



RF

MAY - 7 2013

NONRESIDENTIAL SITE PLAN APPLICATION**City of Rochester, New Hampshire**

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 5/6/2013 Is a conditional use needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property informationTax map #: 115; Lot #(s): 29-1; Zoning district: Business 2 (B2)Property address/location: 280 North Main Street, Rochester, NHName of project (if applicable): Taco Bell RestaurantSize of site: 0.474 (see Subdivision Application) acres; overlay zoning district(s)? N/A**Property owner**Name (include name of individual): Home Depot U.S.A. Inc., a Delaware corporationMailing address: 2455 Paces Ferry Road NW, Atlanta, GA 30339 Attn: Legal DepartmentTelephone #: 770-433-8211 Email: jennifer_m_evans@homedepot.com**Applicant/developer** (if different from property owner)Name (include name of individual): Charter Foods North, LLC Attn: Wayne FergusonMailing address: 1111 Gateway Service Park Road, Morristown, TN 37813Telephone #: (865) 919-6851 Email: wayneferguson@comcast.net**Engineer/designer**Name (include name of individual): Hüseyin Sevincgil, P.E., MHF Design Consultants, Inc.Mailing address: 44 Stiles Road, Suite One, Salem, NH 03079Telephone #: (603) 893-0720 x 32 Fax #: (603) 893-0733Email address: hs@mhfdesign.com Professional license #: 11389**Proposed activity** (check all that apply)New building(s): X Site development (other structures, parking, utilities, etc.): X

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

Describe proposed activity/use: 1,680 square foot Taco Bell Restaurant with drive-thru window, containing 28 seats.

Describe existing conditions/use (vacant land?): Current site of parking lot for the Home Depot retail store

Utility information

City water? yes X no ; How far is City water from the site? in Home Depot parking lot

City sewer? yes X no ; How far is City sewer from the site? in Home Depot parking lot

If City water, what are the estimated total daily needs? 805 gallons per day

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

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

Where will stormwater be discharged? Into existing on-site stormwater system

Building information

Type of building(s): Wood Frame

Building height: 22'-0" Finished floor elevation: 238.25

Other information

parking spaces: existing: 49 total proposed: 22; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site

Number of existing employees: 0; number of proposed employees total: 20-30

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

Wetlands: Is any fill proposed? No; 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	1,680	8.1%
Parking and vehicle circulation	13,619	66.1%
Planted/landscaped areas (excluding drainage)	5,330	25.8%
Natural/undisturbed areas (excluding wetlands)	0	0
Wetlands	0	0
Other – drainage structures, outside storage, etc.	0	0

Comments

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

See Project Narrative attached hereto.

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: Hungry Sengle, agent (see Authorization Letter)

Date: 5/7/13

Signature of agent: Hungry Sengle

Date: 5/7/13

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: _____

May 7, 2013

Mr. Jim Campbell, Chief Planner
City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867

Re: Proposed Taco Bell Restaurant
280 North Main Street
Rochester, NH
Sub: Drainage Memorandum for Taco Bell

Dear Jim:

On behalf of our client, Charter Foods North, LLC, the following information is provided to determine the effects of the proposed site improvements on the surrounding areas at the above referenced site. Please refer to the Site Development Plans prepared by this office dated May 6, 2013.

This project entitled Proposed Site Development Plans prepared for Charter Foods North, LLC, is located within a parcel of approximately 20,629 square feet (sf) of land located at the above referenced address. This parcel is located along the north westerly corner of the Home Depot parcel on the southerly side of North Main Street.

Taco Bell proposes to construct a 1,670 sf (28 seats) Taco Bell restaurant with drive thru service. Development includes but is not limited to the building construction, a new parking lot layout, grading and associated utility connections.

In order to control runoff from the proposed developed areas - and to prevent erosion and siltation - the site plan has been designed with a closed drainage system, consisting of curbing and catch basins.

Existing drainage occurs naturally and generally flows in a southwesterly manner as sheet and shallow concentrated flows to an existing closed drainage system consisting of catch basins and manholes. One catch basin is located adjacent to the southwesterly corner of the proposed Taco Bell parcel that collects a portion of the parking lot on-site.

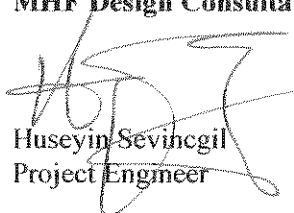
The Taco Bell parcel currently has 2,375 sf of open space (18,254 sf impervious cover). As a result of the proposed Taco Bell development there will be approximately 5,330 sf of open space (15,299 sf impervious cover), resulting in a **decrease in impervious cover of approximately 2,955 sf.**

Proposed stormwater management onsite consists of a closed drainage system, whereby the stormwater is collected via two on-site catch basins and discharges into this existing catch basin structure. This catch basin grate will be converted to a drain manhole cover due to the site regrading. All remaining areas onsite have been graded to match existing conditions to the maximum extent practicable.

