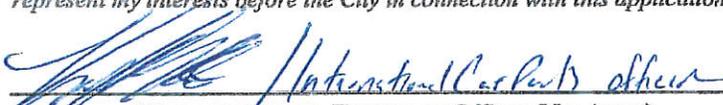


# SITE PLAN and PLANNED DEVELOPMENT APPLICATION

Planning & Community Development Department · City of Manchester, New Hampshire

Please print legibly. Please note that this form must be signed by the property owner.

<b>Submission Date:</b> <div style="font-size: 1.5em; font-family: cursive;">9/28/2020</div>	<b>Property Owner (For additional owners, please submit separate forms.)</b> Name: <i>International Car Parts of NH, LLC</i> Address: <i>176 Lake Avenue</i> Phone: <i>Manchester NH 03103-5322</i> E-mail address: _____
<b>Type of Application:</b> <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Planned Development (more than one principal structure on a lot)	<b>Agent</b> Name: <i>MATHEW J. PETERSON</i> Title and company, if any: <i>Keach Woodstrom Associates, Inc.</i> Address: <i>10 Commerce Park North Suite 3B</i> Phone: <i>Bedford NH 03110</i> <div style="font-size: 1.2em; font-family: cursive;">603-627-2881</div> E-mail address: <i>m.peterson@keachwoodstrom.com</i>
<b>Total SQ FT:</b>  and/or  <b>Total Dwelling Units:</b>	Have all required application fees been submitted? (Refer to Appendix A) <input type="checkbox"/> Yes <input type="checkbox"/> No Have all required application materials been submitted? (Refer to Appendix C) <input type="checkbox"/> Yes <input type="checkbox"/> No Have written requests been submitted for all waivers sought? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Location/Address of Property:</b>  <div style="font-size: 1.5em; font-family: cursive;">176 LAKE AVENUE</div>	<b>Certification, Permission, and Authorization:</b> <i>As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and C or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.</i>
<b>Tax Map/Lot No(s):</b> <div style="font-size: 1.5em; font-family: cursive;">102/54</div> <b>Zoning District:</b> <div style="font-size: 1.5em; font-family: cursive;">R-3</div> <b>Ward:</b>	Signature of Property Owner, Trustee, or Officer (Not Agent) <div style="font-size: 1.5em; font-family: cursive; text-align: center;">  </div>
<b>Has this project gone to the ZBA?</b>  <input checked="" type="checkbox"/> Yes Case # _____ <input type="checkbox"/> No	Printed Name and Title, if any <div style="font-size: 1.5em; font-family: cursive; text-align: center;">                     Thomas J. Taylor / ICP GM                 </div>
<b>Estimated Building &amp; Site Costs:</b>	Estimated Building & Site Costs: _____

**DO NOT WRITE BELOW THIS LINE - for Planning and Community Development use only.**

<b>Materials submitted:</b> <input type="checkbox"/> Plans (Full Sized-22" X 34") <input type="checkbox"/> Reduced Plans <input type="checkbox"/> Abutters List <input type="checkbox"/> Application Fee <input type="checkbox"/> Postage Fee <input type="checkbox"/> Written Description (PD) <input type="checkbox"/> Traffic Study <input type="checkbox"/> PDF Files <input type="checkbox"/> Deeds <input type="checkbox"/> Other _____	<b>Fees:</b> Application Fee: <u>300<sup>00</sup></u> Add. Review Fees: _____ Abutter Notices: <u>170<sup>00</sup></u> Subtotal: _____	<b>Receipt Stamp:</b> <div style="border: 2px dashed blue; padding: 10px; text-align: center;">                 RECEIVED                  OCT 01 2020                    PLANNING &amp; COMMUNITY DEVELOPMENT             </div>
<b>SP/PD Project Number(s):</b> <div style="font-size: 1.5em; font-family: cursive; text-align: center;">SP2020-023</div>		

176 LAKE AVE  
 SP2020-023  
 CU2020-016

City of Manchester, NH - CityGIS Parcel Selection List

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Print This List

Map Lot	Location Address	Owner Name	Owner Address	Owner City State Zip Code	Sale Date	Sale Price	Book/Page	Land Area (sq ft)	Living Area (sq ft)	Assessed Valuation
102-42	189 CENTRAL ST	CRUZ AMAYA, WILFREDO	189 CENTRAL ST	MANCHESTER, NH 03103	2017-04-28 00:00:00.	170000	8963/2786	3752	1207	141100
102-43	187 CENTRAL ST	SEHOVIC, SEMSA	187 CENTRAL ST	MANCHESTER, NH 03103	2004-02-25 00:00:00.	97500	7176/1023	2499	1275	149700
102-44	181 CENTRAL ST	LACHAPELLE, CAROL	181 CENTRAL ST	MANCHESTER, NH 03103-5236	1994-06-21 00:00:00.	4000	5680/1600	2499	1409	152100
102-45	177 CENTRAL ST	SEHOVIC, FUAD	187 CENTRAL ST	MANCHESTER, NH 03103	2011-09-27 00:00:00.	45500	8352/2541	2499	872	115400
102-46	173 CENTRAL ST	LAJOIE, JOSEPH A	173 CENTRAL ST	MANCHESTER, NH 03103-5236	1994-04-26 00:00:00.	4000	5543/0478	2499	1166	140000
102-47	171 CENTRAL ST	LENOX, VINCENT P	61 CORTLAND DR	BEDFORD, NH 03110	2019-02-05 00:00:00.	0	9144/2266	2499	2619	190100
102-48	165 CENTRAL ST	PRISTINE PROPERTIES LLC	289 PINE ST	MANCHESTER, NH 03103	2003-11-21 00:00:00.	12500	7127/1248	2499	0	15900
102-49	159 CENTRAL ST	PINE CENTRAL AVENUE TRUST	289 PINE ST	MANCHESTER, NH 03103	1999-12-21 00:00:00.	13500	6194/1504	4999	0	49200
102-53	194 LAKE AVE	KWAK, MYEONG C	194 LAKE AVE	MANCHESTER, NH 03103	2014-12-01 00:00:00.	225000	8711/0227	4999	0	299200
102-54	176 LAKE AVE	INTERNATIONAL CAR PARTS OF NH LLC	PO BOX 817	NEEDHAM, MA 02494	1998-04-10 00:00:00.	200000	5926/1508	15000	0	300400
102-56	160 LAKE AVE	INTERNATIONAL CAR PARTS OF NH LLC	PO BOX 817	NEEDHAM, MA 02494	1998-04-10 00:00:00.	4000	5926/1508	4999	0	248500
54-1	386 UNION ST	193-201 LAKE AVENUE MAN NH LLC	231 SUTTON ST - STE 2E PO BOX 583	N ANDOVER, MA 01845	2007-02-27 00:00:00.	325000	7812/2566	15000	0	477800
54-6	167 LAKE AVE	FAMILIES IN TRANSITION	122 MARKET ST	MANCHESTER, NH 03101	2014-04-25 00:00:00.	430000	8660/1708	15000	0	848500
54-7	163 LAKE AVE	MURPHY, LINDA	163 LAKE AVE	MANCHESTER, NH 03103	2015-06-05 00:00:00.	0	8758/0196	3000	0	143200
54-8	155 LAKE AVE	151 LAKE AVE LLC	32 NORCROSS ST	MANCHESTER, NH 03109	2016-05-05 00:00:00.	150000	8852/2253	3999	0	469600

