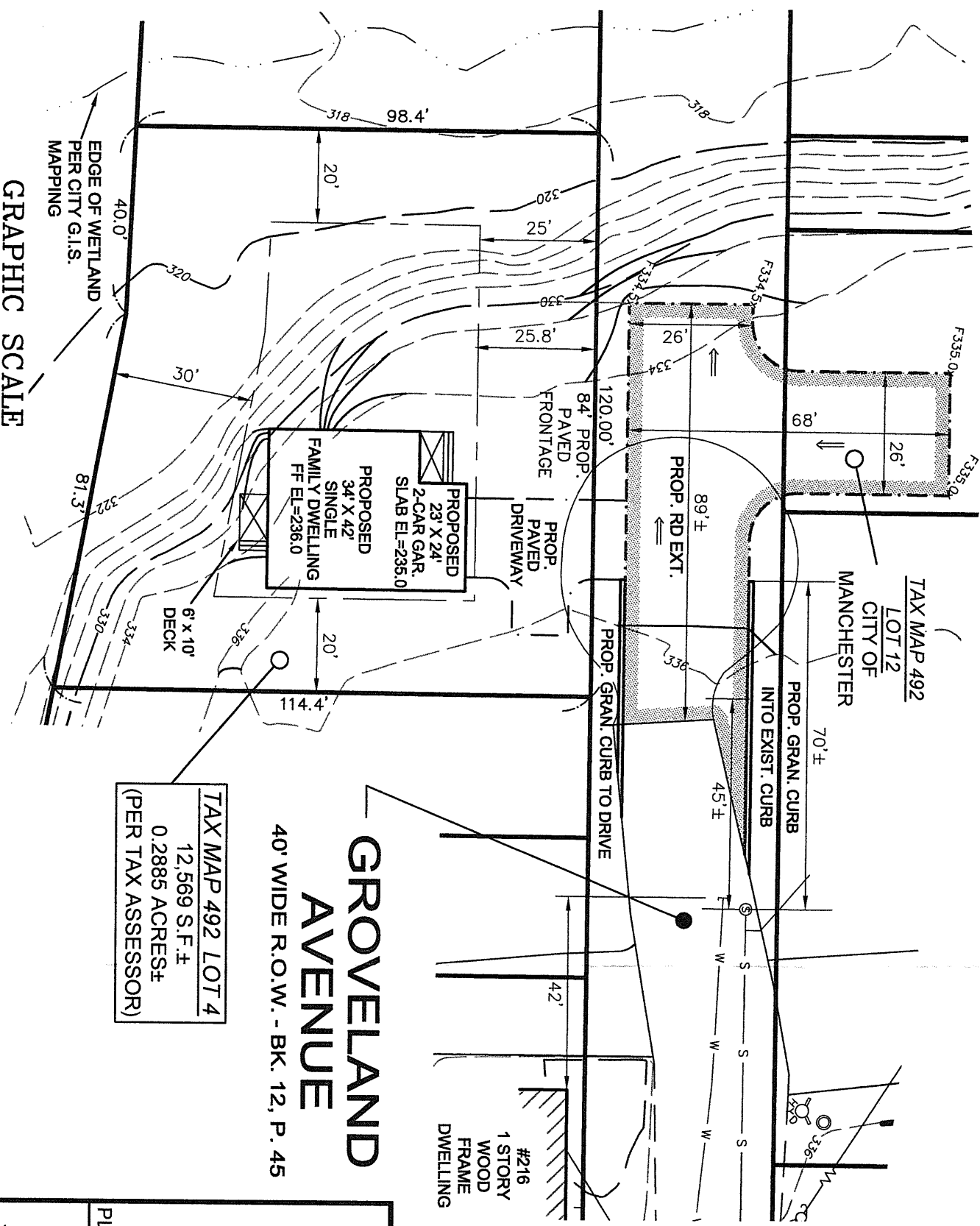


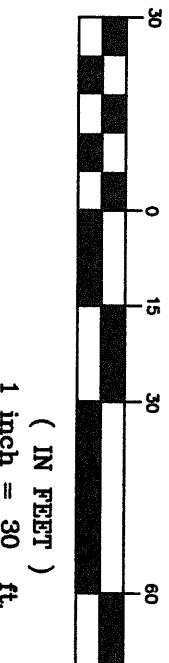
PLAN REFERENCES:

- 1.) "LAKEVIEW TERRACE, MANCHESTER, N.H., OWNED BY WM. J. COUGHLIN", DATED JUNE 1899. RECORDED AS HCRD PLAN #306A.
- 2.) "CITY OF MANCHESTER, NEW HAMPSHIRE, DEPARTMENT OF HIGHWAYS, GROVELAND AVENUE RECONSTRUCTION, 1997", DATED JANUARY 1997, PREPARED BY THE CITY OF MANCHESTER, DEPARTMENT OF HIGHWAYS, ENGINEERING DIVISION. RECORDED AT THE CITY OF MANCHESTER, DEPARTMENT OF HIGHWAYS.



GROVELAND AVENUE
40' WIDE R.O.W. - BK. 12, P. 45

TAX MAP 492 LOT 4
12,569 S.F. ±
0.2885 ACRES ±
(PER TAX ASSESSOR)



NOTES:

- 1.) THE SUBJECT PARCEL IS LOT #4 ON THE CITY OF MANCHESTER TAX MAP #492. THE OWNER OF RECORD IS TECHTONIC MANAGEMENT INC. OF 30 AUTUMN RUN, HOOKSETT, NH 03106. V. 8990 P. 1340.
- 2.) THE SUBJECT PARCEL IS ZONED R-1A. MINIMUM LOT SIZE IS 12,500 SQ. FT. MINIMUM LOT FRONTAGE = 100'. SETBACKS ARE AS FOLLOWS: FRONT = 25', SIDE = 20' AND REAR = 30'. THE PARCEL IS ALSO LOCATED IN THE LAKE MASSABESIC PROTECTION OVERLAY DISTRICT. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF THE DWELLING ON THE SUBJECT PARCEL.
- 4.) THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS BASED ON PLAN REF. #2.
- 5.) THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS TAKEN FROM THE CITY OF MANCHESTER G.I.S. AND HAS NOT BEEN FIELD VERIFIED. THIS OFFICE HAS NOT COMPLETED A BOUNDARY OR TOPOGRAPHIC SURVEY OF THE PROPERTY.

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**ZBA EXHIBIT PLAN FOR
TECHTONIC MANAGEMENT INC.
TAX MAP 492 LOT 4
332 GROVELAND AVENUE
MANCHESTER, NEW HAMPSHIRE**

DATE: JULY 28, 2020 SCALE: 1" = 30'

PLOT 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. - SEE JOB #2015192 JOB #2016194-V2