

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

Documents:

[20161201 NCPB AGENDA AMENDED1.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20161201 40 12ST ST SUBDIVISION PLAN STAFF REPORT.PDF](#)
[20161201 40 12TH ST SUBDIVISION PLAN.PDF](#)
[20161201 200 AND 275 INNOVATIVE WAY SUBDIVISION STAFF REPORT.PDF](#)
[20161201 200 AND 275 INNOVATIVE WAY SUBDIVISION PLAN.PDF](#)
[20161201 100-300 INNOVATIVE WAY SITE PLAN STAFF REPORT.PDF](#)
[20161201 100-300 INNOVATIVE WAY SITE PLAN.PDF](#)
[20161201 200 INNOVATIVE WAY SITE PLAN STAFF REPORT.PDF](#)
[20161201 200 INNOVATIVE WAY SITE PLAN.PDF](#)
[20161201 738 WEST HOLLIS ST SITE PLAN STAFF REPORT.PDF](#)
[20161201 738 WEST HOLLIS ST SITE PLAN.PDF](#)
[20161117 122 MANCHESTER ST SITE PLAN STAFF REPORT REVISED.PDF](#)
[20161117 122 MANCHESTER ST SITE PLAN.PDF](#)



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

December 1, 2016

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Meeting, December 1, 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, 3rd 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 – November 17, 2016
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

None

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS – SUBDIVISION PLANS

1. Etchstone Properties, Inc. (Owner) - Application and acceptance of proposed five lot subdivision. Property is located at 40 Twelfth Street. Sheet 87 - Lot 190. Zoned "RB" Urban Residence. Ward 4.
2. John J. Flatley Company (Owner) - Application and acceptance of proposed subdivision of the restaurant development and consolidation of two lots. Property is located at 200 & 275 Innovative Way. Sheet A, Lots 798 & 1012. Zoned PI-Park Industrial and RC-Urban Residence. Ward 8. **(Postponed from the November 17, 2016 Meeting)**

NEW BUSINESS – SITE PLANS

3. John J. Flatley Company (Owner) - Application and acceptance of proposed Gateway Hills Ski Slope. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8.
4. John J. Flatley Company (Owner) - Application and acceptance of proposed site plan to construct a 255,272 square foot Research & Development facility. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8. **(Postponed to the January 12, 2017 Meeting)**
5. 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 from the November 17, 2016 Meeting.)**
6. 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 January 12, 2017 Meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Nomination Committee for NCPB Officers for calendar year 2017.
3. Referral from the Board of Aldermen on proposed O-16-025, amending the zoning map by rezoning three lots on Amherst St from Airport Industrial (AI) to Highway Business (HB)

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

January 12, 2017

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, Deputy Planning Manager/Development
FOR: December 1, 2016
RE: **New Business #1 - Subdivision Plan**

I. Project Statistics:

Owners: Etchstone Properties, Inc.
Proposal: Five lot subdivision
Location: 40 Twelfth Street
Total Site Area: 0.729 acres (31,745 sf)
Existing Zoning: RB-Urban Residence
Surrounding Uses: Residential

II. Background Information:

According to Assessing records, Lot 190 contains a single family home built in 1949. On August 5, 2015 the Planning Board approved a consolidation/lot line relocation plan for this parcel (see attached approval letter and staff report).

III. Project Description:

The purpose of this plan is to subdivide the parcel into five lots ranging in size from 6,103 sf to 6,960 sf. The existing home with access onto Will Street will remain. The remaining four lots will have access onto Twelfth Street. A sidewalk is located along the property on Twelfth Street with a sidewalk located on the opposite side of Will Street. Addresses have been assigned by the Fire Marshal and they will be as follows:

Lot 321 will be 22 Twelfth Street
Lot 322 will be 24 Twelfth Street
Lot 323 will be 26 Twelfth Street
Lot 324 will be 28 Twelfth Street
Lot 190 will be 15 Will Street (formerly 40 Twelfth Street)

The site will be serviced by municipal sewer, Pennichuck Water Works and underground gas. A Traffic Impact Report (TIR) Threshold Worksheet was submitted and no further traffic analysis is required. According to the applicant's engineer, there is a single family residence on the parcel with the remainder of the lot undeveloped. The project disturbs approximately 30,000 sf and therefore a NHDES Alteration of Terrain is not required. There is a slight slope in a north and westerly direction towards the adjacent 12 Street roadway frontage. There is a drainage system in 12th Street that conveys stormwater from this street into the pipe network in Ledge Street and ultimately to the north and into the Nashua Canal. There are no wetlands on site. The site has been graded such that the front yards and proposed driveways will slope towards the street. On-site measures include adding three leaching catch basins to the rear of the yards. The basins will capture runoff from the back yards and from each rooftop. Gutters are proposed and a pipe

network will connect the rooftop runoff to the leaching catch basins. Post development flows for the drainage areas in the north and south were calculated to be equal or less than the pre-development conditions. Post development flows to the west are slightly greater than the pre-development condition.

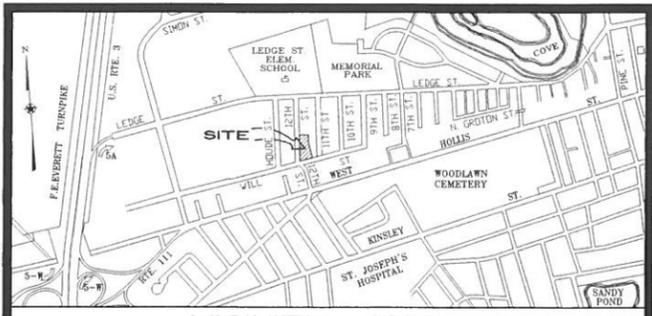
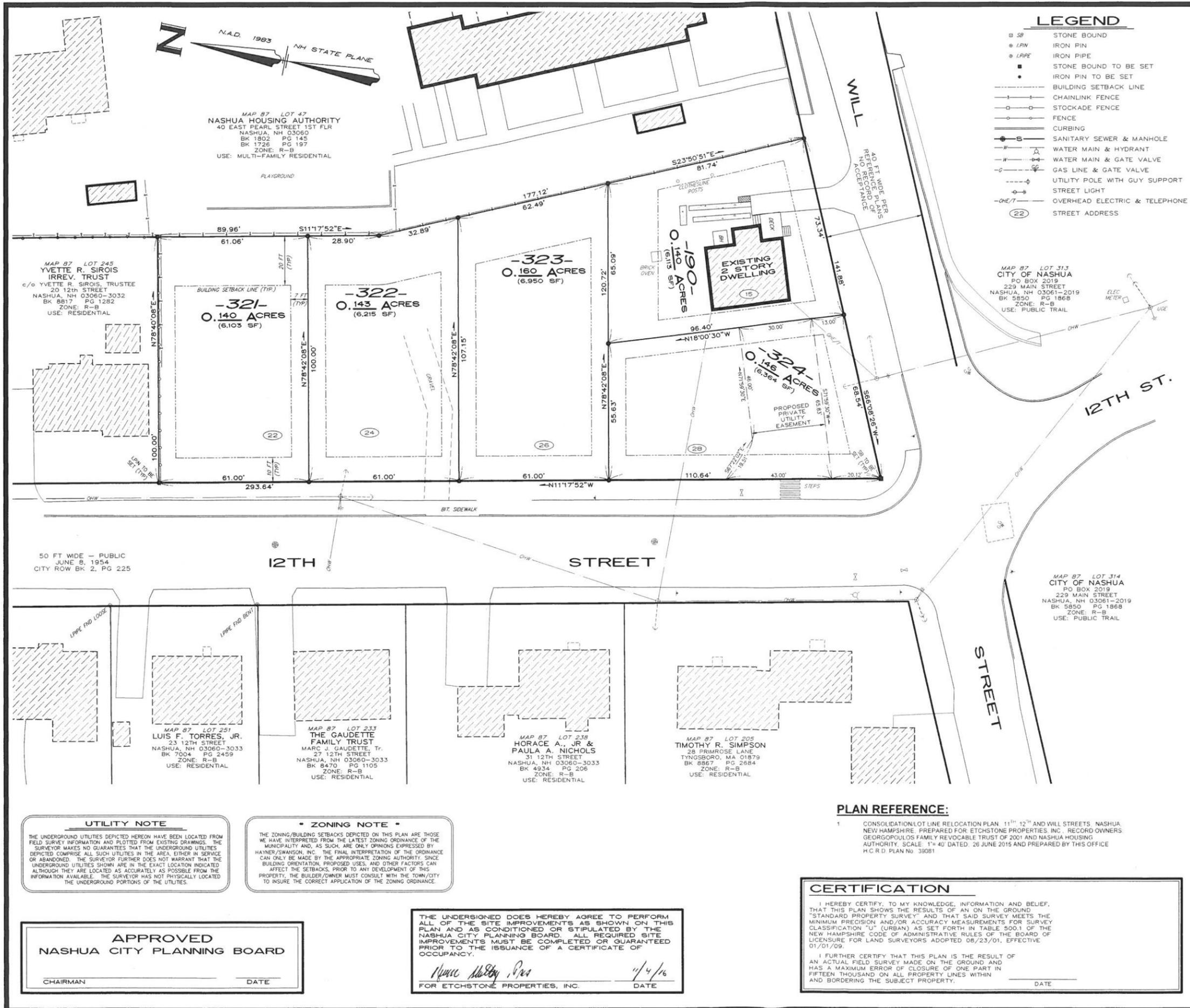
Two waivers have been requested as part of this application. The first is for underground utilities; a combination of overhead and underground utilities is being proposed. The second waiver is related to stormwater management standards (see attached).

The plan was reviewed by City staff. Engineering comments are pending.

Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet the requirements outlined in the Subdivision NRO § 190-138(G). 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 stipulation be made part of that approval:

1. The request for a waiver of § 190-215, for stormwater management standards, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The request for a waiver of § 190-221(C), which requires underground utilities to be installed, is/is not granted, finding that the waiver will/will not be contrary to the spirit and intent of the regulation.
3. Prior to the chair signing the plan, minor drafting corrections will be made.
4. Prior to the issuance of a building permit, all comments in letter from Jeanne Walker, PE dated _____, 2016 shall be addressed to the satisfaction of the Engineering Department.
5. Prior to any work being conducted, a pre-construction conference shall be set up with the Planning Department.
6. Any work within the right-of-way shall require a financial guarantee.



