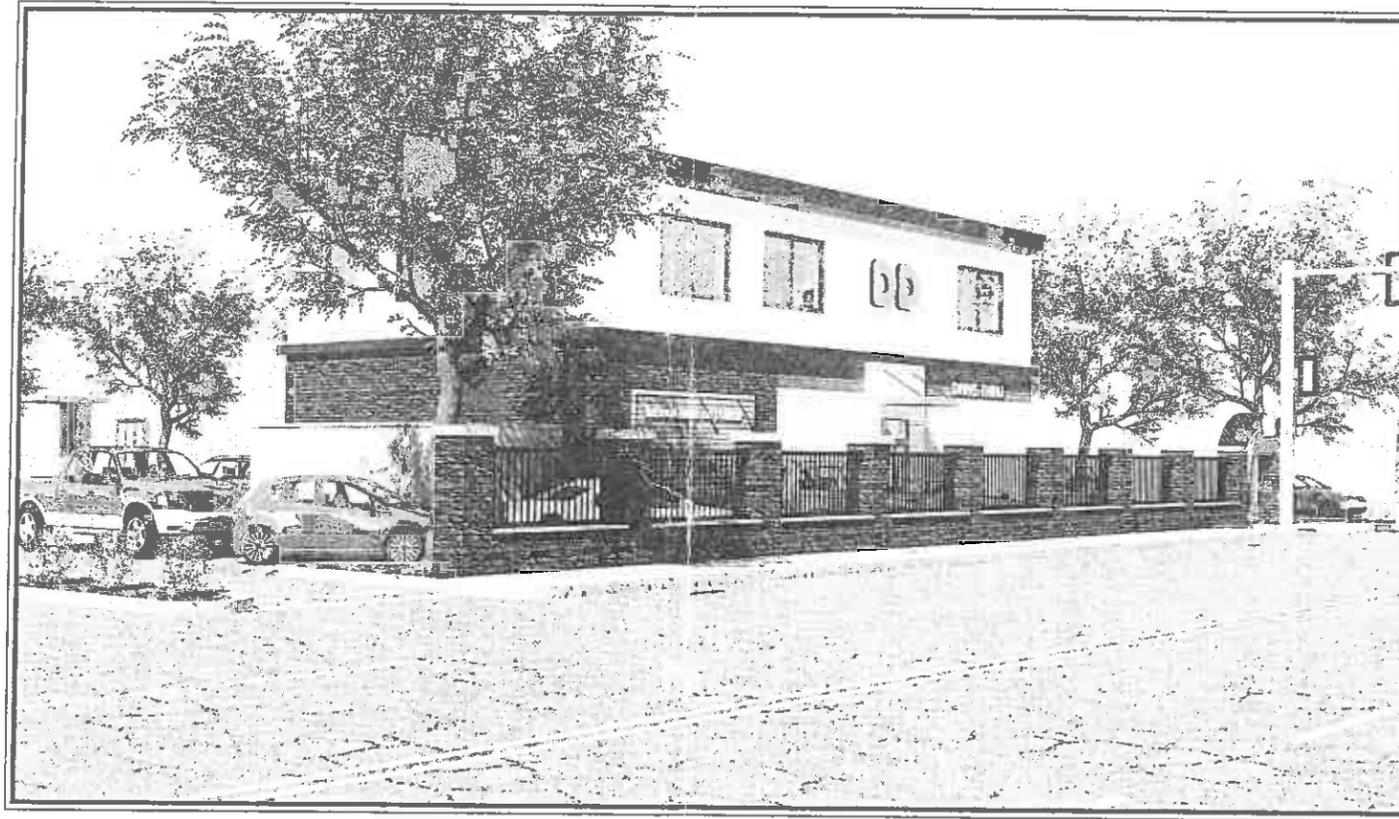


# SITE DEVELOPMENT PLANS

- TAX MAP 93, LOT 13 -

# COMMERCIAL DEVELOPMENT

267 MAIN STREET  
 NASHUA, NEW HAMPSHIRE  
 MARCH 7, 2019  
 LAST REVISED: MAY 13, 2019



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4	DM-1	DEMOLITION PLAN
5	GR-1	GRADING & DRAINAGE PLAN
6	UT-1	UTILITY PLAN
7	LT-1	LIGHTING PLAN
8	LS-1	LANDSCAPING PLAN
9	DT-1	CONSTRUCTION DETAILS
10	DT-2	CONSTRUCTION DETAILS
11	DT-3	CONSTRUCTION DETAILS
12	DT-4	EROSION CONTROL DETAILS

**CITY OF NASHUA CONTACTS:**

1. **PLANNING DEPARTMENT:**  
 COMMUNITY DEVELOPMENT DIVISION  
 229 MAIN STREET  
 NASHUA, NH 03060  
  
 ATT: LINDA MCGHEE  
 (603) 589-3110
2. **ENGINEERING DEPARTMENT:**  
 NASHUA DEPT. OF PUBLIC WORKS  
 6 RIVERSIDE STREET  
 NASHUA, NH 03062  
  
 ATT: JOE MENDOLA  
 (603) 589-3124
3. **FIRE DEPARTMENT:**  
 NASHUA FIRE DEPARTMENT  
 171 EAST HOLLIS STREET  
 NASHUA, NH 03060  
  
 ATT: ADAM POULIOT  
 (603) 589-3460

**UTILITY CONTACTS:**

1. **WATER:**  
 PENNICHUCK WATER WORKS  
 25 MANCHESTER STREET  
 MERRIMACK, NH 03064  
  
 ATT: JOHN BOISVERT, PE  
 (603) 913-2300
2. **GAS:**  
 LIBERTY UTILITIES  
 130 ELM STREET  
 MANCHESTER, NH 03101  
  
 ATT: RYAN LAGASSE  
 (603) 327-7151
3. **TELEPHONE:**  
 FAIRPOINT COMMUNICATIONS  
 237 DANIEL WEBSTER HWY.  
 MERRIMACK, NH 03054  
  
 ATT: ROBERTO DIAZ  
 (603) 895-1150
4. **POWER:**  
 EVERSOURCE  
 370 AMHERST STREET  
 NASHUA, NH 03060  
  
 ATT: THOMAS VALITON  
 (603) 882-5894, ext: 5208

**PREPARED FOR:**  
**JOE CARVALHO**  
 42 MAIN STREET  
 NASHUA, NEW HAMPSHIRE 03064  
 PH (603) 305-9469

**LAND OF:**  
**267 MAIN STREET REALTY, LLC**  
 13 CUMMINGS LANE  
 HOLLIS, NEW HAMPSHIRE 03049  
 PH (603) 305-9469



1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE  
 72 HOURS PRIOR  
 TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 811  
 CALL BEFORE YOU DIG  
 ITS THE LAW

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## FIELDSTONE

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
 Phone: (603)-672-5456 Fax: (603)-413-5456  
[www.FieldstoneLandConsultants.com](http://www.FieldstoneLandConsultants.com)



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	5/13/19	ADDRESS 5/13/19 ENGINEERING EMAIL	DPW	NRC	CEB
A	4/30/19	ADDRESS 4/26/19 ENGINEERING EMAIL	DPW	NRC	CEB

FILE: 1825CV008.dwg    PROJ. NO. 1825.00    SHEET: CY-1    PAGE NO. 1 OF 12

**REFERENCE PLAN.**  
 \*CONSOLIDATION PLAN (LOTS 13 & 17, MAP 97 - MAIN STREET & PROSPECT AVENUE - NASHUA, NEW HAMPSHIRE - PREPARED FOR: CIBBS OIL COMPANY - DIVISION OF BP OIL COMPANY, SCALE 1"=20', DATED SEPTEMBER 9, 1988, BY HSI HAYNER/SWANSON, INC. RECORDED IN THE H.C.R.D. AS PLAN #24652.



