



RECEIVED
AUG 18 2015
Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

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

Date: Aug. 13, 2015 Is a conditional use needed? Yes: _____ No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 230; Lot #(s): 20-1; Zoning district: Industrial

Property address/location: 28 Industrial Way

Name of project (if applicable): Eastern Propane Gas. Inc. Training Facility

Size of site: 8.87 acres; overlay zoning district(s)? Conservation Overlay District

Property owner

Name (include name of individual): LP Gas Equipment, Inc.

Mailing address: c/o Eastern Propane Gas, Inc.: PO Box 2800, Rochester, NH 03866

Telephone #: (603) 332-2800 Email: Trickard@Eastern.com

trickards@eastern.com

Applicant/developer (if different from property owner)

Name (include name of individual): Eastern Propane Gas, Inc.

Mailing address: PO Box 2800, Rochester, NH 03866

Telephone #: (603) 332-2800 Email: trickards@eastern.com

trickards@eastern.com

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc: Scott A. Lawler, PE

Mailing address: PO Box 249, Rochester, NH 03866-0249

Telephone #: (603) 335-3948 Fax #: (603) 332-0098

Email address: slawler@norwayplains.com Professional license #: PE 10026

Proposed activity (check all that apply)

New building(s): X Site development (other structures, parking, utilities, etc.): _____

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

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? yes no X

If City sewer, do you plan to discharge anything other than domestic waste? yes no X

Where will stormwater be discharged? Stone Drip edge around the building with overflow into open drainage on site

Building information

Type of building(s): Wood Framed

Building height: 17.5 Finished floor elevation: 382.1'

Other information

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 <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	Existing: 37,188 sf	9.6%
	Proposed: 4,800 sf	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 Tax Map: 230 Lot: 20-1 Zone IND)

Comments

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

The proposed training facility is for Eastern Propane Gas employees and invitees. It will not be open to the public.

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: _____

Charles J. Christy

Date: 8/17/15

Signature of applicant/developer: _____

8/17/15

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: _____

Charles J. Christy

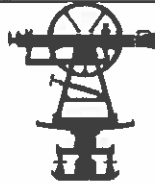
Date: 8/17/15

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 20-1

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.

A handwritten signature in black ink, appearing to read "Scott A. Lawler". The signature is fluid and cursive, with a large initial "S" and "L".

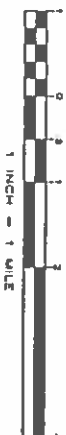
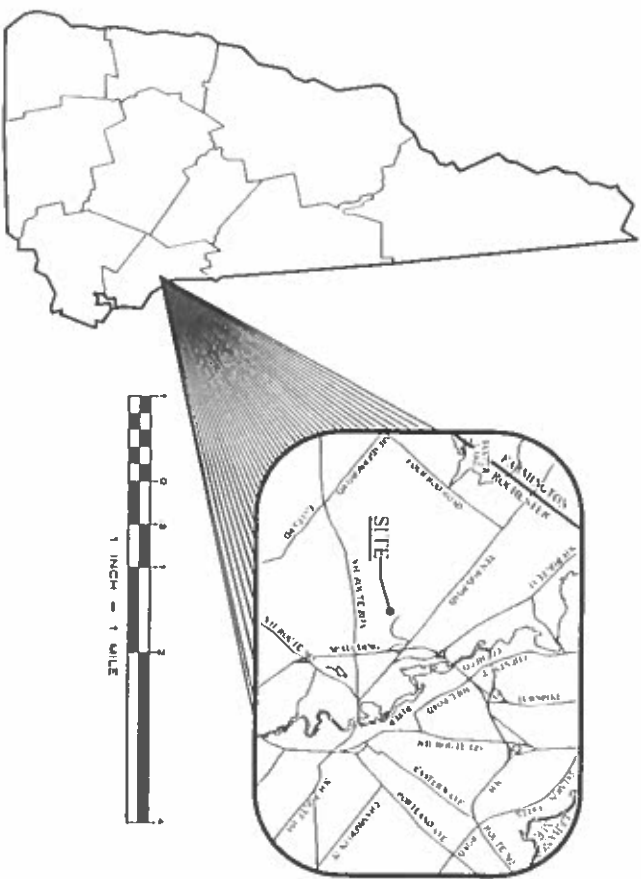
By:

Scott A. Lawler, PE, Project Engineer

cc: Eastern Propane Gas, Inc.



