



RECEIVED

DEC 10 2013

Planning Dept.

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

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

Date: December 10, 2013 Is a conditional use needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property informationTax map #: 216; Lot #'s): 75 & 81-1; Zoning district: _____Property address/location: Spaulding Turnpike Connector (Exit 16)Name of project (if applicable): Exit 16 Spaulding Turnpike Maintenance FacilitySize of site: 13.31 acres; overlay zoning district(s)? N/A**Property owner**Name (include name of individual): Department of Administrative ServicesMailing address: John O. Morton Bldg, Hazen Drive, Box 483, Room 250, Concord, NH 03302Telephone #: 603-271-3516 Email: dssmith@dot.state.nh.us**Applicant/developer** (if different from property owner)Name (include name of individual): Same as Property Owner

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/designerName (include name of individual): Stantec Consulting, Inc. Gerard Fortin, PEMailing address: 5 Dartmouth Drive, Suite 101, Auburn, NH 03302Telephone #: 603-669-8672 Fax #: 603-669-7636Email address: gerard.fortin@stantec.com Professional license #: 6419**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: 216 Lot: 75 & 81-1 Zone

Describe proposed activity/use: This project is a proposed maintenance facility to be located upon Parcels 75 & 81-1 on Tax Map 216 located near Exit 16, along the Spaulding Turnpike Connector in Rochester, NH. The facility will be utilized by the NHDOT Bureau of Turnpikes for maintenance of the Spaulding Turnpike. The project will include seven separate structures including a 16,650 SF maintenance facility building with an attached 5,400 SF secondary storage building, a 9,000 SF salt shed, a 2,800 SF brine building, a 144 SF hazardous material storage building, a 2,760 SF spreader hanger building and a fueling facility with a 1,376 SF canopy. The facility will have approximately 12 employees and will house the Turnpike Bureau equipment for highway maintenance. The site is to be served by public water and public sewer, these utilities are located approximately 1,200 LF and 800 LF away from the site at Chestnut Hill Road. The site will be paved and there will be a closed storm water collection system with a detention basin. The site will access the Spaulding Turnpike Connector with a drive, it is anticipated that there will be a left turn lane into the site.

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

Utility information

City water? yes X no ; How far is City water from the site? 1,200 feet

City sewer? yes X no ; How far is City sewer from the site? 800 feet

If City water, what are the estimated total daily needs? 2,500 gallons per day

If City water, is it proposed for anything other than domestic purposes? yes X no

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

Where will stormwater be discharged? To existing stormwater collection system for the Spaulding Turnpike

Building information

Type of building(s): Seven proposed structures (steel framed, wood framed, and timber / wood framed

Building height: 12' to 30' Finished floor elevation: Main Bldg - approx. 243.0'

Other information

parking spaces: existing: 0 total proposed: 20 ; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site None

Number of existing employees: 0 ; number of proposed employees total: 12

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

Wetlands: Is any fill proposed? No ; area to be filled: N/A ; buffer impact? No

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Maintenance Bldg	16,650	2.9%
Secondary Storage Bldg	5,400	0.9%
Salt Shed	9,000	1.6%
Brine Bldg	2,800	0.5%
Hazardous Material Storage Bldg	144	.02%
Spreader Hanger Bldg	2,760	0.5%
Fueling Facility Canopy	1,376	0.2%
Parking and vehicle circulation	148,933	25.7%
Planted/landscaped areas (excluding drainage)	33,600	5.8%
Natural/undisturbed areas (excluding wetlands)	21,930	3.4%
Wetlands	319,333	55.1%
Other – drainage structures, outside storage, etc.	17,858	3.1%

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: 12-10-13

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: _____



RECEIVED

DEC 10 2013

Planning Dept.

December 10, 2013
File: 195112835

Attention: City of Rochester Planning Board
City Hall – Second Floor
31 Wakefield Street
Rochester, NH 03867-1917

Dear Board Members,

Reference: NHDOT Rochester Maintenance Facility

Enclosed with this letter are conceptual level plans for a proposed maintenance facility to be located upon Parcels 81-I and 75 on Tax Map 216 located at Exit 16 along the Spaulding Turnpike Connector in Rochester, NH.