- NOTES:**
- THE APPLICANT AND THE OWNER OF RECORD FOR TAX MAP 97 LOT 13 IS 267 MAIN STREET REALTY, LLC, 13 CUMMINGS LANE, HOLLIS, NH 03049. THE DEED REFERENCE FOR THE PARCEL IS VOL.9065 PG.1972 DATED APRIL 20, 2018 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
  - THE TOTAL AREA OF EXISTING TAX MAP PARCEL 97-13 IS 0.430 ACRES OR 18,712 SQ. FT. PER REFERENCE PLAN #1 CITED HEREOF.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED COFFEE SHOP WITH DRIVE THROUGH SERVICE AND ASSOCIATED SITE IMPROVEMENTS ON TAX MAP LOT 97-13.
  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 97 AND 31.
  - ZONING FOR THE PARCEL IS THE DOWNTOWN 1 DISTRICT (MIXED USE) (D1MU).

D-1 ZONE: CONVENTIONAL	REQUIRED	EXIST. 97-13	PROP. 97-13
MIN LOT AREA	NONE SF	18,712 SF	18,743 SF
MIN LOT WIDTH	NONE FT	140.43 FT	120.38 FT
MIN LOT FRONTAGE	NONE FT	280.00 FT	255.80 FT
MIN LOT DEPTH	NONE FT	134.4 FT±	134.4 FT±
MIN FRONT SETBACK	0 FT	42.9 FT	18.2 FT
MIN SIDE SETBACK	0 FT	45.8 FT	29.0 FT
MIN REAR SETBACK	10 FT	78.3 FT	58.6 FT
MAX. BUILDING HEIGHT	90 FT	10 FT±	29.5 FT
MAX. STORIES	6	1.0	2.0
CONSERVATION AREA	NONE	NA	NA
OPEN SPACE	NONE	35%	73%

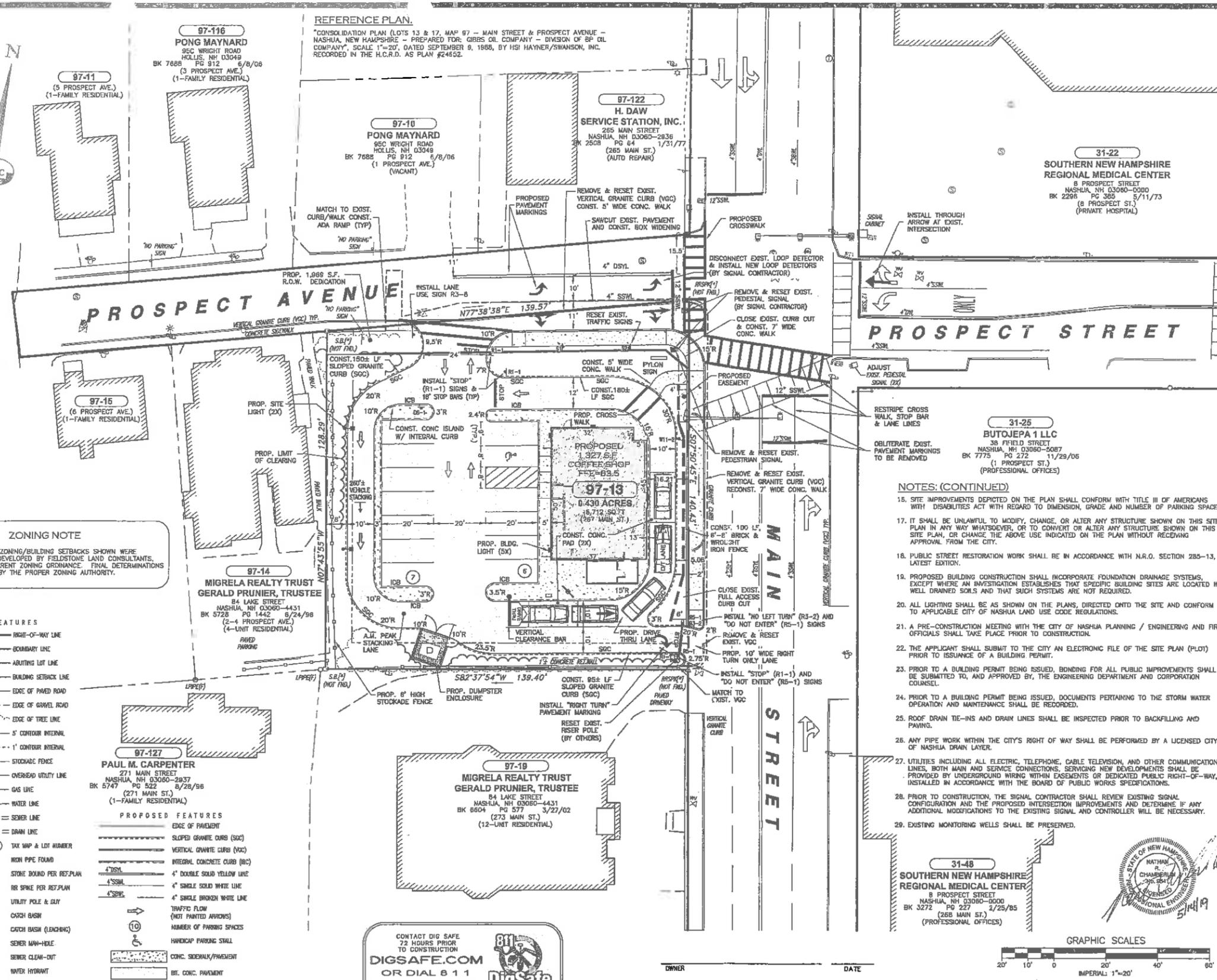
- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED AND A PRECISE FIELD TIE-IN SURVEY BY THIS OFFICE DURING THE MONTH OF APRIL 2018. HORIZONTAL ORIENTATION IS BASED ON THE REFERENCE PLAN. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS STANDARD USGS SURVEY DISK STAMPED "188 CONCORD USGS", LOCATED IN THE SOUTH SIDE OF THE BASE OF THE WAR MONUMENT ON THE SQUARE AT THE INTERSECTION OF MAIN STREET AND AMHERST STREET. THE NASHUA CITY DATUM ELEV.=78.43 CONVERTED FROM NAVD88 (188.20 (NAV088)-89.77=78.43(NASHUA CITY)).
- JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.M.S., IN APRIL 2018 IN ACCORDANCE WITH THE "CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
- THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER.
- THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 33059, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301C054E, EFFECTIVE DATE APRIL 18, 2011.
- SOIL TYPE FOR THE ENTIRE SITE IS Ur - URBAN LAND.
- THIS SITE PROVIDES FOR 13 PARKING SPACES INCLUDING 1 HANDICAP.
- ALL LANDSCAPING SHALL BE SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA LAND USE CODE UNDER ARTICLE XXIV.
- ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- PRIOR TO OPENING, ALL PAVEMENT MARKINGS ALONG THE PROPERTY'S FRONTAGE AND PROSPECT AVENUE INTERSECTION WILL BE IN GOOD CONDITION.

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	05/13/19	ADDRESS 5/13/19 ENGINEERING EMAIL	T/W	NRC	CEB
A	04/30/19	ADDRESS 4/28/19 ENGINEERING EMAIL	DPW	NRC	CEB

**SITE PLAN**  
**TAX MAP 97 LOT 13**  
**267 MAIN STREET**  
**NASHUA, NEW HAMPSHIRE**  
 PREPARED FOR:  
**JOE CARVALHO**  
 42 MAIN STREET, NASHUA, NH 03064  
 LAND OF:  
**267 MAIN STREET REALTY, LLC**  
 13 CUMMINGS LANE, HOLLIS, NH 03049

SCALE: 1" = 20' MARCH 7, 2019  
 Surveying + Engineering + Land Planning + Permitting + Septic Designs

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 206 Elm Street, Milford, NH 03055  
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 www.FieldstoneLandConsultants.com



**ZONING NOTE**  
 DEPICTION OF THE ZONING/BUILDING SETBACKS SHOWN WERE INTERPRETED AND DEVELOPED BY FIELDSTONE LAND CONSULTANTS, PLLC PER THE CURRENT ZONING ORDINANCE. FINAL DETERMINATIONS SHOULD BE MADE BY THE PROPER ZONING AUTHORITY.

- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ADJUTING LOT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVED ROAD
  - EDGE OF GRAVEL ROAD
  - EDGE OF TREE LINE
  - 5' CONTOUR INTERVAL
  - 1' CONTOUR INTERVAL
  - STOCKADE FENCE
  - OVERHEAD UTILITY LINE
  - GAS LINE
  - WATER LINE
  - SEWER LINE
  - DRAIN LINE
- PROPOSED FEATURES**
- TAX MAP & LOT NUMBER
  - IRON PIPE FOUND
  - STONE BOUND PER REF.PLAN
  - BR SPIKE PER REF.PLAN
  - UTILITY POLE & GUY
  - CATCH BASIN
  - CATCH BASIN (LEACHING)
  - SEWER MAN-HOLE
  - SEWER CLEAN-OUT
  - WATER HYDRANT
  - WATER VALVE
  - WATER SHUT-OFF
  - GAS VALVE
  - SINGLE SIGN POST
  - TRAFFIC LIGHT POST
  - FLUSH MONITORING WELL
  - BOLLARD
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
  - SLOPED GRANITE CURB (SGC)
  - VERTICAL GRANITE CURB (VGC)
  - INTEGRAL CONCRETE CURB (ICC)
  - 4" DOUBLE SOLID YELLOW LINE
  - 4" SINGLE SOLID WHITE LINE
  - 4" SINGLE BROKEN WHITE LINE
  - TRAFFIC FLOW (NOT PAINTED ARROWS)
  - NUMBER OF PARKING SPACES
  - HANDICAP PARKING STALL
  - CONC. SIDEWALK/PAVEMENT
  - BL. CONC. PAVEMENT
- TRAFFIC SIGNS**
- RS-2 NO LEFT TURN
  - RS-1 DO NOT ENTER
  - DS-1 DIRECTION SIGN (BROWE THRU)
  - ST, S2 EXIST. SIGNS (SEE DEMOLITION PLAN)
  - POLE MOUNTED LIGHT
  - BUILDING MOUNTED LIGHT

**97-127**  
**PAUL M. CARPENTER**  
 271 MAIN STREET  
 NASHUA, NH 03060-2837  
 BK 5747 PG 522 8/28/86  
 (271 MAIN ST.)  
 (1-FAMILY RESIDENTIAL)

**97-13**  
 267 MAIN STREET  
 NASHUA, NH 03060-2837  
 BK 5747 PG 522 8/28/86  
 (267 MAIN ST.)  
 (1-FAMILY RESIDENTIAL)

**97-14**  
**MIGRELA REALTY TRUST**  
**GERALD PRUNIER, TRUSTEE**  
 84 LAKE STREET  
 NASHUA, NH 03060-4431  
 BK 5728 PG 1442 8/24/98  
 (2-4 PROSPECT AVE.)  
 (4-UNIT RESIDENTIAL)

**97-19**  
**MIGRELA REALTY TRUST**  
**GERALD PRUNIER, TRUSTEE**  
 84 LAKE STREET  
 NASHUA, NH 03060-4431  
 BK 6604 PG 577 3/27/02  
 (273 MAIN ST.)  
 (12-UNIT RESIDENTIAL)

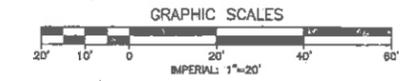
CONTACT DIG SAFE  
 72 HOURS PRIOR  
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**DIGSAFE.COM**  
 OR DIAL 811  
 CALL 811 - KNOW WHAT'S BELOW

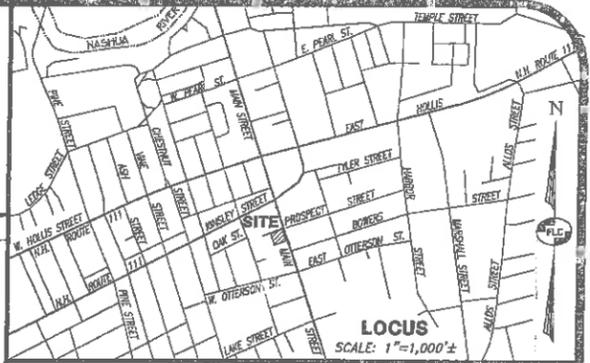
**NOTE:**  
 THE SITE IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS IN THE DEED AT H.C.R.D. VOL.9065 PG.1972, INCLUDING BUT NOT LIMITED TO THE DEED RESTRICTIONS AND COVENANT AGAINST RESIDENTIAL USE (SECTION 3) AND THE ENGINEERING CONTROLS (SECTION 4).

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 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 PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY NASHUA PLANNING BOARD**

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_





- NOTES:**
1. THE APPLICANT AND THE OWNER OF RECORD FOR TAX MAP 67 LOT 13 IS 267 MAIN STREET REALTY, LLC, 13 CUMMINGS LANE, HOLLIS, NH 03049. THE DEED REFERENCE FOR THE PARCEL IS VOL.8065 PG.1972 DATED APRIL 20, 2018 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
  2. THE TOTAL AREA OF EXISTING TAX MAP PARCEL 67-13 IS 0.430 ACRES OR 18,712 SQ.FT. PER REFERENCE PLAN #1 CITED HEREON.
  3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS ON EXISTING TAX MAP LOT 97-13.
  4. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 97 AND 31.
  5. ZONING FOR THE PARCEL IS THE DOWNTOWN 1 DISTRICT (MIXED USE) (D1M1).
- | D-1 ZONE: CONVENTIONAL  | REQUIRED | EXIST 97-13 |
|-------------------------|----------|-------------|
| MIN LOT AREA            | NONE SF  | 18,712 SF   |
| MIN LOT WIDTH           | NONE FT  | 140.43 FT   |
| MIN LOT FRONTAGE        | NONE FT  | 260.00 FT   |
| MIN LOT DEPTH           | NONE FT  | 134.4 FT±   |
| MIN FRONT SETBACK       | 0 FT     | 42.9 FT     |
| MIN SIDE SETBACK        | 10 FT    | 45.8 FT     |
| MIN REAR SETBACK        | 10 FT    | 70.3 FT     |
| MAX. BUILDING HEIGHT    | 80 FT    | 10 FT±      |
| MAX. STORIES            | 6        | 1.0         |
| CONSERVATION AREA       | NONE     | NA          |
| OPEN SPACE FOR EACH LOT | NONE     | 75%         |
6. THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED AND A PRECISE FIELD TIE-IN SURVEY BY THIS OFFICE DURING THE MONTH OF APRIL 2018. HORIZONTAL ORIENTATION IS BASED ON THE REFERENCE PLAN. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS STANDARD USGS SURVEY DISK STAMPED "188 CONCORD USGS", LOCATED IN THE SOUTH SIDE OF THE BASE OF THE WAR MONUMENT ON THE SQUARE AT THE INTERSECTION OF MAIN STREET AND AMHERST STREET. THE NASHUA CITY DATUM ELEVATION IS 78.43 CONVERTED FROM NAVD83 (168.20 (NAVD83)-89.77=78.43(NASHUA CITY)).
  7. JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUNDA, C.E.S. IN APRIL 2018 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
  8. THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
  9. THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER, WATER PROVIDED BY PENNACUCK WATER AND NATURAL GAS PROVIDED BY LIBERTY UTILITIES.
  10. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330627, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0514E, EFFECTIVE DATE APRIL 18, 2011.
  11. SOIL TYPE FOR THE ENTIRE SITE IS U - URBAN LAND.

