

AUG 1 8 2015

NONRESIDENTIAL SITE PLAN APPLICATION

Planning Jupt.

City of Rochester, New Hampshire

9	[office use only. Check #		Amount \$		ate paid]
Date: Aug. 13, 2015	Is a conditional us (If so, we encourage	e needed? you to subn	Yes: nit an applic	No: ation as s	_ Unclear: oon as possible.)
Property information					
Tax map #: <u>230</u> ; Lot	#('s): <u>20-1</u>	_; Zoning d	istrict: <u>Ind</u>	<u>ustrial</u>	
Property address/location:	28 Industrial Way				
Name of project (if applicab	le): Eastern Propane	Gas, Inc. Tr	aining Faci	litv	
Size of site: <u>8.87</u> acres	overlay zoning dist	trict(s)? <u>Co</u>	nservation	Overlay D	istrict
Property owner Name (include name of indi	vidual): <u>LP Gas Equ</u>	ipment, Inc.			2
Mailing address: c/o Easter	n Propane Gas. Inc.: I	PO Box 2800). Rochester	<u>. NH 038</u>	66
Telephone #: <u>(603) 332-280</u>	00	Email:	Trickard@		
Applicant/developer (if Name (include name of indi				dseres	stern.com
Mailing address: PO Box 2	800; Rochester, NH (03866			
Telephone #: <u>(603) 332-280</u>	0	Email:	Trickard		com
Engineer/designer Name (include name of indi			es, Inc; Sco	tt A. Lawl	er, PE
Mailing address: PO Box 24	9: Kochester. NH U38				
Telephone #: <u>(603) 335-394</u>	8	Fax#	: <u>(603) 332</u>	-0098	
Email address: slawler@nor	rwayplains.com	Profe	ssional lic	ense #:	PE 10026
Proposed activity (check New building(s):X		other struct	ures, parki	ng, utiliti	es, etc.):
Addition(s) onto existing bu					
· ·					

(Continued Nonresidential Site Plan application Tax Map: 230 Lot: 20-1 Zone IND)
Describe proposed activity/use: The proposed project is to construct a 4,800 square feet training facility building to conduct training for Eastern Propane employees.
Describe existing conditions/use (vacant land?): The existing parcel is currently developed with a two story office building that serves as the cooperate headquarters for Eastern Propane Gas, Inc.
Utility information City water? yes X no; How far is City water from the site? City sewer? yes X no; How far is City sewer from the site?
If City water, what are the estimated total daily needs?480 gallons per day If City water, is it proposed for anything other than domestic purposes? no _X
If City sewer, do you plan to discharge anything other than domestic waste? yes no X
Type of building(s): Wood Framed Building height: 17.5 Finished floor elevation: 382.1'
parking spaces: existing: 361 total proposed: 0; Are there pertinent covenants? Number of cubic yards of earth being removed from the site 0 Number of existing employees: n/a; number of proposed employees total: 0 Check any that are proposed: variance; special exception; conditional use Wetlands: Is any fill proposed?; area to be filled:; buffer impact?

Proposed post-development disposition of site (should total 100%)					
	Square footage	% overall site			
Building footprint(s) – give for each building	Existing: 37,188 st Proposed: 4,800 sf	9.6% 1.2 %			
Parking and vehicle circulation	141,800 sf	36.7%			
Planted/landscaped areas (excluding drainage)	17,650 sf	4.6%			
Natural/undisturbed areas (excluding wetlands)	140,030 sf	36.2%			
Wetlands	42,600 sf	11.0%			
Other – drainage structures, outside storage, etc.	2,500 sf	0.7%			

(Continued Nonresidential Site Plan application	n Tax Map: <u>230</u>	Lot: <u>20-1</u>	Zone <u>IND</u>)
Comments			
Please feel free to add any comments	, additional inform	ation, or requests	for waivers here:
The proposed training facility if for Easter	rn Propane Gas emp	lovees and invitees.	It will not be open
to the public.			
Submission of application			
This application must be signed by the property owner), and/or the agent.	e property owner, a	applicant/develope	er (if different from
I(we) hereby submit this Site Plan app pursuant to the <u>City of Rochester Site</u> knowledge all of the information on thi materials and documentation is true a property owner)/as agent, I attest that Signature of property owner:	Plan Regulations is application form nd accurate. As a lam duly authorize	and attest that to t and in the accom pplicant/develope	the best of my panying application r (if different from
Signature of applicant/developer:			४।११।५
500		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:

Updated

Date: 8 17/15

Page 3 (of 3 pages)

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249 Continental Blvd. (03867) Rochester, NH 03866-0249 Fax (603)332-0098 Phone (603) 335-3948 / (800) 479-3948 slawler@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

August 18, 2015

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Re: Non- Residential Site Plan Application; Eastern Propane Gas, Inc Training Facility. - Map 230, Lot

Dear Mr. Creighton:

On behalf of L.P. Gas Equipment, Inc and Eastern Propane Gas, Inc, we hereby submit plans and nonresidential site plan application for a proposed 4,800 square foot training facility building. The proposed building will be constructed on their parcel located at 28 Industrial Way, home of Easter Propane Gas, Inc. cooperate headquarters.

A Lot Line Adjustment application is being submitted concurrently with the Site Plan application to allow the proposed building to be constructed on the parent lot. Both properties are owned by L.P. Gas Equipment, Inc which is located within the Industrial Zone. The other lot, Map 230, Lot 20-2 is vacant at this time.

The proposed building will have two main training rooms and a large classroom. The training rooms will generally have about 12 students, whereas the main room capacity will be limited to a maximum of 32 people. The workshop will be used to develop skills on installation practices. The classes will be for Eastern Propane employees with an occasional student or training officer by invitation. The classes will be held during normal work hours and there will be two full time employees working out of the office. Depending on the class schedule, lunch maybe catered with table and chairs setup in the main lobby.

The proposed building will be constructed in the same location as a large covered picnic area. This pavilion and a small electrical shed will be removed as part of the project. The 60 foot wide by 80 foot long building will be wood framed on a concrete slab and frost walls. A small covered porch will cover the front entrance way and a long porch in the rear of the building. The training staff hopes to be able to conduct training outside behind the building whenever possible.

Access and parking for the new building will be from the existing parking lot for the main office building. The existing parking lot is currently underutilized and well exceeds the required number of parking spaces for the existing and proposed buildings. Therefore, only minor restriping will be necessary to delineate ADA accessible parking spaces and access aisle.

Stormwater will be collected around the building perimeter using a stone drip edge with perforated pipes which will allow for some infiltration into the ground with an overflow pipe into a small depression located adjacent to the proposed building. The existing drain pipe leaving this depression travels under the existing parking lot and eventually discharges into a very large wetland complex located southeast of the existing building.

The proposed building will be tied into the municipal water and sewer, which is located near the end of the existing driveway. Other utilities, such as power, telephone and cable, will be installed underground from the existing manhole located near the front of the building. Some landscaping is proposed along the front of the building and

only a couple small wall-mounted sconces are proposed for lamination. Due to the size of the development, the proposed project will not be subject to any State or Federal permits.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:

Scott A. Lawler, PE, Project Engineer

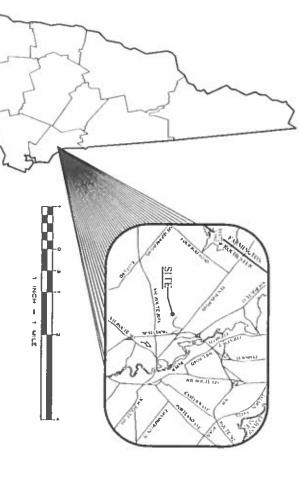
cc: Eastern Propane Gas, Inc.

