

62-167-42B
ROBERTO CHAVES & AMANDA SUTHERBY
 42 PRESCOTT STREET, U-42B
 NASHUA, NH 03084
 BK 8084 PG 20 8/22/2018
 (42 PRESCOTT STREET)
 (RESIDENTIAL)

62-167
FRANCISCO G. MOURA
 42A PRESCOTT STREET
 NASHUA, NH 03084
 BK 8897 PG 2808 9/19/2018
 (42 PRESCOTT STREET)
 (RESIDENTIAL)

ADDITIONAL ABUTTERS:
 TAX MAP 82 LOT 87
TIMOTHY R. & JAMARA C. SIMPSON
 28 PRUMROSE LN
 YINGSBORO, MA 01878
 BK 8828 PG.2008 12/9/2015
 (37-38 PRESCOTT STREET)
 (RESIDENTIAL)

62-36
HECTOR RAMOS-BOTELLO & MARTHA CASTILLO
 40 PRESCOTT STREET
 NASHUA, NH 03083
 BK 8769 PG 2852 5/16/2015
 (40 PRESCOTT STREET)
 (RESIDENTIAL)

- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 82 LOT 35 IS NORALBA VALDEZ-VASQUEZ, 38 PRESCOTT STREET, NASHUA, NH 03084. DEED REFERENCE TO PARCEL IS VOL. 6968 PG. 618, DATED JUNE 5, 2003 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE IMPROVEMENTS LOCATED ON TAX MAP PARCEL 62-35 TOGETHER WITH A PROPOSED BUILDING ADDITION.
 - THE TOTAL AREA OF TAX MAP PARCEL 62-35 IS 0.219 ACRES PER ASSESSING CARD.
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 62.
 - ZONING FOR BOTH PARCELS IS THE "R" URBAN RESIDENCE DISTRICT (R-8).
- | R-R ZONE, CONVENTIONAL | REQUIRED | EXISTING | PROPOSED |
|-------------------------|----------|----------|----------|
| MIN LOT AREA | 6,000 SF | 6,500 SF | 6,500 SF |
| MIN LOT WIDTH | 80 FT | 50 FT | 50 FT |
| MIN LOT FRONTAGE | 50 FT | 50 FT | 50 FT |
| MIN LOT DEPTH | 80 FT | 187 FT | 187 FT |
| MIN FRONT SETBACK | 10 FT | 7.8 FT | 7.6 FT |
| MIN SIDE SETBACK | 7 FT | 3.6 FT | 3.6 FT |
| MIN REAR SETBACK | 20 FT | 9.1 FT | 7.4 FT |
| MAX. BUILDING HEIGHT | 45 FT | <45 FT | <45 FT |
| MAX. STORES | 3 ST | 2 ST | 2 ST |
| CONSERVATION AREA | NA | NA | NA |
| OPEN SPACE FOR EACH LOT | 35 | 51.8% | 38.0% |
- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF MAY, 2018. THE NASHUA CITY DATUM HAS BEEN USED ON THIS PROJECT. NASHUA CITY DATUM TO MVD 1829 DATUM = + 80.47'. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #2. INVERT ELEVATIONS ARE PER REFERENCE PLAN #2.
 - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.E.S. IN MAY 2018 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
 - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES.
 - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C05130, DATED: SEPTEMBER 25, 2009.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTIES.
 - A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - THE PROPOSED BUILDING ADDITION WILL BE 1 STORY WITH NO BASEMENT.
 - PROPOSED BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
 - PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED.
 - THE PROPOSED BUILDING ADDITION SHALL BE SERVICED BY ALL EXISTING UTILITIES.
 - THERE ARE NO LANDSCAPE AND BUFFER REQUIREMENTS FOR AN URBAN RESIDENCE DISTRICT (R-8) ADJOINING ANOTHER URBAN RESIDENCE DISTRICT. THEREFORE, THE REQUIREMENTS HAVE BEEN MET.
 - PARKING CALCULATION: 3 1-FAMILY DWELLINGS
 MINIMUM REQUIRED: 1.5 SPACES / UNIT = 4.5 SPACES
 MAXIMUM ALLOWED: 1.9 SPACES / UNIT = 5.7 SPACES
 TOTAL PROVIDED: 5 SPACES
 - THERE ARE NO PROPOSED DRIPSTERS ON-SITE. TRASH WILL BE REMOVED BY THE CITY OF NASHUA.
 - ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
 - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
 - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY FERRISBURGH WATER WORKS.
 - PRIOR TO ANY WORK BEING CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED.
 - THE TIR WORKSHEET SHOWS THAT THERE IS NO SIGNIFICANT TRAFFIC IMPACT.
 - ROOF DRAIN TI-INS AND DRAIN LINES WILL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.

