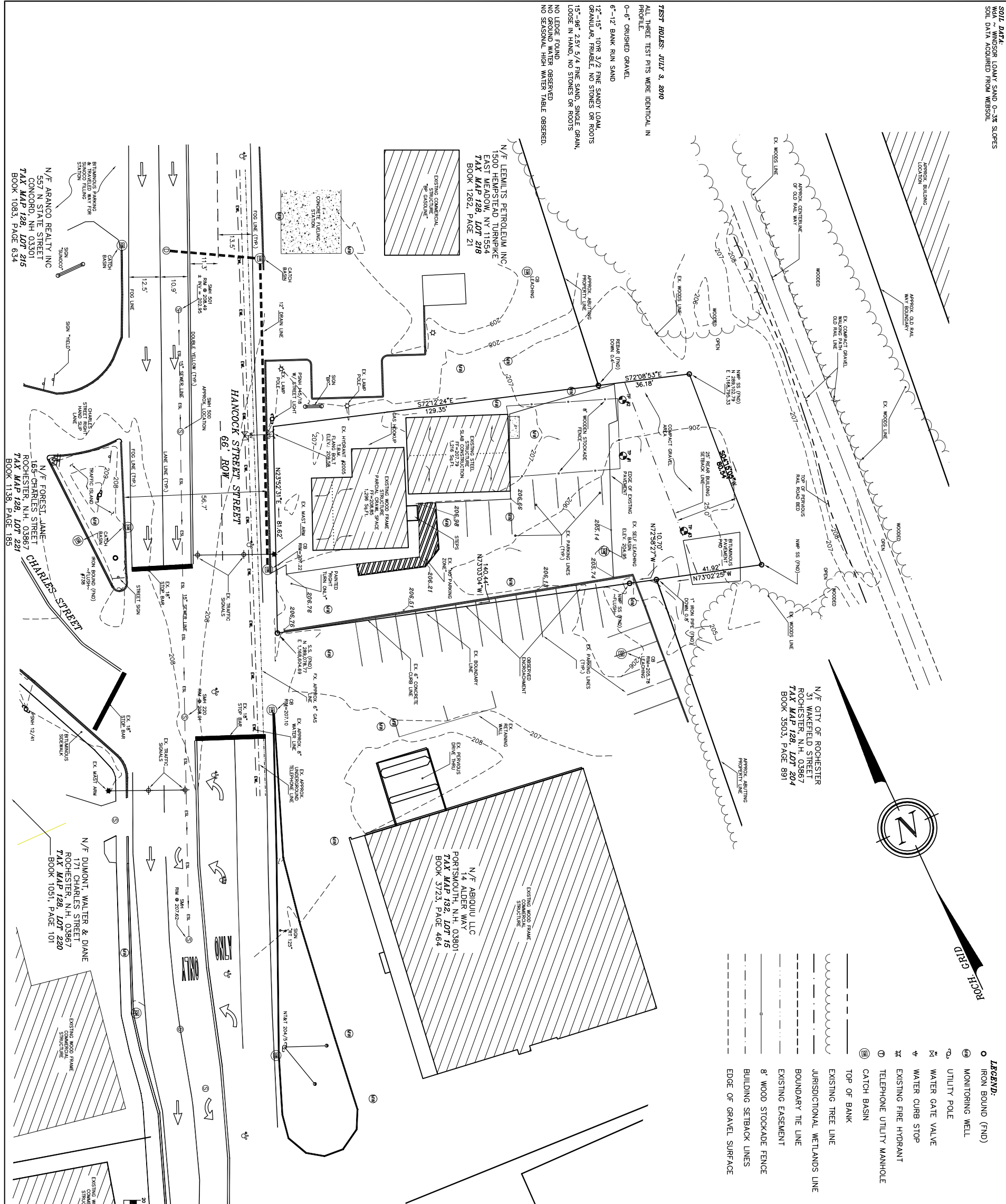


**SOIL DATA:**  
WDA ~ WINDSOR LOAMY SAND 0-3% SLOPES  
SOIL DATA ACQUIRED FROM WEBSOIL



**LEGEND:**

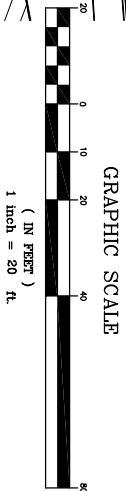
- IRON BOUND (FND)
- Ⓜ MONITORING WELL
- Ⓢ UTILITY POLE
- Ⓢ WATER GATE VALVE
- Ⓢ WATER CURB STOP
- Ⓢ EXISTING FIRE HYDRANT
- ① TELEPHONE UTILITY MANHOLE
- Ⓢ CATCH BASIN
- TOP OF BANK
- EXISTING TREE LINE
- JURISDICTIONAL WETLANDS LINE
- BOUNDARY TIE LINE
- EXISTING EASEMENT
- 8' WOOD STOCKADE FENCE
- BUILDING SETBACK LINES
- EDGE OF GRAVEL SURFACE

## NOTES:

- 1.) OWNER: ROCK FOSIL & DINOSAUR SHOT INC.  
246 SILVER STREET  
GREENFIELD, MA 01301
- 1A.) APPLICANT: MAI LAP LU (LU'S GARDEN)  
67 BRADBROOK STREET  
MILTON, MA 02186
- 2.) TAX MAP 128, LOT 219
- 3.) LOT AREA: 14,302 Sq.Ft., 0.33 Ac.
- 4.) S.C.R.D. BOOK 2818, PAGE 205
- 5.) ZONING: B2 (NON RESIDENTIAL)  
SETBACKS:  
FRONT ~ NONE REQUIRED  
SIDE ~ NONE REQUIRED  
REAR ~ 25'  
MAXIMUM LOT COVERAGE:  
BUILDING: 50%
- 6.) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF. FEMA COMMUNITY ROSTER/STAGE MAP# ~ 3301760211D (217 OF 405), DATED MAY 17, 2005.
