

**ABUTTERS**

A-127  
 NASHUA REALTY VENTURES, LLC  
 700 PROVIDENCE WAY, P.O. BOX 262  
 NORWOOD, MA 02062

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**SILVER DRIVE**

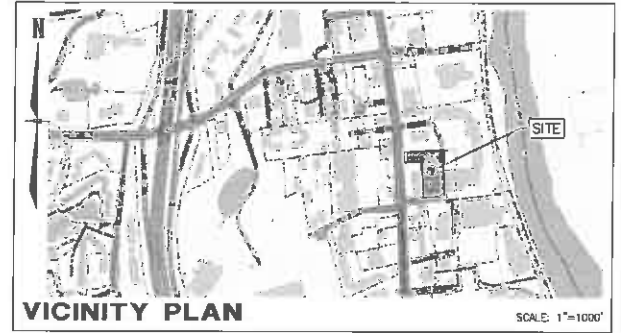
**REFERENCE PLANS**

1. SITE PLAN, WEBSTER SQUARE, 256-268 & 274 DANIEL WEBSTER HIGHWAY, NASHUA, NEW HAMPSHIRE, PREPARED BY JOHN MEYER CONSULTING, P.C., SCALE: 1" = 60', DATED 8/23/2012, RECORDED WITH CITY OF NASHUA, NH, #NR1604.

