

LEGEND

- PROPERTY LINE
 - - - BUILDING SETBACK LINES
 - - - EXISTING WOOD STOCKADE FENCE
 - - - EXISTING GUARDRAIL
 - - - EXISTING TREE LINE
 - - - EXISTING DRAIN LINE
 - - - EXISTING UTILITY POLE
 - - - EXISTING CATCH BASIN
 - - - PROPOSED EDGE OF PAVEMENT
 - - - PROPOSED CONCRETE RETAINING WALL
 - - - PROPOSED GUARDRAIL
 ■■■ PROPOSED STANDARD PAVEMENT
 ■■■ PROPOSED POROUS PAVEMENT

MAP 123 - LOT 86
BRENT O. MCKINNEY
3 WOODLAWN AVENUE
ROCHESTER, NH 03867

WOODLAWN
AVENUE

MAP 123 - LOT 78
WHITE CAPS ACQUISITIONS, LLC
15 SEAL COVE ROAD
HINGHAM, MA 02043

WASHINGTON STREET
NH ROUTE 202

BROCK STREET

MAP 123 - LOT 51
CARROLL R. & SANDRA C. JACOBS
870 OSSIPPEE LAKE ROAD
FREEDOM, NH 03836

GENERAL SITE PLAN NOTES:

- TOTAL PARCEL AREA IS 7,894 SF / 0.18 ACRES.
- THIS PARCEL IS LOCATED IN BUSINESS-1 ZONE.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONVERSION OF THE EXISTING SINGLE FAMILY HOME TO AN ORTHODONTIST'S OFFICE.
- ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
- THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY, AUGUST 09, 2011. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
BUSINESS-1 ZONE (WITH WATER & SEWER):
MINIMUM LOT SIZE = NONE REQUIRED
MINIMUM LOT FRONTAGE = NONE REQUIRED
MINIMUM YARD SETBACK:
FRONT = NONE REQUIRED
SIDE = NONE REQUIRED
REAR = 25'
- MAXIMUM LOT COVERAGE = NO REQUIREMENT
- ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.
WDB - WINDSOR LOAMY SAND; 3 TO 8% SLOPES
- PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 33017C0211D.
- THE LOT IS SERVICED BY THE MUNICIPAL WATER SUPPLY AND SEWER SYSTEM.
- PARKING LOT REQUIREMENTS
OFFICE-MEDICAL: ONE (1) SPACE PER 100 SQUARE FEET OF GROSS FLOOR
741 SQUARE FEET X 1 SPACE/100 SQUARE FEET = 7.4 SPACES
TOTAL REQUIRED PARKING SPACES = 8 SPACES
TOTAL PROVIDED PARKING SPACES = 8 SPACES
- FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
- THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
- THE APPLICANT SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE AND SHALL PRESENT IT TO THE INSPECTION ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE SOIL HAS BEEN DISTURBED.
- AN ORANGE CONSTRUCTION FENCE MUST BE PLACED ALONGSIDE THE WETLAND BUFFER PRIOR TO THE START OF CONSTRUCTION (THIS IS NOT A REQUIREMENT IF THE REQUIRED SILT FENCE IS ORANGE).
- ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.

RECEIVED
SEP - 7 2011
Planning Dept.

TAX MAP 123, LOT 65

OWNER OF RECORD:
BERNARD P. HANSKOM
P.O. BOX 1371
ROCHESTER, NH 03868-1371
S.C.R.D. BOOK 1200, PAGE 207

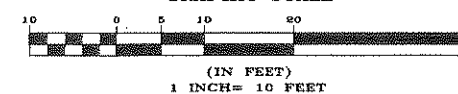
PROPOSED SITE PLAN
120 WASHINGTON STREET
TAX MAP 123, LOT 65
ROCHESTER, N.H.

