

- PLAN REFERENCES:**
- BOUNDARY PLAN, D W HIGHWAY, NASHUA, NEW HAMPSHIRE, PREPARED FOR: GATEPOINT SERVICE CORPORATION, SCALE: 1" = 50', DATED: AUGUST 27, 1981, AND PREPARED BY ALLAN H. SWANSON, INC. RECORDED: HCRO - PLAN No. 14608
  - SITE PLAN, DANIEL WEBSTER HIGHWAY, NASHUA, NEW HAMPSHIRE, PREPARED FOR: DEXTER SHOE COMPANY, SCALE: 1" = 20', DATED: 9 SEPTEMBER 1981, WITH REVISIONS THRU 10/14/81, AND PREPARED BY ALLAN H. SWANSON, INC.

- NOTES:**
- TOTAL SITE AREA: 1.878 AC (81,830 SF)
  - PRESENT ZONING: HB; HIGHWAY BUSINESS
  - MINIMUM LOT REQUIREMENTS:
 

REQUIRED	PROPOSED
LOT AREA: 20,000 SF	81,830 SF
LOT FRONTAGE: 80 FT	398.8 FT
LOT WIDTH: 100 FT	307.7 FT
LOT DEPTH: 90 FT	298.3 FT
  - MINIMUM YARD SETBACKS:
 

FRONT YARD: 20 FT	45.2 FT
SIDE YARD: 10 FT	85.1 FT
REAR YARD: 20 FT	38.5 FT
MAX. BUILDING HEIGHT: 60 FT	60 FT
MAX. STORES: 5	5
MAX. FLOOR RATIO: 0.75	0.75
  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'
  - PURPOSE OF PLAN: TO SHOW PROPOSED 2-STORY, 2,154 SF BUILDING ADDITION. THIS PLAN AMENDS NR 895
  - PARKING:
 

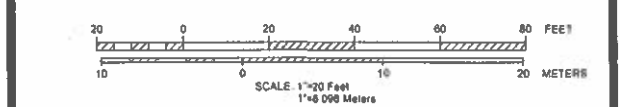
REQUIRED	MINIMUM (1.8 SPACE/300 SF)	MAXIMUM (1.8 SPACES/150 SF)
RETAIL (7,154 SF)	24 SPACES	48 SPACES
TOTAL PROVIDED (INCLUDING 2 RESERVED SPACES)	= 39 SPACES	
  - OPEN SPACE:
 

REQUIRED: 20%
PROPOSED: 47%
  - MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR.
  - THERE IS NO NEW LANDSCAPING BEING PROPOSED BY THIS DEVELOPMENT.
  - THERE IS NO NEW SITE LIGHTING BEING PROPOSED BY THIS DEVELOPMENT.
  - 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 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 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 OF NASHUA PLANNING BOARD OR AN ADMINISTRATIVE STAFF APPROVAL.
  - THE PARCEL IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM) HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 33097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 3301100540, DATED: SEPTEMBER 23, 2009.
- SEE SHEET 2 OF 2 FOR CONTINUED NOTES

NO.	DATE	REVISION	BY

SITE PLAN  
 (MAP 'A', LOT 997)  
**195 DANIEL WEBSTER HIGHWAY - US ROUTE 3**  
 NASHUA, NEW HAMPSHIRE

PREPARED FOR / RECORD OWNER:  
**PROCTOR SQUARE LLC**  
 6 UNDERWOOD DRIVE LITCHFIELD, NEW HAMPSHIRE 03052 (603) 888-1214



25 APRIL 2022

**HSI** Hayner/Swanson, Inc.  
 Civil Engineers/Land Surveyors  
 3 Congress Street  
 Nashua, NH 03062  
 (603) 883-2057  
 131 Middlesex Turnpike  
 Burlington, MA 01803  
 (781) 303-1501  
 www.haynerswanson.com

**APPROVED**  
 NASHUA CITY PLANNING BOARD

CHAIRMAN \_\_\_\_\_ 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 OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