In conclusion, based on the reduction in impervious coverage and the implementation of the onsite stormwater management system there should be no negative impact to the Home Depot parking lot or the Home Depot drainage system by the proposed re-development project.

Please review the attached information and should you have any questions, please feel free to call our office at your convenience.

Sincerely,
MHF Design Consultants, Inc.



Huseyin Sevinçgil
Project Engineer

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Taco Bell
280 North Main Street
Project Narrative

The Applicant, Charter Food North, LLC, intends to develop a Taco Bell Restaurant on a parcel of land to be subdivided from the existing Home Depot parking lot. The subdivision will represent 20,629 square feet +/- or 0.474 acres +/- . The lot is depicted on the Rochester Tax Maps as Lot 29-1, Map 115. The area to be subdivided is depicted on the enclosed plan. Concurrently with the subdivision, the Applicant seeks to obtain site plan approval for the proposed Taco Bell Restaurant. The Restaurant is proposed to have 28 seats, with a building the size of 1,680 square feet +/- . The property is located in the B-2 zone, where the operation of the Taco Bell Restaurant is a permitted use.

The original Home Depot site was approved with 698 spaces (696 built), 71 of them required only to be built, if necessary. To date, 625 parking spaces have been striped and the 71 parking spaces have not been built, as such additional parking is not needed. The Applicant has discussed the parking requirements with the Rochester Planning Department, and has determined, in consultation with the Planning Department, that the original approval for the Home Depot site did not provide for the allowance with respect to warehouse space. Specifically, although retail space requires one space for every 200 square feet of retail space, the zone only requires one space per 600 square feet of warehouse space. As there is approximately 10,000 square feet of warehouse space for lumber at the Home Depot, the need for parking under the Zoning Ordinance has been calculated to be only 633 spaces. With the development of the proposed Taco Bell site, 49 of the total 696 spaces (625+71) would be removed from the Home Depot site due to the subdivision. Thus, the Home Depot site would still have 647 spaces, [696-49] where only 633 are required. Thus, given the 14 additional spaces, and in consultation with the City's Planning Department, it is understood that despite the loss of 49 parking spaces from the Home Depot site, that the Home Depot site would still comply with the zoning requirements with respect to parking. The Taco Bell site will require 21 parking spaces and 22 parking spaces will be provided.

The Applicant has already met with the City's Planner. In order to move forward with the project, the Applicant will be seeking waivers with respect to the vegetative buffer requirement contained within the City's Site Plan Regulations.

In addition to the above, the Applicant will install signage on three portions of the building, and as the City of Rochester only permits one building wall sign, the applicant will seek a variance with respect to the number of signs on the building. Despite the need for the variances, the Applicant will comply with the total amount of sign area that is permitted by the Rochester Zoning Ordinance.

Taco Bell looks forward to working with the Planning Board with respect to developing a project that is suited not only for Taco Bell, but which produces a project that the City of Rochester can be proud of. Taco Bell looks forward to appearing at the June 3, 2013 Planning Board hearing to further discuss the project.

May 7, 2013

Mr. Jim Campbell, Chief Planner
City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867

Re: Proposed Taco Bell Restaurant
280 North Main Street
Rochester, NH
Sub: Waiver Request Letter

Dear Jim:

On behalf of our client, Charter Foods North, LLC, we hereby request Planning Board approval of the following waivers from the Rochester Site Plan Review Regulations as follows:

➤ Section 5(D)(2) – Front and Side Landscaping Buffers

The regulations require a 15' front landscape buffer. The existing parking lot provides less than 1' of landscaping along the site frontage. The proposed Taco Bell development will provide an 8' minimum landscape buffer along the drive-thru lane. If the full 15' is provided, then the Taco Bell site will lose a parking space and the drive-thru stack will be less than desirable.

➤ Section 5(D)(3) – Front and Side Landscaping Buffers

The regulations require that a 10' side landscape buffer be provided along the entire side lot line. The southerly lot line abuts an existing parking lot for the Home Depot and providing the 10' buffer would result in a misalignment of the existing drive-aisles. Also due to the proposed lot configuration along the northerly property line, if the 10' buffer is provided, the proposed Taco Bell parcel will lose parking and the drive-thru stack will be less than desirable. It should be noted that there is an existing landscaped area for the Home Depot parcel along the northerly property line that will be maintained.

Please contact our office if additional information is required.

Very Truly Yours,
MHF Design Consultants, Inc.

