 Ac

62
0.40 AcC

61
0.40 AcC

60
0.4 AcC

96
0.87 AcC

95
0.95 AcC

7
8.9 AcC

5
1.4 AcC

1.1
2.24 Ac

28

28

28

28

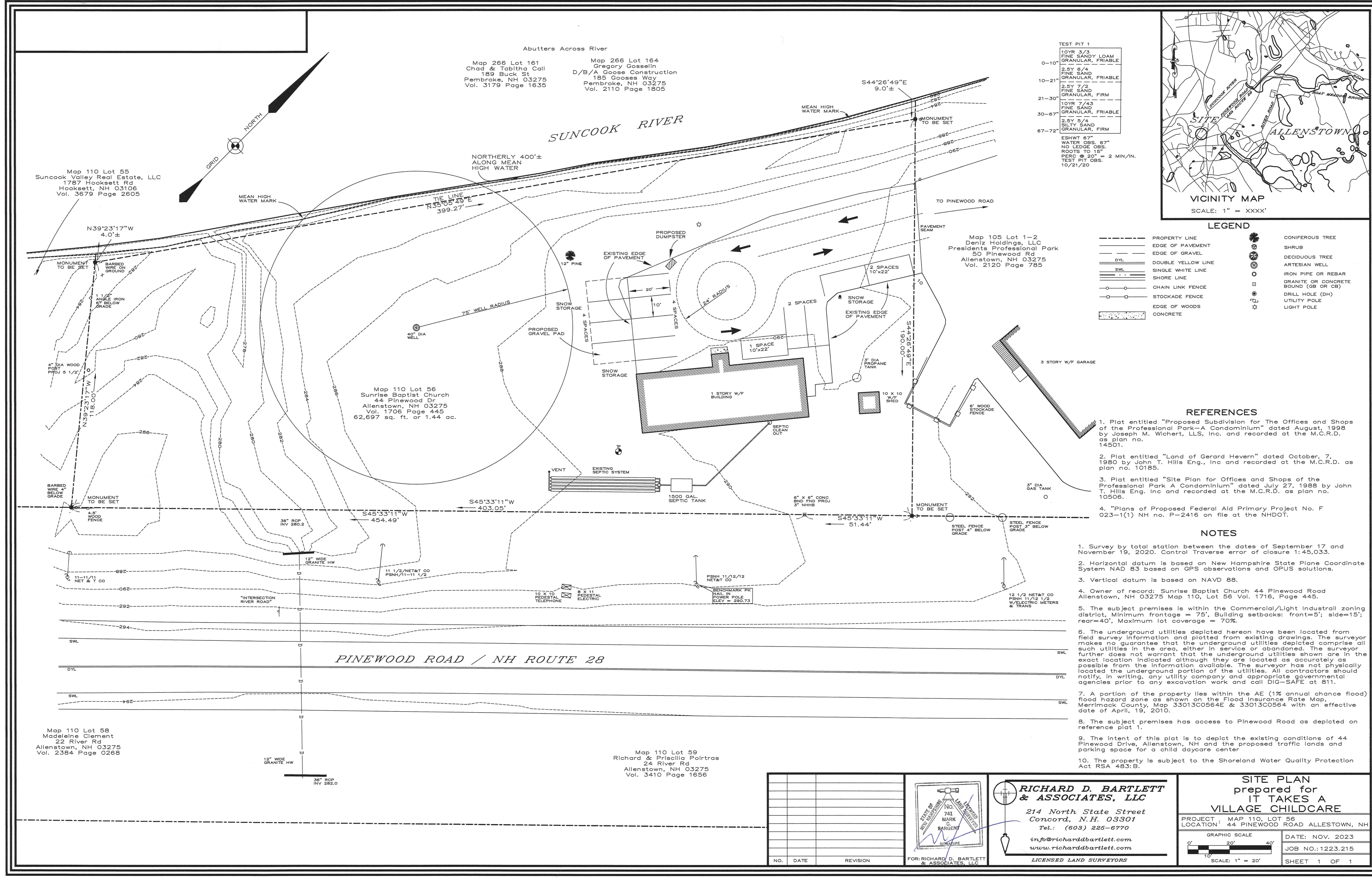
53
0.37 AcC

55
2.7 AcC

26

1

16



Abutters Across River

Map 266 Lot 161
Chad & Tabitha Call
189 Buck St
Pembroke, NH 03275
Vol. 3179 Page 1635

Map 266 Lot 164
Gregory Gosselin
D/B/A Goose Construction
185 Gooses Way
Pembroke, NH 03275
Vol. 2110 Page 1805

Map 110 Lot 55
Suncook Valley Real Estate, LLC
1787 Hooksett Rd
Hooksett, NH 03106
Vol. 3679 Page 2605

Map 105 Lot 1-2
Deniz Holdings, LLC
President's Professional Park
50 Pinewood Rd
Allenstown, NH 03275
Vol. 2120 Page 785

Map 110 Lot 56
Sunrise Baptist Church
44 Pinewood Dr
Allenstown, NH 03275
Vol. 1706 Page 445
62,697 sq. ft. or 1.44 ac.

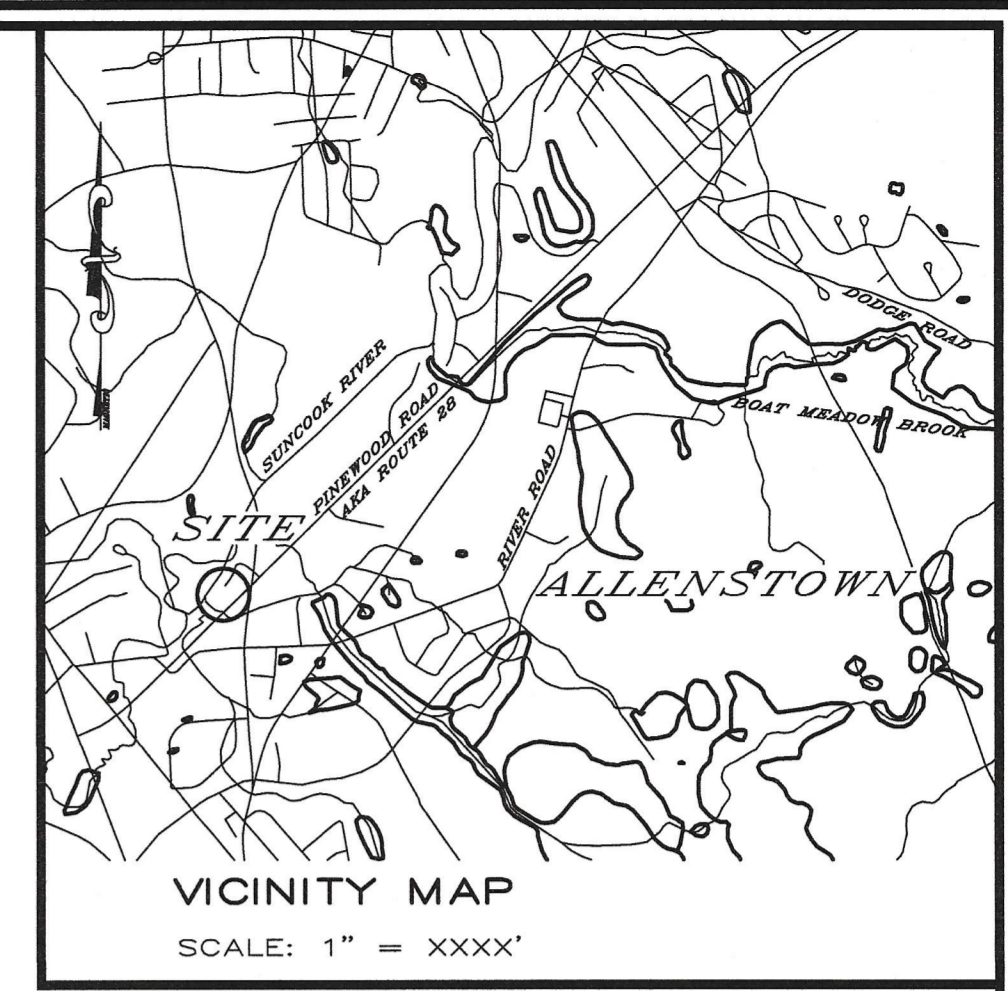
Map 110 Lot 58
Madeleine Clement
22 River Rd
Allenstown, NH 03275
Vol. 2384 Page 0268

Map 110 Lot 59
Richard & Priscilla Poirtras
24 River Rd
Allenstown, NH 03275
Vol. 3410 Page 1656

TEST PIT 1

0-10"	10YR 3/3 FINE SANDY LOAM GRANULAR, FRIABLE
10-21"	2.5Y 6/4 FINE SAND GRANULAR, FRIABLE
21-30"	2.5Y 7/2 FINE SAND GRANULAR, FIRM
30-67"	10YR 7/43 FINE SAND GRANULAR, FRIABLE
67-72"	2.5Y 5/4 SILTY SAND GRANULAR, FIRM

ESHW 67" WATER OBS. 67" NO LEDGE OBS. ROOTS TO 15" PERC @ 20" = 2 MIN/IN. TEST PIT OBS. 10/21/20



LEGEND

---	PROPERTY LINE	⊗	CONIFEROUS TREE
---	EDGE OF PAVEMENT	⊗	SHRUB
---	EDGE OF GRAVEL	⊗	DECIDUOUS TREE
---	DYL	⊗	ARTESIAN WELL
---	SWL	⊗	IRON PIPE OR REBAR
---	CHAIN LINK FENCE	⊗	GRANITE OR CONCRETE SOUND (GB OR GB')
---	STOCKADE FENCE	⊗	DRILL HOLE (DH)
---	EDGE OF WOODS	⊗	UTILITY POLE
---	CONCRETE	⊗	LIGHT POLE

- REFERENCES
1. Plat entitled "Proposed Subdivision for The Offices and Shops of the Professional Park-A Condominium" dated August, 1998 by Joseph M. Wichert, LLS, Inc. and recorded at the M.C.R.D. as plan no. 14501.
 2. Plat entitled "Land of Gerard Hevern" dated October, 7, 1980 by John T. Hillis Eng., Inc and recorded at the M.C.R.D. as plan no. 10185.
 3. Plat entitled "Site Plan for Offices and Shops of the Professional Park A Condominium" dated July 27, 1988 by John T. Hillis Eng. Inc and recorded at the M.C.R.D. as plan no. 10506.
 4. "Plans of Proposed Federal Aid Primary Project No. F 023-1(1) NH no. P-2416 on file at the NHDOT.

