



NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: June 1, 2022 Is a conditional use needed? Yes: No: ✓ Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 0262 ; Lot #(s): 0074 ; Zoning district: HC ~~HC~~

Property address/location: 393 Gonic Road

Name of project (if applicable): Daycare

Size of site: acres; overlay zoning district(s)?

Property owner

Name (include name of individual): Wesson Realty LLC

Mailing address: P.O. Box 453 Rochester, NH 03866

Telephone #: 603-332-9075 Email: madcoteinc@comcast.net

Applicant/developer (if different from property owner)

Name (include name of individual): Ashley Hannon Tree Frog Learning Center LLC

Mailing address: 74 Town Farm Road Barrington, NH 03825

Telephone #: 401-663-8071 Email: treefroglearningcenter@gmail.com

Engineer/designer

Name (include name of individual):

Mailing address:

Telephone #: Fax #:

Email address: Professional license #:

Proposed activity (check all that apply)

New building(s): Site development (other structures, parking, utilities, etc.):

Addition(s) onto existing building(s): Demolition: Change of use:

Describe proposed activity/use: Daycare

Describe existing conditions/use (vacant land?): _____

Utility information

City water? yes ☒ no ☐; How far is City water from the site? _____

City sewer? yes ☒ no ☐; How far is City sewer from the site? _____

If City water, what are the estimated total daily needs? _____ gallons per day

If City water, is it proposed for anything other than domestic purposes? yes ☐ no ☐

If City sewer, do you plan to discharge anything other than domestic waste? yes ☐ no ☒

Where will stormwater be discharged? _____

Building information

Type of building(s): Commercial Single level - wood construction

Building height: 20 ft Finished floor elevation: Ground level

Other information

parking spaces: existing: 20 total proposed: _____; Are there pertinent covenants? _____

Number of cubic yards of earth being removed from the site _____

Number of existing employees: _____; number of proposed employees total: _____

Check any that are proposed: variance ☐; special exception ☐; conditional use ☐

Wetlands: Is any fill proposed? ☐; area to be filled: _____; buffer impact? _____

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____

Date: _____

June 5, 2022

RE: Letter of Intent, Change of Use

To the Town of Rochester,

The proposed project at 393 Gonic Road is to be used as a daycare (dba Tree Frog Learning Center LLC) operating five days a week Monday through Friday from seven am to five-thirty pm. The project has been approved by the State of NH Child Licensing Board for up to sixty children. The primary use will include children aged six weeks to five years and possible secondary use will be for before and after care for school age children. The estimated employee number will be ten to twelve while the building is in operation.

There is a strong need and demand for childcare in the city of Rochester and the surrounding towns.

A small impact would be a slight increase of traffic during pick up and drop off times. A positive impact would be it will increase business revenue in the immediate area.

Thank you for your time,

Ashley Hannon

Treefroglearningcenter@gmail.com

Tree Frog Learning Center LLC

Owner



GROSS INTERNAL AREA
FLOOR 1: 3494 sq. ft
TOTAL: 3494 sq. ft

NOT TO SCALE



04/27/2022 02:47 PM

Commercial Sale
4332958
Closed

Note: Report includes Internal fields.

393 Gonic Route
Rochester
Unit/Lot

NH 03839

Listed: 1/21/2014
Closed: 2/19/2015
DOM: 300

Page 1 of 3

\$349,900
\$330,000



County NH-Strafford
VillDstLoc
Year Built 2003
SqFt-Total Building
SqFt-Total Source
SqFt-Total Available 3,600
SqFt-Apx Building Source
Zoning Highway Comm
Road Frontage Yes
Road Frontage Length 155
Lot Size Acres 0.460000
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD
Tax Year Notes
Tax - Gross Amount \$11,191.00
Tax Year 2014
Gross Income
Operating Expense
Net Income

Delayed Showing No
Date - Showings Begin
Sub Property Type Business, Other
Sub Property Type Use Business Only, Convenience Store, Food Service, Free Standing Building, Other, Storefront

Directions North on Route 125 on the left side.

Remarks - Public High visibility on Route 125. 2 unit building, built in 2003, one unit was occupied by a pizzeria and the other is 1,800+/- SF of Retail, Office space, restaurant, clinic space is available for lease or owner occupy, in excellent condition. Ample parking, easily accessible. Want to own a wonderful commercial property that is located on a very busy road? This is the property for you.