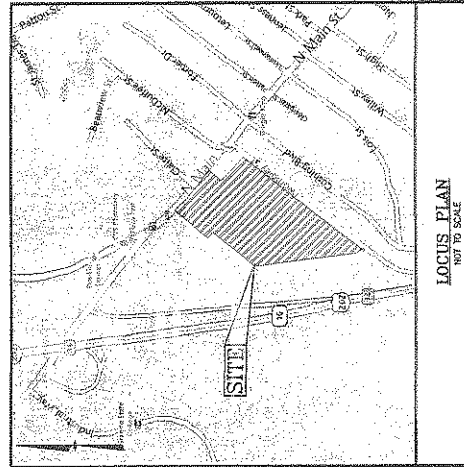


Huseyin Sevincgil, P.E.
Project Engineer

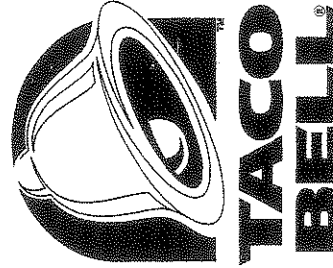
329713 - Waiver Request Letter.doc

SITE DEVELOPMENT PLANS PROPOSED TACO BELL RESTAURANT 280 NORTH MAIN STREET ROCHESTER, NEW HAMPSHIRE

MAY - 7 2013



LOCUS PLAN
NOT TO SCALE



PREPARED FOR APPLICANT:
CHARTER FOODS NORTH, LLC
1111 GATEWAY SERVICE PARK ROAD
MORRISTOWN, TN 37813

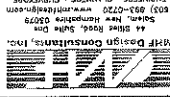
INDEX TO DRAWINGS

1. TITLE SHEET (T1)
2. EXISTING CONDITIONS PLAN (ECP)
3. DEMOLITION PLAN (D1)
4. SITE OVERVIEW PLAN (C1)
5. SITE PLAN (C2)
6. GRADING, DRAINAGE & UTILITIES PLAN (C3)
7. EROSION & SEDIMENT CONTROL PLAN (C4)
8. DETAIL SHEET (C5)
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10. DETAIL SHEET (C7)
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12. SIGN AND GRAPHICS PLAN (C9)
13. LANDSCAPE PLAN (L1)
- 1 OF 1. LIGHTING PLAN (LP)
- 1 OF 2. EXTERIOR ELEVATIONS (A4.0)
- 2 OF 2. EXTERIOR ELEVATIONS (A4.1)
- 1 OF 2. SUBDIVISION PLAN
- 2 OF 2. TOPOGRAPHIC SUBDIVISION PLAN

NOTES:

1. THE CONTRACTOR SHALL CONTACT THE HOME DEPOT PROJECT MANAGER 14 DAYS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION WORKING WITHIN THE PLAT PACE DISBURSE IN THE CONSTRUCTION TRAILER.
2. WORK OUTSIDE OF THE DRIVE OUT PARCEL, BUT ON THE HOME DEPOT PARCEL SHALL FOLLOW "THE HOME DEPOT SITE INTERPRETATION REFERENCES FOR CONCRETE QUITS"

CALL BEFORE YOU DIG



PORTION OF MAP 115 LOT 29-1
ROCHESTER, NEW HAMPSHIRE
TITLE SHEET

DATE: MAY 9, 2013
DRAWN BY: [Name]
CHECKED BY: [Name]

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NI SMALL 28
(REVERSE)
DATE: MAY 9, 2013
DRAWN BY: [Name]
CHECKED BY: [Name]

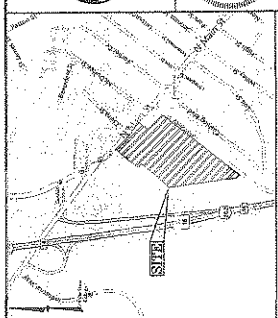
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FINAL APPROVAL BY ROCHESTER PLANNING BOARD
DATE: [Date]
CERTIFIED BY: [Signature]
AMF PROJECT NO. 320913 SHEET 1 OF 13

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SITE OVERVIEW PLAN

PORTION OF MAP 115 LOT 29-1
260 NORTH MAIN STREET
ROCHESTER, NEW HAMPSHIRE

W&P Design Consultants, Inc.
44 Stiles Road, Suite One
Solom, New Hampshire 03072
(603) 893-0722 www.wpdesign.com
ENGINEERS • PLANNERS • SURVEYORS



