

Zoning Summary Chart

Zoning District Information		
ZONING DISTRICT: BUSINESS 2 ZONE (B-2)		
OVERLAY DISTRICT: NONE KNOWN		
Zoning Requirements	Required	Provided
LOT AREA (MIN):	NONE	6.64 AC
FRONTAGE (MIN)	NONE	N/A
YARD SETBACKS:		
FRONT YARD (MIN):	NONE	N/A
SIDE YARD (MIN):	NONE	N/A
REAR YARD (MIN):	25 FT	172± FT
BUILDING HEIGHT (MAX):	35 FT	< 35 FT
BUILDING COVERAGE (MAX):	50 %	6± %
OPEN SPACE (MIN):	NONE	N/A
INT. PARKING LOT LANDSCAPING (MIN):	15% FRONT YD 10% SIDE YD	10% SIDE YD
PARKING SETBACK (FRONT/SIDE):	15 FT/10 FT	16± FT
BUFFER REQUIREMENTS:		
R.O.W. (STREETS) (MIN):	15 FT	15 FT
SIDE (MIN):	10 FT	>> 10 FT

Parking Summary Chart

Description	Required	Provided
STANDARD SPACES (SIZE: 9'x18'):	--	85
ACCESSIBLE SPACES (INCL. VAN):	4	5
TOTAL SPACES:	86	90
LOADING SPACES:	1	1

Parking Requirements

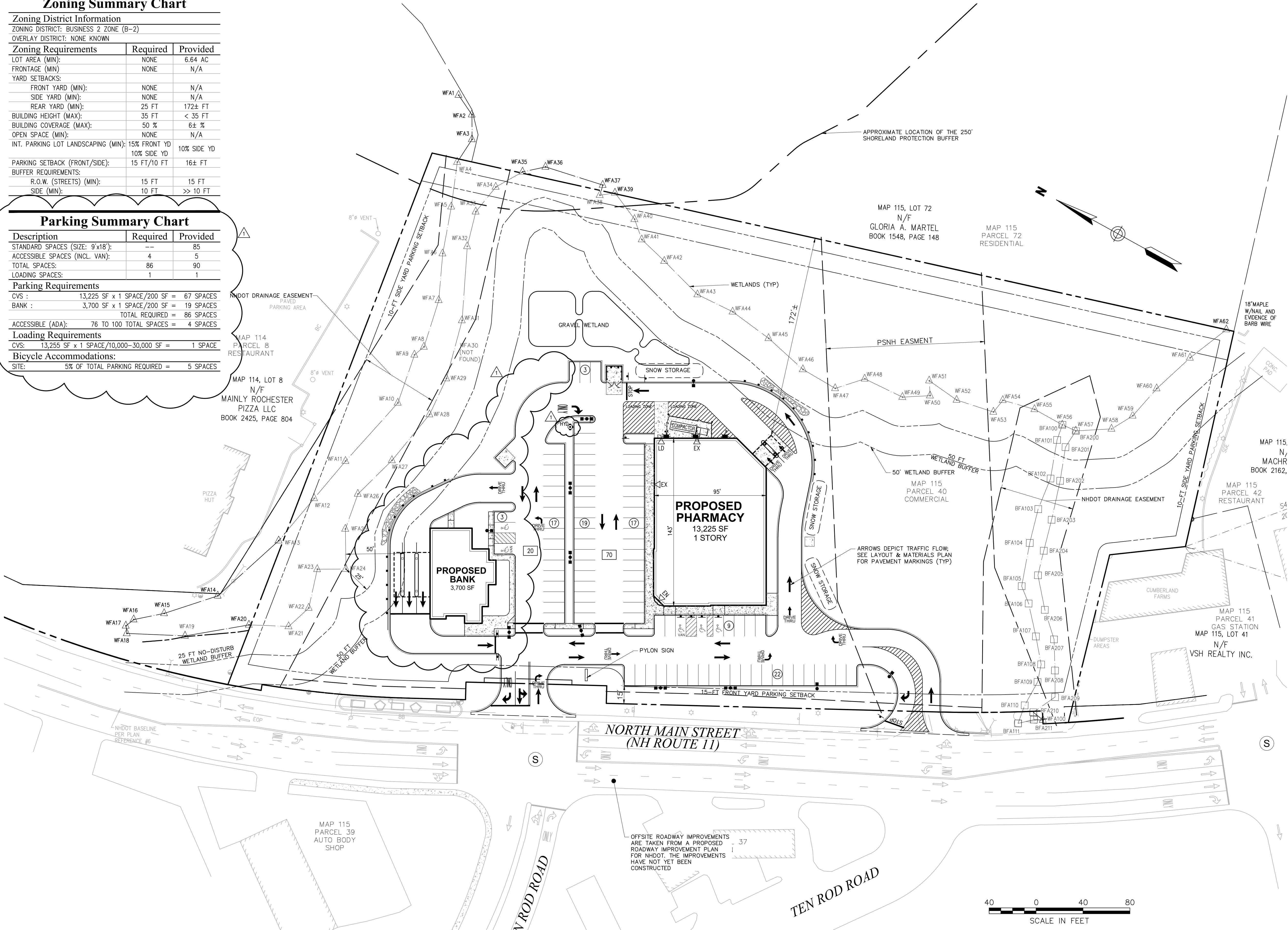
CVS :	13,225 SF x 1 SPACE/200 SF =	67 SPACES
BANK :	3,700 SF x 1 SPACE/200 SF =	19 SPACES
	TOTAL REQUIRED =	86 SPACES
ACCESSIBLE (ADA):	76 TO 100 TOTAL SPACES =	4 SPACES

Loading Requirements

CVS:	13,255 SF x 1 SPACE/10,000-30,000 SF =	1 SPACE
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Bicycle Accommodations:

SITE:	5% OF TOTAL PARKING REQUIRED =	5 SPACES
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Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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GERSHMAN BROWN CROWLEY INC.

(NOT FOR CONSTRUCTION)



STORE NUMBER: 2197

NORTH MAIN STREET
AT TEN ROAD ROAD
ROCHESTER, NEW HAMPSHIRE

APPLICANT:

G.B. NEW HAMPSHIRE 2, LLC
14 BREAKNECK HILL ROAD
SUITE 101
LINCOLN, RI 02865
(401) 721-1600

CONTACT: CHRISTOPHER MORETTI

REVISIONS:

1	BANK LAYOUT	12/17/10
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PROJECT MANAGER: G. LEEDY

PROJECT ENGINEER: D. FENSTERMACHER

CHECKED BY: M. VEROSTICK

DATE: NOVEMBER 9, 2010

JOB NUMBER: 51990.35

TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

C-2

ISSUED FOR:

SITE PLAN APPROVAL