



MAP D LOT 22
GROTON WOODS CONDOMINIUMS
C/O EVERGREEN HARVARD GROUP
17 COMMERCE DRIVE
BEDFORD, N.H. 03110
BK. 7518 PG. 1087
ZONE: R-40
(RESIDENTIAL CONDOMINIUM)

MAP D LOT 625
161,286 SF ±
3.702 ACRES ±

MAP D LOT 134
JANET R. GEORGES
67 GROTON ROAD
NASHUA, N.H. 03062
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 323
GROTON ROAD TRUST
61 GROTON ROAD
NASHUA, N.H. 03062
BK. 5237 PG. 1268
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 280
DEBORAH A. FAKENHAM, TRUSTEE
DEBORAH FAKENHAM LIVING TRUST
75 GROTON ROAD
NASHUA, N.H. 03062-1016
BK. 5129 PG. 807
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 478
WILLIAM A. &
ROBYN A. BRISWOLD
21 HADLEY DRIVE
NASHUA, N.H. 03062
BK. 9060 PG. 300
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 161
RICHARD T. & NIKKI ABBOTT
74 GROTON ROAD
NASHUA, N.H. 03062
BK. 8498 PG. 1702
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 365
RICHARD T. ABBOTT
& NIKKI M. CONDO
74 GROTON ROAD
NASHUA, N.H. 03062
BK. 8116 PG. 2486
ZONE: R-40
(RESIDENTIAL)



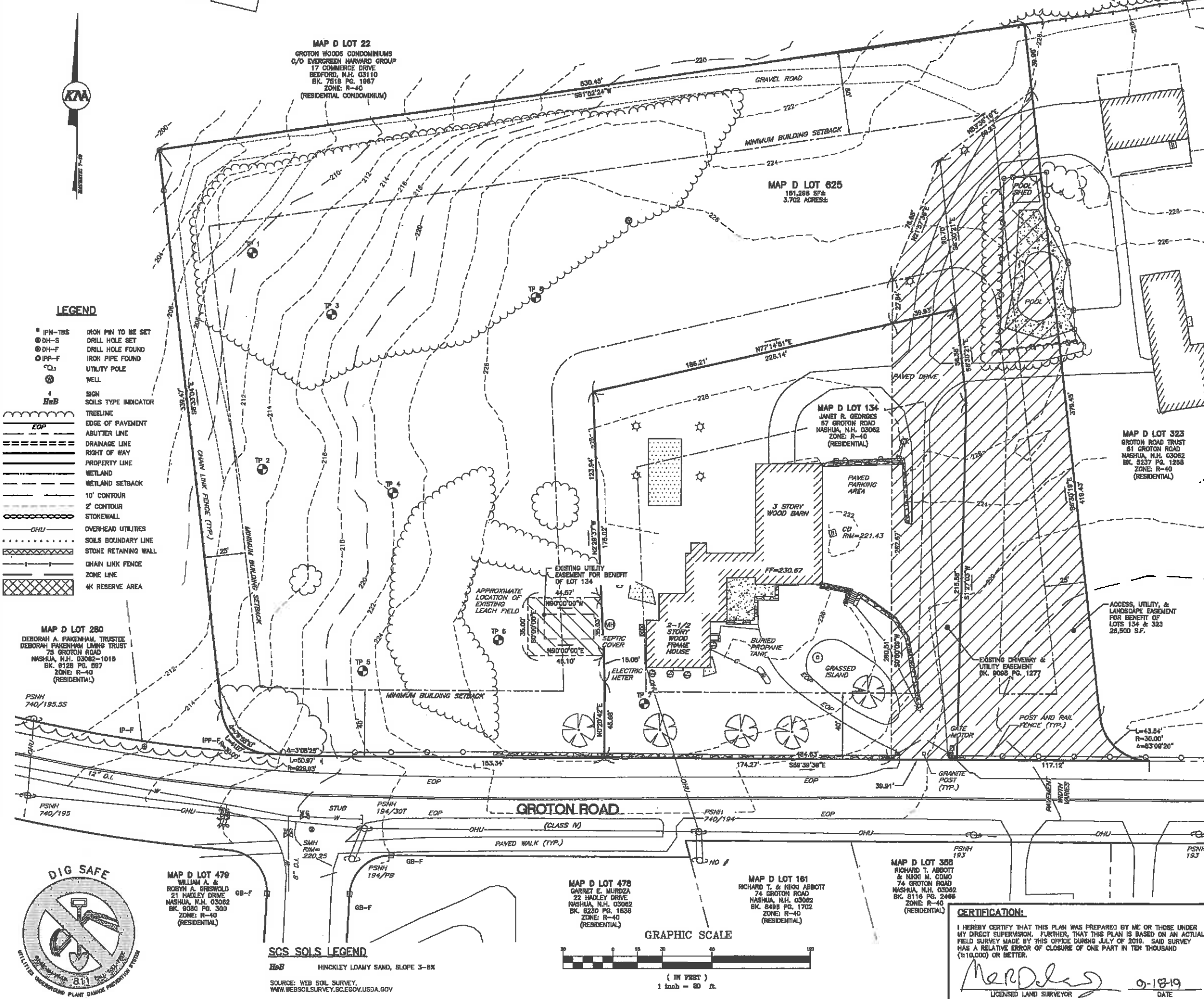
REFERENCE PLANS:
1. EXISTING CONDITIONS PLAN, TAX MAP D, LOTS 134 & 323, & 61 & 67 GROTON ROAD, NASHUA, N.H., SCALE: 1"=50', DATED: OCTOBER 5, 2017, PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC.

