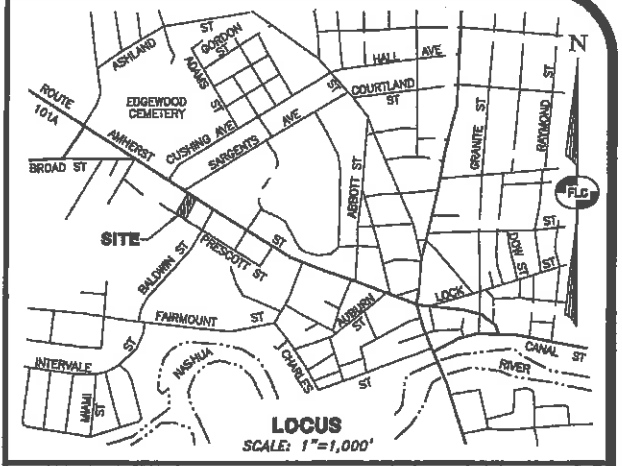


- NOTES:**
- OWNER OF RECORD FOR TAX MAP LOT 82 LOTS 83 AND 85 IS LARRY KITTLE, 189 DANIEL WEBSTER HIGHWAY, NASHUA, NH 03080. THE DEED REFERENCE FOR THE PARCELS IS VOL. 0721 PG.2511 DATED JANUARY 14, 2015 IN THE H.C.R.D.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION BETWEEN PARCELS 62-83 AND 62-85.
  - 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.
  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 82.
  - ZONING FOR BOTH PARCELS IS THE "B" URBAN RESIDENCE DISTRICT (R-B).
- | R-B ZONE CONVENTIONAL   | REQUIRED | LOT 62-83 | LOT 62-85 |
|-------------------------|----------|-----------|-----------|
| MIN LOT AREA            | 6,000 SF | 26,395 SF | 2,651 SF  |
| MIN LOT WIDTH           | 80 FT    | 35.15 FT  | 50.00 FT  |
| MIN LOT FRONTAGE        | 80 FT    | 382.35 FT | 100.00 FT |
| MIN LOT DEPTH           | 80 FT    | 215.92 FT | 50.00 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    | NONE      | <48'      |
| MAX. STORIES            | 3 ST     | NONE      | 1.5 ST.   |
| CONSERVATION AREA       | NA       | NA        | NA        |
| OPEN SPACE FOR EACH LOT | NA       | NA        | NA        |
- 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 1928 DATUM = + 80.47'. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. INVERT ELEVATIONS ARE PER REFERENCE PLAN #8.
  - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN MARCH 2015 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
  - THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
  - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES.
  - 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.
  - 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. 33007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100810, DATED: SEPTEMBER 25, 2006.
  - SOIL TYPE FOR THE ENTIRE SITE IS WHC - WINDSOR-URBAN LAND COMPLEX WITH SLOPES FROM 3% - 15%.
  - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTIES.
  - THE ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE ON JULY 28, 2015 TO PERMIT THE CONSTRUCTION OF A DRIVEWAY WITHIN 60 FEET OF AN INTERSECTION AS SHOWN.
  - A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - THE PROPOSED BUILDINGS WILL BE 2 STORY WITH BASEMENTS.
  - PROPOSED 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.
  - PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED.
  - 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.
  - THERE ARE NO LANDSCAPE AND BUFFER REQUIREMENTS FOR AN URBAN RESIDENCE DISTRICT (R-B) ADJOINING ANOTHER URBAN RESIDENCE DISTRICT. THEREFORE, THE REQUIREMENTS HAVE BEEN MET.



- REFERENCE PLANS:**
- "CONSOLIDATION AND SUBDIVISION PLAN - OF - LOTS 43, 44 45 & 47 (SHT. 82) - AMHERST STREET - NASHUA, N.H. - FOR RICHARD S. BANKOWSKI AND HELEN E. RAPSIS, SCALE 1"=20", DATED JANUARY 1982, BY MAYNARD & PAQUETTE, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 15341.
  - "LAND OF MRS. C. M. MITCHELL - ON - AMHERST, PUTNAM & PRESCOTT STREETS - NASHUA, N.H.", SCALE 1"=16 FT., DATED JUNE 1897, BY G.B. PEARSON, RECORDED IN THE H.C.R.D. AS PLAN NO. 00205.
  - "EASEMENT PLAN SHEET 82 / LOT 43 - PRESCOTT STREET - NASHUA, NEW HAMPSHIRE - PREPARED FOR: - BENNETT-PRESCOTT, LLC - OWNER: NE REAL PROPERTIES, LLC, SCALE 1"=20", DATED APRIL 12, 2006, BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. RECORDED IN THE H.C.R.D. AS PLAN NO. 35180.
  - "BOUNDARY PLAN LOTS 157, 205 / SHEET 62 - PRESCOTT STREET - NASHUA, N.H. - PREPARED FOR - KENNETH SPENCER, SCALE 1"=20", DATED OCTOBER 1982, BY MAYNARD & PAQUETTE, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 15318.
  - "MAP 62 LOT 167 - PWV WATERLINE UTILITY EASEMENT PLAT - 42 PRESCOTT STREET, NASHUA, NH - OWNER OF RECORD: CITY OF NASHUA DPW/BSPW, SCALE 1"=30", DATED JULY 30, 2013 AND LAST REVISED OCTOBER 16, 2013, BY PROMISED LAND SURVEY, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 37901.
  - "AMHERST ST. CSO - AMHERST ST., BROAD ST., BENNETT ST. - NASHUA, NEW HAMPSHIRE" - 8 SHEETS, SCALE 1"=20", DATED JULY 13, 2012, BY PENNICHUCK WATER WORKS. PLANS ARE AVAILABLE FROM PENNICHUCK WATER WORKS, 28 MANCHESTER STREET, MERRIMACK, NH 03054, ASBLT# NO. 662.