FOR

JAMES J. NYBERG REVOCABLE TRUST

SCALE: 1" = 10' AUGUST 2011

GRAPHIC SCALE



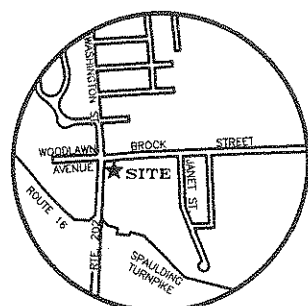
SHEET INDEX

SHEET C-1	OVERALL SITE PLAN	1" = 10'
SHEET E-1	EXISTING FEATURES AND DEMOLITION PLAN	1" = 10'
SHEET C-2	SITE LAYOUT PLAN	1" = 10'
SHEET C-3	GRADING AND DRAINAGE PLAN	1" = 10'
SHEET C-4	CONSTRUCTION DETAILS	AS SHOWN

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON

SIGNED BY _____ DATE _____
NAME POSITION DATE

MAP 123 - LOT 66
GREENDECK, LLC
PO BOX 422
STRAFFORD, NH 03884



LOCUS
N.T.S

FILE NO. 110
PLAN NO. C-2685-SP1
DWG. NO. 11051/SP-1
F.B. NO. "33" CEK

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINES
- EXISTING WOOD STOCKADE FENCE
- EXISTING GUARDRAIL
- EXISTING TREE LINE
- OHW
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN LINE
- 258
- EXISTING CONTOUR LINE
- W
- EXISTING WATER MAIN
- S
- EXISTING SEWER MAIN
- G
- EXISTING GAS MAIN
- EXISTING HYDRANT
- EXISTING WATER VALVES
- EXISTING UTILITY POLE
- VGC
- EXISTING VERTICAL GRANITE CURB
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING MONUMENT
- EXISTING SIGN



GENERAL SITE PLAN NOTES:

- TOTAL PARCEL AREA IS 7,894 SF / 0.18 ACRES.
- THIS PARCEL IS LOCATED IN BUSINESS-1 ZONE.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES OF THE PROPERTY BEING REDEVELOPED AND THOSE ITEMS WHICH MUST BE DEMOLITION DURING CONSTRUCTION.
- ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY, AUGUST 09, 2011. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
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MINIMUM LOT FRONTAGE = NONE REQUIRED
MINIMUM YARD SETBACK:
FRONT = NONE REQUIRED
SIDE = NONE REQUIRED
REAR = 25'
MAXIMUM LOT COVERAGE = NO REQUIREMENT
- ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
- SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.
WdB - WINDSOR LOAMY SAND; 3 TO 8% SLOPES
- PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 33017C0211D.
- THE LOT IS SERVICED BY THE MUNICIPAL WATER SUPPLY AND SEWER SYSTEM.
- EXISTING VERTICAL GRANITE CURB AND SECTIONS OF GUARDRAIL BE REMOVED SHALL BE RETURNED TO THE CITY OF ROCHESTER PUBLIC WORKS.

TAX MAP 123, LOT 65

OWNER OF RECORD:
BERNARD P. HANSKOM
P.O. BOX 1371
ROCHESTER, NH 03868-1371
S.C.R.D. BOOK 1200, PAGE 207

**EXISTING FEATURES AND
DEMOLITION PLAN**
120 WASHINGTON STREET
TAX MAP 123, LOT 65
ROCHESTER, N.H.

FOR

JAMES J. NYBERG REVOCABLE TRUST

SCALE: 1" = 10' AUGUST 2011

GRAPHIC SCALE

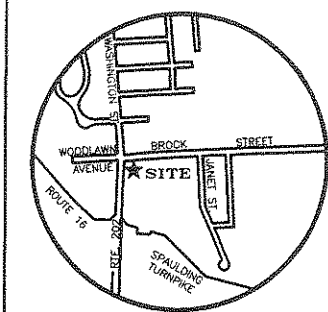
(IN FEET)
1 INCH = 10 FEET

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____ POSITION _____ DATE _____

NORWAY PLAINS ASSOCIATES, INC.