- NOTES
1. Survey by total station between the dates of September 17 and November 19, 2020. Control Traverse error of closure 1:45,033.
 2. Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
 3. Vertical datum is based on NAVD 88.
 4. Owner of record: Sunrise Baptist Church 44 Pinewood Road Allenstown, NH 03275 Map 110, Lot 56 Vol. 1716, Page 445.
 5. The subject premises is within the Commercial/Light Industrial zoning district, Minimum frontage = 75', Building setbacks: front=5'; side=15'; rear=40', Maximum lot coverage = 70%.
 6. The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
 7. A portion of the property lies within the AE (1% annual chance flood) flood hazard zone as shown on the Flood Insurance Rate Map, Merrimack County, Map 33013C0564E & 33013C0564 with an effective date of April, 19, 2010.
 8. The subject premises has access to Pinewood Road as depicted on reference plat 1.
 9. The intent of this plat is to depict the existing conditions of 44 Pinewood Drive, Allenstown, NH and the proposed traffic lands and parking space for a child daycare center
 10. The property is subject to the Shoreland Water Quality Protection Act RSA 483:B.

<table border="1"> <thead> <tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISION											<p>RICHARD D. BARTLETT & ASSOCIATES, LLC</p> <p>214 North State Street Concord, N.H. 03301 Tel.: (603) 225-6770</p> <p>in.f@richardbartlett.com www.richardbartlett.com</p> <p>LICENSED LAND SURVEYORS</p>	<p>SITE PLAN prepared for IT TAKES A VILLAGE CHILDCARE</p>
	NO.	DATE	REVISION												
<p>PROJECT: MAP 110, LOT 56 LOCATION: 44 PINEWOOD ROAD ALLESTOWN, NH</p> <p>GRAPHIC SCALE: 1" = 20'</p> <p>DATE: NOV. 2023 JOB NO.: 1223.215 SHEET 1 OF 1</p>															

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
110-055	20 RIVER ROAD	SUNCOOK VALLEY REAR ESTATE, LL		1787 HOOKSETT ROAD		HOOKSETT	NH	03106
110-058	22 RIVER ROAD	CLEMENT, MADELEINE G		22 RIVER ROAD		ALLENSTOWN	NH	03275
110-059	24 RIVER ROAD	POITRAS, RICHARD	POITRAS, PRISCILLA		24 RIVER ROAD	ALLENSTOWN	NH	03275
105-001	50 PINEWOOD RD	VEGA, FREDERICK		311 WEST RIVER ROAD SUITE #2		HOOKSETT	NH	03106
266-0164	185 GOOSSES WAY	GOSELIN, GREGORY R	D/B/A GOOSE CONSTRUCTION	185 GOOSSES WAY		PEMBROKE	NH	03275
266-0161	189 Buck st	Chad and Tabitha Call		189 Buck st		PEMBROKE	NH	03275
110-056	44 PINEWOOD RD	SUNRISE BAPTIST CHURCH		44 PINEWOOD RD		ALLENSTOWN	NH	03275



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR OPERATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

DATE OF INSPECTION: 6/28/2022

APPROVAL NUMBER: eCA2021070726

DATE OF OPERATIONAL APPROVAL: 6/28/2022

I. PROPERTY INFORMATION

Address: 44 PINEWOOD ROAD
ALLENSTOWN NH 03275
Subdivision Approval No.: PENDING
Subdivision Name:
County: MERRIMACK
Tax Map/Lot No.: 110/56

II. OWNER INFORMATION

Name: ROBERT BOWDEN
Address: SUNRISE COMMUNITY CHURCH
44 PINEWOOD ROAD
ALLENSTOWN NH 03275

III. APPLICANT INFORMATION

Name: MARK C SARGENT
Address: 21 MAPLE ST
CENTER BARNSTEAD NH 03225

IV. DESIGNER INFORMATION

Name: MARK C SARGENT
Address: 21 MAPLE ST
CENTER BARNSTEAD NH 03225
Permit No.: 01279

V. INSTALLER INFORMATION

Name: SCOTT E THIBEAULT
Address: 32 GALE RD
GILMANTON NH 03237
Permit No.: 03624

VI. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Operation

- A. TYPE OF SYSTEM: ENVIROSEPTIC
- B. NO. OF BEDROOMS: 0
- C. APPROVED FLOW: 450 GPD
- D. OTHER CONDITIONS AND WAIVERS:
 - 1. No waivers have been approved.

Joshua P. Barker
Subsurface Systems Bureau

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NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES

- (b) For existing uses, flow shall be based on:
- (1) Metered water readings for the use as specified in (d), below, if available; or
 - (2) The unit design flows listed in Table 1008-1.
- (c) For new uses, flow shall be based on:
- (1) The unit design flows listed in Table 1008-1; or
 - (2) Metered water readings for uses that are as similar as possible to the proposed use, taking into consideration factors such as occupancy and frequency of use, determined as specified in (d), below.
- (d) Design flows based on metered water readings shall be calculated:
- (1) By finding the average of water meter readings over a period of time that is representative of the volume of water used and multiplying the average by a minimum peaking factor of 2 for commercial light flow or a maximum peaking factor of 3 for commercial heavy flow; or
 - (2) By measuring not less than 6 months of consecutive daily meter readings, including the month(s) of heaviest use for uses that are seasonal in nature, and using the highest daily flow without application of a peaking factor;
- (e) The unit design flow figures referenced in (b) and (c), above, shall be as listed in Table 1008-1, below, subject to (f) through (h), below:

Table 1008-1: Unit Design Flow Figures

Use	Unit Design Flow
AIRPORTS	5 GPD/Transient plus 10 GPD/Employee
APARTMENTS	See Dwellings
BARS, LOUNGES	See Food Service
BED & BREAKFAST	60 GPD/Guest, based on the greater of 2 guests per room or the actual number of guests the room is designed to accommodate, plus 10 GPD/Employee
BUNKHOUSE	60 GPD/Person
CAMPS:	
Campground with Central Comfort Station	45 GPD/site, plus 20 GPD/Site for the dump station
Recreational Campgrounds with 3-way hookups	60 GPD/Site
Construction Camps	50 GPD/Person
Day Camps (not including meals)	15 GPD/Person
Dining Facility	3 GPD/Person/meal
Residential Youth Recreation Camps	25 GPD/Person plus 3 GPD/Person/meal
CATERERS – Function Rooms	12 GPD/patron
CHURCHES:	
Sanctuary Seating	3 GPD/Seat
Church Suppers	12 GPD/Seat

NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES

Use	Unit Design Flow
COUNTRY CLUBS – PRIVATE	
Dining Room	10 GPD/Seat
Snack Bar	10 GPD/Seat
Locker & Showers	20 GPD/Locker
DAY CARE CENTERS	10 GPD/Person
DENTISTS	10 GPD/Chair plus 35 GPD/Staff Member
DOCTOR’S OFFICES	250 GPD/Doctor
DOG KENNELS	50 GPD/Kennel, with one dog per kennel
DWELLINGS:	
Apartment - Studio or One-Bedroom	225 GPD
Apartment - 2 or More Bedrooms	150 GPD/Bedroom
Residence - Single-Family	300 GPD plus 150 GPD for each bedroom over 2
Residence - Duplex	300 GPD plus 150 GPD for each bedroom over 2 for each unit
Rooming House – With Meals	60 GPD/Person
Rooming House – Without Meals	40 GPD/Person
Senior Housing	See Senior Housing
FACTORIES (Exclusive of Industrial Waste):	
Without Cafeteria or Showers	10 GPD/Person
With Cafeteria, No Showers	15 GPD/Person
With Cafeteria and Showers	20 GPD/Person
Warehouses	10 GPD/Person
FIRE STATIONS – Without full-time employees; without floor drains or food preparation	5 GPD/Person
FOOD SERVICE:	
Cafeteria or table service, plus toilet and kitchen waste	40 GPD/Seat plus 20 GPD/Employee
Cafeteria or table service, paper service, plus toilet and kitchen waste	20 GPD/Seat plus 20 GPD/Employee
Ice cream dipper	100 GPD/dipper plus 20 GPD/Employee
Kitchen Waste only	3 GPD/Meal served plus 20 GPD/Employee
Bars and lounges	20 GPD/Seat plus 20 GPD/Employee
Function Rooms	12 GPD/Seat plus 20 GPD/Employee
GYMS	10 GPD/participant plus 3 GPD/Spectator seat
HAIRDRESSERS	150 GPD/Chair plus 20 GPD/Employee
HOSPITALS	200 GPD/Bed plus 20 GPD/Employee
HOTELS AND MOTELS	200 GPD/Room plus 10 GPD/Employee
INSTITUTIONS OTHER THAN HOSPITALS	See Residential Institutions
LAUNDROMATS, COIN-OPERATED	500 GPD/Machine
LOUNGES	See Food Service, Bars/Lounges
MANUFACTURED HOUSING PARKS	150 GPD/ Bedroom/Site with 300 GPD/Site minimum
MOTELS, see HOTELS	
NURSING HOMES	125 GPD/Bed plus 20 GPD/Employee

