Proposed Amendment to the Zoning Map
at
Tax Map TPK1, Lots 3 & 4

364 Hill Street
Manchester, New Hampshire

Submitted To:

The Honorable Board of Mayor and Alderman
City of Manchester, New Hampshire

Prepared On:
October 13, 2016

KNA Project No. 15-0422-5

Prepared For: Stanley Holdings, LLC
PO Box 10490
Bedford, New Hampshire 03110

Prepared By: Keach-Nordstrom Associates, Inc.
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KNA KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering *Land Surveying* *Landscape Architecture*

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Attachments:

- Area Map Exhibit — Exhibit A
- Existing Zoning Map — Exhibit B
- Existing Tax Map — Exhibit C
- Conceptual Master Plan — Exhibit D
- Conceptual Landscape Buffer Plan — Exhibit E

KNA
KEACH-NORDSTROM ASSOCIATES, INC.

October 17, 2016

City of Manchester
Board of Mayor and Alderman
One City Hall Plaza
Manchester, New Hampshire 03101

Subject: Proposed Amendment to the Zoning Map
Tax Map TPK1, Lots 3 & 4
364 Hill Street
Manchester, New Hampshire

Dear Honorable Board of Mayor and Alderman:

On behalf of Stanley Holdings, LLC (the Applicant and Owner), we are hereby submitting this request for a proposed amendment to the Official Zoning Map of the City of Manchester for the purpose of rezoning portions of Tax Map TPK1, Lot 3 and the entirety of Tax Map TPK1, Lot 4.

Tax Map TPK1 Lot 4 is located at 364 Hill Street in the northeast corner of the intersection of Master Street and Hill Street. This parcel is located entirely within the R-2 zoning district. Tax Map TPK1 Lot 3 abuts Lot 4 to the north and is split zoned containing land situated in the B-2 and R-2 zoning districts.

The applicant owns the adjacent property located at 800 Second Street which is currently developed with the Manchester Subaru Pre-Owned Center. The intent is to merge TPK1 Lots 3 & 4 with the property at 800 Second Street (TPK1 Lot 69) for the purpose of expanding the existing Pre-Owned Center. In order to accommodate the proposed improvements and comply with the City's regulations, a merger of Lots 3 and 4 with Lot 69 would need to occur. The scope of the proposed project would entail the construction of a building addition containing four (4) additional service bays. The land area associated with existing lots 3 and 4 will be used for additional vehicle parking and display.

The Applicant is requesting that the Zoning Map be amended to expand the B-2 zoning district to include <u>all land</u> that defines Lots 3 and 4. The proposed amendment will allow the Applicant to successfully expand the Manchester Subaru Pre-Owned Center.

The Applicant will observe the City's regulations that require a landscape buffer between the development and the R-2 zoning district. A landscape buffer will be installed parallel to a portion of the Master Street right-of-way, Hill Street right-of-way, and along the southernmost property boundary of Lot 4. The landscape buffer will include a combination of evergreen trees

and shrubs backed by a 6' high solid stockade fence (see Exhibit E). This landscape buffer will provide a visual barrier for the adjacent residential district (see Exhibit D).

In accordance with Section 16.02.A of the City of Manchester Zoning Ordinance, we have enclosed the following material for consideration by the City:

1. Proposed Amendment Report including exhibits;
2. Executed Owner Affidavit;
3. Current abutters list;
4. Appropriate fee for abutter notifications;
5. One CD containing the above material in a pdf format.

We trust that you will find this material to be suitable for the intended purpose and that you will recognize the rationale and appropriateness of this proposed amendment. We thank you in advance for your consideration of this request.

Sincerely,

Jeffrey Merritt, P.E.
Project Manager
Keach-Nordstrom Assoc. Inc.

Owner Affidavit

I Todd Berkowitz, authorized representative of Stanley Holdings, LLC, owner of the property referenced as Tax Map TPK1; Lots 3 and 4 located at 364 Hill Street, Manchester, New Hampshire, hereby verify that we have authorized Keach-Nordstrom Associates, Inc., to submit on our behalf, any and all applicable State, Federal and local permit applications as they pertain to improvements on said property required by or otherwise associated with the redevelopment of the property.

Additionally, we authorize Keach-Nordstrom Associates to aid in the representation of these applications throughout the approval process.

Signature of Owner: _____

Address of Owner: P.O. Box 10490
Bedford, NH 03110

Date: 10/19/16

I. Description of Area

Proposed amendment to the Official Zoning Base District Map for portions of land in the City of Manchester, New Hampshire, described as follows:

Subject Parcels being known as City of Manchester Tax Map TPK1 Lots 3 & 4 owned by Stanley Holdings, LLC. The subject parcels are bounded as follows:

Tax Map TPK1, Lot 3 (located on Hill Street)

To the north by Map TPK1 Lot 67A, owned by Stanley Holdings, LLC;

To the west by the former Hill Street right-of-way, now Map TPK1 Lot 69, owned by ASJ Holdings, LLC;

To the south by Tax Map TPK1 Lot 4 (364 Hill Street), owned by Stanley Holdings, LLC;

To the east by Route 293 right-of-way, owned by the State of New Hampshire;

Subject parcel is 6,750-sf in area; 1,485-sf zoned R-2 and 5,265-sf zoned B-2.

Subject land more specifically illustrated on Exhibit A attached hereto.

Tax Map TPK1, Lot 4 (located at 364 Hill Street)

To the north by Tax Map TPK1 Lot 3 (Hill Street), owned by Stanley Holdings, LLC;

To the west by the former Hill Street right-of-way, now Map TPK1 Lot 69, owned by ASJ Holdings, LLC, and the Hill Street right-of-way;

To the south by Tax Map TPK1 Lot 5 (372 Hill Street), owned by Christine L. Weber;

To the east by Route 293 right-of-way, owned by the State of New Hampshire;

Subject parcel is 6,149-sf in area; 6,149-sf zoned R-2.

Subject land more specifically illustrated on Exhibit A attached hereto.

