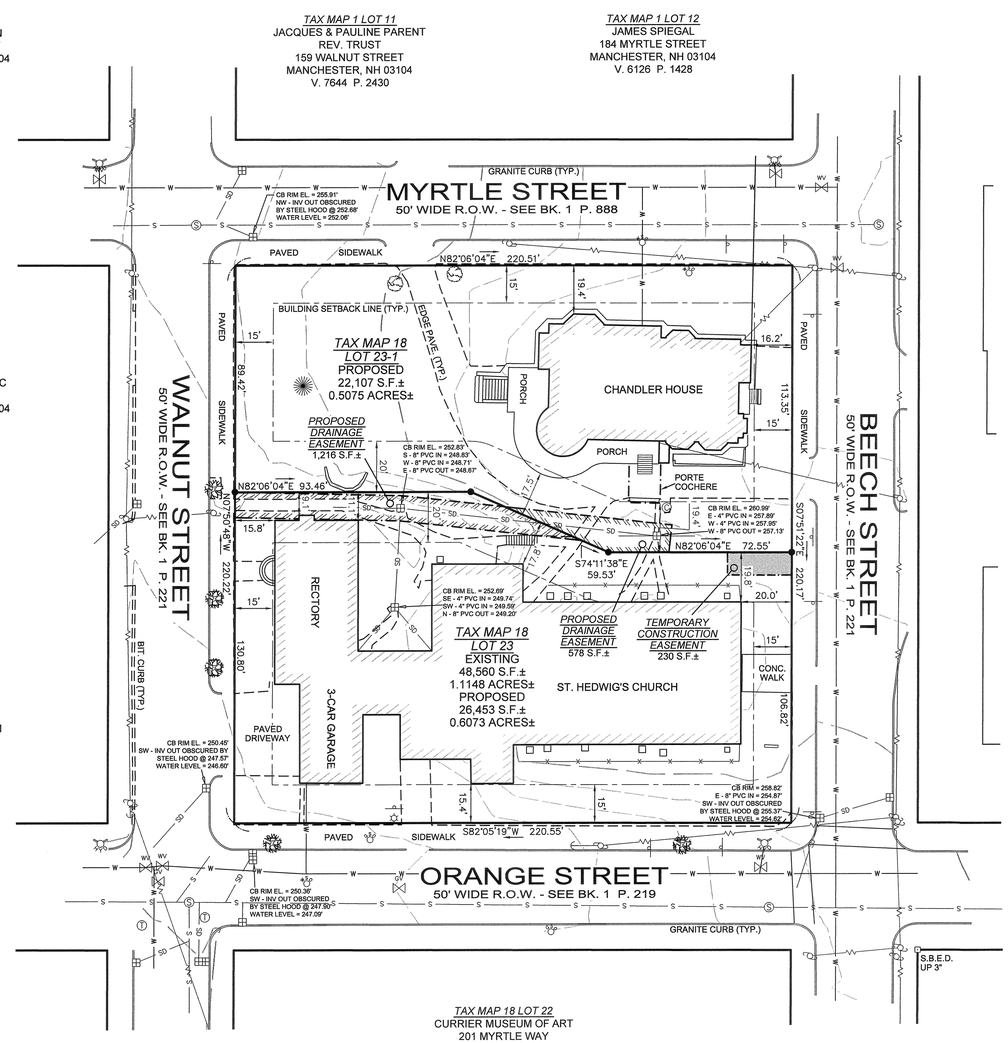
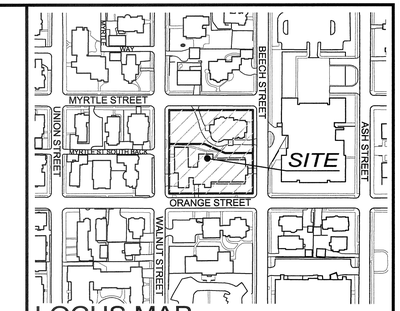
PLAN REFERENCES:

1.) "AMOSKEAG INDUSTRIES PLAN SHEET 27" ON FILE AT THE MANCHESTER DEPARTMENT OF PUBLIC WORKS

BUILDABLE AREA TABLE					
LOT #	LOT AREA	AREA > 25%	WETLAND AREA	EASEMENT AREA	BUILDABLE AREA
23	26,453 SF	0 SF	0 SF	1,446 SF	25,007 SF
23-1	22,107 SF	0 SF	0 SF	578 SF	21,529 SF