28

RECEIVED

1988 FEB 22 AM 9 24

069239

DEED OF WARRANT MERRIMACK COUNTY REGISTRY OF DEEDS

Gerard J. Hevera of 527 Elgin Avenue Manchester Hillsborough County, State of New Hampshire, for consideration paid, grant to Sunrise Baptist Church, a New Hampshire Voluntary Corporation, ~~located in Manchester, New Hampshire~~ Route 26 Allenstown Merrimack County, State of New Hampshire with WARRANTY covenants, the following:

(Description of land or interest being conveyed: incumbrances, excepting reservations, if any)

A certain tract or parcel of land and the improvements thereon, if any, located in Allenstown, County of Merrimack, State of New Hampshire, and shown on a plan entitled "Land of Gerard Hevera, Allenstown, NH," dated October 7, 1980 and revised May 1, 1986, and prepared by John T. Hills Eng., Inc., Scale: 1" = 50'.

Said parcel is more particularly bounded and described as follows:

Beginning at a point, said point being located along the southerly bank of the Suncook River, and being the most northerly corner of Lot #1-4-A; thence S 28° 42' 18" E 187 feet, more or less, by and along the easterly side of Lot #1-4-A to a point, said point being located along the northerly side of Route #28; thence N 61° 17' 42" E 25 feet by and along the northerly side of Route #28, and to the most southerly corner of Lot #1-4-1; thence N 28° 42' 18" W 195 feet, more or less, by and along the westerly side of Lot #1-4-1 to a point on the southerly bank of the Suncook River; thence S 50° 15' 47" W 25 feet along a Tie Course, as shown on said plan, to a point, said point being the most northerly corner of Lot #1-4-A, and to the point of beginning.

Meaning and intending to describe and convey the twenty five (25) foot strip of land as shown on the above referenced plan to be recorded herewith.

These premises do not constitute the homestead of the Grantor or his spouse.

STATE OF NEW HAMPSHIRE DEPT. OF REVENUE COMMISSIONER OF REAL PROPERTY 28.00

BK 1706 PG 0445

WITNESS my hand this 27th day of February 19 88

Gerard J. Hevera

STATE OF NEW HAMPSHIRE Hillsborough ss. Gerard J. Hevera Personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Cheryl R. L. B. Justice of the Peace Notary Public

MERRIMACK COUNTY RECORDS RECEIVED AND RECORDED Kathi L. Huay REGISTER

MEMORANDUM

Ref: 2286A
To: Michael Donnelly
It Takes a Village Child Care
From: Stephen G. Pernaw, P.E., PTOE
Subject: Proposed Child Care Facility
Allenstown, New Hampshire
Date: October 28, 2023



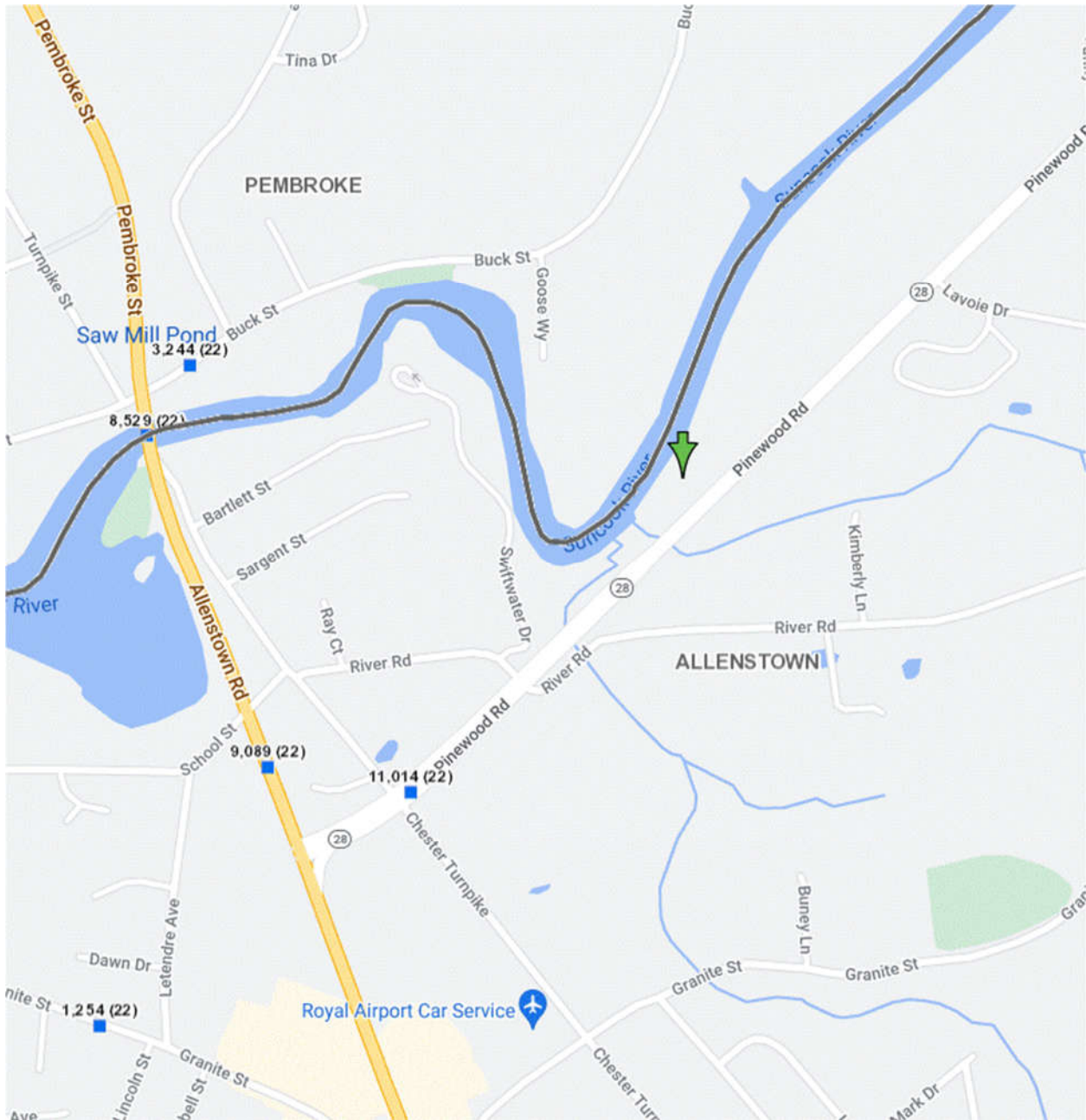
Background – As requested, our office has conducted a trip generation analysis for the proposed child care facility that is proposed to replace the existing Sunrise Community Church located at 44 Pinewood Road (NH Route 28) in Allenstown, New Hampshire. The location of the subject site is depicted on Attachment 1. The purpose of this memorandum is to summarize the results of our trip generation analyses, and our research of available traffic count data at the New Hampshire Department of Transportation.