II. Purpose and Intent

A portion of the land associated with Tax Map TPK1 Lot 3 is currently zoned Residential Two Family District (R-2) and the balance of the land is zoned General Business District (B-2). All of the land associated with Tax Map TPK1 Lot 4 is currently zoned Residential Two Family District (R-2). The purpose of this proposed amendment is to change the zoning classification of the subject parcels to strictly General Business District (B-2).

The proposed amendment will allow the merger of TPK1 Lots 3 and 4 with TPK1 Lot 69 and the expansion of the Manchester Subaru Pre-Owned Center located at 800 Second Street.

The configuration of the current zoning district boundary bifurcates Lot 3 into two separate zoning districts, one of which does not allow commercial uses. Lots 3 and 4 have been purchased by the applicant and the existing residential home on it has been razed. In order for the Pre-Owned Center to expand its use, the merger of the three aforementioned lots is necessary. The merger will allow for the construction of a four (4) bay garage addition on Lot 69, while providing additional required parking and display area on Lots 3 and 4.

Historically, Lots 3 and 4 contained a single family home which was constructed straddling the mutual property line. This arrangement allowed for the residential structure to extend into the B-2 zoning district. Although Lots 3 and 4 are separate tracts of land, based on the historic use of the property, they have essentially acted as one single property. The subject properties are located between a commercial property (Manchester Subaru Pre-Owned Center) and the F.E Everett Turnpike. Additionally, abutting land located to the north is developed with a commercial use (Manchester Subaru). In essence, these properties are surrounded on three of four sides by existing commercial development or state highway, providing for a less than desirable residential property. Given the situation of the property and the surrounding land uses, it is the Applicants opinion that it would be more appropriate to include the subject properties within the B-2 Zoning District.

The proposed zoning district amendment will shift the official zoning district boundary to southernmost property line of Lot 4 and in line with the northern limits of the Master Street right-of-way. In order to buffer the adjacent residential district from the future commercial use a landscape buffer will be installed parallel to a portion of the Master Street right-of-way, Hill Street right-of-way, and along the southernmost property boundary of Lot 4. The landscape buffer will include a combination of evergreen trees and shrubs backed by a 6' high solid stockade fence (see Exhibit E). In addition, the Manchester Zoning Ordinance requires a limited activity buffer for parcels located in non-residential districts that abut the boundary of a residential district. In part this limited activity buffer prohibits certain activities and improvements within fifty (50) feet of the closest adjacent residential property boundary. Within that buffer, certain improvements such as lighting fixtures, ventilators, and dumpsters are prohibited, thereby further protecting the adjacent residential uses. The amendment as proposed will provide a distinct and logical boundary between the General Business District (B-2) and the Residential Two Family District (R-2). Both

the Master Street and Hill Street right-of-way will continue to serve as a distinct separation between the two zoning districts, lending the width of the existing city right-of-way as an additional buffer between the two zones.

III. Impact to the Affected Districts and to the Neighborhood

The following is an "<u>Evaluation of the impact of the proposed amendment within the affected district(s) and on the existing adjacent neighborhoods,</u>" as required by the City of Manchester Zoning Ordinance under Article 16 Section 16.02(A), item No. 4 – *Proposed Amendments to the Zoning Map.*

The small portion of land zoned R-2 is located at 364 Hill Street at the northeast corner of the intersection of Master Street and Hill Street. As illustrated on Exhibit B, attached hereto, the local residential neighborhood is situated entirely south of the subject parcels. The residential neighborhood is bounded to the east by the F.E. Everett Turnpike, to the south by the Town of Bedford, to the west by the B-2 zoning district along Second Street, and to the north by the subject parcels.

Section 4.01.A.4 of the City of Manchester Zoning Ordinance states that the purpose of the R-2 district is to "*form a loose band around the densely developed inner city area, representing a traditional district between lower development densities of the single family district and the maximum densities of the inner city. The district was established to maintain the integrity of existing moderate density neighborhoods that area nearly fully developed with a mix of single family and two family structures, but which are close to the Central Business District*".

The Applicant maintains that should the zoning classification of the subject land area be rezoned to the B-2 District, that the integrity of the abutting moderate density neighborhood will be maintained. Specifically, the integrity of the R-2 district will be maintained given the remote location of the subject land area at the northeast corner of the R-2 district. If the current neighborhood and those properties which abut the subject parcels all border the B-2 zoning district to some extent, then the removal of this remote land from the zoning district cannot adversely affect the R-2 district or this existing neighborhood.

Furthermore, the City requires a 15' foot landscaped buffer between the two districts. The landscape buffer will include a combination of evergreen trees and shrubs backed by a 6' high solid stockade fence (see Exhibit E). In addition to the landscape buffer, a 50' limited activity buffer shall be established along the proposed zone line. This buffer will specifically prevent exterior lighting fixtures in excess of 10' in height, dumpsters, speakers, and illuminated signs.

In contrast to the definition of the R-2 District, Section 4.01.A.8 of the City of Manchester Zoning Ordinance states that purpose of the B-2 district is "*to provide appropriate locations in the city for development and operation of a mixture of commercial uses and personal and business services that have a community-wide or regional market and which require access from major city streets and proximity to arterial highways, including automotive orientated uses, larger scale retail, and shopping centers. The variety, scale and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 neighborhood business zone*".

Undoubtedly, a portion of the subject parcels as well as the main corridor of Second Street have been designated as the B-2 Zoning District because of the direct access to the surrounding arterial highway system. Second Street allows straightforward access to the F.E. Everett Turnpike as well as reasonable access to NH Route 101. The portion of Lot 3 and all of Lot 4, which are the focus of this Amendment, are situated such that they enjoy a similar ease of access as the land currently zoned B-2. Further, the B-2 district was specifically designed to support "automotive oriented uses". As previously discussed, the proposed amendment will allow for the expansion of the Manchester Subaru Pre-Owned Center located at 800 Second Street. The purpose and intent of the B-2 District will be maintained as result of this amendment in that the land being reclassified is located in close proximity to major City streets and arterial highways, and will be used for operations associated with a use permitted in the base zoning district.

