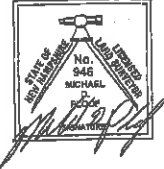


**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN JULY, 2019.  
 DATE: 10/11/19



**LEGEND:**

—	RIGHT-OF-WAY LINE	○ (L.P.M.)	IRON PIN FOUND
---	BOUNDARY LINE	□ (C.B.F.)	CONCRETE FOUND
- - -	ADJUTING LOT LINE	● (L.P.M.)	IRON PIN TO BE SET
- - -	BUILDING SETBACK LINE	○	UTILITY POLE & GUY
- - -	EDGE OF PAVED ROAD	○	DRAIN MAN-HOLE
- - -	GRANITE CURB	○	CATCH BASIN
- - -	5' CONTOUR INTERVAL	○	SEWER MAN-HOLE (ROUND)
- - -	1' CONTOUR INTERVAL	○	SEWER MAN-HOLE (TRIANGLE)
- - -	CHAIN-LINK FENCE	○	WATER HYDRANT
- - -	STOCKADE FENCE	○	WATER VALVE
- - -	OVERHEAD UTILITY LINE	○	WATER SHUT-OFF
- - -	GAS LINE	○	GAS VALVE
- - -	WATER LINE	○	GAS SHUT-OFF
- - -	SEWER LINE	○	
- - -	DRAIN LINE	○	

- NOTES:**
- THE APPLICANT IS ALI BIRD, 34 FRANKLIN STREET, NASHUA NH 03064. THE OWNERS OF RECORD FOR TAX MAP 62 LOT 152 ARE DAVID AND STEVEN LINATSAS, TRUSTEES OF THE LINATSAS FAMILY TRUST, 10 EDGEWOOD AVENUE, NASHUA NH 03064. THE DEED REFERENCE FOR THE PARCEL IS VOL.8139 P.2189 DATED JANUARY 11, 2019 IN THE H.C.R.D.
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE IMPROVEMENTS LOCATED ON TAX MAP LOT 62-152 TOGETHER WITH IMPROVEMENTS FOR A DOG DAYCARE AND BOARDING BUSINESS.
  - THE TOTAL AREA OF TAX MAP PARCEL 62-152 IS 0.25 ACRES OR 11,020 SQ.FT.
  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 62.
  - ZONING FOR THE PARCEL IS THE "LB" LOCAL BUSINESS DISTRICT (LB).
 

LB ZONE CONVENTIONAL	REQUIRED EXIST. 62-152
MIN LOT AREA	NONE 11,020 SF
MIN LOT WIDTH	30 FT 130 FT
MIN LOT FRONTAGE	30 FT 345 FT
MIN LOT DEPTH	75 FT 85 FT
MIN FRONT SETBACK	10 FT 5 FT
MIN SIDE SETBACK	0 FT 8 FT
MIN REAR SETBACK	20 FT NA
MAX. BUILDING HEIGHT	35 FT <35 FT
MAX. STORIES	2.5 FT 2.5 FT
CONSERVATION AREA	NA NA
OPEN SPACE FOR EACH LOT	10% 57%
  - THE SURFACE FEATURES SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JULY 2019. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS A STANDARD USGS DISK STAMPED Y 25-1942, SET VERTICALLY IN THE SOUTHEAST CORNER OF A RED TWO STORY BRICK HOUSE AT THE JUNCTION OF ROUTE 101-A AND ROUTE 130. NASHUA CITY DATUM ELEVATION =171.56' (NAVDS83) -89.77'.
  - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON-SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN JULY 2019 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-67-1, DATED JANUARY 1987".
  - THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
  - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES, GAS SERVICE, MUNICIPAL SEWER AND MUNICIPAL WATER BY PENNINGCHUCK WATER WORKS.
  - 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. 330087, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C05130, DATED: SEPTEMBER 25, 2009.
  - SOIL TYPE FOR THE ENTIRE SITE IS WMC (WINDSOR-URBAN LAND COMPLEX WITH SLOPES FROM 3%-15%).
  - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCEL.
  - BOUNDARY INFORMATION SHOWN IS BASED ENTIRELY ON THE REFERENCE PLAN CITED HERON, AND IS NOT THE RESULT OF A BOUNDARY SURVEY BY THIS OFFICE.
  - PARKING CALCULATION: ANIMAL PET SERVICES (1,144 SQ.FT.)
 

