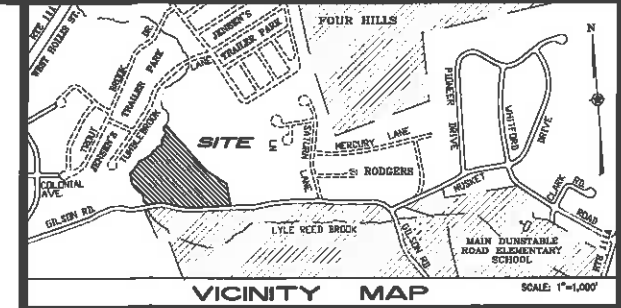


*** ZONING NOTE ***
 THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER, SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING 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.

MAP 'D' LOT 460
 STATE OF NEW HAMPSHIRE
 DEPT OF ENVIRONMENTAL SERVICES
 ATTN: PAUL HERTZLER PE ESQ.
 P.O. BOX 95
 29 HAZEN DRIVE
 CONCORD, NH 03302-0095
 BK 2287 PG 550
 ZONE: R-30 A-SUBURBAN RESIDENCE
 USE: VACANT LAND

MAP 'D' LOT 784
 STATE OF NEW HAMPSHIRE
 DEPT OF ENVIRONMENTAL SERVICES
 P.O. BOX 95
 29 HAZEN DRIVE
 CONCORD, NH 03302-0095
 BK 9135 PG 283
 ZONE: R-30 A-SUBURBAN RESIDENCE
 USE: VACANT LAND



NOTES:

- SITE AREA: MAP D LOT 32 13.15± ACRES
- ONCE UNDER COMMON OWNERSHIP AND PRIOR TO THE SIGNING OF THE FINAL M.P.L.R. LOTS 32 AND 611 SHALL BE CONSOLIDATED VIA VOLUNTARY MERGER INTO NEW LOT 32 CONTAINING 13.28± ACRES.
- PRESENT ZONING/R30: A-SUBURBAN RESIDENCE
 MINIMUM LOT REQUIREMENTS
 - LOT AREA 30,000 SF
 - LOT FRONTAGE 185 FT
 - LOT WIDTH 130 FT
 - LOT DEPTH 100 FT
 MINIMUM YARD SETBACKS
 - FRONT YARD 30 FT
 - SIDE YARD 20 FT
 - REAR YARD 40 FT
 - MAX. BUILDING HEIGHT 38 FT
 - MAX. STOREYS 2 1/2
- THIS PROPERTY IS LOCATED WITHIN THE FOUR HILLS LANDFILL GROUND WATER MANAGEMENT ZONE OVERLAY LOT DISTRICT (G2) AND IS SUBJECT TO THE REQUIREMENTS OF SECTION 180.24.1 OF THE NASHUA LAND USE CODE.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'D'.
- PURPOSE OF PLAN: TO AMEND PREVIOUSLY APPROVED PLAN No. NR-2221 TO SHOW A REVISED BOUNDARY RESULTING FROM A LOT LINE RELOCATION AS SHOWN ON PLAN REFERENCE No. 1.
- DENSITY:
 ALLOWED: 3 DWELLING UNITS/ACRE x 13.15± ACRES = 39 UNITS
 PROVIDED: 39 UNITS
- COMMON SPACE:
 MINIMUM REQUIRED: 25 SQUARING UNIT x 39 UNITS = 975 SF
 PROVIDED: (WITHIN 2-STORY COMMUNITY BUILDING) 1,619 SF
- PARKING:
 REQUIRED:
 - MINIMUM: 1 SPACE PER UNIT x 39 UNITS = 39 SPACES
 - MAXIMUM: 1.8 SPACE PER UNIT x 39 UNITS = 74 SPACES
 PROVIDED:
 - 2 CAR GARAGE UNITS x 32 UNITS = 64 SPACES
 - 1 CAR GARAGE UNITS x 7 UNITS = 7 SPACES
 - CLUBHOUSE (INCLUDING 1 HANDICAP SPACE) = 3 SPACES
 - TOTAL = 74 SPACES
- OPEN SPACE:
 REQUIRED: 50 %
 PROVIDED: 75 %
 COMMON OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A PORTION OF THIS PARCEL IS LOCATED IN A FLOOD HAZARD AREA ZONE X (SHADED) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 320097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 83011C0292D, DATED: SEPTEMBER 25, 2009.
- MAP D, LOT 32 IS SUBJECT TO AN EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NORTHERN NEW ENGLAND TELEPHONE OPERATIONS, LLC FOR INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND FACILITIES AS DESCRIBED AT BOOK 8140 PAGE 2514.
- MAP D LOT 32 MAY BE SUBJECT TO A WELL EASEMENT AS DESCRIBED AT BOOK 2287, PAGE 550. NO MONITORING WELLS OBSERVED ON THE SITE AT THE TIME OF FIELD SURVEY.
- MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR.
- ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS UNDER ARTICLE V, DISTRICT 7.
- ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS, DIRECTED ONTO THE SITE AND CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONSENT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
- PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.H.O. SECTION 285-13, LATEST EDITION.
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING TYPES ARE LOCATED IN WELL-DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
- BASEMENTS MAY ENCOUNTER GROUNDWATER CONDITIONS THAT REQUIRE SUBSURFACE GROUNDWATER MITIGATION MEASURES. IT IS RECOMMENDED THAT SUBSURFACE CONDITIONS BE EVALUATED BY A GEOTECHNICAL ENGINEER, AND MITIGATION MEASURES BE IMPLEMENTED BY THE BUILDER ON A UNIT BY UNIT BASIS.
- THIS PROPERTY IS TO BE SERVICED BY PENNICHUCK WATER WORKS AND BY PRIVATE, ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEMS. UTILITIES, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVING NEW DEVELOPMENTS SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN BASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
- PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL WORK WITH PLANNING STAFF TO COORDINATE THE INSTALLATION OF WETLAND BUFFER CONSERVATION MARKERS.
- STREET ADDRESSSES WILL BE POSTED ON SITE PRIOR TO THE OCCUPANCY OF THE BUILDING.
- A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING/ENGINEERING/FIRE OFFICIALS SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC AND PRIVATE STREET IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- AN ELECTRONIC FILE SHALL BE SUBMITTED TO THE CITY OF NASHUA PRIOR TO THE SIGNING OF THE FINAL M.P.L.R.
- HOURS OF OPERATION: 24 HOURS/DAY - 7 DAYS/WEEK
- EACH DWELLING UNIT SHALL CONTAIN LESS THAN 1,000 SF OF LIVING AREA, PER THE NASHUA LAND USE CODE.
- THE DEVELOPER/BUILDER RESERVES THE RIGHT TO MAKE CHANGES TO THE SINGLE FAMILY DETACHED INDIVIDUAL UNIT SIZE, TYPE, LOCATION, GARAGE CONFIGURATION, ELEVATION, DRIVEWAY AND UTILITY LOCATIONS, AS LONG AS THE OVERALL INTEGRITY OF THIS PLAN IS MAINTAINED.
- MAINTENANCE OF THE SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH THE NASHUA LAND USE CODE SECTION 180-224 AND AS DESCRIBED IN THE CONDOMINIUM DOCUMENTS.
- TRASH PICK-UP SHALL BE CURBIDE BY A PRIVATE CONTRACTOR.
- PRESENT OWNERS OF RECORD

PLAN REFERENCES:

- LOT LINE RELOCATION PLAN (MAP 'D', LOTS 32 & 640), 65 GILSON ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER: ETCHSTONE PROPERTIES, INC., RECORD OWNER: STATE OF NEW HAMPSHIRE, SCALE: 1" = 100', DATED: 5 SEPTEMBER 2019 AND PREPARED BY THIS OFFICE. NOT YET RECORDED.
- CONDOMINIUM SITE PLAN (MAP 'D', LOT 32) THOMPSON'S PRESERVE CONDOMINIUM, 65 GILSON ROAD, NASHUA, NEW HAMPSHIRE, RECORD OWNER/DECLARANT: ETCHSTONE PROPERTIES, INC., SCALE: 1" = 50', DATED: 15 APRIL 2018 WITH REVISIONS THROUGH 08/27/19 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 40272.
- MASTER SITE PLAN (MAP 'D', LOTS 32 & 811), THOMPSON'S PRESERVE, 65 GILSON ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER: ETCHSTONE PROPERTIES, INC., SCALE: 1" = 50', DATED: 31 JULY 2018 WITH REVISIONS THRU 11/08/18, AND PREPARED BY THIS OFFICE. ON FILE WITH THE CITY OF NASHUA PLANNING DEPARTMENT.
- SUBDIVISION PLAN LOT 32, MAP 'D', 65 GILSON ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR BILLIE JO THOMPSON, RECORD OWNER: DORIS THOMPSON, SCALE: 1" = 60', DATED: 6 FEBRUARY 2003 WITH REVISIONS THRU 03/21/03 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 32398.
- NH WATER SUPPLY & POLLUTION CONTROL COMMISSION, ACQUISITION PLAN FOR GILSON ROAD HAZARDOUS WASTE SITE, NASHUA, NEW HAMPSHIRE, SCALE: 1" = 100', REVISED: JANUARY 11, 1983. RECORDED: HCRD - PLAN No. 16280.
- PLAN FOR BOUNDARY LINE AGREEMENT BETWEEN LANDS OF A & A (NCTL) AND L & D THOMPSON, NORTH OF GILSON ROAD, NASHUA, NEW HAMPSHIRE, SCALE: 1" = 50', DATED: NOVEMBER 23, 1971, AND PREPARED BY H.B. FISHER. RECORDED: HCRD - PLAN No. 6705.

APPROVALS:

- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES ALTERATION OF TERRAIN PERMIT No. AOT-1917, DATE ISSUED: NOVEMBER 9, 2019, EXPIRATION DATE: NOVEMBER 23, 2023.