VICINITY MAP SCALE: 1" = 1,000'

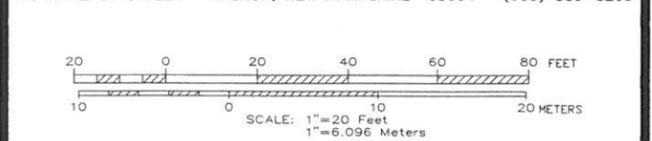
- NOTES:**
- SITE AREA LOT 190 0.729 AC (31,745 SF)
 - PRESENT ZONING R-B; B URBAN RESIDENCE
 - MINIMUM LOT REQUIREMENTS
 - LOT SIZE 6,000 SF
 - FRONTAGE 50 FT
 - WIDTH 60 FT
 - DEPTH 80 FT
 - MINIMUM SETBACK REQUIREMENTS
 - FRONT YARD 10 FT
 - SIDE YARD 7 FT
 - REAR YARD 20 FT
 - MAX BUILDING HEIGHT 45 FT
 - MAX STORIES 3.0
 - OPEN SPACE (%) 35
 - MAX FLOOR RATIO 0.5
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 87
 - PURPOSE OF PLAN TO SUBDIVIDE MAP 87, LOT 190 INTO 5 SINGLE-FAMILY RESIDENTIAL LOTS
 - SITE IS SERVICED BY MUNICIPAL SEWER WATER BY PENNICHUCK WATER WORKS, UNDERGROUND GAS AND A COMBINATION OF UNDERGROUND AND OVERHEAD ELECTRIC AND TELECOMMUNICATION UTILITIES
 - MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS
 - (A) STONE BOUNDS AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET
 - (B) IRON PINS AT LOT CORNERS
 - THERE APPEARS TO BE NO WETLANDS ON THIS SITE
 - THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) HILLSBOROUGH COUNTY CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330097 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011C0513D DATED SEPTEMBER 25, 2009
 - THIS SUBDIVISION PACKAGE CONTAINS 5 SHEETS OF WHICH SHEET 1 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS WILL BE ON FILE AT THE CITY OF NASHUA PLANNING DEPARTMENT
 - THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN
 - 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
 - PRIOR TO THE RECORDING OF THE PLAN, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED
 - "CITY ROW BK" REFERS TO CITY OF NASHUA STREET LAYOUT, ACCEPTANCE AND DISCONTINUANCE BOOKS ON FILE AT THE CITY ENGINEERS OFFICE
 - PRESENT OWNER
 - MAP 87 LOT 190
 - ETCHSTONE PROPERTIES, INC.
 - 179 AMHERST STREET
 - AMHERST, NH 03064
 - BK 8816 PG 2053
 - BK 8917 PG 0283

NO.	DATE	REVISION	BY

SUBDIVISION PLAN (MAP 87, LOT 190)

40 12TH STREET NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
ETCHSTONE PROPERTIES, INC.
 179 AMHERST STREET NASHUA, NEW HAMPSHIRE 03064 (603) 889-5208



19 OCTOBER 2016

HSI Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 Fax (603) 883-5057
 www.hayner-swanson.com

FIELD BOOK: 1199	DRAWING NAME: 5310SUB_FS21	5310	1 OF 5
DRAWING LOCATION: C:\LAND PROJECTS\5310\DWG\5310SUB		File Number	Sheet

UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

ZONING NOTE
 THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

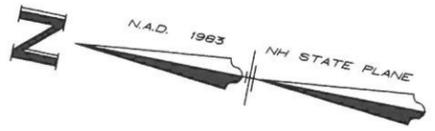
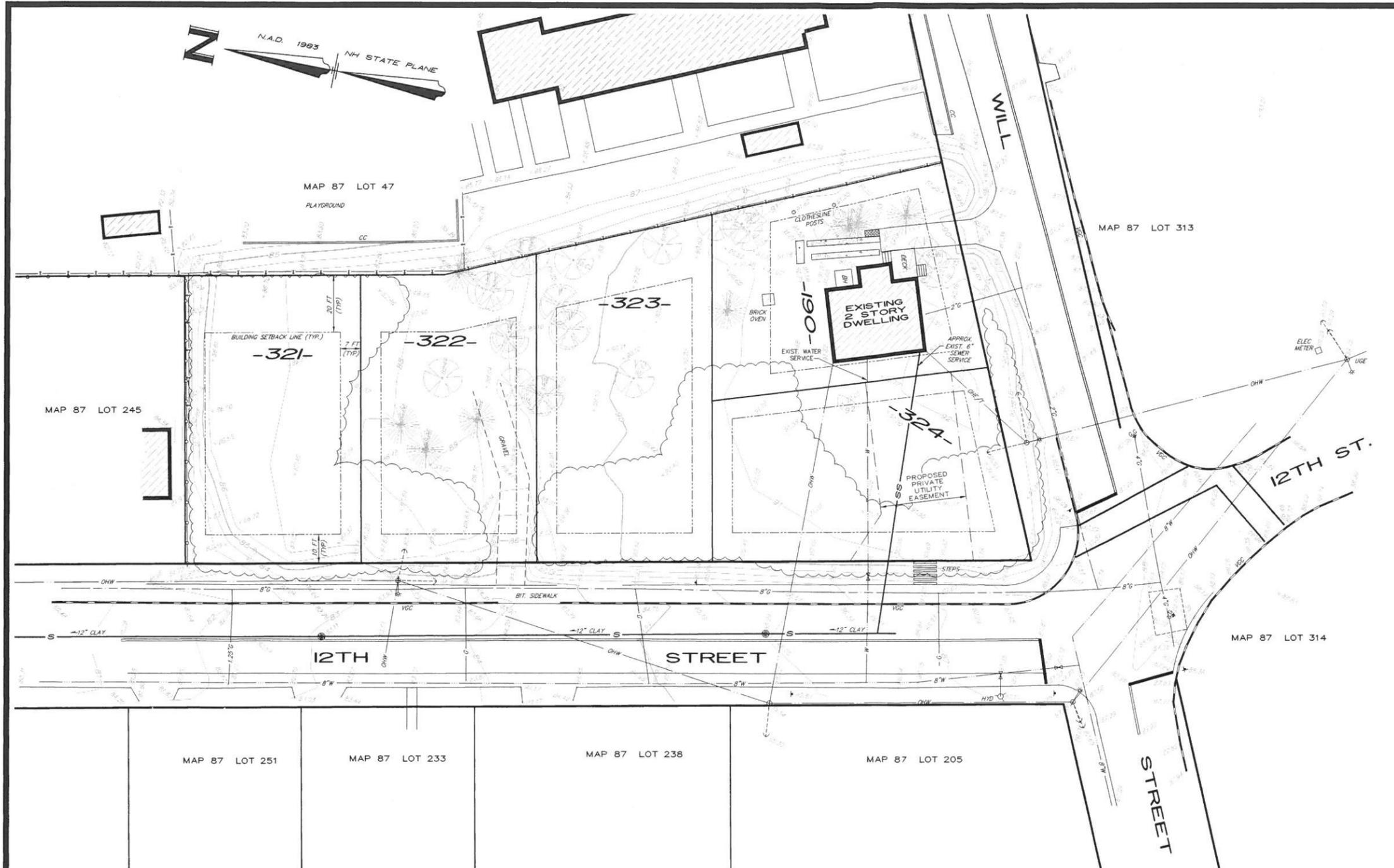
THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FOR ETCHSTONE PROPERTIES, INC. DATE 10/4/16

PLAN REFERENCE:
 1 CONSOLIDATION/LOT LINE RELOCATION PLAN 11TH, 12TH AND WILL STREETS, NASHUA, NEW HAMPSHIRE, PREPARED FOR: ETCHSTONE PROPERTIES, INC., RECORD OWNERS GEORGOPOULOS FAMILY REVOCABLE TRUST OF 2001 AND NASHUA HOUSING AUTHORITY, SCALE: 1" = 40' DATED: 26 JUNE 2015 AND PREPARED BY THIS OFFICE H.C.R.D. PLAN No. 39081

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 "U" (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.
 I 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.

APPROVED NASHUA CITY PLANNING BOARD
 CHAIRMAN _____ DATE _____



MAP 87 LOT 47
PLAYGROUND

MAP 87 LOT 313

MAP 87 LOT 245

MAP 87 LOT 251

MAP 87 LOT 233

MAP 87 LOT 238

MAP 87 LOT 205

MAP 87 LOT 314

UTILITY NOTE
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LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE
- TREE LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- FENCE
- VERTICAL GRANITE CURB
- CONCRETE CURB
- STREET ADDRESS

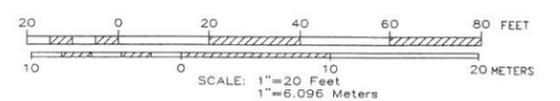
SURVEY NOTES:

1. THE TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY THIS OFFICE BETWEEN NOVEMBER 2014 AND JANUARY 2015.
2. SURVEY CONTROL:
HORIZONTAL DATUM: NH STATE PLANE
PROJECTION: N A D 1983
VERTICAL DATUM: NASHUA CITY DATUM
UNITS: US SURVEY FEET
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR THE EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
4. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.

NO.	DATE	REVISION	BY

TOPOGRAPHIC SUBDIVISION
(MAP 87, LOT 190)
40 12TH STREET
NASHUA, NEW HAMPSHIRE

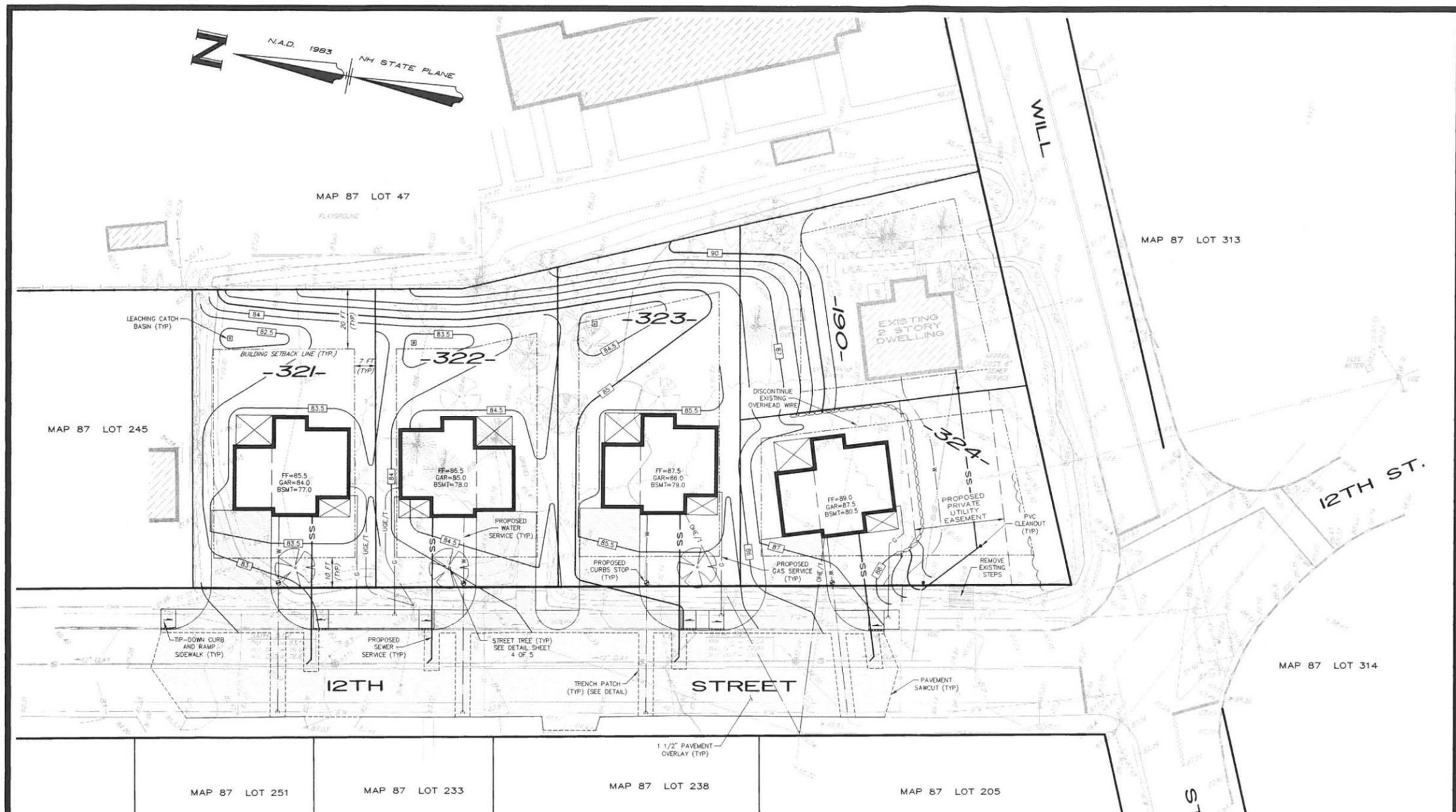
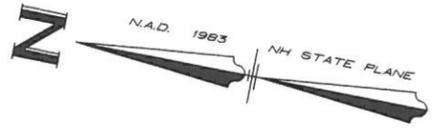
PREPARED FOR/RECORD OWNER:
ETCHSTONE PROPERTIES, INC.
179 AMHERST STREET NASHUA, NEW HAMPSHIRE 03064 (603) 889-5208