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP D LOT 625.
 - MAP D LOT 625 INDICATES CITY OF NASHUA, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBERS.
 - AREA OF EXISTING PARCEL: TAX MAP D LOT 625 = 161,286 SF OR 3.702 ACRES
 - PRESENT OWNERS OF RECORD: TAX MAP D LOT 134
JANET R. GEORGES
67 GROTON ROAD
NASHUA, NH 03062
BK. 5255 PG. 841
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE RURAL RESIDENCE (R-40) ZONING DISTRICT AND SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

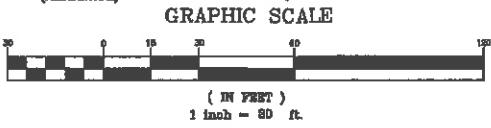
	REQUIRED	LOT 625
- MINIMUM LOT AREA:	40,000 SF	161,286 SF
- MINIMUM LOT WIDTH:	150 FT	259.33 FT
- MINIMUM LOT FRONTAGE:	120 FT	204.31 FT
- MINIMUM LOT DEPTH:	128 FT	228.48 FT
MINIMUM BUILDING SETBACKS:		
- FRONT:	40 FT	40 FT
- SIDE:	25 FT	25 FT
- REAR:	50 FT	50 FT
- MAXIMUM BUILDING HEIGHT:	35 FT	N/A
- MAXIMUM STORIES:	2.5	N/A
 - A VARIANCE FROM THE NASHUA LAND USE CODE SECTION 180-17(B) WAS APPROVED ON JULY 23, 2019 TO ALLOW MORE THAN ONE PRINCIPAL STRUCTURE ON A SINGLE PARCEL. (PROPOSED LOT 625).
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN JULY OF 2019.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 330110033D PANEL 833 OF 701, REVISED DATE SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.

UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

- LEGEND**
- IPM-TBS IRON PIN TO BE SET
 - DH-S DRILL HOLE SET
 - DH-F DRILL HOLE FOUND
 - IP-F IRON PIPE FOUND
 - U-P UTILITY POLE
 - W WELL
 - SIGN SIGN
 - Sols SOILS TYPE INDICATOR
 - TREELINE TREELINE
 - EOP EDGE OF PAVEMENT
 - ASUTTER LINE ASUTTER LINE
 - DRAINAGE LINE DRAINAGE LINE
 - RIGHT OF WAY RIGHT OF WAY
 - PROPERTY LINE PROPERTY LINE
 - WETLAND WETLAND
 - WETLAND SETBACK WETLAND SETBACK
 - 10' CONTOUR 10' CONTOUR
 - 2' CONTOUR 2' CONTOUR
 - STONEMALL STONEMALL
 - OHU OVERHEAD UTILITIES
 - SOILS BOUNDARY LINE SOILS BOUNDARY LINE
 - STONE RETAINING WALL STONE RETAINING WALL
 - CHAIN LINK FENCE CHAIN LINK FENCE
 - ZONE LINE ZONE LINE
 - 4K RESERVE AREA 4K RESERVE AREA



SCS SOILS LEGEND
HsB HINCKLEY LOAMY SAND, SLOPE 3-8%
SOURCE: WEB SOIL SURVEY, WWW.WEBSOILSURVEY.SCS.egov.usda.gov



CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JULY OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

Michael
MICHAEL DANIELSON
LICENSED LAND SURVEYOR
DATE: 9-18-19

**EXISTING CONDITIONS PLAN
GROTON ESTATES**

MAP D LOT 134
67 GROTON ROAD
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: JANET R. GEORGES 67 GROTON ROAD NASHUA, NH 03062 BK. 5295 PG. 841	APPLICANT: DANA GEORGES 67 GROTON ROAD NASHUA, NH 03062 (603)-583-0400
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 205, Bedford, NH 03110 Phone (603) 887-2881

REVISONS			
No.	DATE	DESCRIPTION	BY
1	9/18/2019	REVISED PER PLANNING BOARD COMMENTS	PCM

DATE: AUGUST 22, 2019 SCALE: 1"=30'
PROJECT NO: 19-0206-1 SHEET 1 OF 13

REFERENCE PLANS:

- EXISTING CONDITIONS PLAN, TAX MAP D, LOTS 134 & 323, & 61 & 67 GROTON ROAD, NASHUA, NH, SCALE: 1"=50', DATED: OCTOBER 5, 2017, PREPARED BY FELDSTONE LAND CONSULTANTS, PLLC.
- FINAL CONSOLIDATION, SUBDIVISION & LOT LINE RELOCATION PLAN, GROTON ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR GROTON WOODS OF NASHUA, 67 GROTON ROAD, NASHUA, NH, PREPARED BY: CUOCO & CORMIER, SCALE: 1"=200', DATED: NOVEMBER 24, 1987, RECORDED AT THE H.C.R.D. AS PLAN #21851.
- "WHITE PINES ESTATES" LOT LINE RELOCATION & SUBDIVISION PLAN, GROTON ROAD, NASHUA, NEW HAMPSHIRE, DATED: APRIL 1, 1991, SCALE: 1"=100', PREPARED BY: ALLAN H. SWANSON, INC. RECORDED AT THE H.C.R.D. AS PLAN #19277.

MAP D LOT 22
GROTON WOODS CONDOMINIUMS
C/O EVERGREEN HARVARD GROUP
17 COMMERCE DRIVE
BEDFORD, N.H. 03110
BK. 7519 PG. 1987
ZONE: R-40
(RESIDENTIAL CONDOMINIUM)

LOAM & SEED ALL DISTURBED AREAS (TYP.)