**WAIVERS**

1. ART. XXVIII SEC. 190-193(A) - REQUIRED OFF-STREET PARKING SPACE DIMENSIONS (10 FT REQUIRED, 9 FT EXISTING).

2. ART. XXVIII SEC. 190-172 - NON-RESIDENTIAL BUILDING MATERIALS.

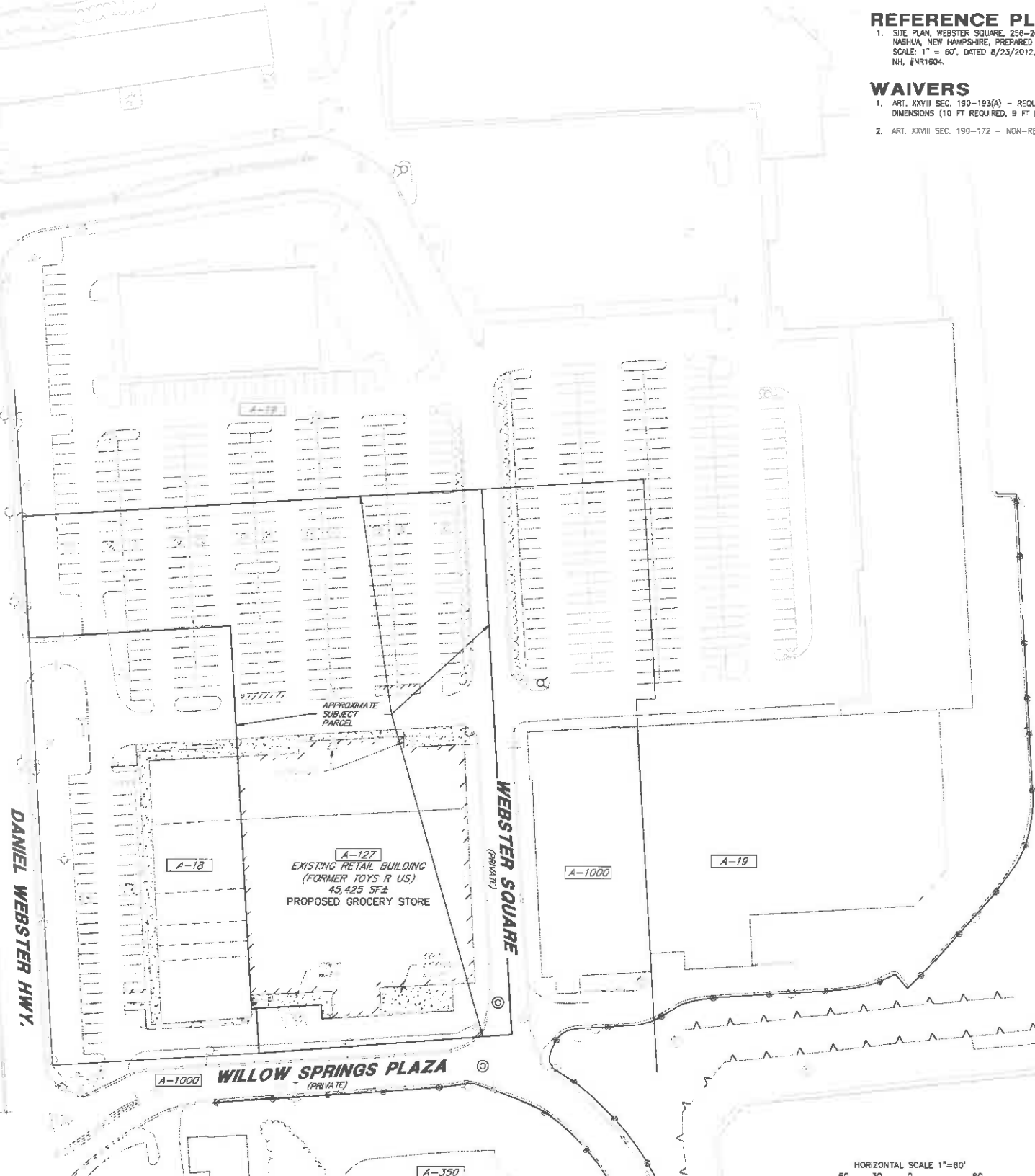


**NOTES**

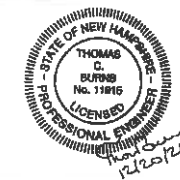
- OWNER OF RECORD OF MAP A LOT 127: NASHUA 272 REALTY VENTURES, LLC, 700 PROVIDENCE HIGHWAY NORWOOD, MA 02062. DEED REFERENCE TO PARCEL IS VOL. 9354 PG. 0821. AREA OF THE PARCEL IS 3.077±ACRES.
- THE PURPOSE OF THIS PLAN IS TO CONVERT A FORMER DRY GOODS, BIG BOX RETAIL STORE TO A GROCERY STORE.
- CURRENT ZONING FOR THIS PARCEL IS HB - HIGHWAY BUSINESS.
 

	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	3,077 AC
MINIMUM LOT FRONTAGE	300 FEET	109 FEET (PUBLIC) 717 FEET (PRIVATE)
MAXIMUM BUILDING HEIGHT	60 FEET	35 FEET
BUILDING SETBACKS		
FRONT	20 FEET	26 FEET (PRIVATE)
SIDE	10 FEET	NA
REAR	20 FEET	NA
- THE PROPERTY WILL CONTINUE TO BE SERVICED BY THE FOLLOWING:
 

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	PENNICHUCK WATER WORKS
GAS	NATIONAL GRID
ELECTRIC	EVERSOURCE
TELEPHONE	FAIRPOINT COMMUNICATIONS
- PARKING CALCULATIONS:  
 GROCERY STORE:  
 MINIMUM: 1 SPACE PER 300 SF (45,425 SF) = 151.4 SPACES  
 MAXIMUM: 1 SPACE PER 200 SF (45,425 SF) = 227.2 SPACES  
 EXISTING SPACES PROVIDED ON PARCEL = 207 SPACES
- HOURS OF OPERATION: SUN-SAT, 7 AM-10 PM.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TEMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- ALL SITE LIGHTING AND SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF NASHUA ZONING REGULATIONS, WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TEMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM PLAN REFERENCE #1 AND IS NOT BASED ON AN ON-THE-GROUND SURVEY BY TEMORAN, INC.
- TEMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- PRIOR TO ANY WORK BEING CONDUCTED, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW PROPOSED WORK.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND NUMBER OF SPACES.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE 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 THIS PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.



A-127  
 EXISTING RETAIL BUILDING  
 (FORMER TOYS R US)  
 45,425 SF±  
 PROPOSED GROCERY STORE



HORIZONTAL SCALE 1"=60'  
 60 30 0 60

**APPROVED - NASHUA CITY PLANNING BOARD**

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

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

THE UNDER-SIGNED 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: \_\_\_\_\_ DATE: \_\_\_\_\_

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 48 Constitution Drive, Bedford, N.H. 03110