19 OCTOBER 2016

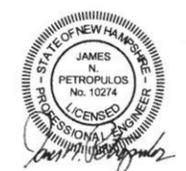
HSI Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057
www.hayner-swanson.com



LEGEND

- 100 — EXISTING GROUND CONTOUR
- 100 — EXISTING SPOT ELEVATION
- 100 — PROPOSED GRADE
- +100.5 — PROPOSED SPOT GRADE
- GF=101.0 — GARAGE FLOOR ELEVATION
- BM=94.0 — BASEMENT FLOOR ELEVATION
- FF=102.50 — FINISH FLOOR ELEVATION
- F — STORMWATER RUNOFF DIRECTION
- S — SANITARY SEWER & MANHOLE
- W — WATER MAIN & HYDRANT
- W — WATER MAIN & GATE VALVE
- G — GAS LINE & GATE VALVE
- U — UTILITY POLE WITH GUY SUPPORT
- SL — STREET LIGHT
- OHE/T — OVERHEAD ELECTRIC & TELEPHONE
- — TREE LINE
- — BUILDING SETBACK LINE
- — CHAINLINK FENCE
- — STOCKADE FENCE
- — FENCE
- VGC — VERTICAL GRANITE CURB
- CC — CONCRETE CURB
- — FULL DEPTH PAVEMENT CONSTRUCTION
- — PAVEMENT OVERLAY
- — PAVEMENT SAWCUT
- — STREET ADDRESS



NOTE
UPON LOTS 321, 322, AND 323 THE BUILDER SHALL CAPTURE THE FRONT ROOF RUNOFF WITH GUTTERS AND PIPE THE FLOW BACK AND INTO THE PROPOSED LEACHING CATCH BASIN UPON THOSE LOTS.

NOTE
THE PURPOSE OF THE LOT GRADING PLAN IS TO SHOW THE INTENDED LOCATION OF THE PROPOSED BUILDING ENVELOPE. THE DEVELOPER/BUILDER RESERVES THE RIGHT TO MAKE LIMITED CHANGES TO THE SINGLE-FAMILY DETACHED INDIVIDUAL HOUSE SIZE, TYPE, LOCATION, GARAGE CONFIGURATION, ELEVATION, DRIVEWAY, RETAINING WALLS AND UTILITY LOCATIONS AS LONG AS THE OVERALL INTEGRITY OF THIS PLAN IS MAINTAINED.

UTILITY CONTACTS

WATER:
PENNICHUCK WATER WORKS
25 MANCHESTER STREET
MERRIMACK, NH 03054
ATT: JOHN BOISVERT, PE
(603) 913-2300

GAS:
LIBERTY UTILITIES
11 NORTHEASTERN BLVD
SALEM, NH 03079
ATT: RYAN LAGASSE
(603) 327-7151

TELEPHONE:
FAIRPOINT COMMUNICATIONS
100 GAY STREET
MANCHESTER, NH 03103
ATT: HEATHER ARAUJO
(603) 296-5998

POWER:
EVERSOURCE
370 AMHERST STREET
NASHUA, NH 03060
ATT: LINDA FARRAR
(603) 345-3801

CITY OF NASHUA

PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
229 MAIN STREET
NASHUA, NH 03060
ATT: LINDA PANNY
(603) 589-3110

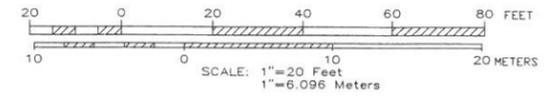
ENGINEERING DEPARTMENT
NASHUA DEPT. OF
PUBLIC WORKS / ENGINEERING
9 RIVERSIDE STREET
NASHUA, NH 03062
ATT: JEANNE WALKER, P.E.
(603) 589-3147

FIRE DEPARTMENT
NASHUA FIRE RESCUE
177 LAKE STREET
NASHUA, NH 03060
ATT: ADAM POULIOT
(603) 589-3460

LOT GRADING PLAN
(MAP 87, LOT 190)

40 12TH STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
ETCHSTONE PROPERTIES, INC.
179 AMHERST STREET NASHUA, NEW HAMPSHIRE 03064 (603) 889-5208



19 OCTOBER 2016

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UTILITY NOTE
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NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: December 1, 2016
RE: **New Business # 2 – Subdivision**

I. Project Statistics:

Owner: John J. Flatly Company
Proposal: Subdivision and lot consolidation plan
Location: 200 & 275 Innovative Way
Total Site Area: 127.963 Acres
Existing Zoning: PI- Park Industrial Highway Business
Surrounding Uses: Commercial & Industrial

II. Background Information:

This site is part of the larger Gateway Hills development, formerly known as Nashua Technology Park. The Flatley Company has assembled a number of parcels over the years, which now encompass approximately 400-acres of contiguous land. The proposed restaurant is bordered by Innovative Way and will become lot A-1013, containing 2.637 acres. Lot A-1012, containing 4.404 acres, will be consolidated into lot A-798. Lot A-798 will increase in size to 129.729 acres. The Planning Board approved the proposal to amend NR 2165 to construct a 7,500 sf restaurant on August 4, 2016 (enclosed).

III. Project Description:

The purpose of the plan is to subdivide out the restaurant development and consolidate tax map parcel A-1012 with Tax map parcel A-798. Each lot will be serviced by Pennichuck Water Works and the City sewer. The new lot will access onto Innovative Way and have respective addresses of 200 & 275 Innovative Way. The site plan will be required to be updated reflecting all changes to the various plans within the Flatley property complex.

City staff has reviewed this proposal and have no additional comments at this time.

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 § 190-138(G). 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 of that approval:

1. Prior to the Chair signing the plan, minor drafting corrections will be made.

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: December 3, 2016
RE: **New Business # 3– Site Plan**

Owner: John J. Flatley Company
Proposal: Amendment to NR 2165 to construct Ski Slope
Location: 100-300 Innovative Way
Total Site Area: 127.963 acres
Existing Zoning: PI-Park Industrial and RC-Urban Residence
Surrounding Uses: Commercial and industrial

II. Background Information:

This site is part of the larger Gateway Hills development, formerly known as Nashua Technology Park. The Flatley Company has assembled a number of parcels over the years, which now encompass approximately 400- acres of contiguous land. The proposed ski slope is located on Tax Map A Lot 798. The amenity will be bordered by a walking trail on the east, the 40-foot wetland buffer to the north, open space to the west. The ski slope will connect to the existing parking lot to the south by way of a crosswalk located on Innovative way.

III. Project Description:

The proposal is to amend NR 2165 to construct a Ski slope on existing Tax Map Lot 798. Access will be provided off of Innovative Way (a private street). A 250-foot magic carpet will be constructed to accommodate the 60,000 square foot ski area. No snow making is proposed. The ski area will share existing parking spaces with 100, 200, & 300 Innovative Way. The proposed hours of operation will be from 4-10 PM. An 8' by 20' foot single office trailer and separate Porta Potty will be placed on site.

City Staff has reviewed the plans; comments are pending.

IV. Staff Recommendations and Findings:

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

1. Prior to the issuance of a building permit, stormwater documents will be submitted to the Planning Department and Corporation Counsel for review and will be recorded at the Registry of Deeds at the applicant's expense.
2. Innovative Way address number to be determined and approved by the NFD.

3. Prior to the recording the plan, all comments in a letter from Jeanne Walker dated ____, 2016 will be addressed to the satisfaction of the Engineering Department.
4. Prior to the Chair signing the plan, minor drafting corrections will be made
5. Prior to the issuance of a certificate of occupancy, all site improvements will be completed.

LEGEND:

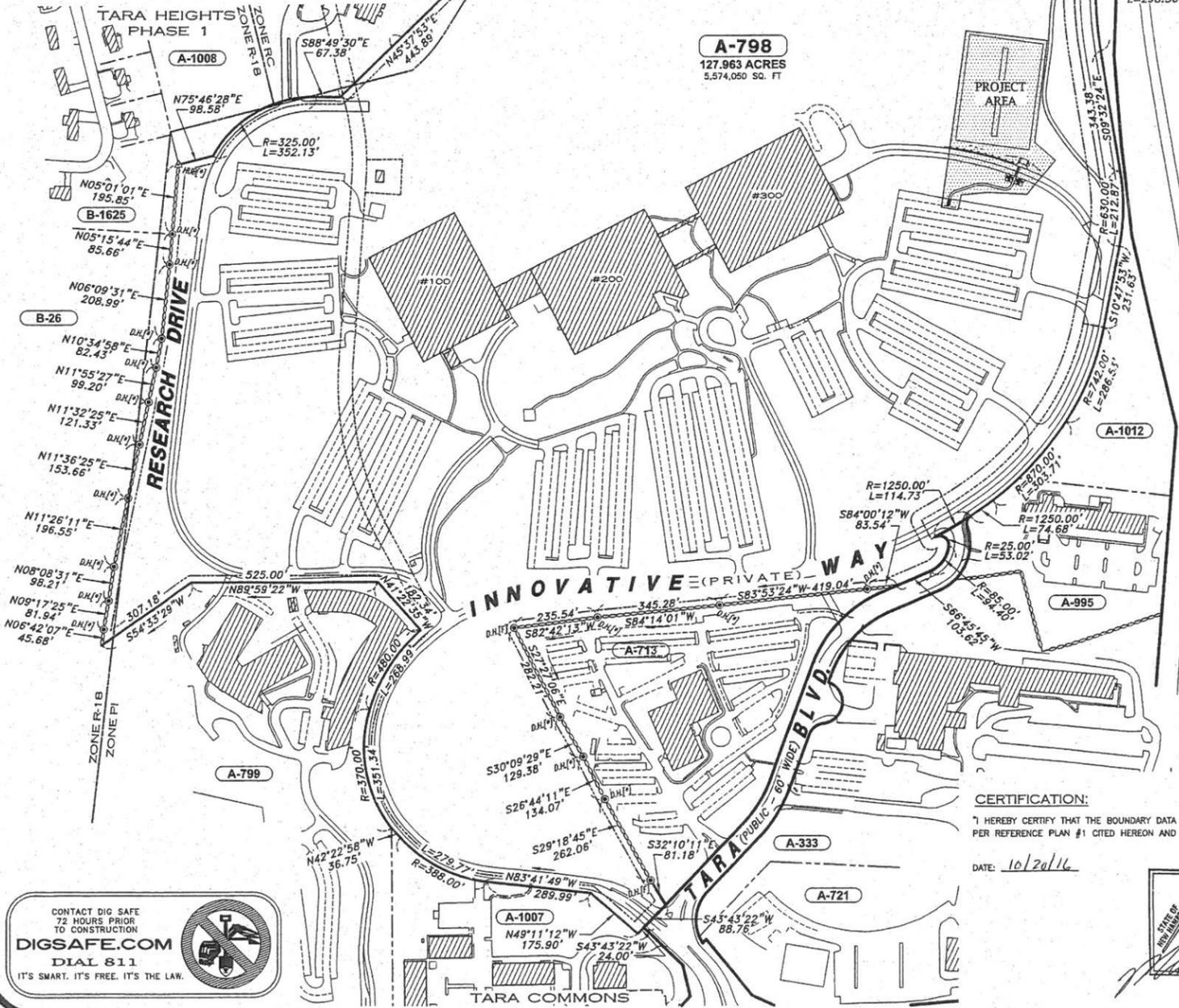
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- MINIMUM BUILDING SETBACK LINE
- STONE WALLS
- ZONE LINE
- TAX MAP AND LOT NUMBER
- NH#(F) NH HIGHWAY BOUND FOUND
- ⊙ DH(F) DRILL HOLE FOUND
- ⊙ HUB(F) HUB FOUND
- ⊙ ASTERISK DENOTES PER REF. PLAN
- LPN(TBS) IRON PIN TO BE SET
- ▨ BUILDING