The facility will be utilized by the NHDOT Bureau of Turnpikes for maintenance of the Spaulding Turnpike. The project will include seven separate structures including a 16,650 SF maintenance facility building with an attached 5400 SF secondary storage building, a 9000 SF salt shed, a 2800 SF brine building, a 144 SF hazardous material storage building, a 2760 SF spreader hanger building and a fueling facility with a 1376 SF canopy. The facility will have approximately 12 employees and will house the Turnpike Bureau equipment for highway maintenance. The site is to be served by public water and public sewer, these utilities are located approximately 1,000 LF away from the site at Chestnut Hill Road. The site will be paved and there will be a closed storm water collection system with a detention basin. The will access the Spaulding Turnpike Connector with a drive, it is anticipated that there will be a left turn lane into the site.

At this time we anticipate only one minor wetland impact necessary for the construction of the project. The impact will be necessary for tying into the existing storm water facilities with the proposed storm water system discharge point.

Regards,

A handwritten signature in black ink, appearing to read "Rene LaBranche", with a long horizontal line extending to the right.

Rene LaBranche
Senior Associate
Phone: 603-669-8672

c. Dave Smith – NHDOT Bureau of Turnpikes
Roger Dionne – NHDAS Bureau of Public Works



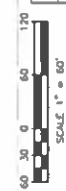
**PROJECT NUMBER 1951-12835
TAX MAP 216 LOTS 75 & 81-1
ROCHESTER, NH**