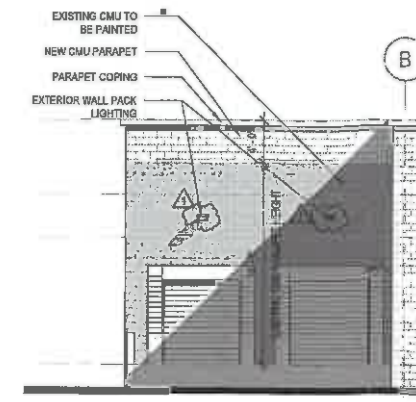
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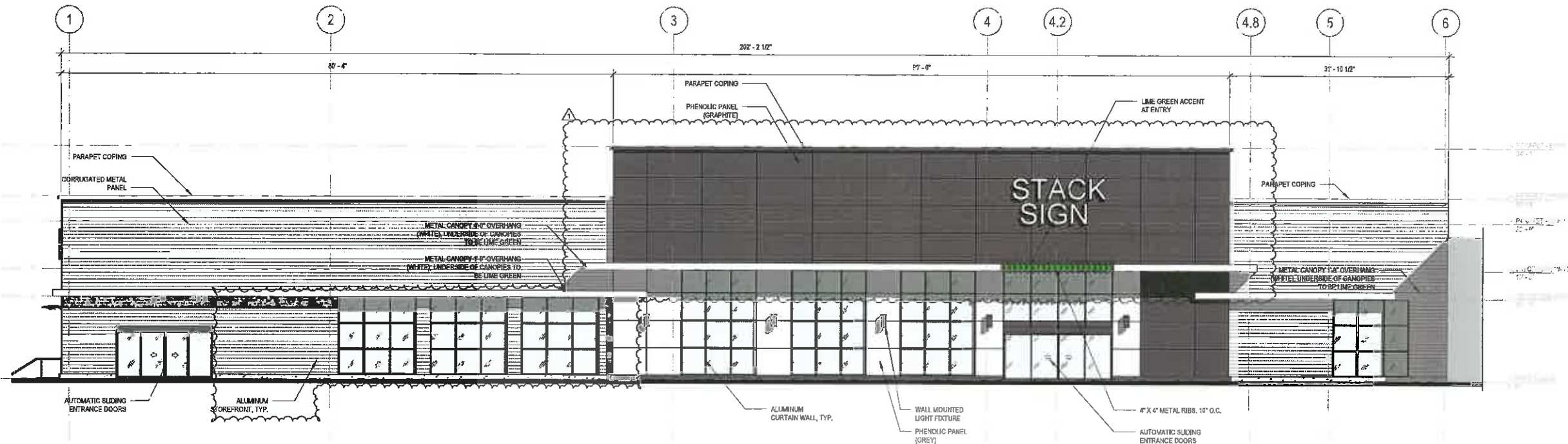
TAX MAP A LOT 127  
**SITE LAYOUT PLAN**  
 272 DANIEL WEBSTER HIGHWAY  
 NASHUA, NEW HAMPSHIRE  
 OWNED BY & PREPARED FOR  
**NASHUA 272 REALTY VENTURES, LLC**  
 700 PROVIDENCE HIGHWAY  
 NORWOOD, MA 02062

SCALE: 1"=60'      DECEMBER 20, 2020

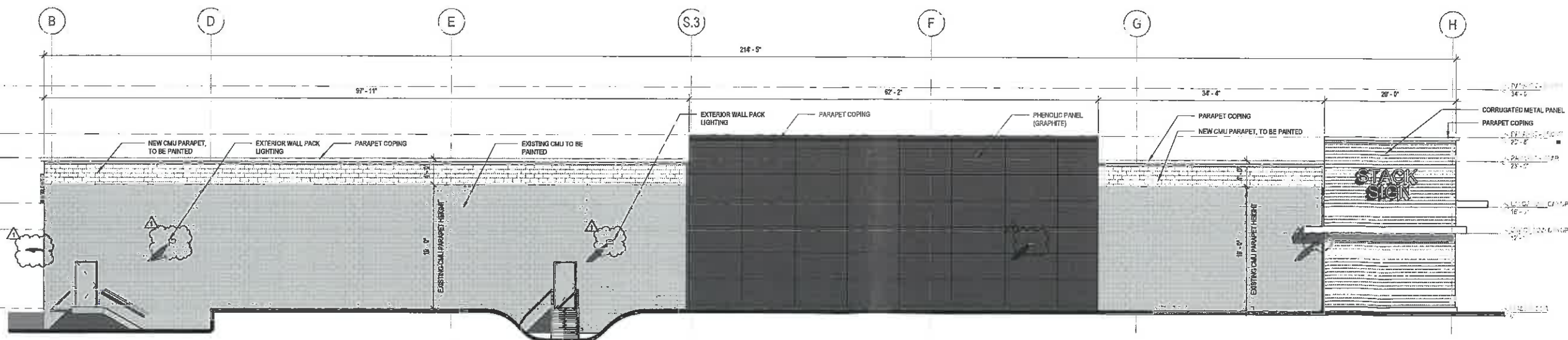
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	CK	TGB	CADFILE		
REV	DATE	DESCRIPTION		DP	CK