*William C. Proctor*  
 FOR PROCTOR SQUARE LLC DATE 4/28/22

**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 "L" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

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

6-1-22  
 DATE



**NOTES - CONT:**

- 14 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.
- 15 THIS SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNACUCK WATER WORKS, UNDERGROUND GAS, AND OVERHEAD ELECTRIC AND COMMUNICATIONS UTILITIES. THE PROPOSED ADDITION SHALL BE SERVICED BY UTILITIES FROM EXISTING BUILDING.
- 16 A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING, ENGINEERING, AND FIRE DEPARTMENTS SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.
- 17 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND A PRE-CONSTRUCTION MEETING BEING HELD, BONDING FOR ALL PUBLIC STREET IMPROVEMENTS, IF APPLICABLE, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL. PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.R.C. SECTION 205-13, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE CITY OF NASHUA ENGINEERING DEPARTMENT PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY. ALL ON-SITE WORK SHALL BE COMPLETED, OR A FINANCIAL GUARANTEE POSTED FOR ANY INCOMPLETE WORK PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 18 PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- 19 AN ELECTRONIC FILE SHALL BE SUBMITTED TO THE CITY OF NASHUA PRIOR TO THE SIGNING OF THE FINAL MYLAR.
- 20 HOURS OF OPERATION  
MONDAY THRU SUNDAY: 10 AM TO 8 PM
- 21 MECHANICAL APPURTENANCES (PADS, HVAC UNITS) SHALL BE SCREENED FROM THE PUBLIC VIEW AND FINISHED TO MATCH THE BUILDING. MECHANICAL APPURTENANCES SHALL NOT EXCEED 50 DECIBELS BETWEEN 7 AM - 8 PM AND 45 DECIBELS AT NIGHT 8 PM - 7 AM ALONG RESIDENTIAL ZONING DISTRICTS.
- 22 THE PROPOSED 10 FT PUBLIC EASEMENT IS IN FAVOR OF THE CITY OF NASHUA AND IS INTENDED FOR FUTURE RETAINING WALL, UTILITY AND SIDEWALK CONSTRUCTION AND MAINTENANCE.
- 23 PRESENT OWNER OF RECORD  
MAP 'A', LOT 997  
PROCTOR SQUARE LLC  
6 UNDERWOOD DRIVE  
LITCHFIELD, NH 03052  
BK 8585 PG 2765

**SURVEY NOTES:**

- 1. THE TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY THIS OFFICE SEPTEMBER 1981 THRU APRIL 2022.
- 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
- 3. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
- 4. SURVEY CONTROL INFORMATION  
HORIZONTAL DATUM: NAD27  
HORIZONTAL PROJECTION: NH STATE PLANE NAD27  
VERTICAL DATUM: NASHUA CITY  
UNITS: US SURVEY FEET

