SOIL DATA:
WdA ~ WINDSOR LOAMY SAND 0-3% SLOPES
SOIL DATA ACQUIRED FROM WEBSOIL

TEST HOLES: JULY 3, 2010

ALL THREE TEST PITS WERE IDENTICAL IN PROFILE.

0-6" CRUSHED GRAVEL

6"-12' BANK RUN SAND

12"-15" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE, NO STONES OR ROOTS

15"-96" 2.5Y 5/4 FINE SAND, SINGLE GRAIN, LOOSE IN HAND, NO STONES OR ROOTS

NO LEDGE FOUND
NO GROUND WATER OBSERVED
NO SEASONAL HIGH WATER TABLE OBSERED.

PLAN REFERENCES:

1.) CALCULATION SHEET PREPARED FOR JOHN BOURQUE
BY: NORWAY PLAINS ASSOCIATES
DATED:10-9-2002

2.) "EXISTING SITE PLAN, 74 HANCOCK STREET, ROCHESTER, NH"
BY: ANDOVER ENGINEERING INC.
DATED: OCTOBER 20, 1998

3.) "PROPOSED RETAIL STORAGE SPACE HANCOCK STREET / ROUTE 125 ROCHESTER, N.H. 03867
BY: BERRY SURVEYING & ENGINEERING
DATED: MAY 21, 1987
DB:1987-28

NOTES CONTINUED:

36.) THE CITY MANAGER HAS APPROVED THE USE OF CITY LANDS BETWEEN THE REAR BOUNDARY LINE OF THE LOCUS PARCEL AND THE TOE OF SLOPE SHOWN ON THIS PLAN AGAINST THE WALKING PATH / OLD RAIL LINE. THIS IS A TEMPORARY USE, AND DOES NOT CONSTITUTE A LEASE AGREEMENT OR EASEMENT FOR USE IN ANY WAY. IN ADDITION THE CITY MANAGER HAS THE RIGHT TO WITHDRAW PERMISSION TO UTILIZE THIS PROPERTY, WITH REASONABLE NOTICE. NO CERTIFICATE OR OCCUPANCY WILL BE GRANTED WITHOUT COMPLETE REMOVAL OF ANY MATERIALS WITHIN THIS AREA. THE FOLLOWING ARE THE CONDITIONS OF USAGE:

PARKING OF VEHICLES IS TO BE LIMITED TO THE CONSTRUCTION PHASE ONLY OR SIX MONTHS FROM THE START OF CONSTRUCTION WHICHEVER TERMINATES FIRST. IN THE EVENT THE CONSTRUCTION PHASE TAKES LONGER THEN SIX MONTHS THEN THE APPLICANT SHALL DEMONSTRATE TO THE CITY OF ROCHESTER THAT MORE TIME IS REQUIRED FOR THIS SPECIFIC PURPOSE.

NO FURTHER VEGETATION WILL BE REMOVED FOR ANY REASON, GROUND DISTURBANCE WILL BE RECLAIMED AS SPECIFIED ON THE APPROVED PLANS, WITH 4" OF QUALITY SCREENED LOAM & SEED. TO BE APPROVED BY THE DESIGN ENGINEER DURING CONSTRUCTION.

STOCK PILING OF MATERIALS WILL BE ONLY FOR THE CONSTRUCTION PHASE OR SIX MONTHS FROM THE START OF CONSTRUCTION WHICHEVER TERMINATES FIRST. IN THE EVENT THE CONSTRUCTION PHASE TAKES LONGER THEN SIX MONTHS THEN THE APPLICANT SHALL DEMONSTRATE TO THE CITY OF ROCHESTER THAT MORE TIME IS REQUIRED FOR THIS SPECIFIC PURPOSE. MATERIALS TO BE STOCK PILED WILL BE LIMITED TO LOAM, GRAVELS, STONE USED FOR DRAINAGE SYSTEM, LIMITED CONCRETE MATERIALS (DRAIN MAN HOLES AND BASINS) WHICH ARE DESIGNED TO BE CONSTRUCTED ON THIS SITE AS PART OF THE APPROVED PLANS, AND ANY LANDSCAPING MATERIALS REQUIRED AS PART OF THE APPROVED PLANS.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/PLAN HOLDER/ DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE TOWN OF AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ROCHESTER LAND SITE PLAN REGULATIONS, ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON ~ ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