Families in Transition  
 122 MARKET STREET  
 Manchester, NH 03101

Professional

Keach Wordstrom Associates  
 10 Commerce Park North Suite 3B  
 Bedford, NH 03110

## APPENDIX C

APPLICATION CHECKLIST FOR RESIDENTIAL AND NON-RESIDENTIAL  
SITE PLAN AND PLANNED DEVELOPMENT REVIEW

The following checklist is a guide for applicants to ensure that they provide required or often-submitted information. Fulfillment of the checklist does not supersede the requirement of reviewing the subdivision and site plan review regulations and providing all information and materials required therein. Please check the box next to all items submitted and submit this checklist with the application.

## I. BASIC SUBMISSION MATERIALS

- Application form signed by the applicant and owner of record of the property.
- Abutters list including the names and mailing addresses of all abutting owners of record as defined herein. It is the responsibility of the applicant to provide the City with a complete list of abutters and all other parties that must be notified of an application, pursuant to RSA 676:4, I(d).
- A check or cash to include all fees required by Appendix A.
- A copy of the existing deed for the property, and copies of all proposed deeds, covenants, or other legal documents to which the City of Manchester may be a party.
- If the applicant proposes to include an unaccepted or discontinued street into a subdivision plan, the applicant shall demonstrate title to such street by evidence of a warranty deed, court decree, current title insurance policy, or chain of title for a period conforming to the latest revision of the New Hampshire Bar Association Title Examination Standards. The evidence of title shall include the area of the unaccepted or discontinued street.  
NA
- Written requests for any waivers of the Subdivision and Site Plan Regulations, with written justification.  
NA
- A list of all state and federal permits required and their status, including, but not limited to, Alteration of Terrain, On-site Sewage Disposal, Wetland and / or US Army Corps of Engineers, Shoreland, Public Water System, Privately Owned Sewerage, and Sewer Connection Permit.  
NA
- Written notification of any variance or other determination by the Zoning Board of Adjustment that is necessary for the proposal to conform with the Zoning Ordinance.  
Pending

- A traffic-impact letter, traffic-impact study, or written statement as to why neither is required, pursuant to Subsection 9.1

Written statement: NO CAR TRAFFIC / Deliveries Only

- For planned developments, five copies of a letter or report describing how the proposed planned development meets each requirement of Article 5.12 of the Zoning Ordinance for the City of Manchester, New Hampshire.

## II. SITE PLAN

- Six copies of an accurate plan with all sheets 22" x 34" at a scale sufficient to show all pertinent details and drawn in black ink. In addition, four reduced copies at 11" x 17" and one at 8½" x 11" of the entire plan set shall be submitted.

- The seal of a registered architect, landscape architect, engineer, wetland scientist, or surveyor, as appropriate, on each sheet.

- For final approval of a plan, the applicant shall submit a complete mylar plan set to be kept on file with the Planning and Community Development Department and six paper copies of the plan set.

### (A) General Information.

- Name and contact information of the applicant and name of the owner of record.
- A Title Block that includes title, date, scale, sheet numbers, applicant's contact information, and the map and lot number of subject parcel or parcels, located at either the lower-right corner of the plan or along the right edge
- A rectangular box of at least 4.5 inches wide by 2 inches tall located above the title block that shall be reserved for an approval stamp and signature
- A north arrow, pointing up whenever possible
- Plan references, located at the top-left corner of the plan
- Notes located on the right side of the plan
- In table or other appropriate form: proposed number and types of uses, lot area, setbacks, buffers, coverage, building area and floor area ratio, building height and parking requirements as they relate to the Zoning Ordinance.
- A note stating, "If, during construction, it becomes apparent that additional erosion-control measures are required to stop any erosion on the construction site, the property

owner shall be required to install the necessary erosion protection at no expense to the City.”

- NA* A note stating, “In accordance with the Subdivision and Site Plan Regulations of the City of Manchester and RSA § 676:13, all improvements specified on these site plans shall be constructed, completed, inspected, and approved by the City prior to the issuance of a certificate of occupancy.” Any violation of the conditions of approval stated on this plan may result in fines and a revocation of approval, pursuant to Subsection 1.7(B) of these regulations.
- NA* When the owner is the developer of the property, there shall be a statement on the site-plan cover sheet, signed by the owner, stating, “It is hereby agreed that, as the owner/developer of the property, I will construct the project as approved and as shown on the enclosed set of plans. Further, I agree to maintain the site improvements for the duration of the use,”
- NA* When the owner is not the developer of the property, and the property is instead developed by a lessee, there shall be a note on the site-plan cover sheet signed by the lessee-developer stating, “It is hereby agreed that, as the lessee-developer of this property, under a long-term lease with the owner, I, as lessee-developer, will adhere to the conditions noted on this plan and construct and maintain the necessary improvements as shown hereon.” There shall also be a note on the plan cover sheet signed by the owner stating, “It is hereby agreed that, as the owner of this property, I consent to the conditions noted on this plan. I understand that these conditions are required to allow the modifications requested by the lessee-developer and I consent for them to be constructed on this property.”
- NA* For planned developments, there shall be a note on the plan’s cover sheet stating, “Planning Board approval of this planned development is limited to the representations shown within this set of drawings and does not endorse any subsequent plans that may be prepared for condominium approval by the State. Modifications to these plans, including, but not limited to, building additions, accessory structures, and limited common areas are subject to Planning Board review and approval. Any proposed division of this parcel of land that may be held in common ownership and subsequently divided into parts among the several owners may be deemed a subdivision and subject to Planning Board approval.”
- A note stating, “All conditions subsequent to approval shall be completed within two years of the date of final approval.”

(B) *Property.*

- Boundary lines of the property including bearings and dimensions.
- Existing and proposed contours at intervals of two (2) feet with source of contours noted on the plan.

- Location, width and purpose of all existing and proposed easements and rights-of-way on the property.
- Location of all existing water courses, wetlands, and other significant physical features, and where applicable, the 100-year base flood elevation.
- A note stating the purpose of the plan.