PROPOSED TRAINING FACILITY FOR EASTERN PROPANE GAS, INC. 28 INDUSTRIAL WAY ROCHESTER, N.H. 03867



CIVIL ENGINEERS

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

OWNER OF RECORD

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

APPLICANT

EASTERN PROPANE GAS, INC.
PO BOX 1800
ROCHESTER, NEW HAMPSHIRE 03868
(603) 332-2800

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

SHEET INDEX

	COVER	
SHEET E-1	EXISTING FEATURES PLAN	1" = 40'
SHEET C-1	OVERALL SITE PLAN	1" = 40'
SHEET C-2	DETAILED SITE PLAN	1" = 20'
SHEET C-3	CONSTRUCTION DETAILS	AS SHOWN
SHEET C-4	CONSTRUCTION DETAILS	3/16" = 1'-0"
SHEET A2	ARCHITECTURAL FLOOR PLANS	3/16" = 1'-0"

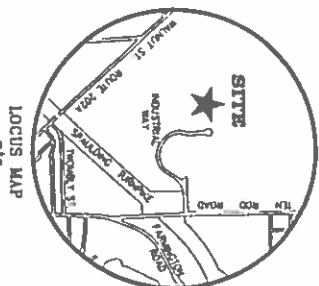
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE INFORMATION. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED IN THIS PLAN SET. PLEASE CONTACT THE ENGINEERING STAFF AT NORMAY PLAINS ASSOCIATES, INC. (603) 335-3948.

FILE NO. 141
DWG NO. C-2750-SP
F.B. NO. SDR-TJR

LEGEND

- PROPERTY LINE
- UNITS OF LANDSCAPE, WETLANDS
- BUILDING EXTRACT LINES
- DISTING TREE LINE
- DISTING STONE WALLS
- DISTING CONTAIN LINE
- DISTING OVERHEAD WIRE
- DISTING UNDERGROUND ELECTRIC WIRE
- DISTING WATER LINE
- DISTING SEWER LINE
- DISTING GAS LINE
- DISTING UTILITY POLE
- DISTING CATCH BASIN
- DISTING SEWER MANHOLE
- DISTING MANHOLE
- DISTING WATER GATE OR SHUT-OFF VALVE
- DISTING LOT POLE
- DISTING TEST PIT LOCATION & NUMBER
- DISTING BORING OR LOGS TEST PIT LOCATION
- DISTING WETLANDS

TAX MAP 230, LOT 20-2



FILE NO. 141
PLAN NO. C-2750-SP
DWG NO. 15106\SP-1
F.B. NO. SDR-7JR

31 Mooney Street, Alton, N.H. 603-676-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

TAX MAP 230, LOT 20-2
CONSERVATION EASEMENT AREA

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOLOGICAL OR HYDROLOGICAL INFORMATION AVAILABLE BUT NOT COMPLETED WITHIN THE PLAN SET. THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603) 335-3948



MAP 230
LOT 20-1
28 INDUSTRIAL WAY

TAX MAP 230, LOT 20-1
OLD AREA= 317,363sf / 7.29ac
NEW AREA= 367,511sf / 8.90ac

TAX MAP 230
LOT 14-2

TAX MAP 230
LOT 19

TAX MAP 230, LOT 20

TEST PIT #1 DATA PER CHARTER E. KANDLER JR.
550/931 (JULY 23, 2015)
TEST PIT 1 (JULY 23, 2015)
0' - 22' 10" (MID) SANDY LOAM
0' - 22' 23 3/4" (MID) SANDY LOAM, CRUMBLY
22' - 42' 23 3/4" (MID) SANDY LOAM, CRUMBLY
LAYER WITH ROCK AT 22'
NO OBSERVED WATER
54 WET 22' (ELEV. 300.1')