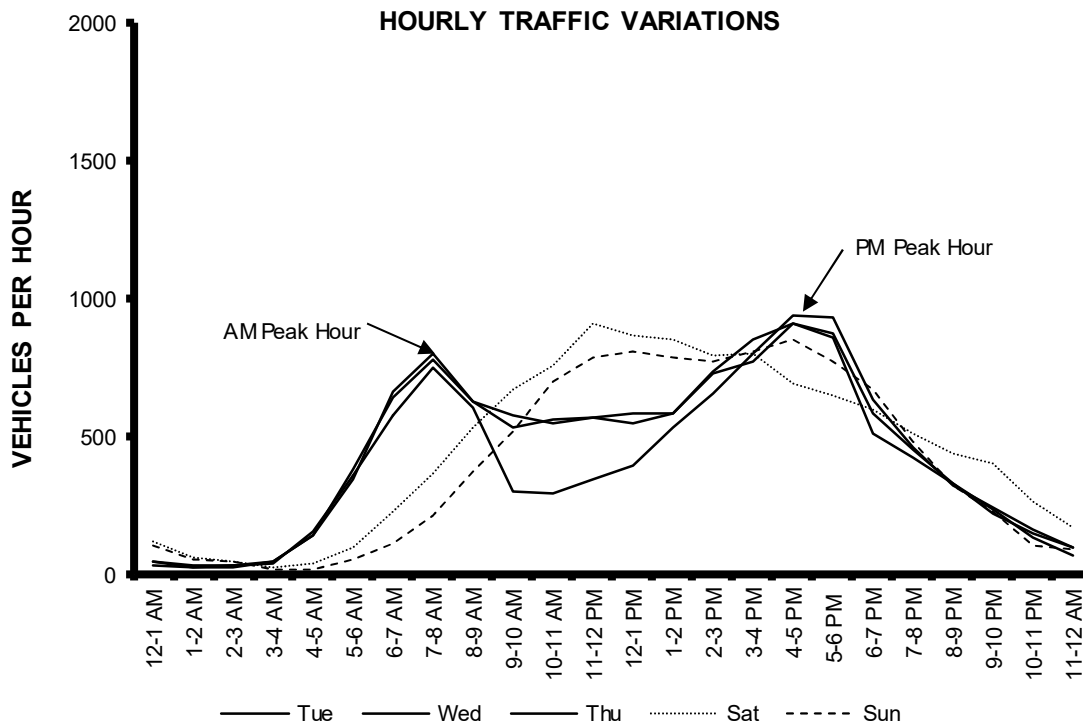
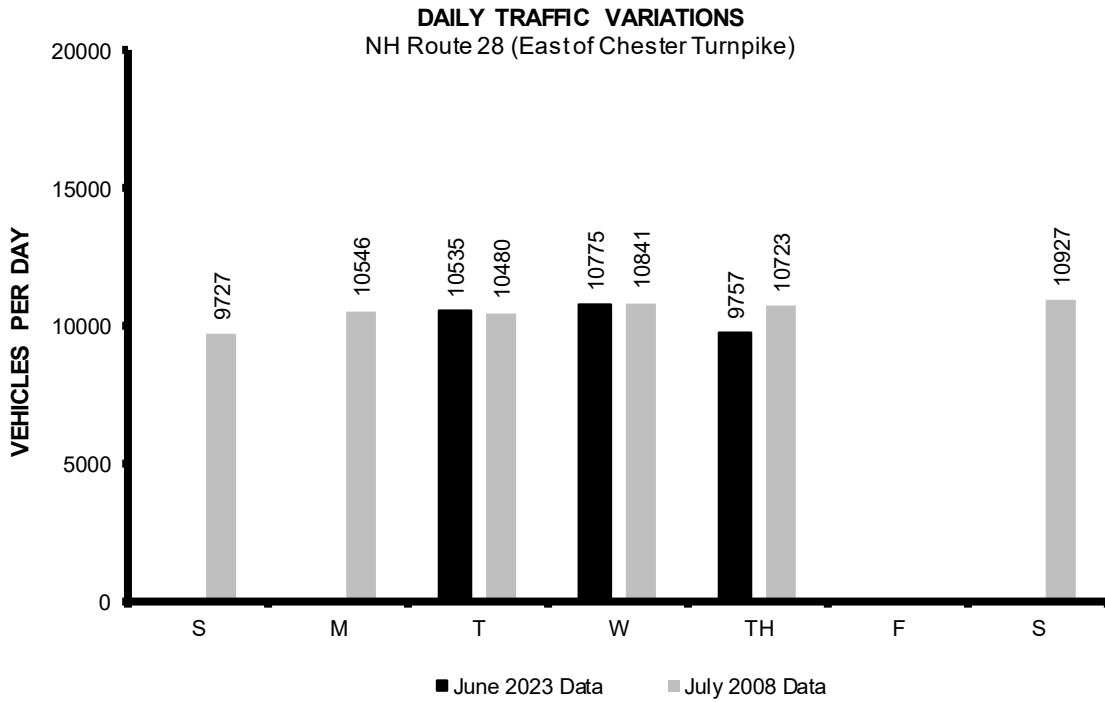
Proposed Development – The existing single-story building has a gross floor area of approximately 2,200 sf, and is currently occupied by a community church that conducts worship services on Sundays at 10 AM. The proposed childcare facility is expected to be licensed for 34-38 children and the staff size is estimated at 5-6 persons. The childcare facility is proposed to operate from 7:00 AM - 5:30 PM on weekdays, and will be closed on weekends. Vehicular access to the subject site will continue to be provided via a shared driveway that intersects the west side of NH28. This existing driveway currently serves the church building, a building contractor, a dentist office, a hair salon, and a family health center.

Existing Traffic Volumes – The following diagram on Page 2 shows the location of several nearby NHDOT traffic count stations in the immediate area. The closest count station to the subject site is located on NH28, approximately 0.4 miles south of the shared driveway intersection. According to the NHDOT reports, that section of NH28 carried an Annual Average Daily Traffic (AADT) volume of approximately 11,014 vehicles per day (vpd) in 2022, up from 10,809 vpd in 2021 (see Attachment 2).

The count data for NH28 demonstrates that weekday traffic volumes in the area typically reach peak levels during the morning (7:00 to 8:00 AM) and late afternoon (4:00 to 5:00 PM) on weekdays, thereby corresponding to the typical commuter periods in the region (see Attachment 3). This 3-day historical traffic count demonstrates that random traffic flow from one day to the next accounts for peak hour changes of 3%-6%. The diagrams on Page 3 summarize the daily and hourly variations in traffic demand along this section of NH28. Historical Count data (2008) demonstrates that weekend traffic volumes and peak flow rates are comparable (see Attachments 4-6).

NHDOT Traffic Recorder Locations





Trip Generation – To estimate the quantity of vehicle-trips associated with the previous and proposed uses of the subject building, Pernaw & Company, Inc. considered the standard trip generation rates and equations published by the Institute of Transportation Engineers¹ (ITE). The most applicable ITE Land Use Code (LUC) for the church and child care uses are LUC 560 (Church) and LUC 565 (Daycare), respectively. In both cases, the gross floor area of the building was used as the independent variable. Table 1 summarizes the results of the trip generation analyses for each use (see Attachments 7-14).

Table 1		Trip Generation Summary / Comparison		
		Existing Church ¹	Proposed Daycare ²	Net Change
Weekday Total (24 hours)				
	Entering	9 veh	78 veh	69 veh
	Exiting	<u>9 veh</u>	<u>78 veh</u>	<u>69 veh</u>
	Total	18 trips	156 trips	138 trips
Weekday AM Peak Hour (1 hour between 7-9)				
	Entering	0 veh	18 veh	18 veh
	Exiting	<u>1 veh</u>	16 veh	<u>15 veh</u>
	Total	1 trips	34 trips	33 trips
Weekday PM Peak Hour (1 hour between 4-6)				
	Entering	0 veh	15 veh	15 veh
	Exiting	<u>1 veh</u>	17 veh	<u>16 veh</u>
	Total	1 trips	32 trips	31 trips
<hr/>				
Sunday Total				
	Entering	35 veh	0 veh	-35 veh
	Exiting	<u>35 veh</u>	<u>0 veh</u>	<u>-35 veh</u>
	Total	70 trips	0 trips ³	-70 trips
Sunday Peak Hour				
	Entering	11 veh	0 veh	-11 veh
	Exiting	<u>12 veh</u>	<u>0 veh</u>	<u>-12 veh</u>
	Total	23 trips	0 trips ³	-23 trips

¹ITE Land Use Code 560 -Church (2,200 sf)
²ITE Land Use Code 565 - Daycare (38 students)
³Daycare closed on weekends

This table shows that the proposed change of use will result in higher traffic levels on weekdays, and lower traffic levels on Sundays. The proposed childcare facility will generate its highest traffic flow rate during the weekday AM (34 trips) and PM (32 trips) commuter peak hour periods. This impact translates into only one additional vehicle every two minutes, on average, during the worst-case weekday peak hour periods. If drivers were to travel equally between points north and south on NH28, then site traffic would account for a net +2% increase in peak period traffic demand on the state highway.