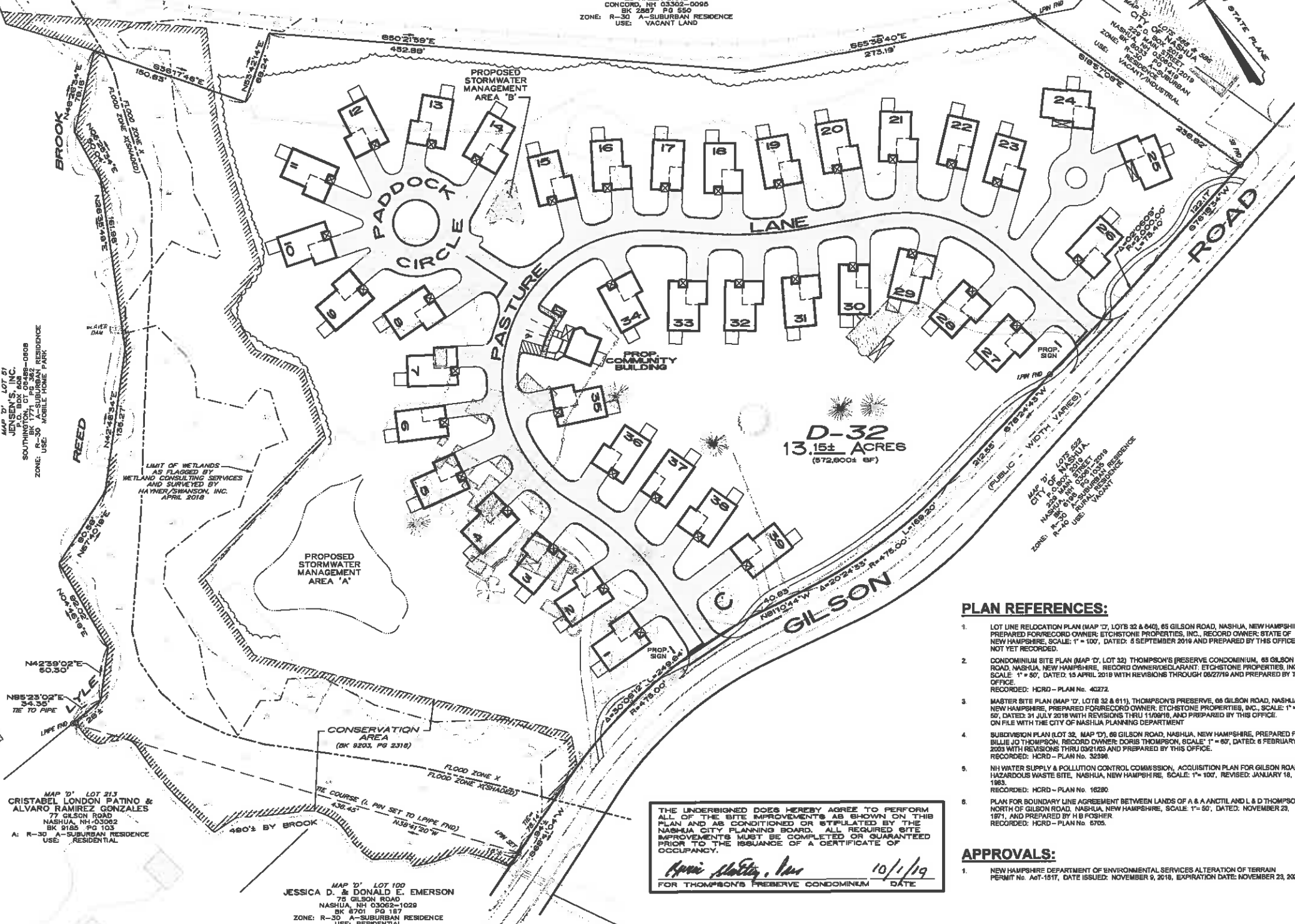
THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR QUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
Kevin Stahley, Inc. 10/1/19
 FOR THOMPSON'S PRESERVE CONDOMINIUM DATE

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 01/01/08.
 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.



DATE



MAP 'D' LOT 213
 CRISTABEL LONDRON PATINO & ALVARO RAMIREZ GONZALES
 77 GILSON ROAD
 NASHUA, NH 03062
 BK 9185 PG 103
 A: R-30 A-SUBURBAN RESIDENCE
 USE: RESIDENTIAL

MAP 'D' LOT 100
 JESSICA D. & DONALD E. EMERSON
 75 GILSON ROAD
 NASHUA, NH 03062-1029
 BK 8701 PG 187
 ZONE: R-30 A-SUBURBAN RESIDENCE
 USE: RESIDENTIAL

MAP 'D' LOT 342
 WILLIAM R. & CHRISTINE GAGNON
 75 GILSON ROAD
 NASHUA, NH 03062-1032
 BK 8138 PG 540
 ZONE: R-30 A-SUBURBAN RESIDENCE
 USE: RESIDENTIAL

APPROVED
 NASHUA CITY PLANNING BOARD
 CHAIRMAN _____ DATE _____

AMENDED MASTER SITE PLAN (MAP 'D', LOT 32)
THOMPSON'S PRESERVE
 65 GILSON ROAD
 NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
THOMPSON'S PRESERVE CONDOMINIUM
 65 GILSON ROAD
 NASHUA, NH 03064
 178 AMHERST STREET
 NASHUA, NH 03081 (803) 888-5208

FIELD BOOK: 125A, 125B (DATE LOCATED: 10/25/19) (DATE SURVEYED: 10/25/19)
 DATE: 10/1/19
 TIME: 10:00 AM
 SCALE: 1" = 50'
 SHEET: 0221
 OF: 2
 DATE: 10/1/19