**CITY OF NASHUA CONTACTS**

**PLANNING DEPARTMENT**  
COMMUNITY DEVELOPMENT DIVISION  
229 MAIN STREET  
NASHUA, NH 03080  
  
ATT: LINDA McHIEE  
(603) 589-3110

**ENGINEERING DEPARTMENT**  
NASHUA DEPT. OF  
PUBLIC WORKS / ENGINEERING  
9 RIVERBIDE STREET  
NASHUA, NH 03082  
  
ATT: JOE MENDOLA  
(603) 589-3124

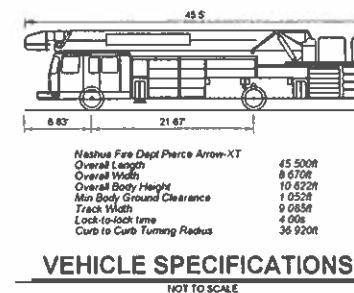
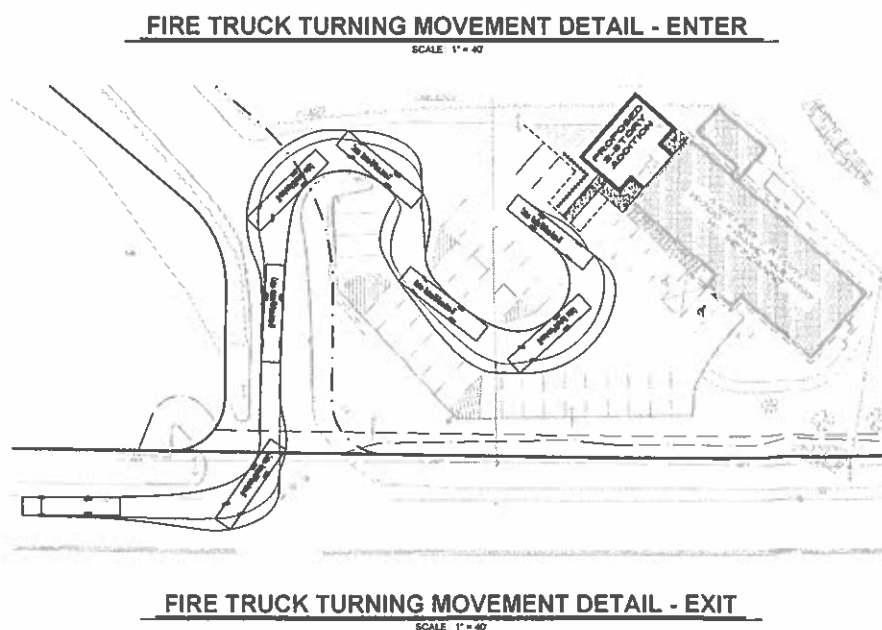
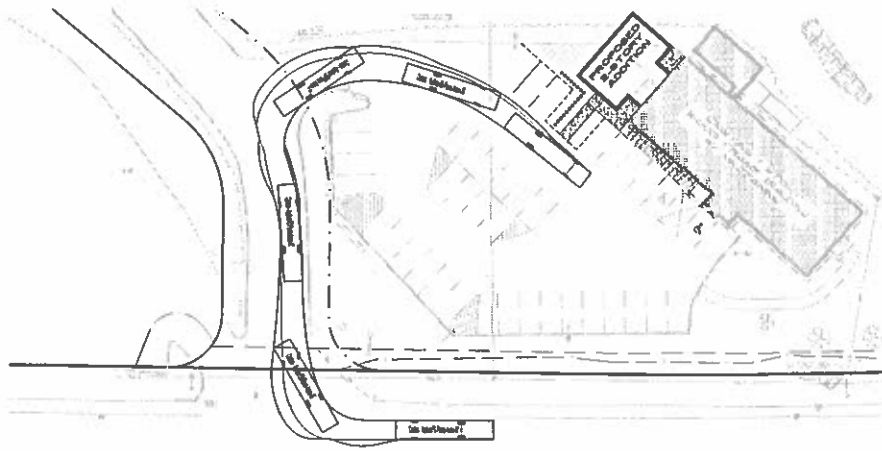
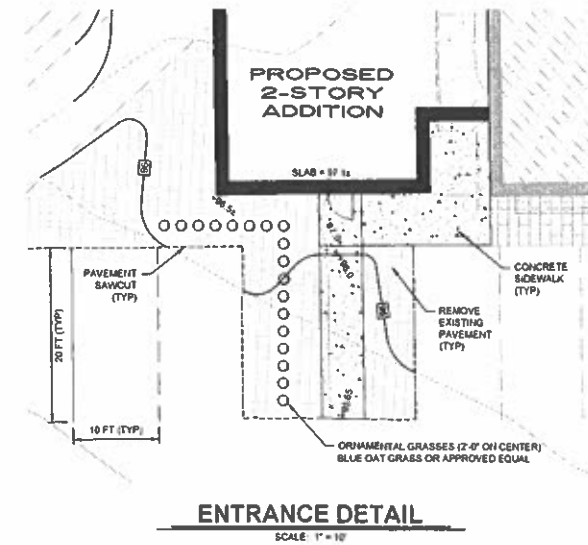
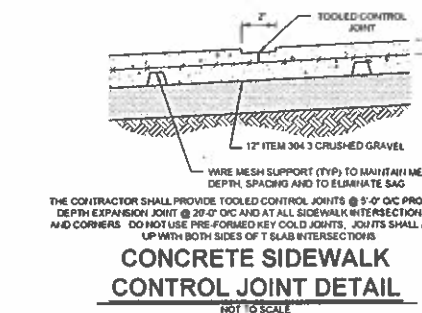
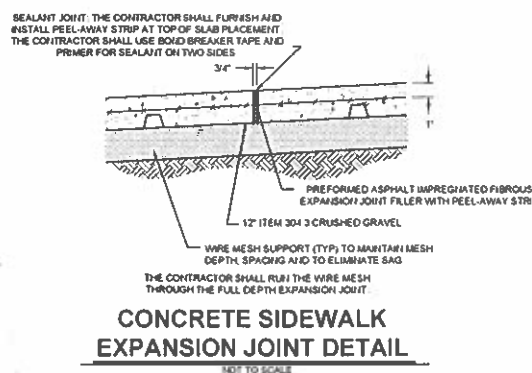
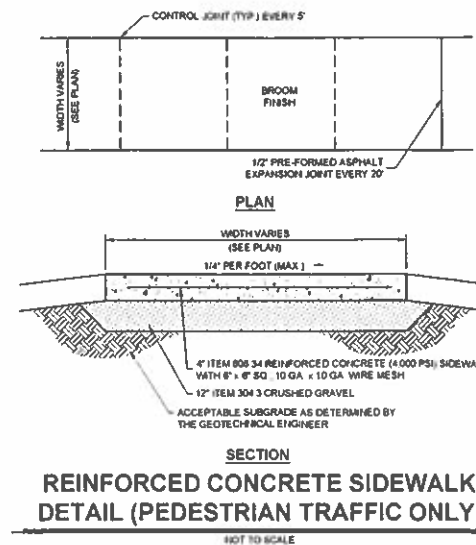
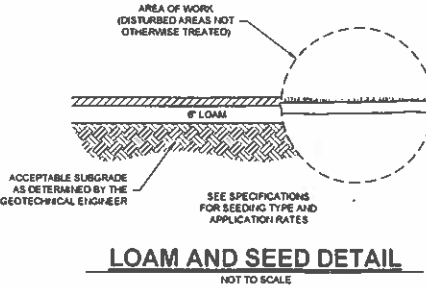
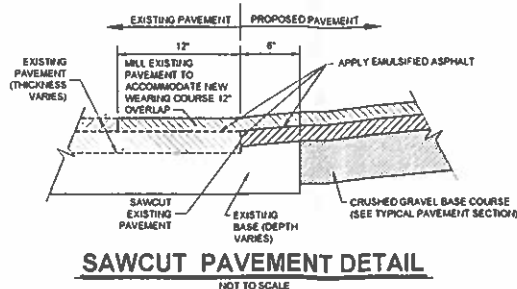
**FIRE DEPARTMENT**  
NASHUA FIRE DEPARTMENT  
171 EAST HOLLIS STREET  
NASHUA, NH 03080  
  