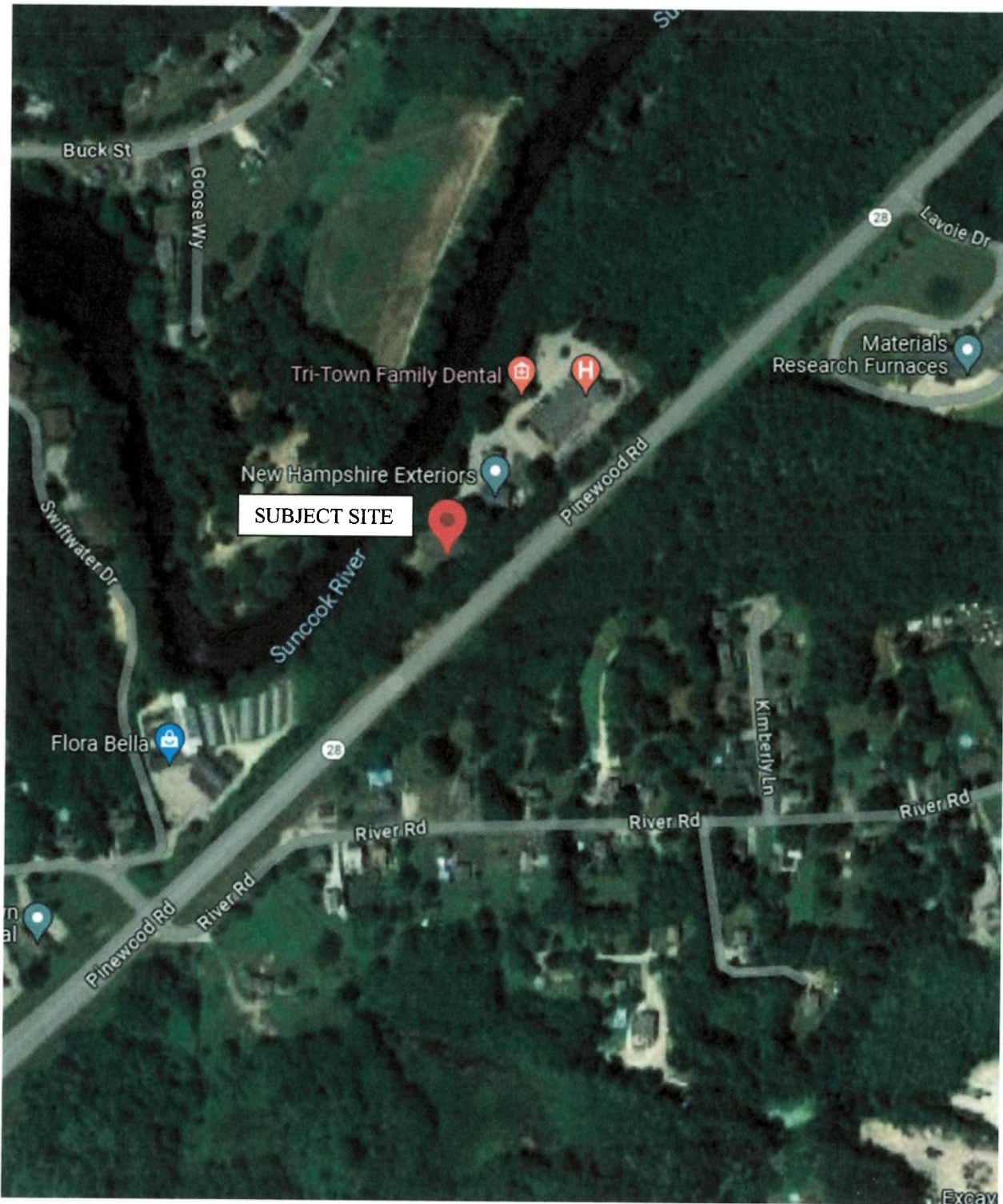
¹ Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition (Washington, D.C., 2021)

Findings & Conclusions:

1. The nearby NHDOT traffic count station on NH28 indicates that the section north of Pinewood Road carried approximately 10,000 vehicles per day in June, 2023. The highest hourly traffic flows occurred from 7:00 to 8:00 AM and from 4:00 to 5:00 PM on weekdays, and averaged 775 (AM) and 919 (PM) vehicles per hour.
2. The trip generation analysis indicates that the proposed child care facility will generate approximately 34 (AM) and 32 (PM) vehicle-trips during the worst-case weekday peak hour periods. This translates into approximately one additional vehicle every 2 minutes on average, using the shared site driveway during these peak periods.
3. The impact to traffic levels on NH28 are estimated at +2% if drivers travel to/from points north and south equally. By way of example, the short three-day NHDOT traffic count on NH28 in June 2023 revealed that the peak hour traffic volumes varied by as much as 6% due to random traffic flow.
4. Vehicular increases of this order of magnitude will not be perceptible to a driver on NH28. The prevailing traffic conditions at the NH28 / Existing Shared Site Driveway intersection in terms of intersection capacity, Level of Service and safety will not change significantly as a result of the proposed change of use.

ATTACHMENTS

SITE LOCATION



Transportation Data Management System

List View All DIRs

	Record			1			of 1	Goto Record	<input type="text" value="go"/>
Location ID	82007050				MPO ID				
Type	SPOT				HPMS ID				
On NHS	No				On HPMS	Yes			
LRS ID	S0000028__				LRS Loc Pt.				
SF Group	02				Route Type				
AF Group	02				Route	NH 28			
GF Group	E				Active	Yes			
Class Dist Grp	Default				Category	3			
Seas Class Grp	Default								
WIM Group	Default								
QC Group	Default								
Funct'l Class	Minor Arterial				Milepost				
Located On	Pinewood Rd								
Loc On Alias	NH 28 EAST OF CHESTER TURNPIKE (SB-NB) (81007048-007049)								
More Detail									
STATION DATA									

Directions: 2-WAY NB SB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2022	11,014 ³		9	60	10,320 (94%)	694 (6%)	Grown from 2021
2021	10,809 ³		9	60	9,825 (91%)	984 (9%)	Grown from 2020
2020	9,747	915	9	60	8,872 (91%)	875 (9%)	
2019	9,537 ³		10	64	8,736 (92%)	801 (8%)	Grown from 2018
2018	9,424 ³		10	64	8,689 (92%)	735 (8%)	Grown from 2017

1-5 of 20

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 6/22/2023	15	9,757
	Wed 6/21/2023	15	10,775
	Tue 6/20/2023	15	10,535
	Thu 7/9/2020	60	11,775
	Wed 7/8/2020	60	11,253

VOLUME TREND	
Year	Annual Growth
2022	2%
2021	11%
2020	2%
2019	1%
2018	2%

Transportation Data Management System



Excel Version

Weekly Volume Report			
Location ID:	82007050	Type:	SPOT
Located On:	Pinewood Rd	:	
Direction:	2-WAY		
Community:	ALLENSTOWN	Period:	Mon 6/19/2023 - Sun 6/25/2023
AADT:			

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		36	48	51				45	0.4%
1:00 AM		24	25	32				27	0.3%
2:00 AM		35	28	36				33	0.3%
3:00 AM		45	49	43				46	0.4%
4:00 AM		144	143	159				149	1.4%
5:00 AM		346	378	362				362	3.5%
6:00 AM		667	646	580				631	6.1%
7:00 AM		799	777	750				775	7.5%
8:00 AM		625	629	609				621	6.0%
9:00 AM		580	533	305				473	4.6%
10:00 AM		545	566	296				469	4.5%
11:00 AM		572	569	347				496	4.8%
12:00 PM		549	585	394				509	4.9%
1:00 PM		583	586	534				568	5.5%
2:00 PM		732	734	657				708	6.8%
3:00 PM		773	849	804				809	7.8%
4:00 PM		911	908	939				919	8.9%
5:00 PM		858	875	930				888	8.6%
6:00 PM		515	585	635				578	5.6%
7:00 PM		427	455	464				449	4.3%
8:00 PM		328	334	322				328	3.2%
9:00 PM		235	224	244				234	2.3%
10:00 PM		135	152	162				150	1.4%
11:00 PM		71	97	102				90	0.9%
Total	0	10,535	10,775	9,757	0	0	0		
24hr Total		10535	10775	9757				10,356	
AM Pk Hr		7:00	7:00	7:00					
AM Peak		799	777	750				775	
PM Pk Hr		4:00	4:00	4:00					
PM Peak		911	908	939				919	
% Pk Hr		8.65%	8.43%	9.62%				8.90%	

$\Delta 6.5\%$

$\Delta = 3.4\%$

Transportation Data Management System

List View All DIRs

Record 1 of 1 Goto Record go

Location ID	82007050	MPO ID	
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	Yes
LRS ID	S0000028	LRS Loc Pt.	
SF Group	02	Route Type	
AF Group	02	Route	NH 28
GF Group	E	Active	Yes
Class Dist Grp	Default	Category	3
Seas Class Grp	Default		
WIM Group	Default		
QC Group	Default		
Funct'l Class	Minor Arterial	Milepost	
Located On	Pinewood Rd		
Loc On Alias	NH 28 EAST OF CHESTER TURNPIKE (SB-NB) (81007048-007049)		

More Detail

STATION DATA

Directions: 2-WAY NB SB ?

AADT ?

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2017	9,239	960	10	64	8,574 (93%)	665 (7%)	
2016	9,876 ³				9,006 (91%)	870 (9%)	Grown from 2015
2015	9,682 ³						Grown from 2014
2014	9,400			56			
2011	8,000						

6-10 of 20

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 6/22/2023	15	9,757
Wed 6/21/2023	15	10,775
Tue 6/20/2023	15	10,535
Thu 7/9/2020	60	11,775
Wed 7/8/2020	60	11,253
Tue 7/7/2020	60	11,576
Thu 7/12/2017	60	10,622

VOLUME TREND ?

