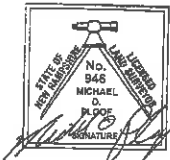


CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



9/5/19

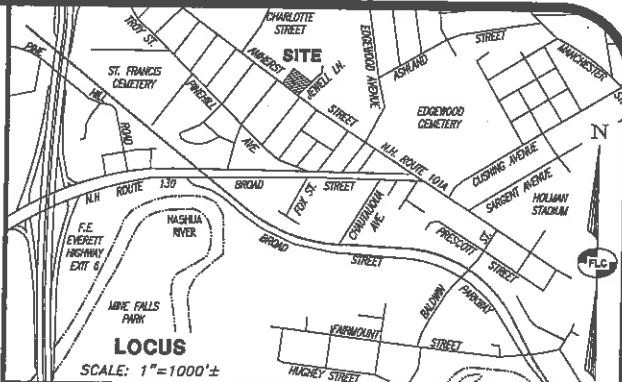
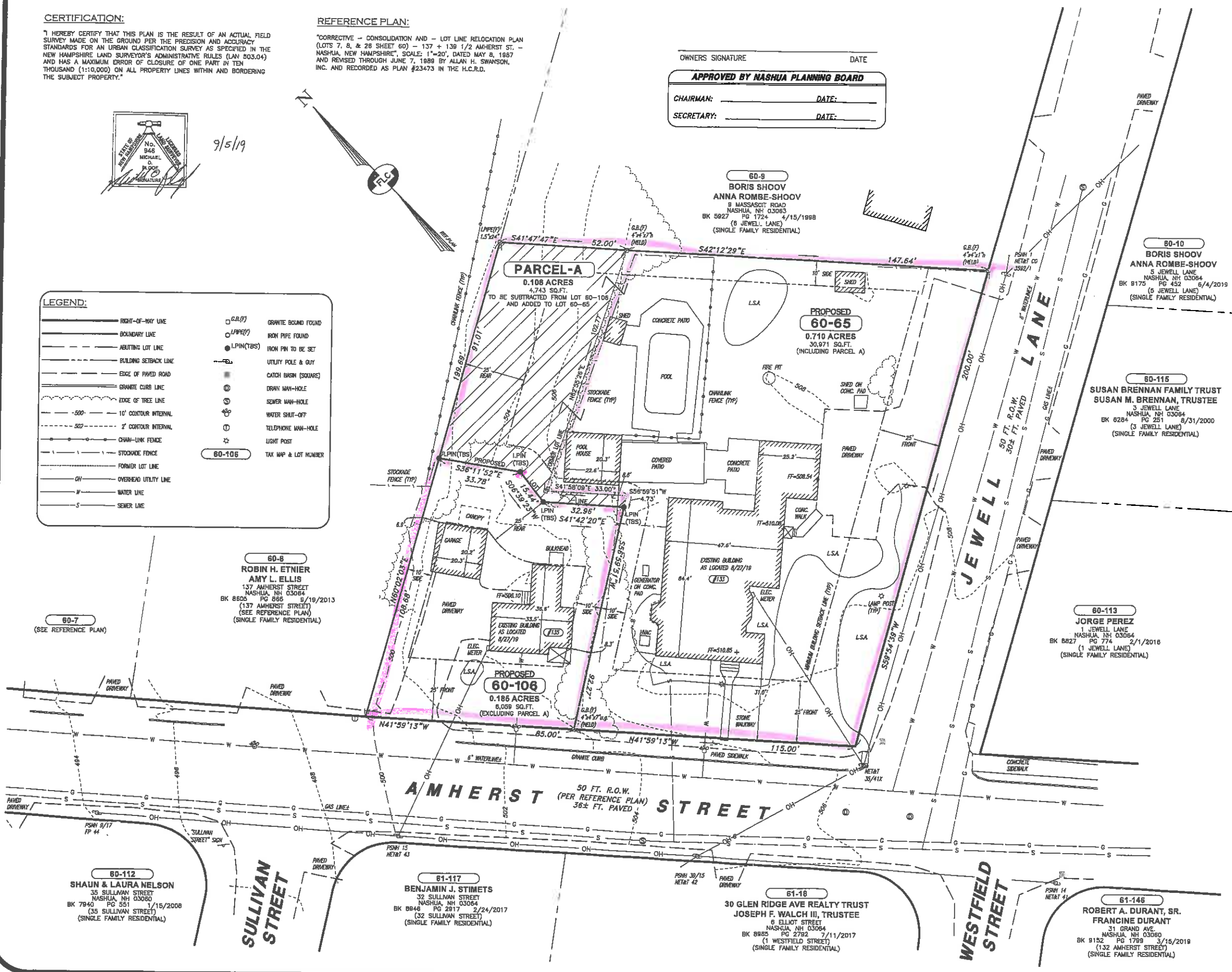
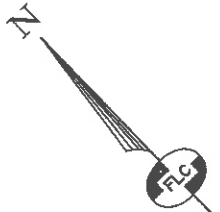
REFERENCE PLAN:

*CORRECTIVE - CONSOLIDATION AND - LOT LINE RELOCATION PLAN (LOTS 7, 8, & 26 SHEET 60) - 137 + 139 1/2 AMHERST ST. - NASHUA, NEW HAMPSHIRE, SCALE: 1"=20', DATED MAY 8, 1987 AND REVISED THROUGH JUNE 7, 1989 BY ALLAN H. SWANSON, INC. AND RECORDED AS PLAN #23473 IN THE H.C.R.D.

