

NOTES - CONT'D:

- 16. THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- 17. THERE ARE NO NEW STREET LIGHTS PROPOSED WITH THIS PLAN.
- 18. PROPOSED DRIVEWAY WIDTHS SHALL NOT EXCEED 24 FEET.
- 19. PRESENT OWNER OF RECORD:

MAP 48, LOT 63
 MARY JANE CONWAY-KING REVOCABLE TRUST
 MARY JANE CONWAY-KING, TRUSTEE
 87 BERKELEY STREET
 NASHUA, NEW HAMPSHIRE 03084-1968
 BK 8911, PG. 2301

PLAN REFERENCES:

- 1. RESIDENTIAL DEVELOPMENT OF NASHUA BUILDING COMPANY, SWART STREET, NASHUA, NH. SCALE: 1"=40 FT, DATED MAY 1925. RECORDED H.C.R.D. PLAN No. 661.
- 2. PHYSICAL FEATURES SURVEY AND TOPOGRAPHIC PLAN, PREPARED FOR: EDWIN BRADLEY STEVENS, NASHUA, NH. SCALE: 1"=50', DATED JANUARY 1994, PREPARED BY: EDWIN BRADLEY STEVENS, RECORDED H.C.R.D. PLAN No. 28838.
- 3. SUBDIVISION-CONSOLIDATION PLAN, (LOT 80, MAP 48), SCALE 1"=50', DATED 22 JANUARY 1993, PREPARED BY ALLAN H. SWANSON, INC., RECORDED H.C.R.D. PLAN No. 28243.
- 4. CONSOLIDATION & LOT LINE RELOCATION PLAN, SWART TERRACE & BERKELEY STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: PHILIP ELLIS & MARIAN S. STEVENS, SCALE: 1"=50', DATED 22 JUNE 1991, PREPARED BY ALLAN H. SWANSON, INC., RECORDED H.C.R.D. PLAN No. 14228.
- 5. CONSOLIDATION & LOT LINE RELOCATION PLAN, SWART TERRACE & BERKELEY STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: PHILIP ELLIS & MARIAN S. STEVENS, SCALE: 1"=50', DATED 21 NOVEMBER 1978, PREPARED BY ALLAN H. SWANSON, INC., RECORDED H.C.R.D. PLAN No. 12772.
- 6. SUBDIVISION OF PROPERTY IN NASHUA, N.H. BELONGING TO LYDIA L. ELLIS, SCALE: 1"=20', DATED DECEMBER 28, 1988, PREPARED BY DAVID H. HAMILTON RECORDED H.C.R.D. PLAN No. 3489.

ZONING NOTE
 THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDING OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