LOT 798 DEVELOPMENT INFORMATION

LOCATION	HEIGHT	DESCRIPTION
100 INNOVATIVE WAY	3 STORY	275,000 SF MANUFACTURING / OFFICE
200 INNOVATIVE WAY	3 STORY	300,000 SF MANUFACTURING / OFFICE
300 INNOVATIVE WAY	3 STORY	300,000 SF MANUFACTURING / OFFICE
TOTAL PARKING		2,090 SPACES ±

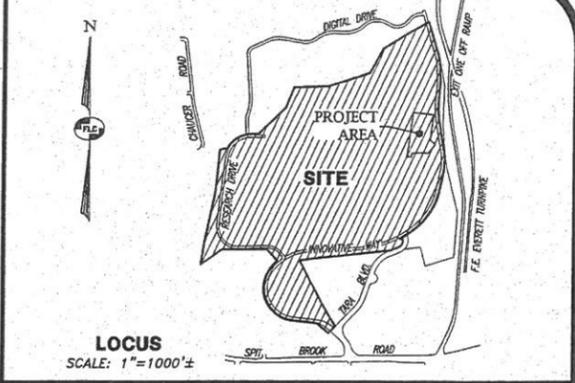
ZONING NOTE

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



NOTES:

- THE OWNER OR RECORD FOR TAX MAP PARCEL A-798 IS JOHN J. FLATLEY - 50 BRAINTREE HILL OFFICE PARK, BRAINTREE, MA 02184. DEED REFERENCE TO PARCEL IS BOOK 7877 PAGE 2232.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF A SKI SLOPE AREA AND ASSOCIATED SITE IMPROVEMENTS ON A PORTION OF TAX MAP PARCEL A-798.
- LOT A-798 AREA EXISTING: 127,963 ACRES OR 5,574,050 SQ. FT.
- PRESENT ZONING: SETBACKS: FRONT SIDE REAR MIN. FRONTAGE MIN. WIDTH
PI PARK INDUSTRIAL 30 FT 20 FT 20 FT 50 FT 50 FT
RC C-URBAN RESIDENCE 10 FT 7 FT 20 FT 50 FT 50 FT
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
- SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
- SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 330110654D DATED: SEPT. 25, 2009.
- HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1 CITED HEREON.
- THE PROPOSED BUILDING AND SKI AREA WILL BE SERVICED BY UNDERGROUND ELECTRIC UTILITIES.
- THE PROPOSED BUILDING AND SKI AREA WILL BE SERVICED BY ON-SITE PORTABLE TOILETS.
- PARKING CALCULATION:
PROPOSED SKI AREA: (60,000 S.F. OUTDOOR RECREATION)
REQUIRED: 1 SPACE / 600 S.F. = 100 SPACES 3 SPACES / 600 S.F. = 300 SPACES
THE SKI AREA WILL SHARE PARKING WITH 100, 200 & 300 INNOVATIVE WAY AND PROPOSES 4 DEDICATED HANDICAP PARKING SPACES.
EXISTING 100, 200 & 300 INNOVATIVE WAY: (875,000 S.F. MANUFACTURING/OFFICE)
REQUIRED: 1 SPACE / 1,500 S.F. = 584 SPACES 1 SPACE / 300 S.F. = 2,917 SPACES
- ENTIRE SITE:
REQUIRED: 100 + 584 = 684 SPACES 300 + 2,917 = 3,217 SPACES
EXISTING: 2,090± SPACES
SITE MEETS PARKING REQUIREMENTS
- 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 III 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.
- 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, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE SHALL BE RECORDED.
- 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.

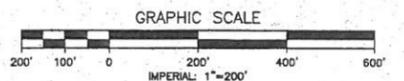


REFERENCE PLANS:

- "SITE DESIGN PACKAGE - LOT 786 & 895, MAP 'A' - INNOVATIVE WAY EXTENSION - AT GATEWAY HILLS 100-300 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, SCALE: AS SHOWN, DATED: JANUARY 24 2013 AND LAST REVISED 7/23/13 BY THIS OFFICE, 23 SHEETS. (H.C.R.D. PLAN NUMBER 37823).
- "SITE DEVELOPMENT PLANS - LOT 44 & 1010, MAP 'A' - TARA HEIGHTS PHASE II - AT GATEWAY HILLS ELEVEN DIGITAL WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, SCALE: AS SHOWN, DATED: MAY 6, 2013 AND LAST REVISED 9/20/13 BY THIS OFFICE, 30 SHEETS.
- "WATER SYSTEM EASEMENT - GATEWAY HILLS - TAX MAP MAP 'A' LOT 798 - 100-300 INNOVATIVE WAY NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, SCALE: 1" = 30', DATED: AUGUST 16, 2013 BY THIS OFFICE (H.C.R.D. PLAN NUMBER 37960).

LIST OF ABUTTERS

Map A Lot 333	Map A Lot 995	Map A Lot 1010	Map B Lot 26
AFP 105 Corp. C/O United Capital Group 9 Park Place, 4th Floor Great Neck, NY 11021 Vol. 8373 Pg. 2409 (Commercial)	Tara Sales Management LLC 50 Braintree Hill Office Park Braintree, MA 02184 Vol. 8537 Pg. 637 (Commercial - Hotel)	John J. Flatley Company 50 Braintree Hill Office Park Braintree, MA 02184 Vol. 7877 Pg. 2232 (Multi-Family)	The Huntington at Nashua C/O Hunt Community 10 Allds Street Nashua, NH 03060 Vol. 8385 Pg. 1350 (Commercial)
Map A Lot 713 John J. Flatley Company 50 Braintree Hill Office Park Braintree, MA 02184 Vol. 7913 Pg. 1011 (Commercial)	John J. Flatley Company 50 Braintree Hill Office Park Braintree, MA 02184 Vol. 7877 Pg. 2232 (Commercial)	John J. Flatley Company 50 Braintree Hill Office Park Braintree, MA 02184 Vol. 7877 Pg. 2232 (Multi-Family)	Map B Lot 1625 Meredith & Michael McCully Jr. 22 Chaucer Road Nashua, NH 03062 Vol. 8687 Pg. 129 (Residential)
Map A Lot 721 John J. Flatley Company 50 Braintree Hill Office Park Braintree, MA 02184 Vol. 7913 Pg. 995 (Commercial)	John J. Flatley Company 50 Braintree Hill Office Park Braintree, MA 02184 Vol. 7877 Pg. 2232 (Multi-Family)	John J. Flatley Company 50 Braintree Hill Office Park Braintree, MA 02184 Vol. 7877 Pg. 2232 (Undeveloped)	Map A Lot 799 Oracle America, Inc. P.O. Box 5200 Belmont, CA 94002 Vol. 7441 Pg. 127 (Commercial)



REV.	DATE	DESCRIPTION	C/O	DR	CK

OVERALL SITE PLAN
SKI SLOPE
AT GATEWAY HILLS
TAX MAP A - LOT 798
23-43 INNOVATIVE WAY
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
JOHN FLATLEY COMPANY
50 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0168 (781) 380-7731
LAND OF:
JOHN J. FLATLEY
50 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0168 (781) 380-7731
SCALE: 1" = 200' OCTOBER 11, 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
www.FieldstoneLandConsultants.com
FILE: 476MP48.dwg PROJ. NO. 476.49 SHEET: MP-1 SHEET NO. 2 OF 7

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
DIAL 811
IT'S SMART. IT'S FREE. IT'S THE LAW.

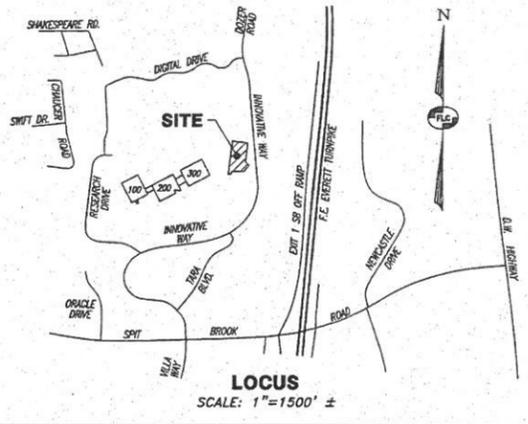
CERTIFICATION:
I HEREBY CERTIFY THAT THE BOUNDARY DATA SHOWN FOR TAX MAP LOT A-798 IS PER REFERENCE PLAN #1 CITED HEREON AND IS MATHEMATICALLY CORRECT.
DATE: 10/20/16

STATE OF NEW HAMPSHIRE
PLANNING BOARD
CHAD
DANFORTH
12/9/16

APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

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



NOTES:

- SITE AREA: 127.963 ACRES
- PRESENT ZONING: P1 - PARK INDUSTRIAL

MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	30,000	5,574,050	5,574,050
LOT FRONTAGE (FT)	50	395±	395±
LOT WIDTH (FT)	120	2,500±	2,500±
LOT DEPTH (FT)	150	2,000±	2,000±

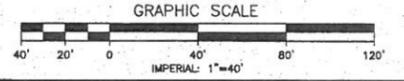
MINIMUM YARD SETBACKS

FRONT YARD (FT)	EXISTING	PROPOSED
FRONT YARD (FT)	30	120±
SIDE YARD (FT)	20	150±
REAR YARD (FT)	20	220±
MAX. BUILDING HEIGHT	75	25±
MAX. STOREYS	5	1
OPEN SPACE (%)	20	40±

- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'X'.
- SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS. THE PROPOSED BUILDING SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC AND CABLE UTILITIES.
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SKI AREA WITH ASSOCIATED SITE IMPROVEMENTS ON TAX MAP PARCEL A-798.
- PARKING CALCULATION:
PROPOSED SKI AREA: (60,000± S.F. OUTDOOR RECREATION)
REQUIRED: 1 SPACE / 600 S.F. = 100 SPACES 3 SPACES / 600 S.F. = 300 SPACES
THE SKI AREA WILL SHARE PARKING WITH 100, 200 & 300 INNOVATIVE WAY AND PROPOSES 4 DEDICATED HANDICAP PARKING SPACES.
EXISTING 100, 200 & 300 INNOVATIVE WAY: (875,000 S.F. MANUFACTURING/OFFICE)
REQUIRED: 1 SPACE / 1,500 S.F. = 584 SPACES 1 SPACE / 300 S.F. = 2,917 SPACES