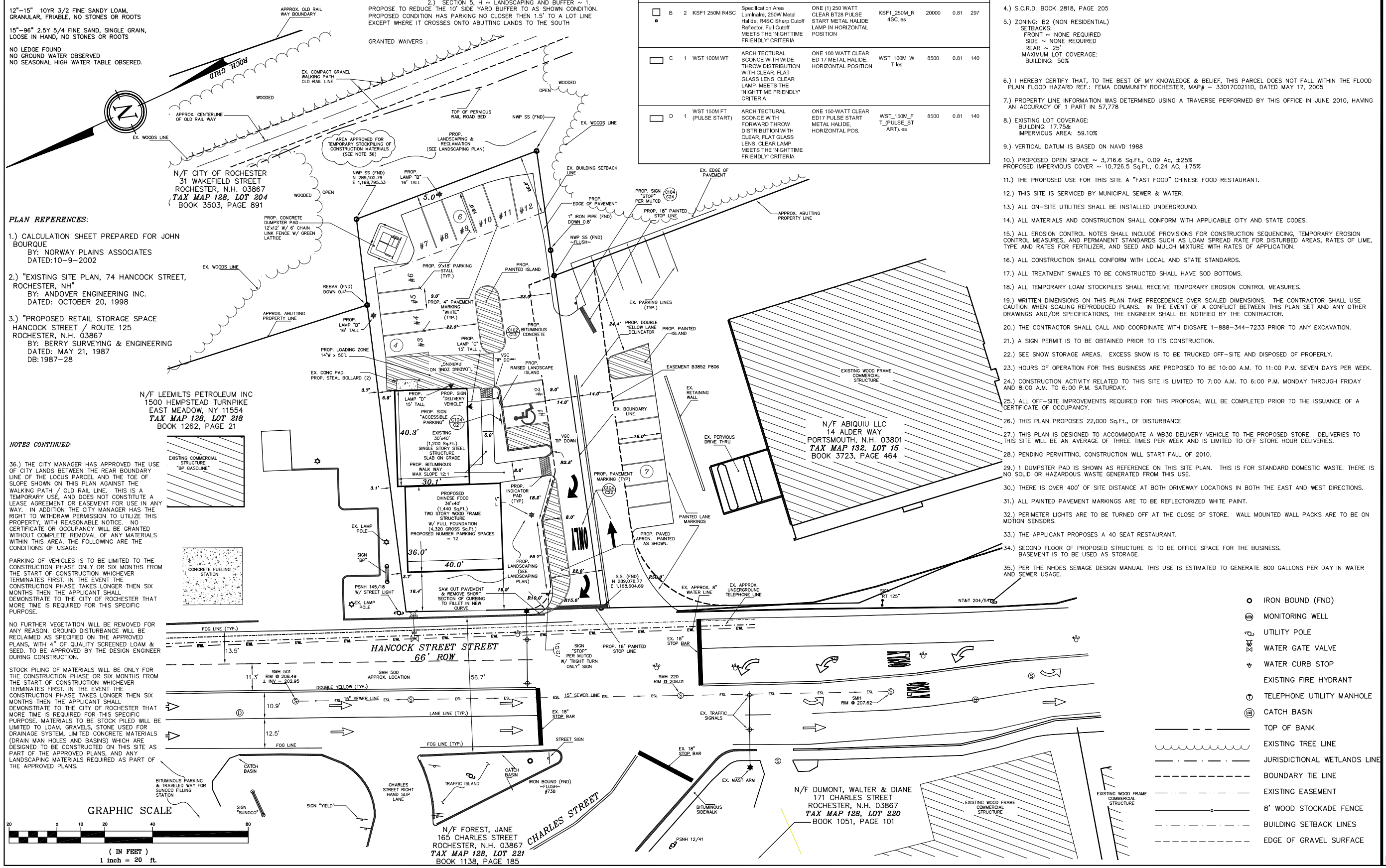
WAIVERS REQUESTED: 1.) SECTION 5, D ~ PARKING SPACES ~ d 1 SPACE PER 3 SEATS {12 ARE PROVIDED WHERE 14 ARE REQUIRED BY CODE}

2.) SECTION 5, H ~ LANDSCAPING AND BUFFER ~ 1. PROPOSE TO REDUCE THE 10' SIDE YARD BUFFER TO AS SHOWN CONDITION. PROPOSED CONDITION HAS PARKING NO CLOSER THEN 1.5' TO A LOT LINE EXCEPT WHERE IT CROSSES ONTO ABUTTING LANDS TO THE SOUTH

GRANTED WAIVERS :

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	1	KSF1 250M R2	Specification Area Luminaire, 250W Metal Halide, R2 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KSF1_250M_R 2.les	20000	0.81	297
	B	2	KSF1 250M R4SC	Specification Area Luminaire, 250W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KSF1_250M_R 4SC.les	20000	0.81	297
	C	1	WST 100M WT	ARCHITECTURAL SCONCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	WST_100M_W T.les	8500	0.81	140
	D	1	WST 150M FT (PULSE START)	ARCHITECTURAL SCONCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 150-WATT CLEAR ED17 PULSE START METAL HALIDE HORIZONTAL POS.	WST_150M_F T_(PULSE_ST ART).les	8500	0.81	140



NOTES:

1.) OWNER: ROCK FOSSIL & DINOSAUR SHOP INC.
246 SILVER STREET
GREENFIELD, MA 01301

1A.) APPLICANT: WAI LAP LIU (LIU'S GARDEN)
67 BRIARBROOK STREET
MILTON, MA 02186

2.) TAX MAP 128, LOT 219

3.) LOT AREA: 14,302 Sq.Ft., 0.33 Ac.