(C) *Structures and Uses.*

- Location, design and height of all existing and proposed buildings, signs, fences, monuments, and walls. This includes elevation drawings for all buildings.
- Location of all existing and proposed uses and facilities not requiring a building.
- Location and type of pads and enclosures for refuse containers. [Amend. 4/15/88]  
NA
- Location of all generators, condensers, and other items to which Subsection 8.13 applies.  
NA

(D) *Parking, Loading and Circulation.*

- Location, arrangement and dimensions of parking stalls, aisles, drives, fire lanes, entrances, exits and ramps.
- Location and dimensions of loading areas.  
UA
- Location and dimensions of pedestrian entrances, exits, and sidewalks.
- Emergency access for police, fire and emergency equipment.  
NA

(E) *Landscape Plan.*

- A landscape plan showing the Location, type and size of plantings within all landscaped areas and any fencing, walls and screening.  
NA
- The landscape plan shall be prepared by a professional landscape architect.  
UA

(F) *Signing and Lighting.*

- Location, size, height, orientation, and design for all signs and outdoor lighting.

NA (G) *Utilities.*

- A utilities plan, including profiles and supporting design calculations, for proposed sanitary sewer, storm drainage, and public water supply  
NA

Prepared by a registered professional engineer licensed in the State of New Hampshire.

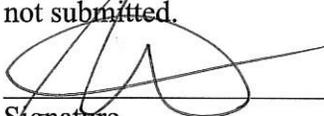
III. DIGITAL FILE FORMAT

All plans submitted as a .pdf file, one file for each plan. They are in addition to and do not replace any current submission requirements. Accompanying documentation or updated information supplied after submission must also be accompanied by a CD-ROM containing the amended or new information in PDF format. This digital format will be kept in the Planning Department digital files and may be used to send plans to Planning Board Members, abutters, peer review engineers, and all other interested parties.

Applicants submitting as-built mylars to the Planning Department shall also submit a CD-ROM that contains a digital file with all features shown on the mylars. The preferred file format for submission is the AutoCAD drawing (.dwg) format, however, any of the following other formats are acceptable: .dxf (Drawing Exchange File) format, ESRI Geodatabase format (.mdb), ESRI Export file format (.E00), or ArcView Shapefile format (.shp). Each type of feature on the digital file shall be on a separate layer, such as one layer for parcel boundaries, one layer for drainage, one layer for sewer, and one layer for curbs. Datums for all digital files submitted shall be NAD 83/92 (HARN) for the horizontal datum (not NAD 83), and NAVD 88 for the vertical datum.

ACKNOWLEDGEMENT

The undersigned acknowledges that he or she has provided all information and materials required herein or provided a written waiver request with a narrative justification for each item not submitted.

  
\_\_\_\_\_  
Signature

Matthew J. Peterson  
\_\_\_\_\_  
Name, printed

Senior Project Manager  
\_\_\_\_\_  
Title

9/28/2020  
\_\_\_\_\_  
Date



City of Manchester  
Planning & Community Development  
One City Hall Plaza-West Wing  
Manchester, NH 03101  
(603) 624-6475  
[www.manchesternh.gov](http://www.manchesternh.gov)

Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

### AFFIDAVIT FORM

I, the undersigned, owner of the property at 176 LAKE AVE.  
hereby verify that I have authorized KEACH DOLDSTROM ASSOC to apply to  
the Planning & Community Development Department of the City of Manchester, New Hampshire, for the  
following:

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*Khondan Kohankov*  
Owner's Signature

Khondan Kohankov  
Printed Name

176 Lake ave. Manchester NH.  
Address of Owner

9/17/2020  
Date





September 28, 2020

Chairman Dan LeClerc  
City of Manchester Planning Board  
One City Hall Plaza  
Manchester, NH 03101

Dear Chairman LeClerc and Planning Board Members:

On behalf of Families In Transition – New Horizons (FIT-NH), I would like to request that the Planning Board hold a limited business meeting to consider our application for 176 Lake Avenue during the Thursday, November 5<sup>th</sup> planning board meeting. Due to our tight timeline to complete the project and the community impact this project will have to support the most vulnerable individuals in our community, we are requesting the board vote on our application after the public hearing meeting on November 5<sup>th</sup>.

FIT-NH is looking to relocate our food pantry from 199 Manchester St to 176 Lake Ave in order to renovate the current pantry at 199 Manchester St to provide up to 50 emergency beds for the city's most vulnerable individuals. The funding FIT-NH is using to complete this project was provided through the CARES Act which has a completion deadline of December 30, 2020. In order to complete the necessary renovations at 176 Lake Ave, FIT-NH is requesting the planning board hold a limited business meeting on Thursday, November 5<sup>th</sup> to consider our application, rather than wait an additional two weeks. We appreciate your consideration and look forward to answering any questions about our application at the public hearing meeting.

Sincerely,

Maria Devlin

President & CEO

Families In Transition – New Horizons

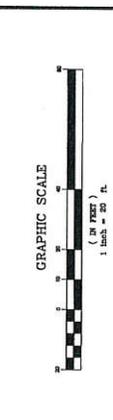


VICINITY MAP  
SCALE: 1" = 1000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON AS SHOWN HEREON AND TO SET FORTH THE PROPOSED CHANGES TO BE MADE TO THE PROPERTY OF RECORD, TOGETHER WITH THE PROPOSED CHANGES TO BE MADE TO THE PROPERTY OF RECORD, TOGETHER WITH THE PROPOSED CHANGES TO BE MADE TO THE PROPERTY OF RECORD.
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**REFERENCE PLANS:**

- MAP 102 LOT 54, 176 LAKE AVENUE, MANCHESTER, NH 03103, PREPARED BY [Name], DATED JAN. 1988, SCALE 1" = 100'
- MAP 102 LOT 54, 176 LAKE AVENUE, MANCHESTER, NH 03103, PREPARED BY [Name], DATED [Date], SCALE 1" = 100'
- MAP 102 LOT 54, 176 LAKE AVENUE, MANCHESTER, NH 03103, PREPARED BY [Name], DATED [Date], SCALE 1" = 100'
- MAP 102 LOT 54, 176 LAKE AVENUE, MANCHESTER, NH 03103, PREPARED BY [Name], DATED [Date], SCALE 1" = 100'