ENTIRE SITE:
REQUIRED: 100 + 584 = 684 SPACES 300 + 2,917 = 3,217 SPACES

EXISTING: 2,090± SPACES
SITE MEETS PARKING REQUIREMENTS



REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE LAYOUT & GRADING PLAN
SKI SLOPE
AT GATEWAY HILLS
TAX MAP A - LOT 798
100-300 INNOVATIVE WAY
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
JOHN FLATLEY COMPANY
50 BRAINTREE HILL OFFICE PARK BRAintree, MA 02184-0168 (781) 380-7731

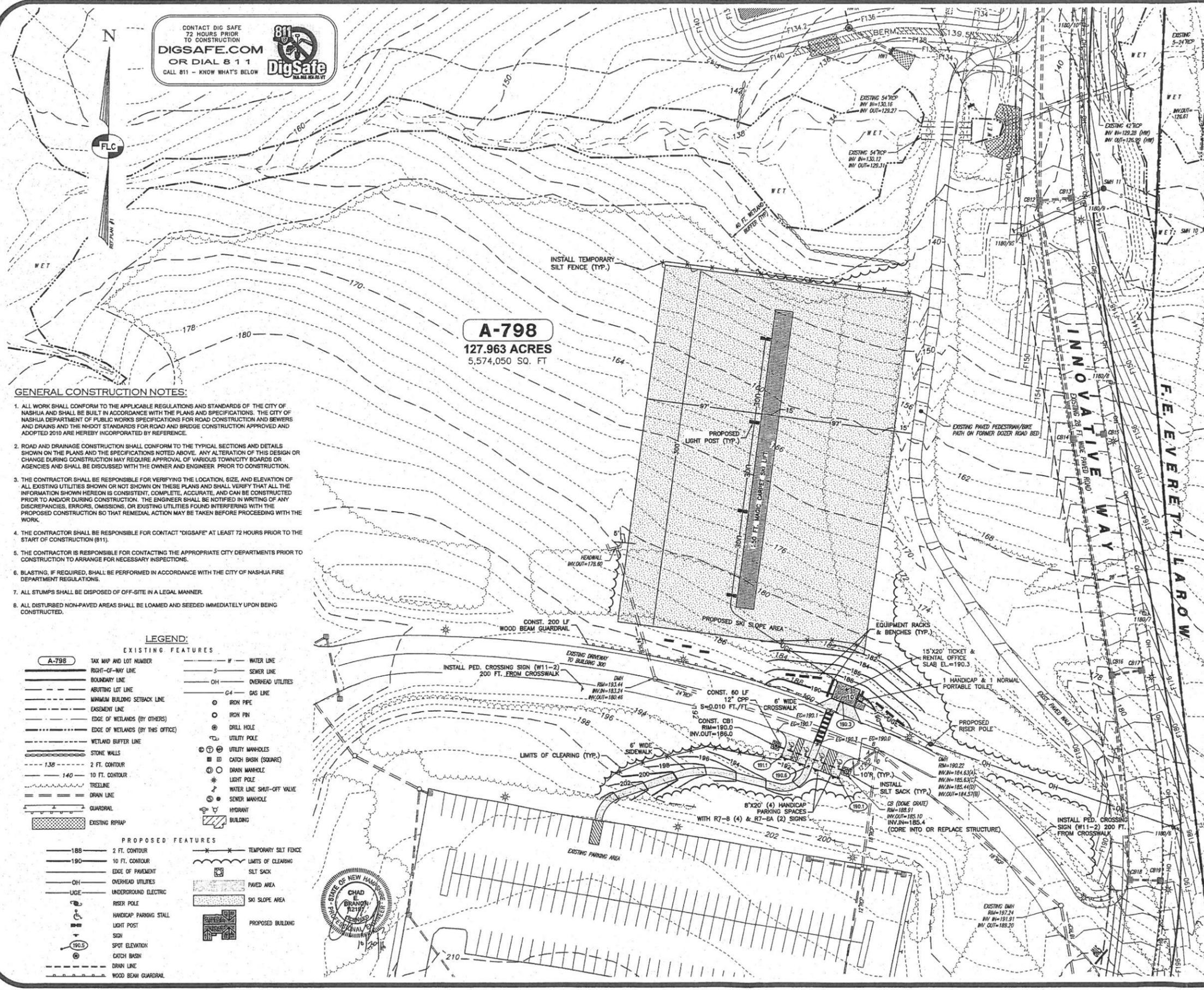
LAND OF:
JOHN J. FLATLEY
50 BRAINTREE HILL OFFICE PARK BRAintree, MA 02184-0168 (781) 380-7731

SCALE: 1" = 40' OCTOBER 11, 2015

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
- ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDDED IMMEDIATELY UPON BEING CONSTRUCTED.

LEGEND:

- | | |
|---|---|
| EXISTING FEATURES | PROPOSED FEATURES |
| <ul style="list-style-type: none"> A-798 TAX MAP AND LOT NUMBER RIGHT-OF-WAY LINE BOUNDARY LINE ABUTTING LOT LINE MINIMUM BUILDING SETBACK LINE EASEMENT LINE EDGE OF WETLANDS (BY OTHERS) EDGE OF WETLANDS (BY THIS OFFICE) WETLAND BUFFER LINE STONE WALLS 2 FT. CONTOUR 10 FT. CONTOUR TREELINE DRAIN LINE GUARDRAIL EXISTING RIPRAP | <ul style="list-style-type: none"> WATER LINE SEWER LINE OVERHEAD UTILITIES GAS LINE IRON PIPE IRON PIP DRILL HOLE UTILITY POLE UTILITY MANHOLES CATCH BASIN (SQUARE) DRAIN MANHOLE LIGHT POLE WATER LINE SHUT-OFF VALVE SEWER MANHOLE HYDRANT BUILDING TEMPORARY SILT FENCE LIMITS OF CLEARING SILT SACK PAVED AREA SKI SLOPE AREA PROPOSED BUILDING |



NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: December 1, 2016
RE: **New Business # 4– Site Plan**

Owner: John J. Flatley Company
Proposal: Amendment to NR 2165 to construct a Research and Development Facility
Location: 200 Innovative Way
Total Site Area: 18.650 acres
Existing Zoning: PI-Park Industrial and RC-Urban Residence
Surrounding Uses: Commercial and industrial

II. Background Information:

This site is part of the larger Gateway Hills development, formerly known as Nashua Technology Park. The Flatley Company has assembled a number of parcels over the years, which now encompass approximately 400-acres of contiguous land. The proposed R& D facility is bordered by an existing Research and Development facility to the south, Gateway Hills apartments to the north and west, Innovative way to the south and State of New Hampshire DOT land to the east.

The applicant's Zoning Board of Adjustment special exception approval from January 14, 2014 has lapsed requiring an additional appearance before the ZBA (See enclosed January 15, 2014 approval letter). Site plan approval is contingent on receiving approval from the ZBA.

III. Project Description:

The proposal is to amend NR 2165 to construct two separate two-story R& D buildings of similar size encompassing 255,272 square feet of floor area. Access will be provided off of Research Drive (a private street). The proposed building will be serviced by underground utilities. Two waivers have been requested for interior parking aisles without a landscaped island and drafting plan standards not being smaller than 50-feet to one inch.

The proposal is to have the flows from the developed portion of the site collected in a closed drainage system and routed to a proposed infiltration basin located on site. The exiting NT Park retention basin adjacent to the site will be increased in capacity. Due to the detention capability of the stormwater basins, there will be a reduction of peak rates of runoff leaving this site for all storm events.

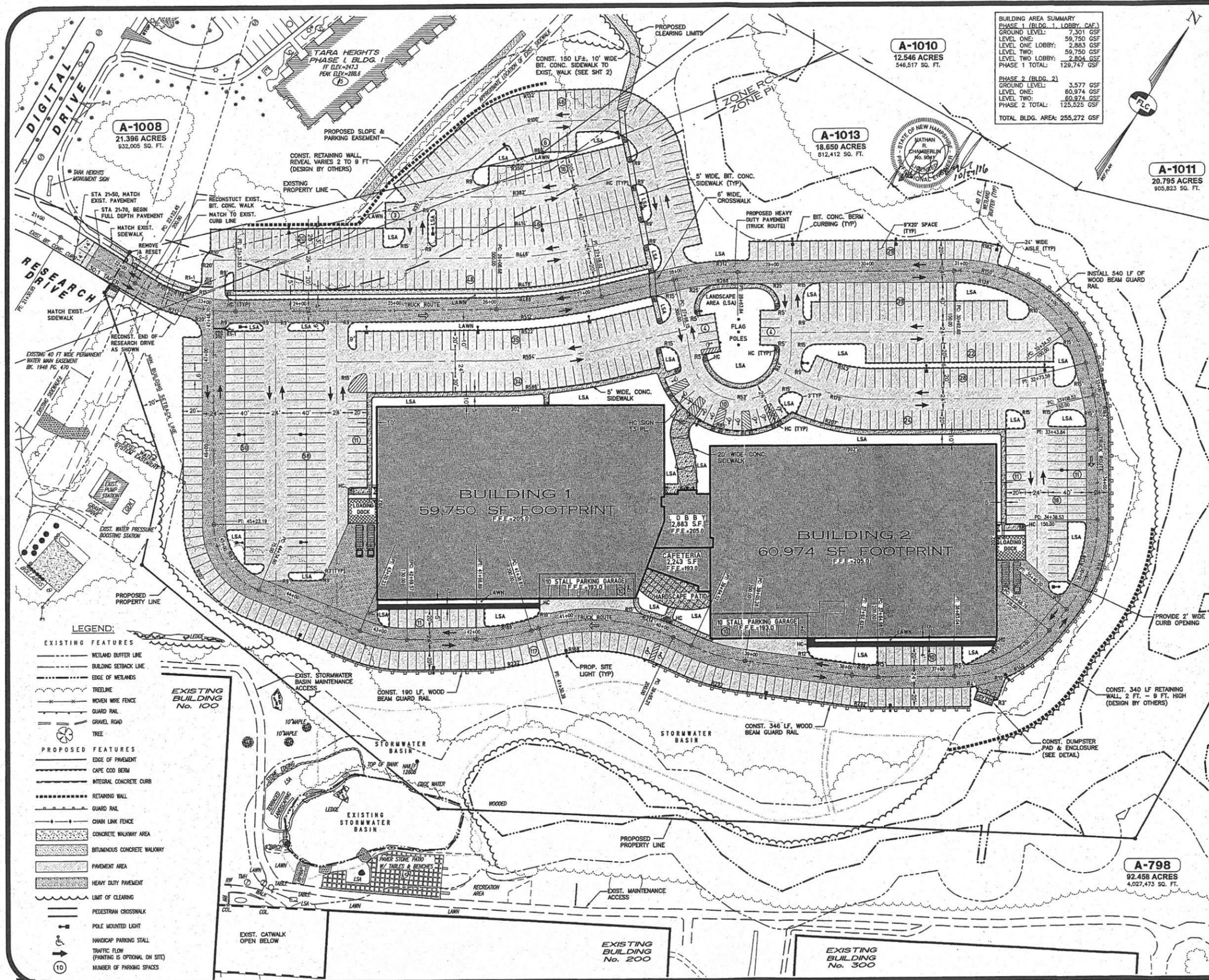
The applicant had VHB prepare a Traffic Impact Study dated April 14, 2014 in support of the proposed Gateway Hills development facility. Additional questions were raised concerning traffic after the VHB letter was reviewed. A follow up November 15, 2016 peer review letter by Stantec Consulting Services Inc. is enclosed to update traffic count data. A ten space parking garage will be located under each building with the remaining parking located on the surface meeting parking requirements.

