

REFERENCE PLANS

1. "LAND OF WALTER CODY, MANCHESTER, NH." DATED 4/16/1892. PREPARED BY GEORGE H. ALLEN, CE. HCRD PLAN 64C.
2. "PLAN OF LOTS LAID OUT FOR DANIEL F. CRONIN, MANCHESTER, NH." DATE 1912. PREPARED BY DUDLEY & SAWYER, CE. HCRD PLAN 308.
3. "CORRECTIVE CONSOLIDATION & SUBDIVISION PLAN, MAP #475 LOTS 3, 4 & 5, PLATTS AVENUE, MANCHESTER, NH, PREPARED FOR BOARDWALK DEVELOPMENT, LLC." DATED 4/2/2003. PREPARED BY DUVAL SURVEY, INC.
4. CITY OF MANCHESTER SECTION SHEET R'.

NOTES

1. OWNER OF RECORD:

TAX MAP 473 LOT 2
JILL SMITH
166 BRENNAN STREET
MANCHESTER, NH 03109
BK: 7991 PG: 2302

2. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED IMPROVEMENTS ON THE SUBJECT PARCEL.

3. THE SUBJECT AND ABUTTING PARCELS ARE ZONED "R-1B". SETBACKS ARE AS FOLLOWS:

FRONT = 20'
SIDE = 10'
REAR = 30'

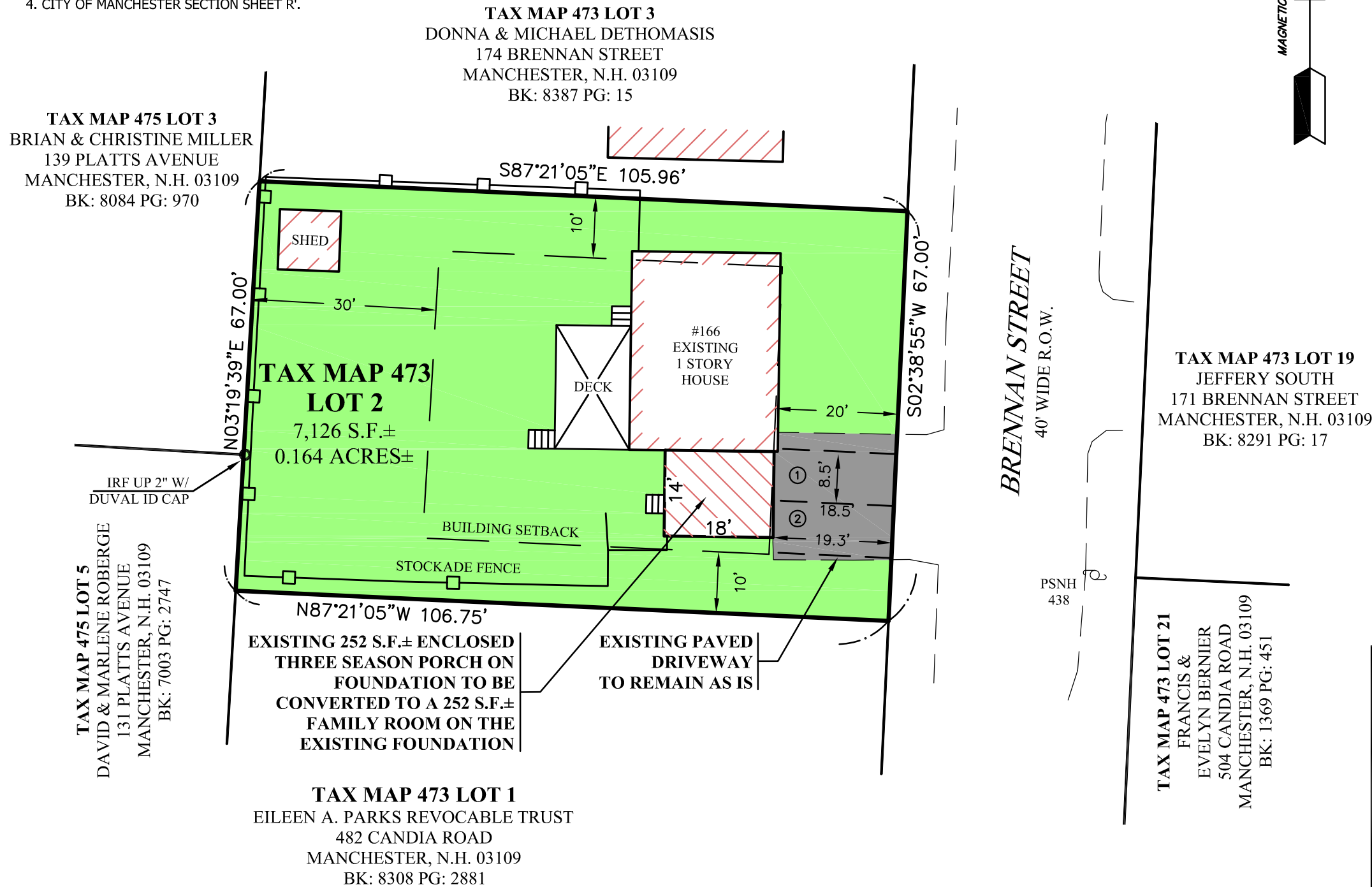
5. IMPERVIOUS CALCULATIONS: EXISTING IMPERVIOUS AREA = 1,820 S.F.± 26%, PROPOSED IMPERVIOUS AREA = 1,820 S.F.± 26%, ALLOWED = 3,563 S.F.± 50%.

4. THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN SEPTEMBER 2013.

5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE. COMMUNITY-PANEL NUMBER 33011C0381D. EFFECTIVE DATE SEPTEMBER 25, 2009.

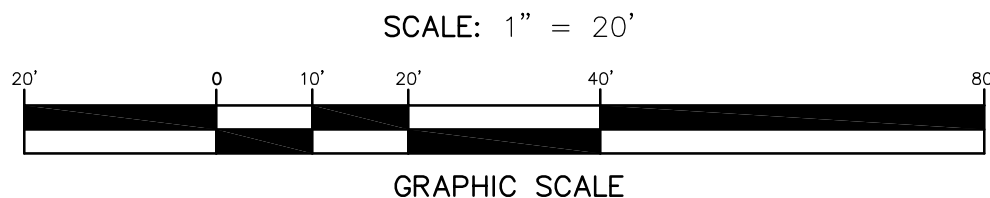
6. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.

7. THE FOLLOWING VARIANCES ARE BEING REQUESTED: 10.09B (USE OF YARD AREA) PARKING WITHIN 1' LOT LINE AND EXISTING BUILDING WHERE 4' IS REQUIRED AND HAVING TWO PARKING SPACES IN THE FRONT YARD WHERE ONE IS ALLOWED; 6.03(A) TO ALLOW FOR 19.3' FRONT YARD SETBACK WHERE 20' IS REQUIRED.



SYMBOL LEGEND

- UTILITY POLE
- IRON ROD FOUND
- STOCKADE FENCE



JOB #2013181

TAX MAP 473 LOT 2 VARIANCE EXHIBIT

PREPARED FOR:

JILL & TOM LOVEREN

LOCATED AT:

**166 BRENNAN STREET
MANCHESTER, NEW HAMPSHIRE**

SCALE: 1" = 20' DATE: SEPT. 5, 2013 FB: 7 PG. 20 & TSC2

S&H LAND SERVICES

SHLANDSERVICES.COM

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