ATT: ADAM POLAJOT  
(603) 589-3460

**CONSTRUCTION NOTES:**

- 1. 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. THE STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST EDITION ARE HEREBY INCORPORATED BY REFERENCE.
- 2. PAVEMENT AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE.
- 3. 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 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
- 4. PRIOR TO ANY WORK BEING STARTED, THE APPLICANT AND THEIR CONTRACTORS SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH PLANNING STAFF TO REVIEW SCHEDULING, EROSION AND TRAFFIC CONTROL, AND TREE PROTECTION.
- 5. BLASTING, IF NEEDED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
- 6. ALL STUMPS SHALL BE DISPOSED OF OFF-SITE BY A LEGAL METHOD.
- 7. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
- 8. ROOF DRAIN TIES AND DRAIN LINES SHALL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
- 9. IF THE PROPOSED WORK IMPACTS ANY CITY INFRASTRUCTURE SUCH AS CURBING, SIDEWALKS OR TRAFFIC SIGNS IT SHALL BE REPLACES IN ACCORDANCE WITH THE NASHUA DPW STANDARDS.

**LEGEND**

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED GRADE
- PROPOSED SPOT GRADE
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH CUY SUPPORT
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE
- SIGN
- TREE LINE
- IRON PIN
- TEMPORARY BENCHMARK
- BUILDING SETBACK LINE
- CURBING
- VERTICAL CURBING
- SLOPE GRANITE CURBING
- STORMWATER RUNOFF DIRECTION
- HANDICAP PARKING SPACE
- PARKING SPACE COUNT
- STREET ADDRESS
- PAVEMENT SAWCUT
- CONCRETE
- PROPOSED FULL-DEPTH PAVEMENT
- RIPRAP / STONE
- RETAINING WALL
- ROCK/BOULDER
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUBS



DETAIL SHEET - GENERAL SITE  
(MAP 'A', LOT 997)  
**195 DANIEL WEBSTER HIGHWAY - US ROUTE 3**  
NASHUA, NEW HAMPSHIRE

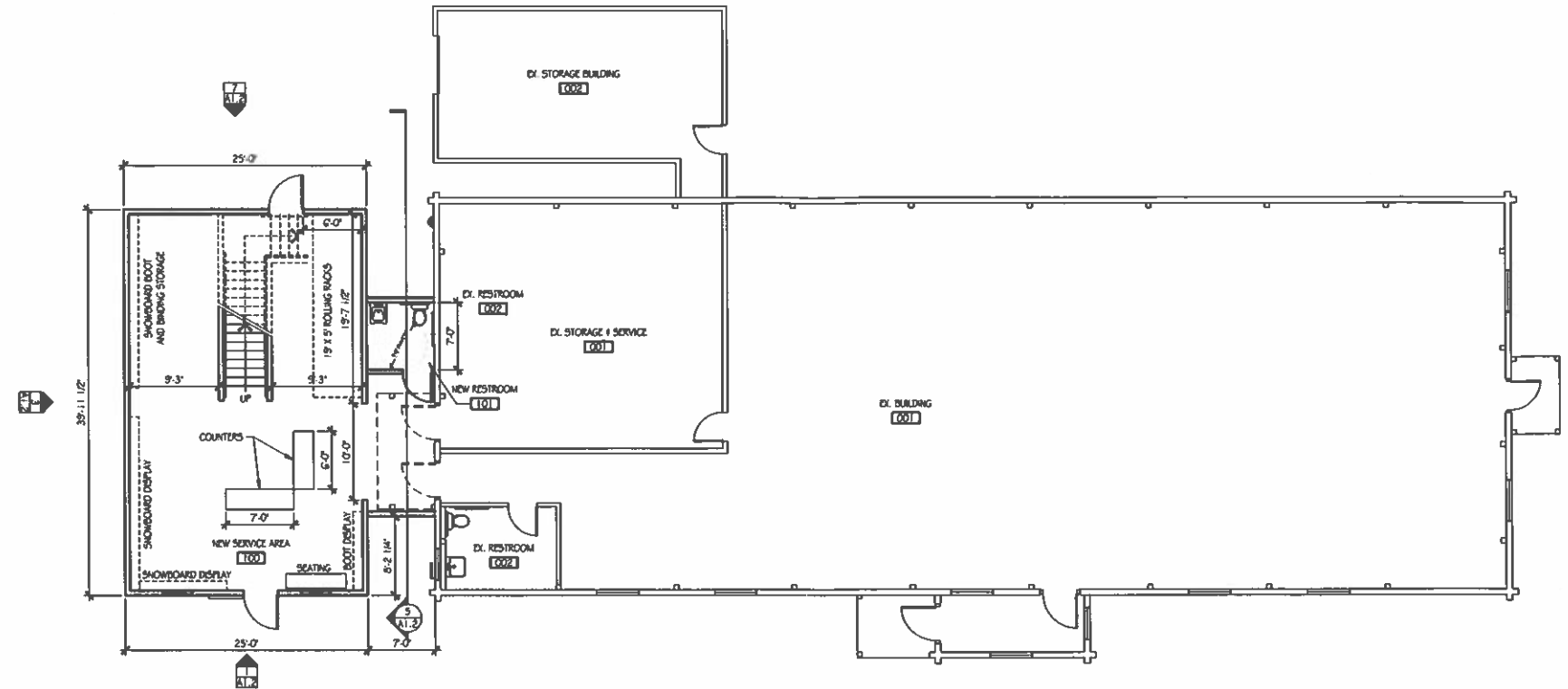
PREPARED FOR/ RECORD OWNER:  
**PROCTOR SQUARE LLC**  
6 UNDERWOOD DRIVE LITCHFIELD, NEW HAMPSHIRE 03052 (603) 886-1214

SCALE AS SHOWN

25 APRIL 2022

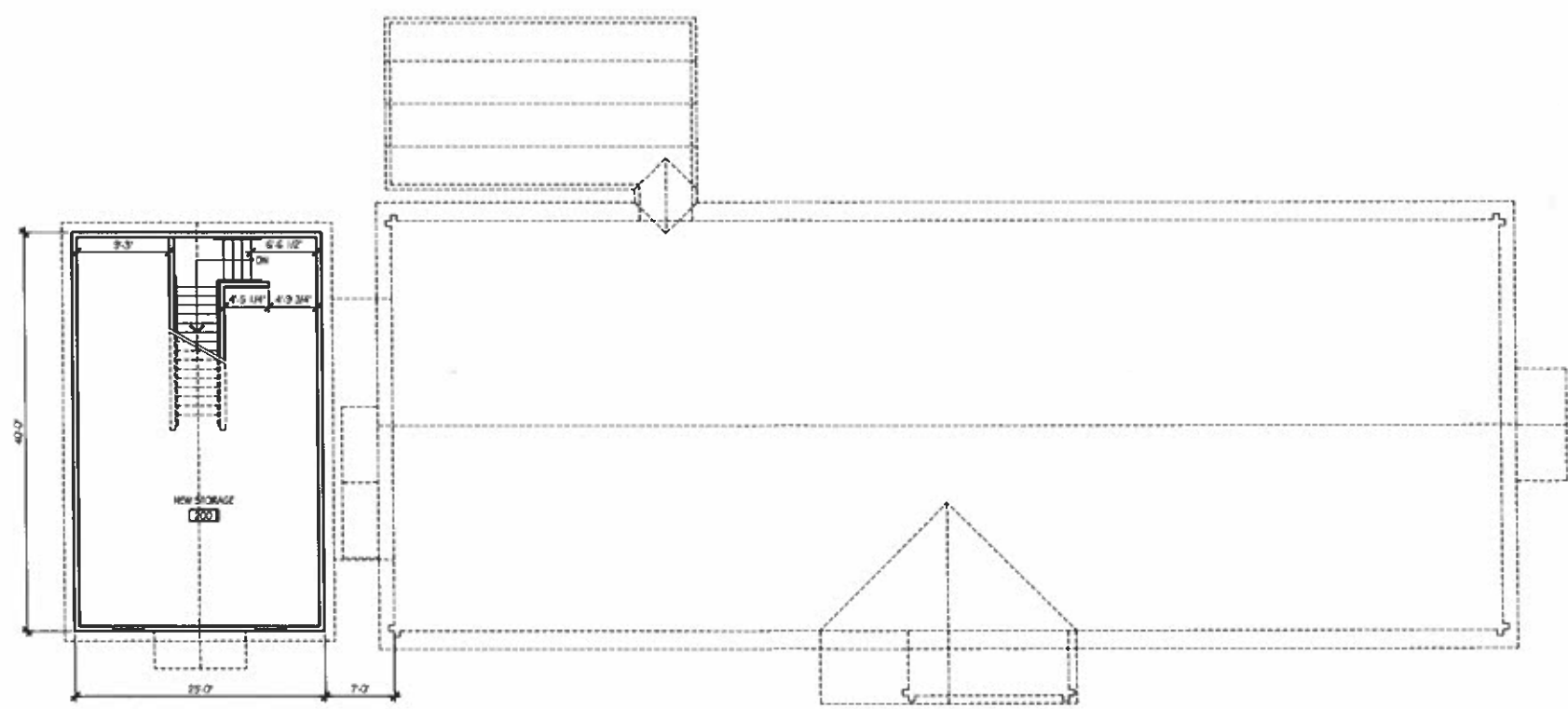
**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
131 Middlesex Turnpike  
Burlington, MA 01803  
(802) 303-1501  
www.hayner-swanson.com