- 7.) PROPERTY LINE INFORMATION WAS DETERMINED USING A TRAVERSE PERFORMED BY THIS OFFICE IN JUNE, 2010, WITH A CLOSURE OF 1 PART IN 57,778.
- 8.) EXISTING LOT COVERAGE:  
BUILDING: 2,538 Sq.Ft., 17.75%  
IMPERVIOUS AREA: 8,453 Sq.Ft., 59.10%
- 9.) VERTICAL & HORIZONTAL DATUM WAS ESTABLISHED USING CITY OF ROCHESTER GIS POINTS #53 & #225. VERTICAL DATUM IS NAVD 88
- 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS AND IS THE RESULT OF A FIELD SURVEY CONDUCTED BY THIS OFFICE IN JUNE OF 2010
- 11.) THERE WERE NO GEMETARIES FOUND ON THE LOCUS PARCEL DURING THE FIELD SURVEY.

**PLAN REFERENCES:**

- 1) CALCULATION SHEET PREPARED FOR JOHN  
BOURQUE  
BY: NORMAN PLAINS ASSOCIATES  
DATED: 10-9-2002
- 2) "EXISTING SITE PLAN, 74 HANCOCK STREET,  
ROCHESTER, NH"  
BY: ANDOVER ENGINEERING INC.  
DATED: OCTOBER 20, 1998
- 3) "PROPOSED RETAIL STORAGE SPACE  
HANCOCK STREET / ROUTE 125  
ROCHESTER, N.H. 03687  
BY: BERRY SURVEYING & ENGINEERING  
DATED: MAY 21, 1987  
DB:1987-28



BERRY SURVEYING & ENGINEERING

SCALE : 1 IN. EQUALS 20 FT.  
DATE : JULY 6, 2010  
FILE NO. : DB 2010-060

EXISTING CONDITIONS PLAN  
FOR  
LIU'S GARDEN  
84 HANCOCK STREET  
ROCHESTER, N.H.  
*TAX MAP 128, LOT 219*

REVISION	DATE	DESCRIPTION