4.) S.C.R.D. BOOK 2818, PAGE 205

5.) ZONING: B2 (NON RESIDENTIAL)
SETBACKS:
FRONT ~ NONE REQUIRED
SIDE ~ NONE REQUIRED
REAR ~ 25'
MAXIMUM LOT COVERAGE:
BUILDING: 50%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY ROCHESTER, MAP# ~ 33017C0211D, DATED MAY 17, 2005

7.) PROPERTY LINE INFORMATION WAS DETERMINED USING A TRAVERSE PERFORMED BY THIS OFFICE IN JUNE 2010, HAVING AN ACCURACY OF 1 PART IN 57,778

8.) EXISTING LOT COVERAGE:
BUILDING: 17.75&
IMPERVIOUS AREA: 59.10%

9.) VERTICAL DATUM IS BASED ON NAVD 1988

10.) PROPOSED OPEN SPACE ~ 3,716.6 Sq.Ft., 0.09 Ac., ±25%
PROPOSED IMPERVIOUS COVER ~ 10,726.5 Sq.Ft., 0.24 AC, ±75%

11.) THE PROPOSED USE FOR THIS SITE A "FAST FOOD" CHINESE FOOD RESTAURANT.

12.) THIS SITE IS SERVICED BY MUNICIPAL SEWER & WATER.

13.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

14.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.

15.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

16.) ALL CONSTRUCTION SHALL CONFORM WITH LOCAL AND STATE STANDARDS.

17.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

18.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.

19.) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

20.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 PRIOR TO ANY EXCAVATION.

21.) A SIGN PERMIT IS TO BE OBTAINED PRIOR TO ITS CONSTRUCTION.

22.) SEE SNOW STORAGE AREAS. EXCESS SNOW IS TO BE TRUCKED OFF-SITE AND DISPOSED OF PROPERLY.

23.) HOURS OF OPERATION FOR THIS BUSINESS ARE PROPOSED TO BE 10:00 A.M. TO 11:00 P.M. SEVEN DAYS PER WEEK.

24.) CONSTRUCTION ACTIVITY RELATED TO THIS SITE IS LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.

25.) ALL OFF-SITE IMPROVEMENTS REQUIRED FOR THIS PROPOSAL WILL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

26.) THIS PLAN PROPOSES 22,000 Sq.Ft., OF DISTURBANCE

27.) THIS PLAN IS DESIGNED TO ACCOMMODATE A WB30 DELIVERY VEHICLE TO THE PROPOSED STORE. DELIVERIES TO THIS SITE WILL BE AN AVERAGE OF THREE TIMES PER WEEK AND IS LIMITED TO OFF STORE HOUR DELIVERIES.

28.) PENDING PERMITTING, CONSTRUCTION WILL START FALL OF 2010.

29.) 1 DUMPSTER PAD IS SHOWN AS REFERENCE ON THIS SITE PLAN. THIS IS FOR STANDARD DOMESTIC WASTE. THERE IS NO SOLID OR HAZARDOUS WASTE GENERATED FROM THIS USE.

30.) THERE IS OVER 400' OF SITE DISTANCE AT BOTH DRIVEWAY LOCATIONS IN BOTH THE EAST AND WEST DIRECTIONS.

31.) ALL PAINTED PAVEMENT MARKINGS ARE TO BE REFLECTORIZED WHITE PAINT.

32.) PERIMETER LIGHTS ARE TO BE TURNED OFF AT THE CLOSE OF STORE. WALL MOUNTED WALL PACKS ARE TO BE ON MOTION SENSORS.

33.) THE APPLICANT PROPOSES A 40 SEAT RESTAURANT.

34.) SECOND FLOOR OF PROPOSED STRUCTURE IS TO BE OFFICE SPACE FOR THE BUSINESS. BASEMENT IS TO BE USED AS STORAGE.

35.) PER THE NHDES SEWAGE DESIGN MANUAL THIS USE IS ESTIMATED TO GENERATE 800 GALLONS PER DAY IN WATER AND SEWER USAGE.

- IRON BOUND (FND)
- MONITORING WELL
- UTILITY POLE
- WATER GATE VALVE
- WATER CURB STOP
- EXISTING FIRE HYDRANT
- TELEPHONE UTILITY MANHOLE
- CATCH BASIN
- TOP OF BANK
- EXISTING TREE LINE
- JURISDICTIONAL WETLANDS LINE
- BOUNDARY TIE LINE
- EXISTING EASEMENT
- 8' WOOD STOCKADE FENCE
- BUILDING SETBACK LINES
- EDGE OF GRAVEL SURFACE

REVISION	DATE	DESCRIPTION
#1	8-27-10	ADD NOTE 36

SITE PLAN
FOR
LIU'S GARDEN
84 HANCOCK STREET
ROCHESTER, N.H.
TAX MAP 128, LOT 219

BERRY & SURVEYING ENGINEERING
148 SECOND CROWN POINT ROAD
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 26, 2010
FILE NO. : DB 2010-060

THE STATE OF NEW HAMPSHIRE
DAVID A. BERRY
No. 1088
REGISTERED PROFESSIONAL ENGINEER