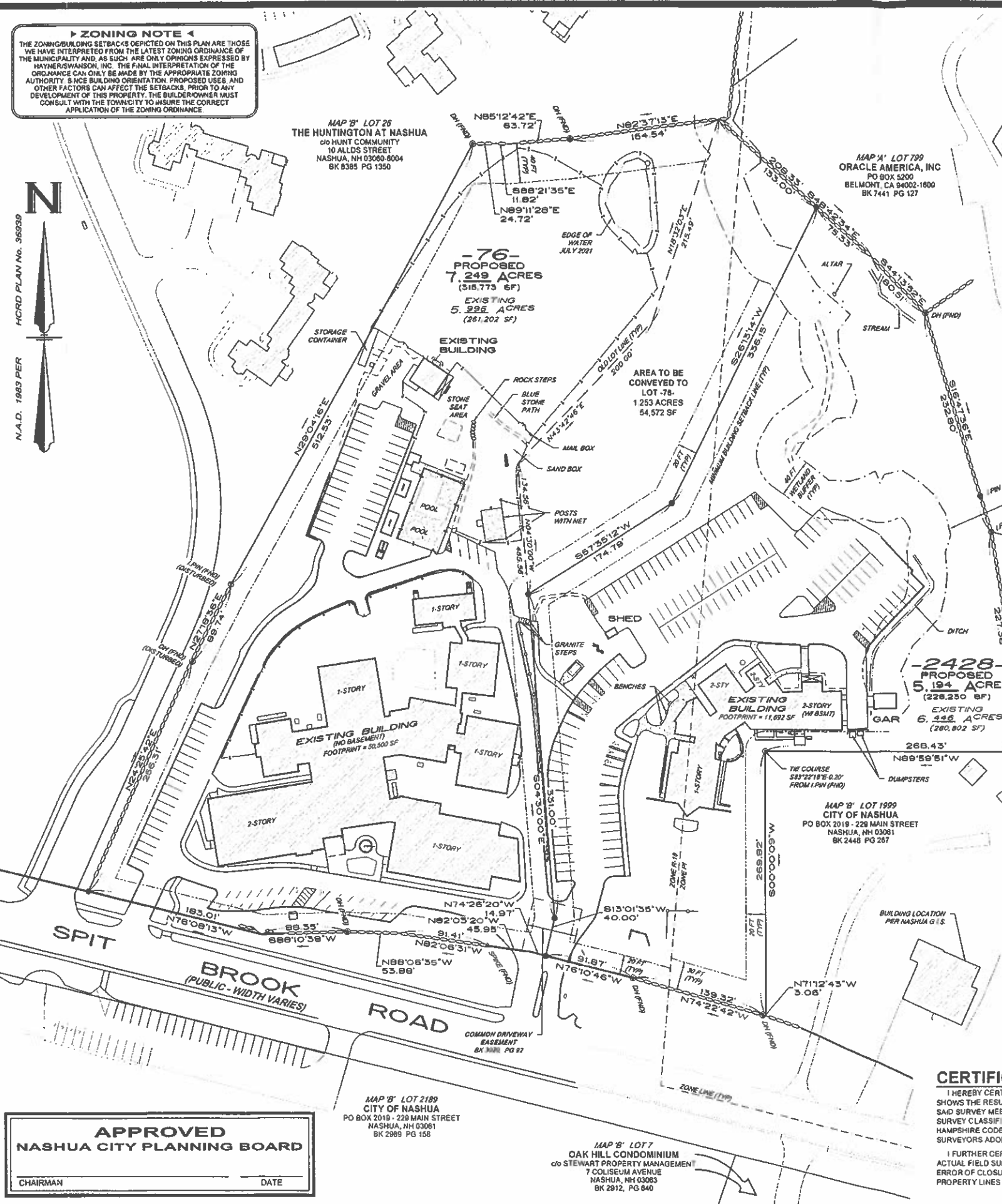


**ZONING NOTE 1**  
 THE ZONING BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS. PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



