

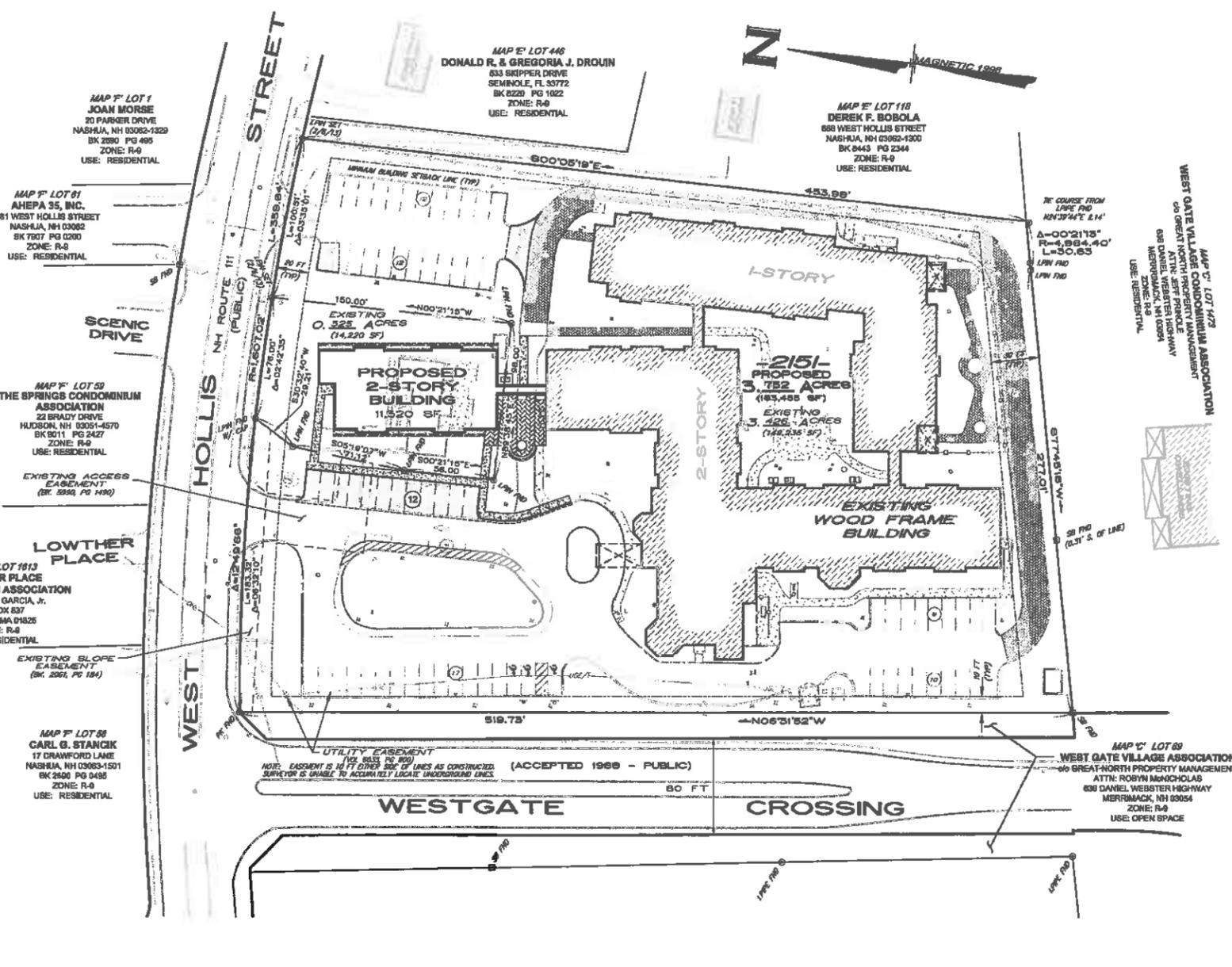
- PLAN REFERENCES:**
- SUBDIVISION / LOT LINE RELOCATION PLAN (LOTS 119 & 120, MAP 'E', 670 & 672 WEST HOLLIS STREET N4 ROUTE 111, NASHUA, NEW HAMPSHIRE, PREPARED FOR: BK PROPERTIES, RECORD OWNER: YVONNE G. CORSMAN & EDWIN D. PETERMAN, SCALE: 1"=40', DATED: 4 JUNE 1988 WITH REVISIONS THRU 07/20/88 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN NO. 28468
 - LAND OF ALBERT J. & EVA D. DUBE, NASHUA, NH, DATED JUNE 1948, AND PREPARED BY NED SPALLBERG, C.E.
 - SITE PLAN MAP 'E', LOTS 2151 & 1119, NASHUA, CROSSING, 674 WEST HOLLIS STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: BENCHMARK ASSISTED LIVING, RECORD OWNERS: TRER III NASHUA SH, LLC AND BRAIN D. DONNA M. PETERMAN, SCALE: AS SHOWN, DATED: 7 FEBRUARY 2013 WITH REVISIONS THRU 02/28/13 AND PREPARED BY THIS OFFICE ON FILE WITH THE CITY OF NASHUA, PLAN NO. NR-1924.