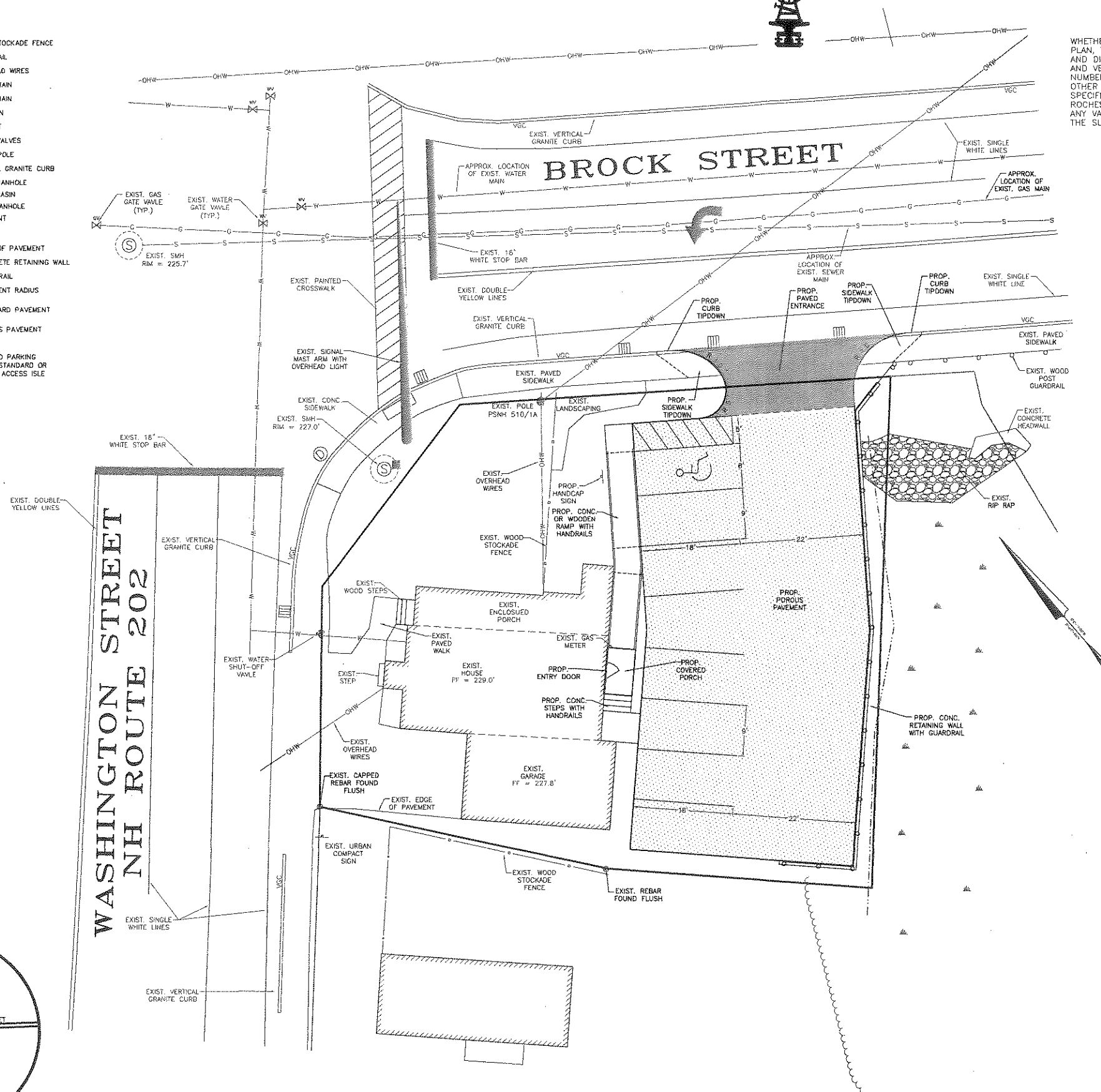
E-1

LOCUS
N.T.S

FILE NO. 110
PLAN NO. C-2585-SP1
DWG. NO. 11051/SP-1
F.B. NO. "33" CEK

LEGEND

- PROPERTY LINE
- EXISTING WOOD STOCKADE FENCE
- EXISTING GUARDRAIL
- OHW — EXISTING OVERHEAD WIRES
- W — EXISTING WATER MAIN
- S — EXISTING SEWER MAIN
- G — EXISTING GAS MAIN
- EXISTING HYDRANT
- EXISTING WATER VALVES
- EXISTING UTILITY POLE
- VGC — EXISTING VERTICAL GRANITE CURB
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING MONUMENT
- EXISTING SIGN
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED GUARDRAIL
- R10' — PROPOSED PAVEMENT RADIUS
- PROPOSED STANDARD PAVEMENT
- PROPOSED POROUS PAVEMENT
- PROPOSED PAINTED PARKING SPACES - 9'x18' STANDARD OR 6'x18' WITH 5'x18' ACCESS ISLE



SITE REVIEW APPROVAL

