

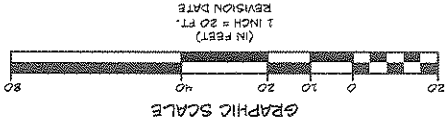
05/09/13 -
ADD PROPOSED PAVED WALKWAY,
DECK AND HANDICAP RAMP. ADD
ROCHESTER GIS COORDINATES AND
EXISTING ADA PARKING SPACES.

REV
MAY 10 2013
Plan

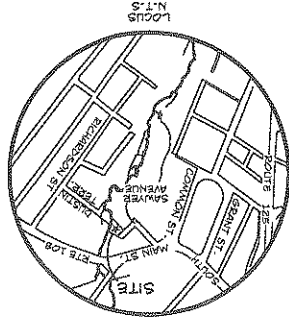
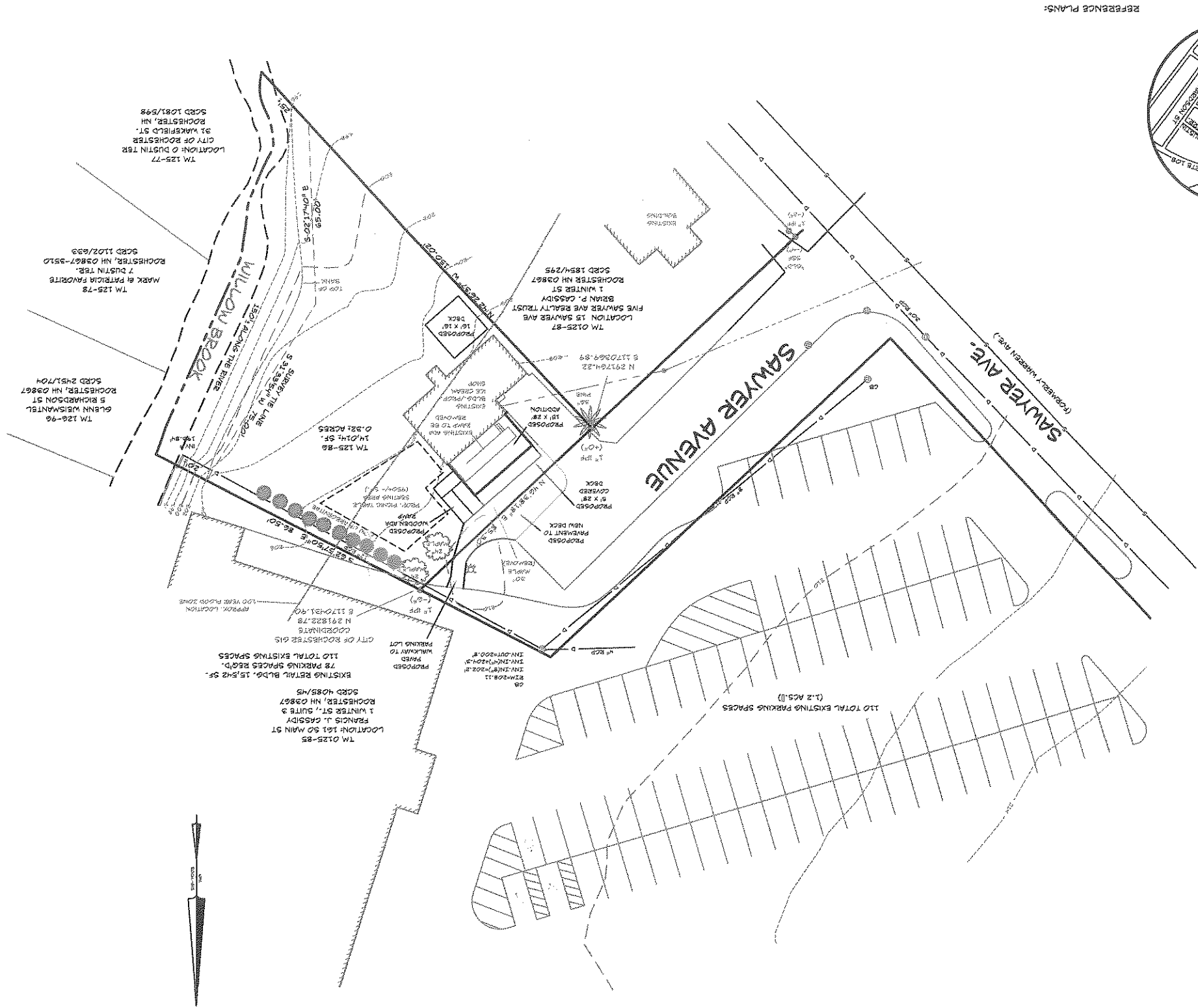
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONVERSION OF AN EXISTING OFFICE INTO AN ICE CREAM SHOP WITH A 420 SF. ADDITION AND A 140 SF. DECK ADDED THEREON.
2. TOTAL PARCEL AREA: MAP 125, LOT 86 0.32 ACRES
3. PARCEL IS ZONED B-2.
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = NR
FRONTAGE = NR'
5. BUILDING SETBACKS: FY. = NR', SY. = NR', RY. = 25'
6. THE LOT IS SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE PROPOSED LOT LOCATED IN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2008 COMMUNITY #330150 PANEL 212 OF 405.
8. FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE PLANNING DEPARTMENT, 91 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 935-1338.

TM 125-86
JABRIKA REALTY TRUST
BRIAN P. CASSIDY TRUST
1 WINTER ST
ROCHESTER, NH 03867
SCRD 3229/166
SITE PLAN
17 SAWYER AVE.
TAX MAP 125, LOT 86
ROCHESTER, NH
PREPARED FOR
GOLICK'S DAIRY BAR
1"=20'
JANUARY 2013



CERTIFIED BY:
FINAL APPROVAL BY
ROCHESTER PLANNING BOARD
DATE: 5/30/13



- REFERENCE PLANS:
1. "PLAN OF SAWYER PLAT, SOUTH MAIN STREET, ROCHESTER, NH"
DATED: AUGUST 1923 BY F.F. SPENCER, CE
RECORDED: SCR 10-5-46
BY G.L. DAVIS AND ASSOCIATES
NOT RECORDED
 2. "PLAN OF LAND, GEORGE A. CREATEAU"
BY G.L. DAVIS AND ASSOCIATES

FILE NO. 344
PLAN NO. #
PAGE NO. 120285P-3
F.B. NO. 819 ~ GAK