Year	Annual Growth
2022	2%
2021	11%
2020	2%
2019	1%
2018	2%
2017	-6%

Transportation Data Management System



Excel Version

Weekly Volume Report			
Location ID:	82007050	Type:	SPOT
Located On:	Pinewood Rd	:	
Direction:	2-WAY		
Community:	ALLENSTOWN	Period:	Mon 7/21/2008 - Sun 7/27/2008
AADT:	8900		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM						121	109	115	1.1%
1:00 AM						64	56	60	0.6%
2:00 AM						46	48	47	0.5%
3:00 AM						30	20	25	0.2%
4:00 AM						42	21	32	0.3%
5:00 AM						98	53	76	0.7%
6:00 AM						232	114	173	1.7%
7:00 AM						365	212	289	2.8%
8:00 AM						532	372	452	4.4%
9:00 AM						675	521	598	5.8%
10:00 AM						761	703	732	7.1%
11:00 AM						911	788	850	8.2%
12:00 PM						867	810	839	8.1%
1:00 PM						855	790	823	8.0%
2:00 PM						793	774	784	7.6%
3:00 PM						799	808	804	7.8%
4:00 PM						690	856	773	7.5%
5:00 PM						653	776	715	6.9%
6:00 PM						602	671	637	6.2%
7:00 PM						515	480	498	4.8%
8:00 PM						441	322	382	3.7%
9:00 PM						400	226	313	3.0%
10:00 PM						264	107	186	1.8%
11:00 PM						171	90	131	1.3%
Total	0	0	0	0	0	10,927	9,727		
24hr Total						10927	9727	10,327	
AM Pk Hr						11:00	11:00		
AM Peak						911	788	850	
PM Pk Hr						12:00	4:00		
PM Peak						867	856	862	
% Pk Hr						8.34%	8.80%	8.57%	

Transportation Data Management System



Excel Version

Weekly Volume Report			
Location ID:	82007050	Type:	SPOT
Located On:	Pinewood Rd	:	
Direction:	2-WAY		
Community:	ALLENSTOWN	Period:	Mon 7/28/2008 - Sun 8/3/2008
AADT:	8900		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM	48	71	65	75				65	0.6%
1:00 AM	30	40	37	33				35	0.3%
2:00 AM	41	30	31	43				36	0.3%
3:00 AM	52	61	58	46				54	0.5%
4:00 AM	125	128	124	133				128	1.2%
5:00 AM	341	349	322	349				340	3.2%
6:00 AM	670	695	700	683				687	6.5%
7:00 AM	812	810	842	823				822	7.7%
8:00 AM	574	638	642	566				605	5.7%
9:00 AM	520	502	522	505				512	4.8%
10:00 AM	552	521	486	539				525	4.9%
11:00 AM	556	500	517	572				536	5.0%
12:00 PM	562	497	568	573				550	5.2%
1:00 PM	575	523	572	550				555	5.2%
2:00 PM	650	623	708	642				656	6.2%
3:00 PM	808	834	761	825				807	7.6%
4:00 PM	864	852	908	968				898	8.4%
5:00 PM	897	906	928	880				903	8.5%
6:00 PM	613	616	655	579				616	5.8%
7:00 PM	417	426	410	429				421	3.9%
8:00 PM	303	331	389	342				341	3.2%
9:00 PM	255	238	291	261				261	2.5%
10:00 PM	160	165	166	168				165	1.5%
11:00 PM	121	124	139	139				131	1.2%
Total	10,546	10,480	10,841	10,723	0	0	0		
24hr Total	10546	10480	10841	10723				10,648	
AM Pk Hr	7:00	7:00	7:00	7:00					
AM Peak	812	810	842	823				822	
PM Pk Hr	5:00	5:00	5:00	4:00					
PM Peak	897	906	928	968				925	
% Pk Hr	8.51%	8.65%	8.56%	9.03%				8.69%	

Graph Look Up

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

LAND USE GROUP: (500-599) Institutional

LAND USE:

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

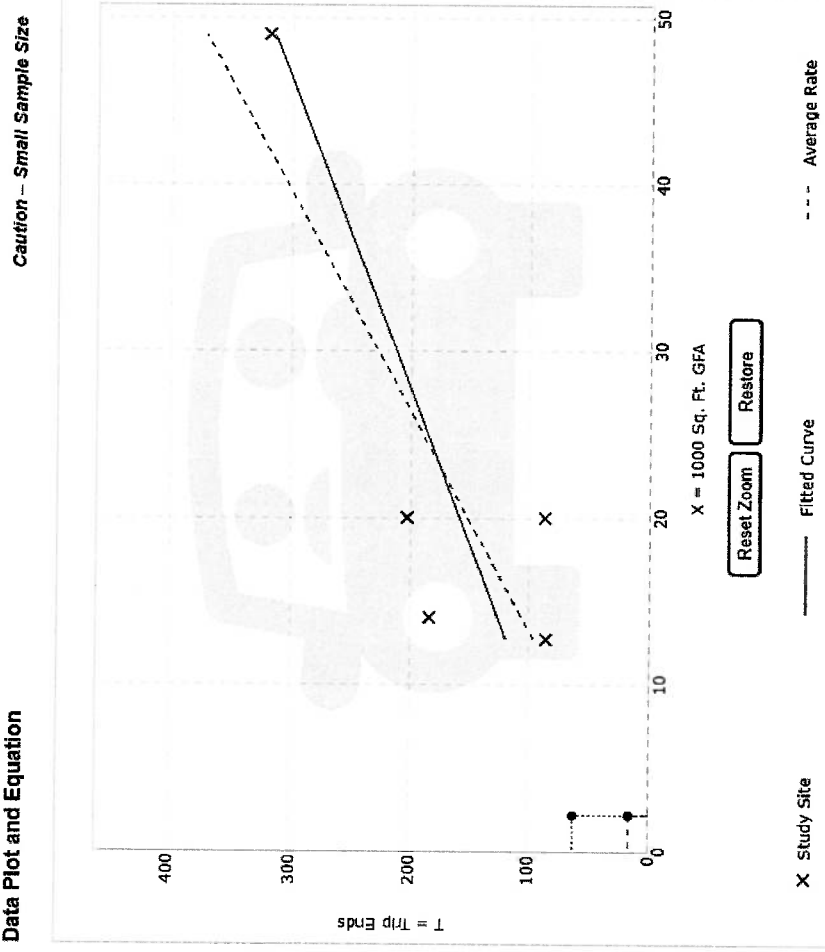
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use: Church (560) [Click for Description and Data Plots](#)
 Independent Variable: 1000 Sq. Ft. GFA
 Time Period: Weekday
 Setting/Location: General Urban/Suburban
 Trip Type: Vehicle
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GFA: 23
 Average Rate: 7.60
 Range of Rates: 4.35 - 13.14
 Standard Deviation: 3.01
 Fitted Curve Equation: $T = 5.40(X) - 50.83$
 $R^2 = 0.69$
 Directional Distribution: 50% entering, 50% exiting
 Calculated Trip Ends: Average Rate: 17 (Total), 8 (Entry), 9 (Exit)
 Fitted Curve: 63 (Total), 31 (Entry), 32 (Exit)

Graph Look Up

Query **Filter**

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 560

LAND USE GROUP: (500-599) Institutional

LAND USE: 560 - Church

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

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

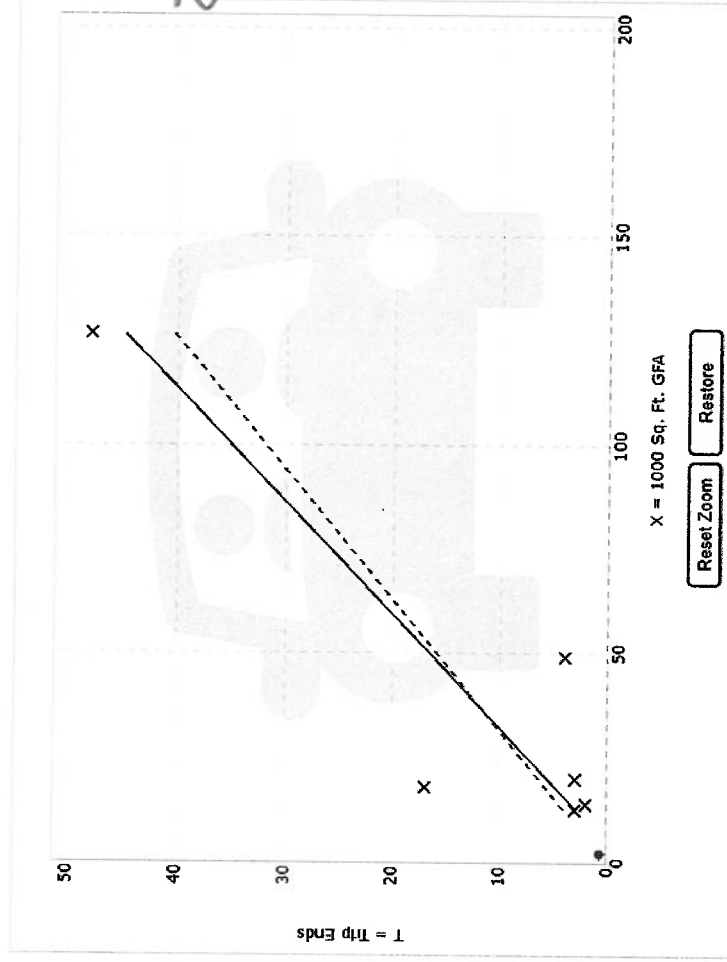
TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO C. Vehicle: E TRIPS: 2.2 **Calculate**

Trip ends are not estimated for some methods as it yields negative values

Data Plot and Equation



DATA STATISTICS

Land Use: Church (560) [Click for Description and Data Plots](#)

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: 6

Avg. 1000 Sq. Ft. GFA: 40

Average Rate: 0.32

Range of Rates: 0.08 - 0.94

Standard Deviation: 0.24

Fitted Curve Equation: $T = 0.37(X) - 1.84$

R²: 0.81

Directional Distribution: 62% entering, 38% exiting

Calculated Trip Ends: Average Rate: 1 (Total), 0 (Entry), 1 (Exit)