DEPTH OF LAYER OR WETLAND	DEPTH
0' - 22' 10" (MID) SANDY LOAM	1.25'
0' - 22' 23 3/4" (MID) SANDY LOAM, CRUMBLY	5'
22' - 42' 23 3/4" (MID) SANDY LOAM, CRUMBLY	1.25'
LAYER WITH ROCK AT 22'	1.25'
NO OBSERVED WATER	1.25'
54 WET 22' (ELEV. 300.1')	1.25'

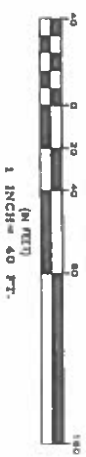
EXISTING FEATURES PLAN
28 & 30 INDUSTRIAL WAY
ROCHESTER, N.H.
PREPARED FOR:
LP GAS EQUIPMENT, INC.

TAX MAP 230, LOT 20-1
OWNER OF RECORD:
LP GAS EQUIPMENT, INC.
c/o EASTERN PROPANE GAS, INC.
PO BOX 1800
ROCHESTER, NH 03866-1800
BOOK 2369, PAGE 408

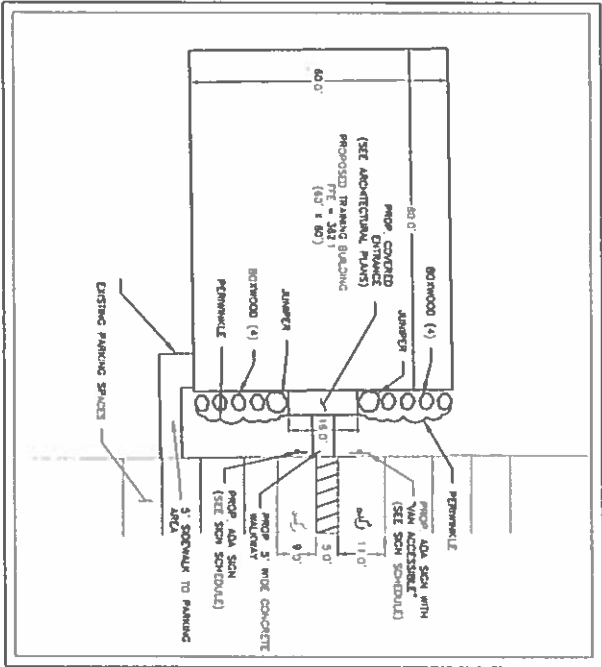
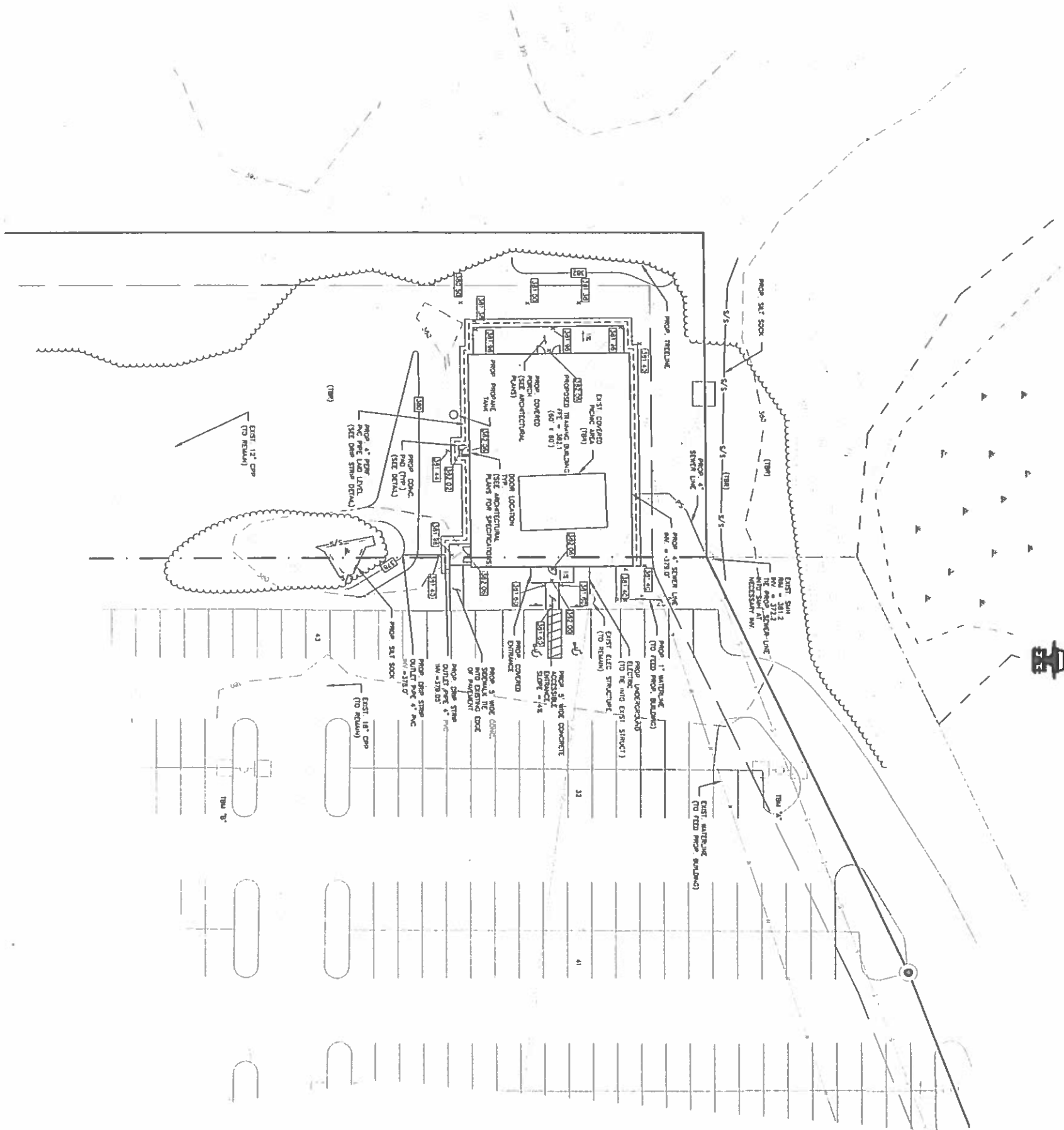
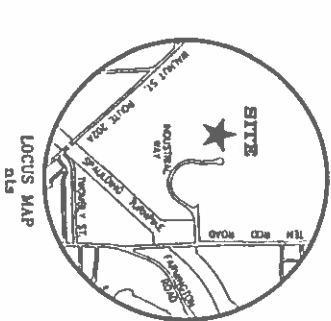
FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: DATE:

SCALE: 1" = 40'
AUGUST 2015
GRAPHIC SCALE



- LEGEND
- PROPERTY LINE
 - LIMITS OF ADJACENT WETLANDS
 - BUILDING SETBACK LINES
 - EXISTING ACCESS AND UTILITY EASEMENTS
 - EXISTING CONSERVATION EASEMENT
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED BUILDING
 - EXISTING 24" CONTOUR
 - EXISTING 18" CONTOUR
 - EXISTING DRAIN PIPE
 - PROPOSED 24" CONTOUR
 - PROPOSED 18" CONTOUR
 - PROPOSED SPOT DRAIN
 - PROPOSED SEWER PIPS
 - EXISTING WATER PIPS
 - PROPOSED PERFORATED PIPE
 - PROPOSED SOLID PIPE
 - PROPOSED CONCRETE PAD
 - PROPOSED DRY SHED
 - EXISTING UNDERGROUND ELECTRIC
 - PROPOSED 1" WATER LINE
 - EXISTING WATER VALVE
 - EXISTING WATER SHUT-OFF
 - WETLAND
 - PROPOSED SLT SOCK



