

**ABUTTERS:**

MAP H LOT 92  
THOMAS W. HARRINGTON  
4 ROORAN DRIVE, UNIT 205  
NASHUA, NH 03063  
DEED BK./PG. 7498-0151  
DATED: 7/7/2005  
(12 DUMAINE AVENUE)

MAP H LOT 124  
BANK OF AMERICA  
CORP REAL ESTATE ASSESSMENTS  
101 N. TRYON STREET  
CHARLOTTE, NC 28255  
DEED BK./PG. 3155-177  
DATED: 5/7/1984  
(500 AMHERST STREET)

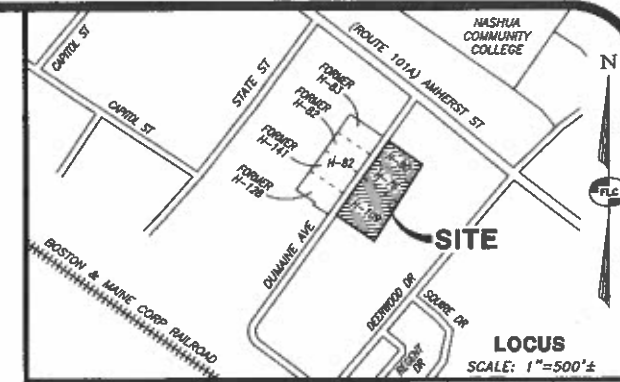
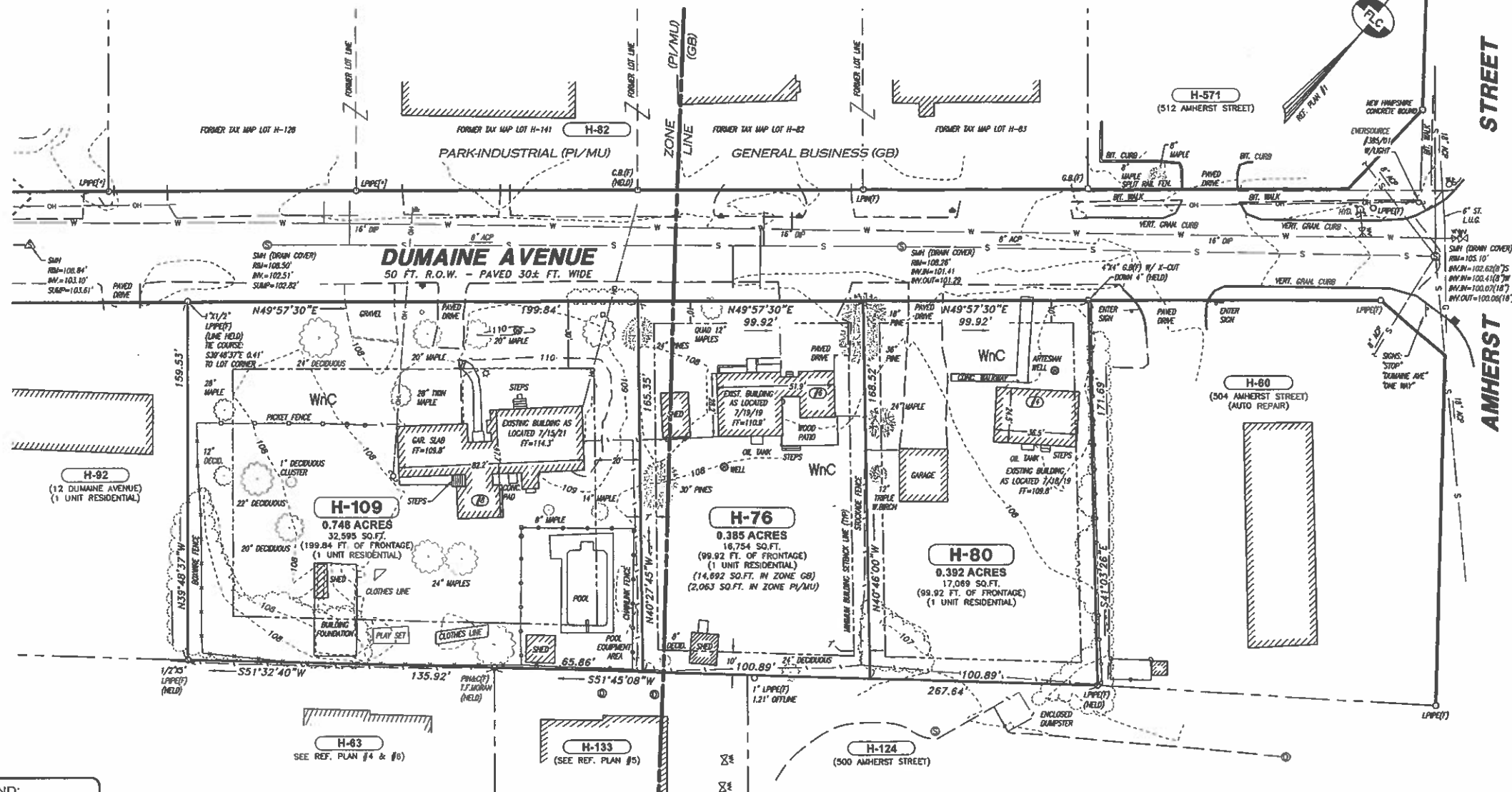
MAP H LOT 80  
M AND S LIMITED PARTNERSHIP  
HENLEY ENTERPRISES, INC.  
54 JACONNET STREET  
NEWTON HILDS, MA 02461-3102  
DEED BK./PG. 8978-2150  
DATED: 7/1/2003  
(504 AMHERST STREET)

