ABUTTERS:

LOT 64 / SHEET F
711 WEST HOLLIS STREET REALTY TRUST
79 CONANT ROAD
NASHUA, NH 03062–1638
ACCT 20010
BK. 6814/PG. 1463

LOT 53 / SHEET F
GIL R. DUBRAY REVOCABLE TRUST
GIL R. DUBRAY TRUSTEE
713 WEST HOLLIS STREET
NASHUA, NH 03062–1331
ACCT 27470
BK 6808/PG 182

LOT 1012 / SHEET F
SHIVANTI & MAHESHA GAMINIPATI
715 WEST HOLLIS STREET
NASHUA, NH 03062
ACCT 20006
BK 6804/PG 2439

LOT 96 / SHEET F
HOLLIS LANDING
6 MORROW LANE
NASHUA, NH 03063

LOT 494 / SHEET D
GLEN M. & PATRICIA L. PRESTON
2 SETTLEMENT WAY
NASHUA, NH 03062–4439
ACCT 47820
BK 6867/PG 743

LOT 610 / SHEET D
AND JANET
DONNA SHOUDOU
710 WEST HOLLIS STREET
NASHUA, NH 03062
ACCT 28434
BK 6868/PG. 733

LOT 92 / SHEET D
STANTON K. & ROXANNE MIRALI
708 WEST HOLLIS STREET
NASHUA, NH 03062–1362
ACCT 28024
BK 6878/1878

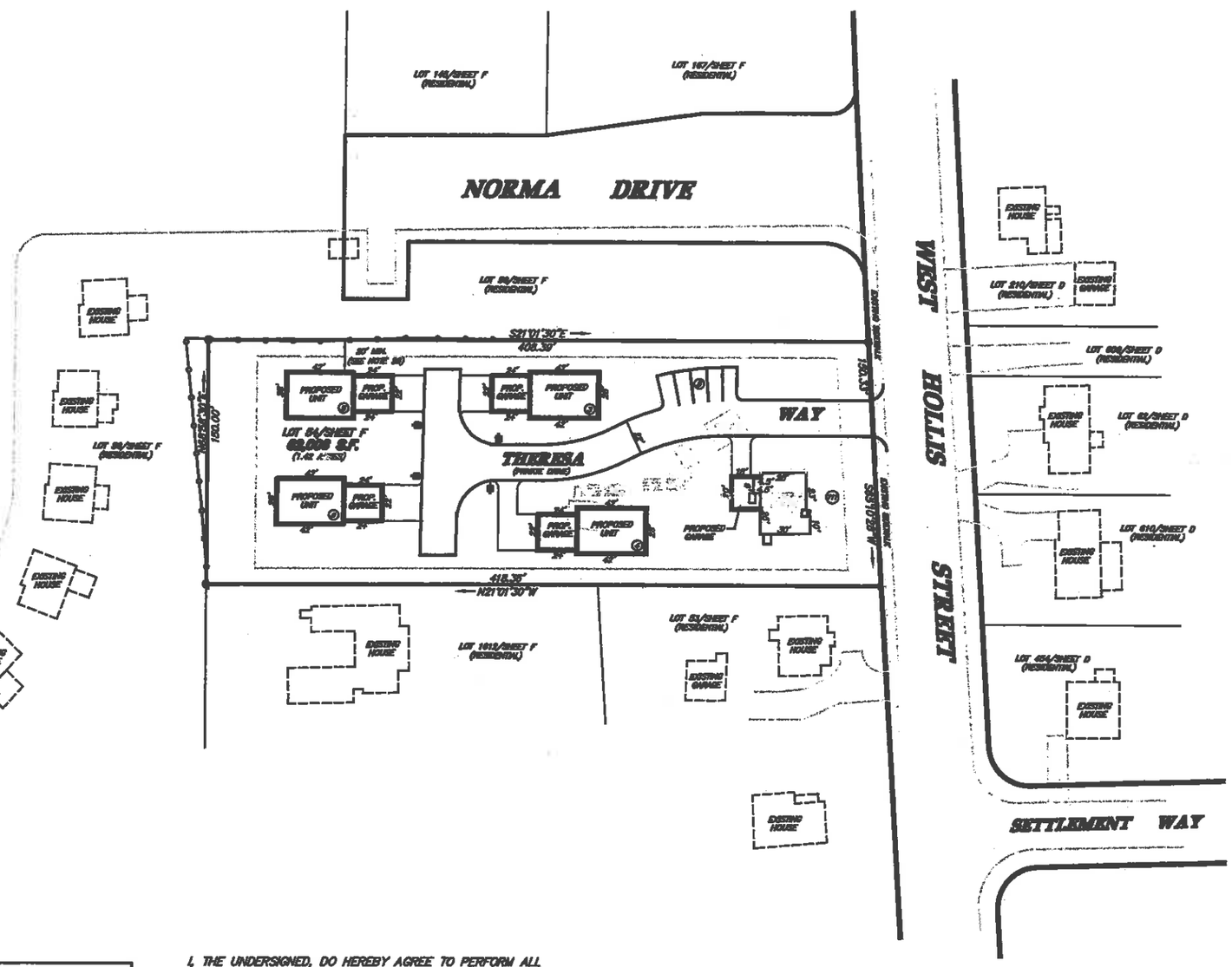
LOT 609 / SHEET D
EUGENE L. SR. WATCHUNG
LAURE E. SILVER
706 WEST HOLLIS STREET
NASHUA, NH 03062
ACCT 28433
BK 7694/1590