MINIMUM REQUIRED	MAXIMUM ALLOWED
1 SPACE / 1,500 SQ.FT. = 0.8 SPACES	1 SPACE / 150 SQ.FT. = 7.6 SPACES

 TOTAL PROVIDED: 2 SPACES
  - THERE ARE NO PROPOSED DUMPSTERS ON-SITE. TRASH REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNER.
  - 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.
  - 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 PROPOSED SITE IMPROVEMENTS WILL HAVE NO SIGNIFICANT TRAFFIC IMPACT.
  - THE HOURS OF OPERATION ARE MONDAY THROUGH FRIDAY FROM 7 A.M. UNTIL 7 P.M.
  - THERE IS NO PROPOSED ADDITIONAL LANDSCAPING. EXISTING LANDSCAPING IS SHOWN ON THE PLAN AND CONFORMS TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
  - THERE IS NO PROPOSED ADDITIONAL LIGHTING. EXISTING LIGHTING SHALL BE USED.

**ADJACENT INFORMATION:**

62-180 ALICIA A. HOGAN 7 HARDY STREET NASHUA, NH 03064-2029 VOL.8580 PG.836 11/7/1994 (7 HARDY STREET) (LB LOCAL BUSINESS)	62-148 KENWEL LLC 15 BROAD STREET NASHUA, NH 03064-2002 VOL.8925 PG.2478 12/7/2016 VOL.8682 PG.1585 9/1/2018 (3 AMHERST TERRACE) (LB LOCAL BUSINESS)	62-151 MICHAEL BURT & DARON CARLSON 3 AMHERST TERRACE NASHUA, NH 03064 VOL.8465 PG.1153 7/19/2001 (3 AMHERST TERRACE) (LB LOCAL BUSINESS)
62-144 BEVAN CHAN & DANNY LAM 120-1/2 AMHERST STREET NASHUA, NH 03064-1484 VOL.8290 PG.248 9/2/2013 (120-1/2 AMHERST STREET) (LB LOCAL BUSINESS)	62-172 GEORGETTE ALEXANDER 1 AMHERST TERRACE NASHUA, NH 03064-2010 VOL.8977 PG.54 6/14/2017 (1 AMHERST TERRACE) (LB LOCAL BUSINESS)	60-36 NASHUA CHILDRENS HOME 126 AMHERST STREET NASHUA, NH 03064-2043 VOL.8465 PG.1153 7/19/2001 (3 AMHERST TERRACE) (R-A A URBAN RESIDENCE)
	60-14 CITY OF NASHUA 228 MAIN STREET NASHUA, NH 03061-0000 (107 AMHERST STREET) (R-A A URBAN RESIDENCE)	

