

1. Planning Board Regular Meeting Agenda - Amended (PDF)

Documents:

[20161020 NCPB AGENDA AMENDED.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20161020 122 MANCHESTER STREET SITE PLAN STAFF REPORT AND MEMO.PDF](#)

[20161020 122 MANCHESTER ST SITE PLAN.PDF](#)



October 20, 2016

**AMENDED AGENDA**

To: NCPB Members

From: Planning Staff

Re: Meeting, October 20, 2016

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7:00 p.m. in the City Hall Auditorium, 3<sup>rd</sup> floor, 229 Main Street. The Planning Staff will be available at 6:30 p.m. to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – October 6, 2016
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

**OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS**

1. Nashua Housing Authority (Owner) Girls Inc. (Applicant) - Application and acceptance of proposed Conditional Use Permit to construct building additions with associated site improvements. Property is located at 27 Burke Street. Sheet 10 - Lot 45. Zoned "RB" Urban Residence. Ward 7. **(Tabled from the October 6, 2016 Meeting)**

**OLD BUSINESS - SUBDIVISION PLANS**

None

**OLD BUSINESS – SITE PLANS**

2. Nashua Housing Authority (Owner). Girls Inc. (Applicant) – Application and acceptance of proposed site plan amendment to NR 395 to construct building additions with associated site improvements. Property is located at 27 Burke Street. Sheet 10 Lot 45. Zoned RB-Urban Residence. Ward 7. **(Tabled from the October 6, 2016 Meeting)**

**NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS**

None

**NEW BUSINESS – SUBDIVISION PLANS**

None

## **NEW BUSINESS – SITE PLANS**

3. Raisanen Homes, Elite, LLC (Applicant) Henry P. and Mary E. Castonguay Rev Trust (Owner) - Application and acceptance of proposed 10 lot condominium site plan. Property is located at 738 West Hollis Street. Sheet D - Lot 75. Zoned "R9" Suburban Residence. Ward 5. **(Postponed to the November 3, 2016 Meeting)**
4. Diane E. Gimber and Bishop Real Estate Management, Inc. (Owners) Granite Green Investment Partners (Applicant) Application and acceptance of proposed 18-Unit Age Restricted Housing Condominium Site Plan development. Property is located at 122 Manchester Street. Sheet 59 - Lot 135. Zoned "RA" Urban Residence. Ward 2. **(Postponed to the November 17, 2016 Meeting)**

## **OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.
2. Adoption of the "2017 Meeting and Deadlines Dates" for the Nashua City Planning Board. **(Tabled from the October 6, 2016 Meeting)**

## **DISCUSSION ITEM**

None

## **NONPUBLIC SESSION**

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

## **NEXT MEETING**

November 3, 2016

## **ADJOURN**

## **WORKSHOP**

### **ACCOMMODATIONS FOR THE SENSORY IMPAIRED**

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED  
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**

### **CONDUCT AT PLANNING BOARD MEETING**

*When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.*

**PLEASE BE COURTEOUS**

**By Order of the Chair**

NASHUA CITY PLANNING BOARD  
STAFF REPORT

TO: Nashua City Planning Board  
FROM: Linda Panny, Planner I  
FOR: October 20, 2016  
RE: **New Business #4 - Site Plan**

**I. Project Statistics:**

Owner: Diane E. Gimber and Bishop Real Estate Management, Inc.  
Applicant: Granite Green Investment Partners, LLC  
Proposal: 18 unit age-restricted condominium site plan  
Location: 122 Manchester Street  
Total Site Area: 2.358 acres  
Existing Zoning: RA-Urban Residence  
Surrounding Uses: Residential, single family homes and a church

**II. Background Information:**

According to Assessing records, a single family home was built at 122 Manchester Street in 1921. On November 21, 2013 the Planning Board disapproved a request for a seven lot subdivision based on that it was not compliant with Section 190-165(B) of the Nashua Revised Ordinances (see attached disapproval letter and minutes). The parcel is a long and narrow lot which tapers in the rear. Approximately one third of the parcel is developed for an existing house and garage. The remainder is heavily wooded with steep slopes to the south. Although the board disapproved the plan in 2013 because of double frontage lots, the steep slope and drainage was a cause of concern for the abutters. At the initial hearing on October 3, 2013 the board tabled the project to allow the engineer time to redesign the double frontage lot and also have a geotechnical engineer review the slope as some of the board members had concerns.

It is Staff's position that in order for any elderly housing development to be considered as elderly housing, it must fall into one of the six categories under Section 190-42, Table 41-1. Documentation submitted by the applicant does not appear to meet this definition and this would be viewed as an age restricted condominium site plan and would require a use variance and a variance to exceed more than one principal structure on a lot. The applicant wants to move forward with this project and is tentatively scheduled to appear before the Zoning Board of Adjustment on November 9th to appeal the decision of the Administrative Officer. If the Board does decide to approve this plan, ZBA approval will be a condition of approval.

**III. Project Description:**

The proposal is to remove the existing home and garage and construct an 18 unit condominium development in five buildings. An 800 sf community center with five parking spaces is being proposed. Each unit will have two parking spaces, one in the garage and one on the driveway.

The development will be serviced by Pennichuck Water Works, municipal sewer, and underground utilities. The applicant is proposing a new private 24' wide street, ending in a hammerhead turnaround to access the dwellings. The Fire Marshal has concerns about the width of the street and is requesting that the street be posted as "no parking fire lane" (see attached). A 5 foot wide sidewalk is being proposed. This is a condominium site plan and it will continue to be just one lot. While it does meet the setbacks, the buildings will be just over 10' away from the side setback on the north side of the property while on the south side; the buildings will be set further back.

Existing stormwater runoff on the site flows from the south to the north and eventually ends up in the Manchester Street closed drainage system. According to the drainage report submitted by the applicant, the proposed road will intercept the runoff flowing from south to north across the property. A swale is proposed along the toe of the cut slope along the southerly property line. This swale will direct stormwater runoff to the proposed infiltration basin located at the front of the property and then discharge into a basin in the northeastern corner, which will in turn discharge to the Manchester Street closed drainage system by way of a 12' culvert. The westerly portion of the property will be directed to a series of leaching catch basins or drywells interconnected with leaching trenches. The net result is that new paved areas will receive qualitative treatment and that due to the detention capabilities of the basin there will be no increase in the peak rates of runoff leaving the site and significant groundwater recharge will be achieved.

City staff reviewed the plans and is waiting for additional information to be submitted including a waiver as the proposed street does not meet city standards. There are outstanding comments from the Fire Department that still needs to be addressed (see attached correspondence). Comments are pending from the Engineering Department.

#### **IV. Staff Recommendations and Findings:**

The Planning Board should make a determination that the plan meets, or does not meet, the requirements outlined in the Site Plan NRO § 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulations be made part of that approval:

1. The request for a waiver of § 190-211(B), which sets minimum design standards for private streets, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. Prior to the Chair signing the plan, the applicant shall receive approval from the Zoning Board of Adjustment and all conditions are incorporated herein as part of this approval. Any changes as a result of the ZBA decision shall require an amendment by the planning board.

3. Prior to the Chair signing the plan, the street name and house numbers shall be approved by the Fire Marshal and shown on the plan. Any changes thereafter must be approved by the Board of Alderman.
4. Prior to the Chair signing the plan, all minor drafting corrections will be made.
5. Prior to the issuance of a building permit, all comments in the e-mails from Dan Teague dated September 21 & 29 and October 14, 2016 shall be addressed to the satisfaction of the Fire Marshal's Office.
6. Prior to the issuance of a building permit, stormwater documents will be submitted to City staff for review and approval and recorded at the Registry of Deeds at the applicant's expense.
7. Prior to the issuance of a building permit, condominium documents will be submitted to City Staff and Corporation Counsel for review, approval and modified, if required.
8. Prior to the issuance of a certificate of occupancy, all on-site and off-site improvements will be completed or a financial guarantee will be posted.
9. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all roads, driveways, units, other buildings, utilities and site landscaping shall be stamped and certified by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was completed in accordance with the approved site plan and applicable local regulations.
10. Road and sidewalk construction shall be to base course, with final course pavement remaining bonded until completion. Upon completion of construction the applicant shall provide the City Engineer with written certification signed by a licensed professional engineer certifying that the private street and sidewalk was designed and installed as required by a third party engineer selected by City Engineering at the applicant's expense. Inspection reports shall be filed with the City Engineer's Office.
11. A crosswalk will be added across Manchester Street to connect to the existing sidewalk.
12. No patios and/or decks shall be constructed in drainage areas.
13. Trees will be flagged prior to removal.
14. There will be no finished basements.
15. Any work within the right-of-way shall require a financial guarantee.

To: Planning Board Members  
From: Linda Panny, Deputy Planning Manager  
Date: October 20, 2016  
RE: New Business Case #4 – Diane E. Gimber and Bishop Real Estate Management, Inc., 122 Manchester Street

On August 25, 2016 the applicant submitted a site plan application to construct an 18-unit “elderly housing project” at 122 Manchester Street. As part of the review process the Deputy Planning Manager/Zoning came to the decision that this did not meet the criteria listed in Section 190-42, Table 42-1, Elderly Housing Classifications and a use variance and a variance to exceed more than one principal structures per lot would be required (see attached memo and e-mail). On October 5, 2016 the applicant, through his attorney, Gerald Prunier, submitted an e-mail with a list of terms and conditions to be included in the condominium documents, however, it was still determined not to meet the criteria of elderly housing. Attorney Prunier submitted a letter disagreeing with the decision of the Deputy Planning Manager/Zoning and is appealing his decision (see attached letter).

The appeal is tentatively scheduled to go before the Zoning Board of Adjustment (ZBA) on November 9, 2016. Staff feels that the Board should not take jurisdiction until after a decision has been made by the ZBA. The applicant insisted to be heard at the October 20, 2016 planning board meeting and have the board decide if the application is complete and ready for the board to take jurisdiction. It is also our opinion that the application that was submitted is incomplete at this time. Below is a list of some of the items still outstanding based on § 190-279 Site plan submission requirements:

- Any and all Zoning Board of Adjustment approvals with date of granting and conditions
- Existing conditions plan – trees are missing from the plan sheet
- Stormwater operation/maintenance plan for easement
- Certificate from Fire Department that fire requirements have been met
- Traffic Impact Analysis along with written statement from the City Traffic Engineer confirming review of traffic
- Plan and profile of utilities to be constructed in the street approved by the City Engineer
- Written statement from Pennichuck confirming water service availability

If the Board wishes to accept jurisdiction and hear the case, the staff report is attached.

STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC USE AREAS ARE HEREBY DEDICATED TO THE CITY OF NASHUA.

GRANITE GREEN INVESTMENT PARTNERS, LLC DATE

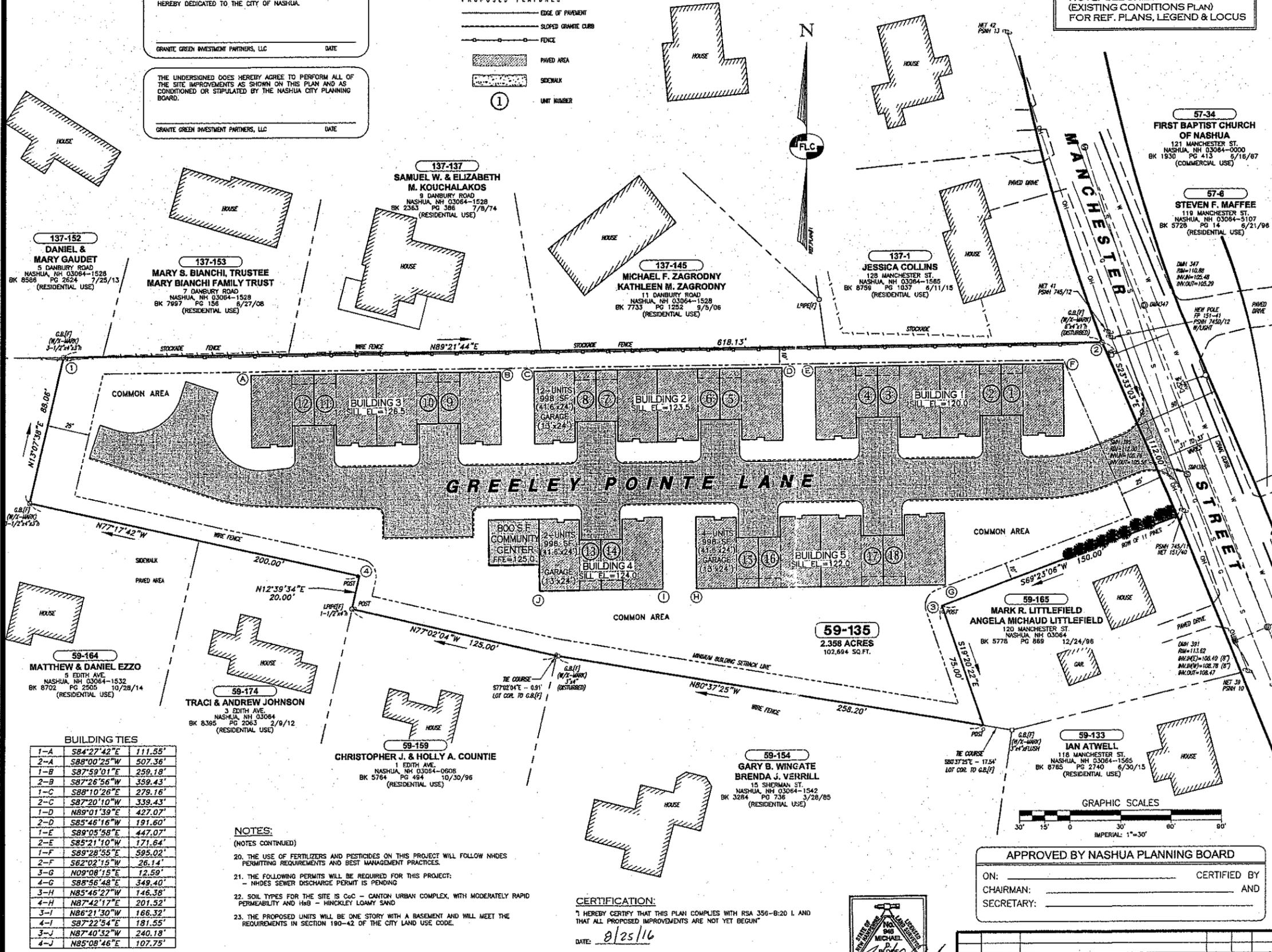
THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD.

GRANITE GREEN INVESTMENT PARTNERS, LLC DATE

**LEGEND:**

- PROPOSED FEATURES**
- EDGE OF PAVEMENT
  - SLOPED GRANITE CURB
  - FENCE
  - ▨ PAVED AREA
  - ▨ SIDEWALK
  - ① UNIT NUMBER

NOTE: SEE SHEET 4 OF 15 (EXISTING CONDITIONS PLAN) FOR REF. PLANS, LEGEND & LOCUS



**137-152**  
DANIEL & MARY GAUDET  
5 DANBURY ROAD  
NASHUA, NH 03064-1528  
BK 8566 PG 2624 7/25/13  
(RESIDENTIAL USE)

**137-153**  
MARY S. BIANCHI, TRUSTEE  
MARY BIANCHI FAMILY TRUST  
7 DANBURY ROAD  
NASHUA, NH 03064-1528  
BK 7997 PG 156 6/27/08  
(RESIDENTIAL USE)

**137-137**  
SAMUEL W. & ELIZABETH M. KOUCHALAKOS  
9 DANBURY ROAD  
NASHUA, NH 03064-1528  
BK 2363 PG 386 7/9/74  
(RESIDENTIAL USE)

**137-145**  
MICHAEL F. ZAGRODNY  
KATHLEEN M. ZAGRODNY  
11 DANBURY ROAD  
NASHUA, NH 03064-1528  
BK 7733 PG 1252 9/5/06  
(RESIDENTIAL USE)

**137-1**  
JESSICA COLLINS  
128 MANCHESTER ST.  
NASHUA, NH 03064-1565  
BK 8756 PG 1037 6/11/15  
(RESIDENTIAL USE)

**57-34**  
FIRST BAPTIST CHURCH OF NASHUA  
121 MANCHESTER ST.  
NASHUA, NH 03064-0000  
BK 1930 PG 413 6/16/67  
(COMMERCIAL USE)

**57-6**  
STEVEN F. MAFFEE  
119 MANCHESTER ST.  
NASHUA, NH 03064-5107  
BK 5728 PG 14 6/21/98  
(RESIDENTIAL USE)

**59-164**  
MATTHEW & DANIEL EZZO  
5 EDITH AVE.  
NASHUA, NH 03064-1532  
BK 8702 PG 2505 10/28/14  
(RESIDENTIAL USE)

**59-174**  
TRACI & ANDREW JOHNSON  
3 EDITH AVE.  
NASHUA, NH 03064  
BK 8395 PG 2063 2/9/12  
(RESIDENTIAL USE)

**59-159**  
CHRISTOPHER J. & HOLLY A. COUNTIE  
1 EDITH AVE.  
NASHUA, NH 03064-0908  
BK 5764 PG 494 10/30/96  
(RESIDENTIAL USE)

**59-154**  
GARY B. WINGATE  
BRENDA J. VERRILL  
15 SHERMAN ST.  
NASHUA, NH 03064-1542  
BK 3284 PG 736 3/28/85  
(RESIDENTIAL USE)

**59-133**  
IAN ATWELL  
118 MANCHESTER ST.  
NASHUA, NH 03064-1565  
BK 8765 PG 2740 6/30/15  
(RESIDENTIAL USE)

**59-165**  
MARK R. LITTLEFIELD  
ANGELA MICHAUD LITTLEFIELD  
120 MANCHESTER ST.  
NASHUA, NH 03064  
BK 5778 PG 889 12/24/96

**59-135**  
2.358 ACRES  
102,694 SQ. FT.

**BUILDING TIES**

1-A	S84°27'42"E	111.55'
2-A	S88°00'25"W	507.36'
1-B	S87°59'01"E	259.19'
2-B	S87°26'56"W	359.43'
1-C	S88°10'28"E	279.16'
2-C	S87°20'10"W	339.43'
1-D	N89°01'39"E	427.07'
2-D	S85°46'16"W	191.60'
1-E	S89°05'58"E	447.07'
2-E	S85°21'10"W	171.64'
1-F	S89°28'55"E	595.02'
2-F	S62°02'15"W	26.14'
3-G	N09°08'15"E	12.59'
4-G	S88°56'48"E	349.40'
3-H	N85°46'27"W	146.36'
4-H	N87°42'17"E	201.52'
3-I	N86°21'30"W	166.32'
4-I	S87°22'54"E	181.55'
3-J	N87°40'32"W	240.18'
4-J	N85°08'46"E	107.75'

**NOTES:**

- (NOTES CONTINUED)
20. THE USE OF FERTILIZERS AND PESTICIDES ON THIS PROJECT WILL FOLLOW NHDES PERMITTING REQUIREMENTS AND BEST MANAGEMENT PRACTICES.
  21. THE FOLLOWING PERMITS WILL BE REQUIRED FOR THIS PROJECT:  
- NHDES SEWER DISCHARGE PERMIT IS PENDING
  22. SOIL TYPES FOR THE SITE IS C<sub>6</sub>C - CANTON URBAN COMPLEX, WITH MODERATELY RAPID PERMEABILITY AND H<sub>6</sub>B - HINCKLEY LOAMY SAND
  23. THE PROPOSED UNITS WILL BE ONE STORY WITH A BASEMENT AND WILL MEET THE REQUIREMENTS IN SECTION 190-42 OF THE CITY LAND USE CODE.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH RSA 356-B:20 I. AND THAT ALL PROPOSED IMPROVEMENTS ARE NOT YET BEGUN

DATE: 8/25/16



APPROVED BY NASHUA PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY  
CHAIRMAN: \_\_\_\_\_ AND  
SECRETARY: \_\_\_\_\_