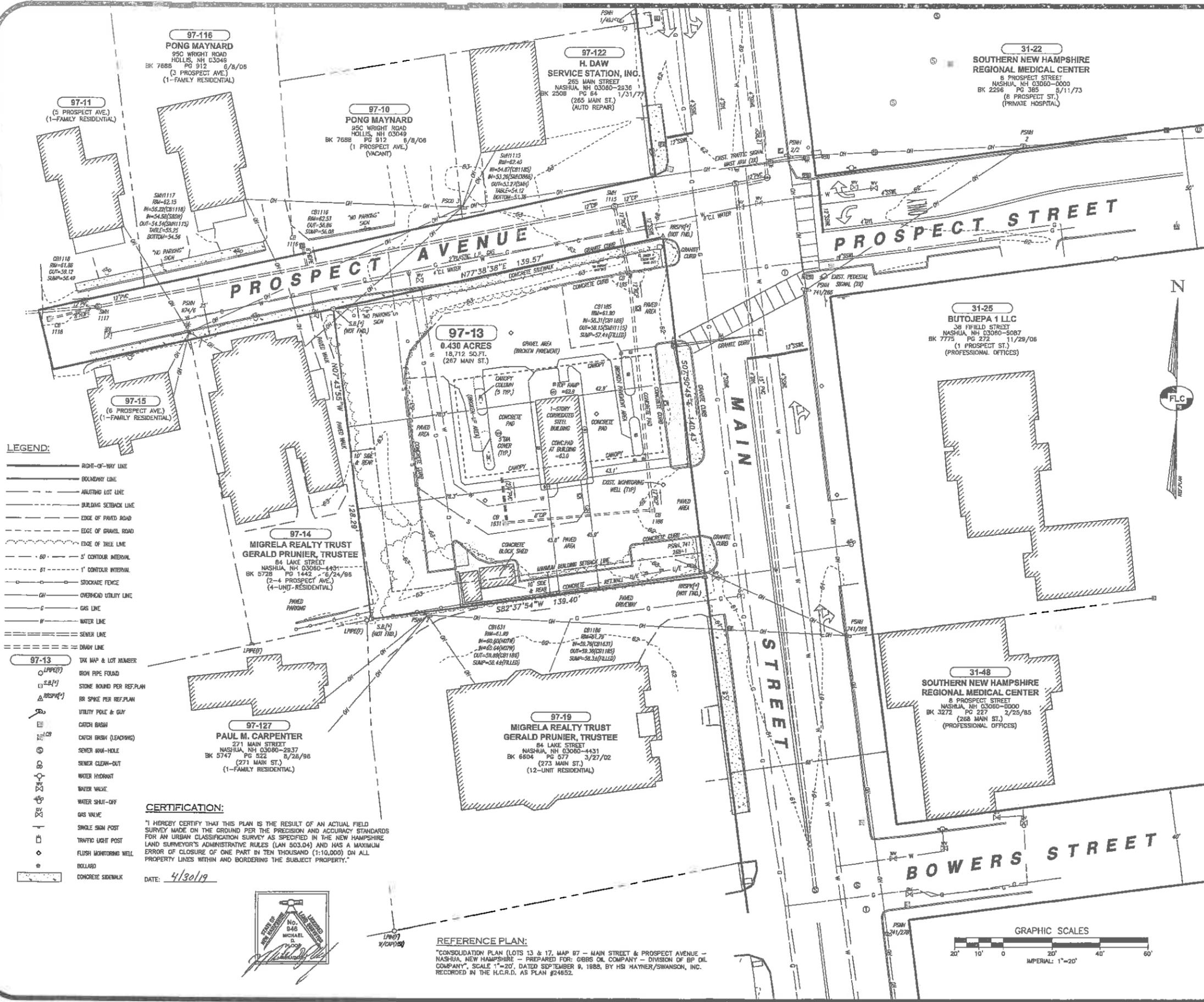
A	4/30/19	ADDRESS 4/25/19 ENGINEERING EMAIL	DPW	NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

**EXISTING CONDITIONS PLAN**  
**TAX MAP 97 LOT 13**  
**267 MAIN STREET**  
**NASHUA, NEW HAMPSHIRE**  
 PREPARED FOR:  
**JOE CARVALHO**  
 42 MAIN STREET, NASHUA, NH 03064  
 LAND OF:  
**267 MAIN STREET REALTY, LLC**  
 13 CUMMINGS LANE, HOLLIS, NH 03049

SCALE: 1" = 20' APRIL 26, 2019  
 Surveying + Engineering + Land Planning + Permitting + Septic Designs

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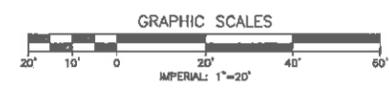
- LEGEND:**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ABUTTING LOT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVED ROAD
  - EDGE OF GRAVEL ROAD
  - EDGE OF TREE LINE
  - 5' CONTOUR INTERVAL
  - 1' CONTOUR INTERVAL
  - STOCKADE FENCE
  - OVERHEAD UTILITY LINE
  - GAS LINE
  - WATER LINE
  - SEWER LINE
  - DRAIN LINE

- 97-13**
- TAX MAP & LOT NUMBER
  - IRON PIPE FOUND
  - STONE FOUND PER REF.PLAN
  - RR SPIKE PER REF.PLAN
  - UTILITY POLE & GUY
  - CATCH BASIN
  - CATCH BASIN (LEACHING)
  - SEWER MAN-HOLE
  - SEWER CLEAN-OUT
  - WATER HYDRANT
  - WATER VALVE
  - WATER SHUT-OFF
  - GAS VALVE
  - SINGLE SIGN POST
  - TRAFFIC LIGHT POST
  - FLUSH MONITORING WELL
  - BOLLARD
  - CONCRETE SIDEWALK

**CERTIFICATION:**  
 "I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."  
 DATE: 4/30/19



**REFERENCE PLAN:**  
 "CONSOLIDATION PLAN (LOTS 13 & 17, MAP 97 - MAIN STREET & PROSPECT AVENUE - NASHUA, NEW HAMPSHIRE - PREPARED FOR: GIBBS OIL COMPANY - DIVISION OF BP OIL COMPANY", SCALE 1"=20', DATED SEPTEMBER 9, 1988, BY HSI HAYNER/SWANSON, INC. RECORDED IN THE H.C.R.D. AS PLAN #24652.

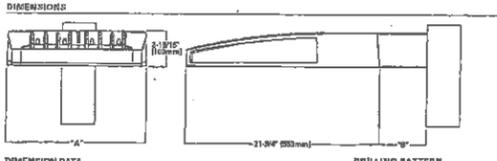




**GLEON GALLEON LED**

1-10 Light Squares  
Solid State LED  
AREA/SITE LUMINAIRE

**McGraw-Edison**



Number of Light Squares	2" Width	3" Standard Arm Length				
1-4	10-10"	178mm	178mm	178mm	178mm	178mm
5-8	11-10"	184mm	178mm	178mm	178mm	178mm
9-10	12-10"	190mm	178mm	178mm	178mm	178mm

ORDERING INFORMATION  
Sample Number: GLEON-01-04-LED-E1-SL4-GM-01

Product Family	Light Engine	Number of Light Squares	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-01-04-LED	AP-14 Drive Core	10	LED-Solid State Light Emitting Diodes	240-277V	150° Beam	AP-Gray	Surface Pole