REMOVE EXISTING GRAVEL ROAD

GRAVEL ROAD

MINIMUM BUILDING SETBACK

MAP D LOT 625
161,296 SF ±
3.702 ACRES ±

KM

VICINITY PLAN
SCALE: 1" = 1000' ±/-

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW INFORMATION FOR THE DECLARATION OF CONDOMINIUM FOR THE "GROTON ESTATES" CONDOMINIUM, LOCATED ON MAP D LOT 625, SITUATED ON THE NORTH SIDE OF GROTON ROAD IN THE CITY OF NASHUA, NEW HAMPSHIRE AND NO OTHER PURPOSE.
- MAP D LOT 134 INDICATES CITY OF NASHUA, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBERS.
- AREA OF EXISTING PARCEL:
TAX MAP D LOT 625 = 161,296 SF OR 3.702 ACRES
- PRESENT OWNER OF RECORD:
TAX MAP D LOT 625
JANET R. GEORGES
67 GROTON ROAD
NASHUA, NH 03062
BK. 5237 PG. 641
- THE SUBJECT PARCEL IS LOCATED WITHIN THE RURAL RESIDENCE (R-40) ZONING DISTRICT AND SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

REQUIRED	LOT 625
MINIMUM LOT AREA:	40,000 SF
MINIMUM LOT WIDTH:	150 FT
MINIMUM LOT FRONTAGE:	120 FT
MINIMUM LOT DEPTH:	125 FT
MINIMUM BUILDING SETBACKS:	
- FRONT:	40 FT
- SIDE:	25 FT
- REAR:	50 FT
- MAXIMUM BUILDING HEIGHT:	35 FT
- MAXIMUM STORIES:	2.5
- A VARIANCE FROM THE NASHUA LAND USE CODE SECTION 190-17(B) WAS APPROVED ON JULY 23, 2019 TO ALLOW MORE THAN ONE PRINCIPAL STRUCTURE ON A SINGLE PARCEL (PROPOSED LOT 625).
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 330100E330 PANEL 633 OF 701, REVISED DATE SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE CITY OF NASHUA TO SCHEDULE A PRECONSTRUCTION MEETING WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-22, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
- THE CITY SHALL RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
- THIS SITE IS SERVICED BY PENNACUCK WATER AND ON-SITE SEPTIC SERVICES.
- ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLAN AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURES 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.
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
- AN ELECTRIC COPY OF THE PLAN SHALL BE SENT TO THE ASSESSORS OFFICE PRIOR TO APPLYING FOR A BUILDING PERMIT.
- THE FOLLOWING WAIVERS ARE REQUESTED FROM THE CITY OF NASHUA PLANNING BOARD:
ARTICLE 190, SECTION 211(B) - FOR PRIVATE STREET DESIGN
ARTICLE 190, SECTION 276(E) - EXISTING FEATURES ON ADJACENT PARCELS.
- STREET RESTORATION TO BE IN ACCORDANCE WITH NRO 285-13.
- BUILDING FOOTPRINTS, FLOOR PLANS, AND LIMITED COMMON AREA SUBJECT TO BE CHANGED AND WILL BE FINALIZED PRIOR TO PLAN RECORDING.
- TRASH PICKUP WILL BE PRIVATE TOTE PICKUP.
- THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS.
- ROOF DRAIN TIE-INS AND DRAIN LINES WILL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
- ALL LIGHTING SHALL CONFORM TO THE NASHUA LAND USE CODE.
- ALL ELECTRICAL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND, EXCEPT FOR THE NEW DROP UTILITY POLE SHOWN ON THIS PLAN.
- A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- A BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE CITY'S RIGHT OF WAY.
- THE ON-SITE SEPTIC SYSTEMS SHALL BE APPROVED BY THE ENVIRONMENTAL HEALTH DEPARTMENT.
- TWO PARKING SPACES ARE REQUIRED FOR EACH UNIT (190-198). EACH UNIT WILL HAVE A TWO CAR GARAGE & TWO SPACES IN EACH DRIVEWAY.

LEGEND

- GB-F GRANITE BOUND FOUND
- IPN-F IRON PIN FOUND
- IPP-F IRON PIPE FOUND
- UTILITY POLE
- SIGN
- LIGHT
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- BROOK
- WETLAND
- CHAIN LINK FENCE
- STOCKADE FENCE
- POST & RAIL FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- BUILDING SETBACK
- PROPOSED BITUMINOUS CURB
- PROPOSED EDGE OF PAVEMENT
- SNOW STORAGE
- PROPOSED STORMWATER MANAGEMENT AREA
- SAWCUT LINE
- EASEMENT
- PROPOSED STOCKADE FENCE

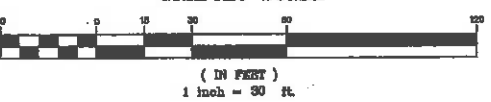
PSNH 740/195.55

PSNH 740/195

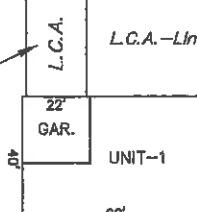
MAP D LOT 479
WILLIAM A. BRISWOLD
21 HADLEY DRIVE
NASHUA, N.H. 03062
BK. 9290 PG. 300
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 478
GARRET E. MURDZA
22 HADLEY DRIVE
NASHUA, N.H. 03062
BK. 8230 PG. 1838
ZONE: R-40
(RESIDENTIAL)

GRAPHIC SCALE



DECKS, PORCHES, STEPS, WALKS AND DRIVEWAYS PARTICULAR TO EACH UNIT SHALL BE DESIGNATED AS "LIMITED COMMON AREA" (L.C.A.)