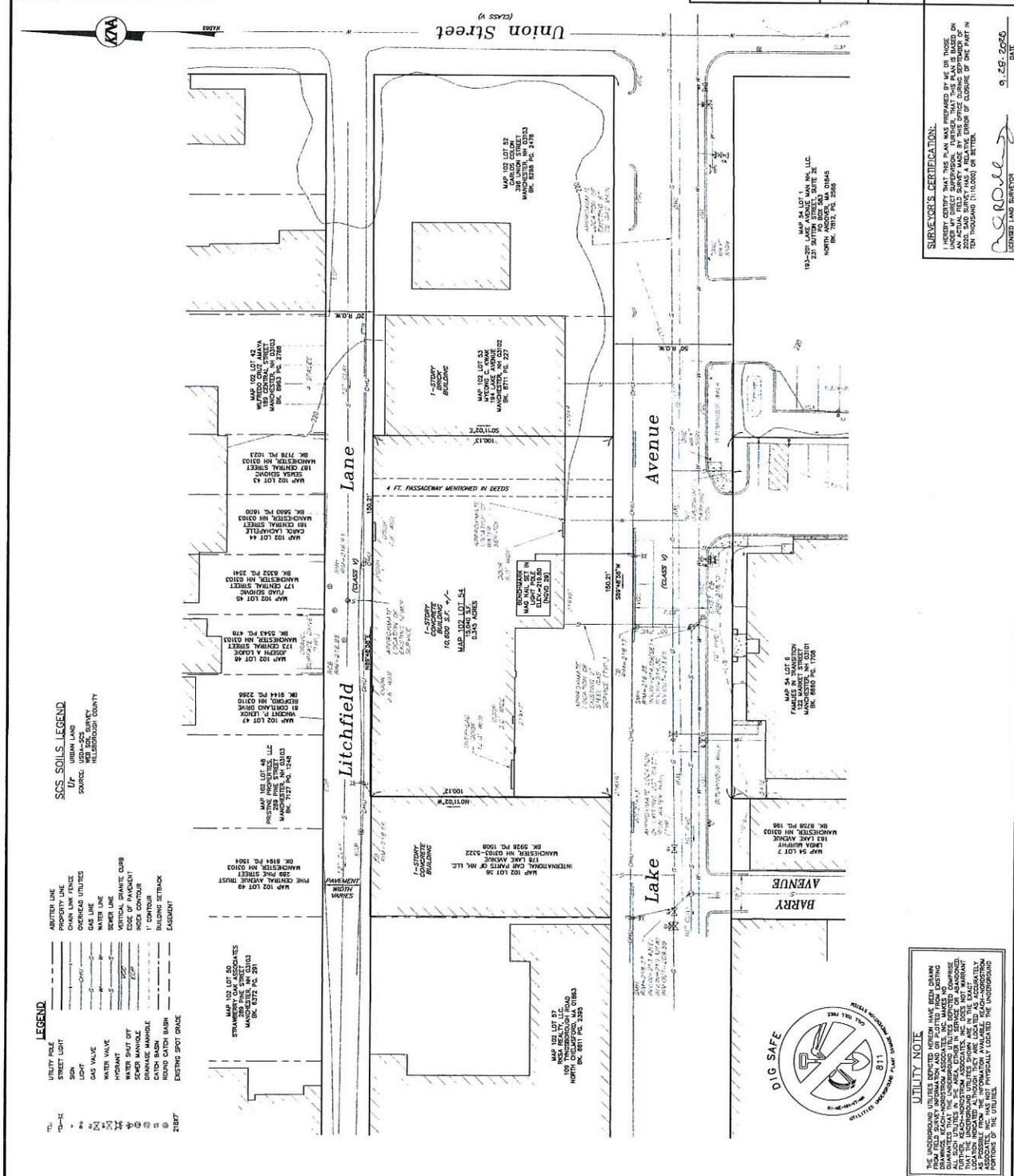


**EXISTING CONDITIONS PLAN**  
176 LAKE AVENUE  
FAMILIES IN TRANSITION  
MAP 102 LOT 54  
176 LAKE AVENUE  
MANCHESTER, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

prepared for:  
APPLICANT  
FAMILIES IN TRANSITION  
176 LAKE AVENUE  
MANCHESTER, NH 03103

No.	DATE	REVISIONS

DATE: SEPTEMBER 28, 2020  
PROJECT NO.: 20-0024-2  
SCALE: 1" = 50'  
SHEET: 1 OF 2



**SCS SOILS LEGEND**  
U<sub>1</sub> URBAN LANDS  
SOURCE: USDA-NRCS  
HILLSBOROUGH COUNTY

- LEGEND**
- UTILITY POLE
  - STREET LIGHT
  - OVERHEAD UTILITIES
  - GAS VALVE
  - WATER VALVE
  - WATER MAIN
  - SEWER MAIN
  - SEWER LANE
  - VERTICAL GRANITE CURB
  - EDGE OF PAVEMENT
  - CONCRETE CURB
  - BRICK CURB
  - BRICK MANHOLE
  - ROUND DATCH MANHOLE
  - EXISTING SPOT GRADE

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF NEW HAMPSHIRE. I HAVE CONDUCTED A FIELD SURVEY OF THE PROPERTY SHOWN ON THIS PLAN AND I HAVE FOUND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
DATE: 9.28.2020  
LICENSED LAND SURVEYOR

