



GENERAL RECORDS PER CITY COMMISSIONERS  
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NO. DATE  
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RESERVED FOR CITY APPROVAL  
 TO: Registry of Deeds, Nashua, N.H.  
 FROM: City Planning Board, Manchester, N.H.  
 The Subdivision as shown on this plan has been approved and is hereby approved for recording.

SCALE: 1" = 40'  
 DATE: 8/17/17  
 JOB NO.: 14-0790  
 DWG.: SD2

REMAINDER PARCEL "A"  
 TO BE CONSOLIDATED WITH AND  
 BECOME A PART OF EXISTING  
 TAX MAP 216 LOT 3  
 AREA: 103,448 S.F. ± / 2.375 AC. ±

THE CONDITIONS OF APPROVAL DATED OCTOBER 24, 2016 ARE RECORDED  
 ON A NOTICE OF DECISION FILED AT THE HILLSBOROUGH COUNTY REGISTRY  
 OF DEEDS ON APRIL 14, 2017 AT BOOK 8850 PAGE 1722, PURSUANT TO  
 RSA 476.1

NOTES FOR CONDITIONS OF APPROVAL:  
 1. A COPY OF THE OCCUPANCY STATEMENT AUTHORIZED UNTIL ALL REQUIRED IMPROVEMENTS  
 HAVE BEEN COMPLETED, AS REQUIRED BY THE PROVISIONS OF A FINANCIAL GUARANTEE  
 PURSUANT TO THE REQUIREMENTS OF SUBSECTION 4:14 OF THE MANCHESTER SUBDIVISION  
 AND PLANNING BOARD REGULATIONS.  
 2. ANY MATERIAL CHANGED TO THE APPROVED PLAN SHALL BE REVIEWED AND APPROVED BY  
 THE PLANNING BOARD AT PUBLIC HEARING.

- NOTES:
- 1) THE INTENT OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP 216 LOT 2 INTO 26 RESIDENTIAL LOTS AND REMAINDER PARCEL "A". SAID REMAINDER PARCEL TO BE MERGED WITH AND TO BECOME A PART OF EXISTING TAX MAP 216 LOT 3.
  - 2) BASIS OF BEARING IS MN STATE GRID.
  - 3) THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND DURING JULY & AUGUST 2014 AND UPDATED APRIL 2016.
  - 4) SUBJECT PROPERTY IS LOCATED IN ZONING DISTRICT R-1A PER CITY OF MANCHESTER ZONING ORDINANCE EFFECTIVE FEBRUARY 7, 2008. BUILDING SETBACKS ARE AS FOLLOWS: FRONT - 25', SIDE - 20', REAR - 30'. BUILDING SETBACKS SHOWN HEREIN IS OUR INTERPRETATION OF THE RETROFITTED ZONING ORDINANCE. FINAL DETERMINATION IS MADE BY THE MANCHESTER ZONING DEPARTMENT.
  - 5) SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS DATED FROM JUDICIAL/OUTLINE DATE SEPTEMBER 23, 2008.
  - 6) METEOROLOGICAL DATA WAS PERFORMED BY ONE ENVIRONMENTAL SERVICES ON JUNE 11, 2014.
  - 7) UTILITY STRUCTURES AT OR ABOVE THE GROUND SURFACE SHOWN HEREIN ARE THOSE THAT HAVE BEEN OBSERVED FROM SURFACE EVIDENCE UTILITIES HEREIN. ALL UTILITIES NOT SHOWN OR NOT IDENTIFIED ARE SHOWN APPROXIMATELY HEREIN AS DERIVED FROM A COMBINATION OF SURFACE MARKINGS BY CONVEY AND/OR RECORD INFORMATION, AND ARE NOT KNOWN LOCATIONS OR CONTINUATION OF EXISTENCE OF SAID UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL OR 1-800-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNING A TAP.
  - 8) A 25' WIDE TRACT OF LAND HAS BEEN RECEIVED IN COLORADO BOOK 871 PAGE 101 - TO BE USED AS THE SOUTH HALF OF SARAH STREET IF THE SAID STREET IS EVER PROJECTED WEST OF UNION STREET. SAID RESERVATION APPEARS TO HAVE BEEN EXTINGUISHED BY REASON OF MERGER.
  - 9) ALL CONDITIONS SUBSEQUENT TO APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE OF APPROVAL.
  - 10) FURTHER SUBDIVISION OF TAX MAP 216 LOTS 2 & 3 SHALL NOT BE ALLOWED UNTIL SUCH TIME THAT THE ADJACENT PORTION OF RIGHT-OF-WAY BETWEEN SAID LOTS HAS BEEN BUILT TO CITY STANDARDS AND ACCEPTED AS A CITY STREET. REFER TO THE DETAILATIONS OF EASEMENTS AND CONVEYANCES RECORDED CONCURRENTLY WITH THIS PLAN.
  - 11) WARNERS FROM THE SUBDIVISION REGULATIONS HAVE BEEN DRAINED BY THE PLANNING BOARD ON OCTOBER 24, 2016 AS FOLLOWS: 1) CENTERLINE RADIUS (SECTION M & 2) 2) 1/2" WIDE OF VERTICAL CURVES (R=25.0) 3) 1/2" WIDE OF WALKWAY (R=2.0) AND RADIUS CROSS SECTION (SECTION M & 2)