GENERAL NOTES

1. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
2. INSTALL ALL EROSION CONTROL PRIOR TO START OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE N.H. DEPARTMENT OF CONSTRUCTION STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

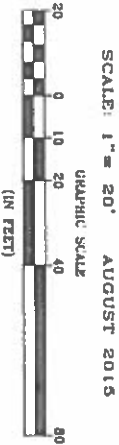
TAX MAP 230, LOT 20-1
OWNER OF RECORD:
LP GAS EQUIPMENT, INC.
c/o EASTERN PROPANE GAS, INC.
PO BOX 1800
ROCHESTER, NH 03866-1800
BOOK 2369, PAGE 408

DETAILED SITE PLAN
28 INDUSTRIAL WAY
ROCHESTER, N.H.
PREPARED FOR:
LP GAS EQUIPMENT, INC.

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY QUESTIONS. THE DESIGN ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN SET. ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____



SOIL STOCKPILE PRACTICES:

DUST CONTROL PRACTICES:

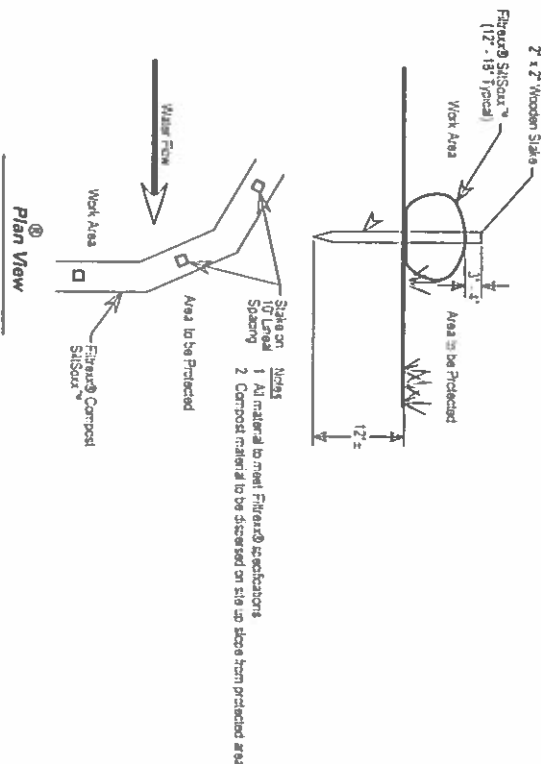
1. LOCATE STOCKPILES AS A MINIMUM OF 50 FT. AWAY FROM CONFINED WALLS, FLOORS OR STAIRWAYS, DRIVING CORRIDORS OR WALLS.
2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY LEAKS OR OTHER TEMPORARY STABILIZATION MEASURES, OR OTHER TEMPORARY PROTECTIVE MEASURES.
3. STOCKPILES SHOULD BE SURROUNDED BY SLOPESH BANKERS AS NEARLY AS POSSIBLE TO PREVENT STORMWATER FROM ENTERING THE STOCKPILE.
4. LANDFILL AND GROUND CORING PATCHES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
5. PATCH BANCED MATERIALS ON WALLS OF UNDERCUTS.
6. PROTECTION OF EXISTING STOCKPILES:
 - a. EXISTING STOCKPILES SHOULD BE COVERED WITH TEMPORARY LEAKS OR PROTECTED WITH SOIL STABILIZATION MEASURES, TEMPORARY SEED MATS, OR OTHER TEMPORARY STABILIZATION MEASURES, AND TEMPORARY PROTECTIVE SLOPESH BANKERS (IE SLOPESH, ETC.) AT ALL TIMES.
 - b. EXISTING STOCKPILES OF COARSE AGGREGATE, ASPHALT CONCRETE, CRUSHED ROCK, OR OTHER MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SLOPESH BANKERS (IE SLOPESH, ETC.) WHICH SHOULD ALSO BE COVERED.
7. PROTECTION OF NEW STOCKPILES:
 - a. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LEAKS OR SLOPESH BANKERS (IE SLOPESH, ETC.) PRIOR TO THE DEPOSIT OF MATERIAL. PROTECTIVE SLOPESH BANKERS SHOULD BE MAINTAINED AT ALL TIMES TO PREVENT STORMWATER FROM ENTERING THE STOCKPILE.
 - b. STOCKPILES OF CRUSHED ROCK, ASPHALT CONCRETE, OR OTHER MATERIALS OF VARIOUS TYPES SHOULD BE PROTECTED WITH TEMPORARY SLOPESH BANKERS (IE SLOPESH, ETC.) WHICH SHOULD ALSO BE COVERED.
 - c. STOCKPILES OF CRUSHED ROCK, ASPHALT CONCRETE, OR OTHER MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SLOPESH BANKERS (IE SLOPESH, ETC.) WHICH SHOULD ALSO BE COVERED.
8. IF A STORM IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN APPROVED PROTECTIVE COVERING.