TYPICAL UNIT DETAIL

Exterior Dimensions
not to scale

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE; THAT IT COMPLIES WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-B:20, 1 & V, AND UNITS ONE THROUGH FOUR DEPICTED HEREON ARE NOT YET BEGUN.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 879:18).

THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
Michael R. Dahlberg
LICENSED LAND SURVEYOR
DATE: 10-8-19



**CONDOMINIUM SITE PLAN
GROTON ESTATES**

MAP D LOT 134
67 GROTON ROAD
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
JANET R. GEORGES
67 GROTON ROAD
NASHUA, NH 03062
BK. 5237 PG. 641

APPLICANT:
DANA GEORGES
67 GROTON ROAD
NASHUA, NH 03062
(603)-553-9400

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 887-8881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	9/18/2019	REVISED PER PLANNING BOARD COMMENTS	PCM

DATE: AUGUST 22, 2019
PROJECT NO: 19-0206-1
SCALE: 1"=30'
SHEET 2 OF 13

APPROVED - NASHUA CITY PLANNING BOARD

SECRETARY _____ DATE _____
CHAIRMAN _____ DATE _____

THE UNDERSIGNED 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.

OWNER/APPLICANT

OWNER OF MAP 'D', LOT 134

SIGNATURE: *Janet R. Georges*
DATE: 8-24-19

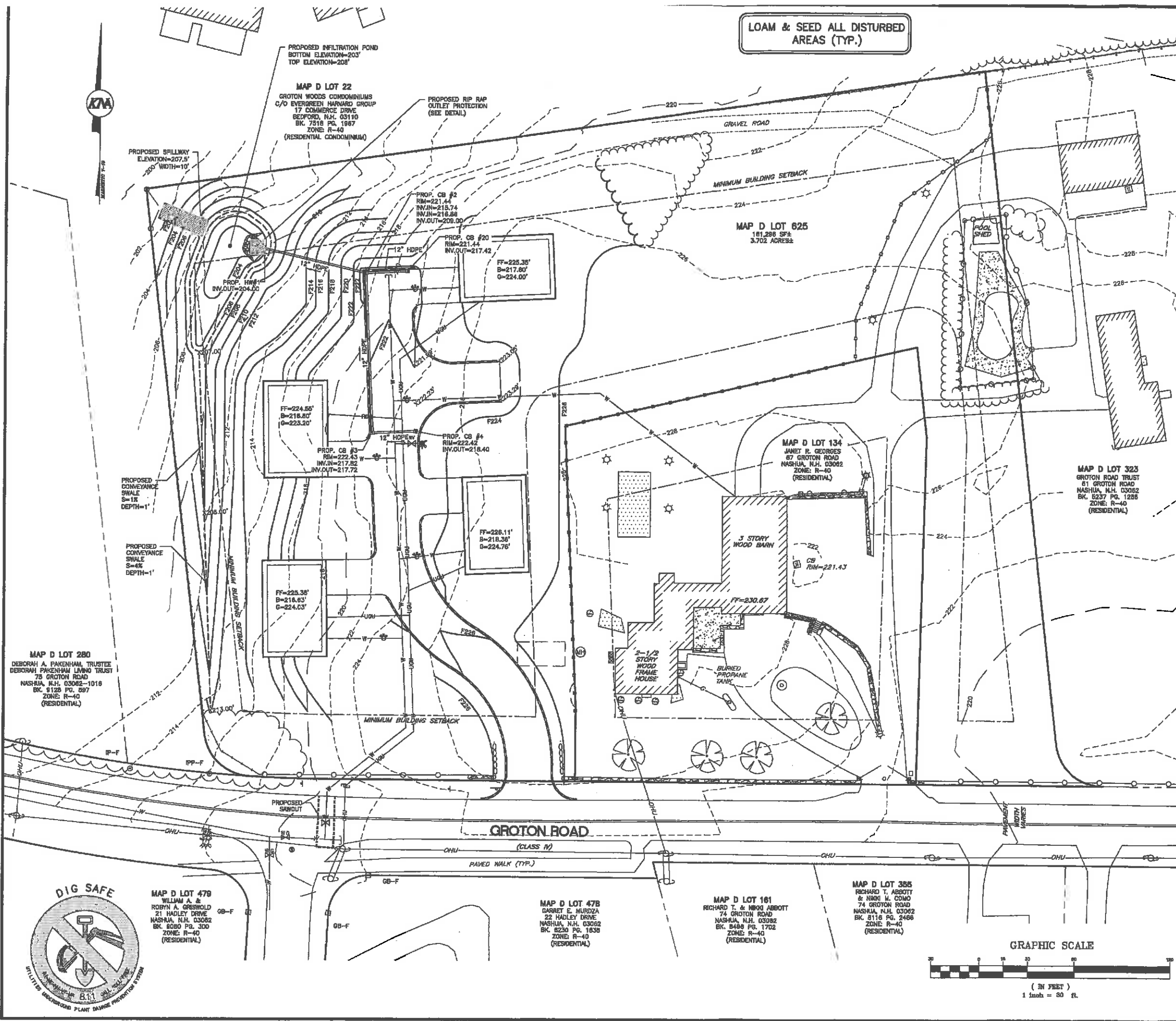
LOAM & SEED ALL DISTURBED AREAS (TYP.)

- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE SYSTEMS FOR THIS SITE.
 2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK PERFORMED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 3. CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, NASHUA, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HDPEP. CATCH BASINS SHALL BE TYPE B, AND HAVE 3' SLUICES UNLESS OTHERWISE NOTED.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 6. ALL DRAINAGE PIPE WORK WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CITY OF NASHUA DRAIN LAYER.
 7. ALL WATER UTILITIES SHALL CONFORM TO PENNHUCK WATER WORKS REGULATIONS.
 8. THE WATER, SANITARY SEWER, AND ELECTRICAL UTILITIES SHOWN HERE SHALL BE COORDINATED WITH THE FINAL BUILDING PLANS PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
 9. ROOF DRAIN TEES AND DRAIN LINES WILL BE INSPECTED PRIOR TO BACKFILLING AND FACING.