MAP H LOT 571  
512 AMHERST STREET, LLC  
1271 MAIN STREET  
TEWKSBURY, MA 01875-2700  
DEED BK./PG. 9044-2865  
DATED: 1/22/2018  
(512 AMHERST STREET)

MAP H LOT 133  
75 DEERWOOD DRIVE, LLC  
ATTN: PETER DOLLOFF  
2 KNIGHTSBRIDGE DRIVE  
NASHUA, NH 03063  
(71 DEERWOOD DRIVE UNIT 2)

MAP H LOT 83  
75 DEERWOOD DRIVE, LLC  
ATTN: PETER DOLLOFF  
2 KNIGHTSBRIDGE DRIVE  
NASHUA, NH 03063  
(71 DEERWOOD DRIVE UNIT 2)

MAP H LOT 82  
GIMAK PROPERTIES, LLC  
7 JENNY HILL LANE  
NASHUA, NH 03062  
DEED BK./PG. 9568-2858  
DATED: 11/22/2021  
(5 & 7 DUMAINE AVENUE)



**NOTES:**

- THE OWNER OF RECORD OF TAX MAP H PARCELS 76, 80 & 109 IS GIMAK PROPERTIES, LLC - 7 JENNY HILL LANE, NASHUA, NH 03062. DEED REFERENCE TO PARCEL H-76 IS VOL.9231 PG.85 DATED NOVEMBER 8, 2019 IN THE H.C.R.D. DEED REFERENCE TO PARCEL H-80 IS VOL.9274 PG.156 DATED MARCH 17, 2020 IN THE H.C.R.D. DEED REFERENCE TO PARCEL H-109 IS VOL.9234 PG.2795 DATED NOVEMBER 21, 2019 IN THE H.C.R.D.
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR TAX MAP H PARCELS 76, 80 & 109.
  - THE TOTAL AREA OF TAX MAP H PARCEL 80 IS 0.392 ACRES OR 17,069 SQ.FT. WITH 99.92 FT. OF FRONTAGE ALONG DUMAINE AVENUE. THE TOTAL AREA OF TAX MAP H PARCEL 76 IS 0.385 ACRES OR 16,754 SQ.FT. WITH 99.92 FT. OF FRONTAGE ALONG DUMAINE AVENUE. THE TOTAL AREA OF TAX MAP H PARCEL 109 IS 0.748 ACRES OR 32,595 SQ.FT. WITH 199.84 FT. OF FRONTAGE ALONG DUMAINE AVENUE.
  - THE SURFACE FEATURES, SITE TOPOGRAPHY, & BOUNDARY INFORMATION SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF APRIL & JULY 2021 TOGETHER WITH REFERENCE PLANS CITED HEREON.
  - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS A STANDARD NHDOT IRM STAMPED '315 0900', ELEVATION 108.91', LOCATED IN THE TOP OF A 4 FT. LONG X 5 INCH SQUARE GRANITE MONUMENT THAT IS 7.7 FT. SOUTH-EAST FROM THE FACE OF THE GRANITE CURB ALONG NORTHWEST BOULEVARD. TO CONVERT FROM CITY DATUM TO NAVD83 ADD +89.77 IN ELEVATION.
  - ZONING FOR PARCELS H-109 IS PARK INDUSTRIAL/MIXED USE OVERLAY (PI/MU). ZONING FOR PARCELS H-76 & H-80 IS GENERAL BUSINESS (GB). MINIMUM ZONING REQUIREMENTS ARE:
- | PI/MU DISTRICT   | REQUIRED      | EXIST. H-109  | EXIST. H-76   | EXIST. H-80   |
|------------------|---------------|---------------|---------------|---------------|
| LOT AREA:        | 30,000 SQ.FT. | 32,595 SQ.FT. | 17,069 SQ.FT. | 17,069 SQ.FT. |
| LOT WIDTH:       | 120 FT. MIN.  | 199.84 FT.    | 99.92 FT.     | 99.92 FT.     |
| FRONTAGE:        | 50 FT. MIN.   | 199.84 FT.    | 99.92 FT.     | 99.92 FT.     |
| LOT DEPTH:       | 150 FT. MIN.  | 159.53 FT.    | 165.35 FT.    | 168.35 FT.    |
| FRONT SETBACK:   | 30 FT. MIN.   | 48.9 FT.      | 31.2 FT.      | 36.7 FT.      |
| SIDE SETBACK:    | 20 FT. MIN.   | 24.8 FT.      | 7 FT. MIN.    | 13.5 FT.      |
| REAR SETBACK:    | 10 FT. MIN.   | 2.7 FT.       | 4.0 FT.       | 79.5 FT.      |
| BUILDING HEIGHT: | 75 FT. MAX    | <75 FT.       | <60 FT.       | <60 FT.       |
| MAX. STORES:     | 5             | 2             | 1             | 1             |
| OPEN SPACE:      | 20% MIN.      | 87.2%         | 82.1%         | 83.4%         |
- THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
  - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND PRIVATE WATER. A PROPOSED 18" WATER MAIN IS TO BE INSTALLED ON DUMAINE AVENUE PER PENNICHUCK WATER WORKS.
  - SOIL TYPE FOR THE ENTIRE SITE IS Wnc - WINDSOR-URBAN LAND COMPLEX, 3-15% SLOPES.
  - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM) HILLSBOROUGH COUNTY, TOWN OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100492D, DATED: SEPTEMBER 25, 2009.
- (NOTES CONTINUED LEFT)