**EASEMENTS, RIGHTS AND RESTRICTIONS:**

MAP B, LOTS 2428 AND 76 MAY BE SUBJECT TO THE FOLLOWING EASEMENTS:  
**MAP B, LOT 2428:**  
 STORM WATER MANAGEMENT DECLARATION RECORDED AT BOOK 8172, PAGE 341.  
**MAP B, LOT 76:**  
 EASEMENT TO THE CITY OF NASHUA FOR SLOPES AND EMBANKMENTS RECORDED AT BOOK 2733, PAGE 315.  
 EASEMENT TO ENERGY NORTH PROPAHE, INC RECORDED AT BOOK 5846, PAGE 247.  
 DECLARATION OF COVENANTS AND RESTRICTIONS (STORMWATER MANAGEMENT) RECORDED AT BOOK 7039, PAGE 2890.  
 EASEMENT TO THE CITY OF NASHUA (STORMWATER MANAGEMENT) RECORDED AT BOOK 7039, PAGE 2884.  
 PORTION OF LOT MAY BE SUBJECT TO EASEMENTS CITED IN BOOK 8385, PAGE 1347.

**PLAN REFERENCES:**

- LOT LINE RELOCATION PLAN (LOTS 76 & 2428, MAP 'B'), SPIT BROOK ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR WORLD SCHOOLS, RECORD OWNERS: GARY E. AND KATHLEEN H. NELSON AND THE HUNTINGTON AT NASHUA, DATED JUNE 3, 2010, LAST REVISED 7/14/2010 BY HAYNER/SWANSON, INC. RECORDED: HCRD - PLAN No. 36939
- SUBDIVISION PLAN OF LAND, LOTS 76 & 2428, ROMAN CATHOLIC BISHOP OF MANCHESTER, NASHUA, N.H. DATED JAN 12, 1983, LAST REVISED 3/22/83 BY THOMAS F. MORAN INC. RECORDED: HCRD - PLAN No. 15604
- SUBDIVISION PLAN, LAND AT SPIT BROOK ROAD, NASHUA, N.H. OWNER: GILBOA HILL ASSOCIATES, PREPARED FOR: CITY OF NASHUA, N.H. DATED JAN 9, 1976 BY DAVIS, BENNETT & TESSIER, INC. RECORDED: HCRD - PLAN No. 8958
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AND URBAN SYSTEM PROJECT, MGN 5315(003), NH PROJECT NO. C-2023C, EAST DUNSTABLE AND SPIT BROOK ROAD ON FILE AT NHDOT

**LEGEND**

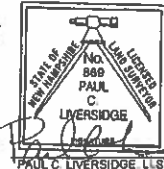
- IRON PIN
- DRILL HOLE & STONE WALL
- STONE BOUND TO BE SET
- IRON PIN, DRILL HOLE OR SPIKE TO BE SET AS APPROPRIATE
- WETLAND FLAGGING LIMIT
- WETLAND BUFFER LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- POST & RAIL FENCE
- CURBING
- CONCRETE
- RETAINING WALL

*John E. Elden*  
 FOR 138 SPIT BROOK REALTY, LLC  
 DATE: 4/19/22

*Grace Lutheran Church, Missouri Synod*  
 FOR GRACE LUTHERAN CHURCH, MISSOURI SYNOD  
 DATE: 4/24/2022

**CERTIFICATION**

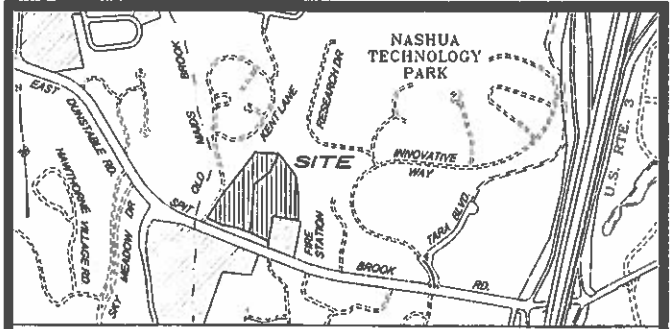
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.  
 I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