WINTER STABILIZATION & CONSTRUCTION PRACTICES:

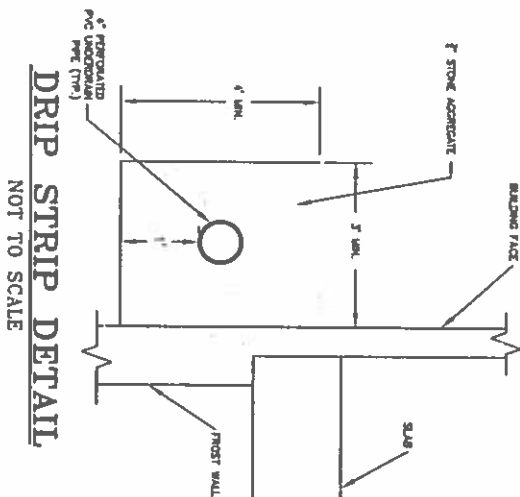
- [illegible]

**GENERAL
CONSTRUCTION PHASING:**

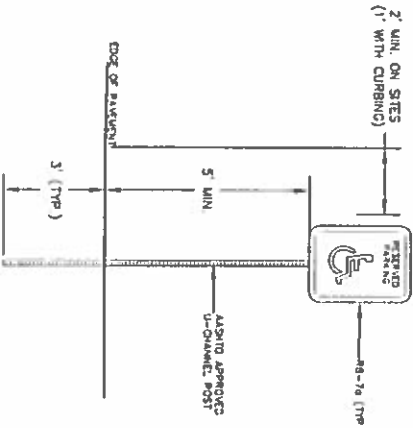
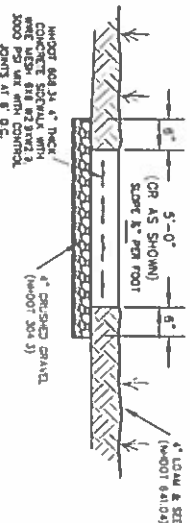
- [illegible]