Rezoning of the subject land area from R-2 to B-2 is a logical choice given the location of the land in relation to the abutting R-2 district as well as in relation to the surrounding roadway network.

IV. Impact to the City

The following is a "statement of the impact of the proposed amendment on the City's economy, environment, municipal services, and municipal facilities" as required by the City of Manchester Zoning Ordinance under Article 16 Section 16.02(A), item No. 5 – *Proposed Amendments to the Zoning Map.*

City Economy:
The obvious beneficial impact to the City's economy would be the increase in the property tax base. Presently, the property at 364 Hill Street (Lots 3 and 4) is undeveloped as the prior residential home was razed recently. However, should the current zoning classification change, the property could be developed for commercial purposes thereby providing an increase in tax revenue. Further, the proposed amendment will provide a means for the expansion of the Manchester Subaru Pre-Owned Center located at 800 Second Street. Again, this amendment will provide an increase in tax revenue.

It terms of employment, the expansion of the Manchester Subaru Pre-Owned Center has the potential to generate additional jobs in the City. Although small, this amendment could have a positive impact on the City's employment rate.

Municipal Facilities:
The impact of the proposed amendment on the City's facilities (i.e. water, sewer, highways and public buildings) would be considered normal. Further commercial development in this area will require additional water consumption, and a slight increase in sewer discharge. Adequate city water and sewer lines currently exist within the Second Street right-of-way to service additional commercial development in this area. Given that the existing utilities were designed specifically for the density associated with the B-2 district, no major impact to the existing utilities is expected. No highway improvements would be required as the subject parcels would be accessed by utilizing the existing curb cuts along Second Street. The referenced curb cuts are illustrated on Exhibit D attached hereto.

The proposed amendment will convert a residential property to commercial property. As such, the amendment will decrease the potential for enrollment in the City's school system.

Municipal Services:
A commercial development would consume less municipal services than a typical developed residential property. Services such as trash and yard waste removal, snow plowing, maintenance of onsite utilities such as water, sewer and street lights would be funded by the property owner and would not burden the existing municipal services of the City.

Environment:
The subject parcels are not located within any designated environmentally sensitive areas. The subject properties are not known nor expected to be part of any wildlife corridor since they are primarily situated between the F.E Everett Turnpike and Second Street and because the existing properties were once developed. If any endangered wildlife exists

near the area, proper protocol will be conducted during the City's site plan process as the project will be reviewed by the Planning Board and the Conversation Commission.

The property itself is located outside the Shoreland Protection Area of the nearby Merrimack River.

As stated above, the development of the subject parcels will require approval from the City of Manchester. If designed in accordance with local and State development regulations, the development of the subject parcels will not contribute excessively to noise, air, light, or water pollution.

A portion of the subject parcels are located within Flood Zone 'A' as shown on Flood Insurance Rate Map (FIRM) Map Number 3301690376d, preliminary effective date September 25, 2009. Flood Zone 'A' is defined as a special flood hazard area subject to flooding by the 1% annual chance flood. Base flood elevations have not been determined. The remaining portions of the subject parcels are located within Zone 'X'. Zone 'X' is defined as areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual flood chance. Based on a hydraulic analysis performed by this office, a base flood elevation for Zone 'A' has been determined that is lower than the proposed development. The owner is seeking a letter of map change (LOMC) from FEMA to exclude those portions of the property above the determined flood elevation.

The proposed zoning amendment should have no significant impact on the City's environment.

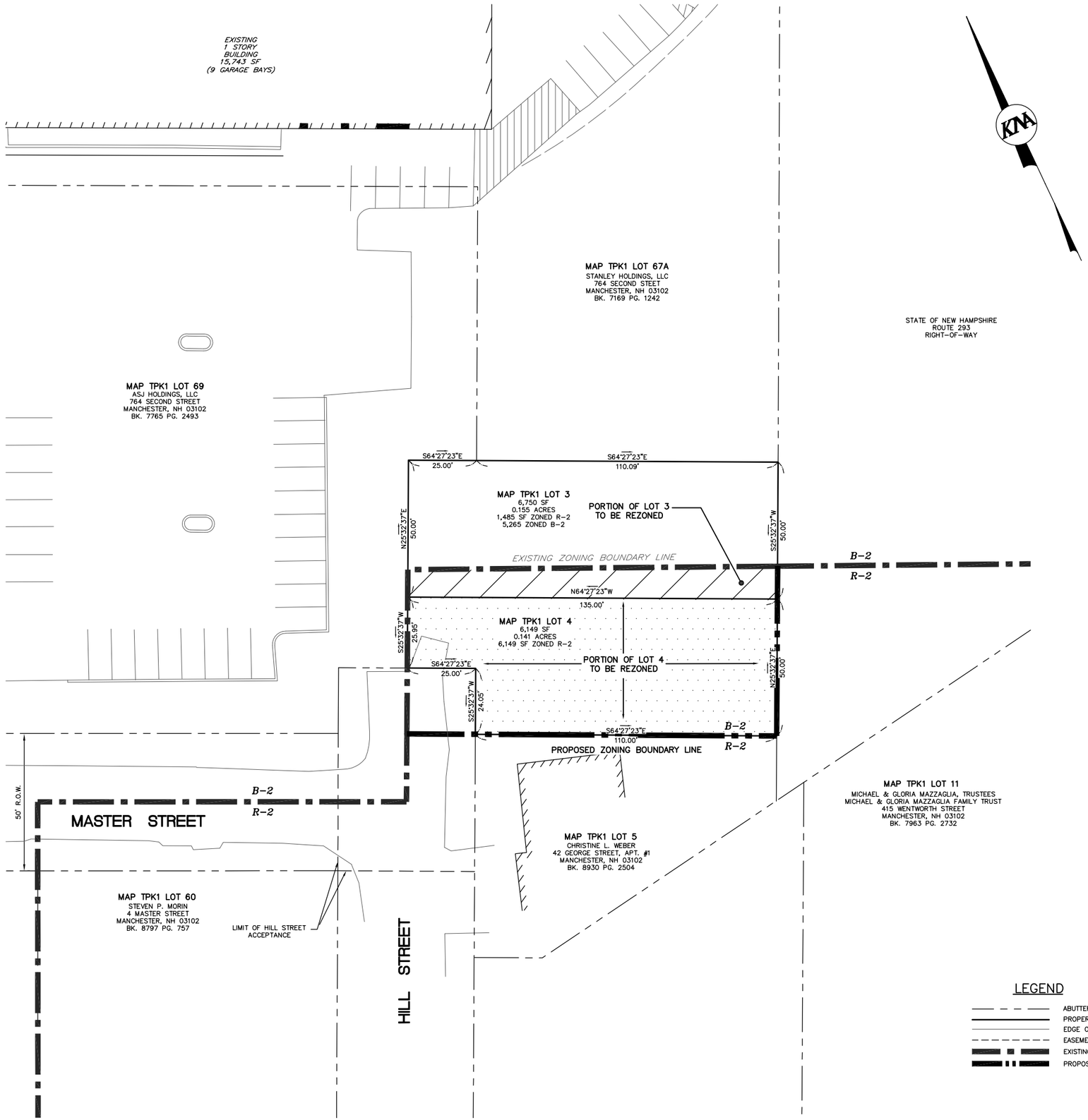
Abutter's List
Manchester Subaru
Manchester, NH
KNA#15-0422-5
Updated 10-14-16

