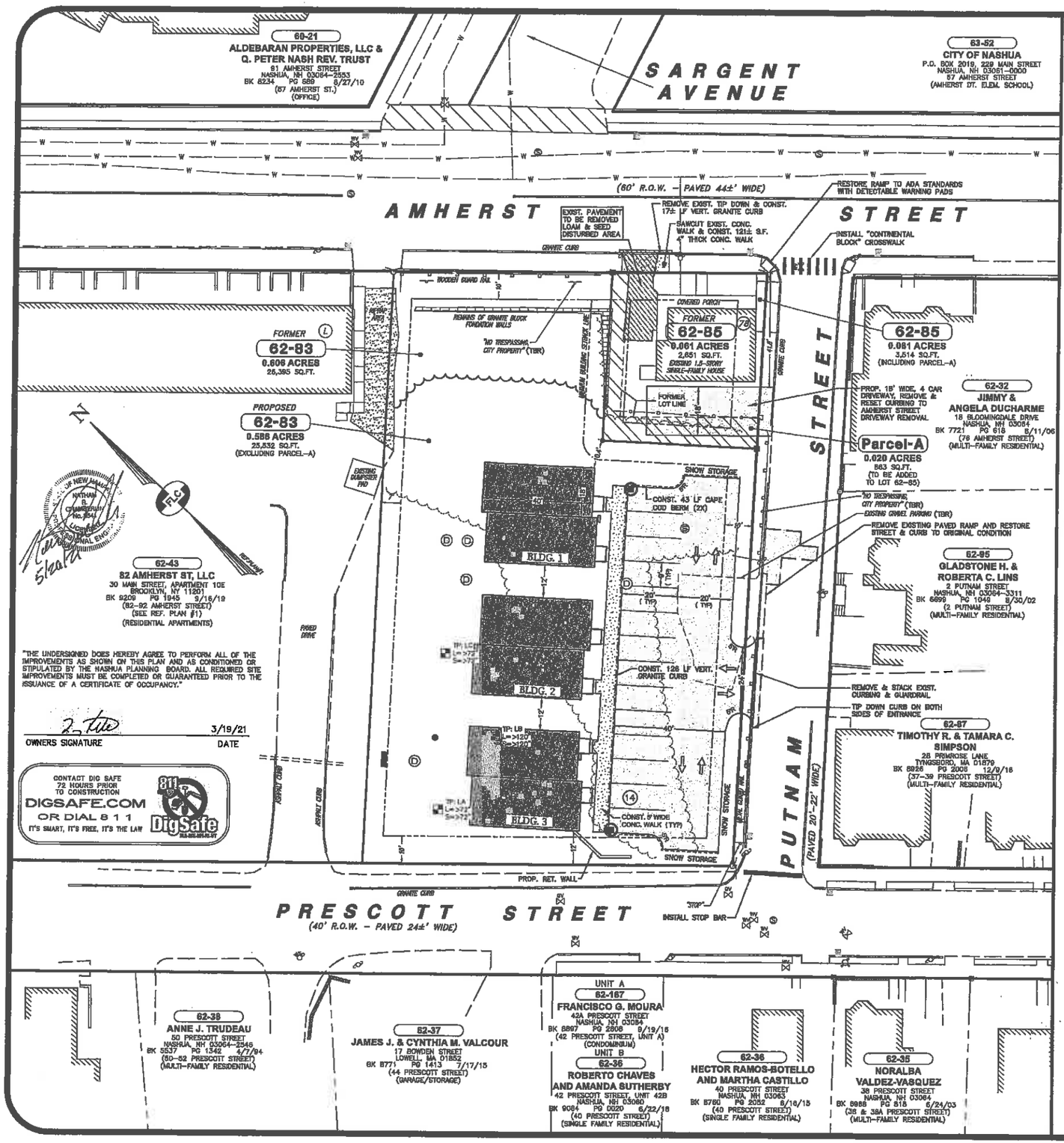


NOTES:

1. OWNER OF RECORD FOR TAX MAP LOT 62 LOTS 83 AND 85 IS LARRY KITTLE, 169 DANIEL WEBSTER HIGHWAY, NASHUA, NH 03060. THE DEED REFERENCE FOR THE PARCELS IS VOL. 9721 PG.2511 DATED JANUARY 14, 2015 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED 6 UNIT HOUSING DEVELOPMENT ALONG WITH ASSOCIATED SITE IMPROVEMENTS.
3. THE TOTAL AREA OF TAX MAP PARCEL 62-83 IS 0.606 ACRES OR 26,395 SQ.FT. AND THE TOTAL AREA OF EXISTING TAX MAP PARCEL 62-85 IS 0.061 ACRES OR 2,651 SQ.FT.
4. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 62.
5. ZONING FOR BOTH PARCELS IS THE "B" URBAN RESIDENCE DISTRICT (R-B).

R-B ZONE: CONVENTIONAL	REQUIRED	PROPOSED LOT 62-83	PROPOSED LOT 62-85
MIN LOT AREA	6,000 SF	25,532 SF	3,514 SF
MIN LOT WIDTH	60 FT	152.38 FT	69.77 FT
MIN LOT FRONTAGE	50 FT	385.20 FT	120.19 FT
MIN LOT DEPTH	60 FT	134.21 FT	54.05 FT
MIN FRONT SETBACK	10 FT	10 FT	10 FT
MIN SIDE SETBACK	7 FT	7 FT	7 FT
MIN REAR SETBACK	20 FT	20 FT	20 FT
MAX. BUILDING HEIGHT	45 FT	<45 FT	<45 FT
MAX. STORIES	3 ST	2 ST	1.5 ST
CONSERVATION AREA	NA	NA	NA
OPEN SPACE FOR EACH LOT	35	52.7%	47.0%

6. THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF MARCH 2015. THE NASHUA CITY DATUM HAS BEEN USED ON THIS PROJECT. NASHUA CITY DATUM TO NGVD 1929 DATUM = + 80.47). HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. INVERT ELEVATIONS ARE PER REFERENCE PLAN #6.
7. JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. OJUDA, C.W.S. IN MARCH 2015 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
8. THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
9. LOT 62-85 IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
10. PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
11. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0513D, DATED: SEPTEMBER 25, 2009.
12. SOIL TYPE FOR THE ENTIRE SITE IS WmC - WINDSOR-URBAN LAND COMPLEX WITH SLOPES FROM 3%-15%.
13. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTIES.
14. THE ZONING BOARD OF ADJUSTMENT GRANTED VARIANCES ON APRIL 28, 2020 FOR A REDUCTION IN THE MINIMUM LOT AREA FOR 6 UNITS ON THE SUBJECT PROPERTY AND THE CONSTRUCTION OF A DRIVEWAY WITHIN 50 FEET OF AN INTERSECTION FOR PARCEL 62-85 AS SHOWN.

PROPOSED NOTES:

A. A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

B. THE PROPOSED BUILDINGS WILL BE 3 STORY WITH BASEMENTS.

C. 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.

D. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED.

E. THE PROPOSED BUILDINGS SHALL BE SERVICED BY OVERHEAD TELEPHONE, ELECTRIC AND CABLE AND BY UNDERGROUND NATURAL GAS UTILITIES. THEY SHALL ALSO BE SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.

F. ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLAN AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGUATIONS. THERE ARE NO BUFFER REQUIREMENTS FOR AN URBAN RESIDENCE DISTRICT (R-B) ADJOINING ANOTHER URBAN RESIDENCE DISTRICT. THEREFORE, THAT REQUIREMENT HAS BEEN MET.

G. PARKING CALCULATION FOR TWO-FAMILY DWELLING:

MINIMUM REQUIRED:
2 SPACES PER UNIT (2 X 6 UNITS = 12 SPACES)
TOTAL REQUIRED: 12 SPACES
TOTAL PROVIDED: 14 SPACES

H. THERE ARE NO PROPOSED DUMPSTERS ON-SITE. TRASH REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNER.

I. ALL SITE LIGHTING SHALL BE AS SHOWN ON SHEET LT-1, DIRECTED ONTO THE SITE AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.

J. ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.

K. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM TO TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND NUMBER OF SPACES.

L. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY 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.

M. PRIOR TO ANY WORK BEING CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED.

N. ROOF DRAIN TIE-INS AND DRAIN LINES WILL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.

O. PARKING SPACES WILL BE ASSIGNED AND DISTINGUISHED WITH PAINTED MARKINGS ON THE PAVEMENT.

APPROVED BY NASHUA PLANNING BOARD

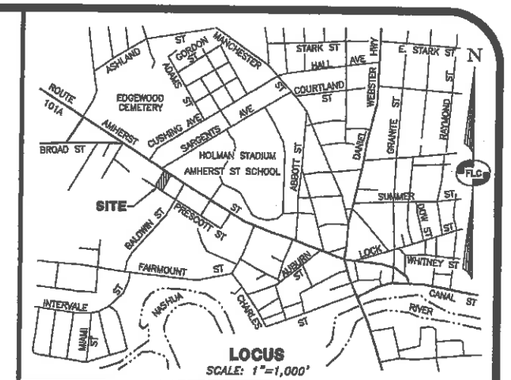
CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

GRAPHIC SCALE

20' 10' 0 20' 40' 80'

IMPERIAL: 1"=20'



LOCUS
SCALE: 1"=1,000'

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- CURBING
- EDGE OF GRAVEL PARKING
- CHAIN-LINK FENCE
- 70 10' CONTOUR INTERVAL
- 72 2 CONTOUR INTERVAL
- OH OVERHEAD UTILITIES
- S SEWER LINE
- W WATER LINE
- G GAS LINE
- DRAIN LINE
- CMIP[F] IRON PIPE FOUND
- CGB[F] GRANITE BOUND FOUND
- IP[SET] IRON PIN TO BE SET
- GB[SET] GRANITE BOUND TO BE SET
- SEWER MAN-HOLE
- CATCH BASIN
- UTILITY POLE AND GUY WIRE
- TREE LINE
- METAL GUARD RAIL
- EXISTING BUILDING
- 62-85 EXISTING TAX MAP AND LOT NUMBER
- 11 STREET ADDRESS

PROPOSED FEATURES

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- INTEGRAL CONC. CURB
- CAPE COD BERM
- LIMIT OF CLEARING
- STORM WATER DRAINAGE
- WATER SERVICE SHUT-OFF
- SHADE TREE 2-2 1/2" CAL RED MAPLE OR EQUAL
- BUILDING MOUNTED LIGHT
- DRAIN MANHOLE
- PAVED AREA
- CONCRETE WALK
- PAVEMENT TO BE REMOVED
- IRON PIN [TBS]
- GRANITE BOUND [TBS]
- PROPOSED BUILDING
- 4 PROPOSED ADDRESS

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	6/26/21	REVISED PER CITY STAFF COMMENTS		CLR	NRC
B	5/3/21	REVISED PER ENGINEERING REVIEW		CLR	NRC
A	3/12/21	REVISED PER ENGINEERING REVIEW		CLR	CEB

SITE LAYOUT PLAN

TAX MAP PARCELS 62-83 & 62-85

L PUTNAM STREET & 78 AMHERST STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:
LARRY KITTLE
169 DANIEL WEBSTER HIGHWAY, NASHUA, NH 03060 (603) 805-3873

SCALE: 1" = 20' OCTOBER 18, 2020

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

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