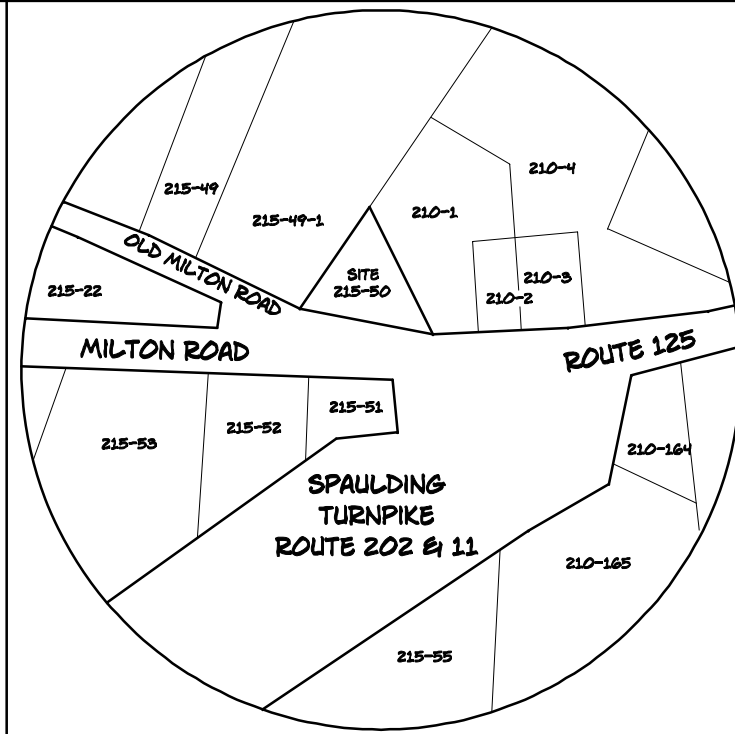
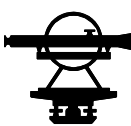




ABUTTERS:

215-49-1
C&G AUTOMOTIVE LLC
127 DRY HILL RD., ROCHESTER, NH, 03867
SCRD 3908/878

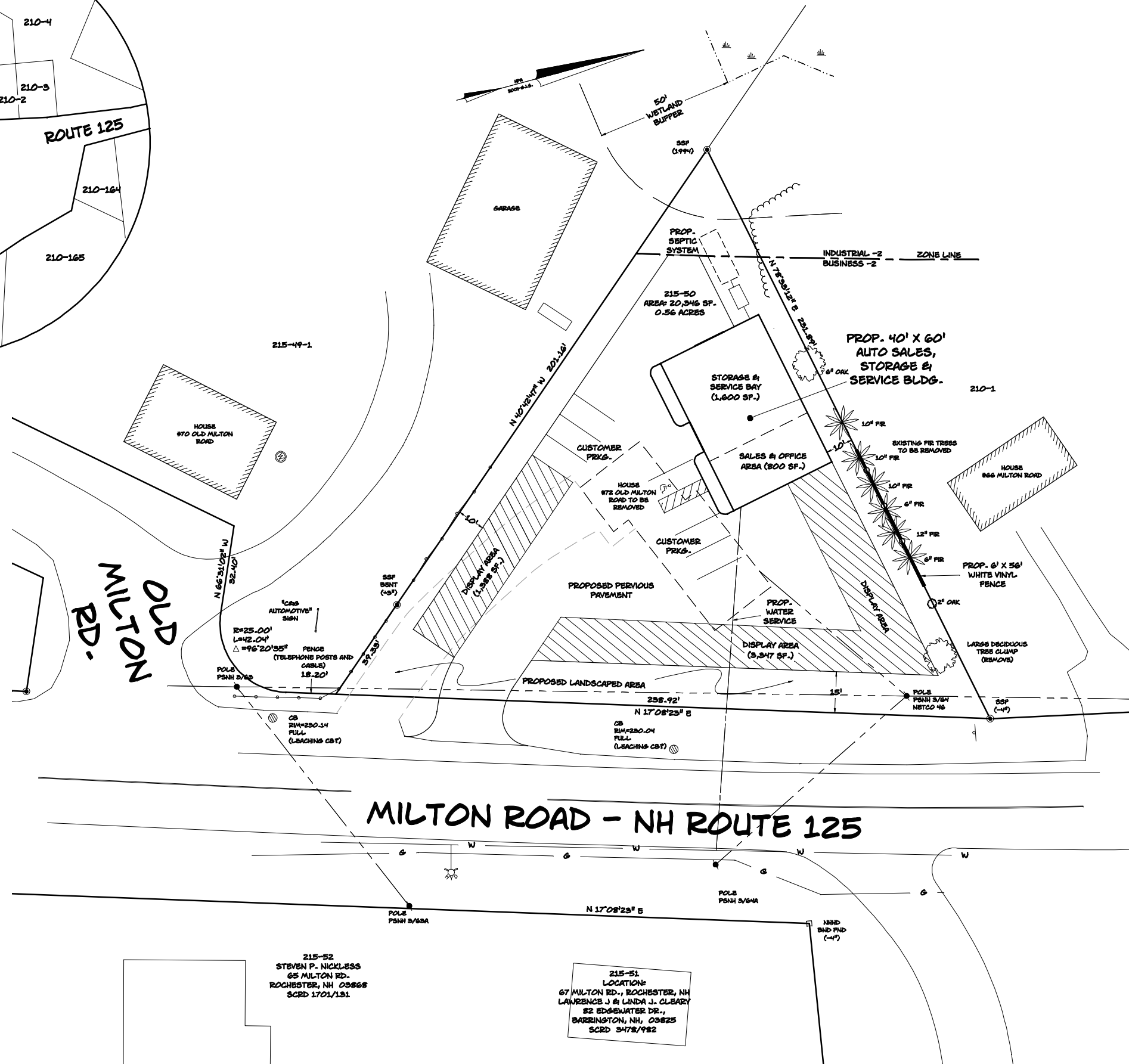
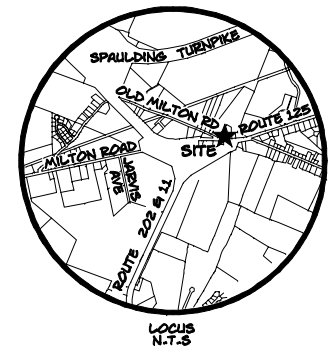
215-51
LAWRENCE J & LINDA J. CLEARY
82 EDGEWATER DR., BARRINGTON, NH, 03825
SCRD 3478/982

