

**R-9 ZONING SYNOPSIS**

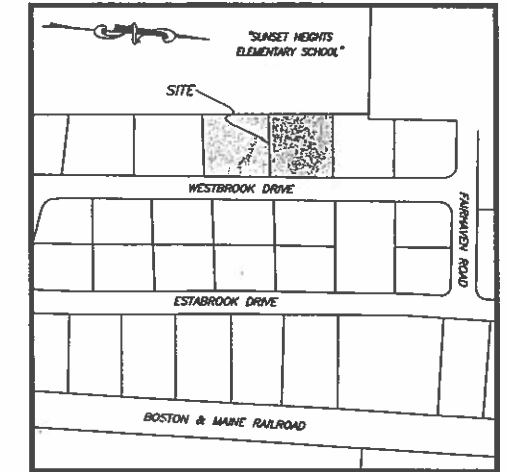
LOT NO.	EXISTING	REQUIRED	PROPOSED
A-355	AREA: 18,364 S.F. WIDTH: 135.0' DEPTH: >90' FRONTAGE: 135.00' SETBACKS: N/A FRONT N/A SIDE N/A REAR	AREA: 9,000 S.F. WIDTH: 90' DEPTH: 125' FRONTAGE: 75' SETBACKS: 20' FRONT 10' SIDE 30' REAR	AREA: 11,632 S.F. WIDTH: 90' DEPTH: >90' FRONTAGE: 94.59' SETBACKS: N/A FRONT N/A SIDE N/A REAR
A-356	AREA: 18,248± S.F. WIDTH: 135.0' DEPTH: >90' FRONTAGE: 135.00' SETBACKS: 49.9' FRONT 67.9' SIDE 34.7' REAR	AREA: 9,000 S.F. WIDTH: 90' DEPTH: 125' FRONTAGE: 75' SETBACKS: 20' FRONT 10' SIDE 30' REAR	AREA: 24,980± S.F. WIDTH: 180.0' DEPTH: >90' FRONTAGE: 175.41' SETBACKS: 49.9' FRONT 15.2' SIDE 34.7' REAR

**PLAN REFERENCE:**

1. "SUBDIVISION PLAN 4 PART 2 - FARMINGTON ACRES - NASHUA, N.H.",  
SCALE: 1"=50', DATED: OCTOBER 27, 1962, RECORDED H.C.R.D. PLAN #2871

**LOT SYNOPSIS**

LOT NO.	EXISTING	PROPOSED	+	-
A-355	18,364 S.F. 0.422 ACRES	11,632 S.F. 0.267 ACRES		PARCEL A
A-356	18,248 S.F. 0.419 ACRES	24,980 S.F. 0.574 ACRES	PARCEL A	



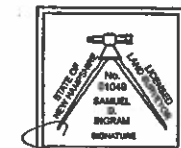
LOCUS MAP  
SCALE 1" = 200'+/-

**NOTES:**

- THE OWNER OF RECORD OF LOTS A-356 & A-355 IS COLINBROOKE INVESTMENTS, LLC., 11 McINTOSH LANE BEDFORD, NH 03110. SEE H.C.R.D. VOL. 9579 PG. 2148 DATED 01/14/2022
- THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN LOTS A-356 AND A-355. PARCEL "A" IS NOT TO BE CONSIDERED A SEPARATE LOT OF RECORD, BUT IS TO BECOME A CONTIGUOUS PART OF LOT A-356
- ZONING FOR THE PARCEL IS RESIDENTIAL "R9" DISTRICT. MINIMUM CONVENTIONAL REQUIREMENTS INCLUDE 9,000 SQUARE FEET OF LOT AREA, 75' OF FRONTAGE. THE ZONING SETBACKS SHOWN HEREON ARE TAKEN FROM DIMENSIONAL MATRIX 16-3 IN THE CITY OF NASHUA DIMENSIONAL REGULATIONS
- LOTS A-356 AND A-355 ARE SUBJECT TO ALL RIGHTS AND RESTRICTIONS AS NOTED IN H.C.R.D. VOL. 9579 PG. 2148
- THIS PLAN IS THE RESULT OF AN ON SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE REFERENCE PLAN AND PHYSICAL EVIDENCE RECOVERED.
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON F.I.R.M. MAP#33011C0652E
- LOTS WILL BE SERVICED BY EXISTING MUNICIPAL WATER SUPPLY AND MUNICIPAL SEWER
- NO UNDERGROUND UTILITY INVESTIGATION OR WETLAND INSPECTION WAS PERFORMED BY THIS OFFICE AS PART OF THIS SURVEY. LOTS A-356 & A-355 MAY BE SUBJECT TO FURTHER RESTRICTIONS OR OVERLAY DISTRICTS NOT SHOWN OR NOTED HEREON
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AN ACCEPTABLE LOT DEVELOPMENT PLAN SHALL BE PROVIDED TO THE BUILDING INSPECTOR SHOWING ALL PROPOSED SITE IMPROVEMENTS IN ACCORDANCE TO THE DEVELOPMENT REGULATIONS. IF AN ACCEPTABLE PLAN CAN NOT BE AGREED UPON, FURTHER PLANNING BOARD REVIEW AND APPROVAL MAY BE REQUIRED.