**NRCS SOILS LEGEND:**  
SOURCE: USDA NRCS WEB SOIL SURVEY

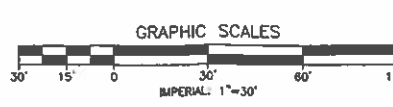
----- SOIL BOUNDARY

Wnc WINDSOR-URBAN LAND COMPLEX  
3 TO 15% SLOPES

**LEGEND:**

---	RIGHT-OF-WAY LINE	H-76	TAX MAP & LOT NUMBER
---	BOUNDARY LINE	○ LPP(7)	IRON PIN FOUND
---	ZONE LINE	○ C.B.(7)	GRANITE BOUND FOUND
---	ABUTTING LOT LINE	○ LPP(7)'	IRON PIN PER REF. PLAN
---	BUILDING SETBACK LINE	○	UTILITY POLE & GUY
---	EDGE OF PAVED ROAD	○	CATCH BASIN
---	CURB	○	DRAIN MANHOLE
---	5' CONTOUR INTERVAL	○	SEWER MANHOLE (ROUND)
---	1' CONTOUR INTERVAL	○	SEWER MANHOLE (TRIANGLE)
---	CHAIN-LINK FENCE	○	WATER HYDRANT
---	PICKET FENCE	○	WATER VALVE
---	STOCKADE OR SPLIT RAIL FENCE	○	WATER SHUT-OFF
---	OVERHEAD UTILITY LINE	○	GAS VALVE
---	GAS LINE	○	STREET ADDRESS
---	WATER LINE	○	MAIL BOX
---	SEWER LINE	○	TEST PIT LOCATION
---	DRAIN LINE	○	

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTHS OF APRIL AND JULY 2021.



- NOTES CONT'D:**
- JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN APRIL, 2019 & JULY, 2021 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987"
  - THE SITE IS LOCATED IN THE WATER SUPPLY PROTECTION DISTRICT.
  - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCELS.

- REFERENCE PLANS:**
- "CONSOLIDATION PLAN - STATE STREET & DUMAINE AVENUE - NASHUA, N.H. - FOR - JAMES STELLOS - OPTIONAL HOLDER - 1 PROGRESS AVE. - NASHUA, N.H." SCALE: 1"=50', DATED 1981 BY A.E. WAYNARD & RECORDED AS PLAN #14227 IN THE H.C.R.D.
  - "BUILDING LOTS - DUMAINE HOMESTEAD - MILFORD HIGHWAY - NASHUA - N.H.", SCALE: 1"=50', DATED APRIL 28, 1947 BY EARL L. WILLIAMS & RECORDED AS PLAN #440 IN THE H.C.R.D.
  - "FINAL CONSOLIDATION PLAN (MAP H LOTS 95 & 120) - 512 AMHERST STREET - DUMAINE AVENUE & AMHERST ST. - NASHUA, NEW HAMPSHIRE", SCALE: 1"=20', DATED MARCH 30, 1995 BY CUCCO & CORNER ENGINEERING ASSOCIATES, INC. & RECORDED AS PLAN #27497 IN THE H.C.R.D.
  - "MAP H, LOT 83 - ALTA SURVEY - 71 DEERWOOD DRIVE - NASHUA, N.H. - PREPARED FOR - CHILDREN'S WORLD LEARNING - CENTERS, INC. - 873 PARK POINT DRIVE, GOLDEN, COLORADO", SCALE: 1"=20', DATED: OCTOBER 21, 1996 & REVISED THROUGH APRIL 29, 1997, PREPARED BY: TFMORAN INC. & RECORDED AS PLAN #28565 IN THE H.C.R.D.
  - "BOUNDARY PLAN - BOUNDARY SURVEY - MAP H - LOT 133 - BANK OF AMERICA - NASHUA, HILLSBOROUGH COUNTY, NEW HAMPSHIRE", SCALE: 1"=20', DATED: AUGUST 3, 2015, PREPARED BY: HOLDEN ENGINEERING & SURVEYING, INC. & RECORDED AS PLAN #38636 IN THE H.C.R.D.
  - "CONDOMINIUM SITE PLAN - BUILDING #13 ASBUILT - TAX PARCEL H-63 - 71 DEERWOOD DRIVE CONDOMINIUM - NASHUA, NEW HAMPSHIRE", SCALE: 1"=20', DATED: JULY 19, 2019, PREPARED BY: DELANEY GROUP, & RECORDED AS PLAN #40274 IN THE H.C.R.D.

REV.	DATE	DESCRIPTION	C/O	DR	CK

**EXISTING CONDITIONS PLAN**  
**TAX MAP H LOTS 76, 80 & 109**  
**(4, 6 AND 8 DUMAINE AVENUE)**  
**NASHUA, NEW HAMPSHIRE**  
PREPARED FOR AND LAND OF:  
**GIMAK PROPERTIES LLC**  
9 PROCTOR HILL ROAD HOLLIS NH, 03049 (603)-591-6616  
SCALE: 1" = 30' JANUARY 6, 2022  
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
LAND CONSULTANTS, PLLC

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

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**ABUTTERS:**

MAP H LOT 92  
THOMAS W. HARRINGTON  
4 RODRAN DRIVE, UNIT 205  
NASHUA, NH 03063  
DEED BK./PG. 7498-0151  
DATED: 7/7/2005  
(12 DUMAINE AVENUE)

MAP H LOT 124  
BANK OF AMERICA  
CORP. REAL ESTATE ASSESSMENTS  
101 N. TRYON STREET  
CHARLOTTE, NC 28235  
DEED BK./PG. 3155-177  
DATED: 5/7/1984  
(500 AMHERST STREET)