PLD BOOK: 1156 DRAWING NAME: 1677SITE 1021 1677 SITE 2 OF 2  
DRAWING LOC: 110001677.DWG 1677 SITE



FIRST FLOOR

SCALE: 1/8" = 1'-0" 2



SECOND FLOOR

SCALE: 1/8" = 1'-0" 4

**NORTHPOINT**  
**CONSTRUCTION MANAGEMENT**  
 22 Hampshire Drive, Hudson, NH 03051  
 www.northpointcm.com  
 General contractor design build service construction management  
 retail/commercial tenant fitup commercial/residential development

ARCHITECT / ENGINEER OF RECORD

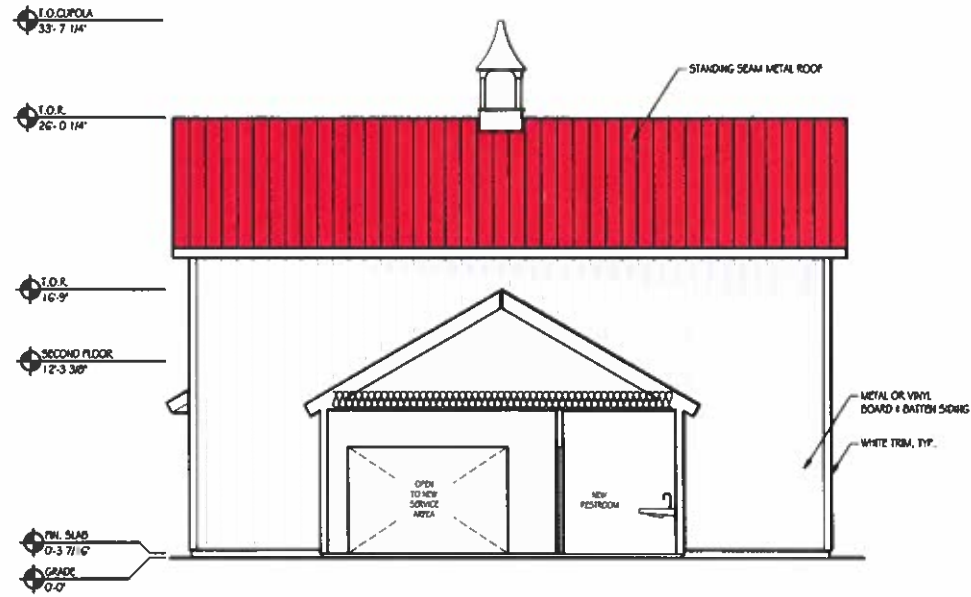
<input type="checkbox"/>	PRELIMINARY DESIGN	05/03/2022
<input type="checkbox"/>	SCHEMATIC DESIGN	DATE
<input type="checkbox"/>	DESIGN DEVELOPMENT	DATE
<input type="checkbox"/>	BID SET	DATE
<input type="checkbox"/>	PERMIT SET	DATE
<input type="checkbox"/>	CONSTRUCTION SET	DATE