STRUCTURE

Construction Wood Frame
Foundation Slab - Concrete
Exterior Vinyl Siding
Roof Shingle - Asphalt

Basement No
Basement Access Type

Building Number
Total Units 2
of Stories 1
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Ceiling Height
Total Elevators

Total Drive-in Doors
Door Height

Total Loading Docks
Dock Levelers
Dock Height

LEVEL**TYPE****DESCRIPTION****FINANCIAL DETAILS**

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8

Expenses - CAM
Expenses - Taxes
Expense - Utility
Expenses - Insurance
Expenses - Management
Expenses - Maintenance

UTILITIES

Heating Forced Air
Heat Fuel Gas - LP/Bottle
GasNatAval
Water Public
Sewer Public

Fuel Company
Phone Company
Cable Company
Electric Company

LOT & LOCATION

Submarket
Project Building Name

Area Description Other

Waterfront Property
Water View
Water Body Access

ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Unknown
Surveyed By

Water Body Name

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES

Transport/Access City Street, Major Road Access, Other, Paved
Parking Parking Spaces 21+, Paved

Features - Commercial Public Restrooms
Features - Accessibility Access Parking, Access Restrooms, Hard Surface
Flooring, No Stairs from Parking, One-Level Business, Paved Parking

Air Conditioning Percent
Sprinkler
Signage None

Railroad Available
Railroad Provider

Green Verification Body
Green Verification Progm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 2872
Deed - Page 0278

Map
Block
Lot
SPAN#

Tax Rate 27.47
Tax Class

Current Use No
Land Gains

Property ID 0262-0073-0000
Plan Survey Number

Assessment Year 2014
Assessment Amount \$356,000

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Building Only
Items Excluded Restaurant equipment unless an
agreement is reached to the satisfaction
of both buyer and seller.
Investment Info No
Flood Zone Unknown
Seasonal No
Easements
Covenants No

Financing-Current
Financing-Possible Opt
Auction No
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By



Ashley Hannon <treefroglearningcenter@gmail.com>

Tree Frog Learning Center

Ryan O'Connor <ryan.oconnor@rochesternh.net>

Wed, May 25, 2022 at 1:07 PM

To: "treefroglearningcenter@gmail.com" <treefroglearningcenter@gmail.com>

Cc: Shanna Saunders <shanna.saunders@rochesternh.net>, Crystal Galloway <crystal.galloway@rochesternh.net>

Good afternoon Ashely,

Thanks for your interest in opening a childcare center here in Rochester! As we discussed yesterday, 393 Gonic Road is in the Highway Commercial zone and a daycare center is a permitted use for this location. HERE is a link to the application, this will require planning board review. The next submittal deadline is June 28th to be on the agenda for the August 8th meeting. Please read over the instructions and let me know if you have any questions.

June 21



Some things to consider:

There is a fee of \$300 for the application plus the cost for notifying abutters which is \$4.28 per abutting property. For this address, you'll have three abutters:

- 389 Gonic Rd. →
- 399 Gonic Rd.
- 398 Gonic Rd.

The location will also require .25 parking spaces per child cared for.

4 children per space

Thanks!

15 spaces

Ryan O'Connor

Senior Planner

City of Rochester

City Hall Annex, 33 Wakefield Street

Rochester, NH 03867

Email: Ryan.oconnor@rochesternh.net



OFFICE OF LEGAL AND REGULATORY SERVICES
CHILD CARE LICENSING UNIT
129 PLEASANT STREET
CONCORD, NH 03301-3857
TEL: 1-800-852-3345 ext. 9025 or (603) 271-9025

ZONING VERIFICATION

CHILD CARE PROGRAM NAME

TELEPHONE NUMBER

CHILD CARE AGENCY TYPE(S): ☐ FAMILY-BASED DAY CARE [RSA 170-E:2, IV(a) and (b)]
☐ CENTER-BASED DAY CARE [RSA 170-E:2, IV(c) through (g)]
☐ 24-HOUR RESIDENTIAL [RSA 170-E:25, II(b), (c), (d) and III]