REV.	DATE	DESCRIPTION	C/O	DR	CK

**NOTES:**

1. OWNER OF RECORDS ARE:  
THE ELIZABETH S. GIMBER TRUST (50% INTEREST), 6917 MADISON WAY, CENTENNIAL, CO. 80122. THE DEED REFERENCE IS BK. 7631 PG. 2823 IN THE H.C.R.D.  
AND, DIANE E. GIMBER (50% INTEREST), C/O BISHOP REAL ESTATE MANAGEMENT, P.O. BOX 446, NASHUA, NH 03061. THE DEED REFERENCE IS BK. 6144 PG. 177 IN THE H.C.R.D.  
THE APPLICANT IS GRANITE GREEN INVESTMENT PARTNERS, LLC.
  2. THE PURPOSE OF THIS PLAN IS TO DEPICT AN 18 UNIT ELDERLY HOUSING CONDOMINIUM DEVELOPMENT ON TAX MAP PARCEL 59-135 WITH ASSOCIATED SITE IMPROVEMENTS.
  3. THE TOTAL AREA OF TAX MAP PARCEL 59-135 IS 2.358 ACRES OR 102,694 SQ. FT.
  4. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 57, 58 & 137.
  5. ZONING FOR ENTIRE PARCEL IS R-A DISTRICT
- | CITY DIMENSIONAL STANDARDS | REQUIRED | EXISTING   | PROPOSED   |
|----------------------------|----------|------------|------------|
| MIN LOT AREA               | 7,500 SF | 102,694 SF | 102,694 SF |
| MIN LOT WIDTH              | 75 FT    | 112 FT     | 112 FT     |
| MIN LOT FRONTAGE           | 60 FT    | 112 FT     | 112 FT     |
| MIN LOT DEPTH              | 90 FT    | 650 FT     | 650 FT     |
| MIN FRONT SETBACK          | 25 FT    | 138.5 FT   | 26.1 FT    |
| MIN SIDE SETBACK           | 10 FT    | 19.3 FT    | 10.9 FT    |
| MIN REAR SETBACK           | 25 FT    | 449.2 FT   | 111.6 FT   |
| MAX. BUILDING HEIGHT       | 35 FT    | 20± FT     | 23.5 FT    |
| MAX. STORIES               | 2.5      | 2          | 2          |
| CONSERVATION AREA          | NA       | NA         | NA         |
| OPEN SPACE FOR EACH LOT    | NA       | NA         | NA         |
- THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
6. THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF MARCH 2015. THE NASHUA CITY DATUM HAS BEEN USED ON THIS PROJECT. NASHUA CITY DATUM TO NAD 1983 DATUM = + 90.47'. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1.
  7. JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN MARCH 2013 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
  8. THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES. THE PROPOSED DEVELOPMENT WILL BE SERVICED BY UNDERGROUND UTILITIES, MUNICIPAL SEWER AND WATER AND NATURAL GAS.
  9. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HELLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0513D, DATED: SEPTEMBER 25, 2009.
  10. 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.
  11. PARKING: THE PROJECT PROVIDES FOR 2 PARKING SPACES PER UNIT AND 5 PARKING SPACES AT THE COMMUNITY CENTER.
  12. ALL REQUIRED STREET AND UTILITY IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
  13. PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.H.O. SEC. 285-13.
  14. ALL UTILITIES AND SERVICE CONNECTIONS SHALL BE INSTALLED PRIOR TO BASE COAT PAVING. SERVICE CONNECTIONS SHALL BE EXTENDED TO THE R.O.W. MARKED AND CAPPED FOR FUTURE USE.
  15. LANDSCAPING SHALL CONFORM TO ARTICLE XXVII OF THE CITY OF NASHUA LAND USE CODE.
  16. PRIOR TO ANY WORK BEING CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED.
  17. ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
  18. THE UNDERGROUND 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.
  19. TRASH PICKUP AND REMOVAL WILL BE PERFORMED BY A PRIVATE CONTRACTOR.

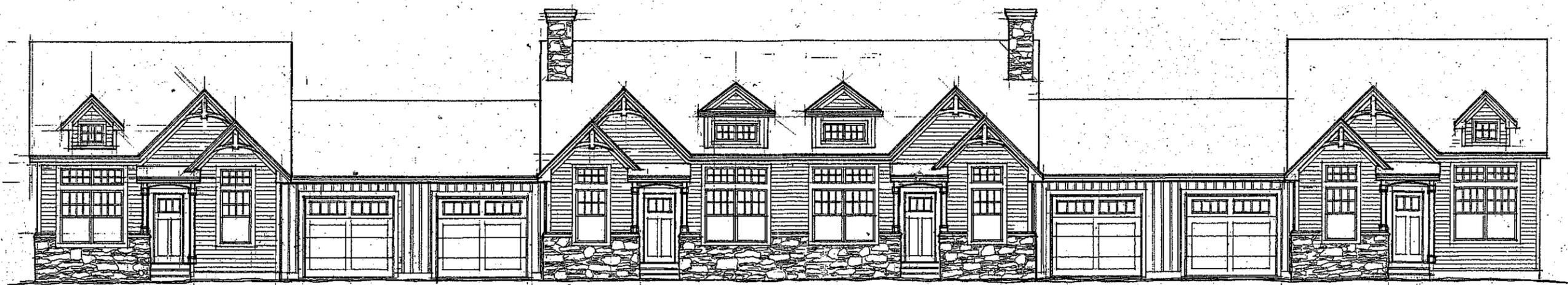
**CONDOMINIUM SITE PLAN**  
**GREELEY POINTE**  
TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR:  
**GRANITE GREEN INVESTMENT PARTNERS, LLC**  
170 SOUTH RIVER ROAD, BUILDING 1, SUITE 102  
BEDFORD, NH 03110 (603) 689-2770  
LAND OF:  
**THE ELIZABETH S. GIMBER TRUST**  
6917 MADISON WAY, CENTENNIAL, CO 80122  
**AND DIANE E. GIMBER**  
C/O BISHOP REAL ESTATE MANAGEMENT  
P.O. BOX 446, NASHUA, NH 03061 (603) 321-0070

SCALE: 1" = 30' AUGUST 23, 2016

Surveying + Engineering + Land Planning + Permitting + Septic Designs



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

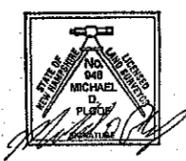


FRONT ELEVATION - 4 UNIT  
SCALE: 3/16" = 1'-0"

CERTIFICATION:

I HEREBY CERTIFY THAT THE FLOOR PLAN DIMENSIONS SHOWN ARE ACCURATE PER THE ARCHITECTURAL PLANS PROVIDED AND/OR MEASURED AND THAT THIS PLAN COMPLIES WITH THE CONTEMPLATED IMPROVEMENTS PROVISIONS OF RSA 356-B:20 & AND THAT ALL OF THE UNITS ARE NOT YET BEGUN.

DATE: 8/25/16

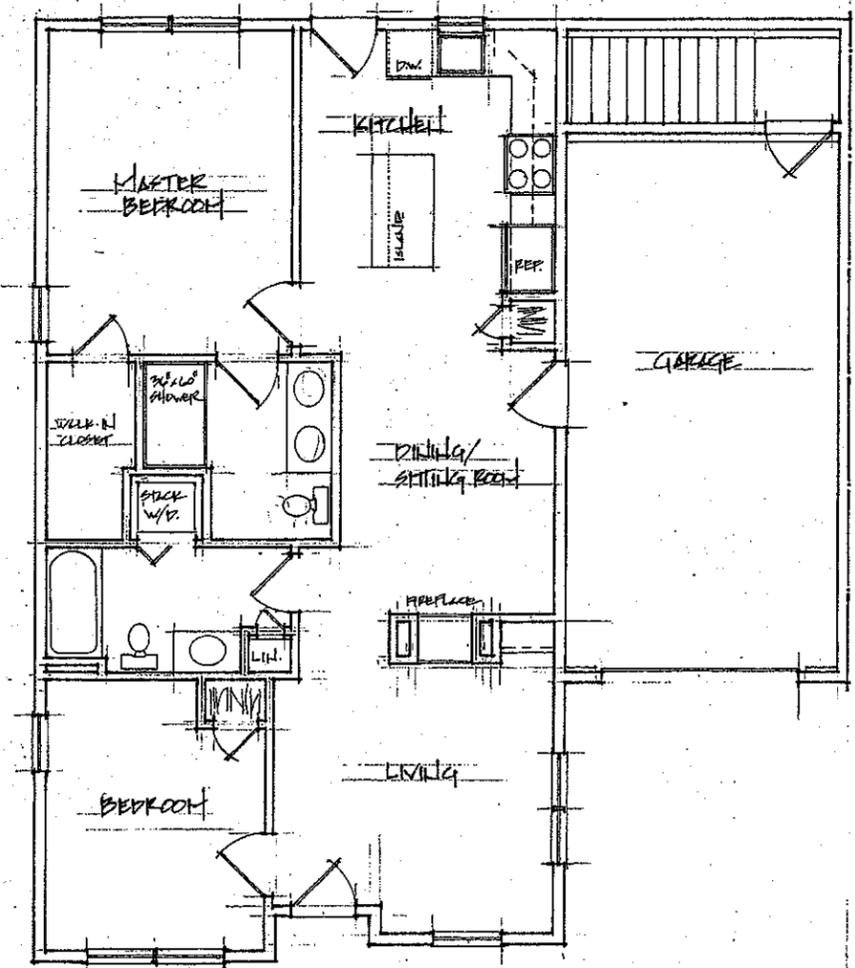


NOTES:

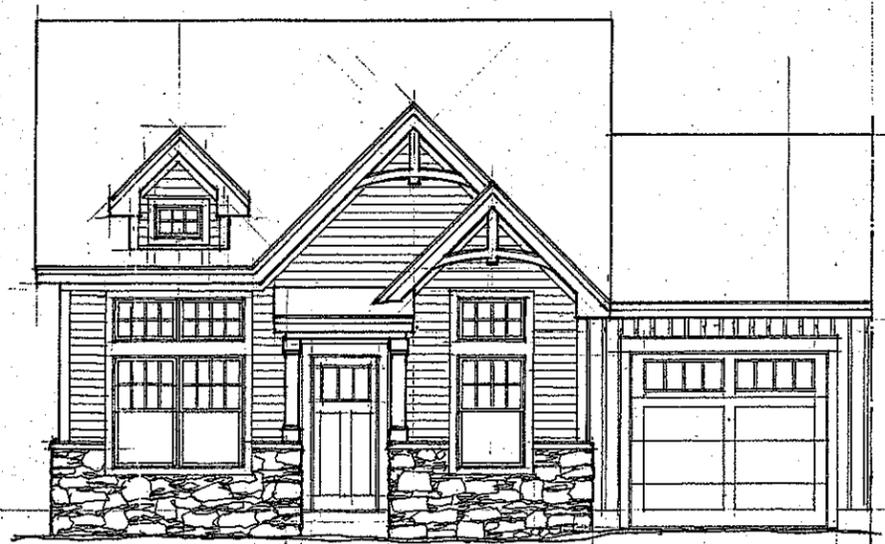
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DESIGNED INTERIOR DIMENSIONS OF THE CONDOMINIUM BUILDINGS PROPOSED FOR CONSTRUCTION AT GREELEY POINTE, NASHUA TAX MAP LOT 59-135, 122 MANCHESTER STREET, NASHUA, NEW HAMPSHIRE.
2. THE FLOOR PLANS AND DIMENSIONS SHOWN HEREON ARE INTENDED TO REPRESENT THE PROPOSED CONSTRUCTION OF THE BUILDING CORRESPONDING TO THE LOCATION SHOWN WITHIN THIS PLAN SET. THIS SHALL NOT, HOWEVER, PRECLUDE THE CONSTRUCTION OF OTHER SUITABLE BUILDING STYLES NOT SHOWN WITHIN.
3. FLOOR PLANS SHOWN WERE PROVIDED BY ENVISIONARY LINES, LLC, 614 NASHUA STREET, MILFORD, NH 03055.

