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FEB 05 2013

Planning Dept

NONRESIDENTIAL SITE PLAN APPLICATION**City of Rochester, New Hampshire**Date: 2/5/2013 [office use only. fee paid _____ Amount \$ _____ date paid _____]**Property information**Tax map #: 141 ; Lot #'s: 30 ; Zoning district: I-2Property address/location: 22 Nadeau Drive

Name of project (if applicable): _____

Size of site: 5.15 acres; overlay zoning district(s)? _____**Property owner**Name (including name of individual): 22 Nadeau Drive, LLC/Rob PruynMailing address: 15 Centre Road; Somersworth, NH 03878Telephone #: 692-5005 Fax#: 692-5001**Applicant/developer** (if different from property owner)Name (including name of individual): The Rubber Group/Rob PruynMailing address: 15 Centre Road; Somersworth, NH 03878Telephone #: 692-5005 Fax#: 692-5001**Engineer/designer**Name (including name of individual): Norway Plains Assoc., Inc./Art NicklessMailing address: P.O. Box 249; Rochester, NH 03866-0249Telephone #: 603-335-3948 Fax#: 603-332-0098Email address: anickless@norwayplains.com Professional license #: 676**Proposed activity** (check all that apply)

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

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

Describe proposed activity/use: 6,000 sf. addition to an existing 20,000 sf. manufacturing building.

Describe existing conditions/use (vacant land?): 20,000 sf. manufacturing bldg. with appurtenant parking and loading areas.

Utility information

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

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

If City water, what are the estimated total daily needs? 600 gallons per day

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 ☒

Where will stormwater be discharged? Into existing drainage structures.

Building information

Type of building(s): Pre-manufactured steel

Building height: match existing Finished floor elevation: 187.03

Other information

parking spaces: existing: 41 total proposed: 0 ; Are there pertinent covenants? No

Number of existing employees: 44 ; number of proposed employees total: 44

Check any that are proposed: variance ☐ ; special exception ☐ ; conditional use ☐

Wetlands: Is any fill proposed? No ; Area to be filled: _____ ; buffer impact? No

| Proposed <u>post-development</u> disposition of site (should total 100%) | | |
|--|----------------|----------------|
| | Square footage | % overall site |
| Building footprint(s) – give for each building | 26,000 | 12 |
| Parking and vehicle circulation | 21,784 | 10 |
| Planted/landscaped areas (excluding drainage) | 19,143 | 9 |
| Natural/undisturbed areas (excluding wetlands) | 149,029 | 65 |
| Wetlands | | |
| Other – drainage structures, outside storage, etc. | 8,300 | 4 |

Comments

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

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: 2/5/13

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: 2/5/13

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street
Alton, New Hampshire 03809
Alton Office (603) 875-3948
E-MAIL: anickless@norwayplains.com
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

February 5, 2013

Mr. James Campbell
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

FEB 05 2013

Re: Proposed Addition - The Rubber Group - 22 Nadeau Drive - Map 141, Lot 30

Dear Jim:

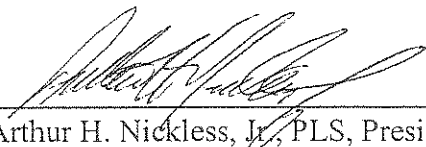
On behalf of the above referenced applicant, we hereby submit plan and application for Site Plan Review. The subject property is located on the northwesterly side of George Nadeau Drive and is zoned Industrial-2. You may recall the company obtained minor site plan approval last summer to install a nitrogen holding tank at this facility. This application is for a 60' x 100' addition to the existing 20,000 sf. building.

The Rubber Group produces and distributes rubber products for a variety of industries including Medical/Healthcare, Transportation, Process Control and a variety of industrial applications from high tech printing equipment to precision measuring devices. Currently located in Somersworth, the company recently purchased this property and is in the process of relocating to Rochester.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 
Arthur H. Nickless, Jr., PLS, President

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TM 141--30
OWNER OF RECORD:
2 NADEAU DRIVE, LLC
15 CENTRE ROAD
SOMERSWORTH, NH
SCRD 4059/827

SITE PLAN
NADEAU DRIVE
TAX MAP 141, LOT 30
ROCHESTER, NH
STRAFFORD COUNTY
THE RUBBER
GROUP

SCALE: 1"=40' FEBRUARY 2013

GRAPHIC SCALE

(IN FEET)

1 INCH = 40 FT.

DESIGN: DATTN.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

DATE:

NORWAY PLAINS ASSOCIATES, INC.

| | | | |
|------------|---------|-----------|--------|
| FILE NO. | 128 | DRAWN BY: | RRL |
| PLAN NO. | C-2654 | CHECK BY: | RRL |
| F.F.B. NO. | 819 GAK | SCRD NO: | D-4445 |
| QCD NO. | 10000 | SD: | CATSON |