

**ABUTTERS**

Lot 107/Sheet 98  
John Gergos  
37 Lovewell Street  
Nashua, NH 03080  
Acct. No. 13252  
Blk. 8334/Pg. 1838

Lot 40/Sheet 95  
Debra B. Ranzullo  
20 Lovewell Street  
Nashua, NH 03080-3768  
Acct. No. 33848  
Blk. 8788/Pg. 278

Lot 108/Sheet 98  
Dawn J. & Ann Marie D. Caron  
41 Lovewell Street  
Nashua, NH 03080-4570  
Acct. No. 8044  
Blk. 8738/Pg. 52

Engineer/Surveyor:  
Maynard & Paquette Eng. Assoc., LLC  
31 Quinoy Street  
Nashua, NH 03080

Lot 105/Sheet 98  
Kirk & Melanie Connors  
30 Gilman Street  
Nashua, NH 03080  
Acct. No. 23534  
Blk. 8210/Pg. 1782

Lot 104/Sheet 98  
J & C Gordon Family Revocable Trust  
John L. Gordon Trustee  
28 Gilman Street  
Nashua, NH 03080  
Acct. No. 23536  
Blk. 8313/Pg. 2007

Lot 103/Sheet 98  
Victor J. & Marie L. Figueroa  
24 Gilman Street  
Nashua, NH 03080-3716  
Acct. No. 23480  
Blk. 7143/Pg. 1237

Lot 102/Sheet 98  
John J. Salomo  
22 Gilman Street  
Nashua, NH 03080-3716  
Acct. No. 18744  
Blk. 8325/Pg. 2028

Lot 11/Sheet 95  
Michael W. & Marybeth Connors  
28 Colonial Drive  
Londonderry, NH 03053  
Acct. No. 33688  
Blk. 8064/Pg. 589

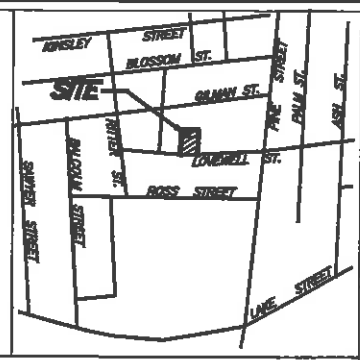
Lot 18/Sheet 95  
Loretta C. Marouat  
24 Lovewell Street  
Nashua, NH 03080-3768  
Acct. No. 21894  
Blk. 1287/Pg. 415

Lot 35/Sheet 95  
Cindy A. Saint-Amant, LLC  
22 Lovewell Street  
Nashua, NH 03084  
Acct. No. 23540  
Blk. 8030/Pg. 1188

**PLAN REFERENCES**

- 1) LAND OF MICHAEL REYNOLDS, SURVEYED SEPT. 1880 AND 1890 BY: KIMBALL WEBSTER; H.C.R.D. NO. 131-1
- 2) BOUNDARY PLAN, 37 LOVEWELL STREET, NASHUA, NH FOR: JOHN GERGOS; BY: MAYNARD & PAQUETTE ENG. ASSOC., LLC SCALE: 1"=20'; DATED: JANUARY 21, 2021
- 3) ZONING PLAN, 37 LOVEWELL STREET, NASHUA, NH FOR: JOHN GERGOS; BY: MAYNARD & PAQUETTE ENG. ASSOC., LLC SCALE: 1"=20'; DATED: APRIL 12, 2021

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- IRON PIN FND
- - - MINIMUM BUILDING SETBACK
- - - EXISTING BUILDING
- STREET NUMBER