City Staff has reviewed the plans; comments are pending.

IV. Staff Recommendations and Findings:

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

1. The request for a waiver of § 190-184(D)(1) which requires a landscape median for every ten interior parking spaces, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The request for a waiver of § 190-282(A) which requires drafting standards to be no smaller than 50-feet to one inch, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. Prior to the issuance of a building permit, all comments in a letter from Jeanne Walker dated ___, 2016 will be addressed to the satisfaction of the Engineering Department.
4. Prior to the issuance of a building permit, all comments in an e-mail from Daniel Teague, Fire Marshall, dated November 8, 2016 will be addressed to the satisfaction of the Fire Department.
5. Prior to the Chair signing the plan, minor drafting corrections will be made.
6. Prior to the issuance of a building permit, stormwater documents will be submitted to the Planning Department and Corporation Counsel for review and will be recorded at the Registry of Deeds at the applicant's expense.
7. Prior to the issuance of a building permit, approval from the Zoning Board of Adjustment must be obtained and all stipulations shall be incorporated herein. Approval of the site plan is conditioned on the applicant receiving a Special Exception from the ZBA.
8. Prior to the issuance of a building permit update the master site plan to include all approved changes to the existing plan to also include the addition of the Band shell on site.
9. Prior to the issuance of a certificate of occupancy, all site improvements will be completed



BUILDING AREA SUMMARY

PHASE 1 (BLDG. 1, LOBBY, CAF.)

GROUND LEVEL: 7,301 GSF

LEVEL ONE: 59,750 GSF

LEVEL TWO LOBBY: 2,883 GSF

LEVEL TWO: 59,750 GSF

LEVEL TWO LOBBY: 2,884 GSF

PHASE 1 TOTAL: 129,747 GSF

PHASE 2 (BLDG. 2)

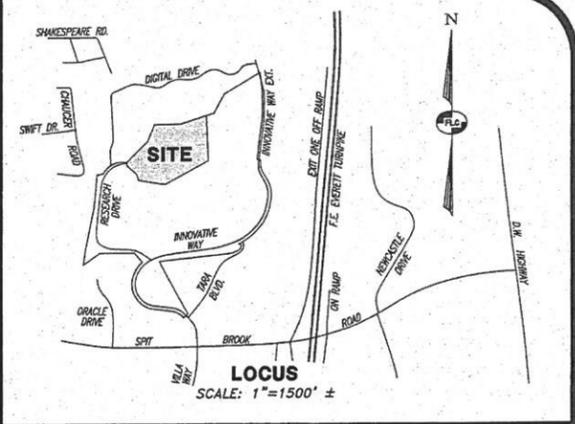
GROUND LEVEL: 3,577 GSF

LEVEL ONE: 60,974 GSF

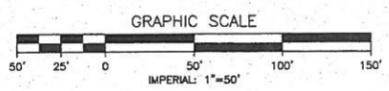
LEVEL TWO: 60,974 GSF

PHASE 2 TOTAL: 125,525 GSF

TOTAL BLDG. AREA: 255,272 GSF



- NOTES:**
1. THE AREA OF PROPOSED LOT A-1013 AS SHOWN IS 18.650 ACRES.
 2. PRESENT ZONING: SETBACKS: FRONT SIDE REAR MIN. FRONTAGE MIN. WIDTH
 PI PARK INDUSTRIAL 30 FT 20 FT 50 FT 50 FT
 RC C-URBAN RESIDENCE 10 FT 7 FT 20 FT 50 FT
 3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
 4. SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
 5. PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS FOR A 255,272 GROSS SQUARE FOOT (125,850 S.F. FOOTPRINT) RESEARCH AND DEVELOPMENT FACILITY ON A PORTION OF MAP A, LOT 798 (I.E. NASHUA TECHNOLOGY PARK).
 6. SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
 7. THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011C0654D DATED: SEPT. 25, 2009.
 8. PRESENT OWNER OF RECORD:
 MAP 'A' LOT 1010
 JOHN J. FLATLEY
 50 BRAINTREE HILL OFFICE PARK
 BRAINTREE, MA 02184-2232
 VOL. 7877 PG. 2232
 VOL. 7913 PG. 1041
 VOL. 8030 PG. 2774
 9. PARKING CALCULATION:
 MINIMUM PARKING REQUIRED: 1 SPACE PER 1,500 S.F. = 255,272/1,500 = 170 SPACES MIN.
 MAXIMUM PARKING ALLOWED: 1 SPACE PER 300 S.F. = 255,272/300 = 851 SPACES MAX.
 TOTAL PARKING PROPOSED = 731 SPACES INCLUDING 15 HC ACCESSIBLE SPACES



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	10/24/16	PER CITY REVIEW DATED JUNE 2, 2014	DPW	NRC	CEB
B	4/16/14	PER CITY REVIEW DATED APRIL 21, 2014	DPW	NRC	CEB
A	2/21/14	ADDRESS PLANNING STAFF REVIEW	NPD	NRC	CEB

SITE LAYOUT PLAN

RESEARCH & DEVELOPMENT FACILITY AT GATEWAY HILLS

TAX MAP A - LOT 798
 100-300 INNOVATIVE WAY
 NASHUA, NEW HAMPSHIRE

PREPARED FOR:
JOHN J. FLATLEY COMPANY
 50 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0188 (781) 380-7731

LAND OF:
JOHN J. FLATLEY
 50 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0188 (781) 380-7731

SCALE: 1" = 50' JANUARY 23, 2014

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

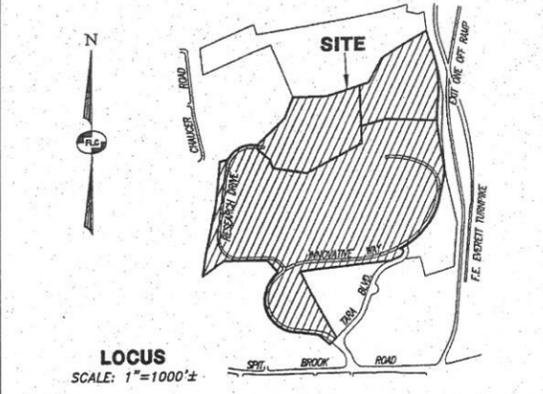
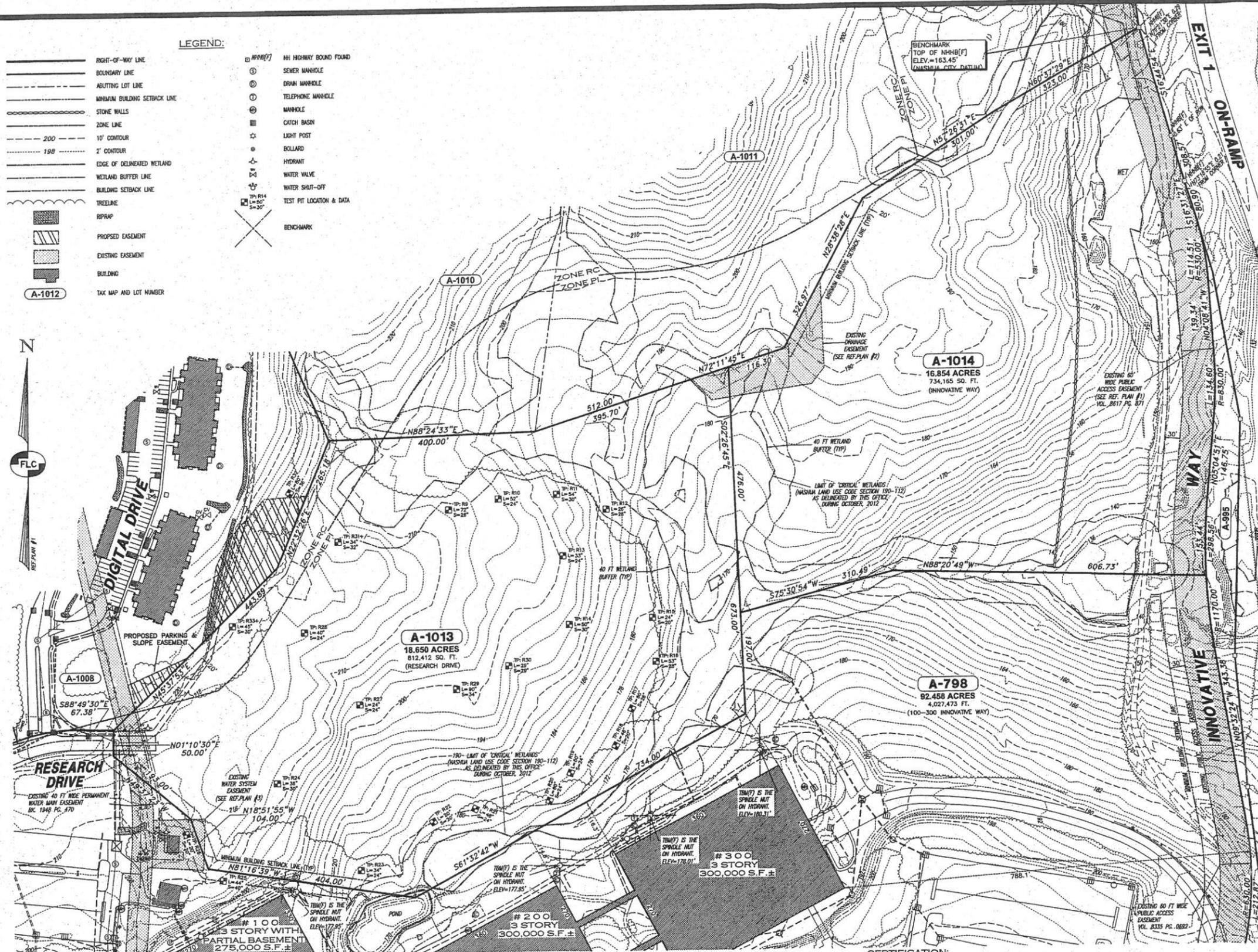
FIELDSTONE
 LAND CONSULTANTS, PLLC

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

FILE: 476SP05C.dwg PROJ. NO. 476.05 SHEET: SP-2 SHEET NO. 5 OF 21

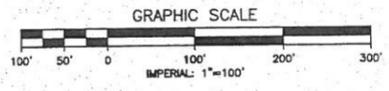
- LEGEND:**
- EXISTING FEATURES**
- WETLAND BUFFER LINE
 - BUILDING SETBACK LINE
 - EDGE OF WETLANDS
 - TREELINE
 - WOODEN WIRE FENCE
 - GUARD RAIL
 - GRAVEL ROAD
 - TREE
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - CAPE COD BERM
 - INTEGRAL CONCRETE CURB
 - RETAINING WALL
 - GUARD RAIL
 - CHAIN LINK FENCE
 - CONCRETE WALKWAY AREA
 - BITUMINOUS CONCRETE WALKWAY
 - PAVEMENT AREA
 - HEAVY DUTY PAVEMENT
 - LIMIT OF CLEARING
 - PEDESTRIAN CROSSWALK
 - POLE MOUNTED LIGHT
 - HANDICAP PARKING STALL
 - TRAFFIC FLOW (PAINTING IS OPTIONAL ON SITE)
 - NUMBER OF PARKING SPACES

- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - MINIMUM BUILDING SETBACK LINE
 - STONE WALLS
 - ZONE LINE
 - 200' 10' CONTOUR
 - 198' 2' CONTOUR
 - EDGE OF DELINEATED WETLAND
 - WETLAND BUFFER LINE
 - BUILDING SETBACK LINE
 - TREE LINE
 - RIPRAP
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - BUILDING
 - TAX MAP AND LOT NUMBER
- ⊕ NH HIGHWAY BOUND FOUND
 - ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ LIGHT POST
 - ⊙ BOLLARD
 - ⊙ HYDRANT
 - ⊙ WATER VALVE
 - ⊙ WATER SHUT-OFF
 - ⊙ TEST PIT LOCATION & DATA
 - ⊙ BENCHMARK



- REFERENCE PLANS:**
- "SITE DESIGN PACKAGE - LOT 798 & 995, MAP 'A' - INNOVATIVE WAY EXTENSION - AT GATEWAY HILLS - 100-300 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF JOHN J. FLATLEY", SCALE: AS SHOWN, DATED: JANUARY 24 2013 AND LAST REVISED 7/23/13 BY THIS OFFICE, 23 SHEETS. (H.C.R.D. PLAN NUMBER 37823).
 - "SITE DEVELOPMENT PLANS - LOT 44 & 1010, MAP 'A' - TARA HEIGHTS PHASE II - AT GATEWAY HILLS - ELEVEN DIGITAL WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF JOHN J. FLATLEY", SCALE: AS SHOWN, DATED: MAY 9, 2013 AND LAST REVISED 9/20/13 BY THIS OFFICE, 30 SHEETS.
 - "WATER SYSTEM EASEMENT - GATEWAY HILLS - TAX MAP MAP 'A' LOT 798 - 100-300 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF JOHN J. FLATLEY", SCALE: 1"=30', DATED: AUGUST 16, 2013 BY THIS OFFICE. (H.C.R.D. PLAN NUMBER 37900).

- NOTES:**
- THE TOPOGRAPHY SHOWN WAS COMPILED FROM AN ACTUAL SURVEY DURING THE MONTHS OF NOVEMBER 2012 THRU OCTOBER 2013 TOGETHER WITH AERIAL TOPOGRAPHY DATED JANUARY 2008.
 - ALL WETLANDS DEPICTED ON THIS PLAN ARE CLASSIFIED AS "OTHER WETLANDS" PER THE NASHUA LAND USE CODE UNLESS OTHERWISE NOTED.
 - VERTICAL CONTROL IS BASED ON THE CITY OF NASHUA DATUM PER REFERENCE PLAN NASHUA CITY DATUM TO NGVD 1929 DATUM = +90.47.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233).



B	10/24/16	UPDATE EXISTING CONDITIONS		NRC	MDP
A	5/16/14	PER CITY REVIEW COMMENTS OF 4/21/14		MDP	MDP
REV.	DATE	DESCRIPTION		C/O	DR CK

EXISTING CONDITIONS PLAN
RESEARCH & DEVELOPMENT FACILITY AT GATEWAY HILLS
 TAX MAP A - LOT 1010
 100-300 INNOVATIVE WAY
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR:
JOHN J. FLATLEY COMPANY
 60 BRAintree HILL OFFICE PARK BRAintree, MA 02184-0168 (781) 380-7731
 LAND OF:
JOHN J. FLATLEY
 60 BRAintree HILL OFFICE PARK BRAintree, MA 02184-0168 (781) 380-7731
 SCALE: 1" = 100' JANUARY 23, 2014

Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
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206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
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CONTACT DIG SAFE
 72 HOURS PRIOR
 TO CONSTRUCTION
DIGSAFE.COM
 1-888-DIG SAFE
 1-888-344-7233

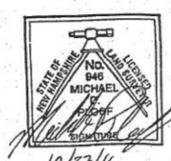
ZONING NOTE

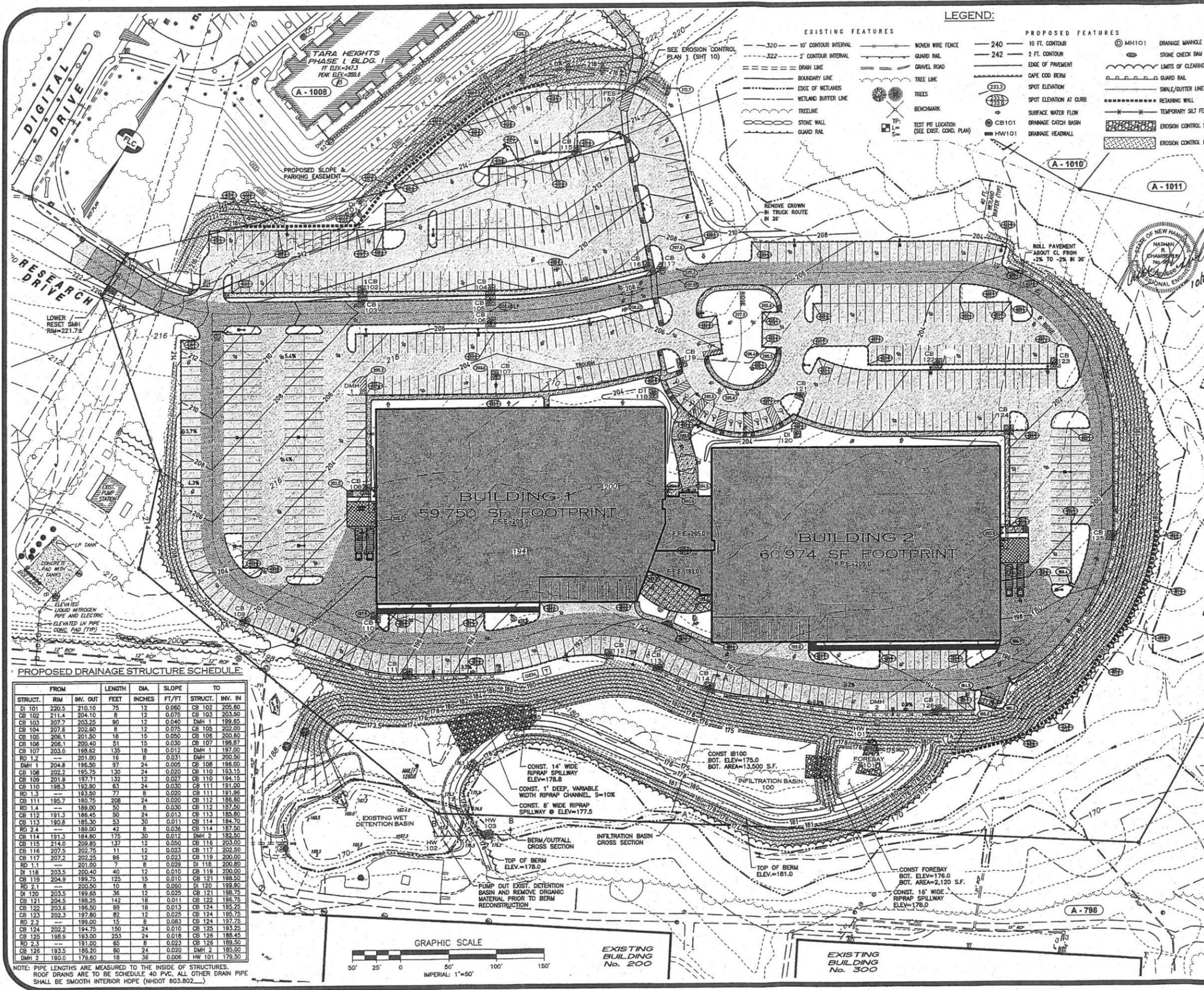
DEPICTION OF THE ZONING/BUILDING SETBACKS SHOWN WERE INTERPRETED AND DEVELOPED BY FIELDSTONE LAND CONSULTANTS, PLLC PER THE CURRENT ZONING ORDINANCE. FINAL DETERMINATIONS SHOULD BE MADE BY THE PROPER ZONING AUTHORITY.

CERTIFICATION:
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER OF 2012.



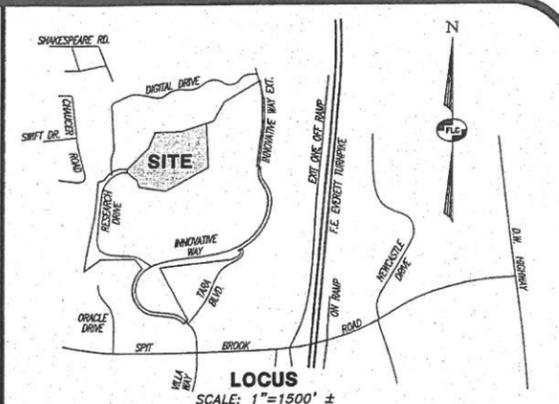
CERTIFICATION:
 I HEREBY CERTIFY THAT TAX MAP LOTS A-1013 & A-1014 ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING THE MONTHS OF OCTOBER 2012 THRU JANUARY 2013 PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY. I FURTHER CERTIFY THAT THE BOUNDARY DATA SHOWN FOR TAX MAP LOT A-798 IS PER REFERENCE PLAN #1 CITED HEREON AND IS MATHEMATICALLY CORRECT."





LEGEND:

- | | |
|---|--------------------------|
| EXISTING FEATURES | PROPOSED FEATURES |
| - 320 - 10' CONTOUR INTERVAL | 240 10 FT. CONTOUR |
| - 322 - 2' CONTOUR INTERVAL | 242 2 FT. CONTOUR |
| - - - DRAIN LINE | --- EDGE OF PAVEMENT |
| - - - BOUNDARY LINE | --- CAPE COD BERM |
| - - - EDGE OF WETLANDS | ○ SPOT ELEVATION |
| - - - WETLAND BUFFER LINE | ○ SPOT ELEVATION AT CURB |
| - - - TREE LINE | → SURFACE WATER FLOW |
| ○ BENCHMARK | ○ DRAINAGE CATCH BASIN |
| □ TEST PIT LOCATION (SEE EXIST. COND. PLAN) | ○ HW101 |
| ○ WOVEN WIRE FENCE | ○ MH101 DRAINAGE MANHOLE |
| ○ GUARD RAIL | ○ STONE CHECK DAM |
| ○ GRAVEL ROAD | ○ LIMITS OF CLEARING |
| ○ TREE | ○ GUARD RAIL |
| ○ BENCHMARK | ○ SWALE/CUTTER LINE |
| ○ TRENCH | ○ RETAINING WALL |
| ○ STONE WALL | ○ TEMPORARY SILT FENCE |
| ○ GUARD RAIL | ○ EROSION CONTROL STONE |
| | ○ EROSION CONTROL MAT |

