

57-36  
N/F  
ROMANO REVOCABLE TRUST  
PAUL AND ANNE ROMANO-TRUSTEES  
296 GRENIER ROAD  
SANBORNVILLE, NH 03872

ENCROACHMENT AREA CALCULATIONS  
FRONT YARD ENCROACHMENT = 100.41 SQ.FT.  
SIDE YARD ENCROACHMENT = 177.27 SQ.FT.  
TOTAL ENCROACHMENT FOR GARAGE = 277.68 SQ.FT.

IMPERVIOUS COVERAGE CALCULATION  
TOTAL LOT AREA EQUALS 8,111 SQ.FT./0.186 AC.  
HOME/DECK/ENTRANCE AND STAIRS EQUALS 1,322 SQ.FT.  
PATIO AREA EQUALS 264 SQ.FT.  
PROPOSED GARAGE EQUALS 780 SQ.FT.  
TOTAL IMPERVIOUS COVERAGE ON THE PROPERTY EQUALS 2,366 SQ.FT.  
OR 2,366 SQ.FT./8,111 SQ.FT. EQUALS 29.2% LOT COVERAGE

NATURAL HERITAGE INVENTORY  
SEE NH FILE ID: NH023-, REQUESTED ON XX/XX/XX  
THE DATABASE HAS BEEN CHECKED FOR RARE SPECIES AND  
EXEMPLARY NATURAL COMMUNITIES NEAR THE PROJECT SITE.  
CURRENTLY THERE ARE NO RECORDED OCCURRENCES FOR  
SENSITIVE SPECIES NEAR THIS PROJECT AREA.  
THIS REPORT VALID FOR ONE YEAR FROM THE ABOVE  
REFERENCED DATE.

57-22  
N/F  
ROMANO REVOCABLE TRUST  
PAUL AND ANNE ROMANO-TRUSTEES  
296 GRENIER ROAD  
SANBORNVILLE, NH 03872

57-20  
N/F  
ROMANO REVOCABLE TRUST  
PAUL AND ANNE ROMANO-TRUSTEES  
296 GRENIER ROAD  
SANBORNVILLE, NH 03872

LEGEND

57-21	TAX MAP NUMBER
+	MONUMENT FOUND
N/F	NEW OR FORMERLY
IP FND.	IRON PIPE FOUND
○	UTILITY POLE
▬	ROCK/MORTAR WALL
▬	GRAVEL ROAD
▬	TREELINE

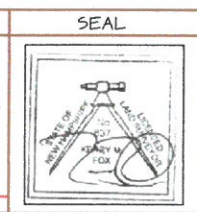
PINE RIVER POND

PINE RIVER POND

SUBJECT PARCEL INFORMATION  
TAX MAP NUMBER: 57-21 (8,111 SQ.FT./0.186 AC./0.06 ACRES)  
OWNERS OF RECORD: RALPH AND KAREN EAVES  
276 GRENIER ROAD  
SANBORNVILLE, NH 03872  
TEL: 603-645-2269  
SOURCE DEED: SEE C.C.R.D. BK. 3630 PG. 328 11/01/2021  
ZONING DISTRICT: RESIDENTIAL 2-SHOREFRONT  
VERTICAL DATUM: ESTABLISHED FROM HIGH WATER LINE  
BUILDING SETBACKS: 20' FROM STREET RIGHT-OF-WAY,  
10' FROM SIDE PROPERTY LINES,  
AND 50' FROM SURFACE WATER

PROPOSED CONDITIONS PLAN  
PREPARED FOR  
RALPH AND KAREN EAVES  
276 GRENIER ROAD-WAKEFIELD  
CARROLL COUNTY-NEW HAMPSHIRE  
SCALE 1" = 10 FEET  
MARCH 2024  
TAX MAP: 57, LOT: 21

CERTIFICATION  
THIS PLAN IS A REPRESENTATION OF EXISTING FEATURES- FIELD EVIDENCE  
AND RECORD INFORMATION AS FOUND WHEN SURVEYED DURING NOVEMBER  
2023 USING THEODOLITE AND EDM METHODS.  
THIS PLAN HAS BEEN PREPARED BY ME AND THOSE UNDER MY DIRECT SUPERVISION.  
EVERY ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION  
THEREOF AS OF THE DATE OF SURVEY. THIS PLAN DOES NOT CONSTITUTE ANY  
GUARANTEES, TITLE, OR OTHERWISE.  
MARCH 12, 2024  
DATE: KERRY M. FOX L.L.S. #837



SHEET 2 OF 2