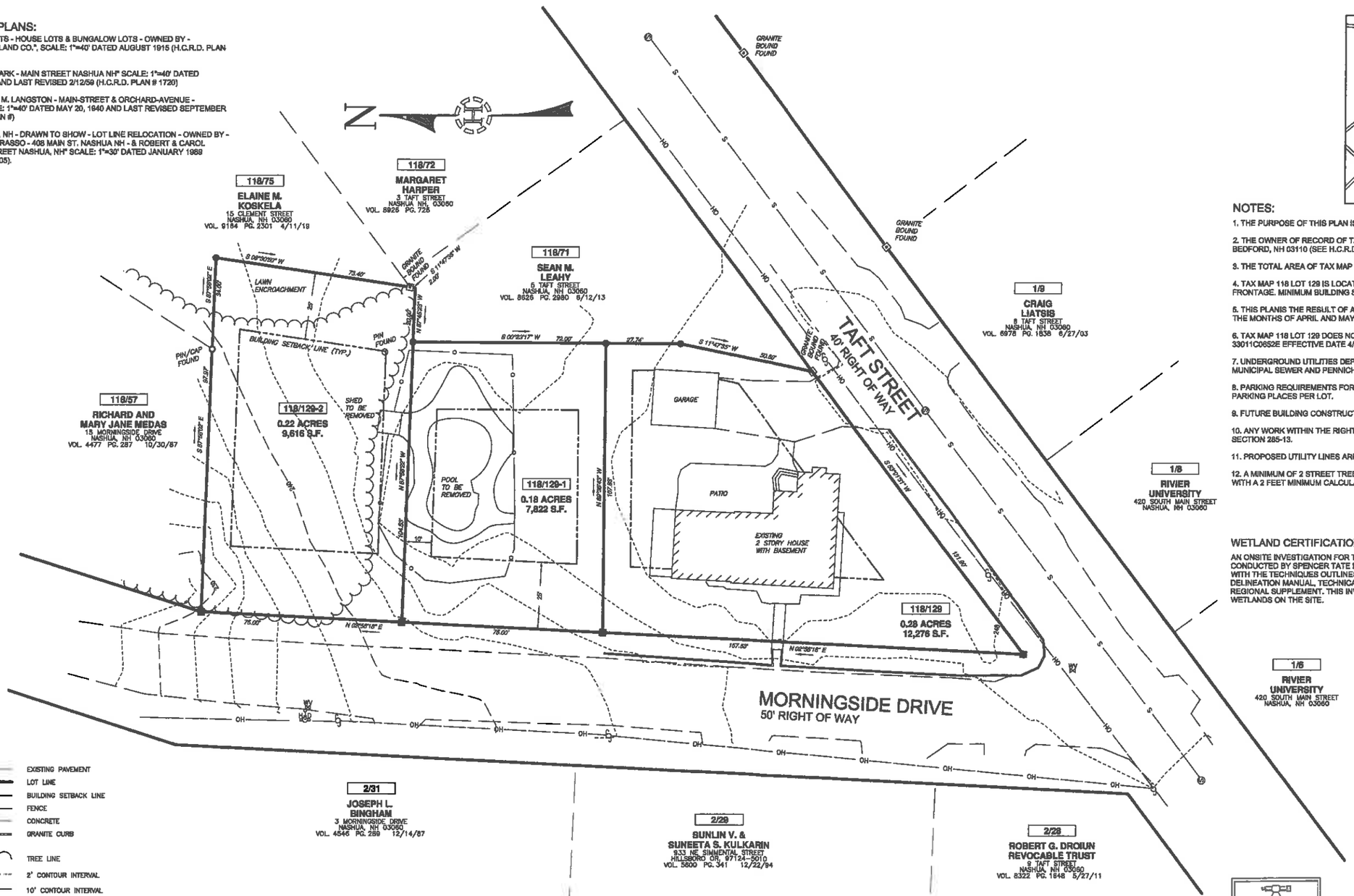
REFERENCE PLANS:

1. "ORCHARD HEIGHTS - HOUSE LOTS & BUNGALOW LOTS - OWNED BY - MASSACHUSSETTS LAND CO.", SCALE: 1"=40' DATED AUGUST 1915 (H.C.R.D. PLAN #329A).

2. "MORNING SIDE PARK - MAIN STREET NASHUA NH" SCALE: 1"=40' DATED DECEMBER 2, 1955 AND LAST REVISED 2/12/59 (H.C.R.D. PLAN # 1720)

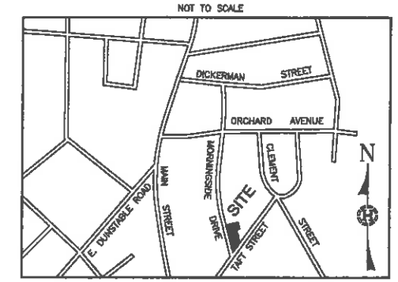
3. "LAND OF - ETHEL M. LANGSTON - MAIN-STREET & ORCHARD-AVENUE - NASHUA-N.H." SCALE: 1"=40' DATED MAY 20, 1940 AND LAST REVISED SEPTEMBER 7, 1940 (H.C.R.D. PLAN #)

4. "LAND IN NASHUA, NH - DRAWN TO SHOW - LOT LINE RELOCATION - OWNED BY - THOMAS & CAROL GRASSO - 408 MAIN ST. NASHUA NH - & ROBERT & CAROL DROUIN - 9 TAFT STREET NASHUA, NH" SCALE: 1"=30' DATED JANUARY 1989 (H.C.R.D. PLAN # 23205).



LOCUS MAP

NOT TO SCALE



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A 3 LOT SUBDIVISION OF TAX MAP 118 LOT 129.

2. THE OWNER OF RECORD OF TAX MAP 118 LOT 129 IS MG HOLDINGS LLC. P.O. BOX 10088 BEDFORD, NH 03110 (SEE H.C.R.D. BK. 2985 PG. 1251 DATED 3/16/20).

3. THE TOTAL AREA OF TAX MAP 118 LOT 129 IS 0.68 ACRES OR 29,714 S.F.

4. TAX MAP 118 LOT 129 IS LOCATED IN THE R-A ZONE, MINIMUM LOT AREA IS 7,500 S.F. WITH 60' OF FRONTAGE. MINIMUM BUILDING SETBACKS ARE 25' FRONT, 10' SIDE AND 25' REAR.

5. THIS PLANIS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF APRIL AND MAY 2020.

6. TAX MAP 118 LOT 129 DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM # 33011C0652E EFFECTIVE DATE 4/18/11.

7. UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE. THIS SITE IS SERVICES BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.

8. PARKING REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL ARE TWO 10' x 20' OFF STREET PARKING PLACES PER LOT.

9. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS.

10. ANY WORK WITHIN THE RIGHT OF WAY OF ANY STREETS SHALL COMPLY WITH THE N.R.O. SECTION 285-13.

11. PROPOSED UTILITY LINES ARE TO BE UNDERGROUND.

12. A MINIMUM OF 2 STREET TREES PER LOT SHALL BE LOCATED ALONG THE STREET FRONTAGE WITH A 2 FEET MINIMUM CALCULATION.

WETLAND CERTIFICATION:

AN ONSITE INVESTIGATION FOR THE PURPOSE OF DELINEATING WETLANDS WAS CONDUCTED BY SPENCER TATE DURING THE MONTH OF MAY 2020 IN ACCORDANCE WITH THE TECHNIQUES OUTLINES IN THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTH EAST REGIONAL SUPPLEMENT. THIS INVESTIGATION REVELED THAT THERE WERE NO WETLANDS ON THE SITE.

LEGEND:

- EXISTING PAVEMENT
- LOT LINE
- BUILDING SETBACK LINE
- FENCE
- CONCRETE
- GRANITE CURB
- TREE LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- S — UNDERGROUND SEWER LINE
- OH — OVERHEAD ELECTRIC LINE
- WATER VALVE
- ELECTRIC UTILITY POLE
- PIN/CAP TO BE SET
- GRANITE BOUND TO BE SET
- SEWER MANHOLE

REV.	DATE	DESCRIPTION	BY

SCALE: 1"=20'

20' 10' 0' 20' 40'

OWNER'S SIGNATURES

DATE _____ MG HOLDINGS LLC

APPROVED - NASHUA PLANNING BOARD

DATE _____ CHAIR OF NASHUA PLANNING BOARD

DATE _____ SECRETARY OF NASHUA PLANNING BOARD

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND 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".

STATE OF NEW HAMPSHIRE — No. 1009 — DANIEL B. HIGGINSON — LICENSED LAND SURVEYOR

SIGNATURE

6/18/20

SUBDIVISION PLAN

PREPARED FOR:

MG HOLDINGS

1 MORNING SIDE DRIVE

TAX MAP 118 LOT 129

NASHUA, NEW HAMPSHIRE

JUNE 18, 2020

HIGGINSON LAND SERVICES

LAND SURVEYING – SEPTIC SYSTEM DESIGNS – PERMITTING

76 PATTERSON HILL ROAD HENNIKER, NH 03242

TEL: 603-860-8412 | NOTE BOOK #16 | JOB #625