

ABUTTERS:

- LOT 60/SHEET 101
62 LAKE LLC
17 MARSHALL STREET
NASHUA, NH 03060
ACCT. NO. 19528
- LOT 61/SHEET 101
CONWAY MULBERRY, LLC
547 ALBERT STREET, SUITE 106
NASHUA, NH 03063
ACCT. NO. 3112
- LOT 72/SHEET 101
ROBERT E. MCFADDEN
36 LOVELL STREET
NASHUA, NH 03080
ACCT. NO. 20492
- LOT 181/SHEET 101
42 LOVELL LLC
17 MARSHALL STREET
NASHUA, NH 03060
ACCT. 26944
- LOT 58/SHEET 101
EQUIPLIND CAPITAL LLC
131 WHEELER ROAD
HOLLIS, NH 03049
ACCT. NO. 23884
- LOT 59/SHEET 101
DEANNA DIGESSE
JONATHAN C. SMITH
66 LAKE STREET
NASHUA, NH 03060
ACCT. NO. 29174
- LOT 30/SHEET 99
3-10 LAKE STREET MILL, LLC
2 CHEROKEE AVENUE
NASHUA, NH 03084
ACCT. NO. 42122
- MAYNARD & PAQUETTE ENG. ASSOC., LLC
23 EAST PEARL STREET
NASHUA, NH 03080

NOTES: (CON'T)

- ON OCTOBER 5, 2017 THE NASHUA CITY PLANNING BOARD APPROVED THIS PLAN WITH THE FOLLOWING STIPULATIONS:
 - THE REQUEST FOR A WAIVER OF NRD 190-221(C), WHICH REQUIRES ALL UTILITIES TO BE PLACED UNDERGROUND, IS GRANTED, FINDING THAT THE WAIVER WILL NOT BE CONTRARY TO THE SPIRIT AND INTENT OF THE REGULATION FOR EXISTING HOUSE ONLY; ANY FURTHER LINE WOULD HAVE TO BE UNDERGROUND.
 - PRIOR TO THE CHAIR SIGNING THE PLAN, MINOR DRAFTING CORRECTIONS WILL BE MADE.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, STORMWATER DOCUMENTS WILL BE SUBMITTED TO CITY STAFF FOR REVIEW AND RECORDED AT THE APPLICANTS EXPENSE.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, ALL COMMENTS IN LETTER FROM JEANNE WALKER, PE DATED SEPTEMBER 29, 2017 SHALL BE ADDRESSED TO THE SATISFACTION OF THE ENGINEERING DEPT.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AN ELECTRONIC FILE OF THE SUBDIVISION PLAN SHALL BE SUBMITTED TO THE CITY OF NASHUA.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A PRE-CONSTRUCTION MEETING SHALL BE HELD.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DRIVEWAY SHALL BE POSTED "NO PARKING" PER THE FIRE MARSHAL'S OFFICE.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL SITE IMPROVEMENTS WILL BE COMPLETED, "NO PARKING" PER THE FIRE MARSHAL'S OFFICE.
 - ANY WORK WITHIN THE RIGHT-OF-WAY SHALL REQUIRE A FINANCIAL GUARANTEE.

LEGEND

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- MINIMUM BUILDING SETBACK
- - - EXISTING PAVEMENT
- EXISTING BUILDING

VICINITY

NOTES:

- PRESENT ZONING: "R2" RESIDENTIAL
- TOTAL LOT AREA: 23,590 SF
- EXISTING USE: RESIDENTIAL - MULTI-FAMILY
- PROPOSED USE: MULTI-FAMILY (8 UNITS)
- THE PURPOSE OF THIS PLAN AMENDMENT IS TO CONVERT THE EXISTING 8 UNITS INTO A 3 APARTMENT UNITS MULTI-FAMILY (FRONT) AND 5 UNIT/5 BEDROOM APARTMENT UNITS TO THE REAR BY CONVERTING THE 2 CAR GARAGES FOR UNITS 4-8 INTO BEDROOMS. UNITS 4-8 WOULD BE UTILIZED AS 5 BEDROOM APARTMENT UNITS. THE OCCUPANTS OF UNITS 4-8 SHALL NOT BE ALLOWED TO HAVE VEHICLES ON-SITE. (SEE PARKING WAIVER LETTER). THE REMAINDER OF THE SITE REMAINS AS APPROVED ON OCTOBER 5, 2017 (PLAN NR2210)
- PARKING REQUIRED - 1.5 SPACES/UNIT; PARKING PROVIDED - 8 SPACES
- DIMENSIONAL REQUIREMENTS:
 - FRONT YARD SETBACK - 10 FT. (38 FT. EXISTING)
 - SIDE YARD SETBACK - 7 FT. (14 FT. EXISTING)
 - REAR YARD SETBACK - 20 FT. (28 FT. EXISTING)
 - LOT AREA - 5,000 S.F. (23,590 SF EXISTING)
 - LOT WIDTH - 50 FT. (98.74 FT. EXISTING)
 - LOT FRONTAGE - 30 FT. (98.8 FT. EXISTING)
 - LOT DEPTH - 75 FT. (240.0 FT. EXISTING)
 - LOT DENSITY - 3.485 SF/UNIT (2,949 SF/UNIT EXISTING)
 - OPEN SPACE (MIN): 35% (43% EXISTING)
 - MAX. BLDG. HEIGHT: 100 FT.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY WHATSOEVER, OR CONVERT OR ALTER A STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING 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. (NO NEW EXTERIOR CONSTRUCTION PROPOSED)
- SITE IMPROVEMENTS SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS, GRADES AND NUMBER OF SPACES
- ALL SIGNS SHALL CONFORM TO CHAPTER 190 DIVISION 81 ARTICLE X OF THE CITY OF NASHUA REVISED ORDINANCES, AND SIGN PERMITS SHALL BE SECURED PRIOR TO INSTALLATION.
- LIGHTING SHALL BE DIRECTED ON SITE, AWAY FROM TRAFFIC INTERFERENCE, AND SHALL CONFORM TO CHAPTER 190 DIVISION 81 ARTICLE X OF THE CITY OF NASHUA ORDINANCES. (NO NEW LIGHTING PROPOSED)
- LANDSCAPING SHALL CONFORM TO CHAPTER 190 DIVISION 180 ARTICLE XXVII OF THE CITY OF NASHUA ORDINANCES.
- LOT IS SERVICED BY MUNICIPAL SEWER AND PENNACHTUCK WATER WORKS.
- FUTURE 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.
- 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.
- N.F.I.P. F.I.R.M. COMMUNITY PANEL NUMBER 3301108822E INDICATES THAT THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.
- THE SITE IS NOT LOCATED WITHIN THE WATERSHED PROTECTION DISTRICT.
- STREET RESTORATION SHALL BE IN ACCORDANCE WITH CHAPTER 283 DIVISION 13 ARTICLE II OF THE CITY OF NASHUA ORDINANCES. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED TO THE SATISFACTION OF THE DIVISION OF PUBLIC WORKS. (NO NEW PUBLIC R.O.W.'S THIS PROJECT)
- PLAN COMPLES WITH MINIMUM REQUIREMENTS.
- THERE ARE NO WETLANDS ON-SITE.
- ON MARCH 29, 2017 THE NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FOR MINIMUM LOT AREA, 23,590 SF EXISTING, 27,878 SF REQUIRED, TO CONVERT AN EXISTING TWO-FAMILY BUILDING INTO A 3-FAMILY BUILDING, AND TO CONSTRUCT AN ADDITIONAL FIVE-UNIT MULTI-FAMILY BUILDING.
- ROOF DRAIN TIE-INS AND DRAIN LINES WILL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
- PRIVATE TRASH PICKUP - 8AM TO 8PM WEEKDAYS

PLAN REFERENCES:

- LAND OF CARRIE P. TYSON, LAKE & LOVELL STREETS, NASHUA, NH BY: G. CALDERWOOD; DATED: OCTOBER 1915; SCALE: 1"=20' H.C.R.D. NO. 606
- SITE PLAN, 62 - 64 LAKE STREET, NASHUA, NH; FOR: CPC INVESTMENTS, LLC BY: MAYNARD & PAQUETTE ENG. ASSOC., LLC; DATED: JULY 25, 2017 SCALE: 1"=20'; NR2210