- LEGEND**
- GB-F GRANITE BOUND FOUND
 - BPH-F IRON PIN FOUND
 - DH-F DRILL HOLE FOUND
 - IPP-F IRON PIPE FOUND
 - UTILITY POLE
 - SIGN
 - LIGHT
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - WATER SHUT OFF
 - WELL
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - ABUTTER LINE
 - PROPERTY LINE
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - POST & RAIL FENCE
 - OHU OVERHEAD UTILITIES
 - G GAS LINE
 - W WATER LINE
 - S SEWER LINE
 - DRAINAGE LINE
 - TREELINE
 - RETAINING WALL
 - EDGE OF PAVEMENT
 - VERTICAL GRANITE CURB
 - EDGE OF GRAVEL
 - 10' CONTOUR
 - 2' CONTOUR
 - BUILDING SETBACK
 - EASEMENT
 - PROPOSED PROPERTY LINE
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED STOCKADE FENCE
 - PROPOSED POST & RAIL FENCE
 - PROPOSED OVERHEAD UTILITIES
 - PROPOSED UNDERGROUND UTILITIES
 - PROPOSED GAS LINE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED DRAINAGE LINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED VERTICAL GRANITE CURB

FLOOR ELEVATION LEGEND

FF	FINISH FLOOR
B	BASEMENT
G	GARAGE



GRADING & DRAINAGE PLAN
GROTON ESTATES

MAP D LOT 134
67 GROTON ROAD
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

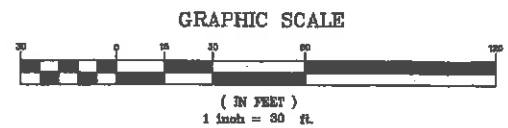
OWNER OF RECORD: JANET R. GEORGES 67 GROTON ROAD NASHUA, NH 03082 BK. 5295 PG. 841	APPLICANT: DANA GEORGES 67 GROTON ROAD NASHUA, NH 03082 (603)-553-9400
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KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 687-8861

REVISIONS

No.	DATE	DESCRIPTION	BY
1	8/16/2019	REVISED PER PLANNING BOARD COMMENTS	PCM

DATE: AUGUST 22, 2019 SCALE: 1"=30'
PROJECT NO: 19-0206-1 SHEET 3 OF 13



MAP D LOT 478
WILLIAM A. &
ROBYN A. GRISWOLD
21 HADLEY DRIVE
NASHUA, N.H. 03082
BK. 8080 PG. 300
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 47B
GARRET E. MURDZA
22 HADLEY DRIVE
NASHUA, N.H. 03082
BK. 8230 PG. 1838
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 181
RICHARD T. & NIKKI ABBOTT
74 GROTON ROAD
NASHUA, N.H. 03082
BK. 8488 PG. 1702
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 385
RICHARD T. ABBOTT
& NIKKI M. COMO
74 GROTON ROAD
NASHUA, N.H. 03082
BK. 8116 PG. 2468
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 280
DEBORAH A. PAKENHAM, TRUSTEE
DEBORAH PAKENHAM LIVING TRUST
75 GROTON ROAD
NASHUA, N.H. 03082-1016
BK. 8126 PG. 697
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 22
GROTON WOODS CONDOMINIUMS
C/O EVERGREEN HARVARD GROUP
17 COMMERCE DRIVE
BEDFORD, N.H. 03110
BK. 7518 PG. 1987
ZONE: R-40
(RESIDENTIAL CONDOMINIUM)

MAP D LOT 625
181,286 SF ±
3,702 ACRES ±

MAP D LOT 134
JANET R. GEORGES
67 GROTON ROAD
NASHUA, N.H. 03082
BK. 5237 PG. 1286
ZONE: R-40
(RESIDENTIAL)

MAP D LOT 323
GROTON ROAD TRUST
BY GROTON ROAD
NASHUA, N.H. 03082
BK. 5237 PG. 1286
ZONE: R-40
(RESIDENTIAL)