APPROVED BY NASHUA PLANNING BOARD

ON: \_\_\_\_\_ CERTIFIED BY  
CHAIRMAN: \_\_\_\_\_ AND  
SECRETARY: \_\_\_\_\_



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0" 997 SQ. FT.



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

REV.	DATE	DESCRIPTION	C/O	DR	CK

**CONDOMINIUM FLOOR PLAN**  
**GREELEY POINTE**  
 TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR:  
**GRANITE GREEN INVESTMENT PARTNERS, LLC**  
 170 SOUTH RIVER ROAD, BUILDING 1, SUITE 102  
 BEDFORD, NH 03110 (603) 669-2770  
 LAND OF:  
**THE ELIZABETH S. GIMBER TRUST**  
 6817 MADISON WAY, CENTENNIAL, CO 80122  
**AND DIANE E. GIMBER**  
 C/O BISHOP REAL ESTATE MANAGEMENT  
 P.O. BOX 446, NASHUA, NH 03061 (603) 321-0070

SCALE: 1/4" = 1'-0" AUGUST 23, 2016

Surveying + Engineering + Land Planning + Permitting + Septic Designs

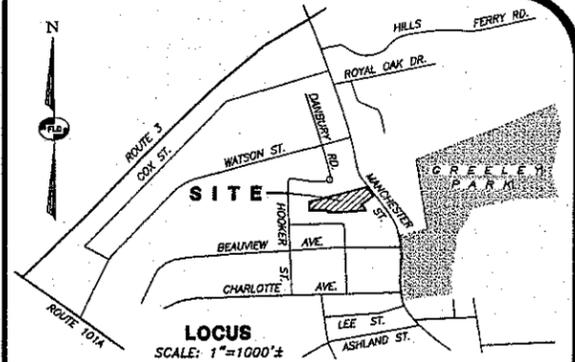
**FIELDSTONE**  
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
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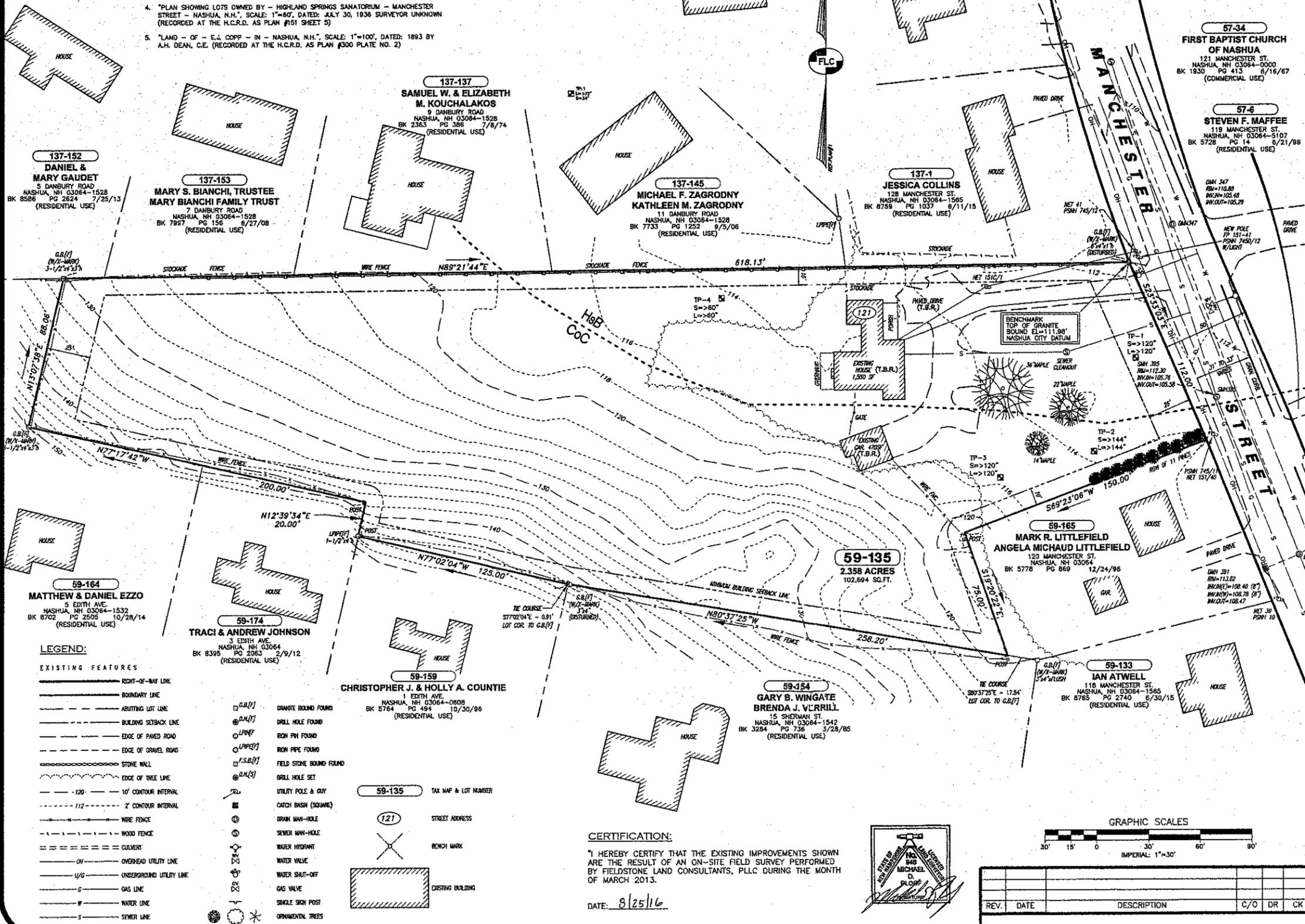
FILE: 49BCD04.dwg PROJ. NO. 498.04 SHEET: CD-1 PAGE NO. 3 OF 15

**REFERENCE PLANS:**

- "SUBDIVISION & CONSOLIDATION PLAN (MAP 59, LOT 133 & 155) - MANCHESTER ST. - NASHUA, NEW HAMPSHIRE - PREPARED FOR - FRANK JAMES LUCIANI JR., SCALE: 1"=20', DATED: AUGUST 27, 1995 BY CUOCO & CORNER, INC. (RECORDED AT THE H.C.R.D. AS PLAN #18347).
- "SUBDIVISION PLAN - WELLINGTON FARMS - MANCHESTER STREET - NASHUA, N.H. - SURVEYED FOR TERRAFIELD CORPORATION, SCALE: 1"=50', DATED: APRIL 1999 BY W. ROBERT HOLTE & ASSOCIATES (RECORDED AT THE H.C.R.D. AS PLAN #4114).
- "LAND OF - ELLA F. WARREN - MANCHESTER STREET - NASHUA N.H., SCALE: 1"=40', DATED: FEB. 25, 1955 SURVEYOR UNKNOWN (RECORDED AT THE H.C.R.D. AS PLAN #163).
- "PLAN SHOWING LOTS OWNED BY - HIGHLAND SPRINGS SANATORIUM - MANCHESTER STREET - NASHUA, N.H., SCALE: 1"=60', DATED: JULY 30, 1936 SURVEYOR UNKNOWN (RECORDED AT THE H.C.R.D. AS PLAN #151 SHEET 5)
- "LAND - OF - E.L. COPP - IN - NASHUA, N.H., SCALE: 1"=100', DATED: 1893 BY A.H. DEAN, C.E. (RECORDED AT THE H.C.R.D. AS PLAN #300 PLATE NO. 2)



- NOTES:**
- OWNER OF RECORDS ARE:  
THE ELIZABETH S. GIMBER TRUST, 6917 MADISON WAY, CENTENNIAL, CO. 80122. THE DEED REFERENCE IS BK 7631 PG. 2523 IN THE H.C.R.D.  
AND, DIANE E. GIMBER, C/O BISHOP REAL ESTATE MANAGEMENT, P.O. BOX 446, NASHUA, NH 03061. THE DEED REFERENCE IS BK 6144 PG. 177 IN THE H.C.R.D.  
THE APPLICANT IS GRANITE GREEN INVESTMENT PARTNERS, LLC.
  - THE PURPOSE OF THIS PLAN IS TO DEFINE THE PERIMETER OF TAX MAP PARCEL 59-135 AND DEPICT THE EXISTING IMPROVEMENTS AS SHOWN.
  - THE TOTAL AREA OF TAX MAP PARCEL 59-135 IS 2.358 ACRES OR 102,694 SQ. FT.
  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 57, 59 & 137.
  - ZONING FOR ENTIRE PARCEL IS R-A DISTRICT
- | CITY DIMENSIONAL STANDARDS | REQUIRED | EXISTING   |
|----------------------------|----------|------------|
| MIN LOT AREA               | 7,500 SF | 102,694 SF |
| MIN LOT WIDTH              | 75 FT    | 112 FT     |
| MIN LOT FRONTAGE           | 60 FT    | 112 FT     |
| MIN LOT DEPTH              | 90 FT    | 650 FT     |
| MIN FRONT SETBACK          | 25 FT    | 136± FT    |
| MIN SIDE SETBACK           | 10 FT    | 19.3 FT    |
| MIN REAR SETBACK           | 25 FT    | 449± FT    |
| MAX. BUILDING HEIGHT       | 35 FT    | 20± FT     |
| MAX. STORIES               | 2.5      | 2          |
| CONSERVATION AREA          | NA       | NA         |
| OPEN SPACE FOR EACH LOT    | NA       | NA         |
- THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
  - THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF MARCH 2013. THE NASHUA CITY DATUM HAS BEEN USED ON THIS PROJECT. NASHUA CITY DATUM TO NGVD 1929 DATUM = + 90.47'. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1.
  - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN MARCH 2013 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
  - THE SITE IS CURRENTLY SERVED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND WATER AND NATURAL GAS.
  - 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. 330057, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100130, DATED: SEPTEMBER 25, 2009.
  - THE UNDERGROUND 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.
  - SOIL TYPES FOR THE SITE IS CoC - CANTON URBAN COMPLEX, WITH MODERATELY RAPID PERMEABILITY AND Hsb - HINCKLEY LOAMY SAND.