MAP H LOT 60  
M AND S LIMITED PARTNERSHIP  
HENLEY ENTERPRISES, INC.  
54 JACONNET STREET  
NEWTON M.DS. MA 02461-3102  
DEED BK./PG. 6978-2150  
DATED: 7/1/2003  
(504 AMHERST STREET)

MAP H LOT 571  
312 AMHERST STREET, LLC  
1271 MAIN STREET  
IEWKSURY, MA 01878-2700  
DEED BK./PG. 9044-2665  
DATED: 1/22/2018  
(512 AMHERST STREET)

MAP H LOT 133  
75 DEERWOOD DRIVE, LLC  
ATTN: PETER DOLLOFF  
2 KNIGHTSBRIDGE DRIVE  
NASHUA, NH 03063  
(7-9 DEERWOOD DRIVE)

MAP H LOT 63  
75 DEERWOOD DRIVE, LLC  
ATTN: PETER DOLLOFF  
2 KNIGHTSBRIDGE DRIVE  
NASHUA, NH 03063  
(71 DEERWOOD DRIVE UNIT 2)

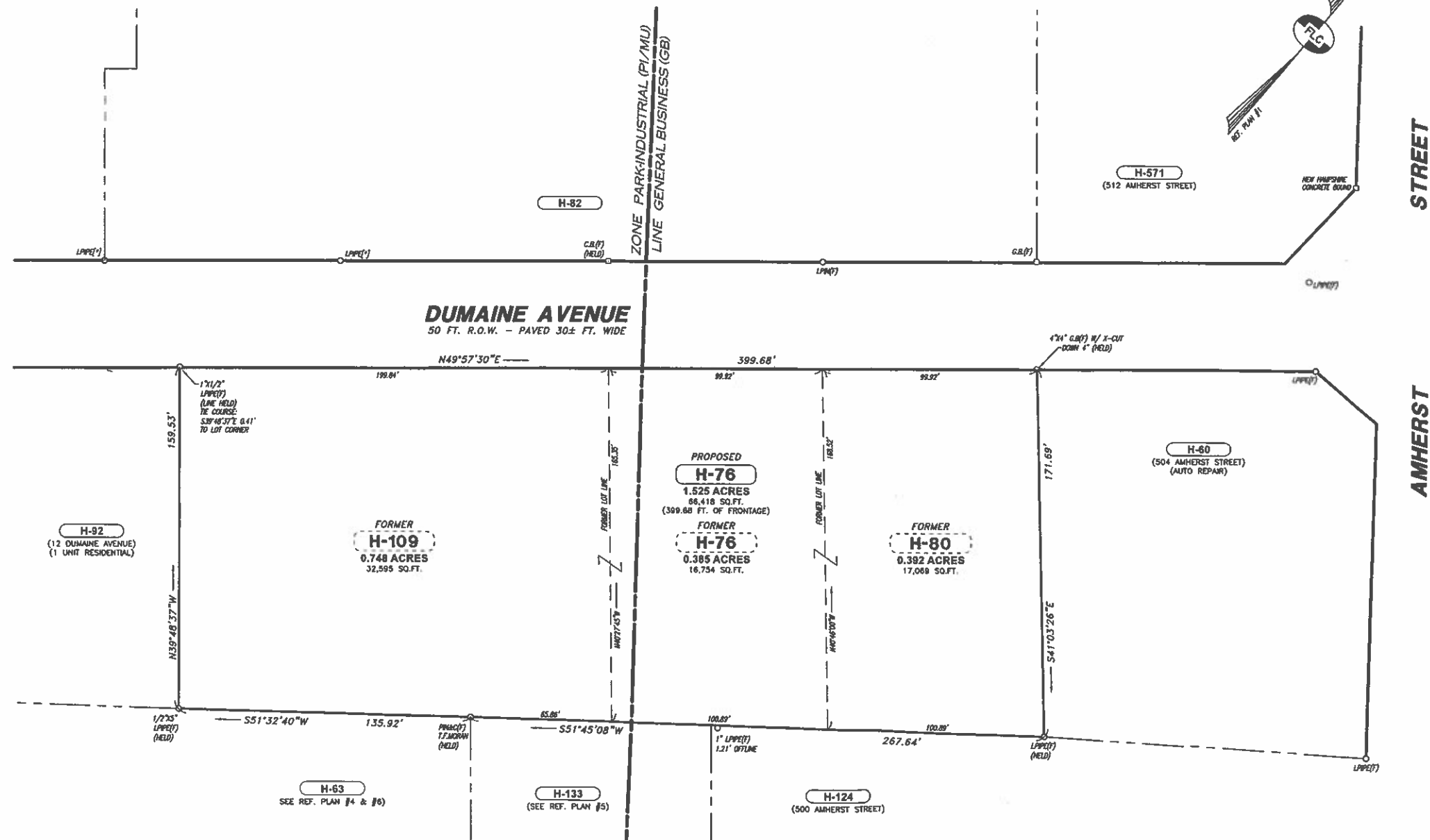
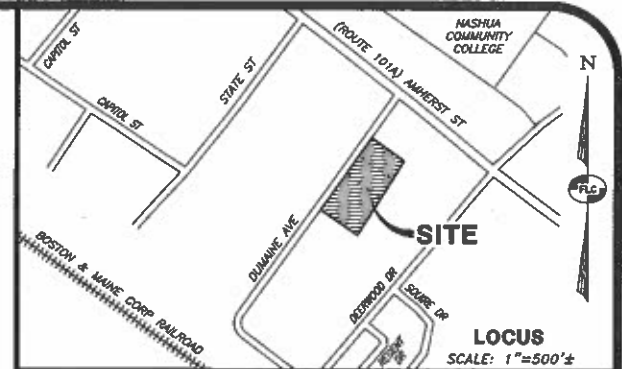
MAP H LOT 82  
GIMAK PROPERTIES, LLC  
7 JENNY HILL LANE  
NASHUA, NH 03062  
DEED BK./PG. 9508-2658  
DATED: 11/29/2021  
(5 & 7 DUMAINE AVENUE)