- NOTES:**
- SITE AREA: 5.752 ACRES (123,423 SF). THE ABOVE-LISTED SITE AREA, AND THE SITE PLAN ARE PREMISED ON A VOLUNTARY LOT MERGER OF MAP 'E', LOTS 2150 AND 2151 UPON TRANSFER OF OWNERSHIP OF LOT 2150.
 - PRESENT ZONING:** R-4: SUBURBAN RESIDENTIAL. **MINIMUM LOT REQUIREMENTS:** REQUIRED: 0.25 ACRES, PROVIDED: 0.25 ACRES. **LOT AREA:** 75 FT x 330 FT. **LOT FRONTAGE:** 90 FT x 330 FT. **LOT WIDTH:** 90 FT x 330 FT. **LOT DEPTH:** 90 FT x 483 FT. **MINIMUM YARD SETBACKS:** FRONT YARD: 20 FT x 33 FT, SIDE YARD: 10 FT x 21 FT, REAR YARD: 30 FT x 30.5 FT, MAX. BUILDING HEIGHT: 36 FT x 31 FT, MAX. STORIES: 2 1/2 x 2, OPEN SPACE (%): 50 x 47.5%. * ON JULY 8, 2014 THE NASHUA ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM SECTION 100.184 (OPEN SPACE PERCENTAGE) OF THE NASHUA LAND USE CODE TO ALLOW 45% OPEN SPACE WHERE 50% OPEN SPACE (MINIMUM) IS REQUIRED IN THE R-4 ZONING DISTRICT.
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSOR MAPS 'C', 'E', & 'F'.
 - SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNICKUCK WATER WORKS AND UNDERGROUND TELEPHONE, ELECTRIC AND GAS UTILITIES.
 - PURPOSE OF PLAN: TO AMEND SITE PLAN APPROVAL NR-1824 TO SHOW PROPOSED 14-UNIT BUILDING ADDITION WITH APPURTENANT SITE IMPROVEMENTS.
 - THIS SITE IS NOT LOCATED IN THE WATER SUPPLY PROTECTION DISTRICT.
 - PARKING:** USE: ELDERLY HOUSING, NURSING CARE FACILITY. **MINIMUM REQUIRED:** 1 SPACES/UNIT (USE 14.16). **MAX EXISTING UNITS PLUS 14 PROPOSED UNITS:** TOTAL REQUIRED: 98 SPACES. PROVIDED: 187 SPACES (INCLUDING 3 HANDICAP SPACES) = 72 SPACES (WAIVER REQUESTED).
 - LOADING:** REQUIRED: 1 SPACE. PROVIDED: 1 SPACE.
 - ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA LAND USE CODE UNDER ARTICLE XXVI.
 - ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS ALL PERMITS WITH 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 WHETHER BY ADDITION, OR CONVERSION OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
 - PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.H.S.A. SECTION 265:13, LATEST EDITION.
 - ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS, DIRECTED ONTO THE SITE AND CONFORM TO APPLICABLE CITY OF NASHUA LAND USE CODE REGULATIONS.
 - A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING/ENGINEERING/FIRE OFFICIALS SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.
 - THE FIRE LINES AND WALKS MADE FROM AQUABRIK™ PERMEABLE PAVERS WERE COUNTED AS OPEN SPACE.
 - THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLOT) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS, IF ANY, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
 - PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
 - THIS PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY MAP 33007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0632D, DATED: SEPTEMBER 25, 2008.
 - 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. DRAINS SHALL NOT OUTLET OR FLOW OVERLAND ONTO A CITY STREET.
 - ROOF DRAIN TIE-INS AND DRAIN LINES SHALL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
 - MECHANICAL APPLIANCE SHALL NOT EXCEED 50 DECIBELS BETWEEN 7 AM - 6 PM AND 45 DECIBELS AT NIGHT, 9 PM - 7 AM, ALONG RESIDENTIAL ZONING DISTRICTS.
 - THE SUBJECT PROPERTY WAS INSPECTED BY A CERTIFIED METAL SCIENTIST ON JULY 8, 2014. AT THE DATE OF THE INSPECTION IT WAS DETERMINED THAT THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THE PROPERTY.
 - ALL DRIVEWAYS, FIRE LINES, AND WALKS SHALL BE MAINTAINED AND CLEANED OF SNOW YEAR ROUND.
 - PRESENT OWNERS OF RECORD: MAP 'E', LOT 2161: KER-BSL HUSKY NASHUA LLC, 9 WEST 674 STREET SUITE 400, NEW YORK, NY 10019, BK 9205, PG 1829, BK 7485, PG 1707, BK 8590, PG 878, BK 8011, PG 1923 (VOLUNTARY MERGER). MAP 'E', LOT 2189: JOSEPH GLENN STRIGLE AND KIMBERLY BESKALO STEWART, 672 WEST HOLLIS STREET, NASHUA, NH 03062, BK 6023, PG 2380.