**LEGEND**

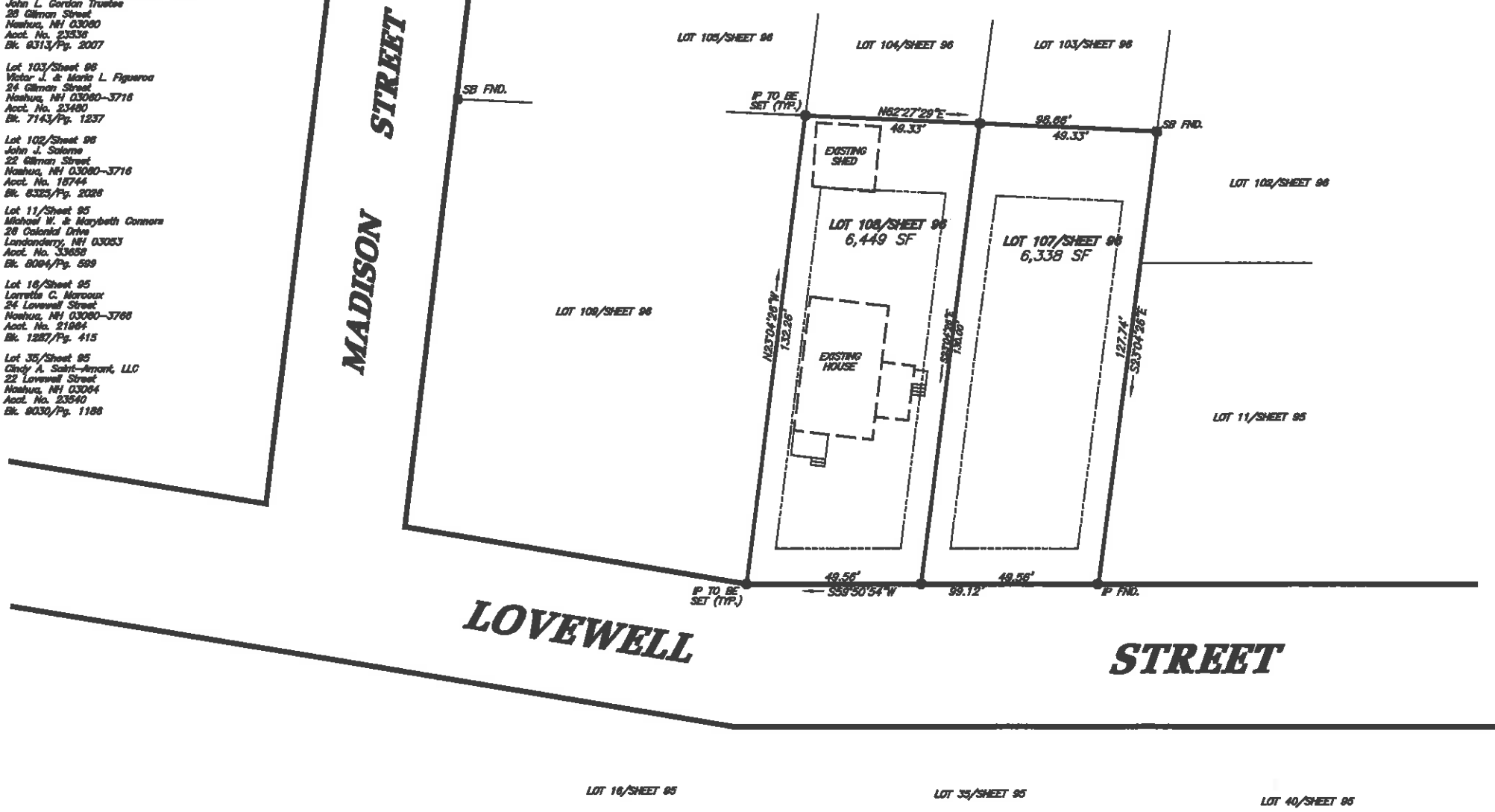
**VICINITY**

**NOTES**

1. PRESENT ZONING: "R6" RESIDENTIAL.
2. TOTAL LOT AREA: 12,786 SF
3. EXISTING USE: RESIDENTIAL
4. PROPOSED USE: RESIDENTIAL
5. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT 108/SHEET 98 INTO 2 NEW LOTS.
6. AREAS OF EXCHANGE:
 

LOT	OLD AREA	NEW AREA	AREA OF EXCHANGE
108	12,787 SF	6,449 SF	-6,338 SF
107	0 SF	6,338 SF	+6,338 SF
	12,787 SF	12,787 SF	0 SF
7. DIMENSIONAL REQUIREMENTS:
 