**REFERENCE PLANS:**

1. "CONSOLIDATION PLAN - STATE STREET & DUMAINE AVENUE - NASHUA, N.H. - FOR - JAMES STELLIOS - OPTIONAL HOLDER - 1 PROGRESS AVE. - NASHUA, N.H." SCALE: 1"=50', DATED JULY, 1981 BY A.E. MAYNARD & RECORDED AS PLAN #14227 IN THE H.C.R.D.
2. "BUILDING LOTS - DUMAINE HOMESTEAD - MILFORD HIGHWAY - NASHUA - N.H." SCALE: 1"=50', DATED APRIL 28, 1947 BY EARL L. WILLIAMS & RECORDED AS PLAN #440 IN THE H.C.R.D.
3. "FINAL CONSOLIDATION PLAN (MAP H LOTS 95 & 120) - 512 AMHERST STREET - DUMAINE AVENUE & AMHERST ST. - NASHUA, NEW HAMPSHIRE, SCALE: 1"=20', DATED MARCH 30, 1995 BY CUOCO & CORNER ENGINEERING ASSOCIATES, INC. & RECORDED AS PLAN #27497 IN THE H.C.R.D.
4. "MAP H, LOT 63 - ALTA SURVEY - 71 DEERWOOD DRIVE - NASHUA, N.H. - PREPARED FOR - CHILDREN'S WORLD LEARNING - CENTERS, INC. - 573 PARK POINT DRIVE, GOLDEN, COLORADO", SCALE: 1"=20', DATED: OCTOBER 21, 1996 & REVISED THROUGH APRIL 29, 1997, PREPARED BY: TFMORAN INC. & RECORDED AS PLAN #28565 IN THE H.C.R.D.
5. "BOUNDARY PLAN - BOUNDARY SURVEY - MAP H - LOT 133 - BANK OF AMERICA - NASHUA, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, SCALE: 1"=20', DATED: AUGUST 3, 2015, PREPARED BY: HOLDEN ENGINEERING & SURVEYING, INC. & RECORDED AS PLAN #38636 IN THE H.C.R.D.
6. "CONDOMINIUM SITE PLAN - BUILDING #13 ASSUILT - TAX PARCEL H-63 - 71 DEERWOOD DRIVE CONDOMINIUM - NASHUA, NEW HAMPSHIRE", SCALE: 1"=20', DATED: JULY 19, 2019, PREPARED BY: DELANEY GROUP, & RECORDED AS PLAN #40274 IN THE H.C.R.D.

**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- H-92 TAX MAP & LOT NUMBER
- IRON PIN FOUND
- GRANITE BOUND FOUND
- IRON PIN PER REF. PLAN
- LOT LINE TO BE REMOVED

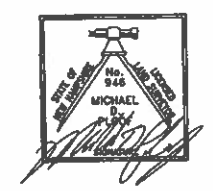


- NOTES:**
1. THE OWNER OF RECORD TAX MAP H PARCEL 76 IS GIMAK PROPERTIES, LLC - 7 JENNY HILL LANE, NASHUA, NH 03062. DEED REFERENCE TO PARCEL H-76 IS VOL.9231 PG.65 DATED NOVEMBER 8, 2019 IN THE H.C.R.D.
  - THE OWNER OF RECORD TAX MAP H PARCEL 80 IS GIMAK PROPERTIES, LLC - 7 JENNY HILL LANE, NASHUA, NH 03062. DEED REFERENCE TO PARCEL H-80 IS VOL.9274 PG.156 DATED MARCH 17, 2020 IN THE H.C.R.D.
  - THE OWNER OF RECORD FOR TAX MAP H PARCELS 109 IS GIMAK PROPERTIES, LLC - 7 JENNY HILL LANE, NASHUA, NH 03062. DEED REFERENCE TO PARCEL H-109 IS VOL.9234 PG.2795 DATED NOVEMBER 21, 2019 IN THE H.C.R.D.
  2. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX MAP H PARCELS 76, 80 & 109 AS SHOWN HEREON. THE NEW PROPOSED LOT AREA IS 1.525 ACRES OR 66,418 SQ.FT.
  3. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. PERIMETER BOUNDARY INFORMATION SHOWN FOR TAX MAP H PARCELS 76, 80 & 109 IS THE RESULT OF A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF APRIL & JULY 2019.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBMISSION 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 676:10,II).

