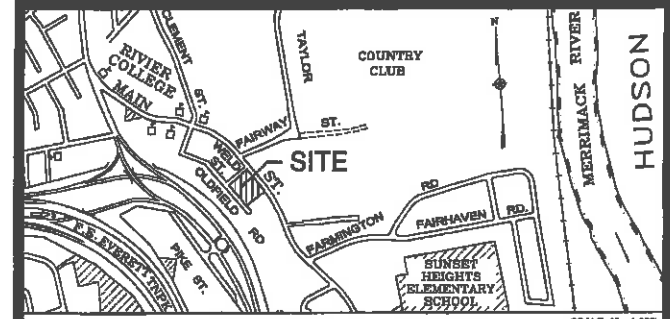


- NOTES - CONT'D:**
- MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS:
 - STONE BOUNDS: AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET
 - IRON PINS: AT LOT CORNERS
 - THERE APPEARS TO BE NO WETLANDS ON THIS SITE.
 - SURVEY CONTROL:
 - HORIZONTAL DATUM: N.A.D. 1983
 - PROJECTION: NH STATE PLANE
 - UNITS: US SURVEY FEET
 - THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 33007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301C0222, DATED: APRIL 19, 2011.
 - THIS PLAN SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND WILL BE ON FILE AT THE CITY OF NASHUA PLANNING DEPARTMENT.
 - 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 USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
 - THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
 - 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. DRAINS SHALL NOT OUTLET OR FLOW OVERLAND ONTO A CITY STREET.
 - THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
 - THERE ARE NO NEW STREET LIGHTS PROPOSED WITH THIS PLAN.
 - PRESENT OWNER:
 - MAP 113 LOTS 11 & 125
 - STELLOS FAMILY INVESTMENT PROPERTIES, LLC
 - 125 NORTHEASTERN BOULEVARD
 - NASHUA, NH 03062
 - BK 0512, PG 341
 - ZONE: R-A
 - USE: RESIDENTIAL



- PLAN REFERENCES:**
- SUBDIVISION / STREET DEDICATION PLAN, MAP 112, LOT 11, 453 SOUTH MAIN STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR RECORD OWNER: STELLOS FAMILY INVESTMENT PROPERTIES, L.L.C., DATED: 27 AUGUST 2020 WITH REVISIONS THRU 11/23/20, SCALE: 1" = 30' AND PREPARED BY THIS OFFICE. H.C.R.D. PLAN No. NOT YET RECORDED.
 - PLAN OF ADDITION TO NASHUA TERRACES, SCALE: 1" = 60', H.C.R.D. PLAN No. 113.
 - NASHUA, NH, SCALE: 1" = 50', DATED: FEBRUARY 1983, PREPARED BY: NED SPAULDING H.C.R.D. PLAN No. NOT RECORDED.
 - BOUNDARY PLAN, RIVIER COLLEGE, SOUTH MAIN STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR RECORD OWNER: RIVIER COLLEGE, DATED: 17 APRIL 1992, SCALE: 1" = 100' AND PREPARED BY: ALLAN H. SWANSON H.C.R.D. PLAN No. 29129.
 - FINAL SUBDIVISION PLAN, MAP A, LOTS 760 & 323, SOUTH MAIN STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR DONALD REID, DATED: MAY 21, 1987, SCALE: 1" = 30' AND PREPARED BY CUOCO & CORMIER, INC. H.C.R.D. PLAN No. 20818.
 - LOT LINE RELOCATION PLAN, SHEET A, LOTS 768 & 126, SOUTH MAIN STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: DONALD REID, DATED: OCTOBER 13, 1987, SCALE: 1" = 20' AND PREPARED BY CUOCO & CORMIER, INC. H.C.R.D. PLAN No. 21288.

NOTES:

- EXISTING LOT AREAS:

LOT 11	0.707 AC	30,806 SF
LOT 125	0.383 AC	16,697 SF
- PRESENT ZONING: R-A; ALURBAN RESIDENCE PROPOSED

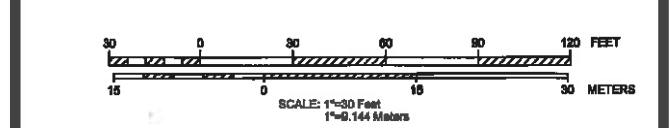
MINIMUM LOT REQUIREMENTS:	REQUIRED	LOT 11	LOT 125
- LOT SIZE	7,500 SF	15,408 SF	32,087 SF
- FRONTAGE	60 FT	244.18 FT	218.57 FT
- WIDTH	75 FT	100 FT	208 FT
- DEPTH	90 FT	184 FT	164 FT
MINIMUM SETBACK REQUIREMENTS:			
- FRONT YARD	25 FT		
- SIDE YARD	10 FT		
- REAR YARD	25 FT		
- MAX. BUILDING HEIGHT	35 FT		
- MAX. STORIES	2.5		
- OPEN SPACE (%)	82		
- MAX. FLOOR RATIO	0.5		
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 'A', 112 AND 116.
- PURPOSE OF PLAN: TO RELOCATE THE LOT LINE BETWEEN LOTS 11 AND 125 AND TO EXTINGUISH A PORTION OF THE PROPOSED PRIVATE SEWER EASEMENT PER PLAN REF. NO. 1.
- SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNICK WATERS WORKS, UNDERGROUND GAS AND A COMBINATION OF UNDERGROUND AND OVERHEAD ELECTRIC AND TELECOMMUNICATION UTILITIES.

No.	DATE	REVISION	BY

LOT LINE RELOCATION PLAN
(MAP 112, LOTS 11 & 125)

451 & 455 SOUTH MAIN STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
STELLOS FAMILY INVESTMENT PROPERTIES, L.L.C.
125 NORTHEASTERN BOULEVARD NASHUA, NEW HAMPSHIRE 03062 (603) 882-3128



20 NOVEMBER 2020

HSI Hayner/Swanson, Inc.
Civil Engineers/Lead Surveyors
3 Congress Street, Nashua, NH 03063 (603) 883-2037
131 Middlesex Turnpike, Burlington, MA 01803 (781) 203-1501
www.hsnr.com

FIELD BOOK: 1247	DRAWING NAME: 0718SUB-FL31	5718 SUB	1 OF 1
DRAWING LOC.: L:\000\0718 STELLOS\DWG\0718SUB		PG: 1/2	DATE:

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.

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

- LEGEND**
- UTILITY POLE WITH GUY SUPPORT
 - STREET LIGHT
 - SIGN
 - CONCRETE BOUND
 - STONE BOUND
 - IRON PIPE
 - DRILL HOLE & STONE WALL
 - STONE BOUND TO BE SET
 - IRON PIN TO BE SET
 - BUILDING SETBACK LINE
 - STOCKADE FENCE
 - CURBING
 - STREET ADDRESS
 - CONCRETE
 - COBBLE STONE/CONCRETE WALL
 - EXISTING BUILDING (PER NASHUA 08)

MAP 116 LOT 1
NASHUA DEVELOPMENT CO
60 HAMBLETT & KERRIGAN
20 TRAFALGAR SQUARE, STE 508
NASHUA, NH 03063-1881
BK 0733 PG 0170
ZONE: R-9
USE: COUNTRY CLUB

Cassandra Stellas-Mulvey
FOR STELLOS FAMILY INVESTMENT PROPERTIES, L.L.C. DATE 11/20/2020

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 800.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/28/01, 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 12/16/20



PB version 12/18/2020