LAND SURVEYORS



PROPOSED TRAINING FACILIT FOR

EASTERN PROPANE GAS, INC 28 INDUSTRIAL WAY ROCHESTER, N.H. 03867



NORWAY PLAINS ASSOCIATES, INC. 2 CONTINENTAL BOULEVARD ROCHESTER, NEW HAMPSHIRE 03867 (603) 335-3948

PLAN NO. 1

0. C-2750-SP 15106\SP-1 SDR-TJR

31 Mooney Street, Alton, N.H. 603-875-3948

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L.P. GAS EQUIPMENT, INC. PO BOX 1800 ROCHESTER, NEW HAMPSHIRE 03868 (603) 332-2800 OWNER OF RECORD

ENGINEERS

EASTERN PROPANE GAS, INC.
PO BOX 1800
ROCHESTER, NEW HAMPSHIRE 03866
(603) 332-2800 APPLICANT

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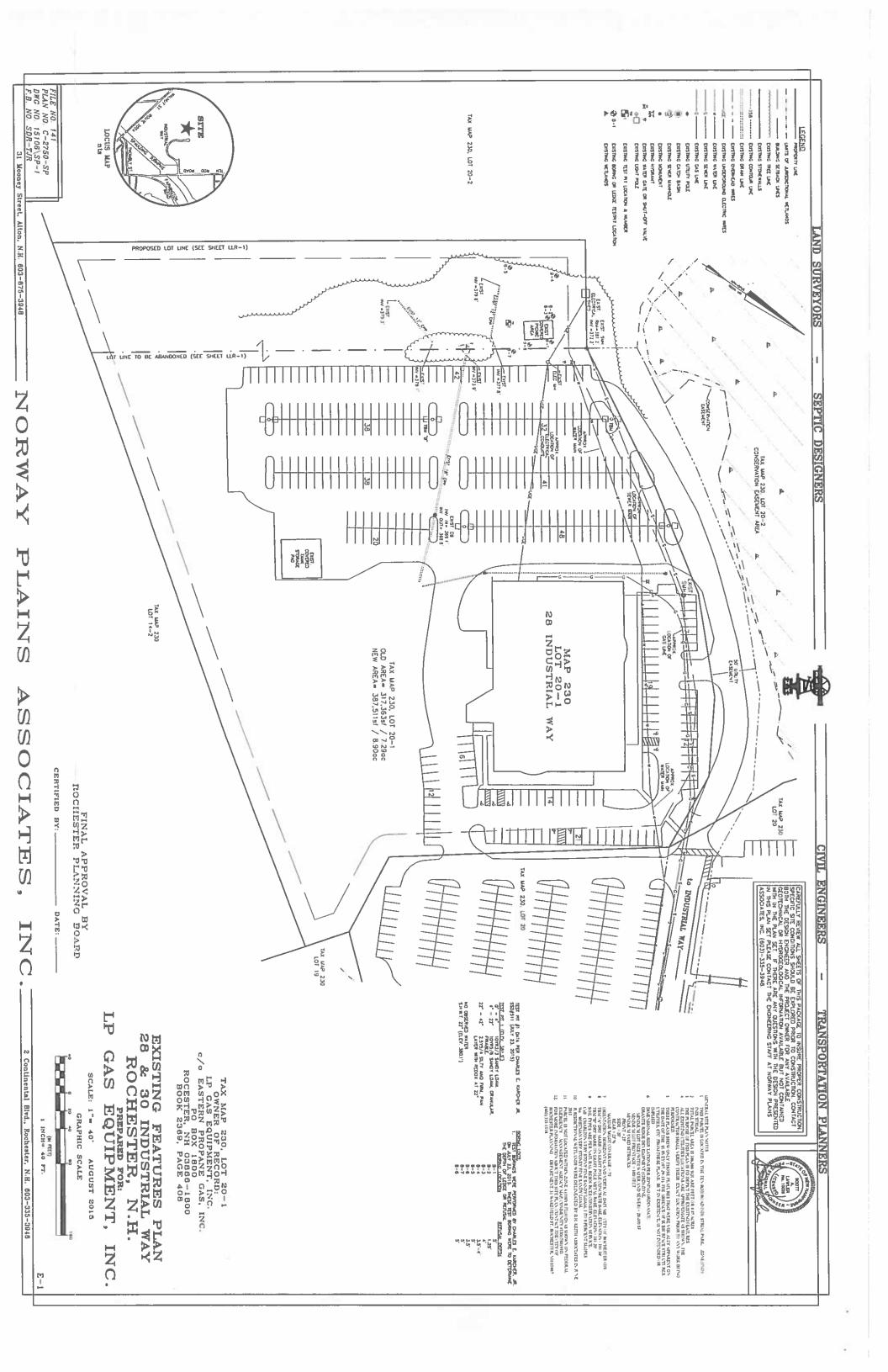
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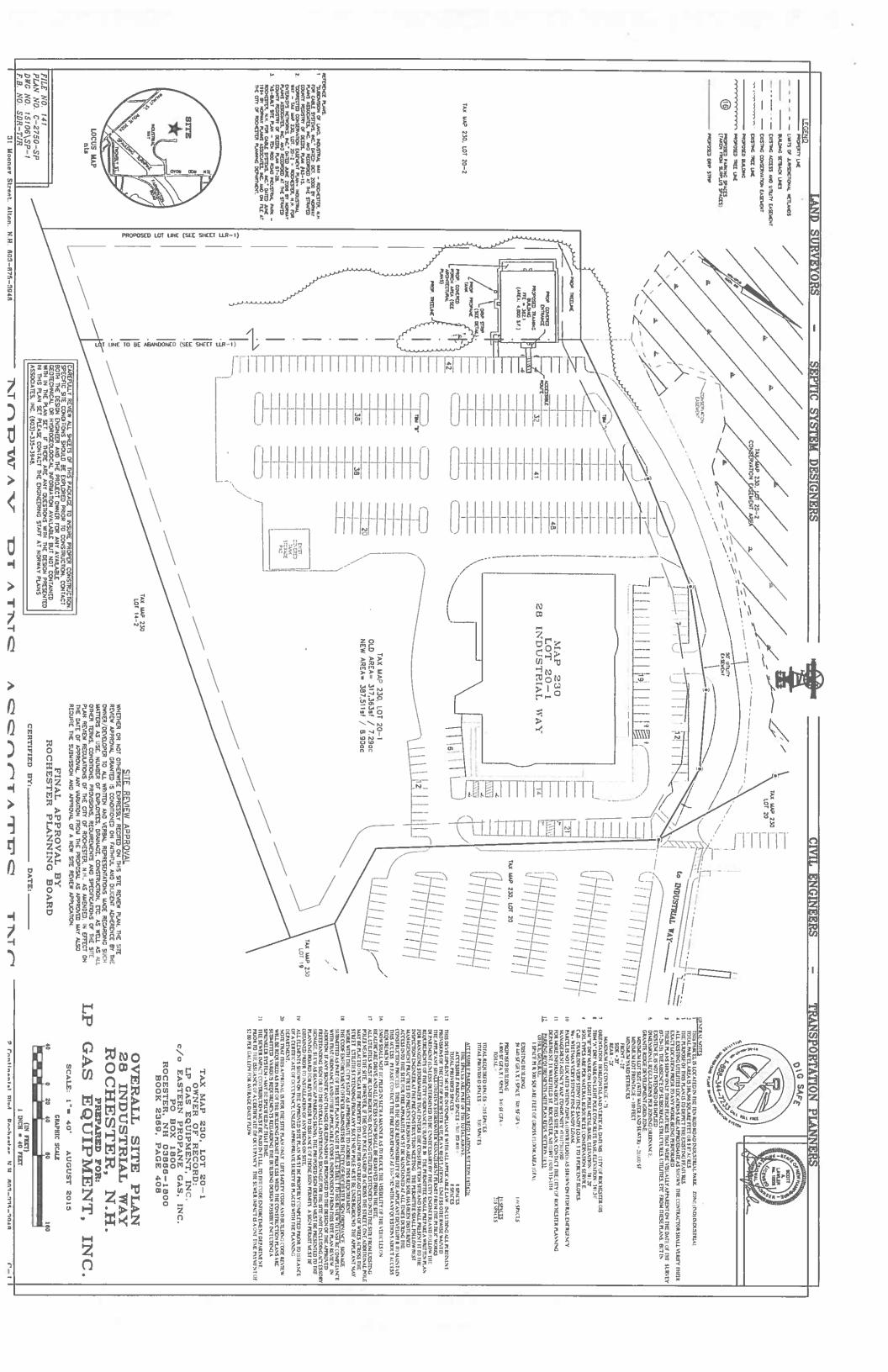
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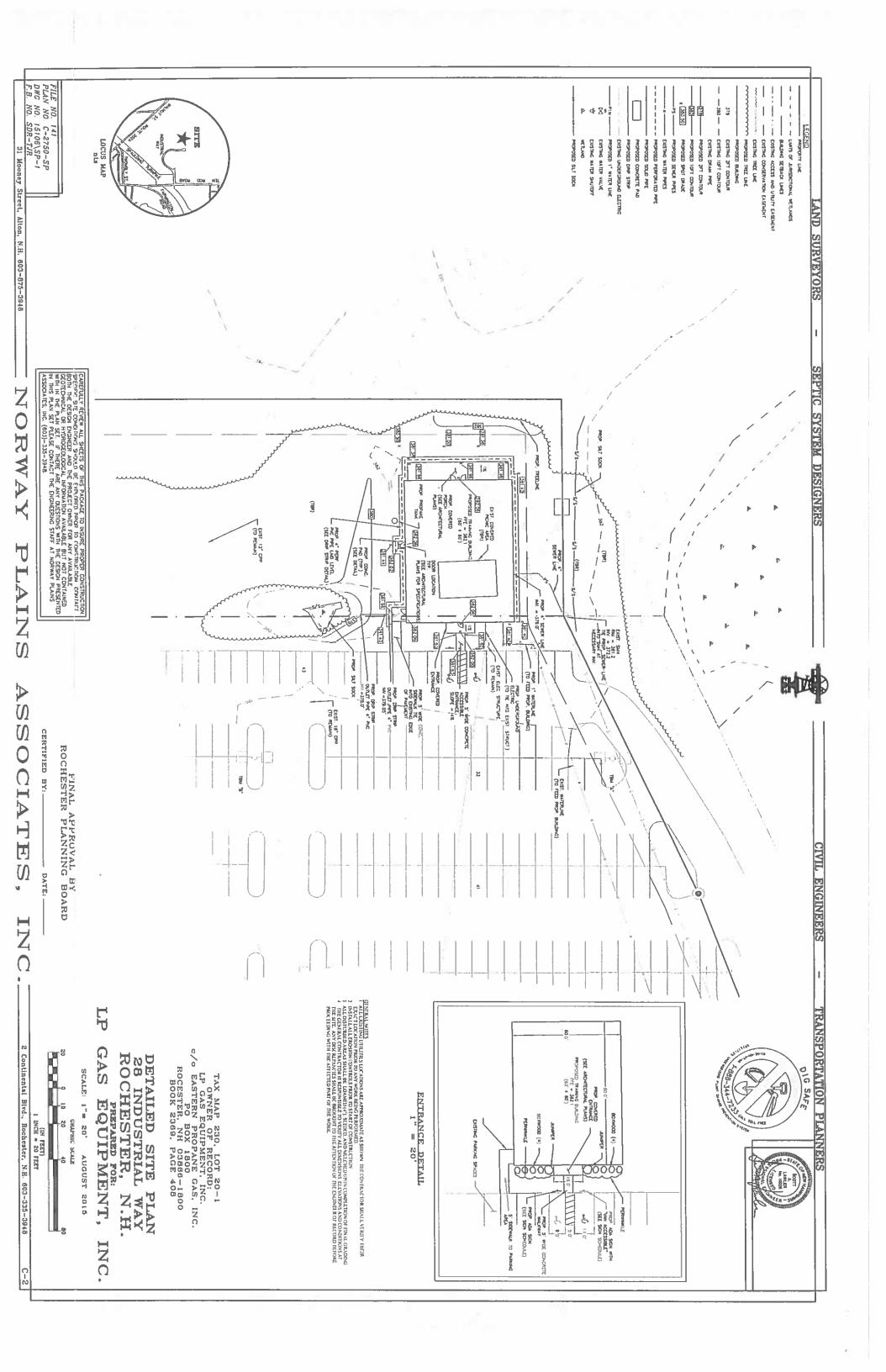
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FILE NO. 141