4 EXTERIOR ELEVATION - EAST - LOADING  
SCALE: 1/8" = 1'-0"



18 EXTERIOR ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



17 EXTERIOR ELEVATION - EAST  
SCALE: 1/8" = 1'-0"

CHARLES RIVER REALTY  
NASHUA MENDEL  
272 DANIEL WEBSTER HIGHWAY  
NASHUA, NH 03060

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	B20010
CURRENT SUBMISSION DATE	11.25.2020
DRAWN	PLH
CHECKED	PLH
SCALE	1/8" = 1'-0"
FILE REFERENCE	C:\Users\PLED\Documents\2020\18-NH\Nashua Mendel-CENTRAL-4620-00.dwg

HISTORY OF SUBMISSIONS

No.	Date	Description
1	12.21.2020	REVISED SITE PLAN REVIEW SUBMISSION

SITE PLAN REVIEW APPLICATION

SHEET TITLE

EXTERIOR ELEVATIONS

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CHARLES RIVER REALTY  
 NASHUA MENDEL  
 272 DANIEL WEBSTER HIGHWAY  
 NASHUA, NH 03060

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER: 20010  
 CURRENT SUBMISSION DATE: 11.25.2020  
 DRAWN: PLH  
 CHECKED: PLH  
 SCALE: 1/8" = 1'-0"  
 FILE REFERENCE: C:\Users\PLH\Documents\20010-Restore\land4-CENTRAL-2020-S01.dwg

HISTORY OF SUBMISSIONS

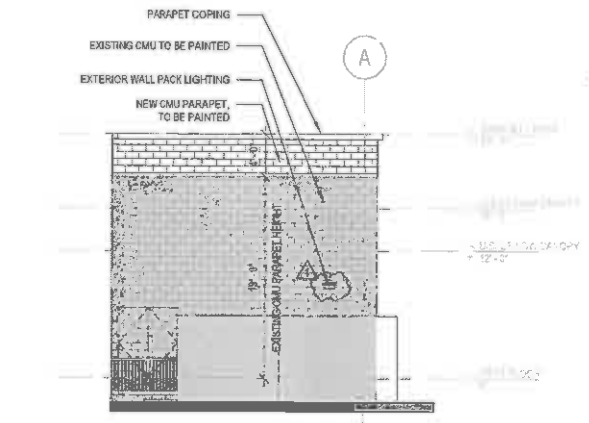
No.	Date	Description
1	12.21.2020	REVISED SITE PLAN REVIEW SUBMISSION

SITE PLAN REVIEW APPLICATION

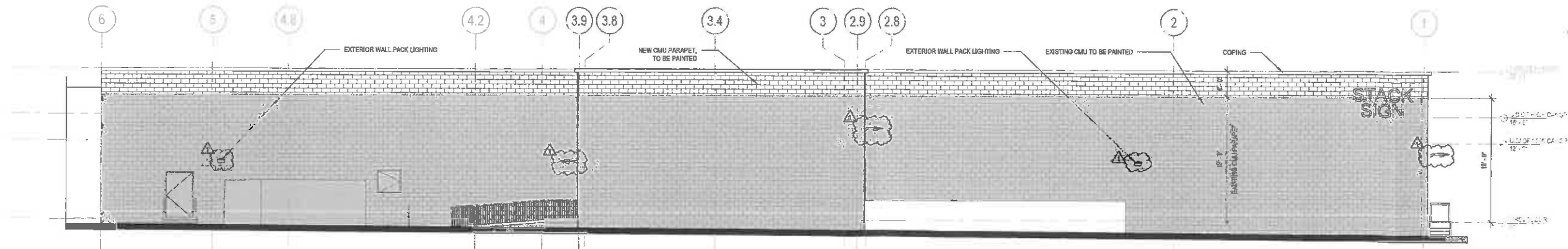
SHEET TITLE

EXTERIOR ELEVATIONS

PROGRESS SET - NOT FOR CONSTRUCTION



2 EXTERIOR ELEVATION - WEST  
 SCALE: 1/8" = 1'-0"



17 EXTERIOR ELEVATION - SOUTH  
 SCALE: 1/8" = 1'-0"

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