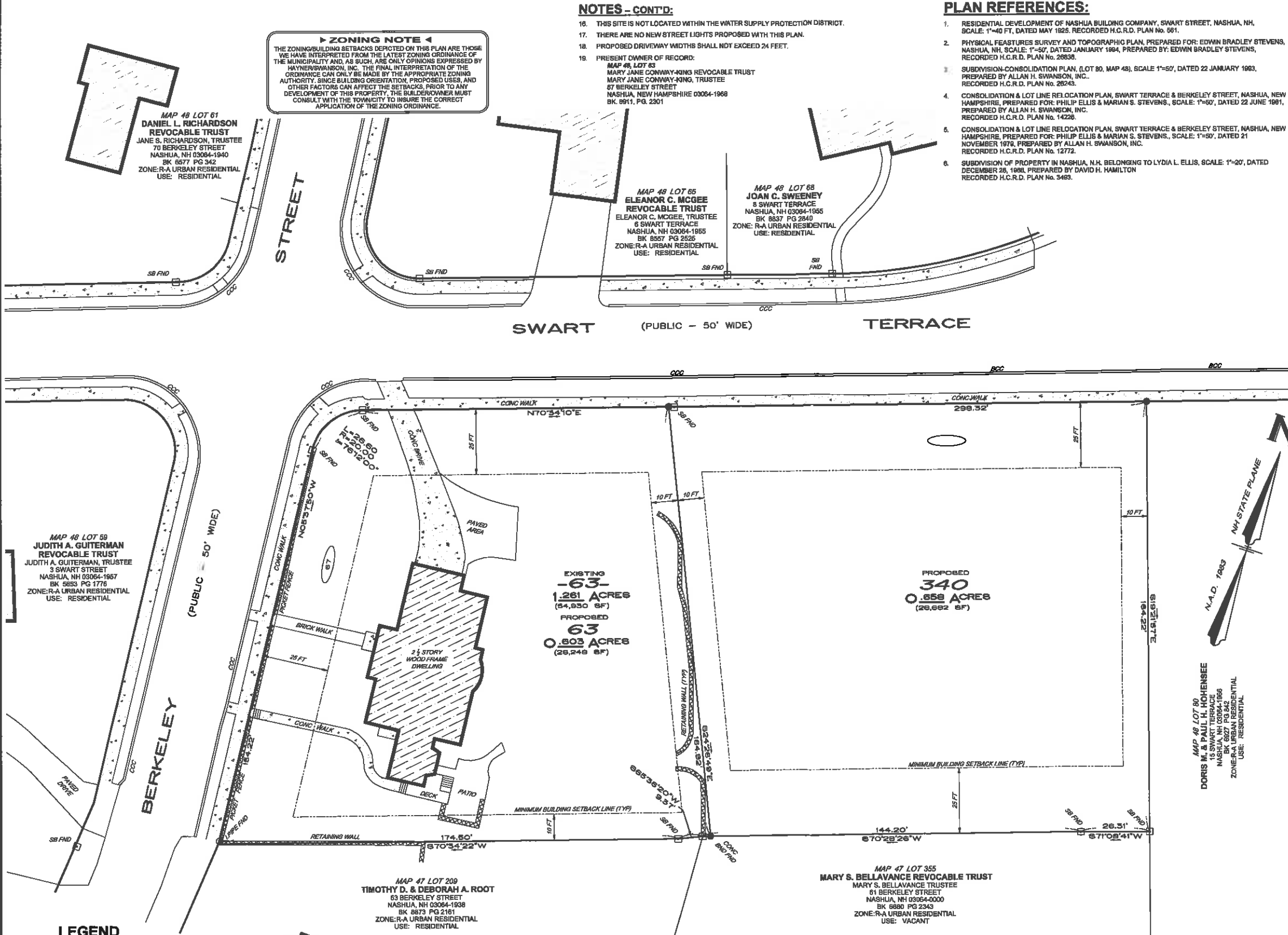
NOTES:

- 1. SITE AREA: 1.261 ACRES (54,930 SF)
- 2. PRESENT ZONING: R-A; URBAN RESIDENCE

MINIMUM LOT REQUIREMENTS:	REQUIRED	LOT 63	LOT 64
-LOT FRONTAGE	50 FT	154 FT	171 FT
-LOT AREA	7,500 SF	28,248 SF	28,682 SF
-LOT WIDTH	75 FT	165 FT	165 FT
-LOT DEPTH	80 FT	188 FT	184 FT

MINIMUM BUILDING SETBACK REQUIREMENTS:	REQUIRED	LOT 63	LOT 64
-FRONT YARD	25 FT	32.6 FT	37.5 FT
-SIDE YARD	10 FT	20.5 FT	25.0 FT
-REAR YARD	25 FT	76 FT	38.0 FT
-MAX BUILDING HEIGHT	35 FT	2.5	2.0
-MAX STORIES	2 1/2	2.5	2.0
-OPEN SPACE (%)	50%	81%	68%

