



APR 11 2013
MAY - 7 2013
Planning Dept

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)

City of Rochester, New Hampshire

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

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

Property information

Tax map #: 115; Lot #(s): 29-1; Zoning district: Business 2 (B2)

Property address/location: 280 North Main Street, Rochester, NH

Name of project (if applicable): Taco Bell Restaurant

Size 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 corporation

Mailing address: 2455 Paces Ferry Road NW, Atlanta, GA 30339 Attn: Legal Department

Telephone #: 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 Ferguson

Mailing address: 1111 Gateway Service Park Road, Morristown, TN 37813

Telephone #: (865) 919-6851 Email: wayneferguson@comcast.net

Engineer/surveyor

Name (include name of individual): Hüseyin Sevinçgil, P.E., MHF Design Consultants, Inc.

Mailing address: 44 Stiles Road, Suite 1, Salem, NH 03079

Telephone #: (603) 893-0720 x32 Fax #: (603) 893-0733

Email address: hs@mhfdesign.com Professional license #: 11389

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? Yes

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

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

Continued Minor Subdivision Plan application Tax Map: 115 Lot: 29-1 Zone B2)

Wetlands: Is any fill proposed? NO ; area to be filled: _____; buffer impact? NO .

Comments

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

See the attached Project Narrative.

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 Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision 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: Henry Sengul, agent (see Authorization Letter)

Date: 5/7/13

Signature of agent: Henry Sengul

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 Sevinogil
Project Engineer

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