OWNERS SIGNATURE _____ DATE _____
APPROVED BY NASHUA PLANNING BOARD
 CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJUTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- GRANITE CURB LINE
- EDGE OF TREE LINE
- 500- 10' CONTOUR INTERVAL
- 502- 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- STOCKADE FENCE
- FORMER LOT LINE
- OVERHEAD UTILITY LINE
- WATER LINE
- SEWER LINE
- (G.B./F) GRANITE SOUND FOUND
- (I.P.P./F) IRON PIPE FOUND
- (L.P.I.N./T.B.S) IRON PIN TO BE SET
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER SHUT-OFF
- TELEPHONE MAN-HOLE
- LIGHT POST
- (60-106) TAX MAP & LOT NUMBER



NOTES:

- THE APPLICANT AND OWNER OF RECORD FOR TAX MAP 60 LOTS 106 & 65 IS NORTHLAND LEGACY LAND TRUST, LLC, 247 HAYDEN ROAD, HOLLIS, NH 03049. THE DEED REFERENCES FOR THE PARCELS ARE VOL.8971 PG.1841 DATED MAY 26, 2017 (LOT 60-65) AND VOL.9012 PG.1533 DATED SEPTEMBER 29, 2017 (LOT 60-106) IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN LOTS 60-65 & 60-106 BY SUBTRACTING PARCEL A FROM LOT 60-106 AND ADDING PARCEL A TO LOT 60-65.
- THE TOTAL EXISTING AREA OF TAX MAP LOT 60-65 IS 0.602 ACRES OR 26,228 SQ.FT. THE TOTAL EXISTING AREA OF TAX MAP LOT 60-106 IS 0.284 ACRES OR 12,803 SQ.FT. THE PROPOSED AREA OF LOT 60-65 IS 0.710 ACRES OR 30,971 SQ.FT. THE PROPOSED AREA OF LOT 60-106 IS 0.186 ACRES OR 8,059 SQ.FT.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 60.
- ZONING FOR THE PARCEL IS DISTRICT (R-A).

R-A ZONE CONVENTIONAL	REQUIRED	OLD 60-65	OLD 60-106	NEW 60-65	NEW 60-106
MIN LOT AREA	7,500 SF	26,228 SF	12,803 SF	30,971 SF	8,059 SF
MIN LOT WIDTH	75 FT	199.80 FT	83.83 FT	199.80 FT	83.83 FT
MIN LOT FRONTAGE	60 FT	315.00 FT	95.00 FT	315.00 FT	95.00 FT
MIN LOT DEPTH	80 FT	132.18 FT	157.98 FT	199.84 FT	100.48 FT
MIN FRONT SETBACK	25 FT	31.05 FT	28.67 FT	31.05 FT	29.87 FT
MIN SIDE SETBACK	10 FT	4.09 FT	6.94 FT	6.94 FT	6.94 FT
MIN REAR SETBACK	25 FT	0.61 FT	30.07 FT	47.50 FT	25.50 FT
MAX. BUILDING HEIGHT	35 FT	30.4 FT	30.4 FT	30.4 FT	30.4 FT
MAX. STORES	2.5 ST	2.0 ST	2.0 ST	2.0 ST	2.0 ST
OPEN SPACE FOR EACH LOT	50%	63%	78%	68%	65%

- 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 AUGUST, 2018. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
- JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN AUGUST, 2019 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 AND BY MUNICIPAL SEWER AND WATER BY PENNICKLUCK 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. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100513D, DATED: SEPTEMBER 25, 2008.
- SOIL TYPE FOR THE ENTIRE SITE IS H₈B (HINCKLEY LOAMY SAND WITH SLOPES FROM 0% - 3%).
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCEL.
- PERMANENT MARKERS ARE TO BE SET AS SHOWN HEREON.

GRAPHIC SCALES

20' 10' 0' 20' 40' 80'

IMPERIAL: 1"=20'

LOT LINE RELOCATION PLAN
TAX MAP 60 LOTS 65 & 106
(133 & 135 AMHERST STREET)
NASHUA, NEW HAMPSHIRE
 PREPARED FOR & LAND OF:
NORTHLAND LEGACY LAND TRUST, LLC
 247 HAYDEN ROAD HOLLIS, NH 03049 PH. (603)466-6355
 SCALE: 1" = 20' SEPTEMBER 5, 2019

Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
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 www.FieldstoneLandConsultants.com

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