

## REVISIONS:

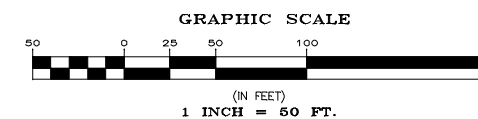
## GENERAL NOTES:

1. THIS PARCEL IS LOCATED IN THE BUSINESS 2 ZONE.
2. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
3. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE  
BUSINESS 2  
MINIMUM LOT SIZE =NO REGULATION  
MINIMUM LOT FRONTAGE =NO REGULATION  
MINIMUM YARD SETBACK:  
FRONT =NO REGULATION  
SIDE =NO REGULATION  
REAR =25 FEET  
MAXIMUM COVERAGE =50% (BLDGS)
5. SOIL TYPES ARE FROM STRAFFORD COUNTY SOIL SURVEY, SHEET 23 D&A - DEERFIELD LOAMY SAND, 0-3% SLOPE W&A - WINDSOR LOAMY SAND, 0-3% SLOPE
6. PARCEL IS NOT LOCATED WITHIN THE ZONE A (100 YR. FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP# 3301700213D, COMMUNITY #330150 PANEL #0123 NO FENCING, VEGETATION, OR BERMS SITUATED IN PROXIMITY
7. TO LOTS 56, 57-1, 57-2, 57-3, OR 57, THAT OFFERS BUFFERING FOR THOSE LOTS MAY BE REMOVED WITHOUT APPROVAL FROM THE PLANNING BOARD.
8. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338

**SITE PLAN  
PROPOSED  
BUILDING ADDITION  
ROCHESTER TRUCK REPAIR  
ROUTE 125 & FLAGG RD.  
ROCHESTER, N.H.**

PREPARED FOR  
**ROCHESTER TRUCK REPAIR**

SCALE: 1"=50' APRIL 2011



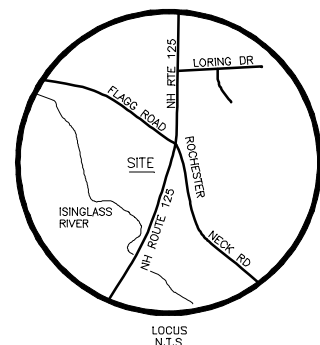
APPROVED FOR RECORD:

ROCHESTER PLANNING BOARD

NORWAY PLAINS ASSOCIATES, INC.

## REFERENCE PLANS:

1. "OVERALL SITE PLAN, PROPOSED STORAGE AREA, ROUTE 125 & FLAGG ROAD ROCHESTER, N.H., FOR DONALD GAGNON" DATED: MARCH 2004 BY THIS OFFICE, ON FILE AT NORWAY PLAINS ASSOCIATES PLAN No. C-2211
2. "LOT LINE REVISION, ROUTE 125 & FLAGG ROAD, ROCHESTER, N.H., FOR GERARD R. & PAMELA A. GRAVEL AND DONALD C. GAGNON" DATED: AUGUST 2002 BY THIS OFFICE ON FILE AT NORWAY PLAINS ASSOCIATES PLAN No. C-2103 RECORDED: SCRD # 68-72
3. "SITE PLAN, ROCHESTER TRUCK REPAIR, ROCHESTER, N.H., FOR DONALD GAGNON" DATED: MAY 1995 BY THIS OFFICE ON FILE AT NORWAY PLAINS ASSOCIATES PLAN No. C-1350-1
4. "SUBDIVISION OF LAND, CALLED ISINGLASS ACRES IN ROCHESTER, N.H." DATED: MARCH 1993 BY BRUCE L. POHOPEK RECORDED: SCRD # 44-20
5. "PROPOSED BOUNDARY LINE REVISION, CARL & MARGARET LECLAIR, ROUTE 125, ROCHESTER, N.H." DATED: MAY 27, 1986 BY BERRY SURVEYING & ENG. RECORDED: SCRD # 30-75
6. "SUBDIVISION OF LAND OF ALPHONSE BOUCHER ET. AL. & RONALD CORMIER ET. AL., FLAGG RD., & RTE. 125, GONIC, N.H." DATED: 23 JAN. 85 BY BERRY CONST. CO., INC RECORDED: SCRD # 27A-74
7. "STATE OF NEW HAMPSHIRE F-019-1(6), NH PROJ. S-7957, RTE 125, ROCHESTER, NEW HAMPSHIRE" DATED: JAN 1968 BY NH-DOT
8. "PLAN OF LAND, RIVIERA MOTEL, GONIC, ROCHESTER, NEW HAMPSHIRE" DATED: NOVEMBER 1954 BY G.L. DAVIS NOT RECORDED



FILE NO. 134  
PLAN NO. C2211-2  
DWG. NO. 05313/SP-2  
F.B. NO. "33" "865"