215-52
STEVEN P. NICKLESS
65 MILTON RD., ROCHESTER, NH, 03866
SCRD 1701/131

215-55
RICHARD C. GOSSELIN
36 PHILLIPS LN., ROCHESTER, NH, 03866
SCRD 1675/365

210-1
MARTIN E & ELIZABETH MAILLOUX
P O BOX 845, ROCHESTER, NH, 03866
SCRD 1058/699

210-165
CITY OF ROCHESTER
31 WAKEFIELD ST., ROCHESTER, NH 03867



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONVERSION OF THE SUBJECT TRACT FROM A SINGLE-FAMILY HOME TO RETAIL AUTO SALES.
2. TOTAL PARCEL AREA: MAP 215, LOT 50 0.47 ACRES
3. PARCEL IS ZONED BUSINESS 2 (NON-RES. USE) & INDUSTRIAL 2
4. BUILDING SETBACKS:
BUSINESS 2 (NON-RES. USE) FY. = NONE', SY. = NONE', RY. = 25'
INDUSTRIAL 2 FY. = NO REG.', SY. = NONE', RY. = 25'
5. THE LOT IS SERVICED BY THE MUNICIPAL WATER SYSTEM AND AN ON SITE SEPTIC SYSTEM.
6. PARKING REQUIREMENTS:
4 SPACES/SERVICE BAY (1) = 4 SPACES REQD.
1 SPACE/4,000 SF. OUTSIDE DISPLAY (4,735) = 1.2 SPACES REQD.
1 SPACE/600 SF. GFA SALES (800) = 1.3 SPACES REQD.
TOTAL SPACES REQUIRED: 6.5 SPACES
TOTAL SPACES PROVIDED: 7 SPACES
7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005 COMMUNITY PANEL 33017C0203D PANEL 203 OF 405.
8. FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603)335-1338

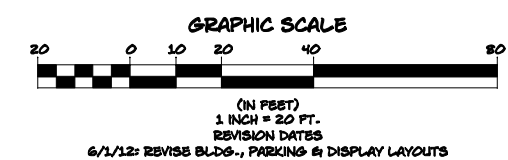
REFERENCE PLANS:

1. "PLAN OF LAND, MAYNARD & NORA COPP, ROCHESTER, NEW HAMPSHIRE" DATED: DEC. 20, 1957 BY G.L. DAVIS & ASSOCIATES RECORDED: SCR D P3-F19-43
2. "SUBDIVISION OF LAND, OLD MILTON ROAD, ROCHESTER, NH FOR JOHN H. & SHEILA M. CANNEY & HELEN B. CANNEY" DATED: SEPT. 1996 BY NORWAY PLAINS ASSOCIATES, INC RECORDED: SCR D 48-89

TAX MAP 215, LOT 50
OWNER OF RECORD:
BLANCHETTE/HURLEY REALTY, LLC
26 CALEF HIGHWAY, ROUTE 125,
ROCHESTER, NH 03839
SCRD 3979/208

PROPOSED SITE PLAN
72 OLD MILTON RD.
TAX MAP 215, LOT 50
ROCHESTER, NH

PREPARED FOR:
FAIRWAY AUTO
1"=20' APRIL 2012



FILE NO. 147
PLAN NO. #
DWG. NO. 12018/SP-2C
F.B. NO. "819"