



NONRESIDENTIAL SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: _____ [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: ____128____; Lot #(s): ____219____; Zoning district: __B2____

Property address/location: __84 Hancock Street, Rochester, NH_____

Name of project (if applicable): ____Proposed Site Plan for Liu's Garden

Size of site: 0.33__ acres; overlay zoning district(s)? __N/A_____

Property owner

Name (include name of individual): Rock Fossil & Dinosaur Shop

Mailing address: 246 Silver Street, Greenfield, MA 01301__

Telephone #: 603-617-0332__ Fax #: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Liu's Garden (Wai Lap Liu)

Mailing address: 67 Briarbrook Street, Milton, MA 02186

Telephone #: 332-6663__ Fax #: _____

Engineer/designer

Name (include name of individual): David A. Berry (Berry Surveying & Engineering)
Christopher R. Berry (Project Manager)

Mailing address: __148 Second Crown Point Road, Barrington, NH 03825

Telephone #: __603-332-2863 Fax #: _____

Email address: Crberry@metrocast.net Professional license #: PE 1088

Proposed activity (check all that apply)

New building(s): **Redevelopment**

Site development (other structures, parking, utilities, etc.): **XX**

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

(continued Nonresidential Site Plan application Tax Map: _128_ Lot: __219_)

Describe proposed activity/use: The applicant, the owner of Liu's Garden proposes to redevelop the site for use as a Chinese Food Takeout Restaurant. The existing wood Frame Structure will be demolished and rebuilt in a modified location and size and additional parking will be provided.

Describe existing conditions/use (vacant land?): Currently there are two structures, one is a steel frame building and the second is a wood frame structure. The lot is covered mostly by pavement with the remaining compact gravel.

Utility information

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

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

If City water, what are the estimated total daily needs? **680** gallons per day

This is estimated using NHDES sewage disposal standards. Estimated 20 seats with 8 employees. 20GPD/seat + 35GPD/employee

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 ☒

Please note that best efforts are made in keeping grease out of the sewer system. Site plan incorporates traps.

Where will storm water be discharged? **Into the ground. Sandy Soils on site, propose infiltration systems.**

Building information

Type of building(s): 1 Steel building tied to 1 wood frame building

Building height: Unknown Finished floor elevation: 207.79

(continued Nonresidential Site Plan application Tax Map: _128___ Lot: _219___)

Other information

parking spaces: existing: _7_ total proposed: _12; Are there pertinent covenants? NO

Number of existing employees: N/A number of proposed employees total: 8

Check any that are proposed: variance **XX**; 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	1261 SF + 1,226 SF	17.39%
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
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:

_____Waivers Requested____

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: _____