**EXISTING CONDITIONS PLAN**  
**GREELEY POINTE**  
 TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR:  
**GRANITE GREEN INVESTMENT PARTNERS, LLC**  
 170 SOUTH RIVER ROAD, BUILDING 1, SUITE 102  
 BEDFORD, NH 03110 (603) 660-2770  
 LAND OF:  
**THE ELIZABETH S. GIMBER TRUST**  
 6917 MADISON WAY, CENTENNIAL, CO 80122  
**AND DIANE E. GIMBER**  
 C/O BISHOP REAL ESTATE MANAGEMENT  
 P.O. BOX 446, NASHUA, NH 03061 (603) 321-0070

SCALE: 1" = 30' AUGUST 23, 2016

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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- LEGEND:**
- EXISTING FEATURES**
- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ABUTTING LOT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVED ROAD
  - EDGE OF GRAVEL ROAD
  - STONE WALL
  - EDGE OF TREE LINE
  - 120' 10' CONTOUR INTERVAL
  - 112' 2' CONTOUR INTERVAL
  - WIRE FENCE
  - WOOD FENCE
  - CULVERT
  - OVERHEAD UTILITY LINE
  - UNDERGROUND UTILITY LINE
  - GAS LINE
  - WATER LINE
  - SEWER LINE
- GRANITE BOUND FOUND
  - DRILL HOLE FOUND
  - IRON PIN FOUND
  - IRON PIPE FOUND
  - FIELD STONE BOUND FOUND
  - DRILL HOLE SET
  - UTILITY POLE & GUY
  - CATCH BASIN (SQUARE)
  - IRAN MAN-HOLE
  - SEWER MAN-HOLE
  - WATER HYDRANT
  - WATER VALVE
  - WATER SHUT-OFF
  - GAS VALVE
  - SINGLE SIGN POST
  - ORNAMENTAL TREES
- 59-135 TAX MAP & LOT NUMBER
  - 121 STREET ADDRESS
  - BENCH MARK
  - EXISTING BUILDING

**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 MONTH OF MARCH 2013.  
 DATE: 8/25/16

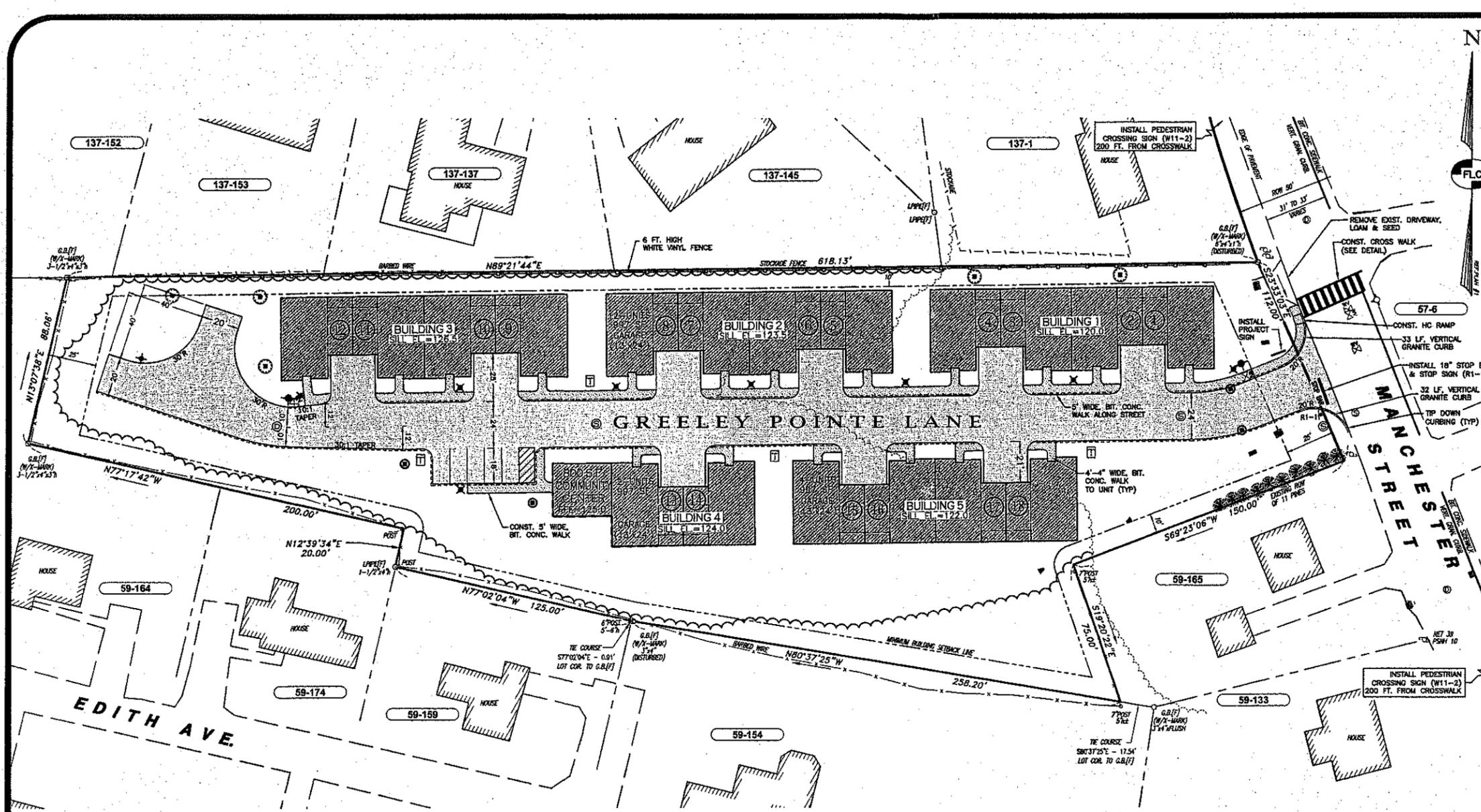


**GRAPHIC SCALES**

30' 15' 0' 30' 60' 90'

IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK



- NOTES:**
- OWNER OF RECORDS ARE:  
THE ELIZABETH S. GIMBER TRUST (50% INTEREST), 6917 MADISON WAY, CENTENNIAL, CO. 80122. THE DEED REFERENCE IS BK. 7631 PG. 2523 IN THE H.C.R.D.  
AND, DIANE E. GIMBER (50% INTEREST), C/O BISHOP REAL ESTATE MANAGEMENT, P.O. BOX 446, NASHUA, NH 03061. THE DEED REFERENCE IS BK. 6144 PG. 177 IN THE H.C.R.D.  
THE APPLICANT IS GRANITE GREEN INVESTMENT PARTNERS, LLC.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT AN 18 UNIT ELDERLY HOUSING CONDOMINIUM DEVELOPMENT ON TAX MAP PARCEL 59-135 WITH ASSOCIATED SITE IMPROVEMENTS.
  - THE TOTAL AREA OF TAX MAP PARCEL 59-135 IS 2.358 ACRES OR 102,694 SQ. FT.
  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 57, 58 & 137.
  - ZONING FOR ENTIRE PARCEL IS R-A DISTRICT
- | CITY DIMENSIONAL STANDARDS | REQUIRED | EXISTING   | PROPOSED   |
|----------------------------|----------|------------|------------|
| MIN LOT AREA               | 7,500 SF | 102,694 SF | 102,694 SF |
| MIN LOT WIDTH              | 75 FT    | 112 FT     | 112 FT     |
| MIN LOT FRONTAGE           | 60 FT    | 112 FT     | 112 FT     |
| MIN LOT DEPTH              | 90 FT    | 850 FT     | 650 FT     |
| MIN FRONT SETBACK          | 25 FT    | 138± FT    | 26.1 FT    |
| MIN SIDE SETBACK           | 10 FT    | 18.3 FT    | 10.9 FT    |
| MIN REAR SETBACK           | 25 FT    | 448± FT    | 111.6 FT   |
| MAX. BUILDING HEIGHT       | 35 FT    | 20± FT     | 23.5 FT    |
| MAX. STORES                | 2.5      | NA         | 2          |
| CONSERVATION AREA          | NA       | NA         | NA         |
| OPEN SPACE FOR EACH LOT    | NA       | NA         | NA         |
- THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF MARCH 2013. THE NASHUA CITY DATUM HAS BEEN USED ON THIS PROJECT. NASHUA CITY DATUM TO NGVD 1929 DATUM = + 80.47'. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1.
  - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN MARCH 2013 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
  - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES. THE PROPOSED DEVELOPMENT WILL BE SERVICED BY UNDERGROUND UTILITIES, MUNICIPAL SEWER AND WATER AND NATURAL GAS.
  - 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. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C05130, DATED: SEPTEMBER 25, 2009.
  - 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.
  - PARKING: THE PROJECT PROVIDES FOR 2 PARKING SPACES PER UNIT AND 5 PARKING SPACES AT THE COMMUNITY CENTER.
  - ALL REQUIRED STREET AND UTILITY IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
  - PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.H.R.O. SEC. 285-13.
  - ALL UTILITIES AND SERVICE CONNECTIONS SHALL BE INSTALLED PRIOR TO BASE COAT PAVING. SERVICE CONNECTIONS SHALL BE EXTENDED TO THE R.O.W. MARKED AND CAPPED FOR FUTURE USE.
  - LANDSCAPING SHALL CONFORM TO ARTICLE XXVII OF THE CITY OF NASHUA LAND USE CODE.
  - PRIOR TO ANY WORK BEING CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED.
  - ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
  - THE UNDERGROUND 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.