	LOT 108	LOT 107
MINIMUM LOT AREA - "R6"	6,449 SF	6,338 SF
FRONT YARD SETBACK - 10 FEET	40 FT.	10 FT. MIN.
SIDE YARD SETBACK - 7 FEET	7.8 FT.	7 FT. MIN.
REAR YARD SETBACK - 20 FEET	48 FT.	30 FT. MIN.
MIN. OPEN SPACE - 30% MIN.	72%	35% MIN.
MIN. LOT WIDTH - 60 FEET	48.88 FT.	48.88 FT.
MIN. LOT DEPTH - 80 FEET	131 FT.	129 FT.
MIN. LOT FRONTAGE - 60 FEET	48.98 FT.	48.88 FT.
8. LOT IS SERVICED BY MUNICIPAL SEWER AND PENNACHTUCK WATER WORKS.
9. PLAN COMPLES WITH MINIMUM REQUIREMENTS.
10. 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.
11. THE 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 ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN PRIOR TO PROCEEDING WITH THE WORK.
12. THE SITE IS LOCATED WITHIN ZONE X, OUTSIDE OF THE 100-YEAR ANNUAL CHANCE FLOOD PLAIN, PER PLUM. COMMUNITY MAP NUMBER 33011005130, EFFECTIVE DATE: 8/28/2006.
13. FOR EXISTING AND PROPOSED ON-SITE/OFF-SITE FEATURES, SEE EXISTING CONDITIONS PLAN, SHEET 2.
14. SHEET 1 TO BE RECORDED AT THE H.C.R.D.
15. PARKING REQUIRED: 2 SPACES PER LOT  
PARKING PROPOSED: 2 SPACES
16. UTILITIES INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVING NEW DEVELOPMENTS SHALL BE PROVIDED BY OVERHEAD WIRING, PER WAKER REQUEST.
17. THE PROPOSED DRIVEWAY WILL MEET SITE DISTANCE REQUIREMENTS PER SECTION 190-208 OF THE CITY OF NASHUA ZONING REGULATIONS.
18. STREET RESTORATION SHALL BE IN ACCORDANCE WITH CHAPTER 266 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 E.O.W.'S PROPOSED).
19. EROSION CONTROL MEASURES (SILT FENCE SCREENING) SHALL BE INSTALLED ALONG DOWN GRADIENT SLOPES PRIOR TO INITIATION OF ANY WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL GRADDED AREAS.
20. THERE ARE NO WETLANDS ON THE SITE.
21. A BUILDING PERMIT PLAN AND A DRIVEWAY PLAN WITH PROPOSED SITE GRADING AND DRAINAGE SHALL BE APPROVED BY THE ENGINEERING DEPT. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A SINGLE FAMILY HOME. THE STANDARD STORM WATER LETTER SHALL ALSO BE SUBMITTED AT THIS TIME.
22. ALL STREET AND UTILITY IMPROVEMENTS WILL BE COMPLETED TO THE SATISFACTION OF THE CITY OF NASHUA PLANNING AND ENGINEERING DEPARTMENTS.
23. BOND OR OTHER FORM OF SECURITY IS REQUIRED FOR PROPOSED PUBLIC IMPROVEMENTS (ROAD & SIDEWALK) OR UTILITY EXTENSIONS.
24. ON MAY 11, 2021 THE NASHUA ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING VARIANCES: FROM LAND USE CODE 190-16, TABLE 16-3, LOT 107 - 1) MINIMUM LOT FRONTAGE, 60 FEET REQUIRED, 48.88 FEET PROPOSED, 2) MINIMUM LOT WIDTH, 60 FEET REQUIRED, 48.88 FEET PROPOSED, AND FOR LOT 108 - 3) MINIMUM LOT FRONTAGE, 60 FEET REQUIRED, 48.88 FEET PROPOSED, AND 4) MINIMUM LOT WIDTH, 60 FEET REQUIRED, 48.88 FEET PROPOSED - TO ESTABLISH ORIGINAL LOT LINES CREATED IN 1880 AND CONSTRUCT A NEW SINGLE-FAMILY HOUSE ON LOT 107.



