

EXISTING CONDITIONS & DEMO PLAN
SCALE: 1"=20'

PROPOSED SITE PLAN
SCALE: 1"=20'

- PLAN NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS TO LOT 110-28.
 2. CURRENT ZONING DISTRICT: R-A
MINIMUM SETBACKS: FRONT = 25', SIDE = 10', REAR = 25', MIN. AREA = 7,500 SF, MIN. FRONTAGE = 60'
 3. FOR BOUNDARY INFORMATION SEE PLAN REFERENCE HEREON.
 4. TOPOGRAPHIC INFORMATION DEPICTED HEREON IS A RESULT OF AN ON-THE-GROUND SURVEY PREPARED BY JEFFREY LAND SURVEY IN OCTOBER 2020.
 5. NO PORTION OF THE PROPERTY IS WITHIN THE 100-YEAR FLOOD PLAN AS PER FIRM MAP NUMBER 33011C0652E.
 6. LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.
 7. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN IS APPROXIMATE. JEFFREY LAND SURVEY MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. CONTRACTOR IS TO CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.
 8. NO CHANGES TO EXISTING LIGHTING IS PROPOSED.
 9. NO CHANGES TO EXISTING LANDSCAPING IS PROPOSED.
 10. ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
 11. 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.
 12. 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 PROPOSED WORK.
 13. THIS SITE PLAN PERMITS THE FOLLOWING USES: OFFICE AND RESIDENTIAL
BASEMENT FLOOR - RESIDENTIAL
FIRST FLOOR - OFFICE

14. HOURS OF OPERATION: Monday - Friday 9 am to 5 pm
15. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SYSTEMS ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED. ROOF DRAIN TIE-INS AND DRAIN LINES WILL BE INSPECTED PRIOR TO BACK FILLING AND PAVING.
16. ROOF DRAIN/GUTTERS & DOWN SPOUTS SHALL BE RECONFIGURED AS SHOWN TO DIRECT ALL ROOF RUNOFF TO THE PROPOSED INFILTRATION SYSTEM.

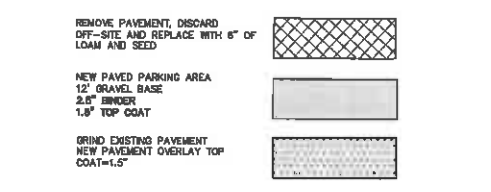
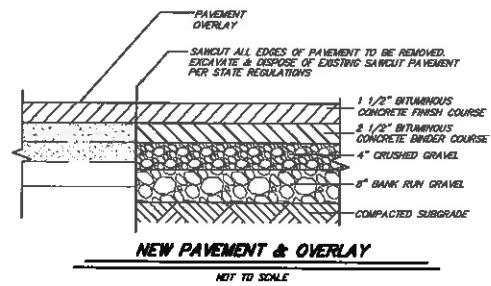
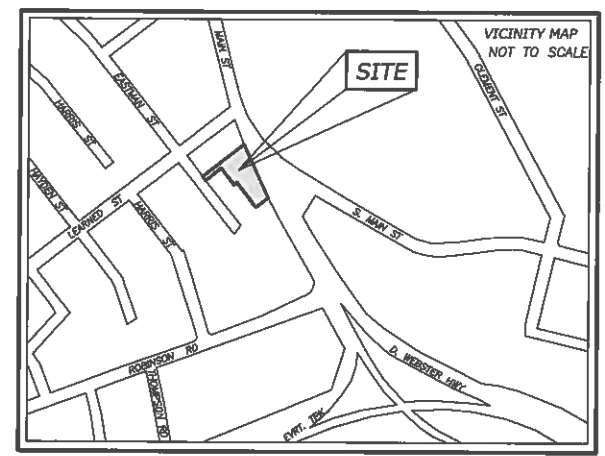
PARKING TABLE	REQUIRED	PROVIDED
BASEMENT FLOOR - RESIDENTIAL		
2 Spaces Per Unit	2 Spaces	
FIRST FLOOR - OFFICE		
1 Space Per 1,000 s.f. (1,470 s.f./1,000 Min.)	2 Spaces (Min.)	
1 Space Per 200 GFA (1,470 s.f./200 Max.)	7 Spaces (Max.)	
TOTAL SPACES	4 Spaces	10 Spaces Provided

REFERENCE PLAN:

1. REFERENCE PLAN: "PLAN OF LAND OF J.A. SPALDING ON MAIN ST. NASHUA, N.H." DATED AUG. 1892 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) AS PLAN 145.

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

APPLICANT/OWNER: *[Signature]* DATE: 4/27/2021



SITE PLAN
413 South Main Street
Lot 110-28
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
Bisono 413 South Main Street LLC
413 SOUTH MAIN ST, NASHUA, NH 03064
603-557-4523

PREPARED BY:
MESNER BREM CORPORATION
202 MAIN STREET, SALEM, NH 03079 (603) 883-3301
142 LITTLETON RD., STE. 15, WESTFORD, MA 01888 (978) 682-1313

SCALE: 1"=20' SHEET: 1 OF 1 DATE: Apr 20, 2021
Revised: July 29, 2021

JOE NO: 8364 1