LOT 210 / SHEET D
DAVID & CHRISTINA KELLEY
704 WEST HOLLIS STREET
NASHUA, NH 03062
ACCT 9030
BK 9081/PG. 881

MAYNARD & PAQUETTE ENG. ASSOC., LLC
31 QUINCY STREET
NASHUA, NH 03060

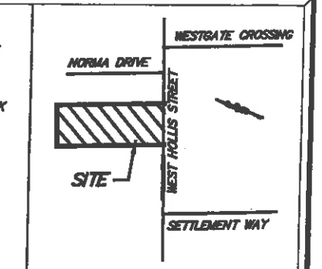
PLAN REFERENCE:

1. HOLLIS LANDING, NORMA DRIVE, NASHUA, NH; PREPARED FOR: ASHWOOD HOMES, INC.; BY: MAYNARD & PAQUETTE, INC. DATED: DECEMBER 1985, SCALE: 1" = 50'; H.C.R.D. NO. 16794
2. SUBDIVISION PLAN, 713–715 WEST HOLLIS STREET, NASHUA, NH; PREPARED FOR: GIL R. & DEBORAH DUBRAY; BY: MAYNARD & PAQUETTE ENG. ASSOC., LLC; DATED: OCTOBER 25, 2004, SCALE: 1" = 20'; H.C.R.D. NO. 33836



■	STONE BOUND FOUND
□	STONE BOUND TO BE SET
●	IRON PIN FOUND
○	IRON PIN TO BE SET
———	MINIMUM BUILDING SETBACK
———	EXISTING BUILDING
(11)	STREET ADDRESS
	MAIL BOX

LEGEND



VICINITY

NOTES:

1. PRESENT ZONING: "R–9" RESIDENTIAL.
2. TOTAL LOT AREA: 65,006 S.F. (1.49 ACRES)
3. EXISTING USE: RESIDENTIAL, SINGLE FAMILY HOME
4. PROPOSED USE: 5 TOTAL UNITS: EXISTING SINGLE FAMILY AND 4 SINGLE FAMILY DETACHED UNITS SINGLE FAMILY INCLUDING COMMON PRIVATE DRIVEWAY, GARAGE, ETC. (SEE NOTE 23).
5. PARKING REQUIREMENTS: 2 SPACES/UNIT; PARKING PROVIDED– 2 SPACES/UNIT IN GARAGE 7 DRIVEWAY PLUS 8 VISITOR PARKING SPACES = 15 TOTAL SPACES
6. DIMENSIONAL REQUIREMENTS: ("R–9"– ZONE)
   SETBACKS: FRONT– 20 FT., SIDE– 10 FT. (SEE NOTE 23), REAR– 30 FT.
   LOT AREA (MIN): 6,000 S.F., PROP. 65,006 S.F.
   LOT WIDTH (MIN): 60 FT.
   LOT FRONTAGE (MIN): 75 FT.
   LOT DEPTH (MIN): 50 FT.
   OPEN SPACE (MIN): 50%, PROP. 70%
   FLOOR AREA (MAX): N/A
   MAX. BLDG. HEIGHT: 35 FT.
7. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY PLAN WAY WHATSOEVER, OR CONVERT OR ALTER A STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE AREAS USE INDICATED ON THE PLAN WITHOUT REQUIRED APPROVAL FROM THE CITY OF NASHUA.
8. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO INTERFERE WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL MEASURES SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
9. SITE IMPROVEMENTS SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS, GRADES AND NUMBER OF SPACES. NOT APPLICABLE
10. PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE WEST HOLLIS STREET R.O.W. BY A LICENSED LAND SURVEYOR.
11. ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS, WITH ALL PERMITS SECURED PRIOR TO INSTALLATION. NO NEW SIGNS PROPOSED.
12. ALL SITE LIGHTING SHALL BE SHOWN ON THE PLAN, DIRECTED ONTO SITE AND CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS. NO NEW LIGHTING PROPOSED.
13. ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLAN AND CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS. NO NEW LANDSCAPING PROPOSED.
14. LOT IS SERVICED BY MUNICIPAL SEWER AND POWER/GAS UNDER GROUND.
15. ALL NEW BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN ON SITE INVESTIGATION BY A PROFESSIONAL ENGINEER ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED. NOT APPLICABLE
16. PRIOR TO ANY WORK BEING CONDUCTED ON SITE A PRE–CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW THE PROPOSED WORK.
17. THE SITE IS LOCATED WITHIN ZONE X, OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER F.I.R.M. COMMUNITY MAP NUMBER 33011C0263G, DATED: SEPT. 25, 2009.
18. THE SITE IS NOT LOCATED WITHIN THE WATERSHED PROTECTION DISTRICT.
19. STREET RESTORATION SHALL BE IN ACCORDANCE WITH NRO 465–43.
20. ROOF DRAIN TIE–INS AND DRAIN LINES WILL BE INSPECTED PRIOR TO BACKFILLING & PAVING.
21. THERE ARE NO WETLANDS ON SITE.
22. THIS PLAN COMPLIES WITH THE MINIMUM STANDARD REQUIREMENTS.
23. ON DECEMBER 13, 2016 THE NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO EXCEED MAXIMUM OF ONE PRINCIPAL STRUCTURE PERMITTED ON A LOT, ONE EXISTING, FOUR ADDITIONAL DETACHED UNITS PROPOSED FOR A TOTAL OF FIVE UNITS SERVED BY A 22 FT. COMMON PRIVATE DRIVEWAY WITH THE FOLLOWING STIPULATION:
    1. PROVIDE A MINIMUM OF 30–FOOT SETBACK FROM THE PROPERTY LINES TO THE REAR OF THE STRUCTURES, SO IN EFFECT, THE SIDE YARD SETBACK IS 20 FEET INSTEAD OF THE 10 FEET.
24. TWO "NO PARKING" SIGNS ON EACH SIDE OF COMMON DRIVEWAY SHALL BE POSTED/INSTALLED.
25. THE EXISTING SEWER PIPE IN WEST HOLLIS ST. IS ASBESTOS CEMENT AND SPECIAL HANDLING AND DISPOSAL PROCEDURES FOR ASBESTOS SHALL BE FOLLOWED.
26. ALL LOTS, ESPECIALLY No. 1, 2, 6, 10 & 11 WILL BE PROTECTED FROM SILTATION / EROSION UNTIL VEGETATION IS WELL ESTABLISHED.

SITE PLAN – LOT 64/SHEET F

711 WEST HOLLIS STREET
NASHUA, NEW HAMPSHIRE

OWNER:
711 WEST HOLLIS STREET REALTY TRUST, LLC
79 CONANT ROAD
NASHUA, NEW HAMPSHIRE 03062
(603) 321–6051

SCALE: 1" = 40' DATE: JANUARY 22, 2018

Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone- (603)883-6488 Fax- (603)883-7227

KPM	APB	RAM			2	D	12459
DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

SHEET 1 OF 6

NO.	DATE	REVISIONS
2	3/26/2018	REVISIONS PER PLANNING & ENGINEERING AND FIRE COMMENTS
1	1/26/2018	REVISIONS PER PLANNING & ENGINEERING AND A.A. COMMENTS

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

SECRETARY DATE

CHAIRMAN DATE

I, THE UNDERSIGNED, DO HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE CITY OF NASHUA PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

711 WEST HOLLIS STREET REALTY TRUST, LLC DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY MADE ON THE GROUND IN NOVEMBER 2016 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

J:\11 SURVEYS\12459 MAYNARD & PAQUETTE\12459 711 WEST HOLLIS