**LEGEND:**

<b>EXISTING FEATURES</b>	<b>PROPOSED FEATURES</b>
2-37-1 TAX MAP AND LOT NUMBER	120 2 FT. CONTOUR
RIGHT-OF-WAY LINE	124 10 FT. CONTOUR
BOUNDARY LINE	SPOT ELEVATION
ADJUTING LOT LINE	SPOT ELEVATION AT CURB
MINIMUM BUILDING SETBACK LINE	EDGE OF PAVEMENT
EDGE OF GRAVEL ROAD	VERTICAL GRANITE CURB
10' CONTOUR INTERVAL	CAPC DOG BISM
12' CONTOUR INTERVAL	FENCE
TREE LINE	FOUNDATION KNEEWALL
WIRE FENCE	6" WATER LINE
WOOD FENCE	SEWERY SEWER LINE
CHAIN LINK FENCE	UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
STONE WALL	USE
OVERHEAD UTILITIES	CB202 STORM WATER CATCH BASIN
EDGE OF EASEMENT	DMH1 STORM DRAIN MANHOLE
BENCHMARK	LB202 STORM WATER DRAINAGE
	FES1 LEACHING CATCH BASIN
	OS1 FLARED END SECTION
	OUTLET STRUCTURE

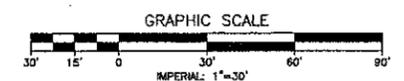
- NOTES CONTINUED:**
20. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
  21. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANY WAY WHATSOEVER, 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.
  22. ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS, DIRECTED ONTO THE SITE AND CONFORM TO APPLICABLE CITY OF NASHUA LAND USE CODE REGULATIONS.
  23. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLOT) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  24. PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO, AND APPROVED BY, THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
  25. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE SHALL BE RECORDED.
  26. ANY PIPE WORK WITHIN THE CITY'S RIGHT OF WAY SHALL BE PERFORMED BY A LICENSED CITY OF NASHUA DRAIN LAYER.
  27. UTILITIES INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVICING NEW DEVELOPMENTS SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.



CONTACT DIG SAFE  
72 HOURS PRIOR  
TO CONSTRUCTION  
**DIGSAFE.COM**  
OR DIAL 8-1-1  
811

**APPROVED BY NASHUA PLANNING BOARD**

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_ AND \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_



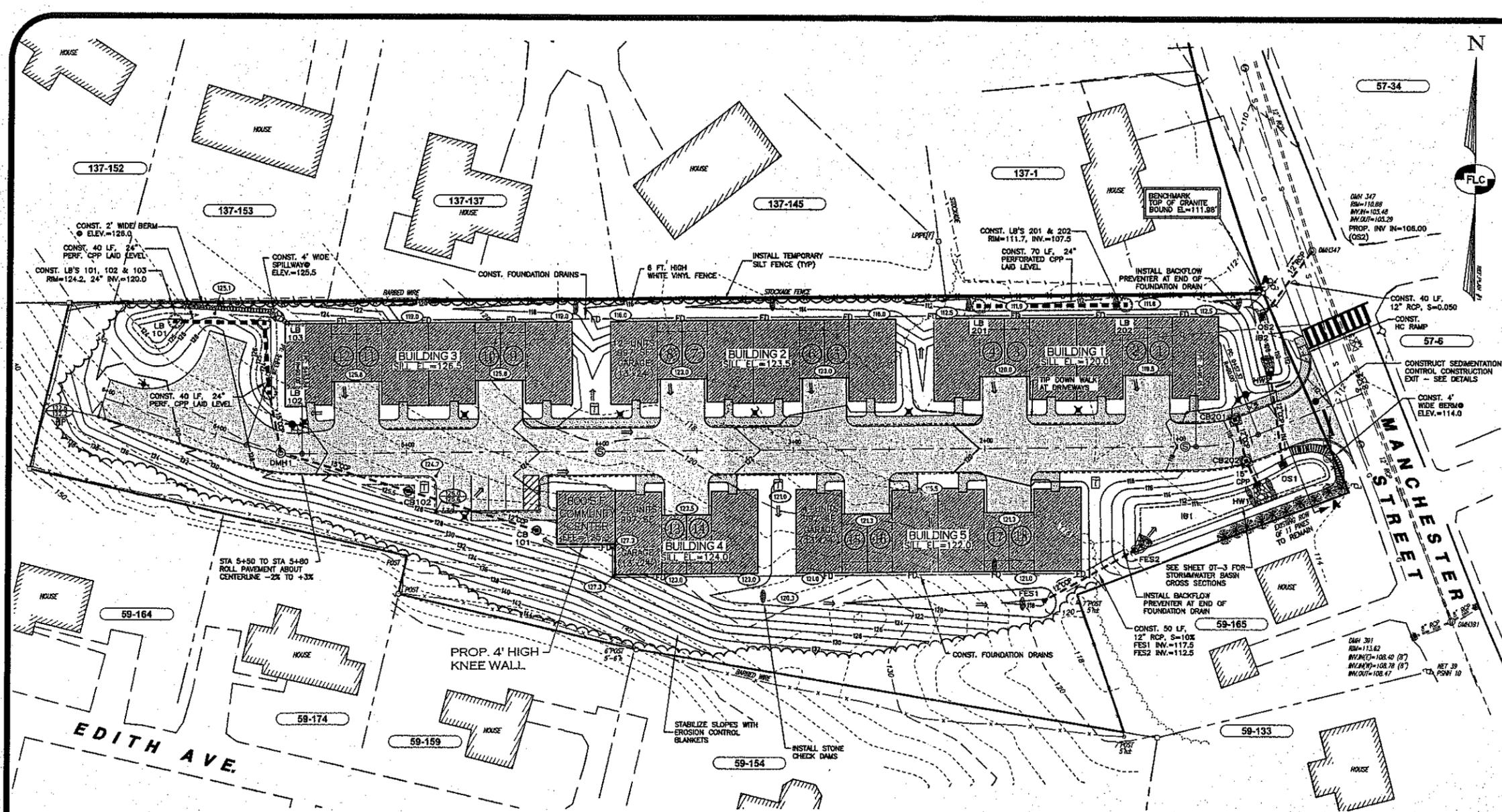
REV.	DATE	DESCRIPTION	C/O	DR	CK

**SITE LAYOUT PLAN**  
**GREELEY POINTE**  
TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR:  
**GRANITE GREEN INVESTMENT PARTNERS, LLC**  
170 SOUTH RIVER ROAD, BUILDING 1, SUITE 102  
BEDFORD, NH 03110 (603) 669-2770  
LAND OF:  
**THE ELIZABETH S. GIMBER TRUST**  
6917 MADISON WAY, CENTENNIAL, CO 80122  
**AND DIANE E. GIMBER**  
C/O BISHOP REAL ESTATE MANAGEMENT (603) 321-0070  
P.O. BOX 446, NASHUA, NH 03061

SCALE: 1" = 30' AUGUST 23, 2016  
Surveying + Engineering + Land Planning + Permitting + Septic Designs

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FILE: 498PP04.dwg PROJ. NO. 498.04 SHEET: SP-1 PAGE NO. 5 OF 15



- GENERAL CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL REVIEW THE CONDITION OF THE EXISTING DRAIN MANHOLE (DMH 347) WITH THE NASHUA DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION TO DETERMINE IF IT IS SUITABLE FOR THE PROPOSED CONSTRUCTION. IN THE EVENT THAT IT IS DETERMINED TO BE UNSUITABLE, THEN A NEW, PRECAST STRUCTURE SHALL BE INSTALLED.
  - THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE EXISTING SEWER MAIN IN MANCHESTER STREET IN THE VICINITY OF THE PROPOSED SEWER CONNECTION (SMHS) TO THE CITY OF NASHUA, DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION TO DOCUMENT THE CONDITION OF THE EXISTING SEWER MAIN.
  - A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA ENGINEERING DEPARTMENT SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
  - THE PROPOSED LOTS WILL BE DEVELOPED IN ACCORDANCE TO THE CITY OF NASHUA'S LAND USE ORDINANCES. THE PROPOSED BUILDINGS AND LOT GRADING SHOWN HEREON IS A REPRESENTATION OF HOW THE LOTS COULD BE DEVELOPED.



- EXISTING FEATURES**
- 2-37-1 TAX MAP AND LOT NUMBER
  - RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ABUTTING LOT LINE
  - MINIMUM BUILDING SETBACK LINE
  - EDGE OF PAVED ROAD
  - EDGE OF GRAVEL ROAD
  - 10' CONTOUR INTERVAL
  - 2' CONTOUR INTERVAL
  - TREE LINE
  - WIRE FENCE
  - WOOD FENCE
  - CHAIN LINK FENCE
  - STONE WALL
  - OVERHEAD UTILITIES
  - EDGE OF EASEMENT
  - BENCHMARK
- LEGEND:**
- IRON PIP
  - IRON PIPE
  - CONCRETE OR GRANITE BOUND
  - DRILL HOLE
  - SIGN
  - EXISTING BUILDING
  - UTILITY POLE AND GUY WIRE
  - TREES
  - DRAIN MANHOLE
  - SEWER MANHOLE

- PROPOSED FEATURES**
- 120 2 FT. CONTOUR
  - 124 10 FT. CONTOUR
  - 125.5 SPOT ELEVATION
  - SPOT ELEVATION AT CURB
  - EDGE OF PAVEMENT
  - VERTICAL GRANITE CURB
  - CAPE COD BERM
  - FENCE
  - FOUNDATION KNEEWALL
  - FOUNDATION DRAIN
  - 4" WATER LINE
  - SANITARY SEWER LINE
  - UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
  - SURFACE WATER FLOW
  - STORM WATER CATCH BASIN
  - STORM DRAIN MANHOLE
  - STORM WATER DRAINAGE
  - LEACHING CATCH BASIN
  - FLARED END SECTION
  - OUTLET STRUCTURE
- LIMITS OF CLEARING**
- R1-1 STOP SIGN & STREET ID SIGN
  - LANERN STYLE STREET LIGHT
  - TRANSFORMER PAD
  - WATER HYDRANT
  - WATER GATE VALVE
  - WATER SERVICE SHUT-OFF
  - SANITARY SEWER MANHOLE
  - STONE CHECK DAM
  - (T.B.R.) TO BE REMOVED