No.	Revision/Issue	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

**PROCTOR SKI & BOARD**  
 105 DANIEL WEBSTER HWY  
 NASHUA, NH  
**FLOOR PLANS**

2022EST	04/29/2022
JCH	
GT	

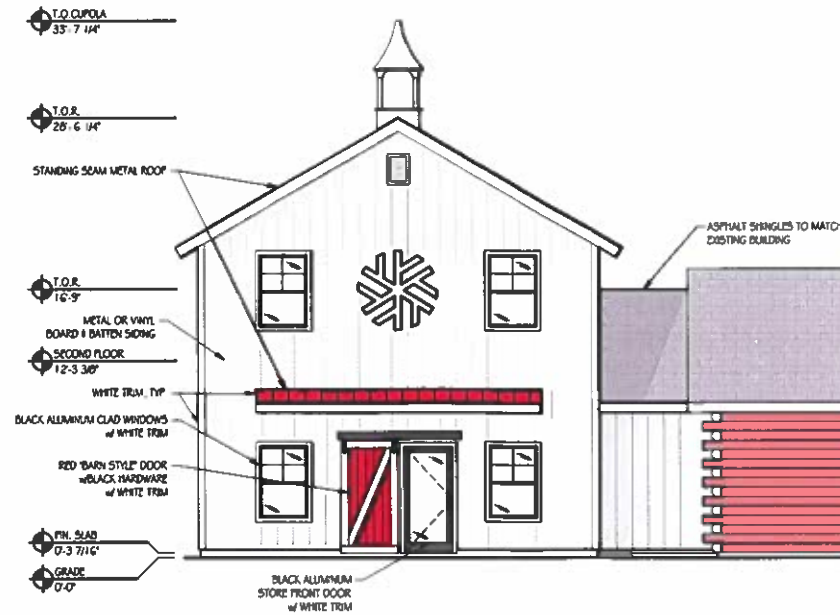
**A1.1**



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

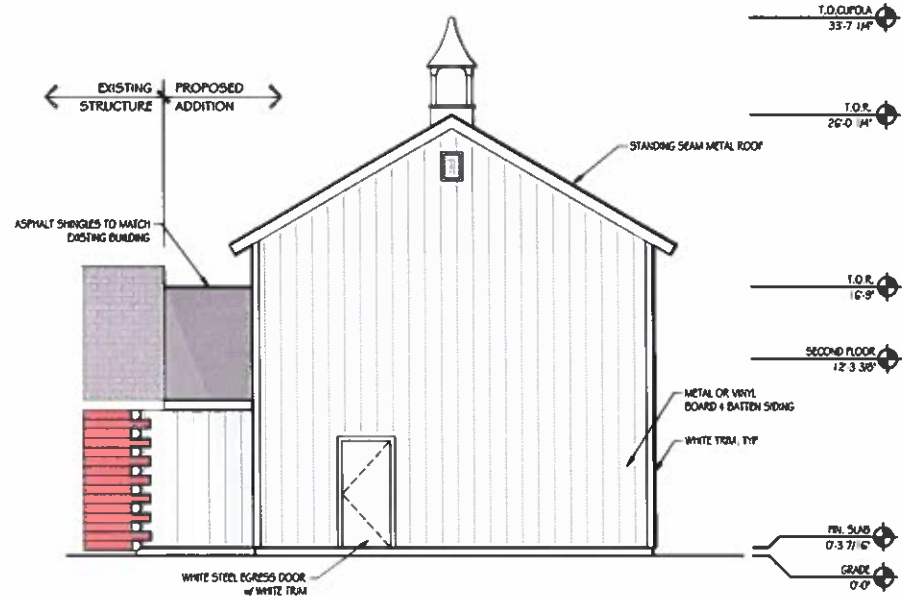
5



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

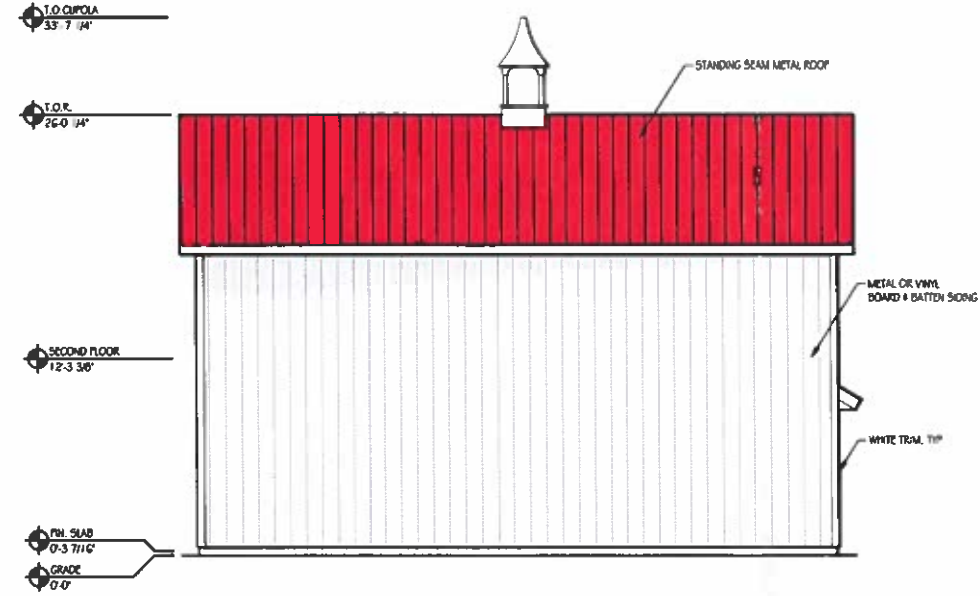
1



REAR ELEVATION

SCALE: 3/16" = 1'-0"

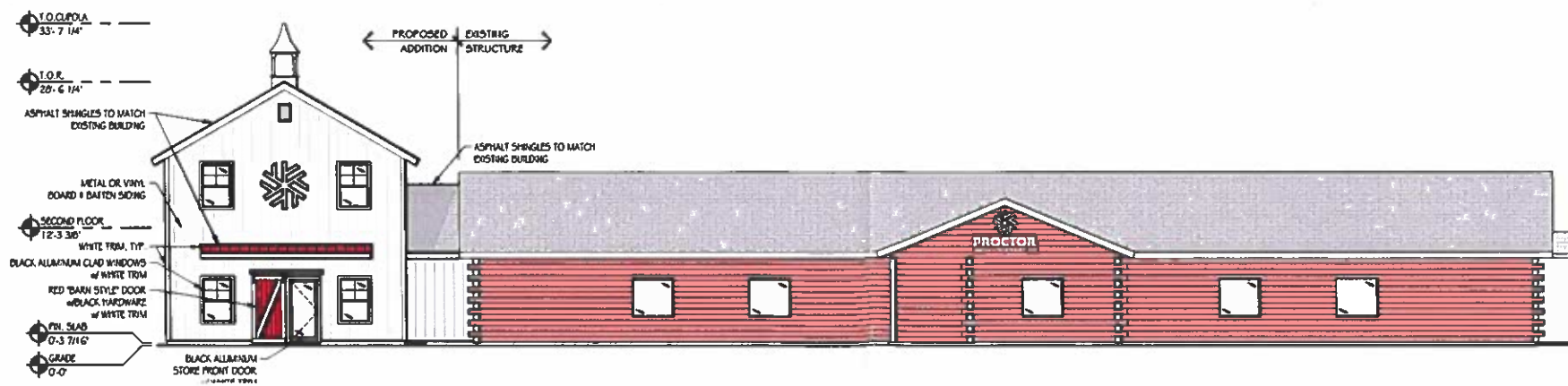
7



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

3



OVERALL FRONT ELEVATION

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

4

**NORTHPOINT**  
**CONSTRUCTION MANAGEMENT**  
 22 Hampshire Drive, Hudson, NH 03051  
 WWW.NORTHPOINTCM.COM  
 Tel: 1.603.844.3888  
 Fax: 1.603.844.3889  
 General contractor design build service, construction management  
 Retail/commercial tenant fitout, commercial/residential development

REGISTERED ENGINEER OF RECORD

PRELIMINARY DESIGN	05/03/2022
SCHEMATIC DESIGN	DATE
DESIGN DEVELOPMENT	DATE
MD SET	DATE
PERMIT SET	DATE
CONSTRUCTION SET	DATE

10		
9		
8		
7		
6		
5		
4		
3		
2		
1		
No.	Revision/Date	Date

**PROCTOR SKI & BOARD**  
 195 DANIEL WEBSTER HWY  
 NASHUA, NH  
 EXTERIOR ELEVATIONS

PRELIMINARY  
 DESIGN  
 FOR REVIEW ONLY

Job Number	2022EST	Date	05/02/2022
Drawn by	JOI	Checked by	GT
		<b>A1.2</b>	