Fitted Curve: Not Available

Graph Look Up

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE GROUP:

LAND USE:

LAND USE SUBCATEGORY:

SETTING/LOCATION:

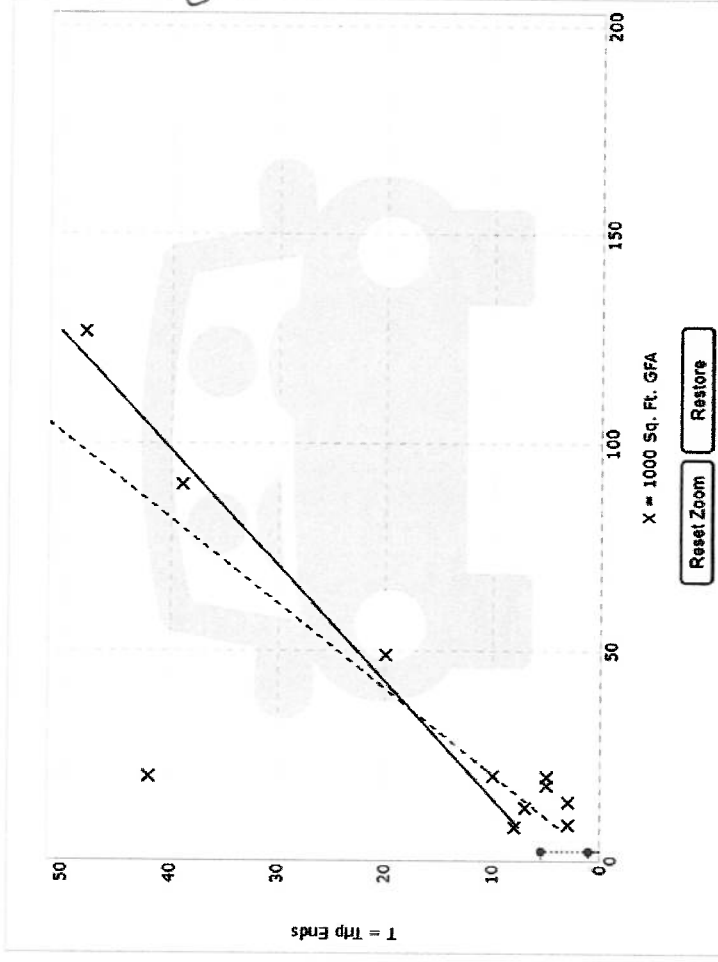
INDEPENDENT VARIABLE (IV):

TIME PERIOD:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use: Church (560) [Click for Description and Data Plots](#)
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
Vehicle:
Number of Studies: 11
Avg. 1000 Sq. Ft. GFA: 35
Average Rate: 0.49
Range of Rates: 0.21 - 2.10
Standard Deviation: 0.41
Fitted Curve Equation: $T = 0.36(X) + 4.70$
R²: 0.64
Directional Distribution: 44% entering, 56% exiting
Calculated Trip Ends: Average Rate: 1 (Total), 0 (Entry), 1 (Exit)
 Fitted Curve: 5 (Total), 2 (Entry), 3 (Exit)

Query Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 560

LAND USE GROUP: (500-599) Institutional

LAND USE: 560 - Church

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

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

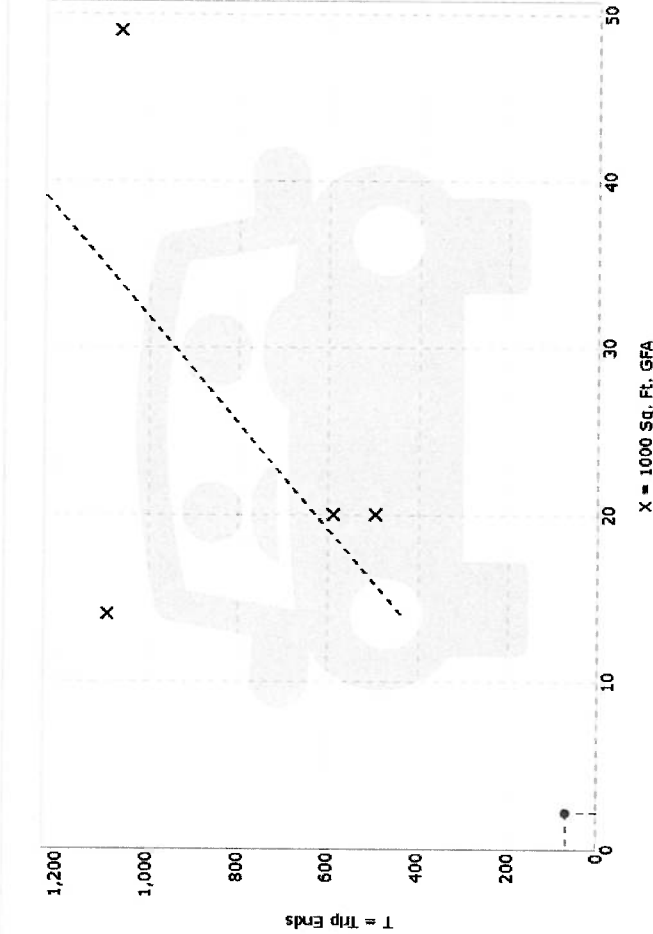
TIME PERIOD: Sunday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 2.2 Calculate

Data Plot and Equation

Caution - Small Sample Size



Reset Zoom Restore

--- Average Rate

DATA STATISTICS

Land Use: Church (560) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Sunday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 4

Avg. 1000 Sq. Ft. GFA: 26

Average Rate: 31.46

Range of Rates: 21.73 - 77.96

Standard Deviation: 21.51

Fitted Curve Equation: Not Given

R²: ****

Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends: Average Rate 69 (Total), 35 (Entry), 34 (Exit)

Graph Look Up

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

LAND USE GROUP: (500-599) Institutional

LAND USE:

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

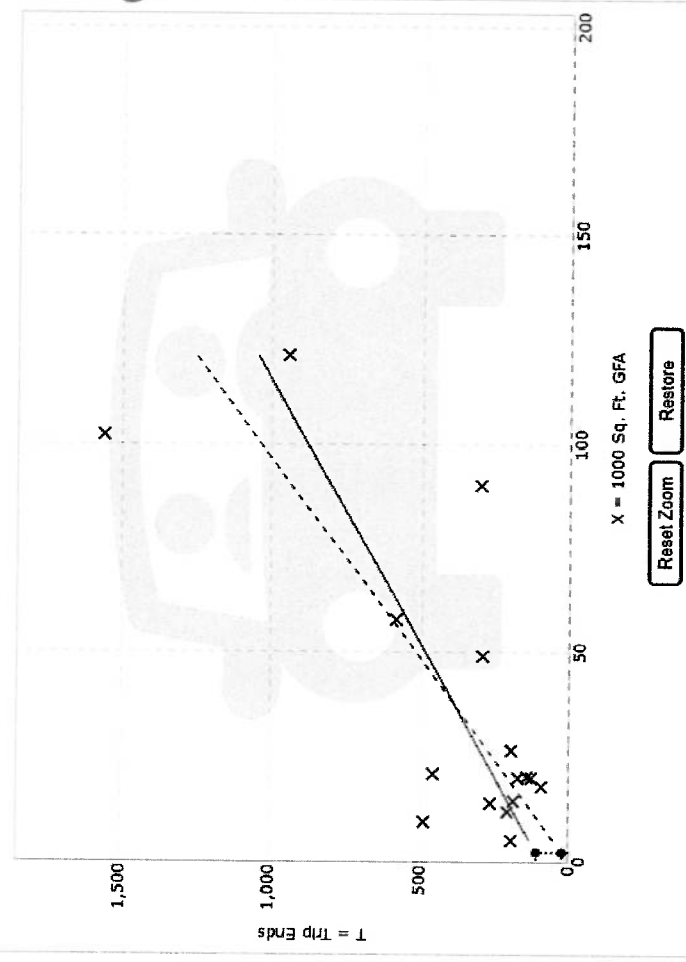
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Sunday, Peak Hour of Generator

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use: Church (560) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Sunday

Peak Hour of Generator:

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 16

Avg. 1000 Sq. Ft. GFA: 38

Average Rate: 10.36

Range of Rates: 3.36 - 51.31

Standard Deviation: 7.83

Fitted Curve Equation: $T = 7.87(X) + 93.13$

R^2 : 0.56

Directional Distribution: 48% entering, 52% exiting

Calculated Trip Ends: Average Rate: 23 (Total), 11 (Entry), 12 (Exit)
 Fitted Curve: 110 (Total), 53 (Entry), 57 (Exit)