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

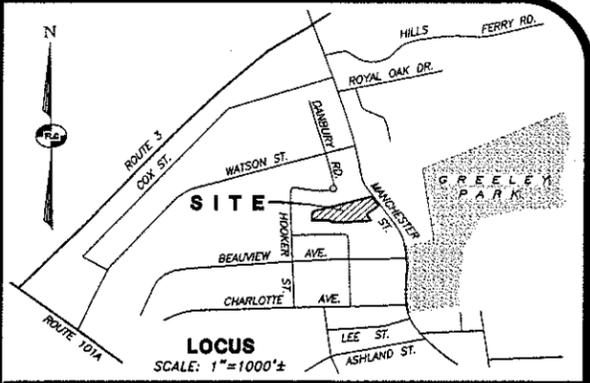
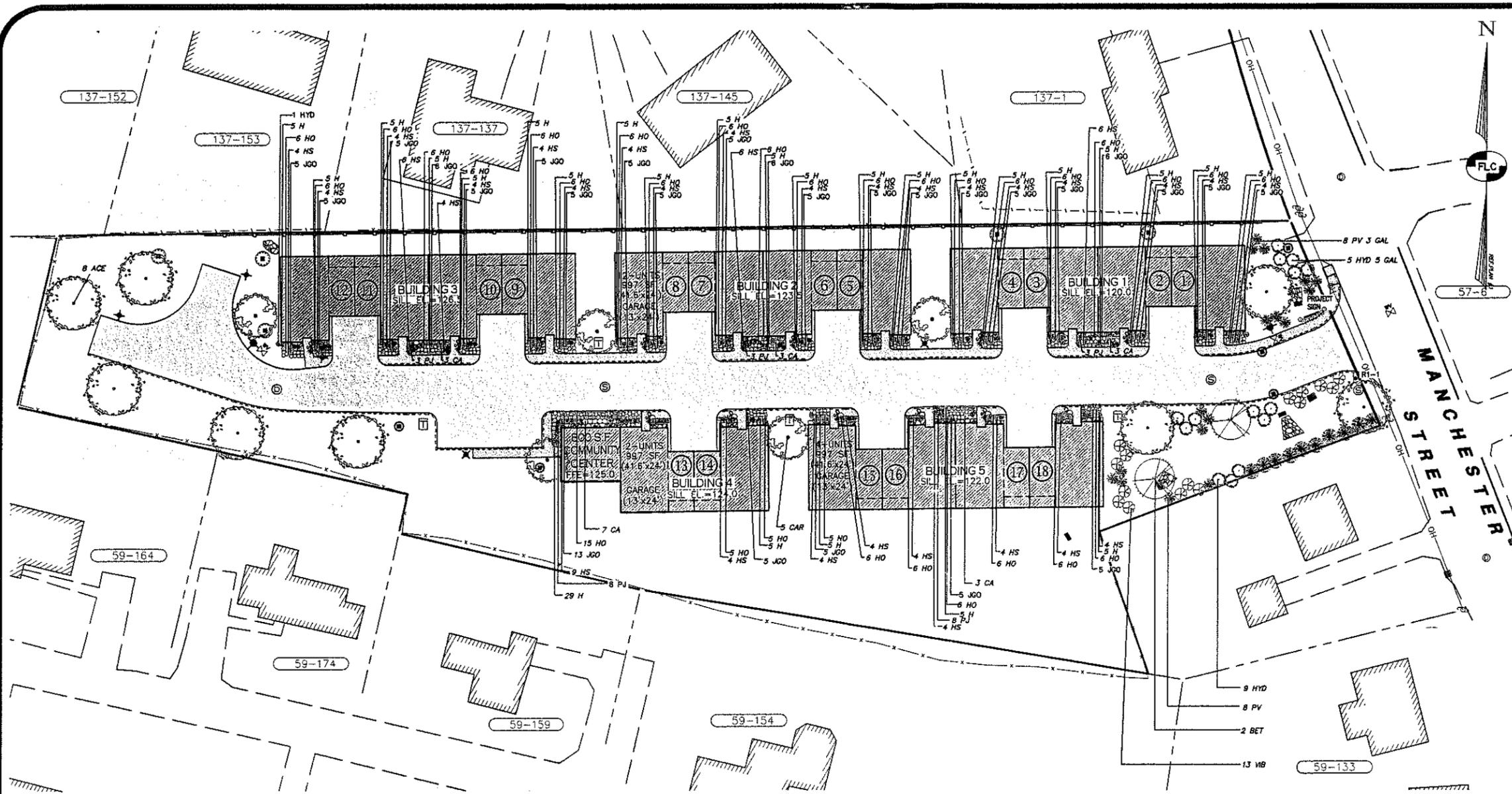


**GRADING & EROSION CONTROL PLAN**  
**GREELEY POINTE**  
 TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR:  
**GRANITE GREEN INVESTMENT PARTNERS, LLC**  
 170 SOUTH RIVER ROAD, BUILDING 1, SUITE 102  
 BEDFORD, NH 03110 (603) 669-2770  
 LAND OF:  
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**AND DIANE E. GIMBER**  
 C/O BISHOP REAL ESTATE MANAGEMENT (603) 321-0070  
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SCALE: 1" = 30' AUGUST 23, 2016  
 Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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**LEGEND:**

EXISTING FEATURES	
(2-37-1)	TAX MAP AND LOT NUMBER
---	RIGHT-OF-WAY LINE
---	BOUNDARY LINE
---	ABUTTING LOT LINE
---	MINIMUM BUILDING SETBACK LINE
---	EDGE OF PAVED ROAD
---	EDGE OF GRAVEL ROAD
---	10' CONTOUR INTERVAL
---	2' CONTOUR INTERVAL
---	TREE LINE
---	WIRE FENCE
---	WOOD FENCE
---	CHAIN LINK FENCE
---	STONE WALL
---	OVERHEAD UTILITIES
---	EDGE OF EASEMENT
○	IRON PIP
○	IRON PIPE
□	CONCRETE OR GRANITE SOUND
○	DRILL HOLE
○	SIGN
▭	EXISTING BUILDING
○	UTILITY POLE AND GUY WIRE
○	TREES
○	DRAIN MANHOLE
○	SEWER MANHOLE
PROPOSED FEATURES	
---	2 FT. CONTOUR
---	10 FT. CONTOUR
---	EDGE OF PAVEMENT
---	SLOPED GRANITE CURB
---	FENCE
○	CATCH BASIN
---	UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
---	SURFACE WATER FLOW
---	WATER HYDRANT
---	WATER GATE VALVE
---	WATER SERVICE SHUT-OFF
---	POLE MOUNTED LIGHT
---	SIDEWALK
---	PAVED AREA
---	LIMITS OF CLEARING
(59-180)	TAX MAP AND LOT NUMBER
R1-1	STOP SIGN & STREET ID SIGN

**PLANT SYMBOLS**

Symbol	Plant Name	Quantity
○	ACER RUBRUM (RED SUNSET MAPLE)	8)2"-2.5"CAL
○	BETULA NIGRA (HERITAGE RIVER BIRCH)	2)12"-14"CLUMP
○	CARPINUS B. FASTIGIATA (PYRAMIDAL EUROPEAN HORNBEAM)	5)2"-2.5"CAL
○	PANICUM VIRGATUM (SWITCH GRASS)	15)3 GAL
○	CLETHRA ALNIFOLIA (DWARF SUMMER SWEET)	16)3 GAL
○	JUNIPERUS CHINENSIS (GREY OWL JUNIPER)	12)3)3GAL
○	PIERIS JAPONICA (DWARF ANDROMEDA)	14)3 GAL
○	HELICTOTRICHON SEMPERVIRENS *(BLUE OAT GRASS)	97)3 GAL
○	HEMEROCALLISSP. (DAYLILY)	145)1 GAL
○	HYDRANGEA SP. (HYDRANGEA)	16) 5 GAL
○	VIBURNUM PRUNIFOLIUM (BLACKHAW VIBURNUM)	15)4'-5"BA&B
○	HOSTA SP (HOSTA)	133) 3 GAL

**MISCELLANEOUS:**  
 GENERAL LAWN SEED (BLUE SEAL LAWN MIX 11-A) OR EQUAL  
 RESTORATION SEED MIX: ROCKINGHAM SLOPE MIX OR NEW ENGLAND WARM SEASON MIX BY N.E. WETLAND PLANTS, INC.  
 DETENTION SEED MIXTURE: NEW ENGLAND WETLAND PLANTS, AMHERTS, MA.  
 EROSION CONTROL/RESTORATION MIX FOR MOIST SITES.  
 PREMIUM BLEND PINE/HEMLOCK BARK MULCH