SUBMISSION PLAN - LOTS 107 & 108/SHEET 98  
**37 LOVEWELL STREET**  
**NASHUA, NEW HAMPSHIRE**

PREPARED FOR:  
OWNER:  
JOHN GERGOS  
37 LOVEWELL STREET  
NASHUA, NH 03080  
PHONE NO. (978) 930-8451

SCALE: 1" = 20'  
DATE: MAY 12, 2021

**MP** Maynard & Paquette  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
31 Quinoy Street, Nashua, NH 03080  
Phone: (603)883-8493 Fax: (603)883-7227

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

SECRETARY	DATE
CHAIRMAN	DATE

*John Gergos*  
JOHN GERGOS  
6-24-21  
DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 - 3 AND A FIELD SURVEY MADE ON THE GROUND IN NOVEMBER 2020 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

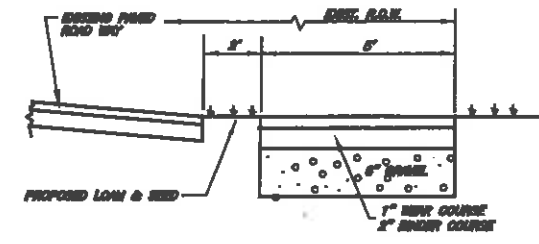
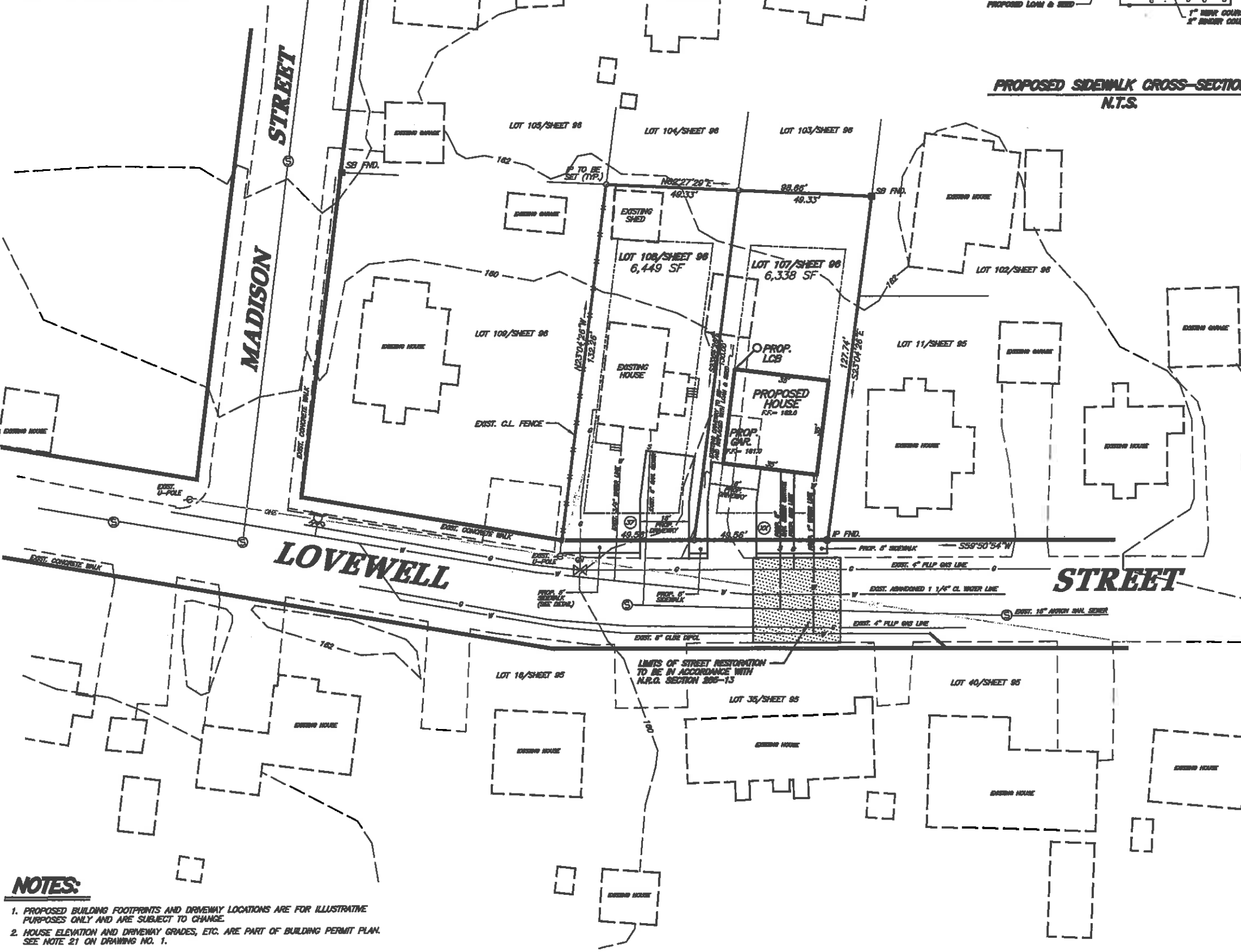
KPM	APB	DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & DATE	REVISION	DATE	JOB NUMBER
									12687

