LEGEND

UTILITY POLE	ABUTTER LINE
STREET LIGHT	PROPERTY LINE
SIGN	CHAIN LINK FENCE
LIGHT — OHU —	OVERHEAD UTILITIES
GAS VALVE — G — G —	GAS LINE
WATER VALVE — W — W —	WATER LINE
HYDRANT — S — S —	SEWER LINE
WATER SHUT OFF — VGC —	VERTICAL GRANITE CURB
SEWER MANHOLE — EOP —	EDGE OF PAVEMENT
DRAINAGE MANHOLE	INDEX CONTOUR
CATCH BASIN	1' CONTOUR
ROUND CATCH BASIN	BUILDING SETBACK
218X7' EXISTING SPOT GRADE	EASEMENT

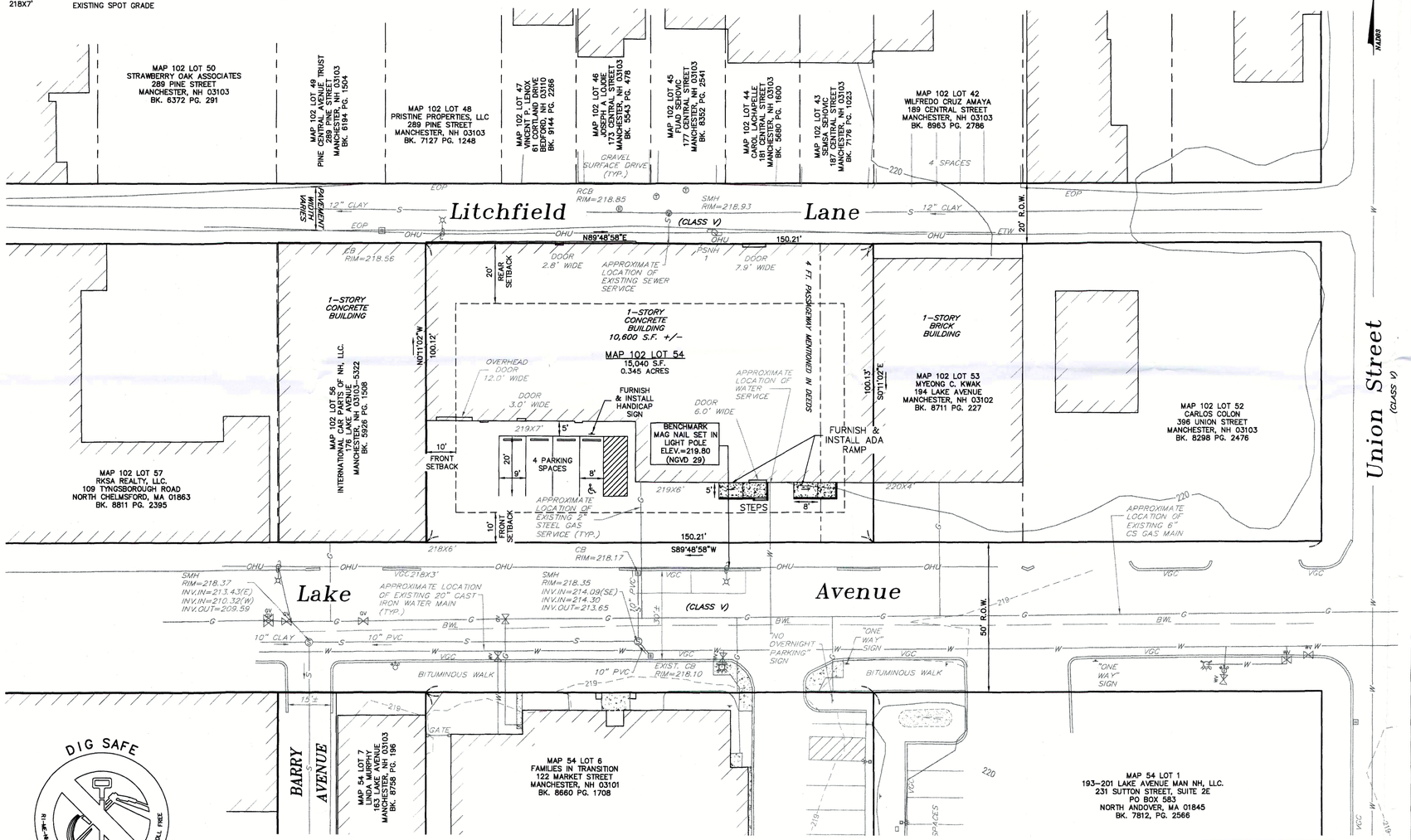
SCS SOILS LEGEND

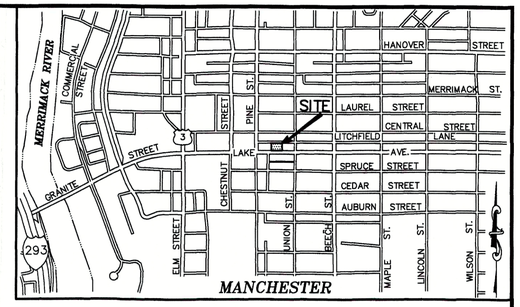
Ur URBAN LAND

SOURCE: USDA–SCS WEB SOIL SURVEY HILLSBOROUGH COUNTY

REFERENCE PLANS:

1. "SUBDIVISION & CONSOLIDATION PLAN, 126 SPRUCE STREET, MANCHESTER, NEW HAMPSHIRE," DATED: JAN. 1986, SCALE: 1"=10', PREPARED BY: COSTELLO, LOMASNEY & DE NAPOLI, INC. H.C.R.D. PLAN NO. 19461.
2. "EXISTING CONDITIONS PLAN PREPARED FOR: LAKE AVENUE LAUNDROMAT, MAP 54; LOTS 1, 2 & 3 – 386 UNION ST. & LAKE AVE. – MANCHESTER, NH, DATED: MARCH 2006, WITH REVISIONS THROUGH 04/07/06, SCALE: 1"=20', PREPARED BY: KEACH–NORDSTROM ASSOCIATES, INC., IN ASSOCIATION WITH JOSEPH M. WICHERT, L.L.S., INC.
3. CITY OF MANCHESTER SECTION MAP C.





VICINITY MAP

SCALE: 1"=1000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON ASSESSORS MAP 102 LOT 54 AT 176 LAKE AVENUE IN MANCHESTER, NEW HAMPSHIRE AS SHOWN HEREON FOR THE CHANGE OF USE APPLICATION.
2. AREA OF PARCEL= 15,040 S.F., OR 0.345 ACRES
3. OWNER OF RECORD:
   INTERNATIONAL CAR PARTS OF N.H. LLC
   P.O. BOX 817
   NEEDHAM, MA. 02494
   BK. 5926 PG. 02494
4. THE SUBJECT PARCEL IS SITUATED WITHIN THE RESIDENTIAL–3 (R–3) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
   MINIMUM BUILDING SETBACKS:
   – FRONT 10 FT
   – SIDE 10 FT
   – REAR 20 FT

TABLE OF ZONING REQUIREMENTS

DESCRIPTION	REQUIRED	EXISTING
MINIMUM LOT SIZE	5,000 SF	15,040 ~~2,504~~ SF
MINIMUM LOT FRONTAGE	50 FT	25 FT
FRONT YARD SETBACK	10 FT	0FT
SIDE YARD SETBACK	10 FT	0FT