AMENDED SITE PLAN LOT 60/SHEET 101

**62 LAKE STREET
NASHUA, NEW HAMPSHIRE**

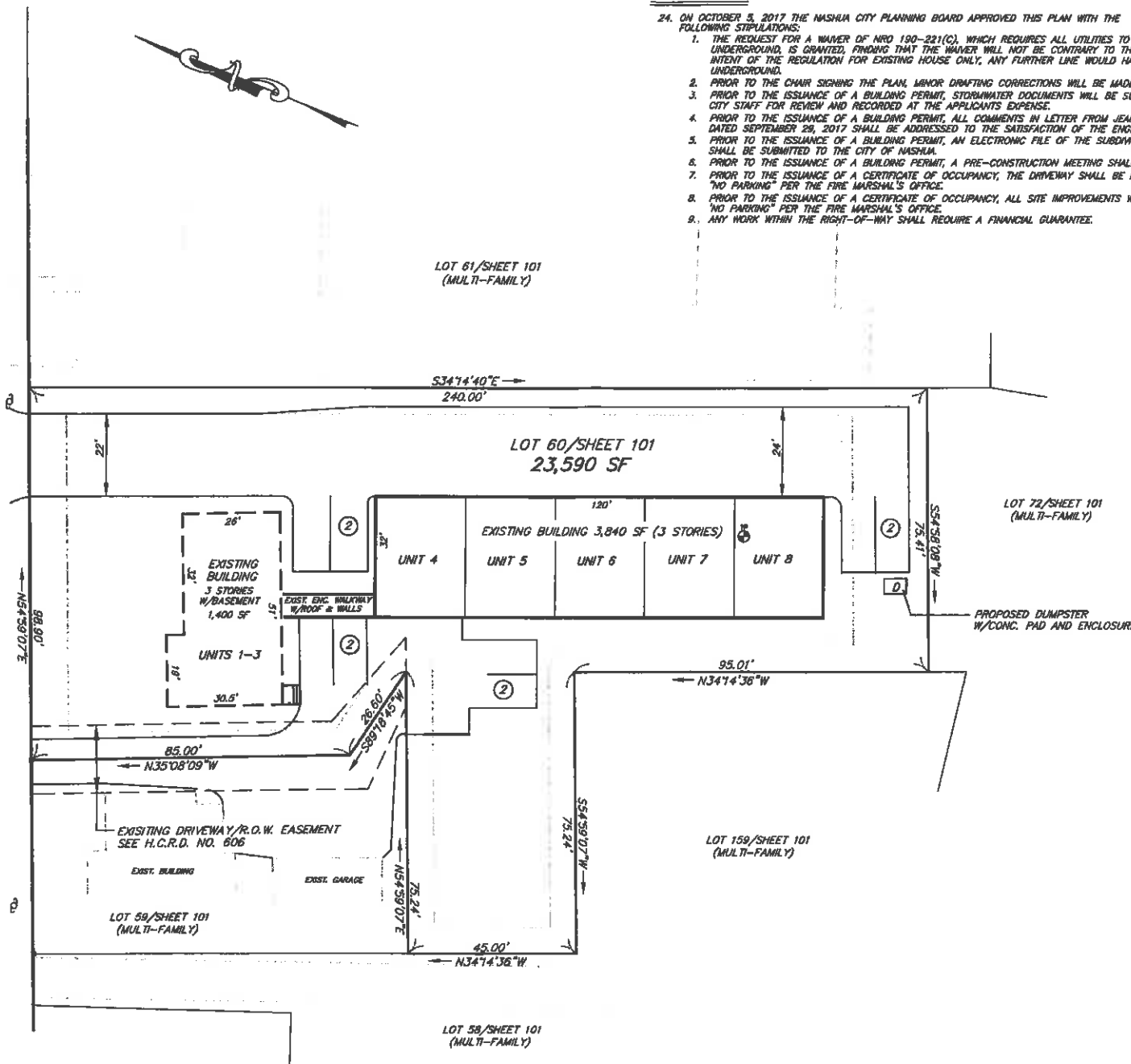
PREPARED FOR:
CPC INVESTMENTS, LLC
17 MARSHALL STREET
NASHUA, NH 03060
PHONE: 603-880-9988

SCALE: 1" = 20' DATE: FEBRUARY 18, 2021

ENGINEERING
MP
ASSOCIATES

Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
23 East Pearl Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

LAKE STREET



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

Brian Corriveau
BRIAN CORRIVEAU DATE: 2/18/21

I CERTIFY THAT THIS PLAN WAS PREPARED FROM A FIELD SURVEY MADE ON THE GROUND ON JULY 2017 AND PLAN REFERENCES 1 AND IS IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF NASHUA.

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

NO.	DATE	REVISION
1	4-10-21	REVISED NOTE NO. 4
2	4-11-21	REVISIONS PER ENGINEERING DEPT. COMMENTS DATED 3-31-21
3	3-23-21	REVISED NOTE PER PLANNING DEPT. COMMENTS

KPM	APB	RAM	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
						D	12690

DWR. NO. 1 OF 1
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