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.

THE NEW PARKING LOT ON THE SITE IS BUILT WITH POROUS PAVEMENT. IT MUST BE CAREFULLY MAINTAINED FOR OPTIMAL FUNCTIONING. SEE NOTES ON MAINTENANCE NOTES ON PAGE C-4.

TAX MAP 123, LOT 65

OWNER OF RECORD:
BERNARD P. HANSOM
P.O. BOX 1371
ROCHESTER, NH 03868-1371
S.C.R.D. BOOK 1200, PAGE 207

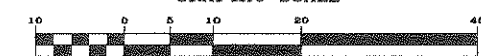
SITE LAYOUT PLAN
120 WASHINGTON STREET
TAX MAP 123, LOT 65
ROCHESTER, N.H.

FOR

JAMES J. NYBERG REVOCABLE TRUST

SCALE: 1" = 10' AUGUST 2011

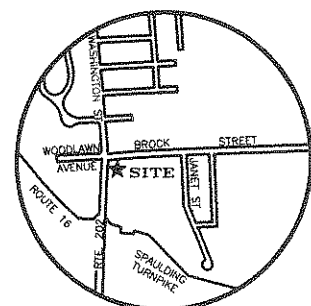
GRAPHIC SCALE



(IN FEET)
1 INCH = 10 FEET

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____ DATE _____

SIGNED BY _____ NAME _____ POSITION _____ DATE _____



LOCUS N.T.S.