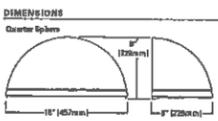
**POLE LIGHT**

**McGraw-Edison**



**ISC/ISS/IST/SW IMPACT ELITE LED**

1 Light Square  
Solid State LED  
WALL MOUNT LUMINAIRE

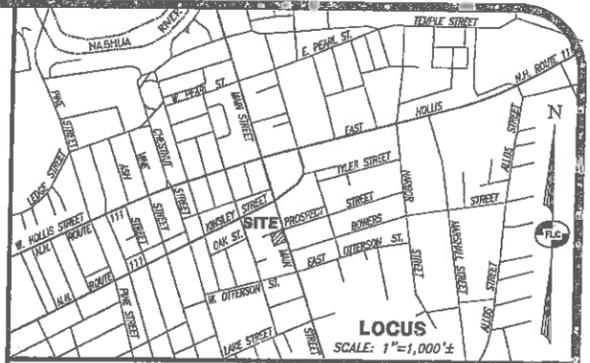
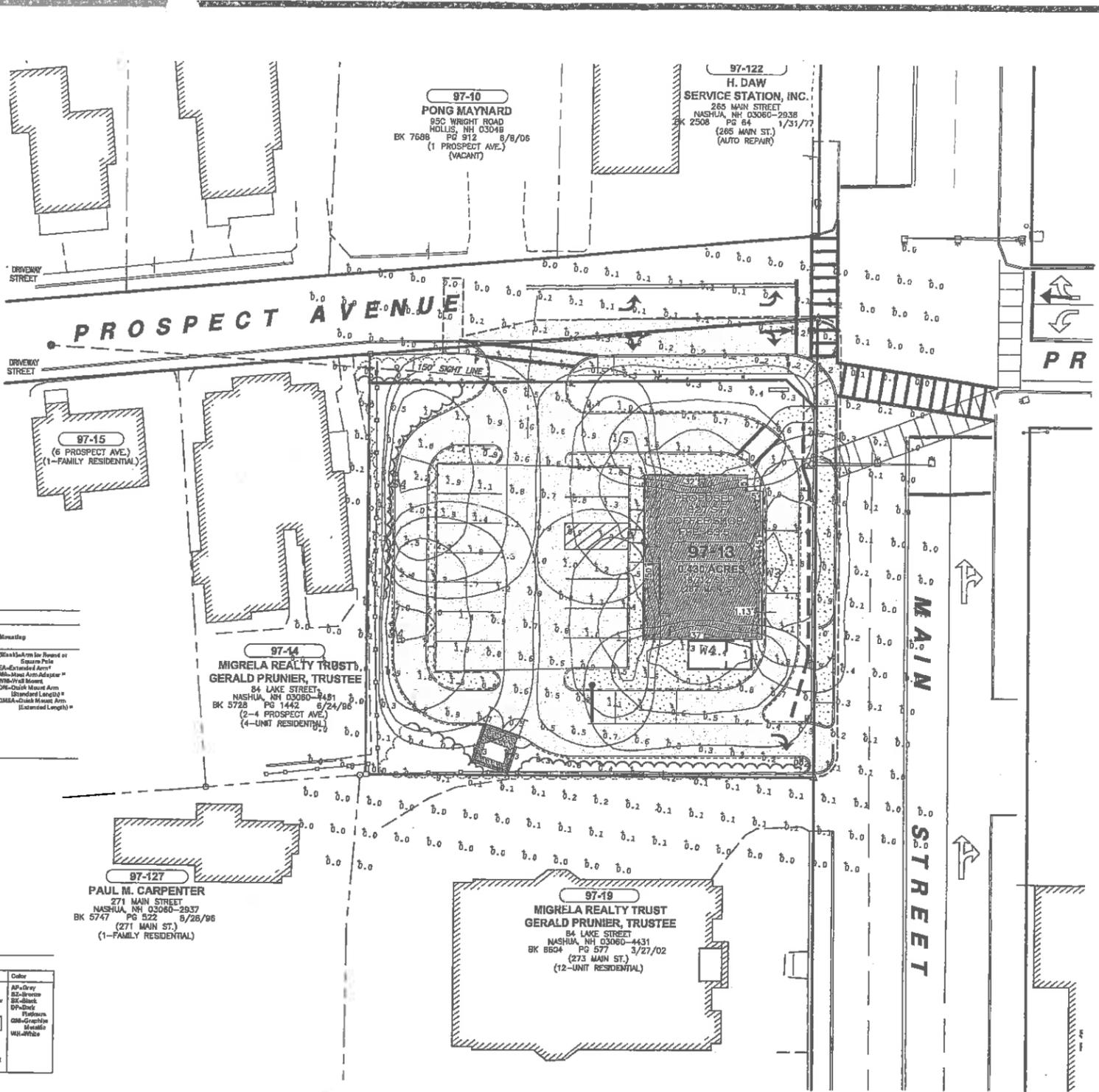


Product Family	Light Engine	Number of Light Squares	Lamp Type	Voltage	Distribution	Color	Mounting
ISC-01-01-LED	AP-14 Drive Core	1	LED-Solid State Light Emitting Diodes	240-277V	150° Beam	AP-Gray	Surface Pole

**WALL LIGHT**

StatArea\_1  
PARKING LOT AREA ONLY  
Illuminance (Fc)  
Average = 1.16  
Maximum = 2.3  
Minimum = 0.6  
Avg/Min Ratio = 1.93  
Max/Min Ratio = 3.83

Symbol	Qty	Label	Arrangement	Description
[Symbol]	2	S4	SINGLE	GLEON-AF-01-LED-E1-SL4-600-HSS/SSS4A15SFN1 (15' AFG)
[Symbol]	1	W3	SINGLE	ISS-AF-350-LED-E1-SL3/ WALL MTD 12' AFG
[Symbol]	4	W4	SINGLE	ISS-AF-350-LED-E1-SL4/ WALL MTD 15' AFG

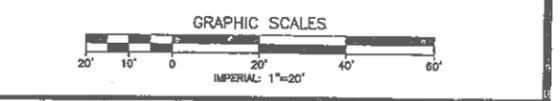


**LEGEND:**

EXISTING FEATURES	PROPOSED FEATURES
RIGHT-OF-WAY LINE	EDGE OF PAVEMENT
BOUNDARY LINE	SLOPED GRANITE CURB (SGC)
ABUTTING LOT LINE	VERTICAL GRANITE CURB (VGC)
EDGE OF PAVED ROAD	INTERNAL CONCRETE CURB (ICC)
EDGE OF GRAVEL ROAD	CONC. SIDEWALK/PAVEMENT
EDGE OF TREE LINE	INT. CONC. PAVEMENT
STOCKADE FENCE	

**97-13**  
TAX MAP & LOT NUMBER  
IRON PIPE FOUND  
STONE BOUND PER REF PLAN  
RR SPIKE PER REF PLAN  
UTILITY POLE & GUY  
SINGLE SIGN POST  
TRAFFIC LIGHT POST  
FLUSH MONITORING WELL  
BOLLARD

CONTACT DIG SAFE  
72 HOURS PRIOR  
TO CONSTRUCTION  
**DIGSAFE.COM**  
OR DIAL 3 1 1  
CALL 811 - KNOW WHAT'S BELOW



REV.	DATE	DESCRIPTION	DPW	NRC	CEB
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A	04/30/19	ADDRESS 4/28/19 ENGINEERING EMAIL	DPW	NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

**LIGHTING PLAN**  
**TAX MAP 97 LOT 13**  
**267 MAIN STREET**  
**NASHUA, NEW HAMPSHIRE**  
PREPARED FOR:  
**JOE CARVALHO**  
42 MAIN STREET, NASHUA, NH 03064  
LAND OF:  
**267 MAIN STREET REALTY, LLC**  
13 CUMMINGS LANE, HOLLIS, NH 03049