PREPARED FOR:
BENCHMARK SENIOR LIVING
 201 WEST ROAD - 3RD FLOOR WEST WATNHAM, MASSACHUSETTS 02451
 RECORDED OWNERS:
KRE-BSL HUSKY NASHUA LLC and Joseph Glenn Strigle, Jr. & Kimberly Beskalo Stewart

MASTER SITE PLAN MAP 'E' LOTS 2150 & 2151
NASHUA CROSSINGS
 672 & 674 WEST HOLLIS STREET
 NASHUA, NEW HAMPSHIRE

FILED: 02/27/2020 10:00 AM
 REC: 4324-BA
 1 OF 8
 FEBRUARY 2020



LEGEND

<ul style="list-style-type: none"> EXISTING GROUND CONTOUR EXISTING SPOT ELEVATION PROPOSED GRADE PROPOSED SPOT GRADE STORM DRAIN & CATCH BASIN STORM DRAIN & MANHOLE STORM DRAIN & HEADWALL SANITARY SEWER & MANHOLE WATER MAIN & HYDRANT WATER MAIN & GATE VALVE UTILITY POLE WITH GUY SUPPORT STREET LIGHT OVERHEAD ELECTRIC & TELEPHONE UNDERGROUND ELECTEL & MANHOLES TRANSFORMER AND PAD SECTOR CABINET AND PAD WIRE MILE TELECOMMUNICATIONS PEDESTAL SIGN STREET LINE STONE BOUND IRON PIN IRON PIPE DRILL HOLE & STONE WALL STONE BOUND TO BE SET IRON PIN TO BE SET TEMPORARY BENCHMARK STORMWATER RUNOFF DIRECTION 	<ul style="list-style-type: none"> BUILDING SETBACK LINE WETLAND FLAGGING LIMIT WETLAND BUFFER LINE WIRE FENCE CHAINLINK FENCE SLOPE GRANITE CURBING GUARDRAIL PAVEMENT SAWCUT REINFORCED CONCRETE PROPOSED FULL-DEPTH PAVEMENT PROPOSED PAVEMENT OVERLAY R/RAP / STONE TEST PIT LOCATION & IDENTIFIER LIMIT OF WORK CENTER LINE STATIONING RETAINING WALL CONIFEROUS TREE DECIDUOUS TREE SOIL BOUNDARY SOIL IDENTIFIER STREET ADDRESS UNIT NUMBER
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ZONING NOTE 1
 THE ZONING/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 HAYWARD/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 BUILDING OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