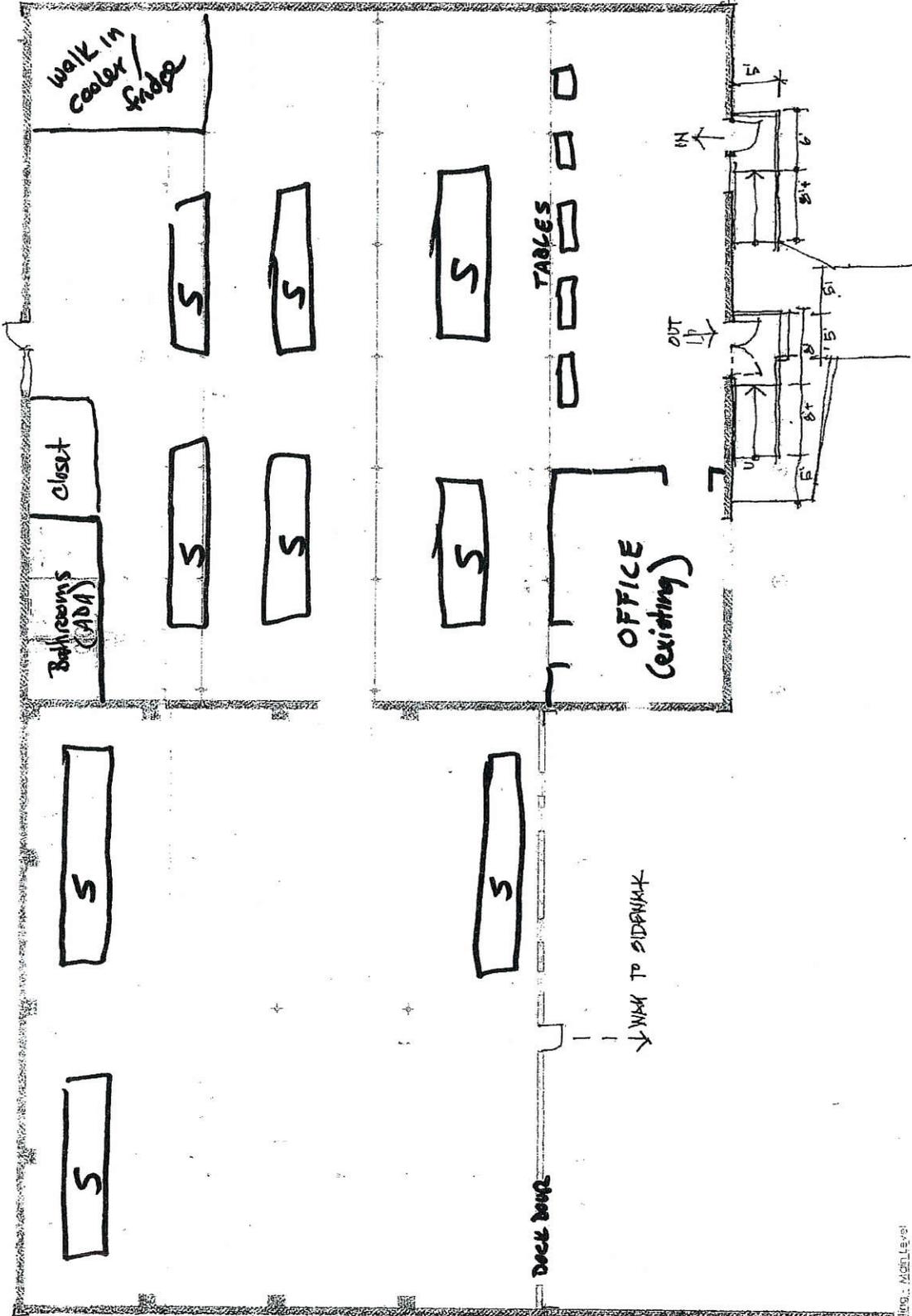


**UTILITY NOTE**  
THE INFORMATION CONTAINED ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE INFORMATION CONTAINED ON THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.



# Proposed - DRAFT

SS Shelving



PRELIMINARY ONLY FOR REVIEW

F.T. New Horizon  
176 Lake Ave  
Manchester • NH

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

FOR THE ARCHITECTS  
DUNN'S WIRESS, P.A.  
1000 W. MAIN ST., SUITE 200  
MANCHESTER, NH 03101  
WWW.DUNNSWIRESS.COM

NO.	DATE	DESCRIPTION

Building Condition  
CP No. 220-002

A.1

PLANNING - MOORE LEVINS  
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY  
APPROVAL. PRELIMINARY  
DRAWING FOR CONSTRUCTION.

www.thefacitect.com | info@thefacitect.com

**DENNIS MIRRES, P.A.**  
ARCHITECTS

603-625-6246 FAX 603-625-1307  
1000 North Main Street, Manchester, NH 03102

The Architect is not responsible for the design of any mechanical, electrical, plumbing, or other systems shown on this drawing. The Architect is not responsible for the design of any structural elements shown on this drawing. The Architect is not responsible for the design of any landscape or site work shown on this drawing. The Architect is not responsible for the design of any interior or exterior finishes shown on this drawing. The Architect is not responsible for the design of any furniture or fixtures shown on this drawing. The Architect is not responsible for the design of any signage shown on this drawing. The Architect is not responsible for the design of any other items shown on this drawing.

Date	Description
10/2020	Initial Design
11/2020	Final Design
12/2020	Construction Documents

Main Level Plan  
PROJ. NO. 2020-070

**A102**

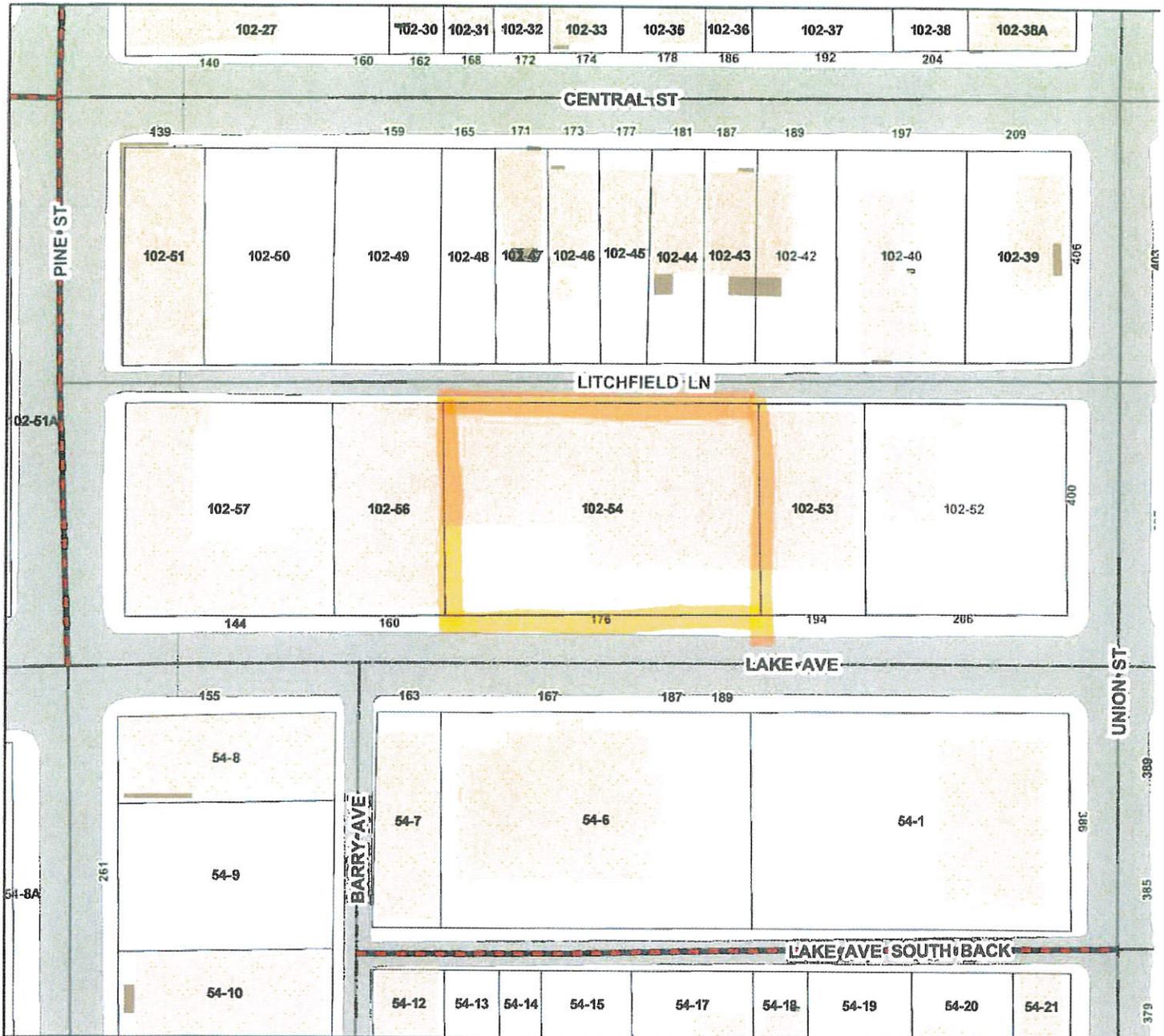
PRELIMINARY ONLY FOR REVIEW



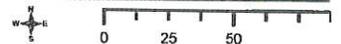
Floor Plan - Main Level  
SCALE: 3/8" = 1'-0"