**APPROVED**  
**NASHUA CITY PLANNING BOARD**  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

MAP 'B' LOT 2189  
 CITY OF NASHUA  
 PO BOX 2019 - 228 MAIN STREET  
 NASHUA, NH 03061  
 BK 2989 PG 158

MAP 'B' LOT 7  
 OAK HILL CONDOMINIUM  
 STUART PROPERTY MANAGEMENT  
 7 COLISEUM AVENUE  
 NASHUA, NH 03083  
 BK 2812, PG 840



**NOTES:**

- PURPOSE OF PLAN:  
 TO RELOCATE A PORTION OF THE LOT LINE BETWEEN MAP 'B', LOTS 76 & 2428, CONVEYING 64,572 SF FROM LOT 2428 TO LOT 76
- PRESENT ZONING: R-18; A-SUBURBAN RESIDENCE  
 PI: PARK INDUSTRIAL  

MINIMUM LOT REQUIREMENTS	R-18	PI	LOT 76	LOT 2428
LOT AREA	18,000 SF	30,000 SF	315,773 SF	226,230 SF
LOT FRONTAGE	100 FT	50 FT	477.57 FT	225.11 FT
LOT WIDTH	120 FT	120 FT	473.51 FT	227.17 FT
LOT DEPTH	100 FT	150 FT	894.26 FT	741.81 FT
FRONT YARD SETBACK	20 FT	30 FT	56.3 FT	173.4 FT
SIDE YARD SETBACK	20 FT	20 FT	20.6 FT	21.3 FT
REAR YARD SETBACK	40 FT	20 FT	221.5 FT	168.4 FT
MAX BUILDING HEIGHT	35 FT	75 FT	28 FT	30.6 FT
MAX STORIES	2 1/2	5	2	2
OPEN SPACE	30%	20%	64.1%	66.3%
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A' & 'B'.
- THESE PARCELS ARE LOCATED IN A FLOOD HAZARD AREA ZONE X AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100854D, DATED: SEPTEMBER 25, 2009
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY MANNER THAT WOULD INCREASE OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
- THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
- THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- BOTH LOTS ARE CURRENTLY SERVICED BY MUNICIPAL SEWER AND PENNACHUCK WATER WORKS.
- SURVEY CONTROL INFORMATION  
 HORIZONTAL DATUM: NAD83  
 UNITS: US SURVEY FEET
- PRESENT OWNERS OF RECORD  
 MAP 'B', LOT 76  
 138 SPIT BROOK REALTY, LLC  
 138 SPIT BROOK ROAD  
 NASHUA, NEW HAMPSHIRE 03062  
 BK 8904, PG. 818  
 MAP 'B', LOT 2428  
 GRACE LUTHERAN CHURCH, MISSOURI SYNOD  
 130 SPIT BROOK ROAD  
 NASHUA, NEW HAMPSHIRE 03062  
 BK 5370, PG. 1854

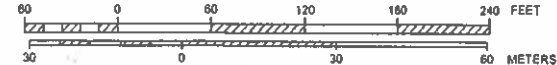
**LOT LINE RELOCATION PLAN**  
 (MAP 'B', LOTS 76 & 2428)

**130 & 138 SPIT BROOK ROAD**  
 NASHUA, NEW HAMPSHIRE

PREPARED FOR:  
**WORLD ACADEMY**

138 SPIT BROOK ROAD NASHUA, NEW HAMPSHIRE 03062 (603) 888-1982

RECORD OWNERS:  
**138 SPIT BROOK REALTY, LLC**  
**GRACE LUTHERAN CHURCH, MISSOURI SYNOD**



15 APRIL 2022

**HSI** Hayner/Swanson, Inc.  
 Civil Engineers/Land Surveyors

3 Congress Street  
 131 Middlesex Turnpike  
 Nashua, NH 03062  
 (603) 883-2057  
 www.haynerswanson.com