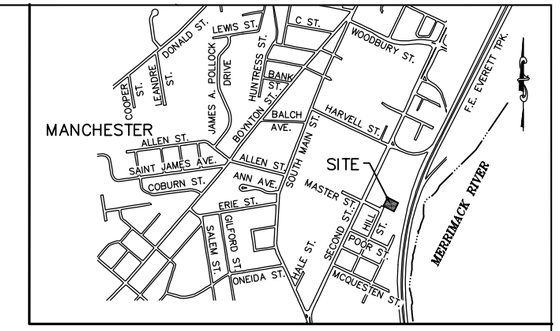
Tax Map	**Lot**	**Owner/Applicant**
TPK1	3 & 4	Stanley Holdings, LLC PO Box 10490 Bedford, NH 03110
TPK1	67A	Stanley Holdings, LLC 764 Second Street Manchester, NH 03102
TPK1	69	ASJ Holdings LLC 764 Second Street Manchester, NH 03102

Tax Map	**Lot**	**Abutter**
TPK1	5	Christine L. Weber 42 George Street, Apt. 1 Manchester, NH 03102
TPK1	60	Steven P. Morin 4 Master Street Manchester, NH 03102
F.E. Everett Turnpike		NHDOT Bureau of Turnpikes P.O. Box 2950 Concord, NH 03302

Professionals to be notified:

<u>Engineer & Surveyor</u>
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3
Bedford, NH 03110





LOCATION PLAN
SCALE: 1" = 1,000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONFIGURATION OF LOTS 3 AND 4 IN RELATION TO THE EXISTING ZONING BOUNDARY AND THE PROPOSED ZONING BOUNDARY.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- ABUTTER LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- EASEMENT LINE
- EXISTING ZONE LINE
- PROPOSED ZONE LINE

EXHIBIT A
AREA MAP EXHIBIT
MANCHESTER SUBARU PRE-OWNED CENTER

MAP TPK1 LOTS 3 & 4
364 HILL STREET
MANCHESTER, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

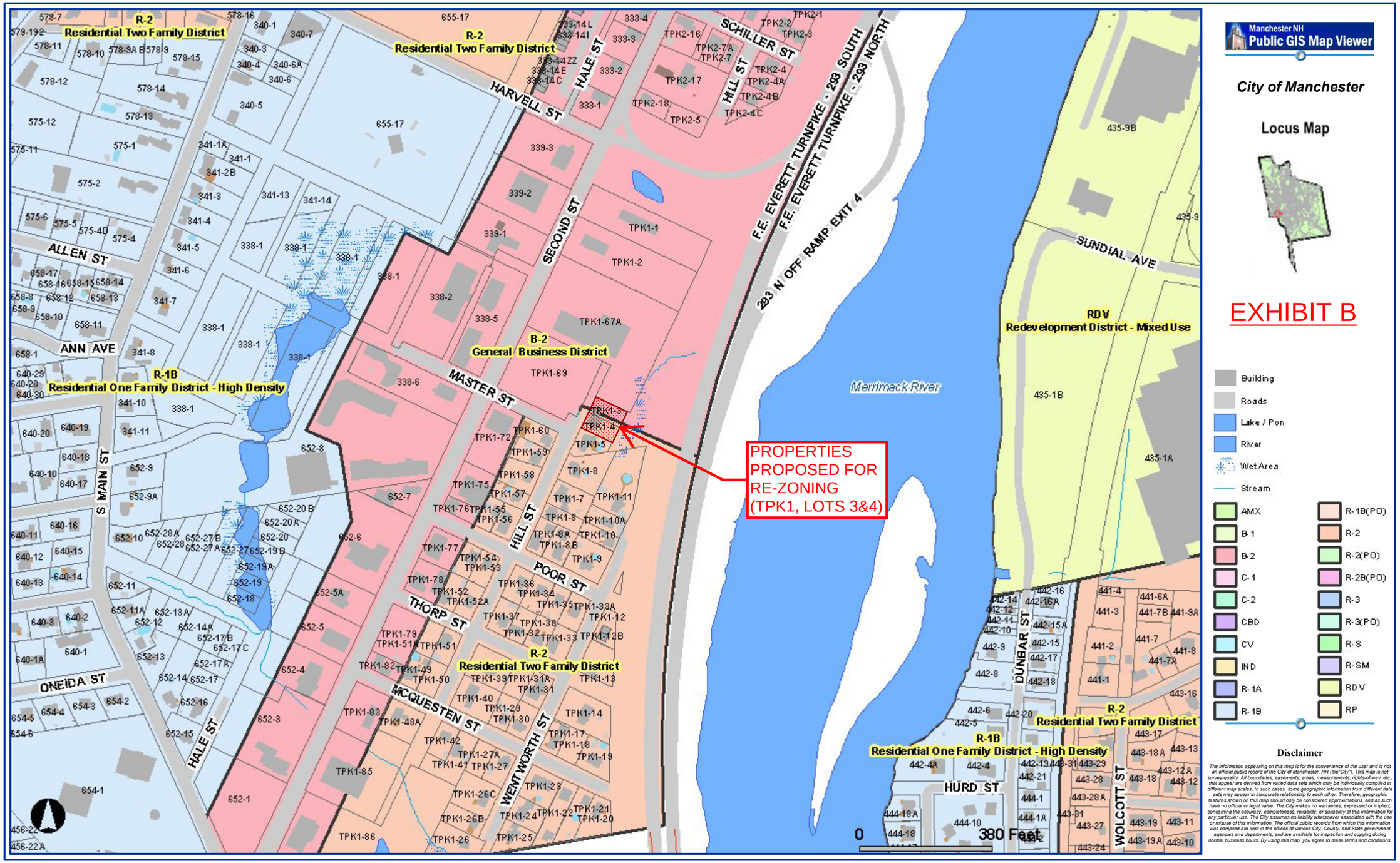
OWNER/APPLICANT OF RECORD:
STANLEY HOLDINGS, LLC
PO BOX 10490
BEDFORD, NH 03110
BK. 8818 PG. 2258