DATE: 1/6/22



REV.	DATE	DESCRIPTION	C/O	DR	CK

**CONSOLIDATION PLAN**  
TAX MAP H LOTS 76, 80 & 109  
(4, 6 AND 8 DUMAINE AVENUE)  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR AND LAND OF:  
**GIMAK PROPERTIES LLC**  
9 PROCTOR HILL ROAD HOLLIS NH, 03049 (603)-891-6816  
SCALE: 1" = 30' JANUARY 6, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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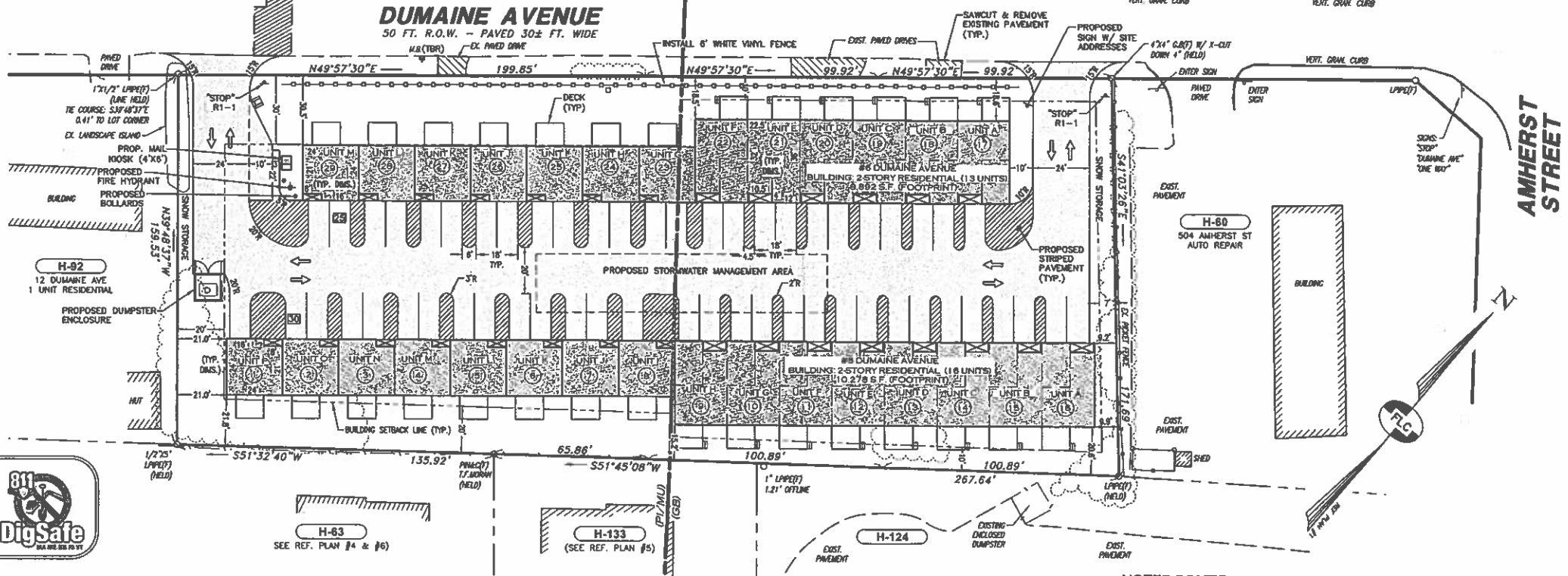
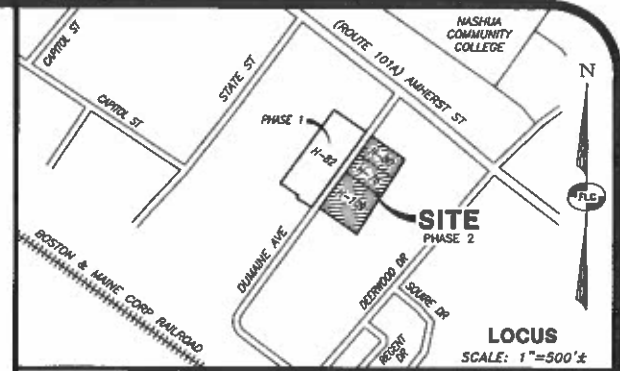
**REFERENCE PLANS:**

1. "CONSOLIDATION PLAN - STATE STREET & DUMAINE AVENUE - NASHUA, N.H. - FOR - JAMES STELOS - OPTIONAL HOLDER - 1 PROGRESS AVE. - NASHUA, N.H. SCALE: 1"=50', DATED JULY, 1981 BY A.E. WAYNARD & RECORDED AS PLAN #14227 IN THE H.C.R.D.
2. "BUILDING LOTS - DUMAINE HOMESTEAD - MILFORD HIGHWAY - NASHUA - N.H., SCALE: 1"=50', DATED APRIL 28, 1947 BY EARL L. WILLIAMS & RECORDED AS PLAN #440 IN THE H.C.R.D.
3. "FINAL CONSOLIDATION PLAN (MAP H LOTS 95 & 120) - 512 AMHERST STREET - DUMAINE AVENUE & AMHERST ST. - NASHUA, NEW HAMPSHIRE, SCALE: 1"=20', DATED MARCH 30, 1995 BY GUOCO & CORNER ENGINEERING ASSOCIATES, INC. & RECORDED AS PLAN #27497 IN THE H.C.R.D.

FOR GIMAK PROPERTIES LLC 2/2/22 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.

FOR GIMAK PROPERTIES LLC 2/2/22 DATE



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
 OR DIAL 8 1 1  
 CALL 811 - KNOW WHAT'S BELOW