APPROVED NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

FOR KRE-BSL HUSKY NASHUA LLC
 JOSEPH GLENN STRIGLE, JR.
 KIMBERLY BESKALO STEWART

DATE: 4/7/20
 DATE: 6/11/2020
 DATE: 6 APR 2020

FOR BENCHMARK SENIOR LIVING
 DATE: 4/7/20

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 200.1 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 _____ LEE B. GAOWN, LLS



Cree Edge™ Series
LED Area Luminaire - Round

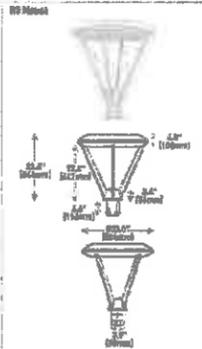
Product Description
The Cree Edge™ luminaire is a modern, low profile design. Its rugged cast aluminum housing with a clear lens and recessed mounting hardware is designed to maximize LED luminaire performance, reduce energy costs, and provide maximum protection from the weather. High performance aluminum housing and the Cree Edge™ luminaire are designed to provide long life, low maintenance, and general site lighting applications.

Performance Summary

- Patented Mount™ Pro. for mounting
- Made in the U.S.A. of U.S. sourced parts
- CEC Marked - 70 CRI
- IESNA-0-090-01-0001, IESNA-0-090-0001 standard
- Limited Warranty - 5 years or 50,000 hours or Cree Edge™ luminaire