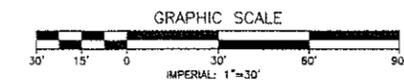
REV.	DATE	DESCRIPTION	C/O	DR	CK

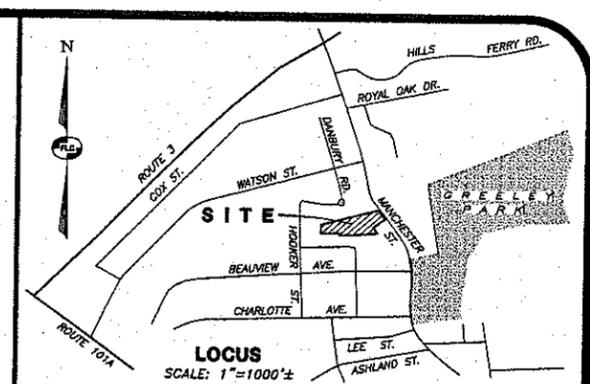
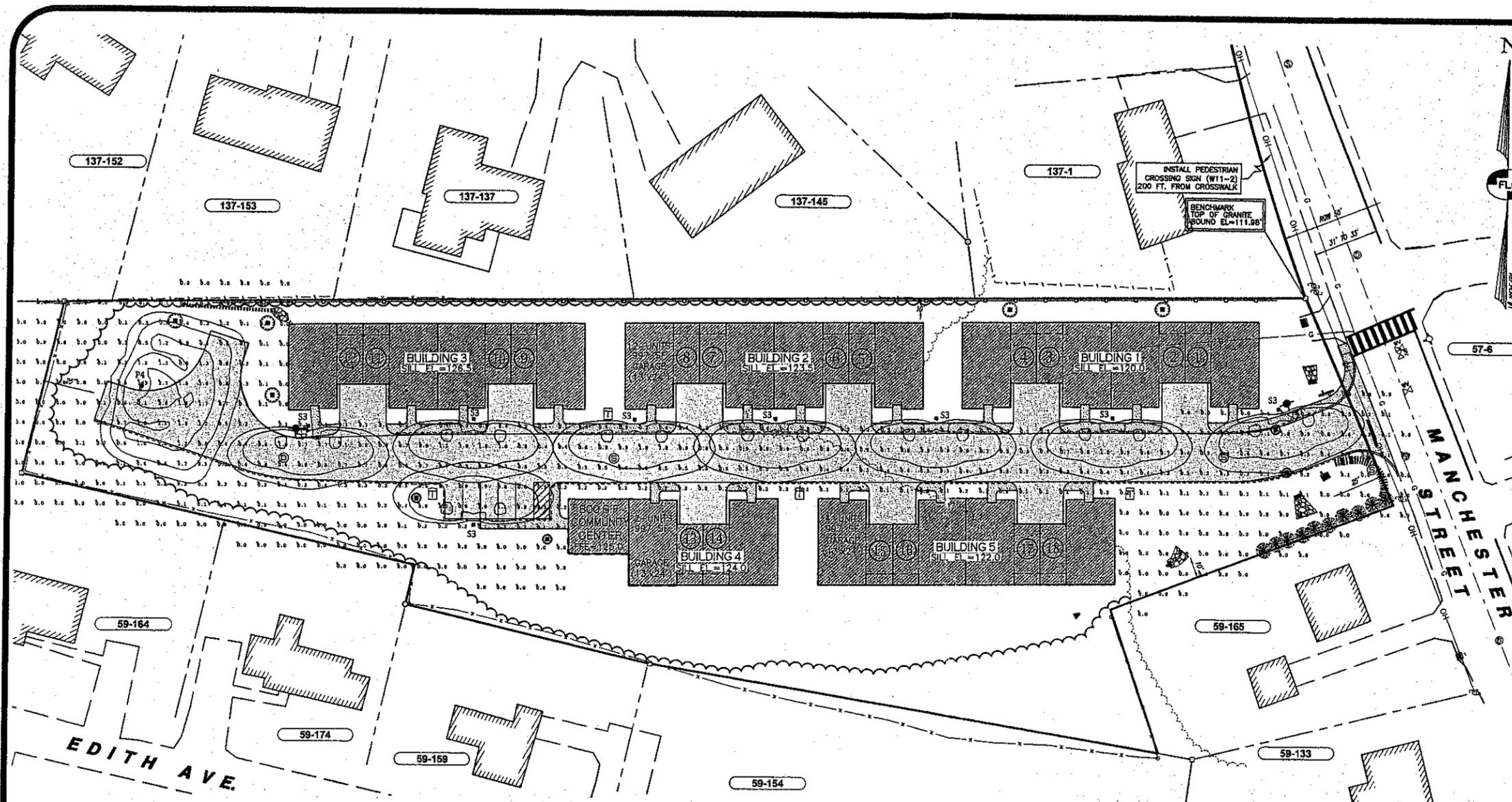
**LANDSCAPING PLAN**  
**GREELEY POINTE**  
 TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR:  
**GRANITE GREEN INVESTMENT PARTNERS, LLC**  
 170 SOUTH RIVER ROAD, BUILDING 1, SUITE 102  
 BEDFORD, NH 03110 (603) 669-2770  
 LAND OF:  
**THE ELIZABETH S. GIMBER TRUST**  
 6917 MADISON WAY, CENTENNIAL, CO 80122  
**AND DIANE E. GIMBER**  
 C/O BISHOP REAL ESTATE MANAGEMENT (603) 321-0070  
 P.O. BOX 446, NASHUA, NH 03081

SCALE: 1" = 30' AUGUST 23, 2016

Surveying + Engineering + Land Planning + Permitting + Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC  
 778 Elm Street Suite C, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com





**LEGEND:**

**EXISTING FEATURES**

- 2-37-1 TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- MINIMUM BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- 120' 2' FT. CONTOUR INTERVAL
- 112' 2' FT. CONTOUR INTERVAL
- TREE LINE
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- STONE WALL
- OH OVERHEAD UTILITIES
- EDGE OF EASEMENT
- IRON PVI
- IRON PIPE
- CONCRETE OR GRANITE BOUND
- DRILL HOLE
- SIGN
- EXISTING BUILDING
- UTILITY POLE AND GUY WIRE
- TREES
- DRAIN MANHOLE
- SEWER MANHOLE

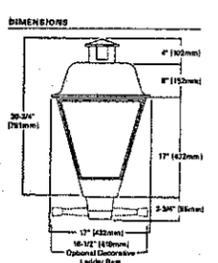
**PROPOSED FEATURES**

- 120 2' FT. CONTOUR
- 114 10' FT. CONTOUR
- EDGE OF PAVEMENT
- SLOPED GRANITE CURBS
- FENCE
- CATCH BASIN
- UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- SURFACE WATER FLOW
- WATER HYDRANT
- WATER GATE VALVE
- WATER SERVICE SHUT-OFF
- POLE MOUNTED LIGHT
- SHALE
- TEMPORARY SILT FENCE
- SIDEWALK
- PAVED AREA
- LIMITS OF CLEARING
- 59-180 TAX MAP AND LOT NUMBER
- R1-1 STOP SIGN & STREET ID SIGN
- STREET TREE

**Streetworks**



**UTLD TRADITIONAIRE LED DOWNLIGHT**  
 1 - 3 LightBAs  
 Solid State LED  
 DECORATIVE POST TOP LUMINAIRE



StatArea\_1  
 57-6  
 Illuminance (Fc)  
 Average = 0.70  
 Maximum = 2.9  
 Minimum = 0.2  
 Avg/Min Ratio = 3.50  
 Max/Min Ratio = 14.50

**Luminaire Schedule**

Symbol	Qty	Label	Arrangement	Description
1	1	P4	SINGLE	UTLD-202-LED-E-U-SL4/ 14' APG
8	8	S3	SINGLE	UTLD-E01-LED-E-U-SL3-RSS/ 14' APG

**ORDERING INFORMATION**

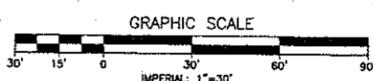
Product Family	Number of LightBAs**	Mount Type	Draw	Voltage	Distribution
UTLD-Traditionaire**	801-01 21 LED LightBAs	LED-Socket Base	Light Emitting Diodes	UL-Approved (120-277V) 8-40W 90-94V	7-2 Type I 7-2 Type II 8-2 Type I 8-2 Type II 9-2 Type I 9-2 Type II
LED Downlight	802-01 21 LED LightBAs				8-2 Type I 8-2 Type II 9-2 Type I 9-2 Type II
LED Downlight	803-01 21 LED LightBAs				8-2 Type I 8-2 Type II 9-2 Type I 9-2 Type II
LED Downlight	804-01 21 LED LightBAs				8-2 Type I 8-2 Type II 9-2 Type I 9-2 Type II

**Options (Add as Suffix)**

- A-Factory Installed Ladder Run
- B-Factory Installed Ladder Run
- C-Factory Installed Ladder Run
- D-Factory Installed Ladder Run
- E-Factory Installed Ladder Run
- F-Factory Installed Ladder Run
- G-Factory Installed Ladder Run
- H-Factory Installed Ladder Run
- I-Factory Installed Ladder Run
- J-Factory Installed Ladder Run
- K-Factory Installed Ladder Run
- L-Factory Installed Ladder Run
- M-Factory Installed Ladder Run
- N-Factory Installed Ladder Run
- O-Factory Installed Ladder Run
- P-Factory Installed Ladder Run
- Q-Factory Installed Ladder Run
- R-Factory Installed Ladder Run
- S-Factory Installed Ladder Run
- T-Factory Installed Ladder Run
- U-Factory Installed Ladder Run
- V-Factory Installed Ladder Run
- W-Factory Installed Ladder Run
- X-Factory Installed Ladder Run
- Y-Factory Installed Ladder Run
- Z-Factory Installed Ladder Run

**Accessories (Order Separately)**

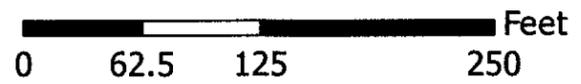
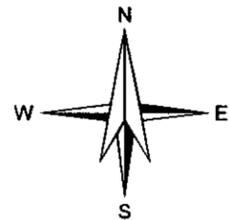
- 1A-180A Photometric Measurements
- 1A-180B Photometric Measurements
- 1A-180C Photometric Measurements
- 1A-180D Photometric Measurements
- 1A-180E Photometric Measurements
- 1A-180F Photometric Measurements
- 1A-180G Photometric Measurements
- 1A-180H Photometric Measurements
- 1A-180I Photometric Measurements
- 1A-180J Photometric Measurements
- 1A-180K Photometric Measurements
- 1A-180L Photometric Measurements
- 1A-180M Photometric Measurements
- 1A-180N Photometric Measurements
- 1A-180O Photometric Measurements
- 1A-180P Photometric Measurements
- 1A-180Q Photometric Measurements
- 1A-180R Photometric Measurements
- 1A-180S Photometric Measurements
- 1A-180T Photometric Measurements
- 1A-180U Photometric Measurements
- 1A-180V Photometric Measurements
- 1A-180W Photometric Measurements
- 1A-180X Photometric Measurements
- 1A-180Y Photometric Measurements
- 1A-180Z Photometric Measurements



**LIGHTING PLAN**  
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 FILE: 498PP04.dwg PROJ. NO. 498.04 SHEET: LT-1 PAGE NO. 9 OF 15



122 Manchester Street - aerial photo 2015



1 inch = 94 feet

NASHUA  
NEW HAMPSHIRE