**CERTIFICATION:**

"I HEREBY CERTIFY THAT PARCEL 'A' IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE, WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000)."



LOT LINE ADJUSTMENT PLAN  
LAND OF:

**COLINBROOKE INVESTMENTS, LLC**

(603) 321-5635

7 WESTBROOK DRIVE  
TAX MAP A LOTS 355 & 356  
NASHUA, NEW HAMPSHIRE

SCALE: 1" = 20'

APRIL 5, 2022



**MERIDIAN**  
LAND SERVICES, INC.

ENGINEERING | SURVEYING | PERMITTING  
SOIL & WETLAND MAPPING | SEPTIC DESIGN  
31 OLD NASHUA ROAD, ANHERST, NH 03031 TEL. 603-673-1441  
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:11816D00B.dwg PROJECT NO. 11816.00 SHEET NO. 1 OF 1



**LEGEND:**

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVEMENT
- OH EXISTING OVERHEAD UTILITIES
- S EXISTING SEWER LINE
- A-356 EXISTING TAX MAP - LOT NUMBER
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING IRON PIPE FOUND
- EXISTING SEWER MANHOLE
- EXISTING LIGHT
- EXISTING WATER HYDRANT
- EXISTING SHUT-OFF
- EXISTING MAILBOX
- MONUMENT TO BE SET