SILTSOXX DETAIL



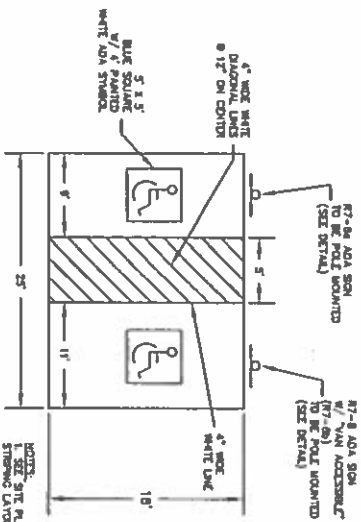
CONCRETE SIDEWALK DETAIL



ITEM NO.	SIGN SIZE		TEXT	NO. SIGNS REQ'D
	HEIGHT	WIDTH		
R7-6a	18"	12"		2
R7-6b	6"	12"		

SIGN SCHEDULE

ADA STRIPING AND SIGN DETAIL

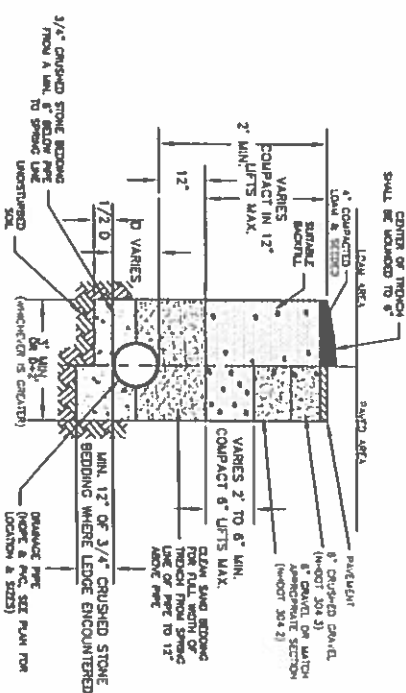


TYPICAL TRAFFIC SIGN

NOT TO SCALE

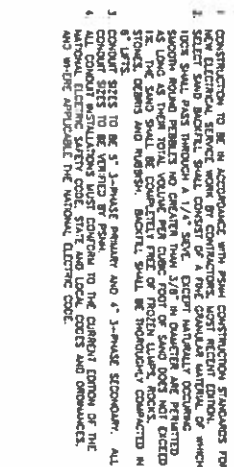
FILE NO. 141
PLAN NO. C-2750-SF
DMC NO. 15106\SP-1
F.B. NO. SDR-TJR