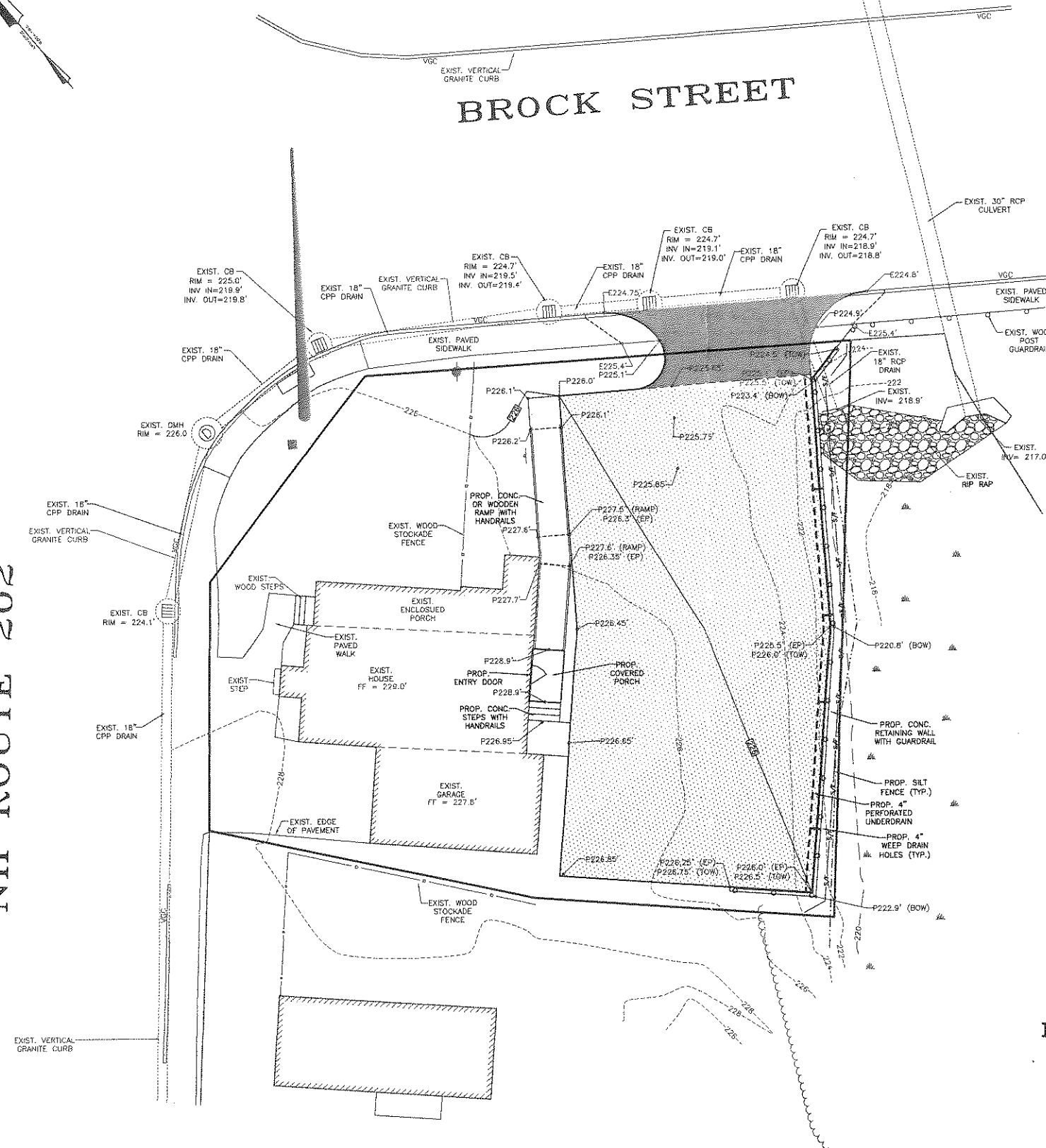
FILE NO. 110
PLAN NO. C-2585-SP1
DWG. NO. 11051/SP-1
F.B. NO. "33" CEK

LEGEND

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- EXISTING GUARDRAIL
- EXISTING TREE LINE
- EXISTING DRAIN LINE
- EXISTING CONTOUR LINE
- EXISTING UTILITY POLE
- VGC EXISTING VERTICAL GRANITE CURB
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- E225.1' EXISTING SPOT GRADE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED GUARDRAIL
- PROPOSED UNDERDRAIN PIPE
- P225.1' PROPOSED CONTOUR LINE
- PROPOSED SPOT GRADE
- PROPOSED STANDARD PAVEMENT
- PROPOSED POROUS PAVEMENT

WASHINGTON STREET
NH ROUTE 202

BROCK STREET



TAX MAP 123, LOT 65
OWNER OF RECORD:
BERNARD P. HANSCOM
P.O. BOX 1371
ROCHESTER, NH 03866-1371
S.C.R.D. BOOK 1200, PAGE 207

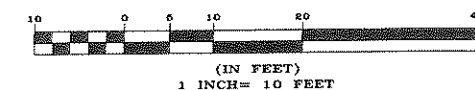
GRADING, DRAINAGE AND
EROSION AND SEDIMENTATION CONTROL PLAN
120 WASHINGTON STREET
TAX MAP 123, LOT 65
ROCHESTER, N.H.

FOR

JAMES J. NYBERG REVOCABLE TRUST

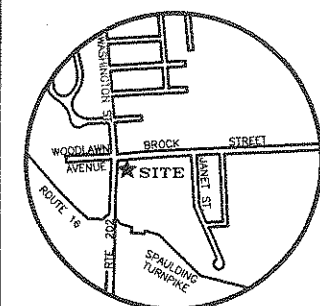
SCALE: 1" = 10' AUGUST 2011

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