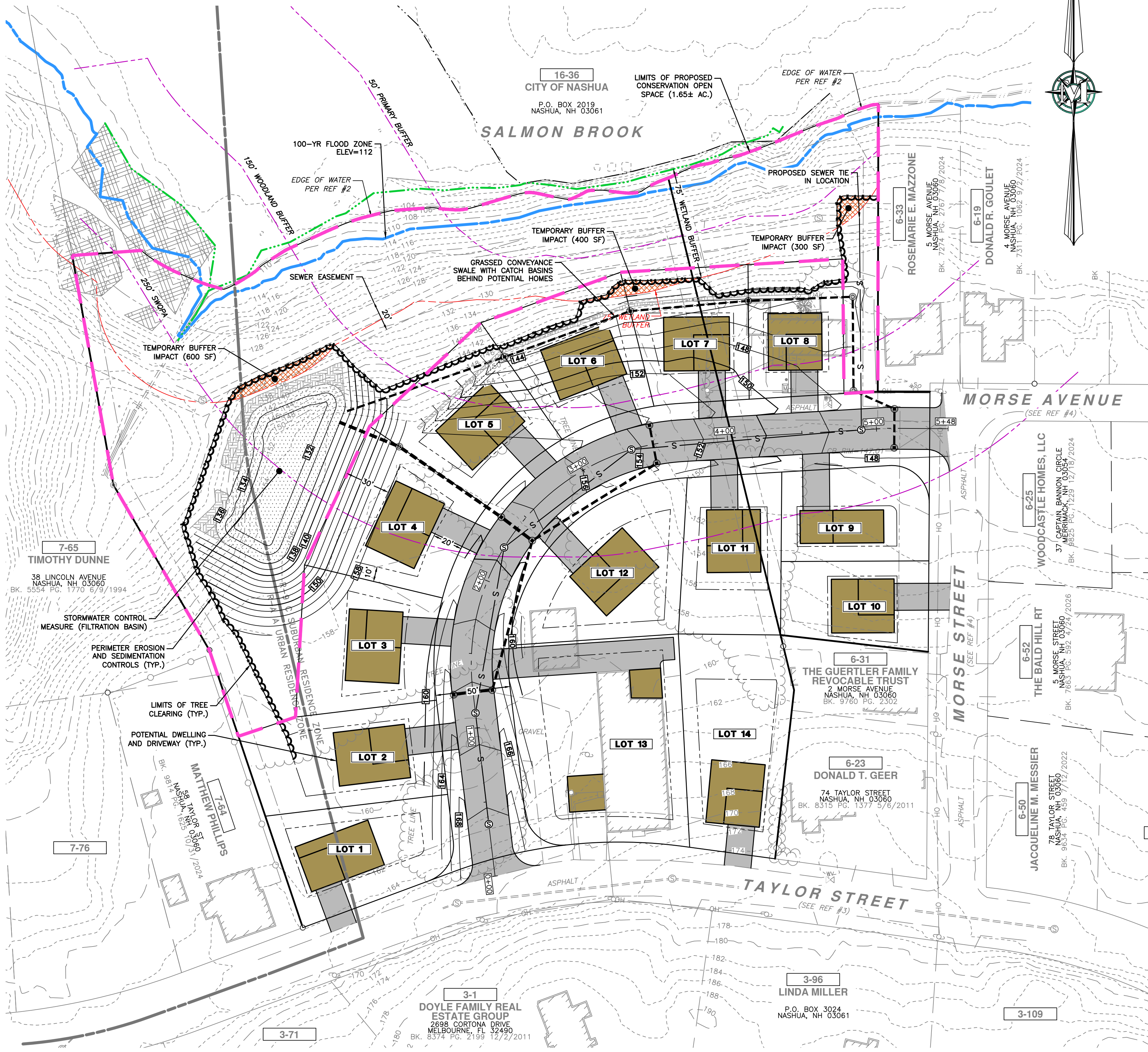


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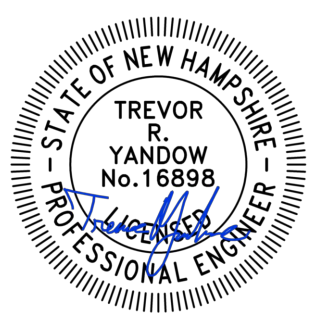
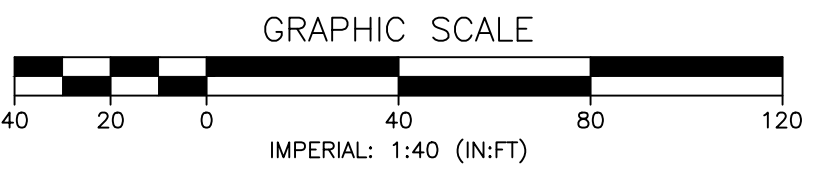
LEGEND:

|          |                                 |
|----------|---------------------------------|
| EXISTING | RIGHT-OF-WAY SIDELINE           |
|          | PROPERTY LINE                   |
|          | TOWN / ZONE LINE                |
|          | HIGHWAY CENTERLINE              |
|          | ABUTTING LOT LINE               |
|          | FORMER LOT LINE                 |
|          | EASEMENT LINE                   |
|          | BUILDING SETBACK LINE           |
|          | EDGE OF PAVEMENT                |
|          | EXISTING GRAVEL ROAD            |
| OH       | EXISTING OH ELECTRIC LINE       |
| E        | EXISTING UG ELECTRIC LINE       |
| T        | EXISTING TELEPHONE LINE         |
| W        | EXISTING WATER LINE             |
| G        | EXISTING GAS LINE               |
| S        | EXISTING SEWER LINE             |
|          | EDGE OF WETLANDS                |
|          | EDGE OF WATER                   |
| CpC      | U.S.D.A. SOILS BOUNDARY         |
|          | STONE WALL                      |
|          | 10' CONTOUR INTERVAL            |
|          | 2' CONTOUR INTERVAL             |
| 2-23     | EXISTING TAX MAP AND LOT NUMBER |
| 56       | PROPOSED STREET NUMBER          |
|          | EXISTING BUILDING               |
| PROPOSED | PROPOSED SLOPED CURB            |
|          | PROPOSED VERTICAL CURB          |
|          | PROPOSED FENCE                  |
| 100      | PROPOSED 10-FOOT CONTOUR        |
| 102      | PROPOSED 2-FOOT CONTOUR         |
|          | PROPOSED SWALE CENTERLINE       |
|          | PROPOSED DRAIN LINE             |
|          | PROPOSED EROSION CONTROL        |
| OH       | PROPOSED OVERHEAD ELECTRIC      |
| UGE      | PROPOSED UNDERGROUND ELECTRIC   |
| G        | PROPOSED GAS LINE               |
| S        | PROPOSED SEWER LINE             |
| W        | PROPOSED WATER LINE             |
|          | PROPOSED BUILDING               |
|          | PROPOSED BASIN                  |
|          | PROPOSED PAVEMENT               |



- NOTES:
- THE PURPOSE OF THIS PLAN IS TO DEPICT A CONSERVATION SUBDIVISION ON MAP 6 LOTS 18 AND 24 FOR REVIEW AND CONSIDERATION BY THE NASHUA CONSERVATION COMMISSION.
  - OWNER OF RECORD OF MAP 6 LOT 18 IS TEVE GROUP, LLC - 101 LANGDON STREET, PORTSMOUTH, NH 03801. SEE HCRO BK. 9795 PG. 1979 DATED 8/20/24. OWNER OF RECORD OF MAP 6 LOT 24 IS ESTATE OF PRESTON J. STANLEY C/O DEBRA HINEY - 101 LANGDON STREET, PORTSMOUTH, NH 03801. SEE HCRO BK. 6147 PG. 1381 DATED 8/24/99.
  - REFERENCING THE ZONING MAP OF THE CITY OF NASHUA, MAP 6 LOT 18 IS LOCATED WITHIN THE A URBAN RESIDENCE (R-A) AND C SUBURBAN RESIDENCE (R-9) ZONING DISTRICT. MAP 6 LOT 24 IS LOCATED WITHIN THE C SUBURBAN RESIDENCE (R-9) ZONING DISTRICT. PORTIONS OF THE SUBJECT PROPERTIES MAY BE SUBJECT TO ZONING OVERLAY DISTRICTS NOT DEPICTED HEREON.
  - DIMENSIONAL REQUIREMENTS FOR THE R-A ZONE IS AS FOLLOWS: 6 UNITS/ACRE, 7,500 SF LOT AREA, 75' LOT WIDTH, 60' FRONTAGE, 90' LOT DEPTH, 25' FRONT SETBACK, 10' SIDE SETBACK, 30' REAR SETBACK, MAX HEIGHT OF 35' OR 2.5 STORIES, 50% OPEN SPACE, 0.5 MAX FLOOR AREA RATIO.
  - DIMENSIONAL REQUIREMENTS FOR THE R-9 ZONE IS AS FOLLOWS: 4 UNITS/ACRE, 9,000 SF LOT AREA, 90' LOT WIDTH, 75' FRONTAGE, 90' LOT DEPTH, 20' FRONT SETBACK, 10' SIDE SETBACK, 30' REAR SETBACK, MAX HEIGHT OF 35' OR 2.5 STORIES, 50% OPEN SPACE. THIS CONCEPT IS BASED ON THE R-9 ZONING REQUIREMENTS.
  - THE EXISTING CONDITIONS INFORMATION WAS OBTAINED PER AN ON THE GROUND SURVEY BY THIS OFFICE IN FEBRUARY AND MARCH 2026.
  - THE EXISTING AREA OF MAP 6 LOT 18 IS 3.879 AC. (168,961 SF) AND MAP 6 LOT 24 IS 0.943 AC. (41,098 SF).
  - PORTIONS OF THE SUBJECT PARCELS ARE SUBJECT TO THE 100-YEAR FLOOD ZONE (AE), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NASHUA, HILLSBOROUGH COUNTY, NEW HAMPSHIRE; MAP NO. 33011C0652E, EFFECTIVE DATE: 4/18/2011.
  - WETLANDS WERE DELINEATED BY ASPYNN E. KUTZ, CWS OF THIS OFFICE ON 12/10/2025.
  - ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR SILT FENCE INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.04, SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH.

ISSUED FOR MUNICIPAL  
REVIEW ONLY



|                          |                                 |                                                                                                      |                  |                  |
|--------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|------------------|------------------|
| CONSERVATION SUBDIVISION | CONSERVATION COMMISSION EXHIBIT | TEVE GROUP LLC<br>64 TAYLOR STREET & 1 MORSE AVE<br>MAP 6 LOT 18 AND LOT 24<br>NASHUA, NEW HAMPSHIRE | JULY 7, 2026     | SCALE: 1" = 40'  |
| C-1                      | SHEET                           | FILE:12807P00 - CC.dwg                                                                               | PROJECT 12807.00 | SHEET NO. 1 OF 1 |