

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - CURB LINE
- - - 1 FOOT CONTOUR
- - - STONE WALL
- - - EDGE OF TREE LINE
- OH — OVERHEAD UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- S — SEWER LINE
- GR(B.F.) — GRANITE BOUND FOUND
- D.H.(F.) — DRILL HOLE FOUND
- I.P.P.E.(F.) — IRON PIPE FOUND
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- GAS VALVE
- BOLLARDS
- LANDSCAPE AREA
- TREES
- 97-4 TAX MAP & LOT NUMBER
- EXISTING BUILDING

PROPOSED FEATURES

- (TBR) TO BE REMOVED
- TRAFFIC FLOW (NOT PRINTED ARROWS)
- 5 PARKING COUNT

LANDSCAPING LEGEND:

- ILEX GLABRA: "INKBERRY HULLY" OR EQUAL (3) 2.5'-3'
- KALMIA ANGUSTIFOLIA: "SHEEP LAUREL" OR EQUAL (1)

LANDSCAPING CALCULATION:
(90° OF FRONTAGE)

REQUIRED: 1 SHADE TREE / 40' OF FRONTAGE = 2 SHADE TREES
1 SHRUB / 5' OF FRONTAGE = 12 SHRUBS

THE EXISTING 18" MAPLE ALONG THE RIGHT OF WAY WILL REMAIN, AND A PROPOSED SIDEWALK EASEMENT WILL ALLOW SIDEWALK REPAIRS WITHOUT THE NEED TO REMOVE THE TREE. A LARGE 42" MAPLE LIES IN THE SOUTHWEST CORNER.

TWO (2) EXISTING SHADES TREE WILL REMAIN, MEETING THE REQUIREMENT.

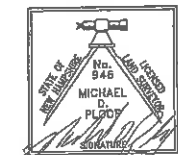
AN EXISTING SHRUB AND LINE OF 4 BUSHES ALONG THE WEST ALONG WITH 3 FLOWERING SHRUBS IN THE LANDSCAPE AREA AT THE FRONT OF THE LOT PROVIDE 8 SHRUBS. AN ADDITIONAL 4 PROPOSED SHRUBS IN THE LANDSCAPED AREA AT THE FRONT OF THE LOT TOTALS 12 SHRUBS, MEETING THE REQUIREMENT.

CERTIFICATION:

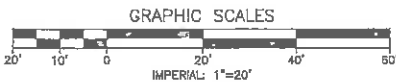
"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF FEBRUARY, 2021.

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

OWNERS' SIGNATURE: *[Signature]* DATE: 6/9/21



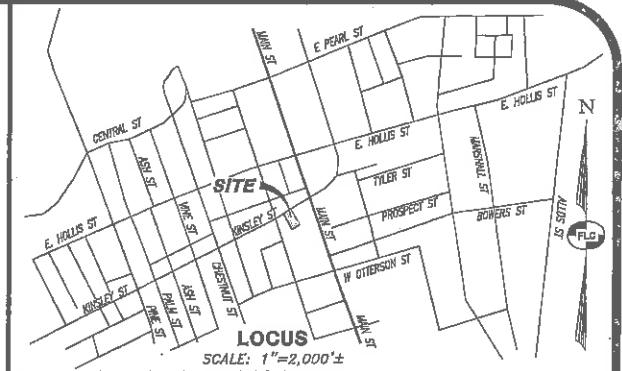
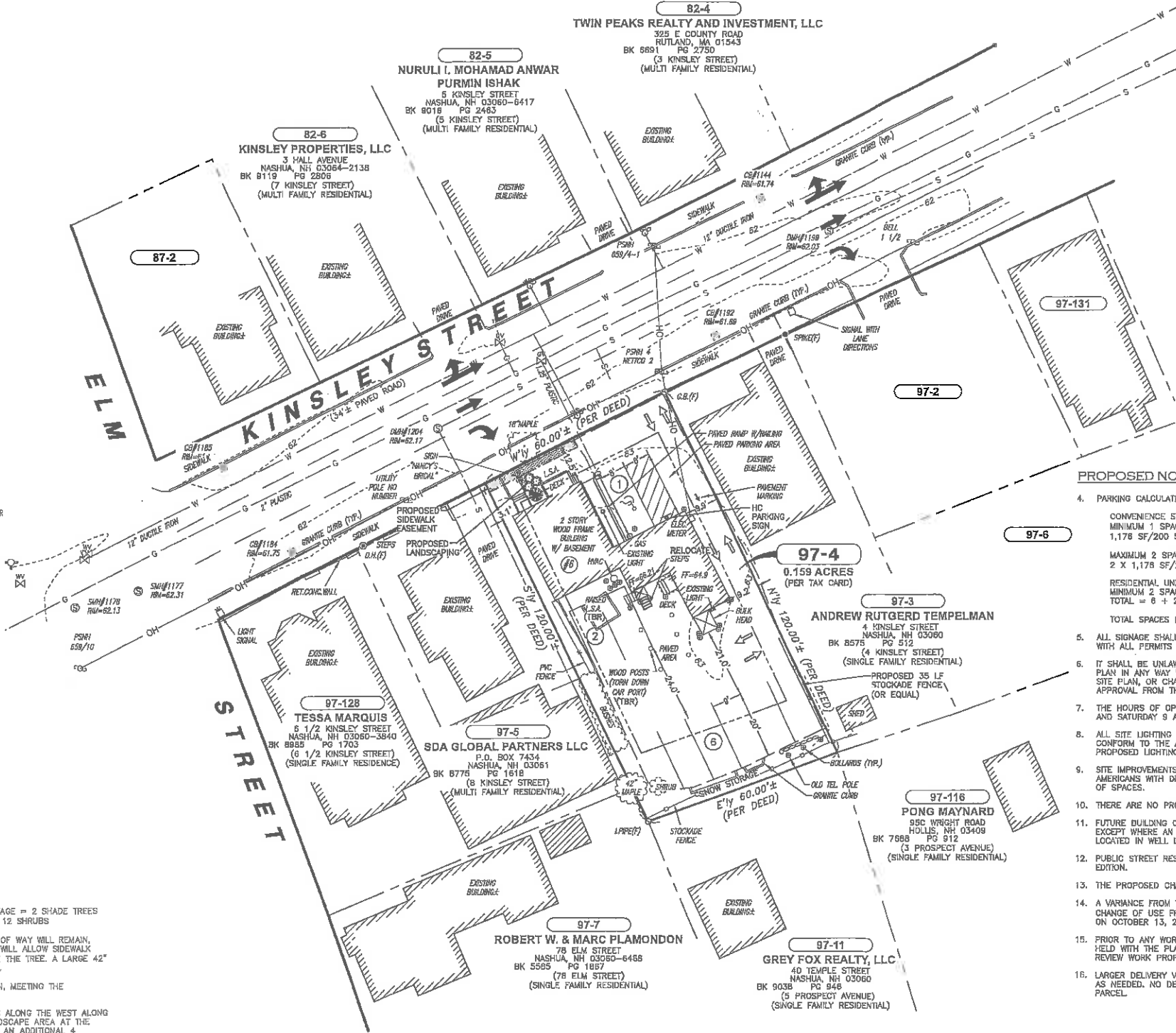
6/9/21



CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
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IT'S SMART, IT'S FREE, IT'S THE LAW

APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____



NOTES:

- THE APPLICANT AND OWNER OF RECORD FOR TAX MAP 97 LOT 4 ARE JANE C. AND JOSEMAR R. LORENTZ - 8 KINSLEY STREET, NASHUA, NH 03060. THE DEED REFERENCES FOR THE PARCELS ARE VOL.5345 PG.680 DATED SEPTEMBER 4, 2020 IN THE P.L.C.R.S.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CHANGE OF COMMERCIAL/RESIDENTIAL MIXED USE ON TAX MAP LOT 97-4. THE PROPOSED USE IS A SPECIALTY STORE WITH LIMITED GOODS AND REDUCED HOURS.
 - THE TOTAL EXISTING AREA OF LOT 97-4 IS 0.159 ACRES PER TAX CARD.
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 97.
 - ZONING FOR THE PARCEL IS DISTRICT (R-C).
- | R-C ZONE: CONVENTIONAL | REQUIRED | EXISTING 97-4 |
|-------------------------|----------|---------------|
| MIN LOT AREA | 5,000 SF | 6,970 SF |
| MIN LOT WIDTH | 50 FT | 60 FT |
| MIN LOT FRONTAGE | 50 FT | 90 FT |
| MIN LOT DEPTH | 75 FT | 120 FT |
| MIN FRONT SETBACK | 10 FT | 12 1/2 FT |
| MIN SIDE SETBACK | 7 FT | 3 1/2 FT |
| MIN REAR SETBACK | 20 FT | 5 1/2 FT |
| MAX BUILDING HEIGHT | 100 FT | <100 FT |
| MAX. STORES | 10 ST | 2 ST |
| OPEN SPACE FOR EACH LOT | 35% | 14% |
- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE DEED CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2021.
 - HORIZONTAL ORIENTATION IS BASED ON THE NH STATE PLANE COORDINATE SYSTEM (NAD83), DEVELOPED FROM THE N.D.A.A. ONLINE POSITIONING USER SERVICE (OPUS) WHICH UTILIZES THE HIGH ACCURACY NATIONAL SPATIAL REFERENCE SYSTEM (NSRS).
 - VERTICAL DATUM IS BASED ON NASHUA CITY DATUM.
 - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN FEBRUARY, 2021 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, BY MUNICIPAL SEWER, BY GAS BY LIBERTY UTILITIES AND WATER BY PENNICHUCK WATER WORKS.
 - 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: 33011C05130, DATED: SEPTEMBER 25, 2009.
 - SOIL TYPE FOR THE ENTIRE SITE IS Ur (URBAN LAND).
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCEL.

PROPOSED NOTES:

- THE EXISTING BUILDING SHALL CONTINUE TO BE SERVICED BY THE EXISTING UTILITIES.
- ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLAN AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- THERE ARE NO PROPOSED DUMPSTERS ON-SITE. TRASH REMOVAL WILL CONTINUE TO BE REMOVED BY THE CITY.

REV.	DATE	DESCRIPTION	C/D	DSL	CEB
A	6/9/21	PER PLANNING BOARD CHECKLIST AND ENGINEERING COMMENTS			

SITE PLAN
TROPICAL SIDE
TAX MAP 97 LOT 4
(6 KINSLEY STREET)
NASHUA, NEW HAMPSHIRE

PREPARED FOR & LAND OF:
JANE C. & JOSEMAR R. LORENTZ
6 KINSLEY STREET, NASHUA, NH 03060 (603-759-8888)

SCALE: 1" = 20' FEBRUARY 25, 2021

Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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