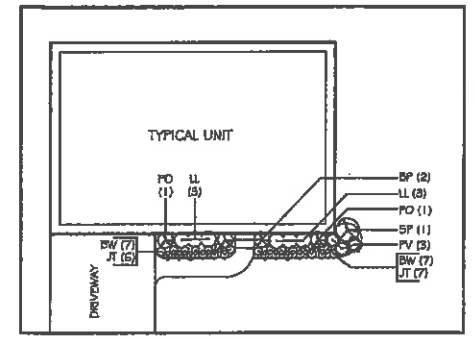
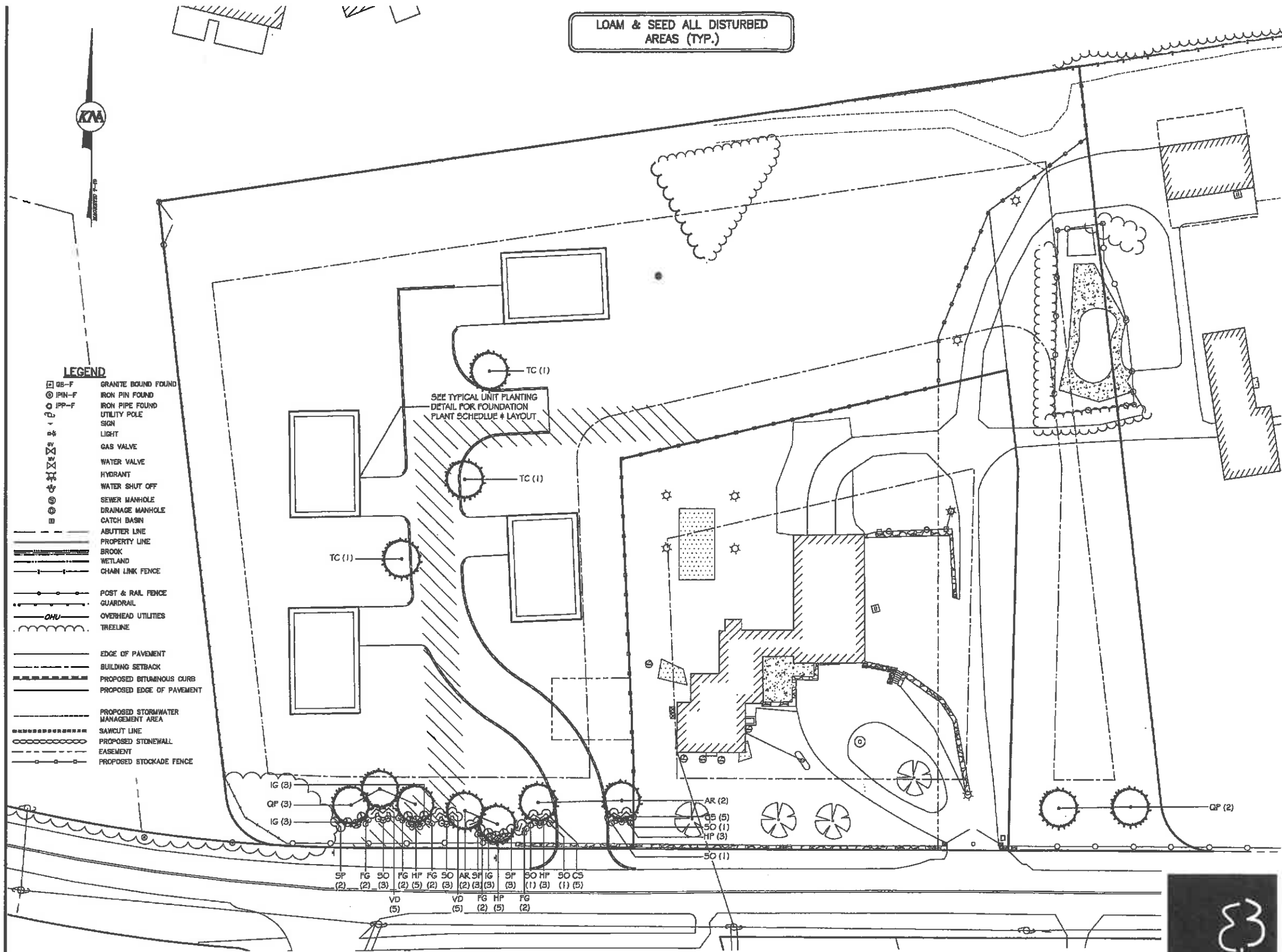
LOAM & SEED ALL DISTURBED AREAS (TYP.)

- LANDSCAPE NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
 2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
 3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
 4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
 5. PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
 6. EXISTING LANDSCAPING TO BE SALVAGED AND RESET TO THE EXTENT PRACTICABLE.

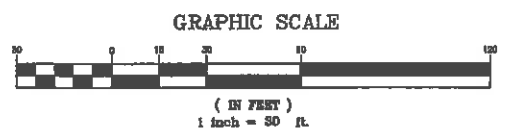
- LANDSCAPE IRRIGATION SYSTEM DESIGN NOTES:**
1. LANDSCAPE/IRRIGATION SYSTEM CONTRACTOR SHALL FURNISH AND INSTALL AN UNDERGROUND IRRIGATION SYSTEM CAPABLE OF PROVIDING SEASONAL COVERAGE OVER THOSE AREAS DESIGNATED ON THIS PLAN.
 2. PRIOR TO THE INSTALLATION OF IRRIGATION SYSTEM, LANDSCAPE/IRRIGATION SYSTEM CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF SYSTEM TOGETHER WITH CATALOGUE CUTS OF ALL HEADS, VALVING, CONTROLLER EQUIPMENT, PIPING AND BACKFLOW PREVENTION EQUIPMENT AND APPURTENANCES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL. INSTALLATION OF SYSTEM SHALL NOT COMMENCE UNTIL DESIGN ENGINEER HAS APPROVED SAID SHOP DRAWINGS IN WRITING AND INFORMED THE GENERAL CONTRACTOR OF THE SAME.
 3. BACKFLOW PREVENTION AND WATER SUPPLY CONNECTIONS TO CONFORM TO THE REQUIREMENTS OF THE CITY OF NASHUA.