- 3. PURPOSE OF PLAN: TO SHOW THE PROPOSED SUBDIVISION OF MAP 48 LOT 63 INTO TWO (2) NEW LOTS.
- 4. SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNHUCK WATER WORKS, UNDERGROUND ELECTRIC/TELECOMMUNICATIONS & NATURAL GAS BY LIBERTY UTILITIES.
- 5. LOT NUMBERS REFER TO THE CITY NASHUA ASSESSORS MAPS 47 & 48.
- 6. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330067, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0514E, EFFECTIVE DATE: APRIL 18, 2011.
- 7. MONUMENTS WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS:
 (A) STONE BOUNDS: AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET
 (B) IRON PINS: AT LOT CORNERS
- 8. NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THE PROPERTY WERE OBSERVED DURING PLAN PREPARATION.
- 9. THIS SUBDIVISION PACKAGE CONTAINS 4 SHEETS OF WHICH SHEET 1 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS WILL BE ON FILE AT THE CITY OF NASHUA PLANNING DEPARTMENT.
- 10. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
- 11. PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
- 12. PRIOR TO THE RECORDING OF THE PLAN, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- 13. FUTURE 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.
- 14. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH MRO SECTION 285-13.
- 15. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USES INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.



MAP 48 LOT 59
 JUDITH A. GUITERMAN REVOCABLE TRUST
 JUDITH A. GUITERMAN, TRUSTEE
 3 SWART STREET
 NASHUA, NH 03084-1957
 BK 8853 PG 1778
 ZONE: R-A URBAN RESIDENTIAL
 USE: RESIDENTIAL

EXISTING
 -63-
 1.261 ACRES
 (54,930 SF)
 PROPOSED
 63
 0.803 ACRES
 (28,248 SF)

PROPOSED
 340
 0.858 ACRES
 (28,682 SF)

MAP 48 LOT 80
 DORIS M. & PAUL H. HOHENSEE
 12 SWART TERRACE
 NASHUA, NH 03084-1966
 BK 8911 PG 2301
 ZONE: R-A URBAN RESIDENTIAL
 USE: RESIDENTIAL

MAP 47 LOT 209
 TIMOTHY D. & DEBORAH A. ROOT
 83 BERKELEY STREET
 NASHUA, NH 03084-1938
 BK 8873 PG 2161
 ZONE: R-A URBAN RESIDENTIAL
 USE: RESIDENTIAL

MAP 47 LOT 355
 MARY S. BELLAVANCE REVOCABLE TRUST
 MARY S. BELLAVANCE TRUSTEE
 81 BERKELEY STREET
 NASHUA, NH 03084-0000
 BK 8880 PG 2343
 ZONE: R-A URBAN RESIDENTIAL
 USE: VACANT

LEGEND

- SP STONE BOUND
- LIPIPE IRON PIPE
- DH DRILL HOLE
- LIPIPE IRON PIPE (TO BE SET)
- PICKET FENCE
- RETAINING WALL
- CCC CONCRETE CURBING
- BCC BITUMINOUS CURBING
- BUILDING SETBACK LINE
- STREET ADDRESS

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE 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.

Mary Jane Conway-King 9/2/19
 FOR MARY JANE CONWAY-KING REVOCABLE TRUST DATE

APPROVED
 NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 900.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE _____ DENNIS C. POLLOCK, LLS

NO.	DATE	ADDRESS	TECHNICAL REVIEW COMMENTS	SJA
1	08/20/19			

SUBDIVISION PLAN
 (MAP 48, LOT 63)
67 BERKELEY STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR/RECORD OWNER:
MARY JANE CONWAY-KING REVOCABLE TRUST
 MARY JANE CONWAY-KING, TRUSTEE
 67 BERKELEY STREET NASHUA, NEW HAMPSHIRE 03084-1968 (603) 893-2116

SCALE: 1"=20 Feet
 1"=6.096 Meters

26 AUGUST 2019

HISI Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Congress Street
 Nashua, NH 03062
 (603) 883-2037
 131 Middlesex Turnpike
 Burlington, MA 01803
 (261) 203-1501
 www.hayner-swanson.com

FIELD BOOK: 1234 DRAWING NAME: 5646-SUB-FS20 5646 1 OF 4
 DRAWING LOC: J:\5000\5646\DWG\SUB

UTILITY QUALITY LEGEND

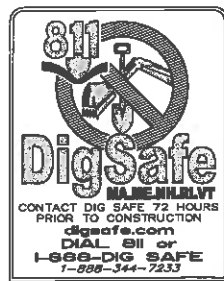
SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY CHANCE 38-72" ASSE STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA

LEVEL A (a) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.