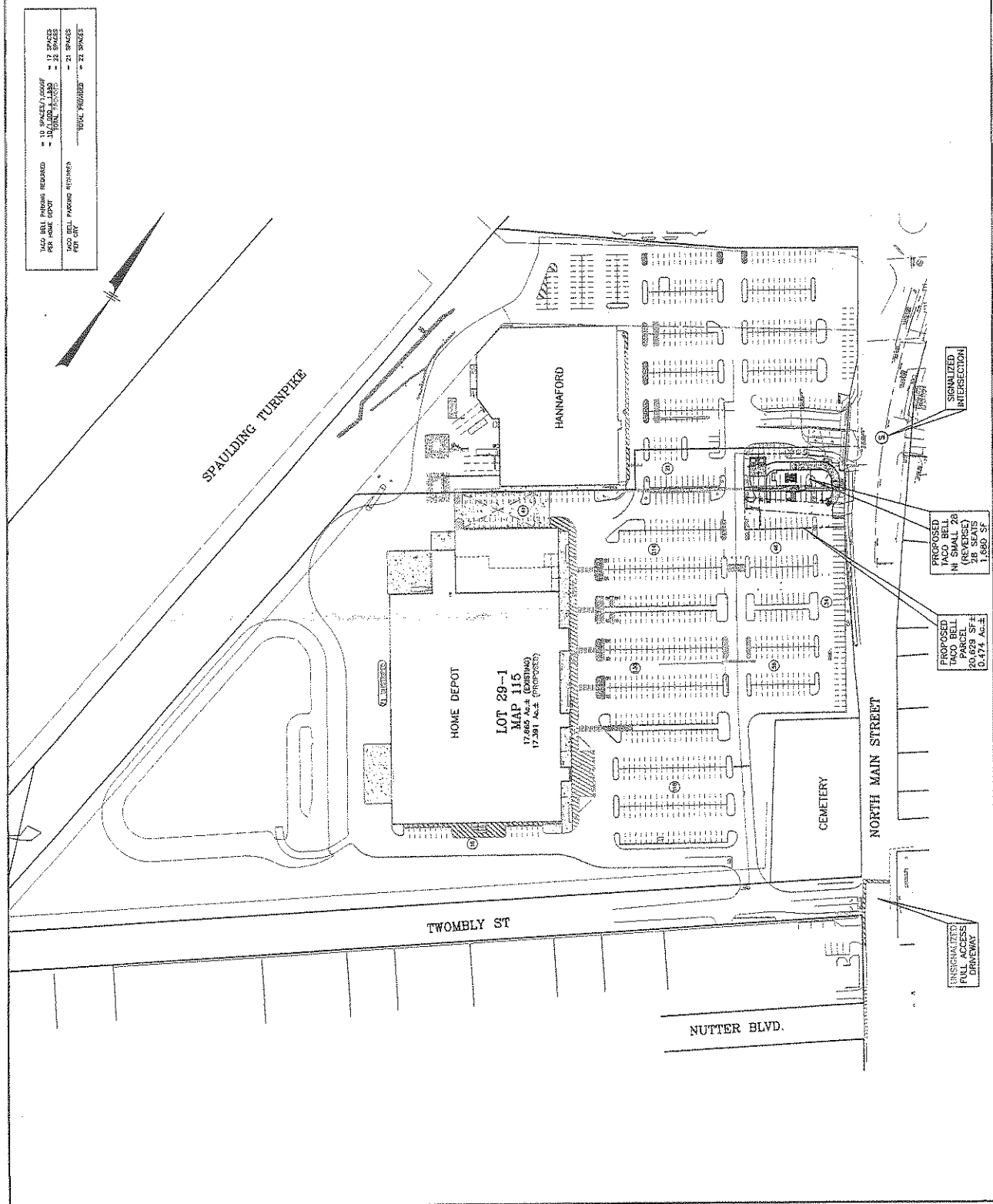
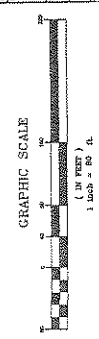
LOCATION MAP
(NOT TO SCALE)

NOTES:

- [illegible]

PLAN REFERENCE:

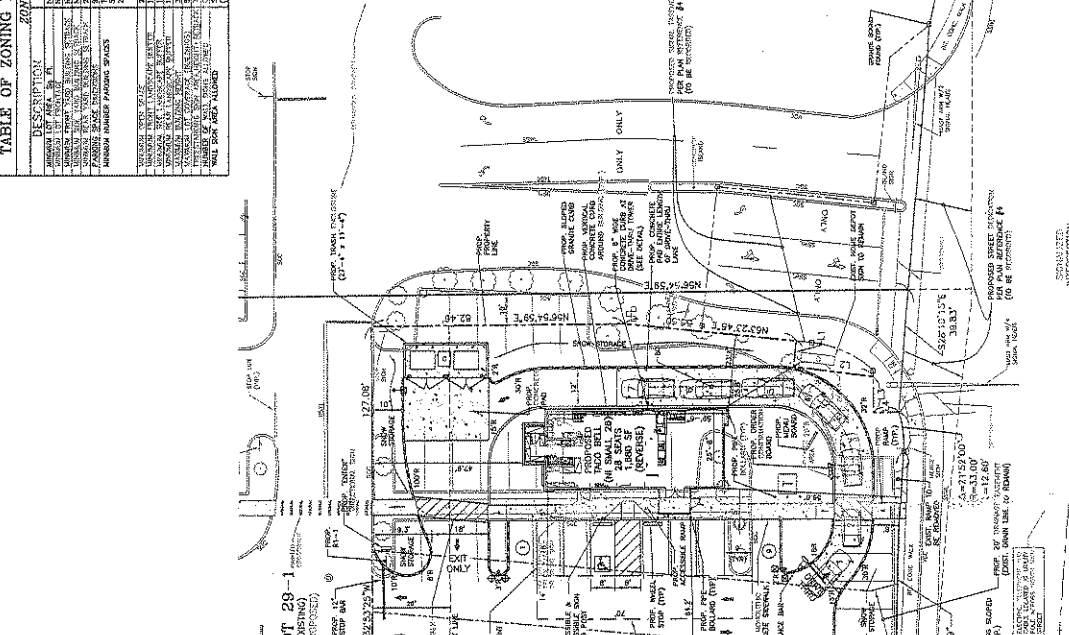
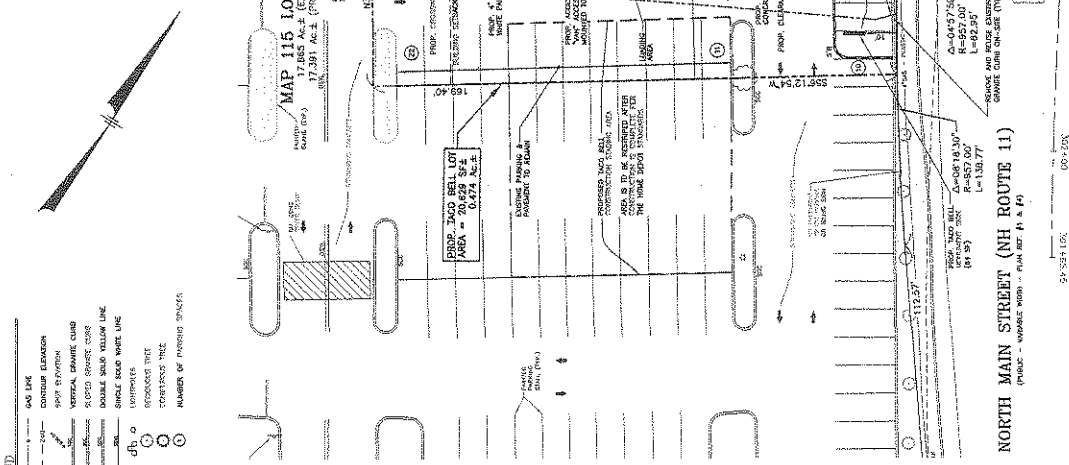
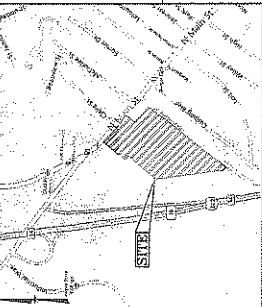
- 1) "SITE PLAN" PREPARED FOR THE HOME DEPOT, PREPARED BY GUYTON
FUSION CONSULTING. DATE: 4/20/00 FOR 02/02/00. SCALE: 1"=50'.



JACO BELL
NI SMALL 28
(REVERSE)
28 SEATS
1.680 SF

PROPOSED
TACO BELL
PARCEL
20,629 SF±
0.474 Ac.±

1	WATER	2	GRASS	3	GRASS	4	GRASS	5	GRASS	6	GRASS	7	GRASS	8	GRASS	9	GRASS	10	GRASS	11	GRASS	12	GRASS	13	GRASS	14	GRASS	15	GRASS	16	GRASS	17	GRASS	18	GRASS	19	GRASS	20	GRASS	21	GRASS	22	GRASS	23	GRASS	24	GRASS	25	GRASS	26	GRASS	27	GRASS	28	GRASS	29	GRASS	30	GRASS	31	GRASS	32	GRASS	33	GRASS	34	GRASS	35	GRASS	36	GRASS	37	GRASS	38	GRASS	39	GRASS	40	GRASS	41	GRASS	42	GRASS	43	GRASS	44	GRASS	45	GRASS	46	GRASS	47	GRASS	48	GRASS	49	GRASS	50	GRASS	51	GRASS	52	GRASS	53	GRASS	54	GRASS	55	GRASS	56	GRASS	57	GRASS	58	GRASS	59	GRASS	60	GRASS	61	GRASS	62	GRASS	63	GRASS	64	GRASS	65	GRASS	66	GRASS	67	GRASS	68	GRASS	69	GRASS	70	GRASS	71	GRASS	72	GRASS	73	GRASS	74	GRASS	75	GRASS	76	GRASS	77	GRASS	78	GRASS	79	GRASS	80	GRASS	81	GRASS	82	GRASS	83	GRASS	84	GRASS	85	GRASS	86	GRASS	87	GRASS	88	GRASS	89	GRASS	90	GRASS	91	GRASS	92	GRASS	93	GRASS	94	GRASS	95	GRASS	96	GRASS	97	GRASS	98	GRASS	99	GRASS	100	GRASS
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LOCATION MAP

