



- NOTES:**
- SITE AREA: MAP 77, LOT 1 (PRIOR TO SUBDIVISION): 0.807 ACRES (22,105 SF)
  - PRESENT ZONING: GIMU-GENERAL INDUSTRIAL/MIXED USE OVERLAY  
MINIMUM LOT REQUIREMENTS:  
-MIN LOT SIZE: 5,000 SF  
-MIN FRONTAGE: 80 FT  
-MIN WIDTH: 50 FT  
-MIN DEPTH: 75 FT  
BUILDING SETBACK REQUIREMENTS:  
-MIN. FRONT YARD: 10 FT  
-MIN. SIDE YARD: 10 FT  
-MIN. REAR YARD: 10 FT  
-MAX BUILDING HEIGHT: 60 FT
  - LOT NUMBERS REFER TO THE CITY OF NASHUA, NH ASSESSORS MAP 77.
  - PURPOSE OF PLAN:  
TO SUBDIVIDE OLD LOT 1 INTO TWO (2) NEW LOTS. THESE TWO NEWLY CREATED LOTS ARE NOT TO BE CONSIDERED AS SEPARATE BUILDABLE LOTS.
  - SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNACLUCK WATER WORKS, UNDERGROUND GAS AND A COMBINATION OF UNDERGROUND AND OVERHEAD ELECTRIC AND TELECOMMUNICATION UTILITIES.
  - 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
  - THERE APPEARS TO BE NO WETLANDS ON THIS SITE.
  - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
  - STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.H.R.S. SECTION 289-13.
  - THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
  - THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
  - MAP 77, LOT 1 IS LOCATED IN ZONE X AS GRAPHICALLY DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NUMBER 30037, MAP NUMBER 33011C0310 WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2003. SEE LOMR 14-01-35P/R WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2014.
  - THERE ARE NO NEW STREET LIGHTS PROPOSED BY THIS SUBDIVISION.
  - SURVEY CONTROL INFORMATION:  
HORIZONTAL DATUM: NAD83  
HORIZONTAL PROJECTION: NH STATE PLANE  
UNITS: US SURVEY FEET
  - PRESENT OWNER OF RECORD:  
LOT 1 - MAP 77  
NASHUA MILLYARD ASSOCIATES, INC.  
P.O. BOX 776  
NASHUA, NH 03081  
VOL. 3788, PG. 87  
SEE NOTICE OF CONDEMNATION: VOL. 8811, PG. 2008

No.	DATE	REVISION	BY

SUBDIVISION PLAN  
(MAP 77, LOT 1)  
**PINE STREET EXTENSION**  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR:  
**CITY OF NASHUA**  
P.O. BOX 2019 229 MAIN ST. NASHUA, NH 03081-2019

RECORD OWNERS:  
**NASHUA MILLYARD ASSOCIATES, INC.**  
22 KEHOE AVENUE NASHUA, NEW HAMPSHIRE 03080



3 DECEMBER 2020

**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
3 Congress Street Nashua, NH 03062 (603) 883-2057  
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
www.haynerswanson.com

- LEGEND**
- STORM DRAIN & CATCH BASIN
  - STORM DRAIN & MANHOLE
  - STORM DRAIN & HEADWALL
  - SANITARY SEWER & MANHOLE
  - WATER MAIN & HYDRANT
  - WATER MAIN & GATE VALVE
  - CANAL WATER MAIN
  - GAS LINE & GATE VALVE
  - UTILITY POLE WITH GUY SUPPORT
  - STREET LIGHT
  - OVERHEAD ELECTRIC & TELEPHONE SIGN
  - BOLLARD
  - STONE BOUND
  - COTTON GUN BRIMBLE
  - VERTICAL GRANITE CURBING
  - SLOPE GRANITE CURBING
  - GUARDRAIL
  - CONCRETE

**UTILITY QUALITY LEGEND**

SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY CHARGE 33-03 "ASCE 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. DIASAFE)

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 B 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 GUARANTEES 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.

**APPROVED**  
NASHUA CITY PLANNING BOARD

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

FOR CITY OF NASHUA \_\_\_\_\_ DATE \_\_\_\_\_

- PLAN REFERENCES:**
- ACQUISITION PLAN (LOT 1, MAP 77), BROAD STREET PARKWAY PROJECT, LAND OFF PINE STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: CITY OF NASHUA, RECORD OWNER: NASHUA MILLYARD ASSOCIATES, INC., SCALE: 1" = 40', DATED 9 NOVEMBER 2012, WITH REVISIONS THRU 10/27/14 AND PREPARED BY THIS OFFICE. NOT YET RECORDED.
  - RIGHT OF WAY PLAN, BROAD STREET PARKWAY PROJECT, NASHUA, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER: CITY OF NASHUA, SCALE: 1" = 40', DATED: 5 JULY 2015, AND PREPARED BY THIS OFFICE. NOT YET RECORDED.
  - EASEMENT PLAN (MAP 77, LOTS 1 AND 28), BROAD STREET PARKWAY PROJECT, PINE STREET EXTENSION & 2 PINE STREET EXTENSION, NASHUA, NEW HAMPSHIRE, PREPARED FOR: CITY OF NASHUA, RECORD OWNERS: CITY OF NASHUA & NASHUA MILLYARD ASSOCIATES, INC., SCALE: 1" = 20', DATED: 22 APRIL 2016, AND PREPARED BY THIS OFFICE. RECORDED: HORD PLAN No. 40183

**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 600.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/06.

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 \_\_\_\_\_ PAUL C. LIVERSIDGE, LLS



**Pine Street Extension - 1,000 FT Vicinity Map**