PLAN NO. C-2750-SP

DWG NO. 15106\SP-1

F.B. NO. SDR-TJR

31 Mooney Street, Alton, N.H. 603-875-3948

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CERTIFIED

ROCHESTER PLANNING BOARD

SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO INSURE PROPER CONSTRUCTION.

SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION CONTACT

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WITH IN THE PLAN SET, IF THERE ARE ANY OUESTINGS WITH THE DESIGN PRESENTED

NITHIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLANS

ASSOCIATES, INC. (503)-335-3948

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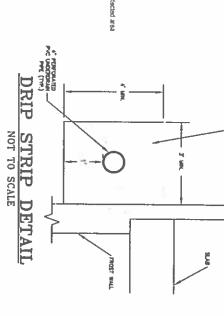
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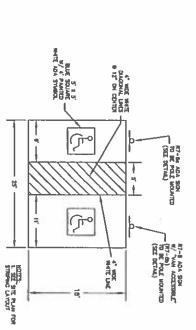
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FROM THE PLANS FOR LOCATION

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CONCRETE SIDEWALK DETAIL

4" DRUSHED GRAVEL (NeOOT 304 3)



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TAX MAP 230, LOT 20-1
OWNER OF RECORD:
LP GAS EQUIPMENT, INC.
c/o EASTERN PROPANE GAS, INC.
PO BOX 1800
ROCESTER, NH 03868-1800
BOOK 2369, PAGE 408

CONSTRUCTION DETAILS 28 INDUSTRIAL WAY ROCHESTER, N.H.

A. GAS EQUIPMENT, PREPARED FOR: INC.

SCALE: NOT TO SCALE AUGUST 2015

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PLAN NO DWC NO F.B NO

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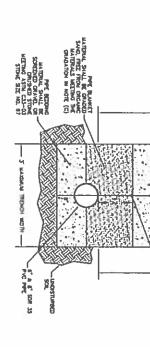
31 Mooney Street, Alton, N.H. 603-875-3948

LP

CONSTRUCTION DETAILS 28 INDUSTRIAL WAY ROCHESTER, N.H. GAS EQUIPMENT, FOR: INC.

TAX MAP 230, LOT 20-1
OWNER OF RECORD:
LP GAS EQUIPMENT, INC.
c/o EASTERN PROPANE GAS, INC.
PO BOX 1800
ROCESTER, NH 03868-1800
BOOK 2368, PAGE 408

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TELEPHONE & ELECTRICAL TRENCH

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CERTIFIED BY:

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

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PRECLUTIONS SHALL BE THICK! TO AVOID DECLUTIONATER POOLING AT THE SLIFFACE BY PROVIDING DRAMACE TO A SLITABLE CUTILIT AT CATCH BASINS OF RUNCHY SHALES.

(B) PPE TRONCH BUDDHG MATUMA, AND FILL MATURAL FOR DICAVATION BUDDH GRACE, OR DRUGHDS STORE TO ASTO CENSAS (STORE STAND, ARTHUR CHAND) AND ARTHUR CHAND SHAP, FIRE AND BLANCH MATURAL SHALL BE CHAND SHAP, FIZE AND CHAND SHAP AND SHAP AND FIRE AND FIRE AND SHAP AND FIRE AND F (H) BACTUL MATERIAS SALL BE COMPACTED IN 12-BCM LATTES TO THE GROUPS THE THE TRACE THAT THE MALE IN TH 8 TRENCH CONSTRUCTION (PER Env=Wg 704.09 NUMERATION)

(A) mono decisions shall be as follows:
(1) not sever spec less shall be shalte; he allowed; finded
(1) not sever spec less shall be shalte; he allowed; finded
(1) not sever spec less shall be s THE THE SHALL CONDENDED FOR POPE A LIMINATE OF 12 WORLD ABOVE TOWN OF THE DUTING SUPPLIES.

CITING SHALL BE IN 12 MON LAYERS FOR BEDDING AND BLANKET ALS.

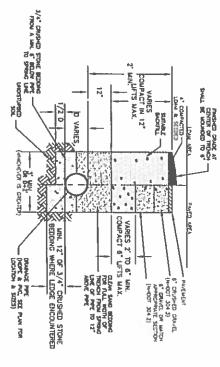
ALS.