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PLAN REFERENCE:

1) "SILE PLAN" PREPARED FOR THE HOME DEPT. FINISHED BY QUESTINGTON HADSON UNIVERSITY. DATE: 2/10/79 (REV. 02/02/79). PAGE: 1-287.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY:

DATE: _____

2

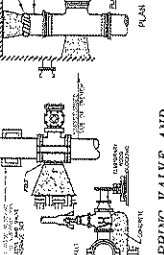
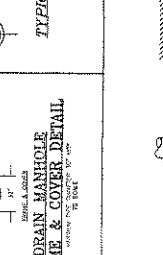
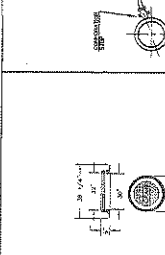
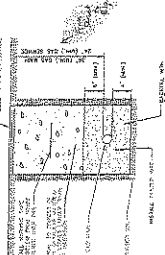
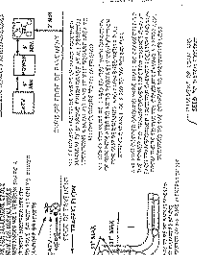
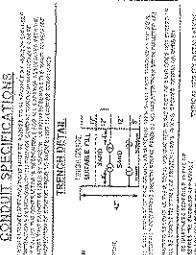
SITE PLAN

MJF Design Consultants, Inc.
44 Stroz Road, Suite One
Salem, New Hampshire 03079
(603) 899-0720 www.mjfdesign.com
ENGINEERS • PLANNERS • SURVEYORS

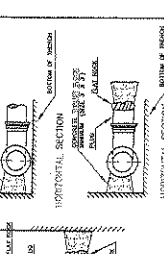
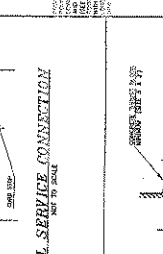
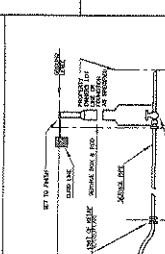
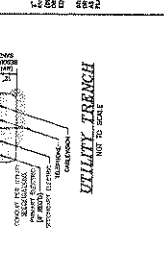
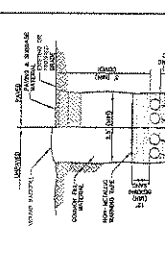
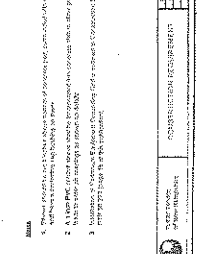
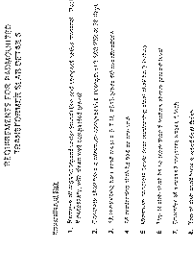
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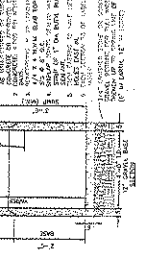
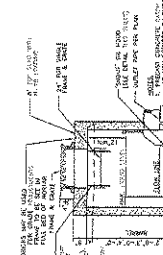
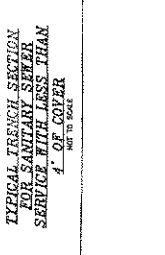
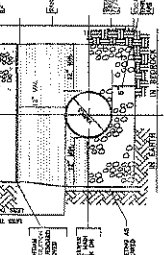
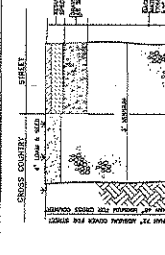
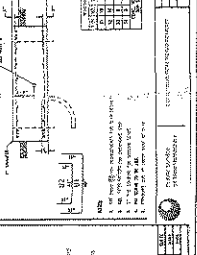
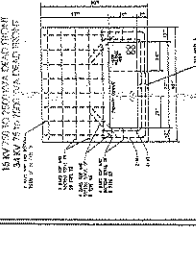
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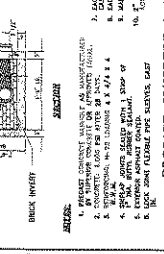
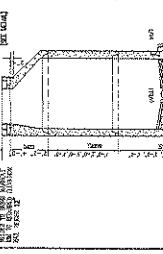
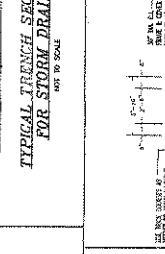
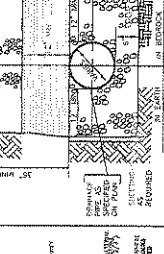
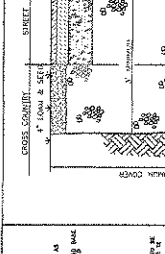
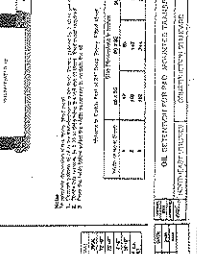
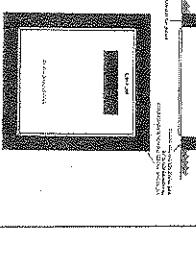
REQUIREMENTS FOR PLUMBING