REAR YARD SETBACK	20 FT	0FT
MAXIMUM LOT COVERAGE	75%	100%
FLOOR AREA RATIO	0.75	0.71

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN NOVEMBER OF 2013 AND SEPTEMBER OF 2020.
6. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NGVD29.
7. THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF MANCHESTER, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0377D, PANEL NUMBER 377 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
9. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH–NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
10. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
11. PARKING CALCULATIONS:
    REQUIRED:
    – 10,632SF OF WAREHOUSING @ 1/1000SF = 10,632SF/1000SF=10.632 OR 11 PARKING SPACE REQUIRED
    PROVIDED:
    – 4 PARKING SPACES SHOWN (CONDITIONAL USE PERMIT IS BEING REQUESTED FOR A REDUCTION IN PARKING.)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DIG SAFE
811
RI–ME–NH–VT–MA
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CALL TOLL FREE

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH–NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH–NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH–NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

RECEIVED
SEP 28 2020
CITY OF MANCHESTER
PLANNING & COMMUNITY DEVELOPMENT

CHANGE OF USE PLAN

176 LAKE AVENUE

prepared for:

FAMILIES IN TRANSITION

MAP 102 LOT 54
176 LAKE AVENUE
MANCHESTER, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD	APPLICANT
INTERNATIONAL CAR PARTS OF NH, LLC 176 LAKE AVENUE MANCHESTER, NH 03103–5322 BK. 5926 PG. 1508	FAMILIES IN TRANSITION 122 MARKET STREET MANCHESTER, NH 03101

KEACH–NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627–2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 28, 2020 SCALE: 1" = 20'
PROJECT NO: 20–0824–2 SHEET 2 OF 2

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