MONOWAY PANEMONDA SENGY CHE BETOA 8. THAT DELLA DA

- DETECTABLE

CHALCH CUST)

STANDARD DRAINAGE
NOT TO SCALE PIP TRENCH



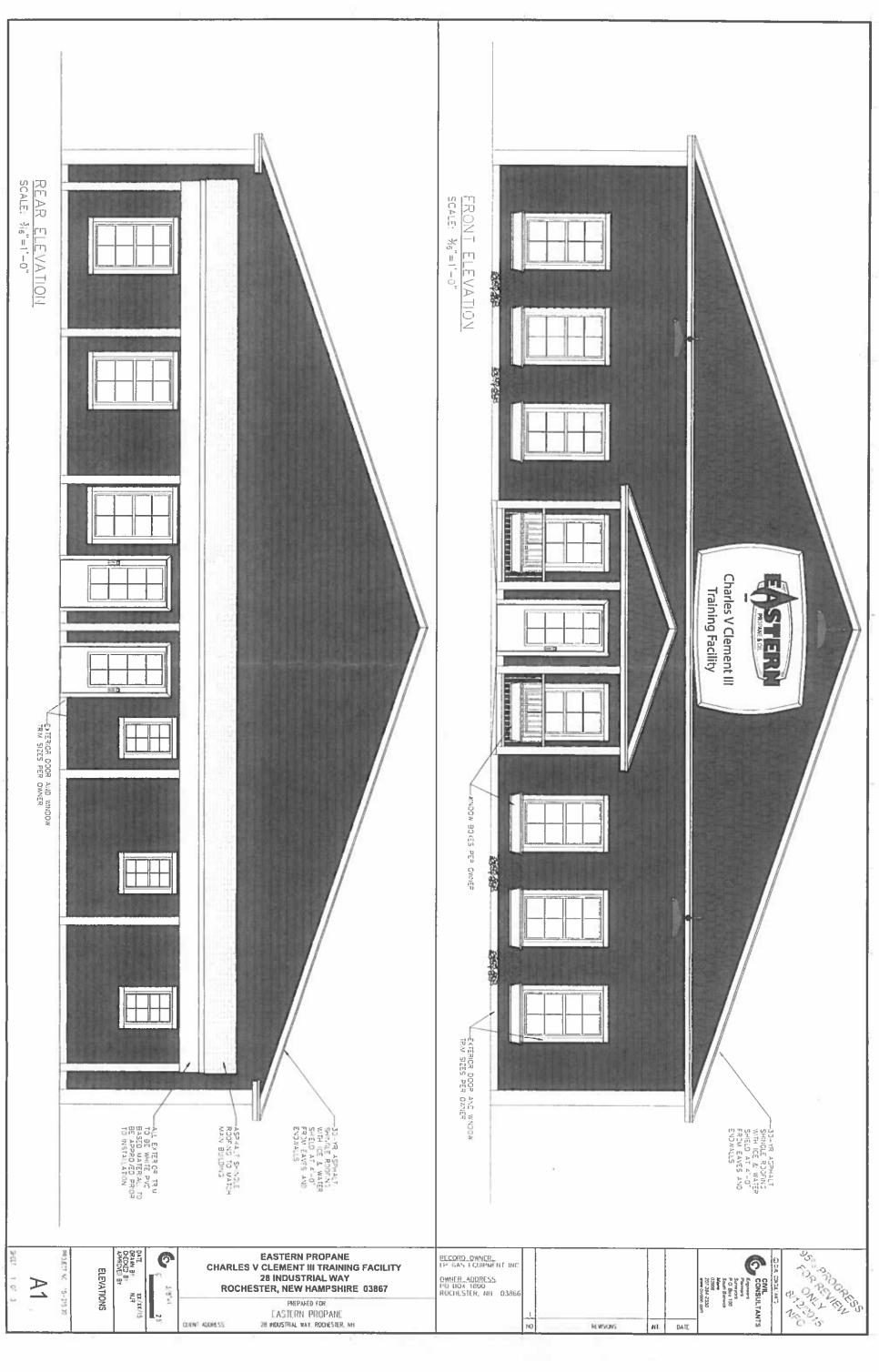
TRANSPORTATION PLANNERS

CIVIL ENGINEERS

SEPTIC SYSTEM DESIGNERS

AND SURVEYORS

SEE THICK SECTIONS
THICK SECTIONS



THE CONSTITUTE ENGINEERISTICS OF THE STREET, THE

