

REFERENCE PLANS

1. MANCHESTER GIS

NOTES

- CURRENT ZONING IS RESIDENTIAL 3 ZONING DISTRICT.

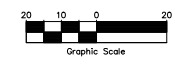
	REQUIRED	PROVIDED
MIN. LOT SIZE:	5,000 S.F.	APPROX. 24,600 S.F.
MIN. LOT FRONTAGE:	50'	228'
MIN. BUILDING SETBACKS:		
FRONT	10'	12'
SIDE	10'	10'
REAR	20'	20'
MAX. BUILDING HEIGHT:	3 STORIES	3 STORIES
MAX. LOT COVERAGE:	75%	52%
FLOOR AREA RATIO	75%	71.6%
- PARKING CALCULATIONS:
REQUIRED: 1.5 SPACES/UNIT, 15 UNITS = 23 SPACES
PROPOSED: 23 SPACES
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON GIS INFORMATION.
- TOPOGRAPHY WAS GENERATED FROM GIS INFORMATION.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MANCHESTER NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 3301100377D EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIO SAFE AT 1-888-344-7233.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 708 LOT 19
Conceptual Multi-family Redevelopment
49 HANCOCK STREET
MANCHESTER, NEW HAMPSHIRE
 OWNED BY
49 HANCOCK STREET LLC
 PREPARED FOR
WILLIAM & REEVES
SCALE: 1"=20' **APRIL 29, 2022**

TFM	Civil Engineers	48 Constitution Drive	
	Structural Engineers	Bedford, NH 03110	
	Traffic Engineers	Phone (603) 472-4488	
	Land Surveyors	Fax (603) 472-9747	
	Landscape Architects	www.tfmoran.com	
	Scientists		
B/D	DR SH FB CK MK CADFILE	— BUS. DEVEL.	CONCEPT B