LOCATION ADDRESS:

MAILING ADDRESS:

APPLICANT'S NAME:

INSTRUCTIONS:

1. SECTION 1 OR 2 must be completed by an individual who is authorized to sign zoning documents.
2. SECTION 1 complete if zoning action is not required.
3. SECTION 2 complete if zoning action is required.
4. SECTION 2 include any restrictions regarding the existence of the agency

SECTION 1:

_____ The child care agency listed above conforms to the requirements of the zoning ordinance.

Any limits on the number of children in care? ____No ____Yes - If yes, how many children? _____

COMMENTS/RESTRICTIONS (if applicable):

Signature of Individual Authorized to Sign Zoning Documents for the
Town Listed Above

Date Signed

SECTION 2:

_____ The child care agency listed above has been approved by the zoning board of adjustment.

Restrictions? ____No ____Yes - If yes, please indicate below or include a separate attachment

COMMENTS/RESTRICTIONS (if applicable):

Signature of Individual Authorized to Sign Zoning Documents for the
Town Listed Above

Date Signed

Site Plan Checklist (residential and nonresidential)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Tree Frog Learning Center Map: 0262 Lot: 6024 Date: June 9, 2022

Applicant/agent: Ashley Hannon Signature: Ashley Hannon

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet					
• Name of Project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch -not less than 1" = 1,000'					
Name and address of developer/applicant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land survey, engineer, and/or architect	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
City tax map & lot #'s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this site plan contact...."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Approval block (for signature by staff attesting to Planning Board approval)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including: <ul style="list-style-type: none">• existing and proposed bearings• existing and proposed distances• pins, stakes, bounds• monuments• benchmarks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Include error of closure statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties: <ul style="list-style-type: none">• owner name• owner address• tax map and lot #• square footage of lots• approximate building footprints• use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ _____

Zoning

Zoning designations of subject tract and in vicinity of tract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district: <ul style="list-style-type: none">• frontage• lot dimensions/density• all setbacks• lot coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Existing Topographic Features:

Contour lines a (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil types and boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil test pit locations, profiles, and Depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Existing Topographic Features Continued:

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands including name of certified Wetlands scientist who delineated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, And if so, 100 year flood elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Delineation of trees and open areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Overview of types of trees and vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Building Information

Existing buildings/structures including square footage and use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed building/structures including <ul style="list-style-type: none">• square footage• first floor elevation• use• # bedrooms per unit if residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Elevation drawing of proposed buildings and structures as follows: <ul style="list-style-type: none">• Showing all four sides• Drawn to scale with dimensions• Showing exterior materials• Showing exterior colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Circulation and Parking Plans

Existing and proposed driveways and access points including: <ul style="list-style-type: none">• Width of opening• Turning radii• Cross section of driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Curbing & edge treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic control devices, if appropriate:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Circulation and Parking Plans Continued:

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• required by ordinance					
• proposed					
Parking layout and dimensions of spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handicap spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Loading area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bicycle rack, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Buffers, landscaping & screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Snow storage areas/plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pump stations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant location(s) and details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground or overhead)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire alarm connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Treatment of solid waste (dumpsters?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handling of oil, grease, chemicals hazardous materials/waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Landscaping Plan

	Yes	No	N/A	Waiver Requested	Comments
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed ground cover, shrubbery, and trees including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<ul style="list-style-type: none"> • botanical and common names • locations and spacing • total number of each species • size at installation 					
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Irrigation: system? soaker hose? Manual? underground, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing/screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Signage</u>					
Location and type of signs:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<ul style="list-style-type: none"> • Attached to building • Freestanding • Directional, if appropriate 					
Dimensions of signs:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<ul style="list-style-type: none"> • Height • Area • Setback 					
Elevation drawings with colors & materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of Illumination, if proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Outdoor Lighting

	Yes	No	N/A	Waiver Requested	Comments
Locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Height of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wattage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of light (high pressure sodium, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Design/cut sheets of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Illumination study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Other Elements

Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Drainage study with calculations, storm Water impact analysis, and mitigation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grading plan (including finish grades)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed covenants, easements, And deed restrictions, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fiscal impact study, if requested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:
