

PLAN REFERENCES:

1. MASTER SUBDIVISION PLAN (LOTS 2408, 2410, 2411 & 2791, MAP 'C') THE GAGNON FARM, PHASES II & III (FINAL), RIDGE ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR GAGNON REALTY TRUST, DATED 23 MARCH 2005 WITH REVISIONS THRU 07/28/05 AND PREPARED BY THIS OFFICE. RECORDED AS H.C.R.D. PLAN No. 34826.
2. MASTER SUBDIVISION PLAN (LOTS 2408, 2410, 2411 & 2791, MAP 'C') THE GAGNON FARM, PHASE I (FINAL), RIDGE ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR GAGNON REALTY TRUST, DATED 18 FEBRUARY 2005 WITH REVISIONS THRU 07/28/05 AND PREPARED BY THIS OFFICE. RECORDED AS H.C.R.D. PLAN No. 34216.
3. LOT LINE RELOCATION PLAN (SHEET CALOTS 20,2410), GAGNON FARM, RIDGE ROAD, NASHUA, NEW HAMPSHIRE.
4. PREPARED FOR LAMSCO HOLDINGS, L.L.C. SCALE: 1" = 200', DATED MARCH 16, 1995 AND PREPARED BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC. RECORDED: H.C.R.D. PLAN No. 27447.
5. FINAL SUBDIVISION PLAN - MAP 'C' / LOT 20, RIDGE ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR LORRAINE A. KEADY, SCALE: 1" = 200', DATED: JULY 9, 1991 WITH REVISIONS THRU 10/17/91, AND PREPARED BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC. RECORDED: H.C.R.D. PLAN No. 26629.
6. CONSOLIDATION, SUBDIVISION AND STREET DEDICATION PLAN, HALL'S CORNER, NASHUA, NEW HAMPSHIRE, PREPARED FOR: TERRA VERDE, SCALE: 1" = 300', DATED: 31 JULY 1990 WITH REVISIONS THRU 09/19/90 AND PREPARED BY ALLAN H. SWANSON, INC. RECORDED: H.C.R.D. PLAN No. 24856.

NOTES - CONT'D:

11. THERE ARE NO NEW STREET LIGHTS PROPOSED WITH THIS PLAN.
12. SURVEY CONTROL INFORMATION:
HORIZONTAL DATUM: NAD83
HORIZONTAL PROJECTION: NH STATE PLANE
UNITS: US SURVEY FEET
13. THESE PARCELS ARE LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 30097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 83011C0834D & 30011C0831D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
14. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE LOT LINE RELOCATION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
15. PRESENT OWNER OF RECORD:
MAP C, LOTS 2851 & 2859
CITY OF NASHUA
P.O. BOX 2019
229 MAIN STREET
NASHUA, NEW HAMPSHIRE 03060
BK. 7853, PG. 2854 (LOT 2851)
BK. 8075, PG. 2748 (LOT 2859)

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 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/03.

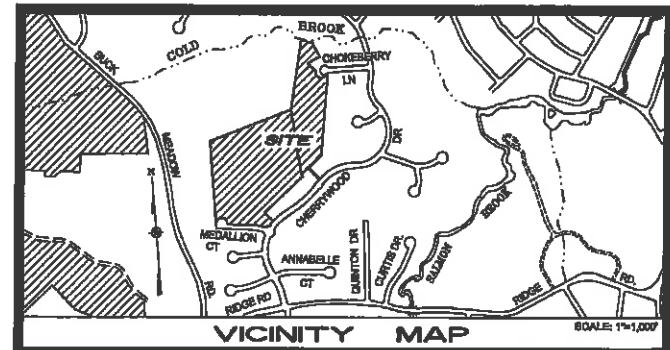
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



DENNIS C. POLLOCK, L.S.

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____



NOTES:

1. TOTAL SITE AREA:
LOT 2851 20.022 ACRES
LOT 2859 8.284 ACRES
PROPOSED 21.782 ACRES
8.596 ACRES
2. PRESENT ZONING: R40; RURAL RESIDENCE
FLOOD; FLEXIBLE USE OVERLAY DISTRICT
- MINIMUM LOT REQUIREMENTS:
- LOT SIZE 40,000
- FRONTAGE 120 FT
- WIDTH 150 FT
- DEPTH 125 FT
- MINIMUM SETBACK REQUIREMENTS:
- FRONT YARD 40 FT
- SIDE YARD 25 FT
- REAR YARD 50 FT
- MAX. BUILDING HEIGHT 35 FT
- MAX. STORIES 2.5
- OPEN SPACE (%) 75
- F.A.R. 75
3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP C.
4. PURPOSE OF PLAN:
TO RELOCATE THE LOT LINE BETWEEN LOTS 2851 & 2859, TRANSFERRING 1.680 ACRES (73,803 SF) FROM LOT 2859 TO LOT 2851.
5. LOT 2859 IS AN OPEN SPACE LOT THAT IS PART OF THE PREVIOUSLY APPROVED AND CONSTRUCTED GAGNON FARM SUBDIVISION (H.C.R.D. PLAN NO. 34826). THE GAGNON FARM WAS DESIGNED AND APPROVED UNDER THE FLEXIBLE USE OVERLAY DISTRICT CRITERIA. THE OPEN SPACE REQUIREMENT FOR THAT SUBDIVISION WAS 30%, WHEREAS 64% OPEN SPACE WAS PROVIDED. THIS LOT LINE RELOCATION PLAN TRANSFERS 1.680 ACRES (73,803 SQUARE FEET) OF LAND FROM LOT 2859 TO LOT 2851. THE LAND TRANSFER RESULTS IN A REDUCTION OF THE GAGNON FARM OPEN SPACE FROM 84 TO 82 PERCENT, THUS, CONTINUING TO CONFORM TO THE FLEXIBLE USE OVERLAY DISTRICT OPEN SPACE REQUIREMENT.
6. MEDALLION COURT AND THE SECTION OF CHERRYWOOD DRIVE ON WHICH THE SUBJECT PROPERTY HAS FRONTAGE WAS DEDICATED ON H.C.R.D. PLAN No. 34216, HOWEVER, NO FORMAL ACCEPTANCE IS ON FILE WITH THE CITY OF NASHUA.
7. 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 PIPES: AT LOT CORNERS.
8. 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.
9. PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.H.R.O. SECTION 285-13, LATEST EDITION.
10. THIS SITE SHALL BE SERVICED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.

No. _____ DATE _____ REVISION _____ BY _____

LOT LINE RELOCATION PLAN
(MAP C, LOTS 2851 & 2859)

Cherrywood Drive, Medallion Court and Chokeberry Lane
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
Joint Special School Building Committee
CITY OF NASHUA 141 LEDGE STREET NASHUA, NEW HAMPSHIRE 03060

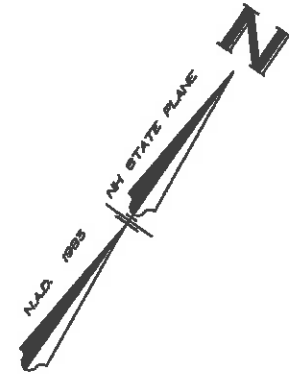
RECORD OWNER:
CITY OF NASHUA
P.O. BOX 2019 229 MAIN STREET NASHUA, NEW HAMPSHIRE 03060-2019

SCALE: 1"=200 Feet
1"=60.960 Meters

12 APRIL 2021

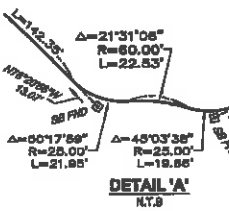
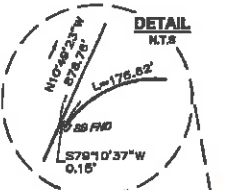
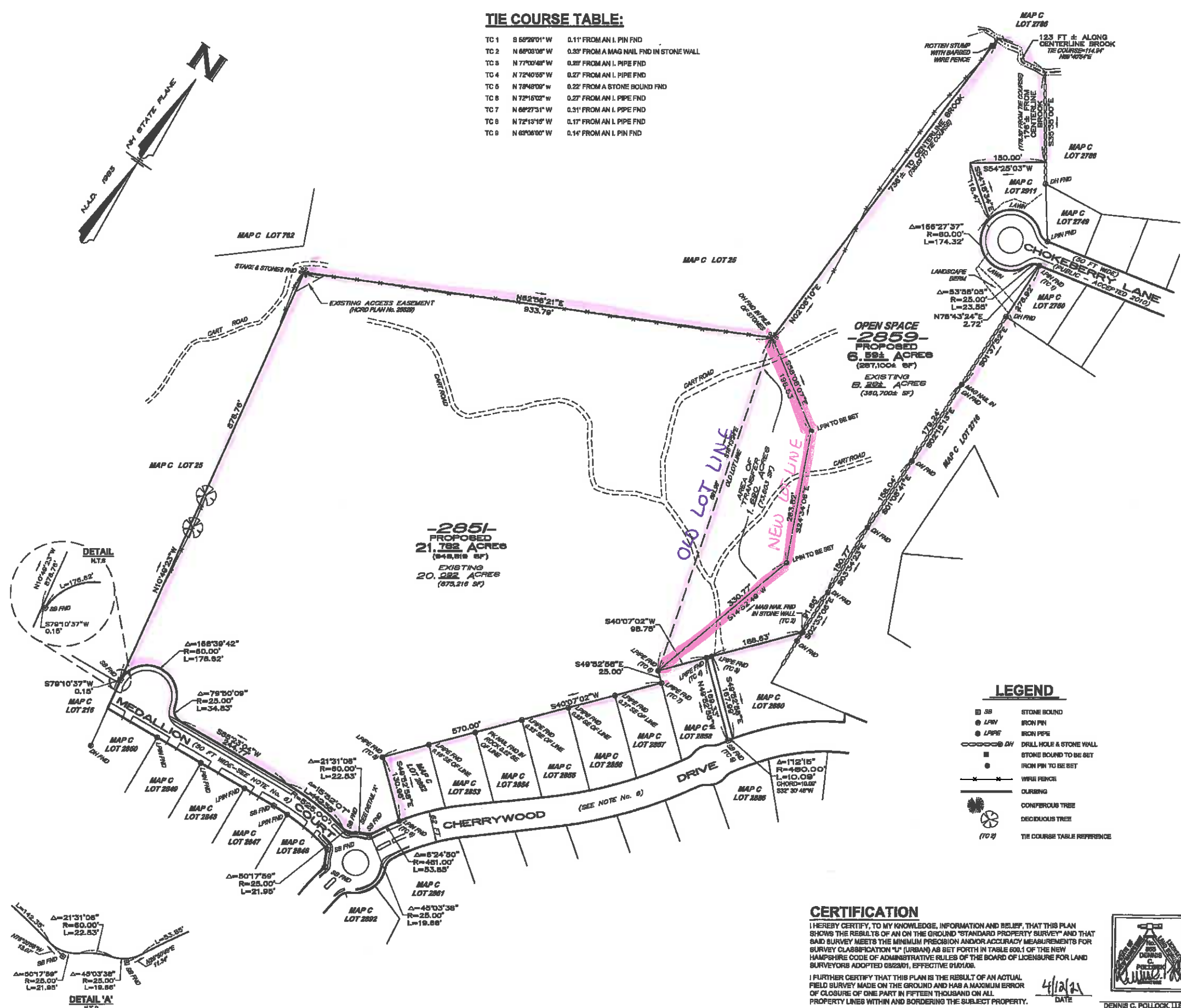
HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street Nashua, NH 03062 (603) 883-2087
131 Middlesex Turnpike Eastbury, MA 01023 (781) 203-1931
www.hayner-swanson.com

FIELD BOOK: 1232 & 1233 DRAWING NAME: 4475005 PLT1 4475 005 1 OF 2
DRAWING LOG: \\000\4475\DWG\4475 005 PLS Header



TIE COURSE TABLE:

TC 1	S 69°26'01" W	0.11' FROM AN I. PIN FND
TC 2	N 66°03'08" W	0.33' FROM A MAG NAIL FND IN STONE WALL
TC 3	N 77°00'48" W	0.28' FROM AN I. PIPE FND
TC 4	N 72°40'59" W	0.27' FROM AN I. PIPE FND
TC 5	N 78°48'09" W	0.22' FROM A STONE BOUND FND
TC 6	N 72°16'02" W	0.27' FROM AN I. PIPE FND
TC 7	N 68°27'31" W	0.31' FROM AN I. PIPE FND
TC 8	N 72°13'18" W	0.17' FROM AN I. PIPE FND
TC 9	N 62°08'00" W	0.14' FROM AN I. PIN FND



OPEN SPACE 2859
PROPOSED
6.592 ACRES
 (287,100± SF)
EXISTING
8.292 ACRES
 (360,700± SF)

-2851-
PROPOSED
21.782 ACRES
 (948,919 SF)
EXISTING
20.292 ACRES
 (878,216 SF)

LEGEND

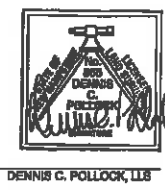
- SB STONE BOUND
- L/PV IRON PIN
- L/PPS IRON PIPE
- DH DRILL HOLE & STONE WALL
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- WIRE FENCE
- CURBING
- CONIFEROUS TREE
- DECIDUOUS TREE
- (TC #) TIE COURSE TABLE REFERENCE

CERTIFICATION

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4/12/21
DATE



ABUTTERS LIST

- | | |
|--|---|
| <p>MAP C, LOT 25
PAUL G. & MICHAEL J. GAGNON
43 BUCKMEADOW ROAD
NASHUA, NH 03062-1728
BK 6455, PG 18</p> <p>MAP C, LOT 216
ESTATE OF ELAINE LAVOIE
48 BUCKMEADOW ROAD
NASHUA, NH 03062-1716
BK 1781, PG 261</p> <p>MAP C, LOTS 2716, 2786, & 2861
CITY OF NASHUA
P.O. BOX 2019
229 MAIN STREET
NASHUA, NH 03061-2019
BK 7850, PG 1581
BK 7078, PG 2746</p> <p>MAP C, LOT 2748
ARAVINDH R.J. & INVEDITA ARAVINDH RAJUMAR
7 CHOKEBERRY LANE
NASHUA, NH 03062
BK 9027, PG 682</p> <p>MAP C, LOT 2750
ELAINE M. & ROBERT E. II DESROCHERS, TRS.
8 CHOKEBERRY LANE
NASHUA, NH 03062
BK 8198, PG 2173</p> <p>MAP C, LOT 2846
BHUVAN S. GADE & MADHAVI GUNNALA
18 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 6322, PG 2636</p> <p>MAP C, LOT 2847
LAKSHMI KORRAPATY
4 MEDALLION COURT
NASHUA, NH 03062
BK 8075, PG 636</p> <p>MAP C, LOT 2848
VENKAT PRASAD & VIJAYA LAXMI TRIVEDI
8 MEDALLION COURT
NASHUA, NH 03062
BK 6287, PG 1813</p> <p>MAP C, LOT 2849
RAGHU & NALINI K. DOKULA
8 MEDALLION COURT
NASHUA, NH 03062
BK 6355, PG 2274</p> <p>MAP C, LOT 2850
ASUL D. & RISHANA ANSARI
10 MEDALLION COURT
NASHUA, NH 03062
BK 6385, PG 1889</p> <p>MAP C, LOT 2882
MAGDY M. SALAMA
158 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 7717, PG 1673</p> | <p>MAP C, LOT 2853
HIMANSHU I. & CHETANA PATEL
107 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 7852, PG 2453</p> <p>MAP C, LOT 2854
ASHOK BOGGARAFU & SWATHI KOTI
106 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 8054, PG 208</p> <p>MAP C, LOT 2855
KAVYASHREE HALLANNA & P K G
MAGABHUSHANARADHYA
103 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 7861, PG 2541</p> <p>MAP C, LOT 2859
JONATHAN A. & KRISTEN K. FORD
101 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 9184, PG 1807</p> <p>MAP C, LOT 2867
VENKATA K. LALAM
80 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 6391, PG 2017</p> <p>MAP C, LOT 2858
RAFAEL TEJEDA & EVA MOLINA
97 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 6172, PG 259</p> <p>MAP C, LOT 2850
JIE LAING
83 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 6234, PG 514</p> <p>MAP C, LOT 2886
DIBELLA FAMILY LIVING TRUST
ROBERT A. & JEANNETTE C. DIBELLA, TRS.
100 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 6284, PG 614</p> <p>MAP C, LOT 2892
SAMETHONG FAMILY REVOCABLE TRUST
DR. VIRATHAY & LANI PHENG SAMETHONG, TRUSTEES
114 CHERRYWOOD DRIVE
NASHUA, NH 03062
BK 6372, PG 79</p> <p>MAP C, LOT 2911
GAGNON REALTY TRUST
BARBARA DENEAULT, TR.
740 FINE STREET
MANCHESTER, NH 03104-3108
BK 7470, PG 2485</p> |
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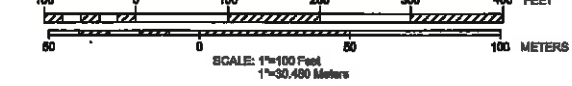
No.	DATE	REVISION	BY

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(MAP C, LOTS 2851 & 2859)

Cherrywood Drive, Medallion Court and Chokeberry Lane
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PREPARED FOR:
Joint Special School Building Committee
 CITY OF NASHUA 141 LEDGE STREET NASHUA, NEW HAMPSHIRE 03080

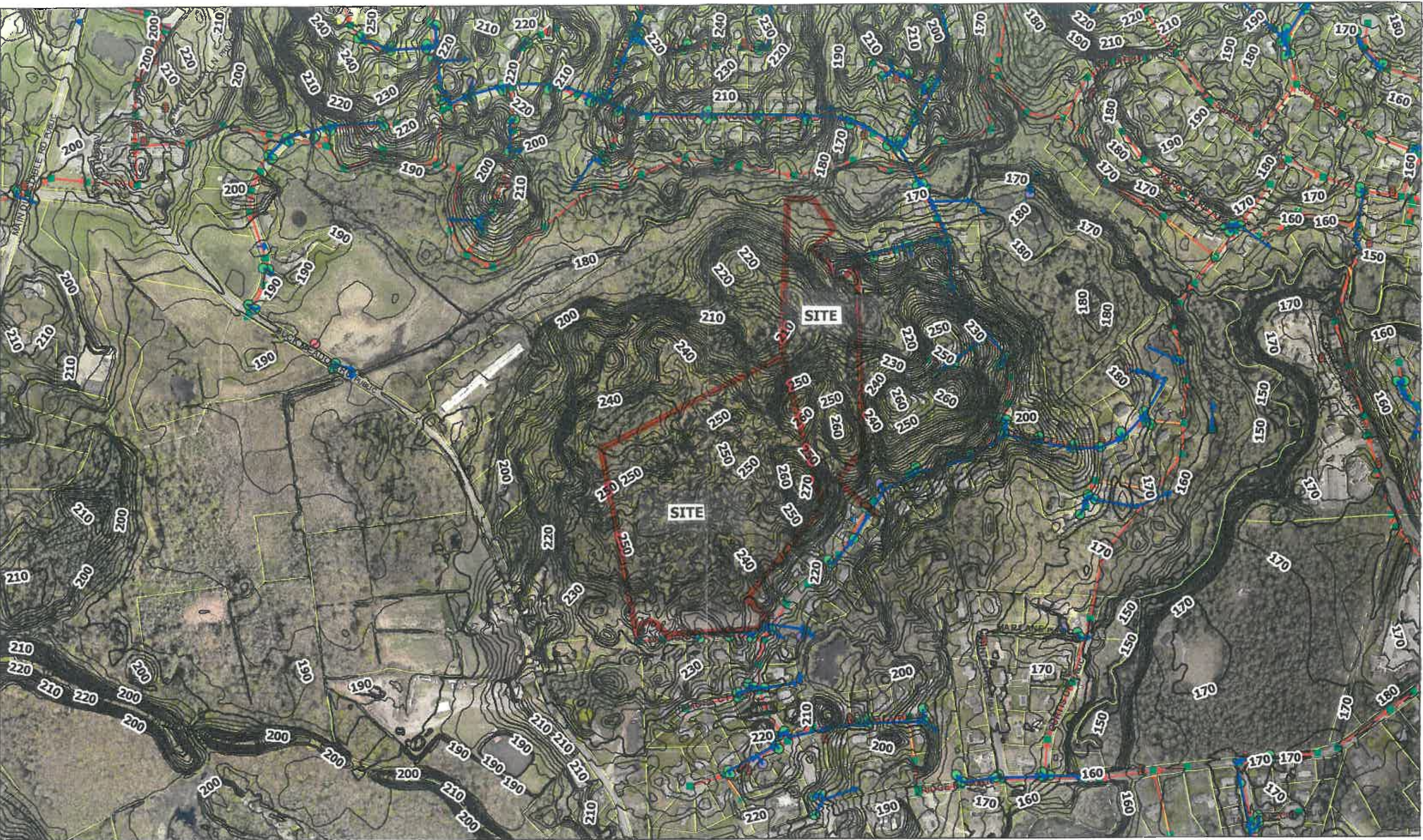
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12 APRIL 2021



3 Congress Street
 Nashua, NH 03063
 (603) 883-3057
 www.haynerswanan.com



1,000 FT Vicinity Map - JSSBC Lot Line Relocation