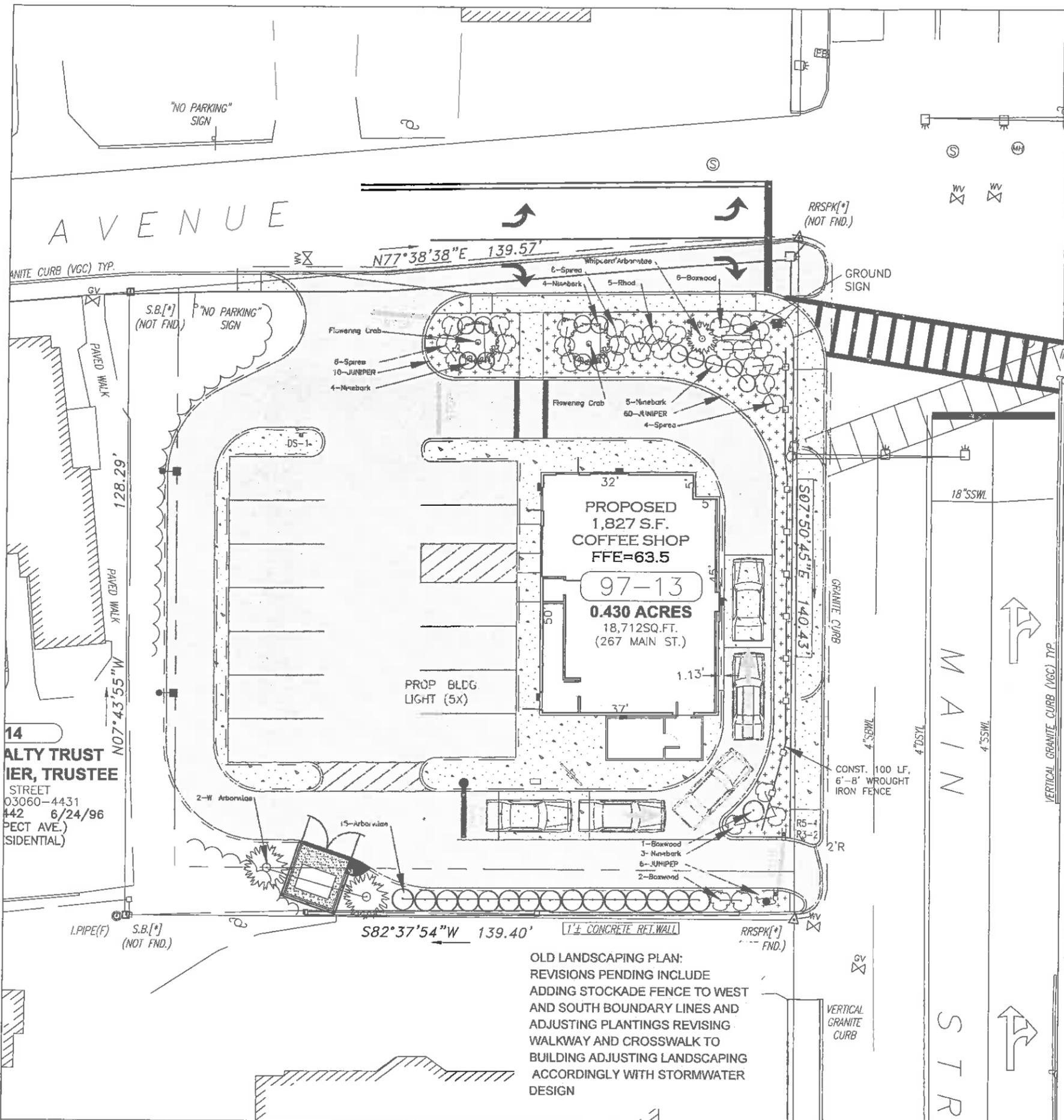
SCALE: 1" = 20' MARCH 7, 2019

Surveying + Engineering + Land Planning + Permitting + Septic Designs

**FIELDSTONE**  
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
Phone: (603) 672-5458 Fax: (603) 413-5456  
www.FieldstoneLandConsultants.com





**PLANTING NOTES:**

- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- All recommended trees and plant materials will be graded as Nursery Grade No. 1 or better.
- All planting shall be done in accordance with standard Nurseryman's and Grower's Association approved practices.
- All plants shall be fertilized with Phosphorus free fertilizer tablets as per the manufacturer's specifications in conjunction with notes # 3 or approved equal.
- The planting soil shall be the appropriate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly moist medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all noxious debris, such as roots, stumps, weeds, etc. Soil depth shall be 6" min.
- All planting areas shall receive a 3" layer of recycled hardwood log mulch, which is to be worked-in after installation.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, establish, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations are subject to change. All locations shall be approved by the Site Architect prior to planting.
- The Landscape Contractor shall be responsible for assembling fully both the site and the bid documents. Also specify in the documents or the actual site conditions shall be reported to the Site Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such conditions, or for errors on the part of the Landscape Contractor with the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless otherwise, at which time the Site Architect will be notified by telephone and in writing of intended changes for approval.
- Any and all questions concerning the plan set and/or specifications shall be directed to the Site Architect.
- There shall be no additional, deletions or substitutions without the written approval of the Site Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability for a period of twelve (12) months from final acceptance by the Site Architect.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Site Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications they will be rejected by the Site Architect with proper installation carried out by Landscape Contractor at no additional cost.
- All permits necessary are to be provided by the installing contractor unless otherwise specifically stated in the specifications.
- No excavation identification signs shall be permitted on the project, except for the perfect information signs.
- Existing soil shall be recovered as necessary to accommodate new plantings.
- Any existing soil and areas that are unnecessarily disturbed during the landscape installation shall be restored.

**FERTILIZATION NOTES:**  
SHRUBS AND TREES  
All trees and shrubs shall be fertilized with Phosphorus free fertilizer tablets (or approved equal) planting tablets at time of installation and prior to completion of the installation. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

**APPLICATION RATE:**

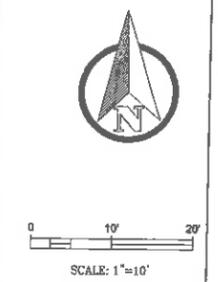
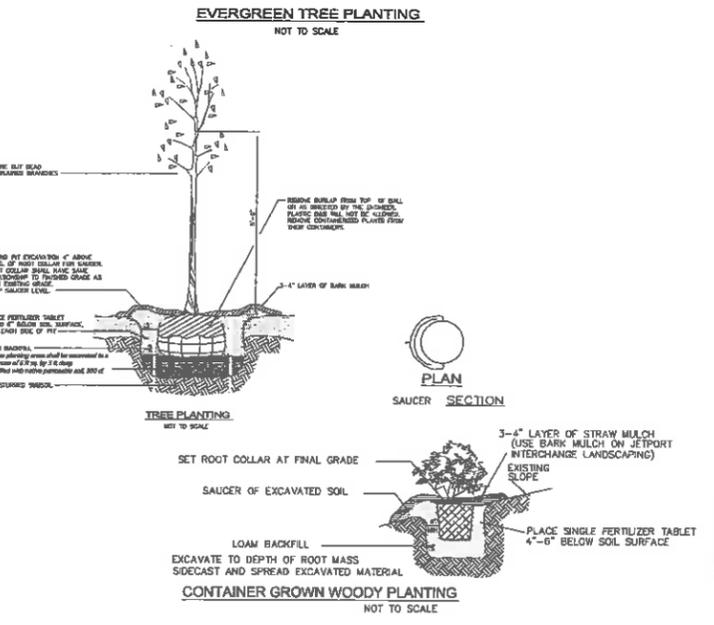
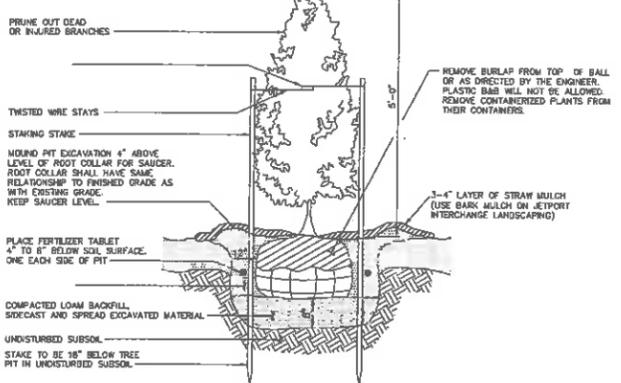
3 Gallon size	1-23 gram tablets
5 Gallon size	2-23 gram tablets
7 Gallon size	4-23 gram tablets
Trunks	1-23 gram tablets each 1/2" of caliper

**GUARANTEE:**

1. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE FOR THE INSTALLED PLANT MATERIALS. THIS GUARANTEE SHALL BEGIN AT THE POINT OF SUBSTANTIAL COMPLETION AND EXTEND FOR A PERIOD NOT LESS THAN ONE (1) YEAR. ALL PLANT MATERIALS, INSTALLATION AND MAINTENANCE SHALL BE INCLUDED. THE GUARANTEE SHALL BE ADMINISTERED AT THE DISCRETION OF THE SITE ARCHITECT.

