City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338

PRELIMINARY
Site Plan Application

Check one of the following: ☐ Design Review ☑ Conceptual (design review is strongly encouraged)

Property information

Tax map #: _722_ ; Lot #('s): _88-89_ ; Zoning district: _____

Property address/location: _16 MILTON ROAD_ ; # acres: _____

Name of project (if applicable): _FIRST CITY MOTORS_

Proposed project

Describe proposed project: _REMOVE EX HOUSE + EXPAND PARKING LOT._

_____

Nonresidential: current bldg. size __∅__ s.f.; total proposed bldg. size __∅__ s.f.

Residential: current # units _____; total proposed # units _____

City water? yes _✓_ no ___; how far is City water from the site? _____

City sewer? yes ___ no _✓_; how far is City sewer from the site? _____

Applicant/Agent

Property owner (include name of individual): _FAZEKAS, ERVIN REV. TRUST._

Property owner mailing address: _141 WAKEFIELD STREET, ROCHESTER, NH 03867_

Property owner phone # _674-8388_ email: _____

Applicant/developer (if different from property owner): _____

Applicant/developer phone # _____ email: _____

Engineer/designer/agent: _BERRY SURVEYING + ENG. CHRIS BERRY_

Engineer/designer/agent phone # _332-7803_ email: _CBERRY C METROCAST.NET_

_____ _6-24-14_
Signature   Date

[Office use only. Payment of fee. Amount $ _____ Check # _____ Date paid _____]

J:\PLAN\Forms\Applications\Preliminary Site Plan.doc

Authorization t᠎ enter subject property

I hereby authorize ᠎mbers of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Con   ·sion, 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: __6-24-14_____
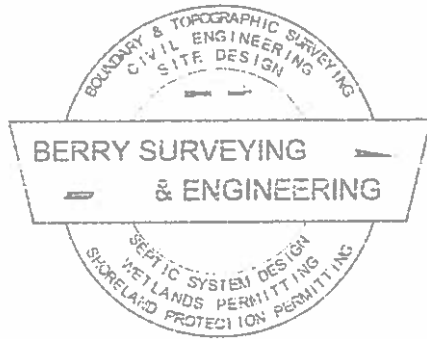
BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

June 24, 2014

City of Rochester Planning Board
Attention: Jim Campbell Chief Planner
31 Wakefield Street
Rochester, NH 03867

Re: First City Motors
      16 Milton Road
      Owned by Ervin Fazekas

Mr. Chairman and Members of the Board,

As we finalize the engineering aspects of this project and prepare to go through the TRC process we wanted to take the opportunity to preliminarily discuss the project and receive initial feedback.

First City Motors is looking to expand the parking area for the additional display. This is on the abutting lot to which they currently operate. The proposal is to remove the existing residential structure and create the parking space in the same general location. The following are list of items we know will be required for the application and are working on providing them;

- Grading of the site. The site will have proper gravels and pavement structures installed for longevity of the investment.
- Drainage on the site doesn't change drastically, but enough so that it warrants analysis. The current proposal is to tip the lot to the front of the parcel to a proposed rain garden. This will serve as treatment for the runoff as well as provide plantings along the front of the proposed project.
- Lighting is proposed for safety and theft. Typical commercial lighting (Dark Sky Compliant) fixtures will be chosen and will meet the requirements within the zone.
- Site plan with typical notes will be provided for review as well as an existing conditions plan.
- General Sediment and Erosion control plan will be prepared with a maintenance document.

- It is our opinion that the current traffic levels will not be adversely impacted by this proposal to an significant degree and so at this time we are not proposing a traffic study or analysis.

Please let us know if you have further questions or concerns.
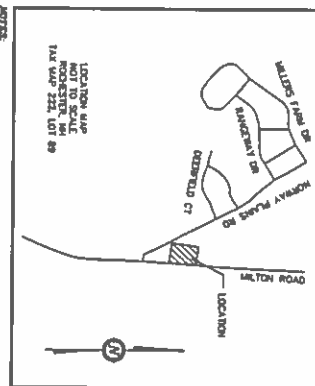
BERRY SURVEYING & ENGINEERING

Christopher R. Berry SIT
Principal, President.

PRELIMINARY SITE PLAN REVIEW
FOR: FIRST CITY MOTORS — LAND OF
ERVIN FAZEKAS REV. TRUST & CHRISTOPHER FAZEKAS
ERVIN FAZEKAS REV. TR. & KATHLEEN A FAZEKAS REV TR.
16 MILTON ROAD, ROCHESTER, NH
TAX MAP 222, LOT 88 & 89

REVISION	DATE	DESCRIPTION

GRAPHIC SCALE

ROUTE 125 - MILTON ROAD
PUBLIC CLASS V - 66' WIDE

NORWAY PLAINS ROAD

EXISTING HOUSE

EXISTING SALES OFFICE & SHOP

EXISTING PAVED SALES LOT

GARAGE

DRIVEWAY

LOCATION MAP