LOCUS MAP SCALE : 1"=200'±

NOTES:

1.) THE SUBJECT PARCEL IS LOT 23 ON THE CITY OF MANCHESTER TAX MAP 18. THE OWNER OF RECORD IS THE ROMAN CATHOLIC BISHOP OF MA NCHESTER, A CORPORATION SOLE OF 153 ASH STREET, MANCHESTER, NEW HAMPSHIRE 03104. THE APPLICANT IS THE CURRIER MUSEUM OF ART OF 150 ASH STREET, MANCHESTER, NEW HAMPSHIRE 03104. SEE HCRD V. 736 P. 456.

2.) THE SUBJECT PARCEL IS ZONED C-1. MINIMUM LOT SIZE IS 10,000 SQ. FT. MINIMUM LOT FRONTAGE = 100'. SETBACKS ARE AS FOLLOWS: FRONT = 15', SIDE = 20' AND REAR = 20'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.

3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2020. I, JOSEPH M. WICHERT, NHLLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

4.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF THE SUBJECT PARCEL INTO TWO LOTS. A NEW LOT WITH THE CHANDLER HOUSE AND A RECONFIGURED REMAINDER PARCEL WITH ST. HEDWIG'S CHURCH.

5.) THE SUBJECT PARCEL IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0377D, EFFECTIVE DATE SEPTEMBER 25, 2009.

6.) THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHSPC 1983/1992 (CITY DATUM). THE DATUM WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2020.

7.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES AND PLANS ON FILE AT THE MANCHESTER HIGHWAY DEPARTMENT AND VARIOUS UTILITIES, THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).

8.) THE APPLICANT HAS APPLIED FOR THE FOLLOWING VARIANCES FROM THE MANCHESTER ZONING BOARD OF ADJUSTMENT: LOT 18-23 = SECTION 6.03 SIDEYARD SETBACK OF 9.1' WHERE 20' IS REQUIRED; SECTION 6.06 FLOOR AREA RATIO OF 0.52 PROPOSED WHERE 0.5 IS REQUIRED. LOT 18-23-1 = SECTION 6.02 FRONTAGE OF 89.42' PROPOSED WHERE 100' IS REQUIRED; SECTION 6.03 (2 COUNTS) SIDEYARD SETBACKS OF 5.8' AND 17.5' PROPOSED WHERE 20' IS REQUIRED; SECTION 6.06 FLOOR AREA RATIO OF 0.62 PROPOSED WHERE 0.5 IS REQUIRED.

SYMBOL LEGEND

- REBAR W/ID CAP TO BE SET
- IRON ROD FOUND
- BOUND FOUND
- FENCE POST
- SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- WATER SHUT OFF
- WATER GATE VALVE
- CATCH BASIN
- GAS VALVE
- SIGN
- CLEANOUT
- HYDRANT
- TEL MANHOLE
- GUY WIRE
- OVERHEAD UTILITY LINE
- PICKET FENCE
- SEWER LINE
- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

1 OCT. 2020

JOSEPH M. WICHERT, LLS DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 783 JOSEPH M. WICHERT SIGNATURE

WETLANDS CERTIFICATION:

A DETERMINATION THAT NO WETLANDS EXIST ON THIS PARCEL WAS MADE ON SEPT 15, 2020, BY JOHN ST. JOHN, CWS #221. THIS DETERMINATION WAS MADE DUE TO A LACK OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY, IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987, USING THE CURRENT SOIL INDICATORS AND PLANTS LIST.

STATE OF NEW HAMPSHIRE JOHN J. ST. JOHN No. 221 CERTIFIED WETLAND SCIENTIST

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NO.	DATE	DESCRIPTION	BY
1	10/1/20	REV. FOR PB SUBMISSION	JMW

TOPOGRAPHIC
SUBDIVISION PLAN FOR
ROMAN CATHOLIC BISHOP OF MANCHESTER, A CORPORATION SOLE
TAX MAP 18 LOT 23
147 WALNUT STREET
MANCHESTER, NEW HAMPSHIRE

DATE: 7 SEPTEMBER 2020 SCALE: 1" = 30'

SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 1 F.B. P. JOB #2020162