BOSTON & MAINE CORP.
 GUILFORD TRANSPORTATION IND.
 NORTH BELLINGHAM, WA 98182

62-233
CITY OF NASHUA
 229 MAIN STREET
 NASHUA, NH 03080
 BK 8368 PG 2280 2/22/2012
 (11 BALDWIN STREET)
 (MUNICIPAL)

NRCS SOILS LEGEND:
 SOURCE: USDA NRCS WEB SOIL SURVEY

--- SOIL BOUNDARY

HsD HICKORY LOAMY SAND
 15 TO 35% SLOPES

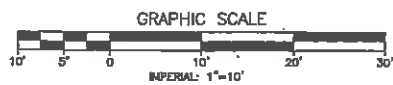
WnC WINDSOR-URBAN LAND COMPLEX
 3 TO 15% SLOPES

62-34
THOMAS KILMARTIN DYER
 36 PRESCOTT STREET
 NASHUA, NH 03084
 BK 8753 PG 337 5/21/2015
 (36 PRESCOTT STREET)
 (RESIDENTIAL)

- NOTES (CONTINUED):**
- A VARIANCE FROM LAND USE CODE SECTION 180-16 WAS GRANTED BY THE NASHUA ZONING BOARD OF ADJUSTMENT ON AUGUST 14, 2018, ALLOWING FOR A REDUCED MINIMUM LAND AREA.
 - LOTS 82-206 & 82-35 HAVE BEEN CONSOLIDATED INTO A SINGLE LOT NOW KNOWN AS LOT 62-35. SEE RECORDED LOT LINE MERGER FORM IN BK.8080 PG.897 IN THE H.C.R.D.

LEGEND:

EXISTING FEATURES	PROPOSED FEATURES
--- FRONT-OF-WAY LINE	--- EDGE OF PAVEMENT
--- BOUNDARY LINE	--- 2 FT. CONTOUR
--- ABUTTING LOT LINE	--- 10 FT. CONTOUR
--- BUILDING SETBACK LINE	--- SWALE/SUTTER LINE
--- EDGE OF PAVED ROAD	--- SILT FENCE
--- CURBING	--- SILT SACK
--- EDGE OF GRAVEL PARKING	--- LEACHING CATCH BASIN
--- CHAIN-LINK FENCE	--- PAVED AREA
--- STOCKADE FENCE	--- PAVEMENT TO BE REMOVED
--- 10' CONTOUR INTERVAL	--- PROPOSED BUILDING
--- 2' CONTOUR INTERVAL	--- TBR TO BE REMOVED
--- OVERHEAD UTILITIES	
--- SEWER LINE	
--- WATER LINE	
--- GAS LINE	
--- DRAIN LINE	



CONTACT DIG SAFE
 72 HOURS PRIOR
 TO CONSTRUCTION

DIGSAFE.COM
 OR DIAL 811

IT'S SMART, IT'S FREE, IT'S THE LAW

DigSafe
 THE BEST AT WHAT WE DO

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS OF SECTION 180-276 OF THE NASHUA LAND USE CODE."

- REFERENCE PLANS:**
- "LOT LINE RELOCATION PLAN - LOTS 36 & 187/SHEET 62 - 4D & 42 PRESCOTT STREET NASHUA, NEW HAMPSHIRE, SCALE 1"=20", DATED MARCH 9, 2015, LAST REVISED 5/20/15 BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, RECORDED IN THE H.C.R.D. AS PLAN #38493 DWR #179.
 - "EXISTING CONDITIONS PLAN - TAX MAP PARCELS 62-83 & 62-85 - L PUTNAM STREET & 78 AMHERST STREET NASHUA, NEW HAMPSHIRE - PREPARED FOR AND LAND OF LARRY KITTLE", SCALE 1"=20", DATED APRIL 15, 2016, PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC.

Noralba Valdez Vasquez 6/18/19
 OWNERS SIGNATURE DATE

"THE UNDER-SIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY."