A102





City of Manchester, New Hampshire - CityGIS Map Print



176 Lake Ave

Legend



Google Earth

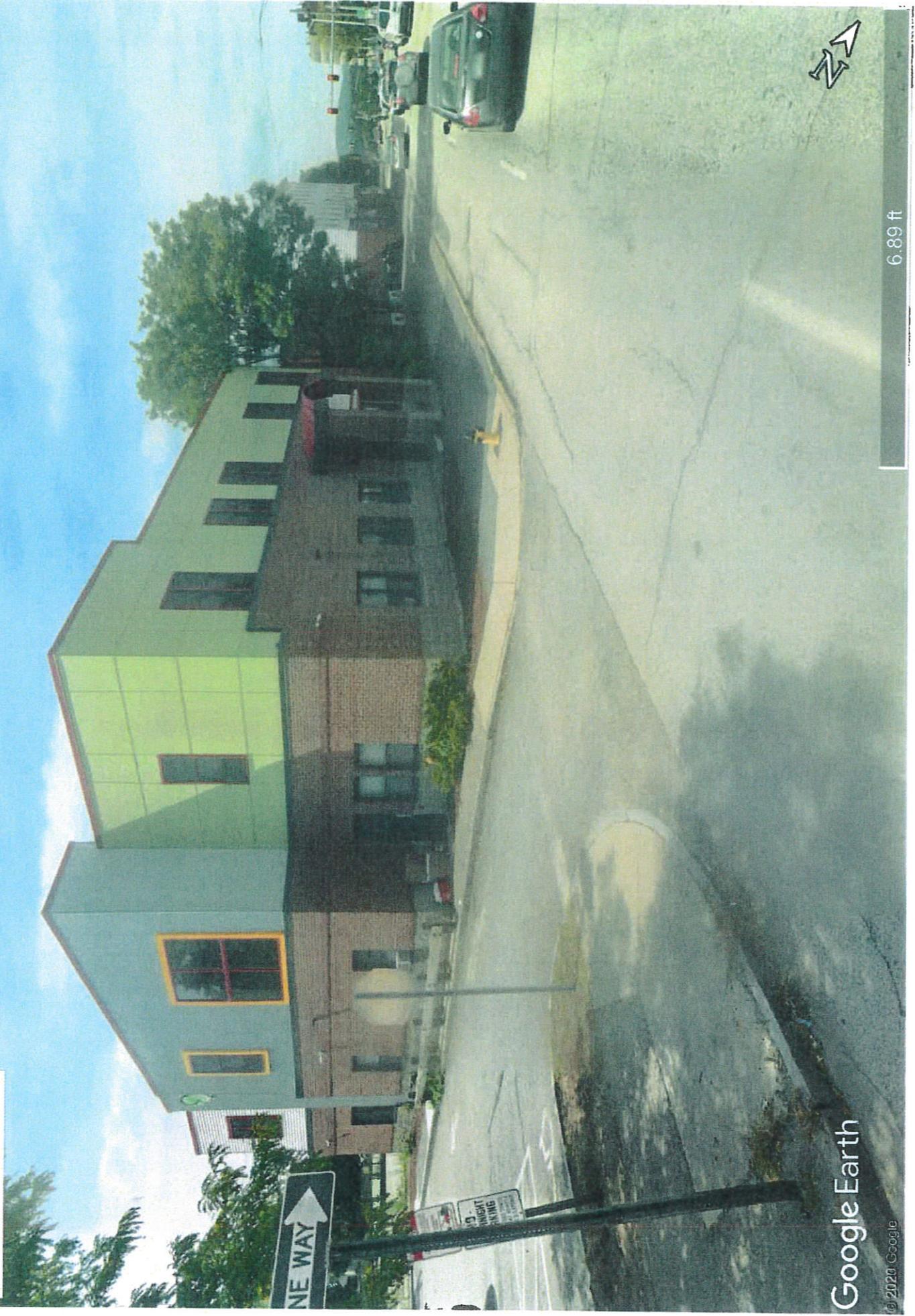
© 2020 Google

6.58 ft



176 Lake Ave

Legend



Google Earth

© 2020 Google

6.89 ft

176 Lake Ave

Legend



Google Earth

© 2020 Google

5.81 ft



Legend

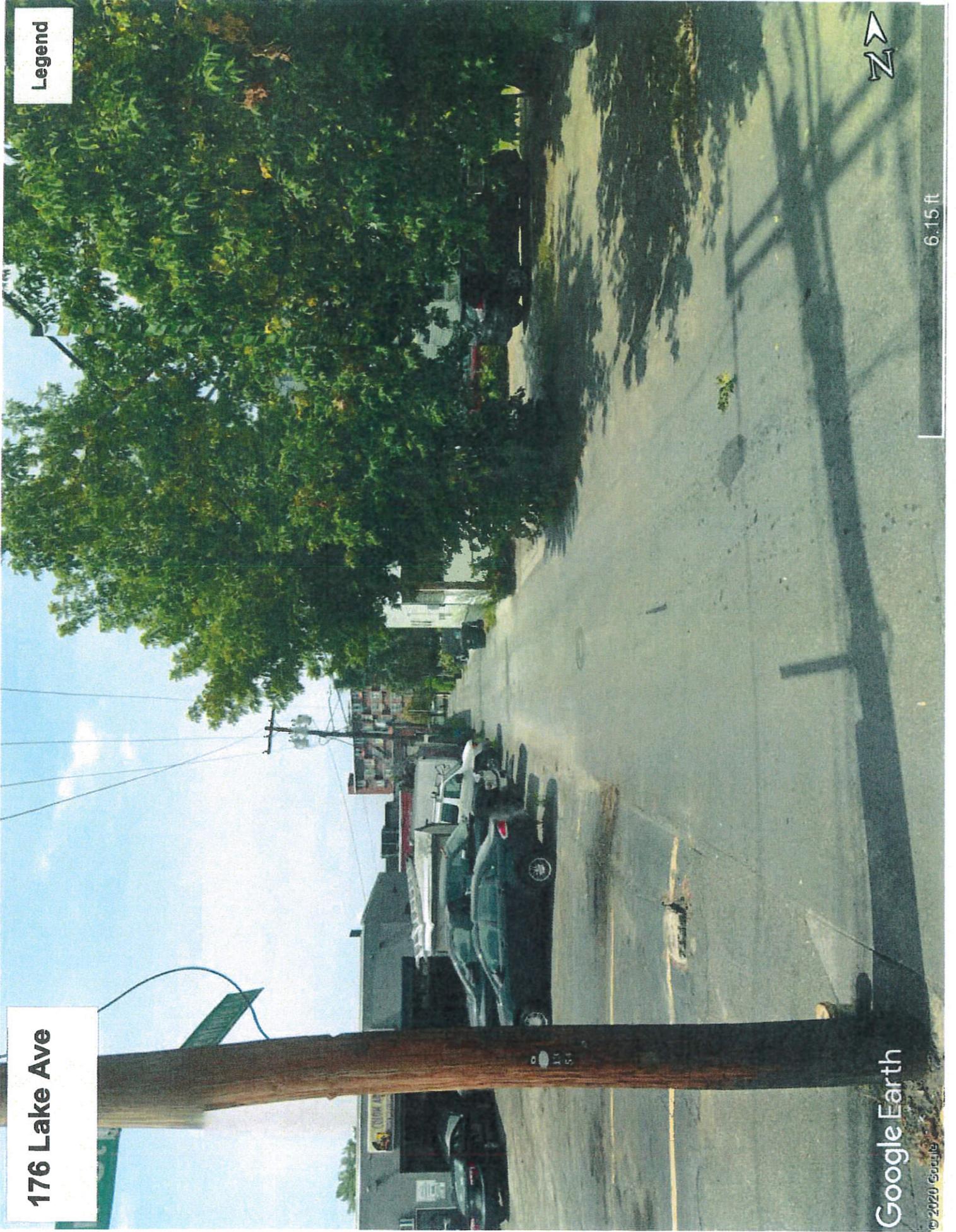
176 Lake Ave



6.15 ft

Google Earth

© 2020 Google



Google Maps 124 Litchfield Ln



Image capture: Aug 2007 © 2020 Google

**INTERNATIONAL CAR PARTS OF NH**  
 PO BOX 817  
 REAL\_OWNERS MA 02494  
 MANCHESTER, NH  
**VISION**

Year	Code	Description	Assessed	Year	Code	Assessed	Year	Code	Assessed	
Total										
2017	3220	COMMERC.	191,900	2018	3220	191,900	2019	3220	191,900	
	3220	COM LAND	103,900		3220	103,900		3220	103,900	
	3220	COMMERC.	4,600		3220	4,600		3220	4,600	
Total										
			300,400				300,400			

**REGISTRATION OWNERSHIP**

BK/VOL/PAGE	SALE DATE	BUYER	SELLER	VC	SALE PRICE
5926	04-10-1998	U	U	04	200,000
5676	08-06-1995	U	U	04	4,000
0	0				0

**EXEMPTIONS**

Year	Code	Description	Amount	Comm Int
Total				
			0.00	