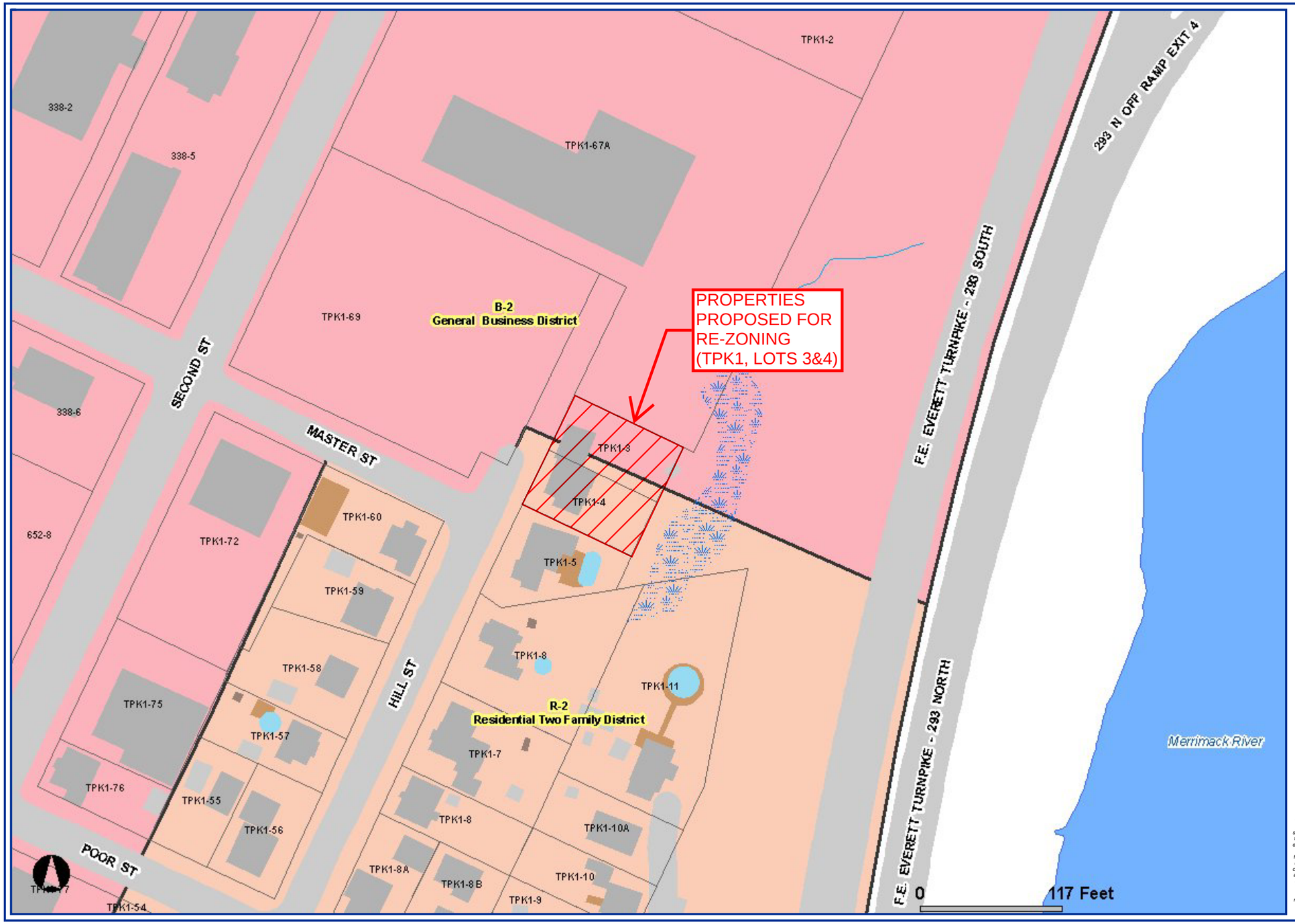
KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 13, 2016	SCALE: 1" = 20'
PROJECT NO: 15-0422-5	SHEET 1 OF 1


Manchester NH
Public GIS Map Viewer
City of Manchester
Locus Map
EXHIBIT B
PROPERTIES PROPOSED FOR RE-ZONING (TPK1, LOTS 3&4)
R-2
Residential Two Family District
R-1B
Residential One Family District - High Density
B-2
General Business District
RDV
Redevelopment District - Mixed Use
Merrimack River
F.E. EVERETT TURNPIKE - 293 SOUTH
F.E. EVERETT TURNPIKE - 293 NORTH
293 N OFF RAMP EXIT 4
HARVELL ST
SCHILLER ST
HALE ST
HILL ST
SECOND ST
ALLEN ST
ANN AVE
MASTER ST
S MAIN ST
ONEIDA ST
POOR ST
THORP ST
MCQUESTEN ST
WENTWORTH ST
SUNDIAL AVE
DUNBAR ST
HURD ST
WOLCOTT ST
0
380 Feet
Building
Roads
Lake / Pon
River
Wet Area
Stream
AMX
B-1
B-2
C-1
C-2
CBD
CV
IND
R-1A
R-1B
R-1B(PO)
R-2
R-2(PO)
R-2B(PO)
R-3
R-3(PO)
R-S
R-SM
RDV
RP
Disclaimer
The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the"City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