PROPERTY OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY NASHUA PLANNING BOARD**

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

SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

GRAPHIC SCALE  
 0 10' 20' 40' 60'  
 IMPERIAL: 1"=20'

**CERTIFICATION:**

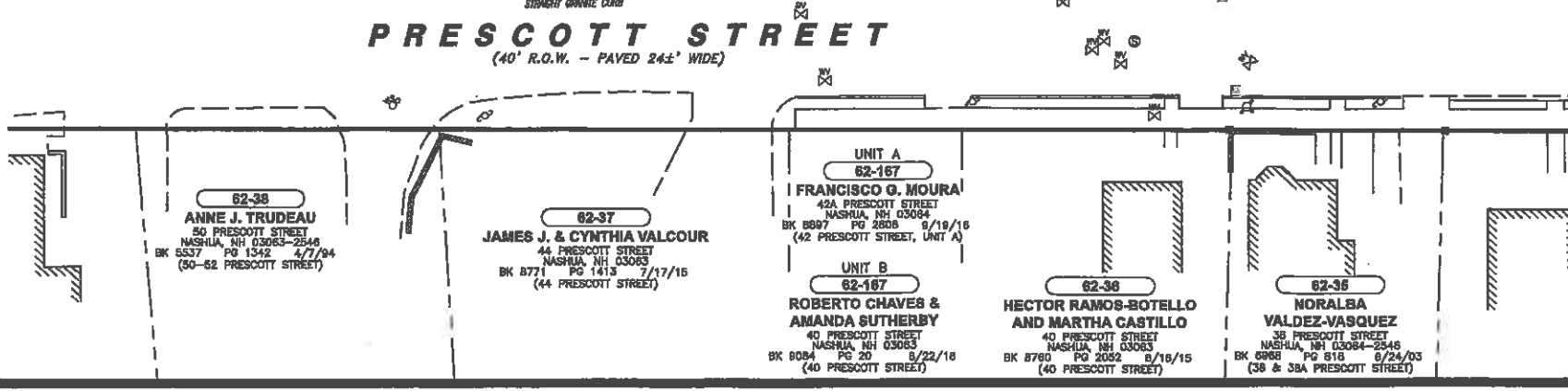
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND FOR THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 803.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

DATE: 5/26/21



**LEGEND:**

—	RIGHT-OF-WAY LINE	CLIPPED	IRON PIPE FOUND
—	BOUNDARY LINE	GRAB	GRANITE BOUND FOUND
---	ADJOINING LOT LINE	IPN	IRON PIN TO BE SET
---	BUILDING SETBACK LINE	GRAB	GRANITE BOUND TO BE SET
---	EDGE OF PAVED ROAD	SMH	SEWER MAN-HOLE
---	EDGE OF GRAVEL PARKING	CB	CATCH BASIN
---	CHAIN-LINK FENCE	UP	UTILITY POLE AND GUY WIRE
---	10' CONTOUR INTERVAL	TR	TREE LINE
---	2' CONTOUR INTERVAL	MG	METAL GUARD RAIL
---	OVERHEAD UTILITIES	DB	EXISTING BUILDING
---	SEWER LINE	62-85	EXISTING TAX MAP AND LOT NUMBER
---	WATER LINE	11	STREET ADDRESS
---	GAS LINE		
---	DRAIN LINE		
---			PROPOSED PAVED AREAS



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	5/25/21	REVISED PER TOWN PLANNER COMMENTS		CLR	MDP

**LOT LINE REVISION PLAN**  
**TAX MAP PARCELS 62-83 & 62-85**  
**L PUTNAM STREET & 78 AMHERST STREET**  
**NASHUA, NEW HAMPSHIRE**

PREPARED FOR AND LAND OF:  
**LARRY KITTLE**  
 189 DANIEL WEBSTER HIGHWAY, NASHUA, NH 03080 (803) 306-8873

SCALE: 1" = 20' APRIL 22, 2021

Surveying + Engineering + Land Planning + Permitting + Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC

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