Accessories

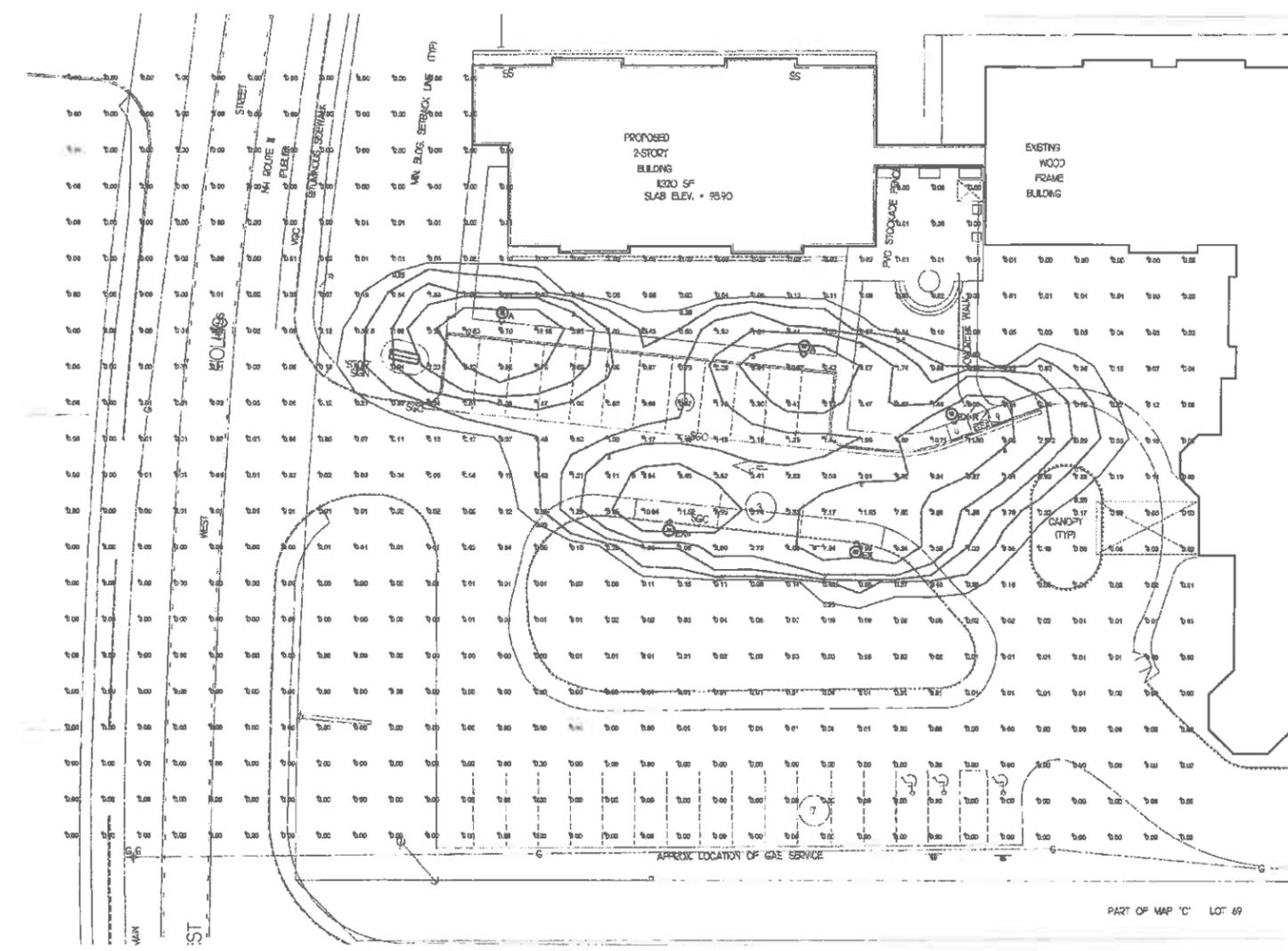
Mounting Hardware	Mounting Hardware
Mounting Hardware	Mounting Hardware



LED Count (to 10)	Weight
10	1.2 lbs (0.54 kg)
20	2.4 lbs (1.08 kg)
30	3.6 lbs (1.62 kg)
40	4.8 lbs (2.16 kg)
50	6.0 lbs (2.70 kg)
60	7.2 lbs (3.24 kg)
70	8.4 lbs (3.78 kg)
80	9.6 lbs (4.32 kg)
90	10.8 lbs (4.86 kg)
100	12.0 lbs (5.40 kg)

Ordering Information

Product	Options	Mounting	LED Count	Series	Voltage	Color Options	Drive	Notes
LED-090-01-0001	000	000	10	000	120V	000	000	See Notes for details



PHOTOMETRIC SITE PLAN
SCALE 1" = 20'

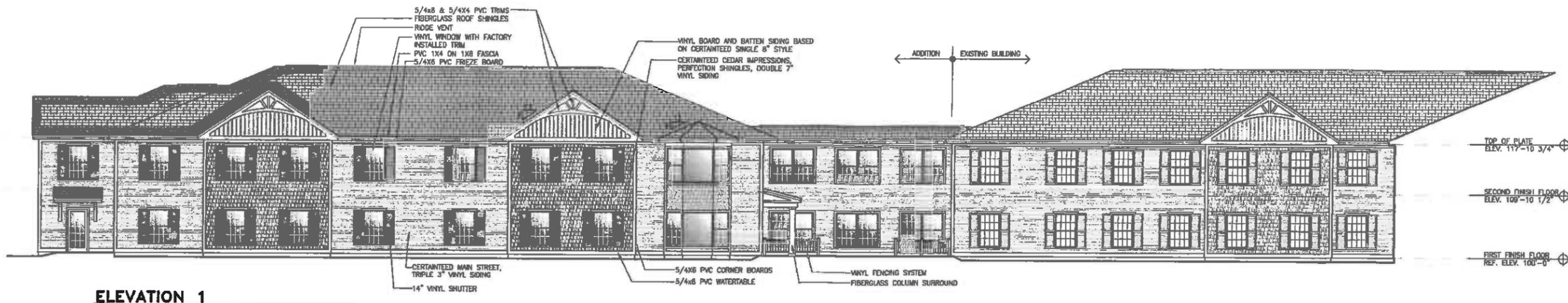
FINAL DESIGN REVIEW	
NO. _____	DATE _____
BY _____	BY _____
FOR _____	FOR _____