LEVEL B (b) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. (IE DIGSAFE)

LEVEL C (c) INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

LEVEL D (d) INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

GENERAL SURVEY NOTES:

- THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND IN JUNE 2019.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
- SURVEY CONTROL INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD83
PROJECTION: NH STATE PLANE
UNITS: US SURVEY FEET
- THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.

BENCHMARK:

BM1: PAINTED BOLT ON HYDRANT
ELEV. = 151.52

CITY OF NASHUA

PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
229 MAIN STREET
NASHUA, NH 03060
ATT: LINDA McSHIEE (603) 569-3110

ENGINEERING DEPARTMENT
NASHUA DIVISION OF
PUBLIC WORKS / ENGINEERING
9 RIVERSIDE STREET
NASHUA, NH 03062
ATT: JOE MENDOLA (603) 569-3124

FIRE DEPARTMENT
NASHUA FIRE RESCUE
177 LAKE STREET
NASHUA, NH 03060
ATT: ADAM POLLIOT (603) 569-3400

UTILITY CONTACTS

WATER:
PENICK WATERS WORKS
25 MANCHESTER STREET
MERRIMACK, NH 03054
ATT: JOHN BOISVERT, PE (603) 913-2300

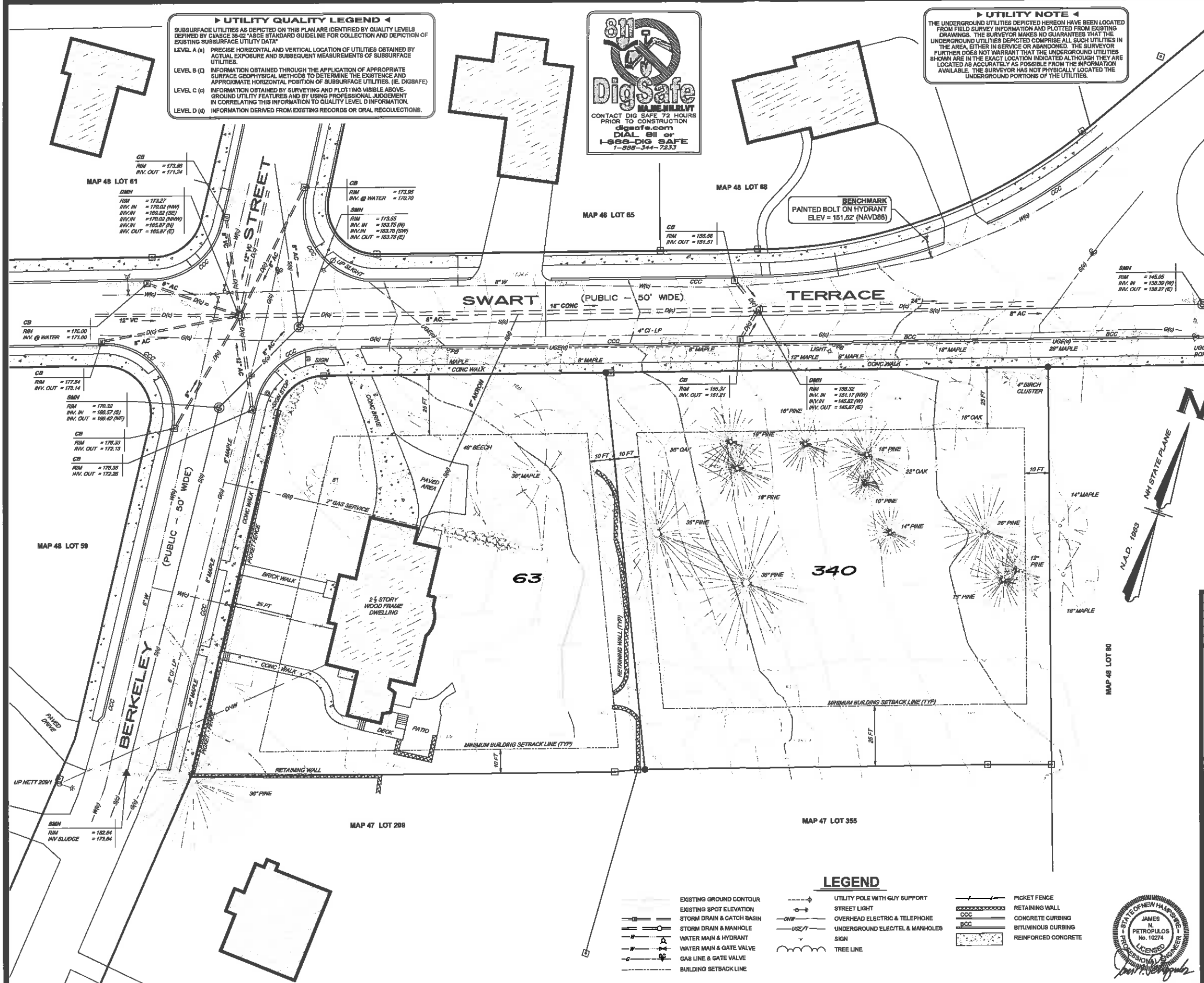
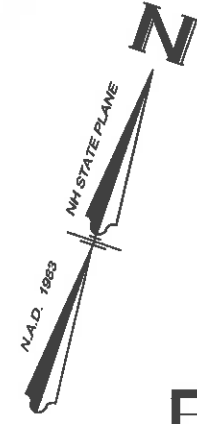
TELEPHONE:
CONSOLIDATED COMMUNICATIONS
257 DANIEL WEBSTER HIGHWAY
MERRIMACK, NH 03054
ATT: JOY MENDONCA (603) 645-2715