**ASSESSING NEIGHBORHOOD**

Nbhd	Nbhd Name	Tracing	Batch
605		C	

**NOTES**  
 METAL SHEVELS 3/4 PLYWOOD  
 SECTION TOP EST. 900 SF

**OTHER ASSESSMENTS**

Code	Description	Number	Amount	Comm Int
Total				

**APPROPRIATE VALUE SUMMARY**

Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
184,600	7,300	4,600	103,900	0	300,400

**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

**LAND LINE VALUATION SECTION**

B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1	STORE/SHOP			15,000 SF	5.64	1.00000	E	1.00	605	1,260	

**MSRP CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
05-19-2016	PM			98	Field Review
01-04-2006	DP			00	Meas & Int Insp.
09-28-2000	MT			00	Meas & Int Insp.
07-24-1991				01	Meas/Int Estimate

**VALUATION METHOD**

Year	Code	Description	Assessed	Year	Code	Assessed
Total						
			300,400			300,400

This signature acknowledges a visit by a Data Collector or Assessor

**Location Adjustment**

Location Adjustment	Adj Unit	Pric	Land Value
0		6.92	103,900

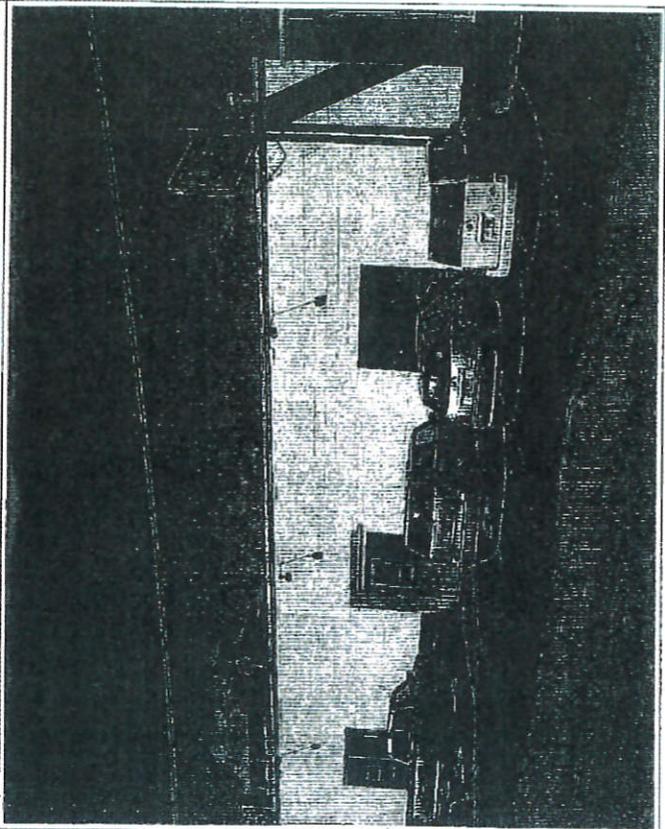
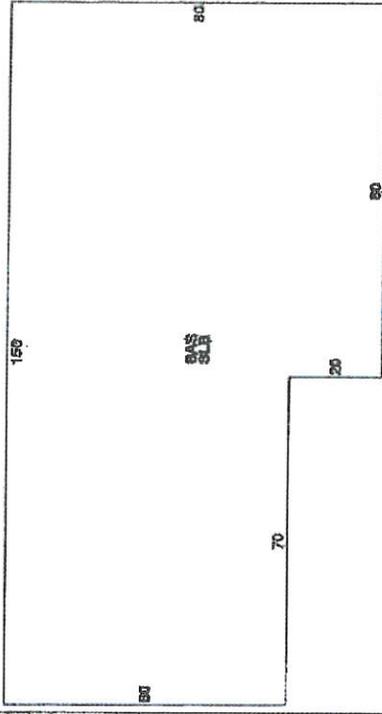
**Total Card Land Units**