PREPARED FOR:
BENCHMARK SENIOR LIVING
201 JONES ROAD - 3RD FLOOR WEST WALTHAM, MASSACHUSETTS 02451
RECORD OWNER:
KREBSL HUSKY NASHUA LLC and Joseph Glenn Strigley, Jr. & Kimberly DeStasio Strigley

PHOTOMETRIC SITE LIGHTING PLAN
(MAP OF LOTS 2150 & 2151)
NASHUA CROSSINGS
672 & 674 WEST HOLLIS STREET
NASHUA, NEW HAMPSHIRE

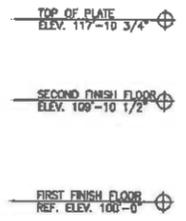
VINCENT A. DIORIO, INC.
CONSULTING ENGINEERS
1000 North Main Street
Nashua, NH 03071
Tel: (603) 882-1111 Fax: (603) 882-1112

FIELD BOOK: 1178_2150 [DIG LOG] & 1000V (ASAP) VAS24-BA
DWG: 4324-BA-01-01
Scale: 1" = 20'
8 OF 6
DATE: 02/27/2020
PLOT NUMBER: 4324-BA-01-01



ELEVATION 1

SCALE: 1/8"=1'-0"



ELEVATION 2 - EXISTING

SCALE: 1/8"=1'-0"



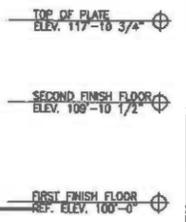
ELEVATION 3

SCALE: 1/8"=1'-0"



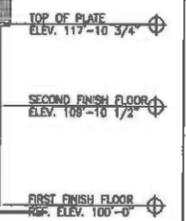
ELEVATION 4

SCALE: 1/8"=1'-0"



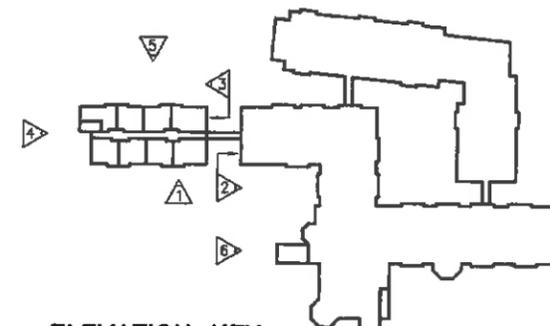
ELEVATION 5

SCALE: 1/8"=1'-0"



ELEVATION 6 - EXISTING

SCALE: 1/8"=1'-0"



ELEVATION KEY

REV. NO.	REVISIONS	DATE

PROJECT: NEW HAMPSHIRE
 SUBJECT: BENCHMARK SENIOR LIVING NASHUA CROSSINGS ADDITION
 DATE: 01/22/20
 SCALE: 1/8"=1'-0"
 SCHEMATIC EXTERIOR ELEVATIONS

U
 UDELSMAN
 ASSOCIATES
 ARCHITECTURE • PLANNING • DESIGN
 161 FEDERAL HILL ROAD
 HOLLIS, NEW HAMPSHIRE 03049
 603-465-6960

PROJECT NO.:
 1000

SHEET NO.:
A2