POWER:
EVERSOURCE
370 AMHERST STREET
NASHUA, NH 03060
ATT: MARC GAGNON (603) 882-5884

GAS:
LIBERTY UTILITIES
11 NORTHEASTERN BOULEVARD
SALEM, NH 03079
ATT: RYAN LAGASSE (603) 327-7151

CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST EDITION ARE HEREBY INCORPORATED BY REFERENCE.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
- PRIOR TO ANY WORK BEING STARTED, THE APPLICANT AND THEIR CONTRACTORS SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH PLANNING STAFF TO REVIEW SCHEDULING, EROSION AND TRAFFIC CONTROL, AND TREE PROTECTION.
- BLASTING, IF NEEDED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
- ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
- THE BUILDER RESERVES THE RIGHT TO MODIFY THE PROPOSED BUILDINGS LOCATION, SIZE, ELEVATION, DRIVEWAY AND UTILITY CONNECTIONS AS LONG AS THE OVERALL INTEGRITY OF THIS PLAN IS MAINTAINED.



LEGEND

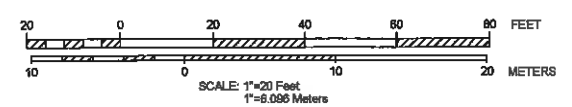
	EXISTING GROUND CONTOUR		UTILITY POLE WITH GUY SUPPORT		PICKET FENCE
	EXISTING SPOT ELEVATION		STREET LIGHT		RETAINING WALL
	STORM DRAIN & CATCH BASIN		OVERHEAD ELECTRIC & TELEPHONE		CONCRETE CURBING
	STORM DRAIN & MANHOLE		UNDERGROUND ELECT/TEL & MANHOLES		BITUMINOUS CURBING
	WATER MAIN & HYDRANT		SIGN		REINFORCED CONCRETE
	WATER MAIN & GATE VALVE		TREE LINE		
	GAS LINE & GATE VALVE				
	BUILDING SETBACK LINE				

No.	DATE	REVISION	BY
1	08/20/19	ADDRESS TECHNICAL REVIEW COMMENTS	SJA

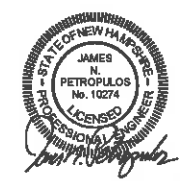
TOPOGRAPHIC SUBDIVISION PLAN
(MAP 48, LOT 63)