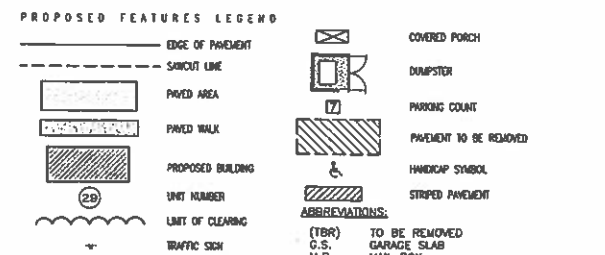
**SITE NOTES:**

- THE PROPOSED BUILDINGS WILL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND GAS UTILITIES.
- PARKING CALCULATIONS:**  
 MULTI-FAMILY DWELLINGS (RESIDENTIAL USE):  
 1.5 SPACES PER UNIT (MIN.)  
 1.9 SPACES PER UNIT (MAX.)  
 MIN. PARKING REQUIRED: 1.5 SPACES X 29 UNITS = 43 SPACES  
 MAX. PARKING ALLOWED: 1.9 SPACES X 29 UNITS = 55 SPACES  
 PROPOSED PARKING PROVIDED: 55 SPACES
- ALL LANDSCAPING SHALL BE SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA LAND USE CODE UNDER ARTICLE XXV.
- 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 II OF 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 ANY WAY WHATSOEVER, OR TO 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.
- PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.H.R.D. SECTION 285-13, LATEST EDITION.
- PROPOSED 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.
- 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 AND FIRE OFFICIALS SHALL TAKE PLACE PRIOR TO CONSTRUCTION.
- 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 ROADWAY IMPROVEMENTS SHALL BE SUBMITTED TO, AND APPROVED BY, THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
- PRIOR TO PLAN SIGNING, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE SHALL BE RECORDED.
- ROOF DRAIN TIE-INS AND DRAIN LINES SHALL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
- MECHANICAL APPURTENANCES SHALL BE SCREENED AND FINISHED TO MATCH BUILDING AND SHALL NOT EXCEED 50 DECIBELS BETWEEN 7AM AND 8PM AND 45 DECIBELS AT NIGHT BETWEEN 8PM AND 7AM ALONG RESIDENTIAL ZONING DISTRICTS.
- ANY PIPE WORK WITHIN THE CITY'S RIGHT OF WAY SHALL BE PERFORMED BY A LICENSED CITY OF NASHUA DRAIN LAYER.
- UTILITIES INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION LINES, BOTH MAN AND SERVICE CONNECTIONS, SERVICING NEW DEVELOPMENTS SHALL BE PROVIDED BY UNDERGROUND WORKS WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
- THE EXISTING EASEMENTS ARE AS SHOWN HEREON. A BLANKET UTILITY EASEMENT DOCUMENT FOR UNDERGROUND UTILITIES (ELECTRIC, COMMUNICATION/DATA, ETC.) SHALL BE PREPARED FOLLOWING THE COMPLETION OF UTILITY CONSTRUCTION.
- PROPOSED BUILDINGS WILL BE TWO STORY WITH A FULL BASEMENT AND A ONE CAR GARAGE OR THREE STORY WITH A ONE CAR GARAGE.

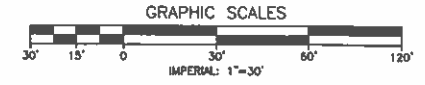
- THE SITE DEVELOPMENT WILL NOT INCLUDE TIMBER HARVESTING OR MATERIALS EXTRACTION.
- THE SITE PLAN APPLICATION FOR THIS SITE CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH IN § 190-279 OF THE CITY OF NASHUA LAND USE CODE.
- REFUSE PICK-UP WILL BE 7 AM TO 5 PM.
- THERE WILL BE RENTAL CONTRACTS WHICH WILL OUTLINE THE STORAGE RESTRICTIONS FOR THE PROPERTY. IN GENERAL, NO HAZARDOUS MATERIALS WILL STORED ON-SITE. THE OWNER WILL HAVE A SPILL PREVENTION CONTROL AND COUNTERMEASURE PLAN IN PLACE TO ADDRESS ANY POTENTIAL ISSUES.
- SHOULD THE CONSTRUCTION OF THE SITE REQUIRE ANY BLASTING THE OWNER AND CONTRACTOR SHALL OBTAIN THE APPROPRIATE PERMITS FROM THE FIRE DEPARTMENT.
- ANY RETAINING WALL OVER 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
- THIS PROJECT WILL INCLUDE ON-SITE DUMPSTERS. RUBBISH REMOVAL WILL BE TAKEN CARE OF BY THE MANAGEMENT COMPANY BETWEEN THE HOURS OF 7 AM AND 5 PM.
- THE ADDRESSES FOR THE NEWLY CREATED BUILDINGS ARE #5 DUMAINE AVENUE, UNITS "A" THROUGH "M" AND #8 DUMAINE AVENUE, UNITS "A" THROUGH "P".
- CONTRACTOR WILL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF NASHUA PRIOR TO ANY DEMOLITION WORK. ALL EXISTING DWELLINGS ON THE SUBJECT PARCEL ARE TO BE DEMOLISHED.
- CONTRACTOR WILL OBTAIN A STREET OPENING PERMIT FROM THE CITY'S ENGINEERING DEPARTMENT PRIOR TO ANY WORK IN THE RIGHT OF WAY.
- PRIOR TO HOLDING A PRE-CONSTRUCTION MEETING, A FINANCIAL GUARANTEE WILL BE POSTED FOR ANY WORK IN THE RIGHT OF WAY.
- THIS PROJECT MEETS THE OPEN SPACE AND STORMWATER MANAGEMENT STANDARDS OF SECTION 190-215 (G) OF THE CITY OF NASHUA LAND USE CODE FOR REDEVELOPMENT PROJECTS.
- THIS PROJECT IS SUBJECT TO IMPACT FEES TO BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- OPEN SPACE FOR THE LOT IS 26.4% (17,539 SF).
- THE MINIMUM FIRE FLOW REQUIREMENT FOR THE HYDRANT IS 1,000 GPM PER NFPA 1 CHAPTER 18.
- PER NPA 14 CHAPTER 5.2 PIPE SMALLER THAN 6" SHALL NOT BE INSTALLED AS A PRIVATE SERVICE MAIN SUPPLYING HYDRANTS.

**NOTES CONT'D:**

- JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN APRIL, 2016 & JULY, 2021 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND Delineation MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987"
- THE SITE IS LOCATED IN THE WATER SUPPLY PROTECTION DISTRICT.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCELS.