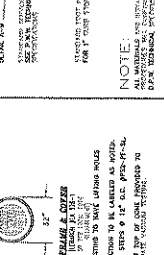
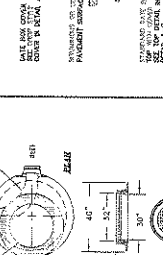
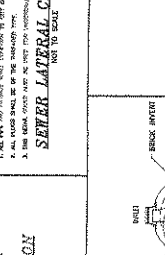
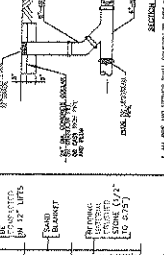
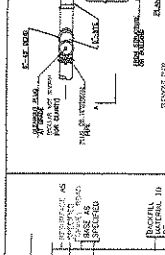
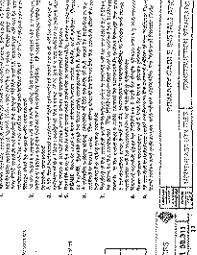
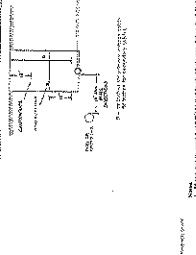
3" DIA. SANITARY MANHOLE



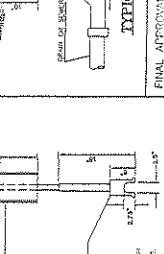
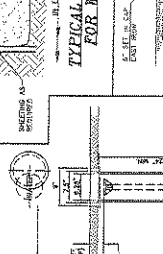
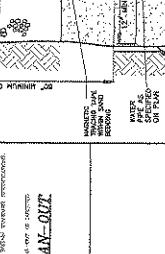
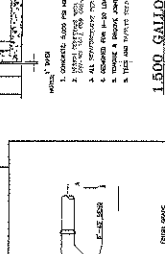
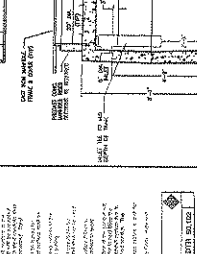
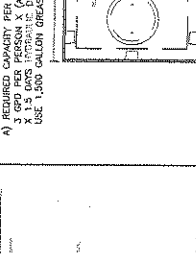
15" DIA. TO REMOTE DEAD END



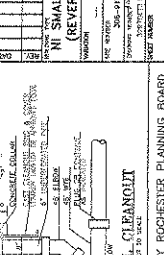
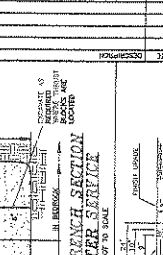
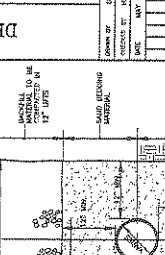
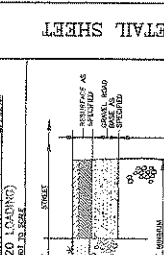
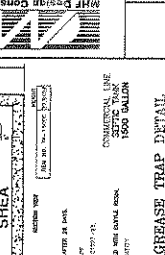
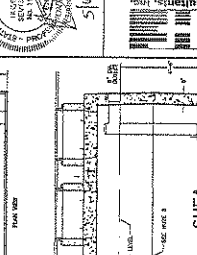
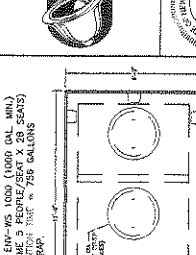
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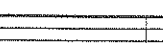
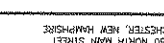
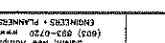
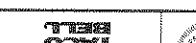
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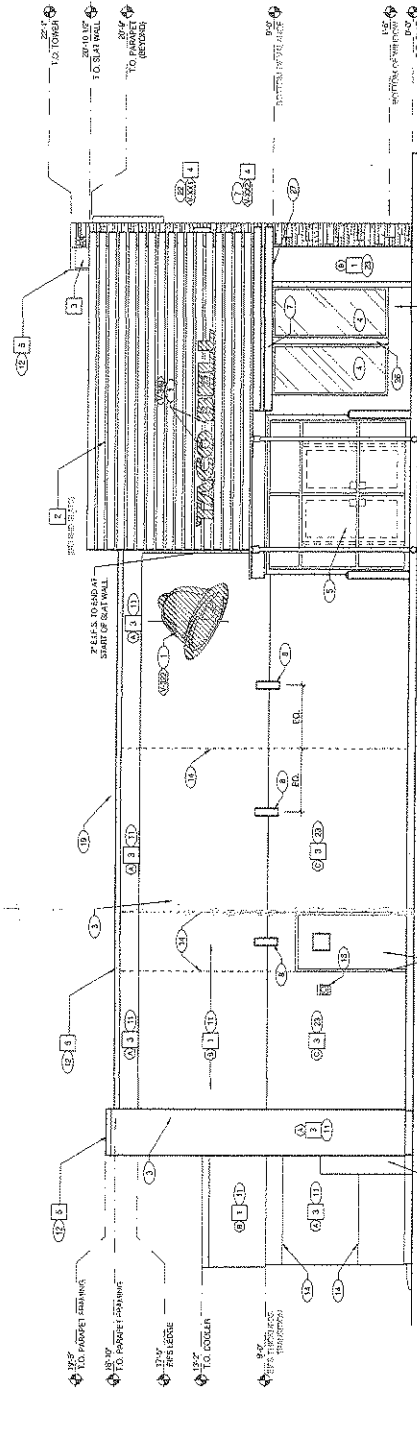