LANDSCAPE CALCULATIONS:
 LANDSCAPED YARD AREA:
 LOT 134-L
 FRONTAGE = 357.8 LF
 SHADE TREES REQUIRED:
 1 SHADE TREE / 40 LF OF FRONTAGE = 357.8 / 40 = 8.9 = 9 SHADE TREES REQUIRED
 SHADE TREES PROVIDED = 8 TREES PROPOSED
 SHRUBS REQUIRED:
 1 SHRUB + 1 SHRUB / 5 LF OF FRONTAGE = 357.8 / 5 = 71.6 + 1 = 73 SHRUBS REQUIRED
 SHRUBS PROVIDED = 73 SHRUBS PROPOSED

- LEGEND**
- GRANITE BOUND FOUND
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - UTILITY POLE
 - SIGN
 - LIGHT
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - WATER SHUT OFF
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - ABUTTER LINE
 - PROPERTY LINE
 - BROOK
 - WETLAND
 - CHAIN LINK FENCE
 - POST & RAIL FENCE
 - GUARDRAIL
 - OVERHEAD UTILITIES
 - TREELINE
 - EDGE OF PAVEMENT
 - BUILDING SETBACK
 - PROPOSED BITUMINOUS CURB
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED STORMWATER MANAGEMENT AREA
 - SAWCUT LINE
 - PROPOSED STONEWALL
 - EASEMENT
 - PROPOSED STOCKADE FENCE



TYPICAL UNIT PLANTING DETAIL
 SCALE: 1" = 20'



LANDSCAPE PLAN
GROTON ESTATES
 MAP D LOT 134
 67 GROTON ROAD
 NASHUA, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 JANET R. GEORGES
 67 GROTON ROAD
 NASHUA, NH 03062
 BK. 5295 PG. 841

APPLICANT:
 DANA GEORGES
 67 GROTON ROAD
 NASHUA, NH 03062
 (603)-563-9400

KM KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 8B, Bedford, NH 03110 Phone (603) 827-8881

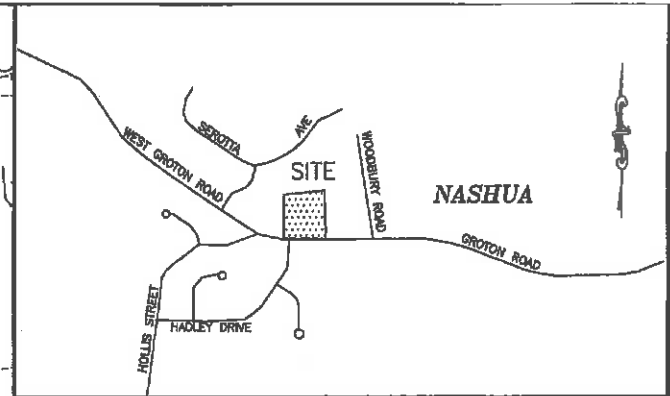
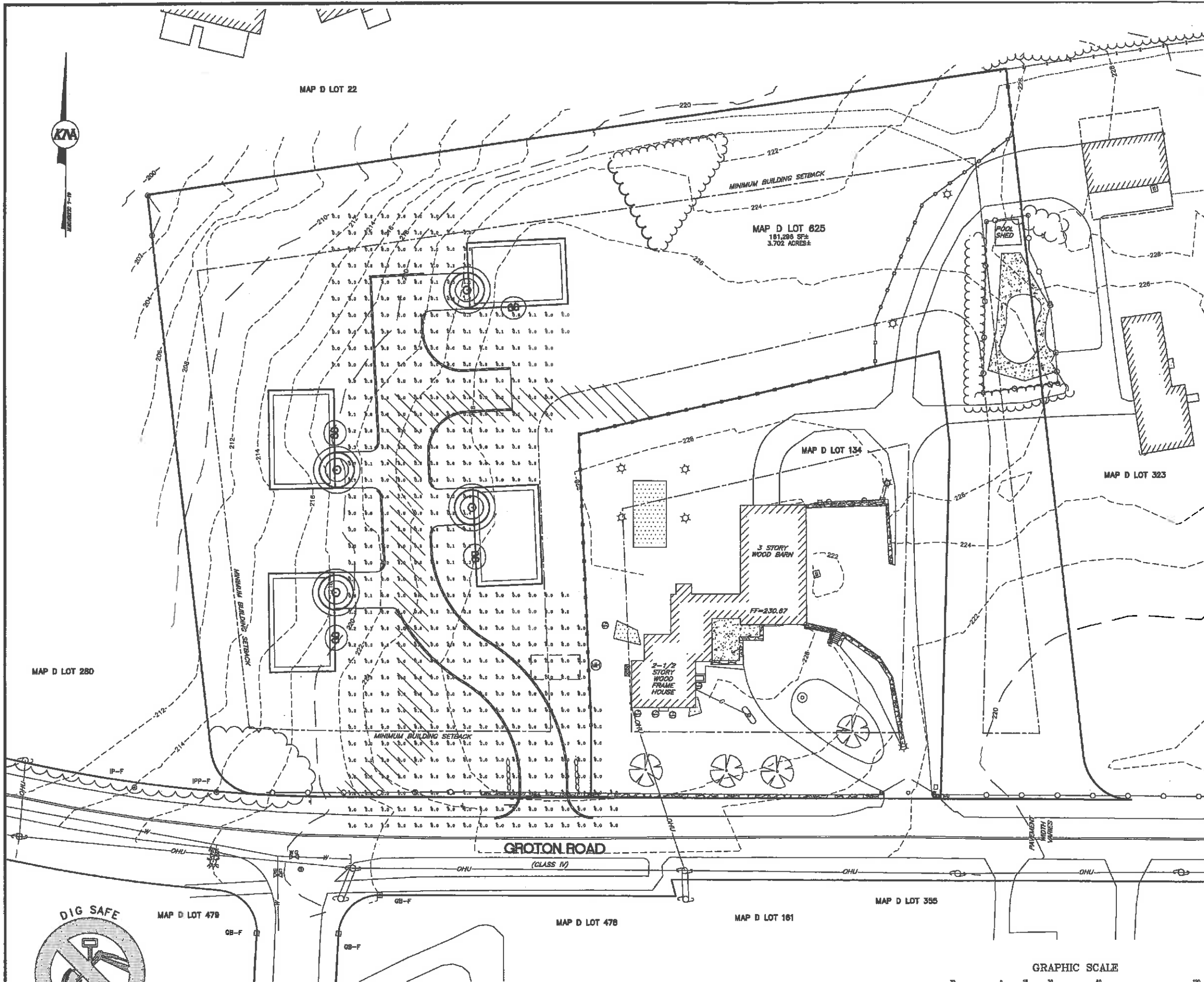
REVISIONS				
No.	DATE	DESCRIPTION	BY	PCN
1	9/16/2018	REVISED PER PLANNING BOARD COMMENTS		