SEE SHEET EX-1 FOR ABUTTER INFORMATION AND EXISTING FEATURES LEGEND.



**APPROVED BY NASHUA PLANNING BOARD**

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

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

**NOTES:**

- THE OWNER OF RECORD OF TAX MAP H PARCELS 76, 80 & 109 IS GIMAK PROPERTIES, LLC - 7 JENNY HILL LANE, NASHUA, NH 03062. DEED REFERENCE TO PARCEL H-76 IS VOL.9231 PG.85 DATED NOVEMBER 8, 2019 IN THE H.C.R.D. DEED REFERENCE TO PARCEL H-80 IS VOL.9274 PG.156 DATED MARCH 17, 2020 IN THE H.C.R.D. DEED REFERENCE TO PARCEL H-109 IS VOL.9234 PG.2795 DATED NOVEMBER 21, 2019 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT ALONG WITH ASSOCIATED SITE IMPROVEMENTS FOR TAX MAP H PARCELS 76, 80 AND 109.
- THE TOTAL AREA OF TAX MAP H PARCEL 80 IS 0.392 ACRES OR 17,069 SQ.FT. WITH 99.92 FT. OF FRONTAGE ALONG DUMAINE AVENUE. THE TOTAL AREA OF TAX MAP H PARCEL 76 IS 0.385 ACRES OR 16,754 SQ.FT. WITH 99.92 FT. OF FRONTAGE ALONG DUMAINE AVENUE. THE TOTAL AREA OF TAX MAP H PARCEL 109 IS 0.748 ACRES OR 32,995 SQ.FT. WITH 199.84 FT. OF FRONTAGE ALONG DUMAINE AVENUE.
- THE SURFACE FEATURES, SITE TOPOGRAPHY, & BOUNDARY INFORMATION SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF APRIL & JULY 2019 TOGETHER WITH REFERENCE PLANS CITED HEREON.
- HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS A STANDARD MARK "315 0900", ELEVATION 108.91', LOCATED IN THE TOP OF A 4 FT. LONG X 5 INCH SQUARE GRANITE MONUMENT THAT IS 7.7 FT. SOUTHWEST FROM THE FACE OF THE GRANITE CURB ALONG NORTHWEST BOULEVARD, TO CONVERT FROM CITY DATUM TO NAVD83 ADD +89.77 IN ELEVATION.
- ZONING FOR PARCELS H-109 IS PARK INDUSTRIAL/MIXED USE OVERLAY (PI/MU). ZONING FOR PARCELS H-76 & H-80 IS GENERAL BUSINESS (GB). MINIMUM ZONING REQUIREMENTS ARE:

PI/MU DISTRICT	REQUIRED	EXIST. H-109
LOT AREA:	30,000 SQ.FT.	32,595 SQ.FT.
LOT WIDTH:	120 FT. MIN.	199.84 FT.
FRONTAGE:	90 FT. MIN.	199.84 FT.
LOT DEPTH:	150 FT. MIN.	159.53 FT.
FRONT SETBACK:	30 FT. MIN.	46.8 FT.
SIDE SETBACK:	20 FT. MIN.	24.8 FT.
REAR SETBACK:	10 FT. MIN.	2.7 FT.
BUILDING HEIGHT:	75 FT. MAX	<75 FT.
MAX. STORIES:	5	2
OPEN SPACE:	20% MIN.	87.2%

GB DISTRICT	REQUIRED	EXIST. H-76	EXIST. H-80
LOT AREA:	10,000 SQ.FT.	16,754 SQ.FT.	17,069 SQ.FT.
LOT WIDTH:	50 FT. MIN.	99.92 FT.	99.92 FT.
FRONTAGE:	50 FT. MIN.	99.92 FT.	99.92 FT.
LOT DEPTH:	75 FT. MIN.	165.35 FT.	186.52 FT.
FRONT SETBACK:	10 FT. MIN.	31.2 FT.	38.7 FT.
SIDE SETBACK:	7 FT. MIN.	13.5 FT.	5.0 FT.
REAR SETBACK:	10 FT. MIN.	4.0 FT.	79.5 FT.
BUILDING HEIGHT:	60 FT. MAX	<60 FT.	<60 FT.
MAX. STORIES:	5	1	1
OPEN SPACE:	10% MIN.	82.1%	83.4%

- THE LOCATION OF UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND PRIVATE WATER. A PROPOSED 18" WATER MAIN IS TO BE INSTALLED ON DUMAINE AVENUE PER PENNACHTUCK WATER WORKS.
- SOIL TYPE FOR THE ENTIRE SITE IS WMC - WINDSOR-URBAN LAND COMPLEX, 3-15% SLOPES.
- THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF NASHUA, NEW HAMPSHIRE COMMUNITY NO. 330087, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 330110D492D, DATED: SEPTEMBER 25, 2009.

(NOTES CONTINUED LEFT)

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	2/10/22	ADDED FIRE HYDRANT SPECS			CEB
B	2/8/22	REVISED FIRE HYDRANT LOCATION			CEB
A	2/3/22	REVISED PER FIRE DEPARTMENT REVIEW			CEB

**SITE LAYOUT PLAN**  
**DIVINE PEACE CONDOMINIUM - PHASE 2**  
 4, 6 & 8 DUMAINE AVENUE  
 (MAP H LOTS 76, 80 & 109)  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR AND LAND OF,  
**GIMAK PROPERTIES, LLC**  
 9 PROCTOR HILL ROAD HOLLIS, NH 03049 (603)-691-0810  
 SCALE: 1" = 30' JANUARY 6, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
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