Total Card Land Units	Parcel Total Land Area
0.344 AC	0.3444

**Total Land Value**

Total Land Value
103,900

Element	Cd	Description	Element	Cd	Description					
Style:	48	Warehouse								
Model	94	Commercial								
Grade	03	Average								
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	15	Concr/Cinder								
Exterior Wall 2	01	Flat								
Roof Structure	04	Tar & Gravel								
Interior Wall 1	01	Minimum/Masonry								
Interior Wall 2	04	Plywood Panel								
Interior Floor 1	03	Concr-Finished								
Interior Floor 2	03	Gas								
Heating Fuel	03	Hot Air-no Duc								
Heating Type	01	None								
AC Type	03	STORE/SHOP								
Big Use	3220									
Total Rooms	00									
Total Bedrms	0									
Total Baths	00									
Heat/AC	05	NONE								
Frame Type	02	STEEL								
Baths/Plumbing	03	AVERAGE								
Ceiling/Wall	02	SUS-CEIL/MN WL								
Rooms/Prms	02	AVERAGE								
Wall Height	15.00									
% Corn Wall	3220									
1st Floor Use:										
<b>OB - OUTBUILDING &amp; YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Ad	Appr. Value
PAV1	PAVING-ASPH	L	4,000	2.30	2016		50		0.00	4,600
MEZ1	MEZZANINE-U	B	900	14.00	1974		58		0.00	7,300
PK1	PARKING SPA	L	12	0.00	2016		75		0.00	0
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	10,600	10,600	10,600	30.02	318,212				
SLB	Slab	0	10,600	0	0.00	0				
		Ttl Gross Liv / Lease Area	10,600	21,200	10,600	318,212				



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **ROBERT A. BOURGEOIS, AS TRUSTEE OF THE ROBERT A. BOURGEOIS REVOCABLE TRUST OF 1995 AND PAULETTE M. BOURGEOIS, AS TRUSTEE OF THE PAULETTE M. BOURGEOIS REVOCABLE TRUST OF 1995**, both of 31 Pebble Beach Drive, Bedford, Hillsborough County, State of New Hampshire, for consideration paid, grant to **INTERNATIONAL CAR PARTS OF NEW HAMPSHIRE, LLC**, a New Hampshire limited liability company, with an address of 176 Lake Avenue, Manchester, Hillsborough County, State of New Hampshire, with Warranty Covenants, the following:

Two certain tracts or parcels of land, with the buildings thereon, situate in Manchester, Hillsborough County, State of New Hampshire, and bounded and described as follows:

Tract 1:

A certain tract or parcel of land, with the buildings and improvements thereon, situated in the City of Manchester, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Southerly on Lake Avenue, there measuring fifty (50) feet; Westerly on Lot No. 676, there measuring one hundred (100) feet; Northerly on a 20 feet passageway, there measuring fifty (50) feet; and Easterly on Lot No. 673, there measuring one hundred (100) feet.

Said granted premises being known as Lot Nos. 674 and 675 as shown on the Amoskeag Manufacturing Company's Plan of Lands in Manchester, N.H.

Tract 2:

A certain tract or parcel of land, with the buildings and improvements thereon, situated in the City of Manchester, County of Hillsborough and State of New Hampshire, bounded and described as follows:

1. Southerly on Lake Avenue, formerly Park Street, there measuring one hundred fifty (150) feet;
2. Westerly on Lot #675 as shown on Amoskeag Manufacturing Company's Plan of Land in Manchester, New Hampshire, there measuring one hundred (100) feet;

*OMBS  
RAB*

BK5926PG1508

3. Northerly on a twenty foot passageway, there measuring one hundred fifty (150) feet;
4. Easterly on Lot #682, as shown on said plan, there measuring one hundred (100) feet.

Said premises being known as Lots #676, 677, 678, 679, 680 and 681 as shown on said plan,

The above described premises are conveyed subject to a right of way as set forth in Book 551, Page 558, Hillsborough County Registry of Deeds, on a portion of Lot #680.

The above described premises are conveyed subject to all easements, rights-of-way, flowage rights, covenants, conditions and restrictions of record and to all federal, state municipal and other public laws, ordinances or regulations, including but not limited to zoning laws, land use, subdivision, water supply and pollution control rules, ordinances or regulations.

Meaning and intending to describe and convey the same premises conveyed to the within Grantors by deed of Robert A. Bourgeois and Paulette M. Bourgeois dated September 6, 1995 and recorded in the Hillsborough County Registry of Deeds at Book 5676, Page 1916.

We, Robert A. Bourgeois and Paulette M. Bourgeois are husband and wife, and we hereby release all our right, title and interest herein including, but not limited to, all homestead rights.

IN WITNESS WHEREOF, We have hereunto set our hand this 10<sup>th</sup> day of April, 1998.

THE ROBERT A. BOURGEOIS REVOCABLE TRUST OF 1995

*[Signature]*  
Witness

*[Signature]*  
By: Robert A. Bourgeois, Trustee

THE PAULETTE M. BOURGEOIS REVOCABLE TRUST OF 1995

*[Signature]*  
Witness

*[Signature]*  
By: Paulette M. Bourgeois, Trustee

BK 5926 PG 1509

<b>STATE OF NEW HAMPSHIRE</b>		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
****2 THOUSAND	0 HUNDRED AND	00 DOLLARS
04/13/1998	326112	\$ ****2000.00
VOID IF ALTERED		

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this 16<sup>th</sup> day of April, 1998, before me, the undersigned officer, personally appeared Robert A. Bourgeois, as Trustee of the Robert A. Bourgeois Revocable Trust of 1995, and Paulette M. Bourgeois as Trustee of the Paulette M. Bourgeois Revocable Trust of 1995, known to me or satisfactorily proven to be the persons whose names are subscribed to the within document, and acknowledged that they executed the same as their free act and deed for the purposes therein contained on behalf of said trusts, in their capacity as Trustees of The Robert A. Bourgeois Revocable Trust of 1995 and The Paulette M. Bourgeois Revocable Trust of 1995, respectively.

Margaret C. Beault  
Notary Public/Justice of the Peace

My Commission Expires: 11/10/99

IN WITNESS WHEREOF, We have hereunto set our hand this 10 day of April, 1998.

Margaret C. Beault  
Witness

Robert A. Bourgeois  
By: Robert A. Bourgeois

Margaret C. Beault  
Witness

Paulette M. Bourgeois  
By: Paulette M. Bourgeois

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this 10<sup>th</sup> day of April, 1998, before me, the undersigned officer, personally appeared Robert A. Bourgeois and Paulette M. Bourgeois, known to me or satisfactorily proven to be the persons whose names are subscribed to the within document, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Margaret C. Beault  
Notary Public/Justice of the Peace

My Commission Expires: 11/10/99

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