

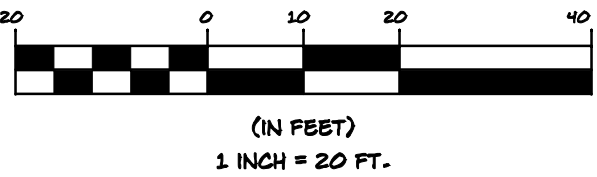
- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONVERSION OF THE EXISTING SINGLE-FAMILY HOME TO AN ORTHODONTIST'S OFFICE.
 2. TOTAL PARCEL AREA: MAP 123, LOTS 65 7,865 S.F.±
 3. PARCEL IS ZONED BUSINESS 1.
 4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = NO REG.
FRONTAGE = NO REG.
 5. BUILDING SETBACKS: FY. = NO REG., SY. = NO REG., RY. = 25'
 6. PARKING REQUIREMENTS:
OFFICE-MEDICAL: 1 SPACE/100 S.F. = 7.4 SPACES REQ'D.
PARKING PROVIDED: 8 SPACES
 6. THE LOT IS SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
 7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005 COMMUNITY PANEL 330150 0211 D.
 8. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338

TAX MAP 123, LOT 65
OWNER OF RECORD:
BERNARD HANSCOM
120 WASHINGTON STREET
ROCHESTER, NH 03867
BK. 1200, PG. 207

APPLICANT:
JAMES J. NYBERG REVOCABLE TRUST
P.O. BOX 115
DOVER, NH 03821

CONCEPTUAL SITE PLAN
BROCK ST./WASHINGTON ST.
TAX MAP 123, LOT 65
ROCHESTER, N.H.
PREPARED FOR
JAMES J. NYBERG REVOCABLE TRUST

1"=20'
MAY 2011
GRAPHIC SCALE



FILE NO. 110
PLAN NO.
DWG. NO. 03293\NYBERG
F.B. NO.