A-344  
BRIDGET BELTON  
9 WESTBROOK DRIVE, NASHUA, NH  
BK 8131 PG 1239 03/21/2019

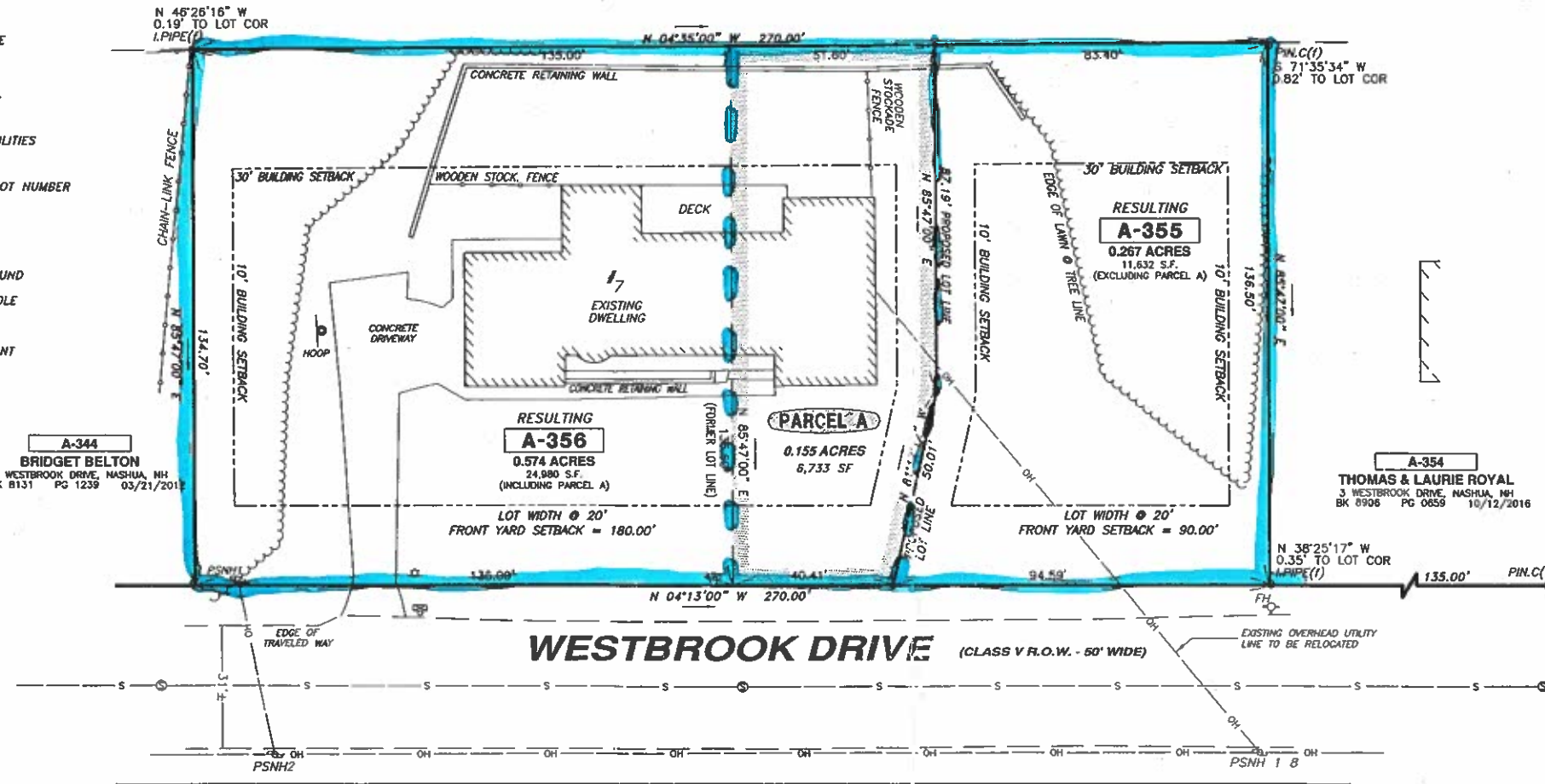
A-442  
GLEN A DALY & ELIZABETH L DALY  
10 WESTBROOK DRIVE, NASHUA, NH  
BK 8257 PG 2555 11/01/2019