67 BERKELEY STREET
NASHUA, NEW HAMPSHIRE

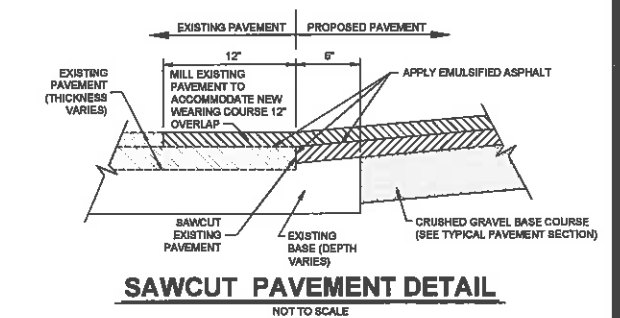
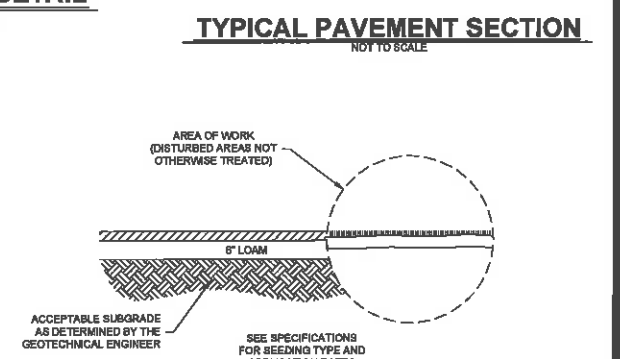
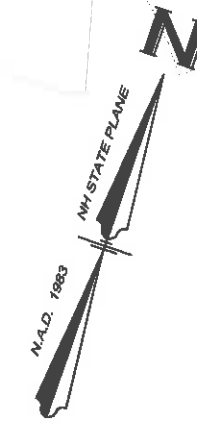
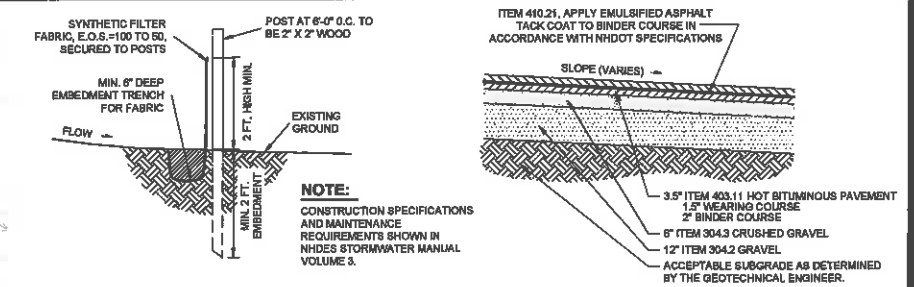
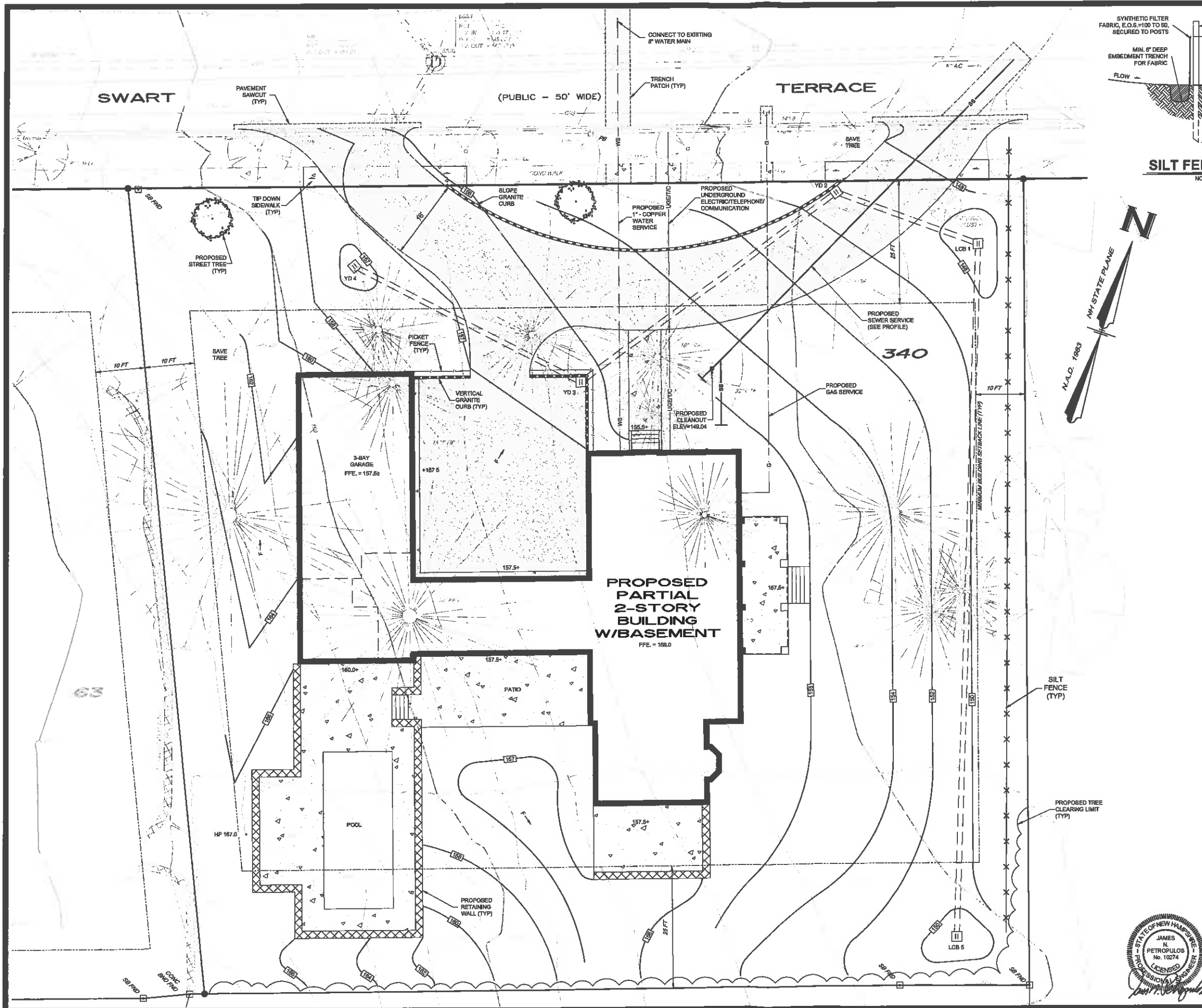
PREPARED FOR/RECORD OWNER:
MARY JANE CONWAY-KING REVOCABLE TRUST
MARY JANE CONWAY-KING, TRUSTEE
67 BERKELEY STREET NASHUA, NEW HAMPSHIRE 03064-1966 (603) 663-2116



26 AUGUST 2019

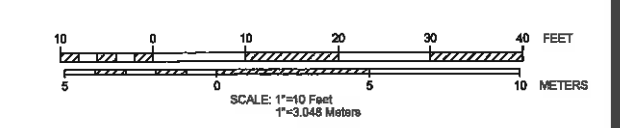


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Nashua, NH 03062
(603) 883-2057
www.haynerswanson.com



No.	DATE	REVISION	BY
1	08/20/19	ADDRESS TECHNICAL REVIEW COMMENTS	SJA

LOT LAYOUT/GRADING PLAN
(MAP 48, LOT 63)
67 BERKELEY STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR/RECORD OWNER:
MARY JANE CONWAY-KING REVOCABLE TRUST
MARY JANE CONWAY-KING, TRUSTEE
67 BERKELEY STREET NASHUA, NEW HAMPSHIRE 03084-1968 (603) 883-2116



26 AUGUST 2019

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