Manchester NH
Public GIS Map Viewer

City of Manchester

Locus Map

EXHIBIT C

- Building
- Roads
- Lake / Pond
- River
- Wet Area
- Stream

AMX	R-1B(PO)
B-1	R-2
B-2	R-2(PO)
C-1	R-2B(PO)
C-2	R-3
CBD	R-3(PO)
CV	R-S
IND	R-SM
R-1A	RDV
R-1B	RP

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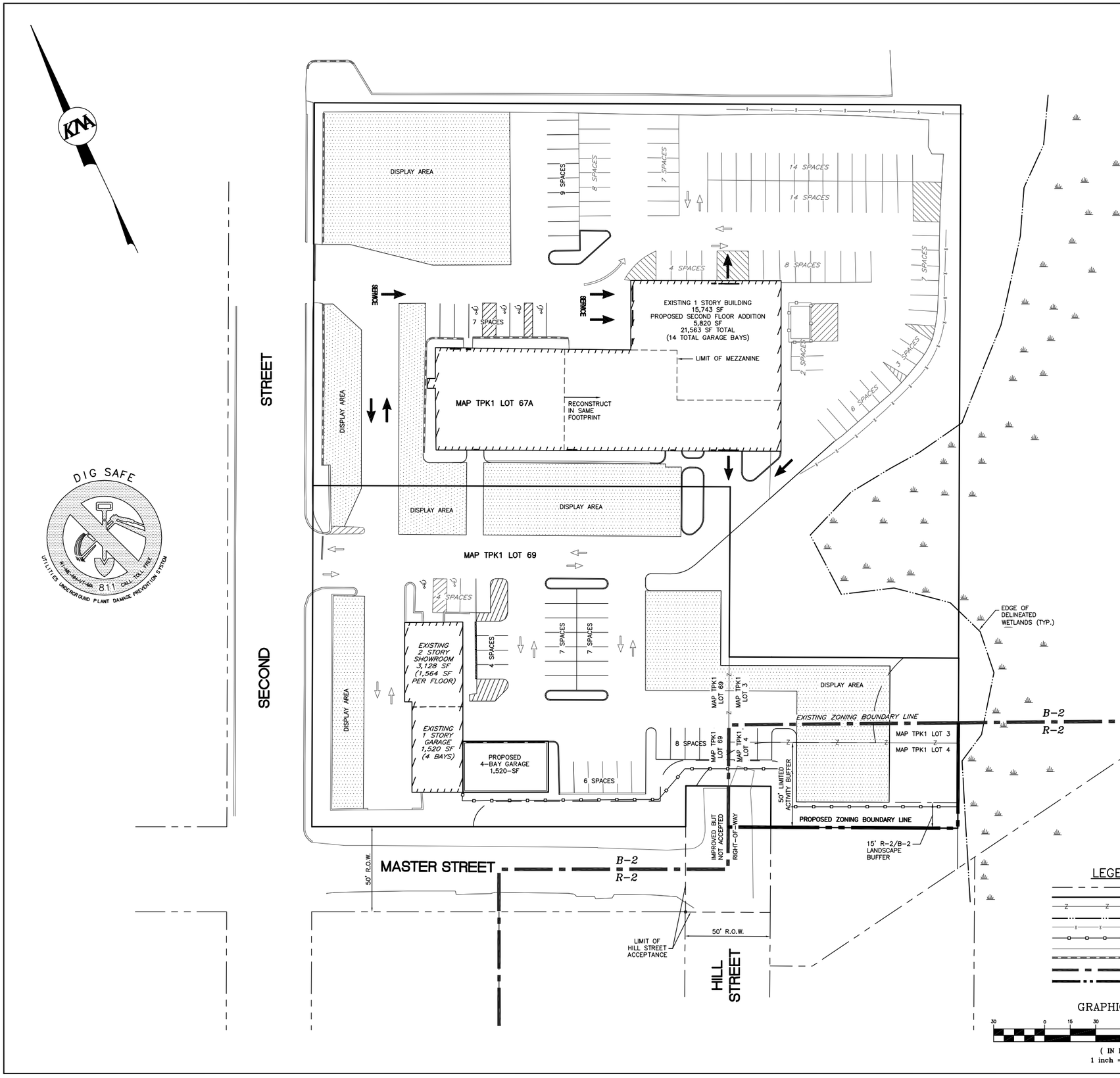
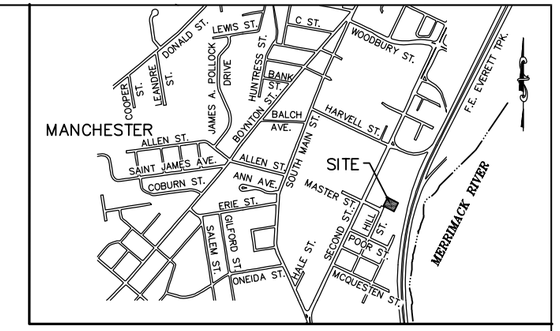




LOCATION PLAN

SCALE: 1" = 1,000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE CONCEPTUAL EXPANSION OF THE MANCHESTER SUBARU FACILITY AND THE PRE-OWNED CENTER. THE SCOPE OF THE PROJECT IS AS FOLLOWS:
   a. REZONE TPK1; LOTS 3&4 TO THE B-2 ZONING DISTRICT.
   b. MERGE TPK 1; LOTS 3&4 WITH TPK1; LOT 69.
   c. CONSTRUCT A 5,820 SF SECOND FLOOR BUILDING ADDITION TO THE EXISTING SUBARU DEALERSHIP.
   d. REMODEL THE FIRST FLOOR TO PROVIDE 14 TOTAL SERVICE BAYS.
   e. CONSTRUCT A 4 BAY ADDITION TO THE PRE-OWNED CENTER.
2. OWNERS OF RECORD:

MAP TPK1 LOT 67A	MAP TPK1 LOT 69	MAP TPK1 LOTS 3&4
STANLEY HOLDINGS, LLC.	ASJ HOLDINGS, LLC.	STANLEY HOLDINGS, LLC
764 SECOND STREET	764 SECOND STREET	PO BOX 10490
MANCHESTER, NH 03102	MANCHESTER, NH 03102	BEDFORD, NH 03110
BK. 7169 PG. 1242	BK. 7765 PG. 2493	BK. 8818 PG. 2258

3. TOTAL AREA OF SUBJECT PARCELS:
   MAP TPK1 LOT 67A = 98,996 S.F., OR 2.272 ACRES
   PROPOSED MAP TPK1 LOT 69 = 61,343 S.F., OR 1.408 ACRES
4. SUBJECT PARCELS ARE LOCATED WITHIN THE B-2 ZONING DISTRICT (POST REZONING) PER THE CITY OF MANCHESTER ZONING MAP AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

TABLE OF ZONING REQUIREMENTS

DESCRIPTION:	REQUIRED: B-2	PROVIDED: LOT 67A	PROVIDED: LOT 69
MINIMUM LOT SIZE	12,500 SF	98,996 SF	61,343 SF
MINIMUM LOT FRONTAGE	100 FT	225 FT	445.36 FT
FRONT YARD SETBACK	20 FT	66.93 FT	20.16 FT
SIDE YARD SETBACK	20 FT	20.5± FT	80.06 FT
REAR YARD SETBACK	30 FT	55± FT	N/A
MAXIMUM LOT COVERAGE	75%	74.4%	74.9%
BUILDING HEIGHT	50 FT	<50 FT	<50 FT
MAXIMUM STORIES	4	2	2
FLOOR AREA RATIO	1.0	0.22	0.10

5. THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN AUGUST 2006 AND AUGUST 2015.
6. HORIZONTAL DATUM IS NAD 1983/92. VERTICAL DATUM IS ASSUMED (SUBTRACT 6.54 FT FROM ELEVATIONS SHOWN ON THIS PLAN TO OBTAIN ELEVATIONS ON NAVD 88 DATUM).
7. A PORTION OF THE SUBJECT PARCELS ARE LOCATED WITHIN FLOOD ZONE 'A' AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3301690376D, PRELIMINARY EFFECTIVE DATE SEPTEMBER 25, 2009. FLOOD ZONE 'A' IS DEFINED AS A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED. THE REMAINING PORTIONS OF THE SUBJECT PARCELS ARE LOCATED WITHIN ZONE 'X'. ZONE 'X' IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD CHANCE; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD CHANCE.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND POSSIBLY INCOMPLETE. PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES. IN THE EVENT THAT A DISCREPANCY WITH THE INFORMATION SHOWN ON THESE PLANS IS FOUND, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO RESOLVE THE SITUATION.
9. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL(S) WOULD DETERMINE.
10. THE FEMA FLOOD MAP REFERENCED IN NOTE 7 ABOVE ILLUSTRATES THAT A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE 'A'. ZONE 'A' DOES NOT HAVE ESTABLISHED BASE FLOOD ELEVATIONS. BASED ON A HYDRAULIC ANALYSIS PERFORMED BY THIS OFFICE, A BASE FLOOD ELEVATION FOR ZONE 'A' HAS BEEN DETERMINED TO BE 140.0. THE OWNER IS SEEKING A LETTER OF MAP CHANGE (LOMC) FROM FEMA TO EXCLUDE THOSE PORTIONS OF THE PROPERTY ABOVE ELEVATION 140.0.
11. PARKING CALCULATIONS:
    LOT 69:
    6,168 TOTAL GFA @ 1 SPACE PER 400 SF = 15.4 SPACES
    8 BAYS @ 2 SPACES PER BAY = 16.0 SPACES
    14,728 SF OF OUTDOOR DISPLAY AREA @ 1 SPACE PER 3,000 SF = 4.9 SPACES
    TOTAL REQUIRED PARKING = 36 SPACES
    TOTAL PARKING PROVIDED = 36 SPACES (INCLUDES 2 HANDICAP SPACES)
    LOT 67A:
    21,563 TOTAL GFA @ 1 SPACE PER 400 SF = 53.9 SPACES
    14 BAYS @ 2 SPACES PER BAY = 28.0 SPACES
    15,073 SF OF OUTDOOR DISPLAY AREA @ 1 SPACE PER 3,000 SF = 5.0 SPACES
    TOTAL REQUIRED PARKING = 87 SPACES
    TOTAL PARKING PROVIDED = 89 SPACES (INCLUDES 4 HANDICAP SPACES)
12. THIS PLAN IS CONTINGENT UPON THE REZONING OF MAP TPK1; LOT 3&4 TO THE B-2 ZONING DISTRICT AS SHOWN.