STANDARD DRAINAGE PIPE TRENCH

NOT TO SCALE



NOT TO SCALE



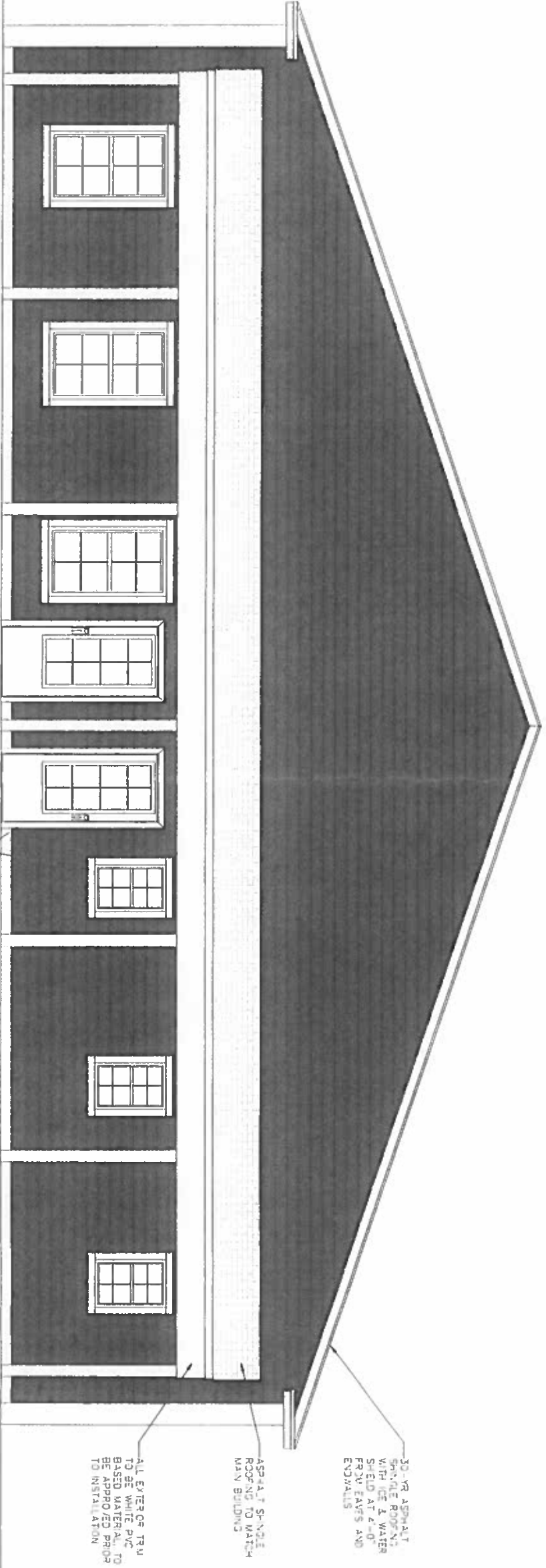
NOT TO SCALE

PREPARED FOR:
LP GAS EQUIPMENT, INC.

CONSTRUCTION DETAILS
28 INDUSTRIAL WAY
ROCHESTER, N.H.



FRONT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"

95% PROGRESS
FOR REVIEW
ONLY
8/12/2015
NFC

CCA CONSULTANTS
CONSULTANTS
Engineered
Surveyors
P.O. Box 100
South Berwick
Maine
04983
207-884-2350
www.ccaconsultants.com

DATE

NO

REVISIONS

RECORD OWNER
LP GAS EQUIPMENT INC
OWNER ADDRESS
PO BOX 1800
ROCHESTER, NH 03866

EASTERN PROPANE
CHARLES V CLEMENT III TRAINING FACILITY
28 INDUSTRIAL WAY
ROCHESTER, NEW HAMPSHIRE 03867

PREPARED FOR
EASTERN PROPANE
28 INDUSTRIAL WAY, ROCHESTER, NH

CLIENT ADDRESS

DATE
DRAWN BY
CHECKED BY
APPROVED BY
NFC
8/12/15

ELEVATIONS

A1

SHEET 1 OF 3

DOOR SCHEDULE - TO BE APPROVED BY OWNER PRIOR TO INSTALLATION				
NO.	SIZE	TYPE	DOOR	DOOR
A	3'-0"	1 1/2"	WOOD	INTERIOR HALF LITE
B	3'-0"	7'-0"	STEEL	2-HR FIRE DOOR
C	3'-0"	9'-8"	WOOD	INTERIOR SLIDING
D	3'-0"	7'-0"	STEEL	INSUL. ENTRY
E	3'-0"	6'-8"	1 1/2"	STEEL



WINDOW SCHEDULE
FIRST FLOOR LINE
NOTE: REFER TO THE DOUBLE AND TRIPLE UNIT

CIVIL CONSULTANTS
3000
P.O. Box 100
Rochester, NH 03866
203-264-2600
www.civilnh.com

95% PROGRESS
FOR REVIEW
8/12/2015
NFC

RECORD OWNER:
IP GAS EQUIPMENT INC
OWNER ADDRESS:
PO BOX 1800
ROCHESTER, NH 03866

EASTERN PROPANE
CHARLES V CLEMENT III TRAINING FACILITY
28 INDUSTRIAL WAY
ROCHESTER, NEW HAMPSHIRE 03867

PREPARED FOR:
EASTERN PROPANE
20 INDUSTRIAL WAY, ROCHESTER, NH

DATE: 8/15/15
DRAWN BY: NLS
CHECKED BY: NLS
APPROVED BY: NLS

FLOOR PLANS

A2

SHEET 2 OF 3