A-362  
ERIN O'MALLEY & JAMES O'MALLEY  
8 WESTBROOK DRIVE, NASHUA, NH  
BK 7191 PG 2849 03/24/2004

A-358  
ROBERT P. MASON & KERRY L. MASON  
8 WESTBROOK DRIVE, NASHUA, NH  
BK 9378 PG 1393 11/10/2020

A-250  
THE CITY OF NASHUA  
229 MAIN STREET, NASHUA, NH  
BK 3363 PG 103 08/20/1985

A-354  
THOMAS & LAURIE ROYAL  
3 WESTBROOK DRIVE, NASHUA, NH  
BK 8906 PG 0859 10/12/2016



**WESTBROOK DRIVE** (CLASS V R.O.W. - 50' WIDE)

**OWNER'S SIGNATURE:**

*[Signature]*  
DATE: 5/11/2022  
ADDRESS: 11 McINTOSH LANE BEDFORD, W.H. 03110

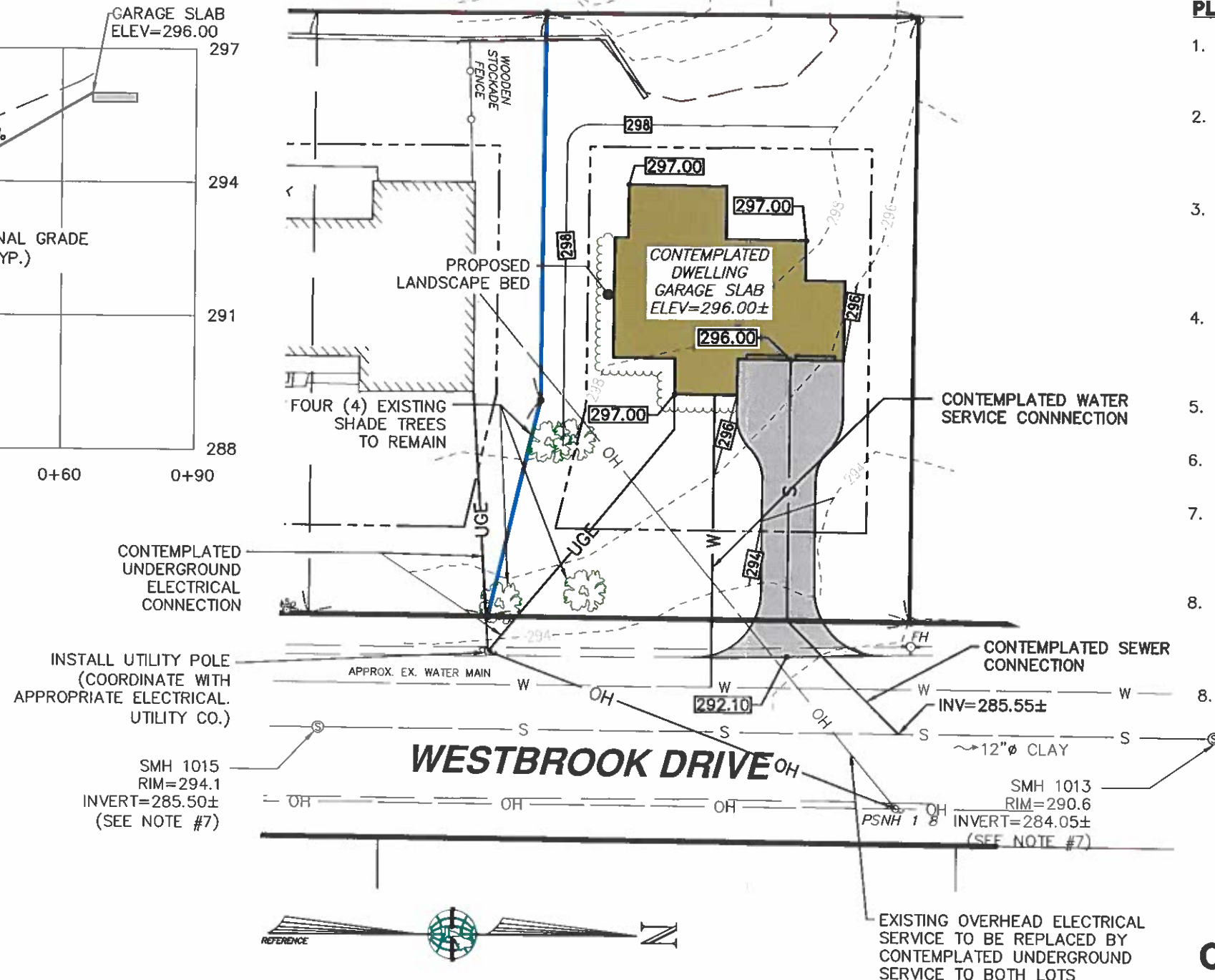
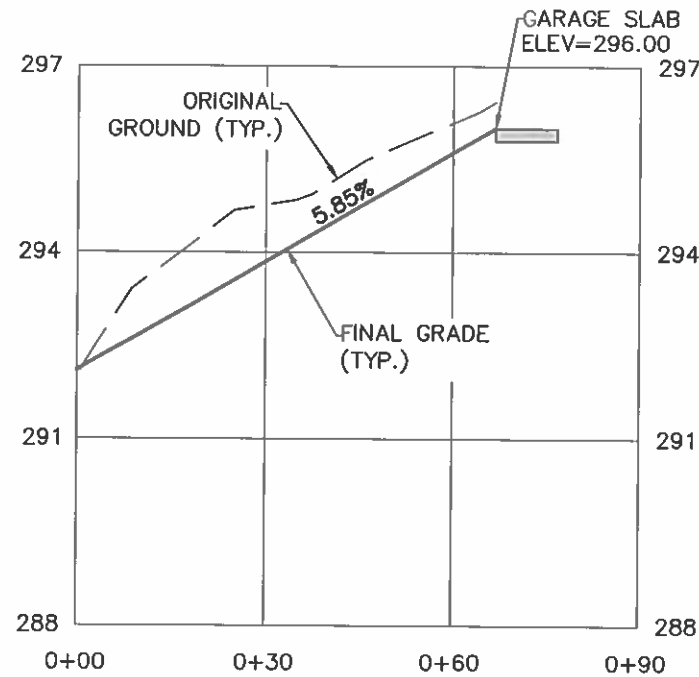
**APPROVED BY NASHUA PLANNING BOARD**