OWNER/APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

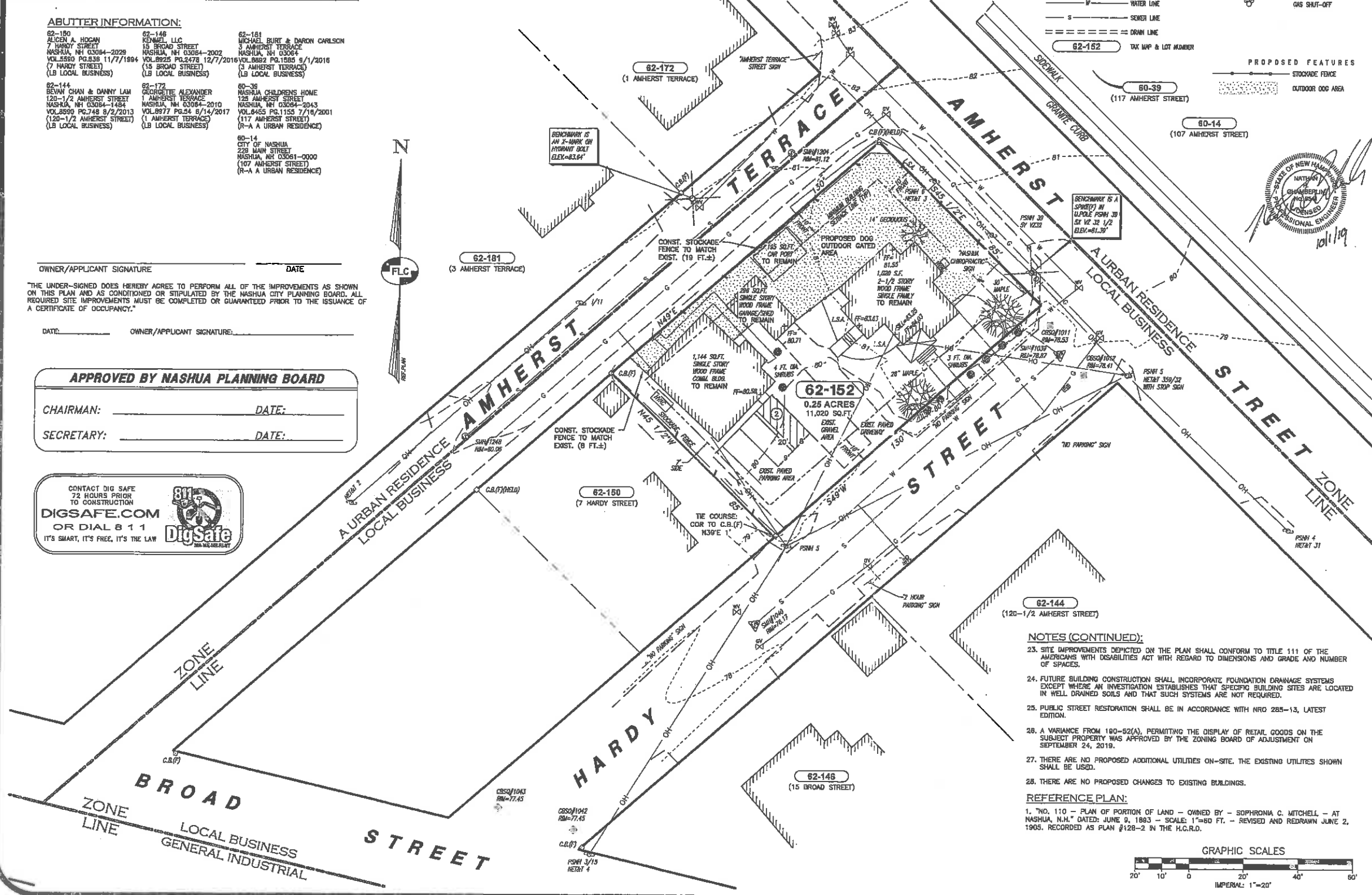
"THE UNDER-SIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY."

DATE: \_\_\_\_\_ OWNER/APPLICANT SIGNATURE: \_\_\_\_\_

**APPROVED BY NASHUA PLANNING BOARD**

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

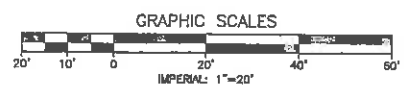
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_



- NOTES (CONTINUED):**
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND NUMBER OF SPACES.
  - FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINAGE SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
  - PUBLIC STREET RESTORATION SHALL BE IN ACCORDANCE WITH NRD 285-13, LATEST EDITION.
  - A VARIANCE FROM 190-52(A), PERMITTING THE DISPLAY OF RETAIL GOODS ON THE SUBJECT PROPERTY WAS APPROVED BY THE ZONING BOARD OF ADJUSTMENT ON SEPTEMBER 24, 2019.
  - THERE ARE NO PROPOSED ADDITIONAL UTILITIES ON-SITE. THE EXISTING UTILITIES SHOWN SHALL BE USED.
  - THERE ARE NO PROPOSED CHANGES TO EXISTING BUILDINGS.

**REFERENCE PLAN:**

1. "NO. 110 - PLAN OF PORTION OF LAND - OWNED BY - SOPHRONIA C. MITCHELL - AT NASHUA, N.H." DATED: JUNE 9, 1893 - SCALE: 1"=60 FT. - REVISED AND REDRAWN JUNE 2, 1905. RECORDED AS PLAN #128-2 IN THE H.C.R.D.



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	9/18/19	REVISED PER PLANNING BOARD CHECKLIST		CLR	CEB

**SITE PLAN**  
**TAX MAP 62 LOT 152 - (1 HARDY STREET)**  
**NASHUA, NEW HAMPSHIRE**  
 PREPARED FOR:  
**ALI BIRD**  
 34 FRANKLIN STREET - UNIT 416, NASHUA, NH 03064 - (603) 801-0005  
 LAND OF:  
**DAVID & STEVEN LINATSAS**  
**TRUSTEES OF THE LINATSAS FAMILY TRUST**  
 10 EDGEWOOD AVENUE, NASHUA, NH 03064  
 SCALE: 1" = 20' AUGUST 1, 2019

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

206 Elm Street, Milford, NH 03055  
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