Graph Look Up

Query Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 565

LAND USE GROUP: (500-599) Institutional

LAND USE: 565 - Day Care Center

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

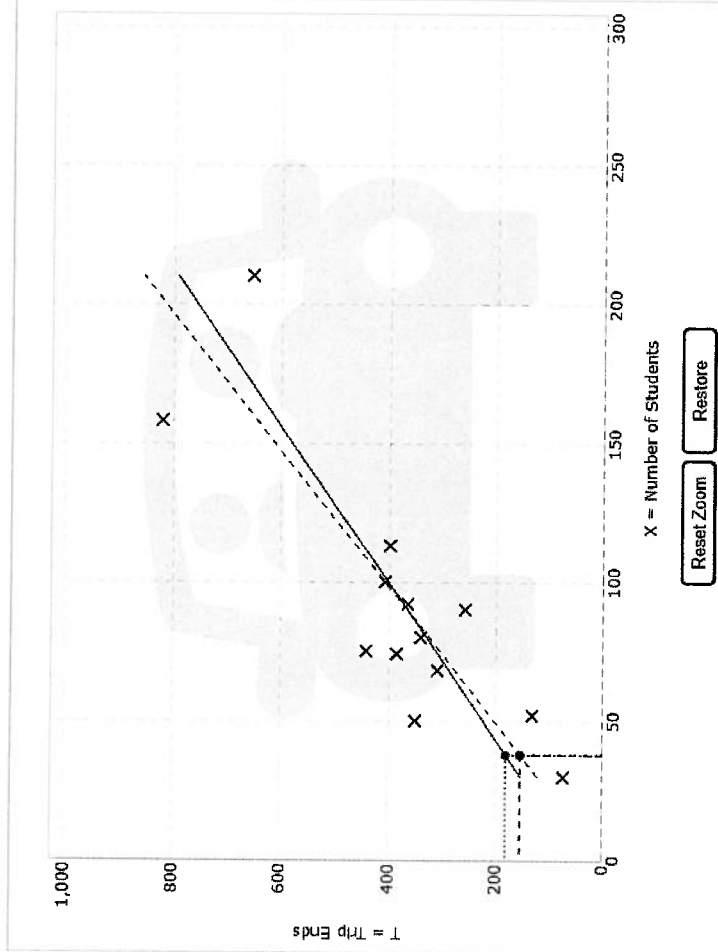
INDEPENDENT VARIABLE (IV): Students

TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIP S: 38 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Day Care Center (565) [Click for Description and Data Plots](#)

Independent Variable: Students

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 14

Avg. Num. of Students: 89

Average Rate: 4.09

Range of Rates: 2.50 - 7.06

Standard Deviation: 1.21

Fitted Curve Equation: $T = 3.56(X) + 47.23$

R^2 : 0.72

Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends: Average Rate: 155 (Total), 78 (Entry), 77 (Exit)
Fitted Curve: 183 (Total), 91 (Entry), 92 (Exit)

Handwritten notes: 4.09, 4.09, 4.09

Graph Look Up

DATA SOURCE:

SEARCH BY LAND USE CODE:

LAND USE GROUP:

LAND USE:

LAND USE SUBCATEGORY:

SETTING/LOCATION:

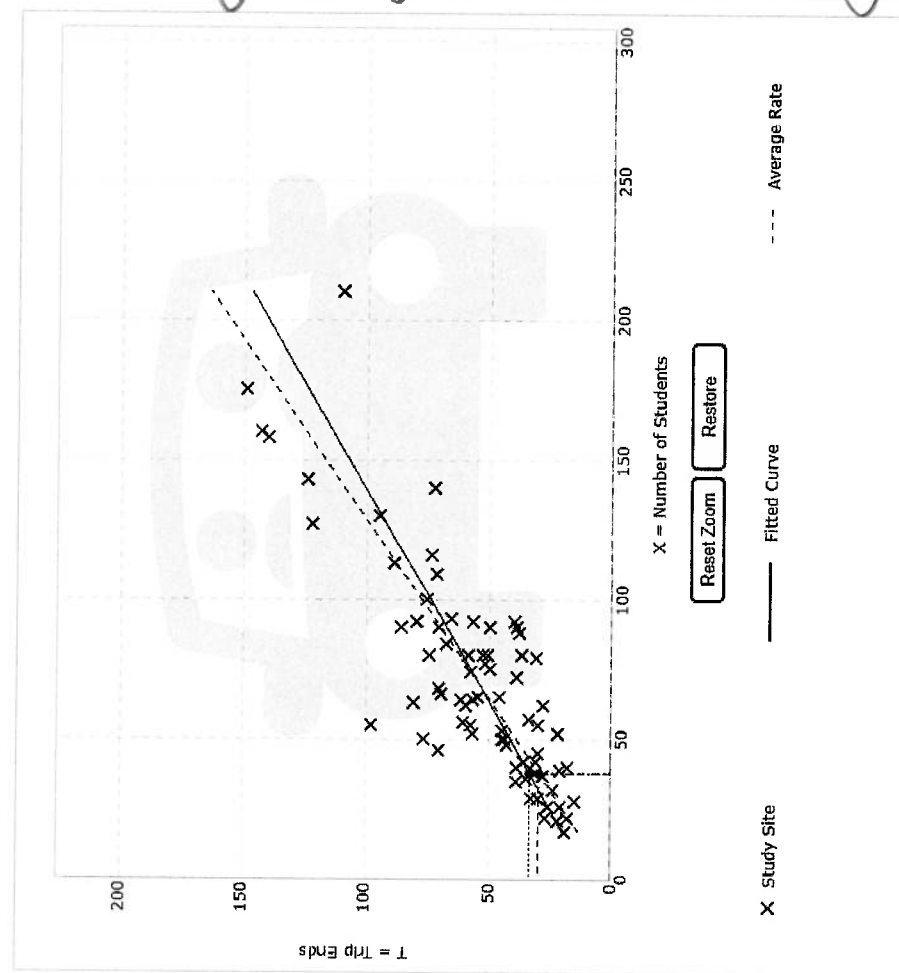
INDEPENDENT VARIABLE (IV):

TIME PERIOD:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use:
 Day Care Center (565) [Click for Description and Data Plots](#)

Independent Variable:
 Students

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:
 75

Avg. Num. of Students:
 71

Average Rate:
 0.78

Range of Rates:
 0.39 - 1.78

Standard Deviation:
 0.25

Fitted Curve Equation:
 $T = 0.66(X) + 8.42$

R²:
 0.69

Directional Distribution:
 53% entering, 47% exiting

Calculated Trip Ends:
 Average Rate: 30 (Total), 16 (Entry), 14 (Exit)
 Fitted Curve: 34 (Total), 18 (Entry), 16 (Exit)

Graph Look Up

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

LAND USE GROUP: (500-599) Institutional

LAND USE: 565 - Day Care Center

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

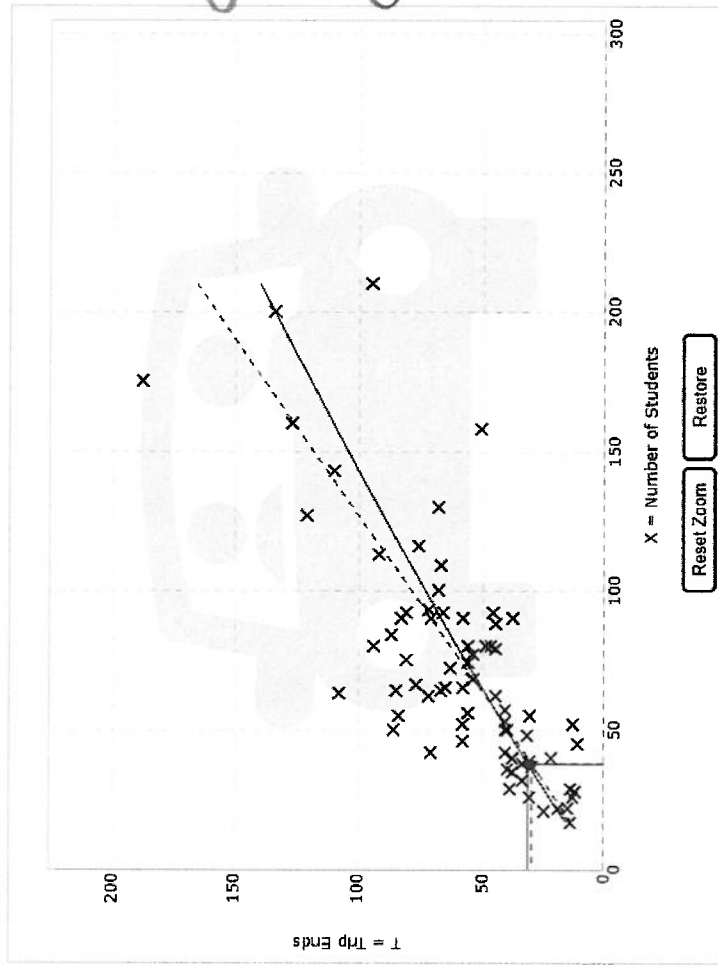
INDEPENDENT VARIABLE (IV): Students

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use: Day Care Center (565) Click for Description and Data Plots

Independent Variable: Students

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: 75

Avg. Num. of Students: 72

Average Rate: 0.79

Range of Rates: 0.24 - 1.72

Standard Deviation: 0.30

Fitted Curve Equation: $\ln(T) = 0.87 \ln(X) + 0.29$

R²: 0.57

Directional Distribution: 47% entering, 53% exiting

Calculated Trip Ends: Average Rate: 30 (Total), 14 (Entry), 16 (Exit)

Fitted Curve: 32 (Total), 15 (Entry), 17 (Exit)