LEGEND

- ABUTTER LINE
- PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- WETLAND
- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE OF PAVEMENT
- CAPE COD BERM
- EXISTING ZONE LINE
- PROPOSED ZONE LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

EXHIBIT D NON-RESIDENTIAL CONCEPTUAL MASTER SITE PLAN

MANCHESTER SUBARU PRE-OWNED CENTER

MAP TPK1 LOTS 3, 4, 69 & 69A

364 HILL STREET AND 800 & 764 SECOND STREET

MANCHESTER, NEW HAMPSHIRE

HILLSBOROUGH COUNTY

OWNER OF RECORD LOT 69:	OWNER/APPLICANT OF RECORD LOTS 3 & 4:	OWNER OF RECORD LOTS 67A:
ASJ HOLDINGS, LLC	STANLEY HOLDINGS, LLC	STANLEY HOLDINGS, LLC
764 SECOND STREET	PO BOX 10490	764 SECOND STREET
MANCHESTER, NH 03102	BEDFORD, NH 03110	MANCHESTER, NH 03102
BK. 7765 PG. 2493	BK. 8818 PG. 2258	BK. 7169 PG. 1242

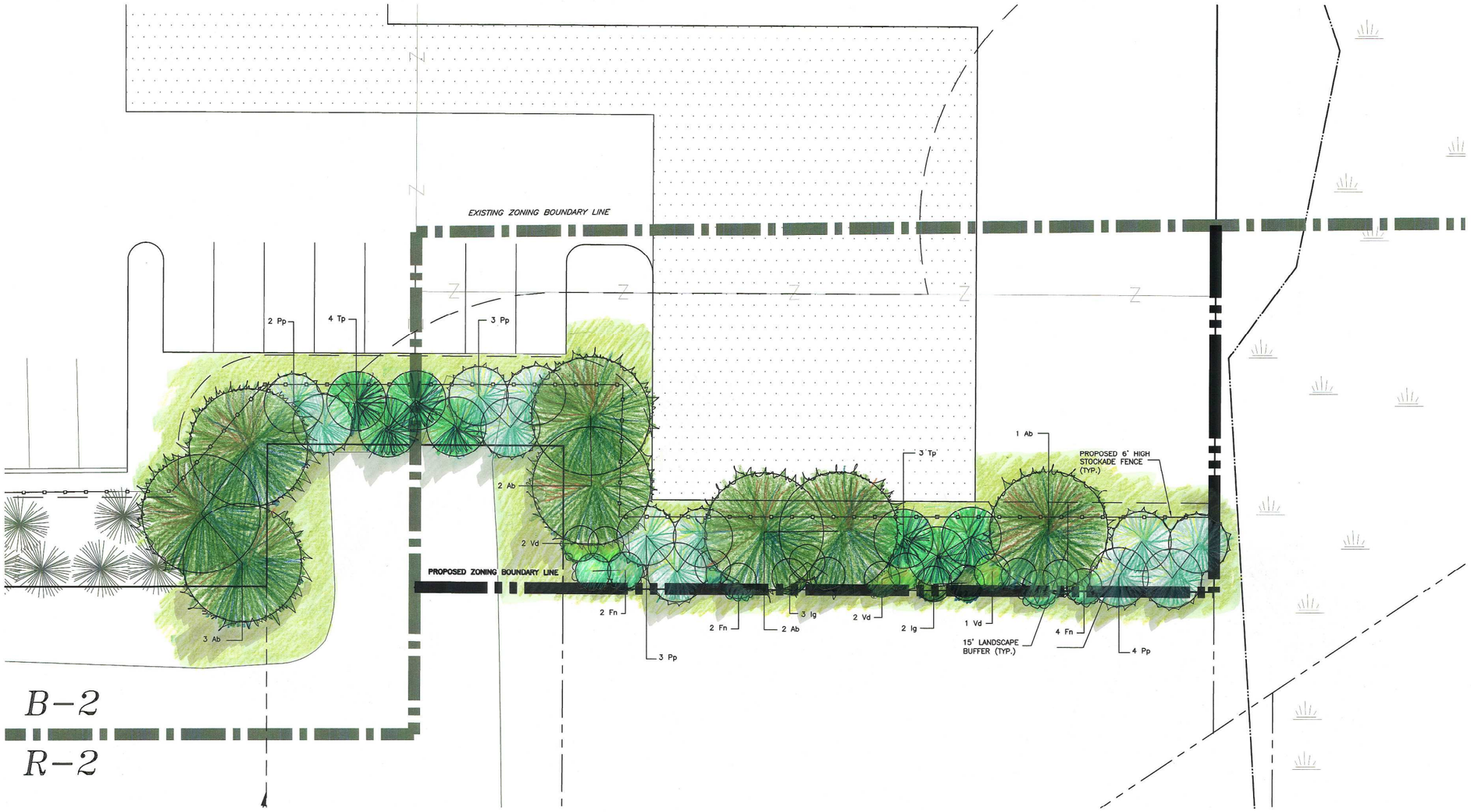
KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 13, 2016 | SCALE: 1" = 30'

PROJECT NO: 15-0422-5 | SHEET 1 OF 2



LEGEND

- ABUTTER LINE
- PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- WETLAND
- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE OF PAVEMENT
- CAPE COD BERM
- EXISTING ZONE LINE
- PROPOSED ZONE LINE

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
TREES					
Ab	8	ABIES CONCOLOR	WHITE FIR	6-7' B&B	30-40'
Pp	12	PICEA PUNGENS 'BIZON BLUE'	BIZON BLUE SPRUCE	6-7' B&B	30-40
SHRUBS					
Fn	8	FORSYHTIA 'N.H. GOLD'	NEW HAMPSHIRE GOLD FORSYTHIA	2-2.5'	5-6'
Ig	5	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2-2.5'	5-6'
Tp	7	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6' B&B	20-30'
Vd	5	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ VIBURNUM	2-3' B&B	8-10'

DIG SAFE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
811
CALL TOLL FREE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

EXHIBIT D CONCEPTUAL LANDSCAPE BUFFER PLAN
MANCHESTER SUBARU PRE-OWNED CENTER

MAP TPK1 LOTS 3 & 4
364 HILL STREET
MANCHESTER, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD LOT 69:	OWNER/APPLICANT OF RECORD LOTS 3 & 4:	OWNER OF RECORD LOTS 67A:
ASJ HOLDINGS, LLC 764 SECOND STREET MANCHESTER, NH 03102 BK. 7765 PG. 2493	STANLEY HOLDINGS, LLC PO BOX 10490 BEDFORD, NH 03110 BK. 8818 PG. 2258	STANLEY HOLDINGS, LLC 764 SECOND STREET MANCHESTER, NH 03102 BK. 7169 PG. 1242

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10 Commerce Park North. Suite 3B. Bedford. NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 13, 2016 | SCALE: 1" = 10'
PROJECT NO: 15-0422-5 | SHEET 2 OF 2