**PLANTING LIST:**

QTY.	SIZE	SPECIES
2	2.5'-3' Cal	MALUS 'Prairiefire' - Flowering Crab
2	5'-6'	THUJA plicata 'Arbovitae' - Arbovitae
15	5'-6'	THUJA occidentalis 'Wintergreen' - Arbovitae
1	3-4'	THUJA plicata 'Whipped' - Arbovitae
9	18-24"	BUXUS 'Green Velvet' - BOXWOOD
5	18-24"	RHOD. 'P.J.M.' comp clone - Compact PIM Rhododendron
16	18-24"	PHYSOCARPUS opulifolius 'Burgundy Candy' - NINEBARK
76	18-24"	JUNIPERUS communis depressa 'Blueberry Delight' JUNIPER
16	18-24"	SPRAEA japonica 'Ivory Princess' - Pink Mound Spirea



**Donald R Scott, RLA**  
Landscape Architect  
144 Main St. Box 45  
Hamsville, NH 03450  
603-313-9335 Cell  
Dscott.RLA@myfairpoint.net

REV.	DESCRIPTION	DATE

DESIGNED BY:  
CHECKED BY:  
DATE PLAN: 04/05/2019  
DATE SURVEY:  
PROJECT NO.: 18255P  
CAD NO.:

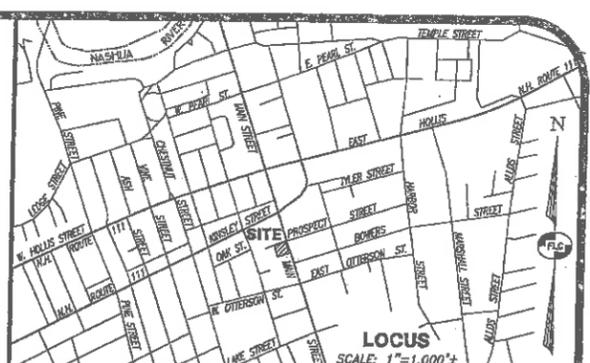
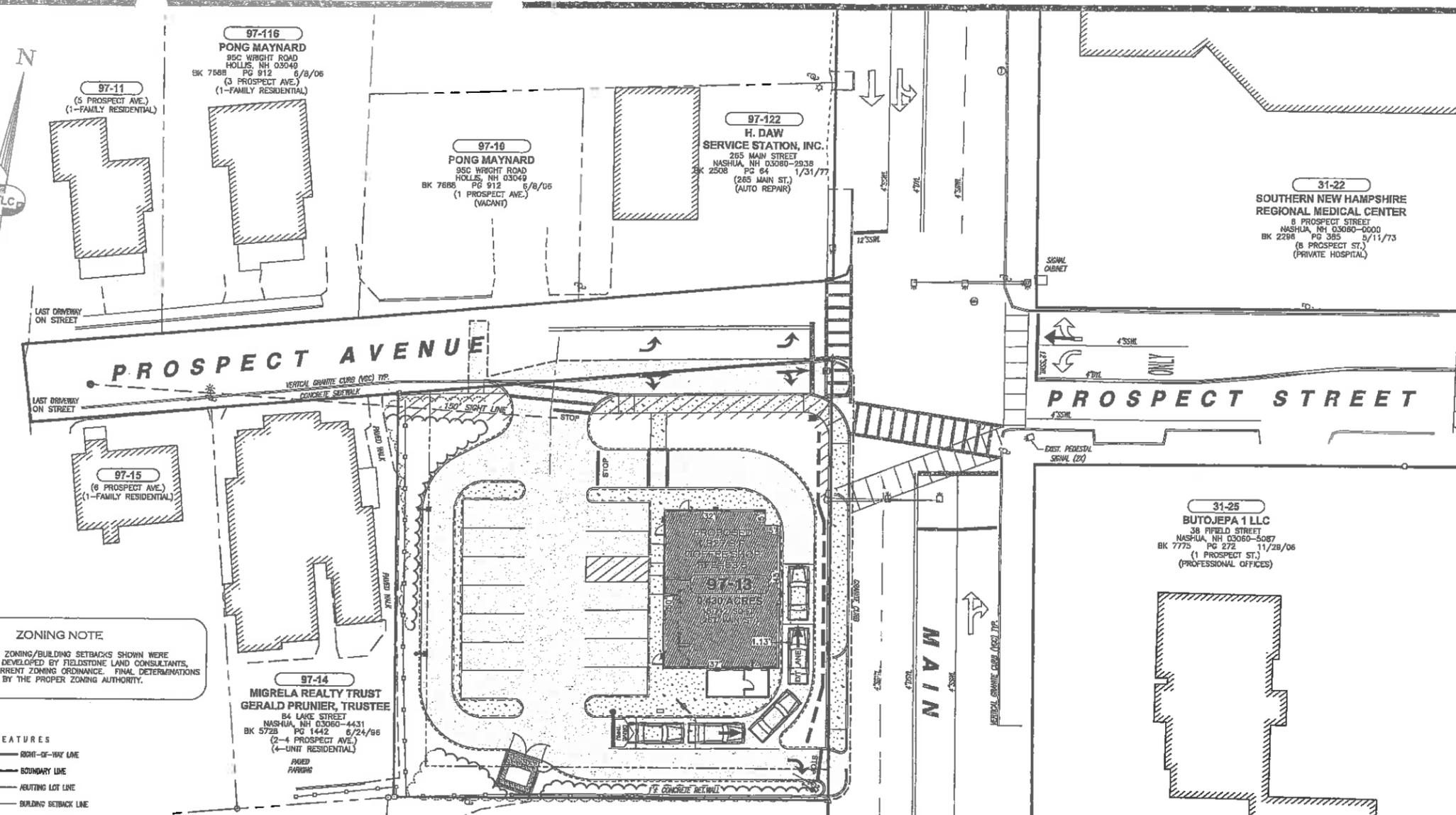
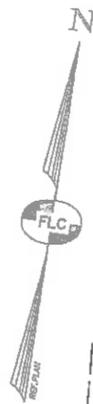
Chad E. Brown, P.E.  
Civil Engineer / Principal  
FELTON ENGINEERING & CONSULTANTS, INC.  
200 Elm Street - 4th Floor - Nashua, NH 03063  
Tel: 603.875.3450 - Fax: 603.875.3450  
Cell: 603.875.3791  
cbrown@feltonengineers.com