DATE: AUGUST 22, 2019 SCALE: 1"=30'
 PROJECT NO: 19-0206-1 SHEET 6 OF 13

311 kast hill road
 hopkinton nh 03229
 603. 491. 2322
 terrainplanning.com

PLANTING SCHEDULE					UNIT PLANTING SCHEDULE				
Botanical Name / Common Name	Size	Label	Quantity	Mature Height	Botanical Name / Common Name	Size	Label	Quantity	Mature Height
Trees									
<i>Acer rubrum</i> 'Redpointe' / Redpointe Red Maple	2.5-3' CAL.	AR	4	40-60'	Shrubs				
<i>Quercus palustris</i> / Pin Oak	2.5-3' CAL.	QP	5	60+	<i>Azalea</i> 'Blaauw's Pink' / Blaauw's Pink Azalea	2-2.5'	BP	7	4-5'
<i>Tilia cordata</i> 'Greenspire' / Greenspire Littleleaf Linden	2.5-3' CAL.	TC	3	40-60'	<i>Hydrangea paniculata</i> 'Little Lamb' / Little Lamb Panicle Hydrangea	2-2.5'	LL	6	5-6'
Shrubs									
<i>Cornus sericea</i> 'Alleman's Compacta' / Alleman's Compact Dogwood	2-2.5'	CS	10	4-5'	<i>Physocarpus opulifolius</i> 'Amber Jubilee' / Amber Jubilee Ninebark	2-2.5'	PO	2	2-3'
<i>Forsythia</i> 'Show Off' / Show Off Forsythia	2-2.5'	SO	10	3-4'	<i>Syringa patula</i> 'Miss Kim' / Miss Kim Lilac	2-2.5' B&B	SP	1	8-10'
<i>Fothergilla gardenii</i> / Dwarf Fothergilla	2-2.5'	FG	10	4-5'	Grasses				
<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	2-2.5'	HP	16	3-4'	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	PV	3	3-4'
<i>Ilex glabra</i> 'Compacta' / Compact Inkberry	2-2.5'	IG	9	5-6'	Perennials				
<i>Syringa patula</i> 'Miss Kim' / Miss Kim Lilac	2.5-3' B&B	SP	8	8-10'	<i>Coreopsis</i> 'Jethro Tull' / Jethro Tull Tickseed	#1	JT	13	12-18"
<i>Viburnum dentatum</i> 'Blue Muffin' / Blue Muffin Viburnum	2-2.5'	VD	10	6-8'	<i>Nepeta</i> 'Blue Wonder' / Blue Wonder Catmint	#1	BW	14	12"

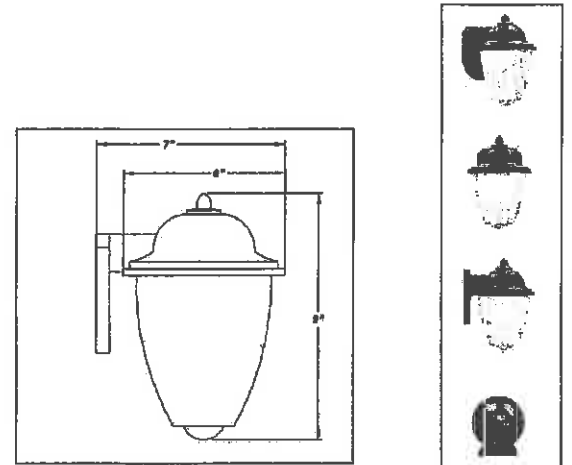




VICINITY PLAN
SCALE: 1" = 1000' +/-

LIGHTING NOTES:

1. ALL LIGHTS/FIXTURES SHALL BE AS SPECIFIED BY CHARRON LIGHTING.
2. ALL PROPOSED LIGHTS/FIXTURES ARE TO BE FULL CUTOFF.
3. FIXTURES SHALL BE MOUNTED AT HEIGHTS AS SPECIFIED IN TABLE.
4. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ELECTRICIAN FOR THE EXACT LOCATION, LAYOUT, CONDUIT SIZE AND CIRCUITS ASSOCIATED WITH THE SITE LIGHTING.



GINTY LED
NOT TO SCALE

IN ASSOCIATION WITH:

P.O. BOX 4859
MANCHESTER, NH 03108
(603) 824-4827
FAX (603) 824-8794
SALES@CHARRONWC.COM

LIGHTING PLAN
GROTON ESTATES

MAP D LOT 134
67 GROTON ROAD
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
JANET R. GEORGES
67 GROTON ROAD
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10 Commerce Park North, Suite 5E, Bedford, NH 03110 Phone (603) 887-8881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	9/15/2019	REVISED PER PLANNING BOARD COMMENTS	PCM

DATE: AUGUST 22, 2019 SCALE: 1"=30'
PROJECT NO: 19-0206-1 SHEET 9 OF 13

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
⊙	4	W	SINGLE	56411/ MTD 9' AFG
□	4	WI	SINGLE	GY-L10.0-120V-BK40K/ WALL MTD 7' AFG

(MANUFAC)
BEGA Converted by LUMCat V 24.03.2015 /
TERON LIGHTING INC.