DATE: 6/18/19 OWNER/APPLICANT SIGNATURE: *Noralba Valdez Vasquez*

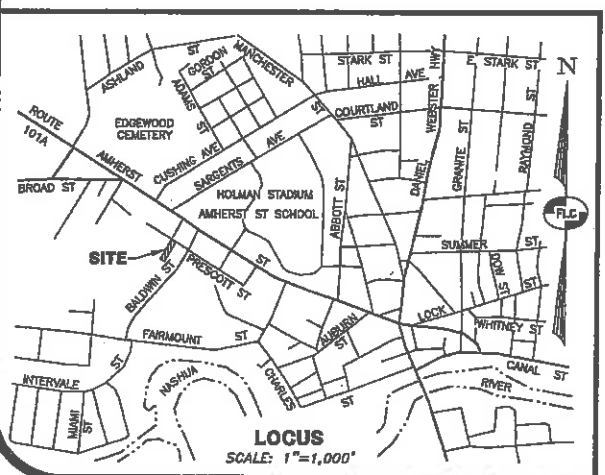
SHEET INDEX

PAGE	SHEET	TITLE
1	SP-1	SITE PLAN
2	EX-1	EXISTING CONDITIONS PLAN
3	DT-1	CONSTRUCTION DETAILS

APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____



SITE PLAN
 TAX MAP PARCEL 62-35 - 38 PRESCOTT ST.
 NASHUA, NEW HAMPSHIRE

PREPARED FOR:
TOP HAT CONSTRUCTION
 6 TEMPLE STREET NASHUA, NH 03080

LAND OF:
NORALBA VALDEZ-VASQUEZ
 38 PRESCOTT STREET NASHUA, NH 03084 PHONE: 603-706-8171

SCALE: 1" = 10' NOVEMBER 14, 2018

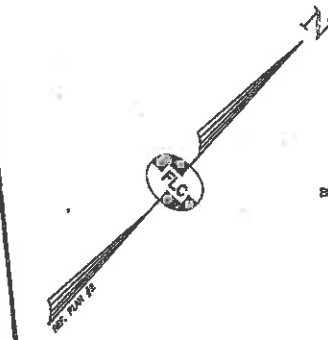
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

FILE: 9025P03.dwg PROJ. NO. 902.03 SHEET: SP-1 PAGE NO. 1 OF 3

received 6/19/2019



62-167
FRANCISCO G. MOURA
 42A PRESCOTT STREET
 NASHUA, NH 03084
 BK 8897 PG 2808 9/18/2018
 (42 PRESCOTT STREET)
 (RB - CONDEX W/L)

62-167-42B
ROBERTO CHAVES & AMANDA SUTHERBY
 42 PRESCOTT STREET, U-42B
 NASHUA, NH 03084
 BK 9094 PG 20 6/22/2018
 (42 PRESCOTT STREET)
 (RB - CONDEX W/L)

ADDITIONAL ABUTTERS:
 TAX MAP 62 LOT 87
TIMOTHY R. & TAMARA C. SIMPSON
 38 PRUDENCE LN
 TYNDSBORO, MA 01879
 BK 8825 PG 2006 12/9/2016
 (37-39 PRESCOTT STREET)
 (ZONE: RB USE: 2-UNIT RESIDENTIAL)

TAX MAP 62 LOT 31
RICHARD F. & DARCY L. DAVIS
 35 PRESCOTT STREET
 NASHUA, NH 03084
 BK 8931 PG 1840 5/10/2002
 (35 PRESCOTT STREET)
 (ZONE: RB USE: 2-UNIT RESIDENTIAL)

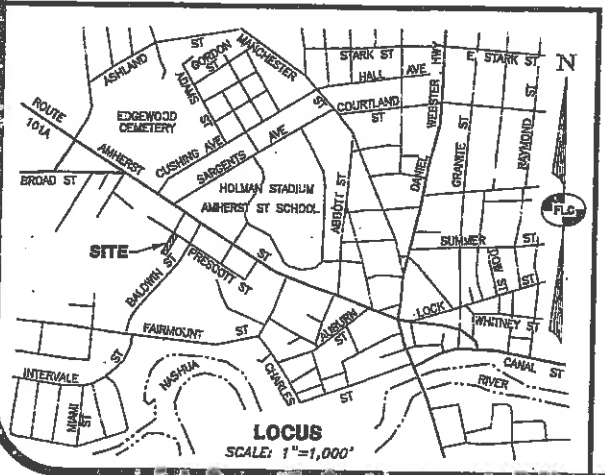
62-36
HECTOR RAMOS-BOTELLO & MARTHA CASTILLO
 40 PRESCOTT STREET
 NASHUA, NH 03083
 BK 8780 PG 2052 6/16/2015
 (40 PRESCOTT STREET)
 (RB - 1-UNIT RESIDENTIAL)