15" DIA. TO REMOTE DEAD END



15" DIA. TO REMOTE DEAD END





RIGHT SIDE ELEVATION 1/4"=1'-0" A

4. BASE IS NOT KNOWN, BUT CAN BE FOUND.
 5. BASE IS KNOWN, BUT CAN BE FOUND.
 6. BASE IS KNOWN, BUT CAN BE FOUND.

E.I.S. THICKNESS

QTY	ITEM DESCRIPTION	ELEC
9	2400 DELL STERIS BRUSH WHEEL RATTAGE	X
3	2400 ISOL BRUSHING SYSTEM 40000	X

SIGN SCHEDULE N15 C

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$$L^2(\mathbb{R}^n) \rightarrow L^2(\mathbb{R}^n) \quad \text{by} \quad f \mapsto \int_{\mathbb{R}^n} f(x) dx \quad \text{and} \quad f \mapsto \int_{\mathbb{R}^n} f(x) dx \quad \text{and} \quad f \mapsto \int_{\mathbb{R}^n} f(x) dx$$
$$e^{-\beta H} = \int \mathcal{D}\phi \exp \left[-\int d^4x \left(\frac{1}{2} \partial_\mu \phi \partial^\mu \phi + V(\phi) \right) \right]$$

— **1** —

[illegible][illegible][illegible][illegible]

1. CONTACT INFORMATION: NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 E-MAIL: [REDACTED]
 2. COMPANY INFORMATION: NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 E-MAIL: [REDACTED]
 3. PROJECT INFORMATION: NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 E-MAIL: [REDACTED]

GENERAL NOTES

Technical drawing of a window frame assembly. The drawing shows a cross-section of the frame with various components labeled with callouts:

- 1**: PARANET CAP
- 2**: 1" EPS LEDGE
- 3**: 1" EPS LEDGE
- 4**: 2" EPS EPS SYSTEM RANG
- 5**: 1" EPS EPS SYSTEM RANG
- 6**: 1" EPS EPS SYSTEM RANG
- 7**: 1" EPS EPS SYSTEM RANG
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- 100**: 1" EPS EPS SYSTEM RANG

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EXTERIOR FINISH SCHEDULE

Technical drawing of a wall section showing the connection between a panel and a wall. The drawing includes labels for 'PANEL END', 'GUT WALL STRUCTURE', 'FIBERS', 'MAIN REINFORCING WALL STRUCTURE', 'FIBERS', 'MAIN REINFORCING WALL', and 'WALLS'. A note at the top right reads 'NOT TO SCALE' with a magnification factor of 'x1.5'.

SLAY WALL COLOR TRANSITION	M18	1
BRIDGE	AREA	SLAY POSITION
1	20' TO 25' FROM CURB	10' FROM CURB
2	25' TO 30' FROM CURB	10' FROM CURB
3	30' TO 35' FROM CURB	10' FROM CURB
4	35' TO 40' FROM CURB	10' FROM CURB
5	40' TO 45' FROM CURB	10' FROM CURB
6	45' TO 50' FROM CURB	10' FROM CURB
7	50' TO 55' FROM CURB	10' FROM CURB
8	55' TO 60' FROM CURB	10' FROM CURB

[illegible]

