



**NONRESIDENTIAL SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: 4/10/12 [office use only. fee paid \_\_\_\_\_ Amount \$ \_\_\_\_\_ date paid \_\_\_\_\_ ]

**Property information**

Tax map #: 208 ; Lot #'s): 1-2 ; Zoning district: GRDZ

Property address/location: Farmington Road

Name of project (if applicable): Tractor Supply Company

Size of site: 5.44 acres; overlay zoning district(s)? Conservation overlay

**Property owner**

Name (including name of individual): Adamian Construction & Development Corp.

Mailing address: 29 Mill Street, Arlington, MA 02476

Telephone #: \_\_\_\_\_ Fax#: \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (including name of individual): Tractor Supply Company (Steve Younger -  
Director of Owned Store Development)

Mailing address: 200 Powell Place, Brentwood, TN 37027

Telephone #: 615-440-4742 Fax#: 615-484-4742

**Engineer/designer**

Name (including name of individual): Norway Plains Associates, Inc.  
(Donald Rhodes, P.E.)

Mailing address: P.O. Box 249, Rochester, NH, 03866-0249

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

Email address: drhodes@norwayplains.com Professional license #: 4019

**Proposed activity** (check all that apply)

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

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

(continued Nonresidential Site Plan application Tax Map: \_\_\_\_\_ Lot: \_\_\_\_\_ )

Describe proposed activity/use: A 19,097 s.f. retail store, 15,000 s.f. of outdoor display area and associated parking.

Describe existing conditions/use (vacant land?): Vacant land

### Utility information

City water? yes ☒ no; \_\_\_\_\_ How far is City water from the site? At the site

City sewer? yes \_\_\_\_\_ no; ☒ How far is City sewer from the site? 800+- feet

If City water, what are the estimated total daily needs? \_\_\_\_\_ 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? To the wetland/brook adjacent to NH11

### Building information

Type of building(s): \_\_\_\_\_

Building height: \_\_\_\_\_ Finished floor elevation: 264+-

### Other information

# parking spaces: existing: 0 total proposed: 65 ; Are there pertinent covenants? No

Number of existing employees: \_\_\_\_\_ ; number of proposed employees total: \_\_\_\_\_

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                           | 19,097         | 8.1            |
| Parking and vehicle circulation  | 56,400         | 23.8           |
| Planted/landscaped areas (excluding drainage)                            | 63,900         | 27.0           |
| Natural/undisturbed areas (excluding wetlands)                           | 51,800         | 21.9           |
| Wetlands   | 10,428         | 4.4            |
| Other – drainage structures, outside storage, etc.                       | 35,100         | 14.8           |

(continued Nonresidential Site Plan application Tax Map: \_\_\_\_\_ Lot: \_\_\_\_\_ )

### Comments

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

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### 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: 4/9/12

Signature of applicant/developer: \_\_\_\_\_

Date: 4/9/12

Signature of agent: \_\_\_\_\_

Date: April 9, 2012

### 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: 4/9/12