By:  
DUNKIN DONUTS  
PROSPECT ST.  
NASHUA, NH

**PROPOSED LANDSCAPE PLAN**  
DUNKIN DONUTS  
PROSPECT ST.  
NASHUA, NH

**PROPOSED LANDSCAPE PLAN**  
4-08-2019

SHEET  
**LA-1**

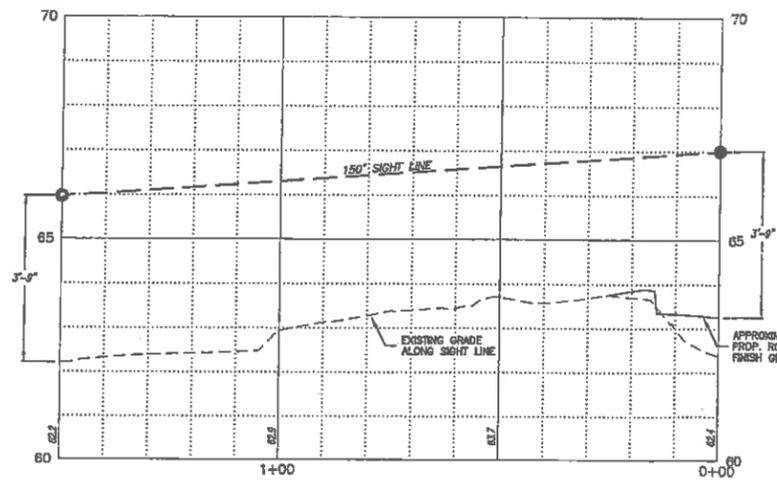


- NOTES:**
- THE APPLICANT AND THE OWNER OF RECORD FOR TAX MAP 97 LOT 13 IS 267 MAIN STREET REALTY, LLC, 13 CUMMINGS LANE, HOLLIS, NH 03049. THE DEED REFERENCE FOR THE PARCEL IS VOL. 6065 PG. 1972 DATED APRIL 20, 2018 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
  - THE TOTAL AREA OF EXISTING TAX MAP PARCEL 97-13 IS 0.430 ACRES OR 18,712 SQ. FT. PER REFERENCE PLAN #1 CITED HEREON.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED COFFEE SHOP WITH DRIVE THROUGH SERVICE AND ASSOCIATED SITE IMPROVEMENTS ON TAX MAP LOT 97-13.
  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 97 AND 31.
  - ZONING FOR THE PARCEL IS THE DOWNTOWN 1 DISTRICT (MIXED USE) (D1MU).
- | D-1 ZONE: CONVENTIONAL  | REQUIRED | EXIST. 97-13 |
|-------------------------|----------|--------------|
| MIN LOT AREA            | NONE SF  | 18,712 SF    |
| MIN LOT WIDTH           | NONE FT  | 140.43 FT    |
| MIN LOT FRONTAGE        | NONE FT  | 280.00 FT    |
| MIN LOT DEPTH           | NONE FT  | 134.4 FT     |
| MIN FRONT SETBACK       | 0 FT     | 42.8 FT      |
| MIN SIDE SETBACK        | 0 FT     | 45.8 FT      |
| MIN REAR SETBACK        | 10 FT    | 78.3 FT      |
| MAX. BUILDING HEIGHT    | 90 FT    | 10 FT        |
| MAX. STORIES            | 6        | 1.0          |
| CONSERVATION AREA       | NONE     | NA           |
| OPEN SPACE FOR EACH LOT | NONE     | 75%          |
- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED AND A PRECISE FIELD TIE-IN SURVEY BY THIS OFFICE DURING THE MONTH OF APRIL 2018. HORIZONTAL ORIENTATION IS BASED ON THE REFERENCE PLAN. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS STANDARD USGS SURVEY DISK STAMPED "168 CONCORD USGS", LOCATED IN THE SOUTH SIDE OF THE BASE OF THE WAR MONUMENT ON THE SQUARE AT THE INTERSECTION OF MAIN STREET AND AVENUE STREET. THE NASHUA CITY DATUM ELEV=78.43 CONVERTED FROM NAVD83 (168.20 (NAVD83)-89.77=78.43(NASHUA CITY)).
  - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN APRIL 2018 IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987.
  - THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
  - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER.
  - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 3301005147, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011005147, EFFECTIVE DATE APRIL 15, 2011.
  - SOIL TYPE FOR THE ENTIRE SITE IS U<sub>1</sub> - URBAN LAND.
  - THIS SITE PROVIDES FOR 13 PARKING SPACES INCLUDING 1 HANDICAP.
  - ALL LANDSCAPING SHALL BE SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA LAND USE CODE UNDER ARTICLE XXVII.
  - ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.

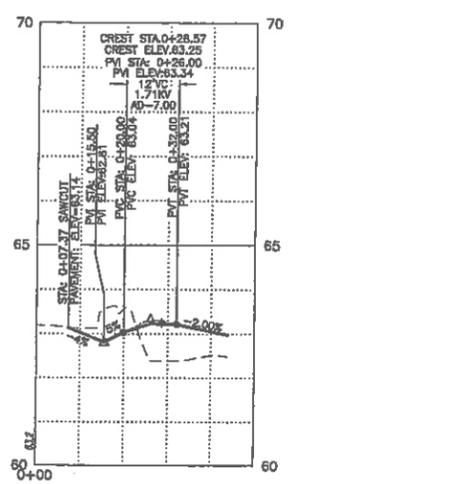
**ZONING NOTE**  
 DEPICTION OF THE ZONING/BUILDING SETBACKS SHOWN WERE INTERPRETED AND DEVELOPED BY FIELDSTONE LAND CONSULTANTS, PLLC PER THE CURRENT ZONING ORDINANCE. FINAL DETERMINATIONS SHOULD BE MADE BY THE PROPER ZONING AUTHORITY.

- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - HEAVING LOT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVED ROAD
  - EDGE OF GRAVEL ROAD
  - EDGE OF TREE LINE
  - 5' CONTOUR INTERVAL
  - 1' CONTOUR INTERVAL
  - STOCKADE FENCE
  - OVERHEAD UTILITY LINE
  - GAS LINE
  - WATER LINE
  - SEWER LINE
  - DRIVE LINE

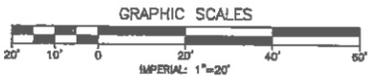
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
  - SLOPED GRANITE CURB (SGC)
  - VERTICAL GRANITE CURB (VGC)
  - INTERVAL CONCRETE CURB (ICC)
  - 4" DOUBLE SOLID YELLOW LINE
  - 4" SINGLE SOLID WHITE LINE
  - 4" SINGLE BROKEN WHITE LINE
  - TRAFFIC FLOW (NOT PAINTED ARROWS)
  - NUMBER OF PARKING SPACES
  - HANDICAP PARKING SPOT
  - CONC. SIDEWALK/PAVEMENT
  - BIT. CONC. PAVEMENT
- TRAFFIC SIGNS**
- R1-1 STOP SIGN
  - R2-2 NO LEFT TURN
  - R5-1 DO NOT ENTER
  - D5-1 DIRECTION SIGN (DRIVE THRU)
  - BT, SB EXIST. SIGNS (SEE DEMOLITION PLAN)
  - PM POLICE MOUNTED LIGHT
  - BUILDING MOUNTED LIGHT



**SIGHT DISTANCE PROFILE**



**SITE DRIVE PROFILE**



REV.	DATE	DESCRIPTION	DP#	NRC	CEB
A	5/01/19	ADDRESS 4/28/19 ENGINEERING EMAIL			

**SIGHT DISTANCE EXHIBIT PLAN**  
**TAX MAP 97 LOT 13**  
**267 MAIN STREET**  
**NASHUA, NEW HAMPSHIRE**  
 PREPARED FOR,  
**JOE CARVALHO**  
 42 MAIN STREET, NASHUA, NH 03064  
 LAND OF,  
**267 MAIN STREET REALTY, LLC**  
 13 CUMMINGS LANE, HOLLIS, NH 03049

SCALE: 1" = 20' HORZ., 2' VERT. MARCH 7, 2019

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