DEC 10 2013

DRAWING LIST	
T-01	TITLE SHEET
C-01	EXISTING CONDITIONS
C-02	SITE PLAN
C-03	OFF-SITE UTILITY PLANS

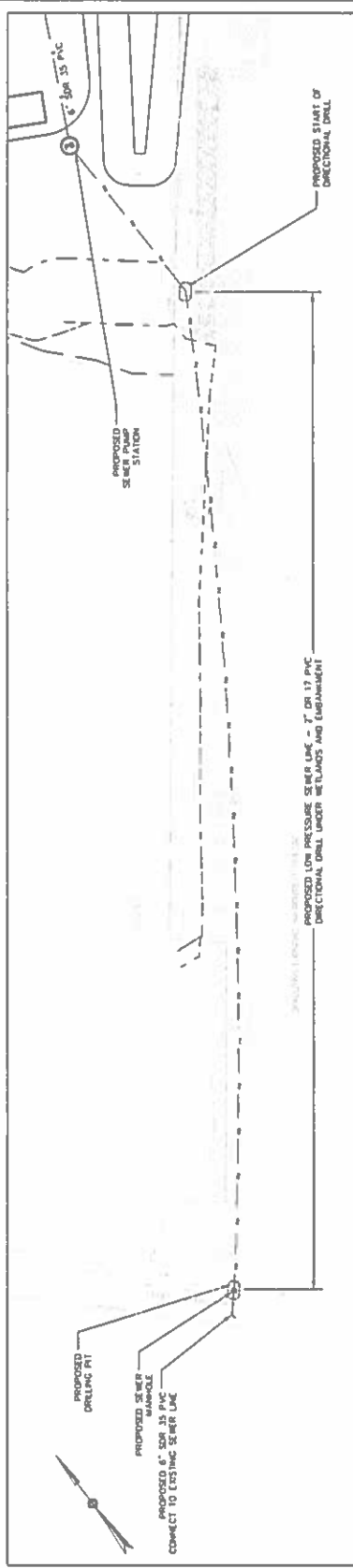
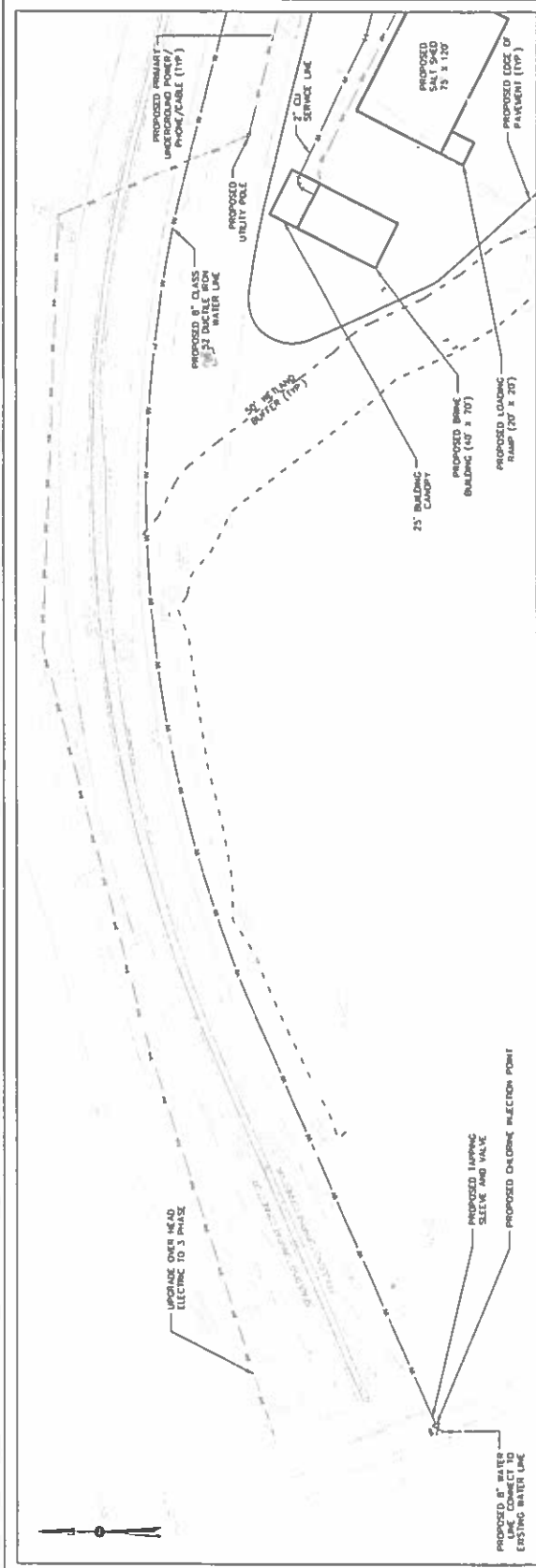
[illegible]



TRANSPORTATION

On 1395	On 1396	On 1397
---------	---------	---------

10-1-12025	CM
------------	----



NEW HAMPSHIRE DEPARTMENT OF
TRANSPORTATION

ROOSEVELT HIGHWAY FACILITY

**PROPOSED CONCEPT LAYOUT
PLAN - OFFSITE UTILITIES**

PROJECT NO. 123456789
SHEET NO. 1 OF 1
DATE 12/12/2013

PROPOSED LOW PRESSURE SEWER LINE - 2" OR 12" PVC
DIRECTIONAL DRILL UNDER WETLANDS AND EMBANKMENT

<p>REVISIONS AFTER PROPOSAL</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>12/12/2013</td> <td>ISSUED FOR PROPOSAL</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	12/12/2013	ISSUED FOR PROPOSAL	<p>NOTES</p> <p>1. ALL UTILITIES TO BE DELETED OR SHOWN AS EXISTING.</p> <p>2. ALL UTILITIES TO BE SHOWN AS PROPOSED.</p>	<p>APPENDIX</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>12/12/2013</td> <td>ISSUED FOR PROPOSAL</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	12/12/2013	ISSUED FOR PROPOSAL
NO.	DATE	DESCRIPTION												
1	12/12/2013	ISSUED FOR PROPOSAL												
NO.	DATE	DESCRIPTION												
1	12/12/2013	ISSUED FOR PROPOSAL												