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_ AND \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
BY SECRETARY OR DESIGNATED MEMBER: \_\_\_\_\_



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	---	---	---	---	---
C	---	---	---	---	---
B	05/11/22	ADD NOTE B	---	MGR	SDI
A	04/21/22	REMOVE PROPOSED EASEMENT	---	MGR	SDI





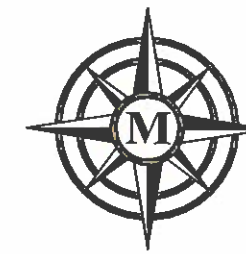
**PLAN NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A POTENTIAL DEVELOPMENT CONFIGURATION FOR A RESIDENTIAL DWELLING ON TAX MAP A LOT 355.
2. THE CURRENT OWNER OF RECORD OF MAP A LOTS 355 IS COLINBROOKE INVESTMENTS, LLC., 11 MCINTOSH LANE, BEDFORD, NH 03110. SEE H.C.R.D. VOL. 9579 PG. 2148 DATED 01/14/2022.
3. ZONING FOR THE PARCEL IS RESIDENTIAL "R9" DISTRICT. MINIMUM CONVENTIONAL REQUIREMENTS INCLUDE 9,000 SQUARE FEET OF LOT AREA, 75' OF FRONTAGE. THE ZONING SETBACKS SHOWN HEREON ARE TAKEN FROM DIMENSIONAL MATRIX 16-3 IN THE CITY OF NASHUA DIMENSIONAL REGULATIONS
4. THIS PLAN IS THE RESULT OF AN ON SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE REFERENCE PLAN AND PHYSICAL EVIDENCE RECOVERED.
5. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE.
6. LOTS WILL BE SERVICED BY EXISTING MUNICIPAL WATER SUPPLY AND MUNICIPAL SEWER.
7. SEWER INVERTS ARE DERIVED FROM THE CITY OF NASHUA GIS DATABASE. PRIOR TO ANY FUTURE CONSTRUCTION, EXISTING AND PROPOSED INVERTS SHALL BE FIELD VERIFIED BY THE SITE CONTRACTOR.
8. LANDSCAPING REQUIREMENTS PER THE CITY OF NASHUA LAND USE CODE SECTION 190-185 ARE AS FOLLOWS: [190-185.B.1] 1 SHADE TREE PER 40 LF OF FRONTAGE, [190-185.C] 1 SHRUB PER 5 LF OF FRONTAGE;
- 8.1. THE LOT HAS 95 LF OF FRONTAGE, THEREFORE REQUIRED LANDSCAPING IS 3 SHADE TREES AND 20 SHRUBS. THERE ARE FOUR (4) EXISTING OAK TREES WHICH SHALL REMAIN. THE REQUISITE NUMBER OF SHRUBS SHALL BE PLANTED AROUND THE HOUSE IN GARDEN BEDS.

**SITE LAYOUT PLAN  
PREPARED FOR:**

**COLINBROOKE INVESTMENTS, LLC**  
**TAX MAP A LOT 355**  
**WESTBROOK DRIVE**  
**NASHUA, NEW HAMPSHIRE**

SCALE: 1" = 30' APRIL 21, 2022



**MERIDIAN**

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REV.	DATE	DESCRIPTION	C/O	DR	CK
B	--	--	--	--	--
A	5/10/22	ADD LANDSCAPING	CoN	TRY	SDI

**GRAPHIC SCALE**



Plotted: 5/10/2022 3:51 PM By: TRY  
 H: \MLS\11816\11816.00\11816100B.dwg