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**PLAN REFERENCES:**

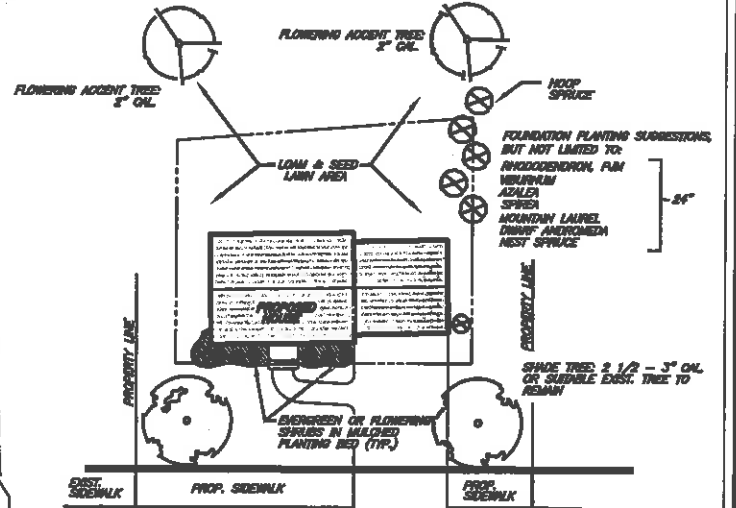
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**PROPOSED SIDEWALK CROSS-SECTION**  
N.T.S.

**LEGEND**

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- IRON PIN FND
- MINIMUM BUILDING SETBACK
- - - EXISTING BUILDING
- 301 STREET NUMBER



**TYPICAL INDIVIDUAL LOT LANDSCAPE PLAN**  
N.T.S.

1. PROPOSED BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS & FOUNDATION PLANTINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE ON A LOT BY LOT BASIS.
2. 1 SHADE TREE REQUIRED PER FORTY (40) LINEAR FEET OF FRONTAGE OR TWO (2) ORNAMENTAL TREES FOR 1 SHADE TREE PER SECTION 180-185(B) OF THE NASHUA LAND USE CODE.
3. TYPICAL INDIVIDUAL LOT LANDSCAPE PLAN IS FOR PROPOSED BUILDING LOT ONLY. LANDSCAPING ON EXISTING BUILDING LOT(S) TO REMAIN.

**GRADING PLAN - LOTS 107 & 108/SHEET 98**  
**37 LOVEWELL STREET**  
**NASHUA, NEW HAMPSHIRE**

PREPARED FOR:  
OWNER:  
JOHN GERGOS  
37 LOVEWELL STREET  
NASHUA, NH 03080  
PHONE NO. (978) 830-6451

SCALE: 1" = 20'  
DATE: JUNE 14, 2021

**MP** Maynard & Paquette  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
31 Quinoy Street, Nashua, NH 03080  
Phone (603)883-8433 Fax (603)883-7227

**NOTES:**

1. PROPOSED BUILDING FOOTPRINTS AND DRIVEWAY LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
2. HOUSE ELEVATION AND DRIVEWAY GRADES, ETC. ARE PART OF BUILDING PERMIT PLAN. SEE NOTE 21 ON DRAWING NO. 1.

NO.	DATE	BY	REVISIONS FOR PLANNING DEPT. REVIEW COMMENTS
1	7/16/2021	APB	REVISION

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MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

KPM	APB	CHERRY	APPROVAL	BACK & FRG.	RAISON	DATE	JOB NUMBER
						D	12687