62-35
0.219 ACRES
 (PER TAX CARD)

62-233
CITY OF NASHUA
 229 MAIN STREET
 NASHUA, NH 03060
 BK 8398 PG 2280 2/22/2012
 (11 BALDWIN STREET)
 (RB - MUNICIPAL)

62-34
THOMAS KILMARTIN DYER
 38 PRESCOTT STREET
 NASHUA, NH 03064
 BK 8733 PG 337 9/21/2015
 (38 PRESCOTT STREET)
 (RB - 1-UNIT RESIDENTIAL)

BOSTON & MAINE CORP.
 GUILFORD TRANSPORTATION IND.
 1000 HIGHER PARK
 NASHUA, NH 03082
 (RB - RR FLD (N))



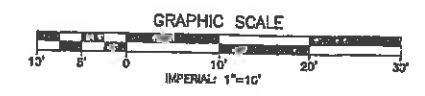
LEGEND:

EXISTING FEATURES	
—	RIGHT-OF-WAY LINE
—	BOUNDARY LINE
—	ABUTTING LOT LINE
—	BUILDING SETBACK LINE
—	EDGE OF PAVED ROAD
—	CEILING
—	EDGE OF GRAVEL PARKING
—	CHAIN-LINK FENCE
—	STOCKADE FENCE
—	5' CONTOUR INTERVAL
—	1' CONTOUR INTERVAL
—	OVERHEAD UTILITIES
—	SEWER LINE
—	WATER LINE
—	6AS LINE
—	DRAIN LINE
—	BRN PIPE FOUND
—	GRANGE BOARD FOUND
—	SEWER MAN-HOLE
—	CURCH BASH
—	UTILITY POLE AND GUY WIRE
—	TREE LINE
—	EXISTING BUILDING
—	EXISTING TAX MAP AND LOT NUMBER
—	STREET ADDRESS

NRCS SOILS LEGEND:
 SOURCE: USDA NRCS WEB SOIL SURVEY

HbD	HACKLEY LOAMY SAND 15 TO 35% SLOPES
WnC	WINDSOR-URBAN LAND COMPLEX 3 TO 15% SLOPES

- REFERENCE PLANS:**
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- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 62 LOT 35 IS NORALBA VALDEZ-VASQUEZ, 38 PRESCOTT STREET, NASHUA, NH 03084. DEED REFERENCE TO PARCEL IS VOL. 6966 PG. 818, DATED JUNE 5, 2003 IN THE H.C.R.D.
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 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 62.
 - ZONING FOR BOTH PARCELS IS THE "R" URBAN RESIDENCE DISTRICT (R-E).
- | R-E ZONE CONVENTIONAL | REQUIRED | EXISTING |
|-------------------------|----------|-----------|
| MIN LOT AREA | 6,000 SF | 9,500 SF |
| MIN LOT WIDTH | 50 FT | 50 FT |
| MIN LOT DEPTH | 50 FT | 50 FT |
| MIN FRONT SETBACK | 80 FT | 187 FT |
| MIN SIDE SETBACK | 10 FT | 7.6 FT |
| MIN REAR SETBACK | 7 FT | 1.4 FT |
| MAX BUILDING HEIGHT | 20 FT | 91.1 FT |
| MAX STORES | 45 FT | <45 FT |
| BUILDING COVERAGE | 3 ST | 2 ST |
| OPEN SPACE FOR EACH LOT | 35 | 2,000± SF |
| | | 51.8% |
- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF MAY, 2018. THE NASHUA CITY DATUM HAS BEEN USED ON THIS PROJECT. NASHUA CITY DATUM TO NAD 83 DATUM = + 60.47'. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #2. INVERT ELEVATIONS ARE PER REFERENCE PLAN #2.
 - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON-SITE FIELD INVESTIGATION BY CHRISTOPHER A. BURBA, C.W.S. IN MAY 2018 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
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 - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES.
 - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330697, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100513C, DATED: SEPTEMBER 26, 2009.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTIES.

CERTIFICATION:

I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF MAY, 2018.

DATE: 1/23/19



REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS PLAN
 TAX MAP PARCEL 62-35 & 62-206 - 38 PRESCOTT ST.
 NASHUA, NEW HAMPSHIRE

PREPARED FOR:
TOP HAT CONSTRUCTION
 8 TEMPLE STREET NASHUA, NH 03080

LAND OF:
NORALBA VALDEZ-VASQUEZ
 38 PRESCOTT STREET NASHUA, NH 03084

SCALE: 1" = 10' NOVEMBER 14, 2018

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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