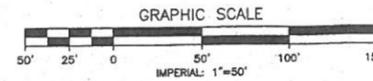


- GENERAL CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY OF NASHUA DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
 2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233).
 5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
 7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED.
 8. THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED. CONSTRUCTION DRAWINGS FOR THE PROPOSED RETAINING WALLS, STAMPED BY A PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO THE CITY OF NASHUA PRIOR TO CONSTRUCTION.
 9. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 10. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 11. ALL POWER WORK SHALL CONFORM TO PUBLIC SERVICE OF NEW HAMPSHIRE STANDARDS.
 12. ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
 13. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NRD-285-13.
 14. A LETTER FROM A GEOTECHNICAL ENGINEER ADDRESSING THE DESIGN OF THE PROPOSED SLOPE TREATMENTS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

PROPOSED DRAINAGE STRUCTURE SCHEDULE:

STRUCT.	FROM	LENGTH	DIA.	SLOPE	TO
	RIM	INV. OUT	FEET	INCHES	STRUCT. INV. IN
DI 101	220.5	210.10	75	12	0.060 CB 102 205.60
CB 102	211.4	204.10	8	12	0.075 CB 103 203.50
CB 103	207.7	203.25	90	12	0.040 DMH 1 199.50
CB 104	207.5	202.60	8	12	0.075 CB 105 202.00
CB 105	206.1	201.50	18	15	0.050 CB 106 200.60
CB 106	206.1	200.40	51	15	0.030 CB 107 198.87
CB 107	203.0	198.62	135	18	0.012 DMH 1 197.00
RD 12	---	201.00	18	8	0.031 DMH 1 200.50
DMH 1	204.8	195.50	37	24	0.005 CB 108 198.00
CB 108	202.2	195.75	130	24	0.020 CB 110 193.15
CB 109	201.9	197.71	132	12	0.027 CB 110 194.15
CB 110	198.3	192.90	63	24	0.030 CB 111 191.00
RD 13	---	193.50	77	8	0.020 CB 111 191.90
CB 111	195.7	190.75	208	24	0.020 DMH 2 188.60
RD 14	---	189.00	50	8	0.030 CB 112 187.50
CB 112	191.3	186.45	50	24	0.013 CB 113 185.80
CB 113	190.8	185.30	53	30	0.011 CB 114 184.70
RD 24	---	189.00	42	8	0.036 CB 114 187.50
CB 114	191.3	184.50	175	30	0.012 DMH 2 185.50
CB 115	214.0	208.85	137	12	0.020 CB 116 203.00
CB 116	207.5	202.75	11	12	0.023 CB 117 202.50
CB 117	207.2	202.25	96	12	0.023 CB 119 200.00
RD 11	---	201.00	7	8	0.029 CB 118 200.80
DI 118	203.5	200.40	40	12	0.010 CB 118 200.00
CB 118	204.9	199.75	125	15	0.010 CB 121 198.50
RD 21	---	200.50	10	8	0.060 DI 120 199.90
DI 120	203.5	199.65	38	12	0.025 CB 121 198.75
CB 121	204.5	198.25	142	18	0.011 CB 122 196.75
CB 122	203.6	196.50	99	18	0.013 CB 124 195.25
CB 123	202.3	197.80	62	12	0.025 CB 124 195.75
RD 22	---	199.00	15	8	0.083 CB 124 197.75
CB 124	202.2	194.75	150	24	0.010 CB 125 193.25
CB 125	198.9	193.00	253	24	0.018 CB 126 188.45
RD 23	---	191.00	65	8	0.023 CB 126 189.50
CB 126	193.5	186.20	60	24	0.020 DMH 2 185.00
DMH 2	190.0	179.60	18	36	0.006 HW 101 179.50

NOTE: PIPE LENGTHS ARE MEASURED TO THE INSIDE OF STRUCTURES.
ROOF DRAINS ARE TO BE SCHEDULE 40 PVC. ALL OTHER DRAIN PIPE SHALL BE SMOOTH INTERIOR HDPE (NHDOT 603.802.)



EXISTING BUILDING No. 200

EXISTING BUILDING No. 300

SITE GRADING PLAN
RESEARCH & DEVELOPMENT FACILITY AT GATEWAY HILLS

TAX MAP A - LOT 798
100-300 INNOVATIVE WAY
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
JOHN J. FLATLEY COMPANY
60 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0168 (781) 380-7731

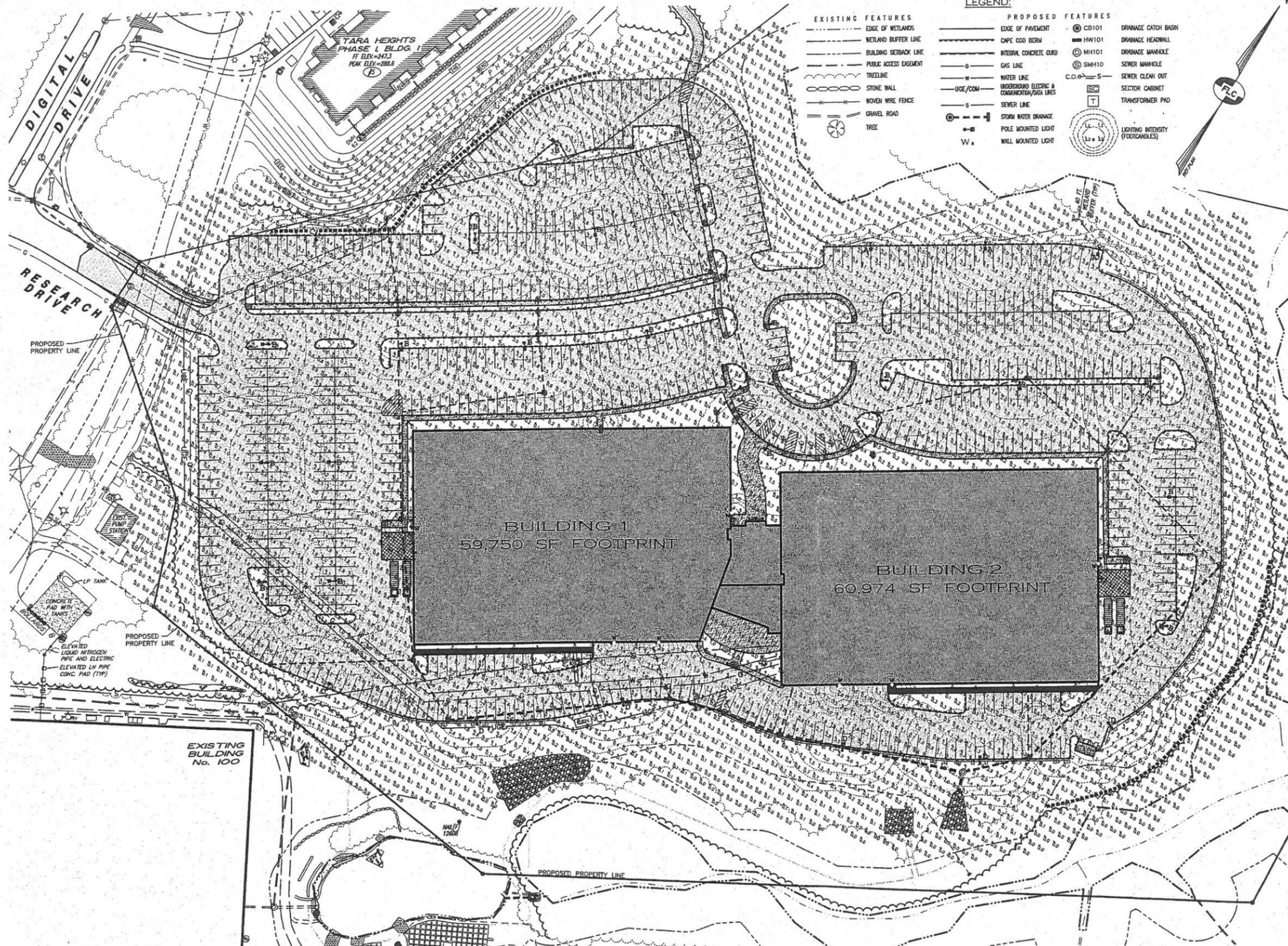
LAND OF:
JOHN J. FLATLEY
60 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0168 (781) 380-7731

SCALE: 1" = 50' JANUARY 23, 2014

Surveying + Engineering + Land Planning + Permitting + Septic Designs



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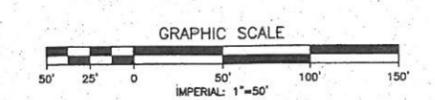


LEGEND:

EXISTING FEATURES	PROPOSED FEATURES	PROPOSED FEATURES
EDGE OF WETLANDS	EDGE OF PAVEMENT	CB101 DRAINAGE CATCH BASIN
WETLAND BUFFER LINE	CAPE COO BEEM	HW101 DRAINAGE HEADWALL
BUILDING SETBACK LINE	INTERVAL CONCRETE CURB	MH101 DRAINAGE MANHOLE
PUBLIC ACCESS EASEMENT	GAS LINE	SMH10 SEWER MANHOLE
TREELINE	WATER LINE	C.O. S SEWER CLEAN OUT
STONE WALL	UNDERGROUND ELECTRIC & COMMUNICATION DATA LINES	SCB SECTOR CABINET
WOVEN WIRE FENCE	SEWER LINE	T TRANSFORMER PAD
GRAVEL ROAD	STORM WATER DRAINAGE	Lighting Intensity (Footcandles)
TREE	POLE MOUNTED LIGHT	
	WALL MOUNTED LIGHT	

- GENERAL CONSTRUCTION NOTES:**
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 - THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE EXACT BUILDING DIMENSIONS AND DETAILS. THE ENGINEER SHALL BE NOTIFIED IF THERE IS A CONFLICT BETWEEN THE SITE DESIGN AND THE LAYOUT OF THE PROPOSED BUILDING(S).
 - FIXTURE SCHEDULE LISTS THE MAXIMUM MOUNTING HEIGHTS ABOVE FINISH GRADE (AFG). IF ASSEMBLY IS TO BE MOUNTED ON A CONCRETE PEDESTAL, DEDUCT PEDESTAL HEIGHT FROM AFG LISTED TO DETERMINE POLE HEIGHT. IF MOUNTING FLUSH WITH GROUND OR SIX INCHES ABOVE GROUND THE AFG LISTED WILL BE THE POLE HEIGHT.
 - SUBSTITUTION OF SPECIFIED FIXTURES LISTED IN FIXTURE SCHEDULE MAY CHANGE THE LIGHT DESIGN CALCULATIONS AND UNIFORMITY. FIXTURES NOT PLACED WHERE SHOWN ON DRAWING MAY ALSO CHANGE THE DESIGN SHOWN. (+/- 2 FEET WHERE SHOWN FOR EXTERIOR, +/- 2 FEET FOR INTERIOR)

STATE OF NEW HAMPSHIRE
 NATHAN R. CHAMBERLAIN
 No. 5544
 LICENSED PROFESSIONAL ENGINEER
 10/27/16



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	10/24/16	PER CITY REVIEW DATED JUNE 2, 2014	DPW	NRC	CEB
B	4/16/14	PER CITY REVIEW DATED APRIL 21, 2014	DPW	NRC	CEB
A	2/21/14	ADDRESS PLANNING STAFF REVIEW	NPD	NRC	CEB

SITE LIGHTING PLAN
RESEARCH & DEVELOPMENT FACILITY AT GATEWAY HILLS

TAX MAP A - LOT 798
 100-300 INNOVATIVE WAY
 NASHUA, NEW HAMPSHIRE

PREPARED FOR:
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LAND OF:
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SCALE: 1" = 50' JANUARY 23, 2014

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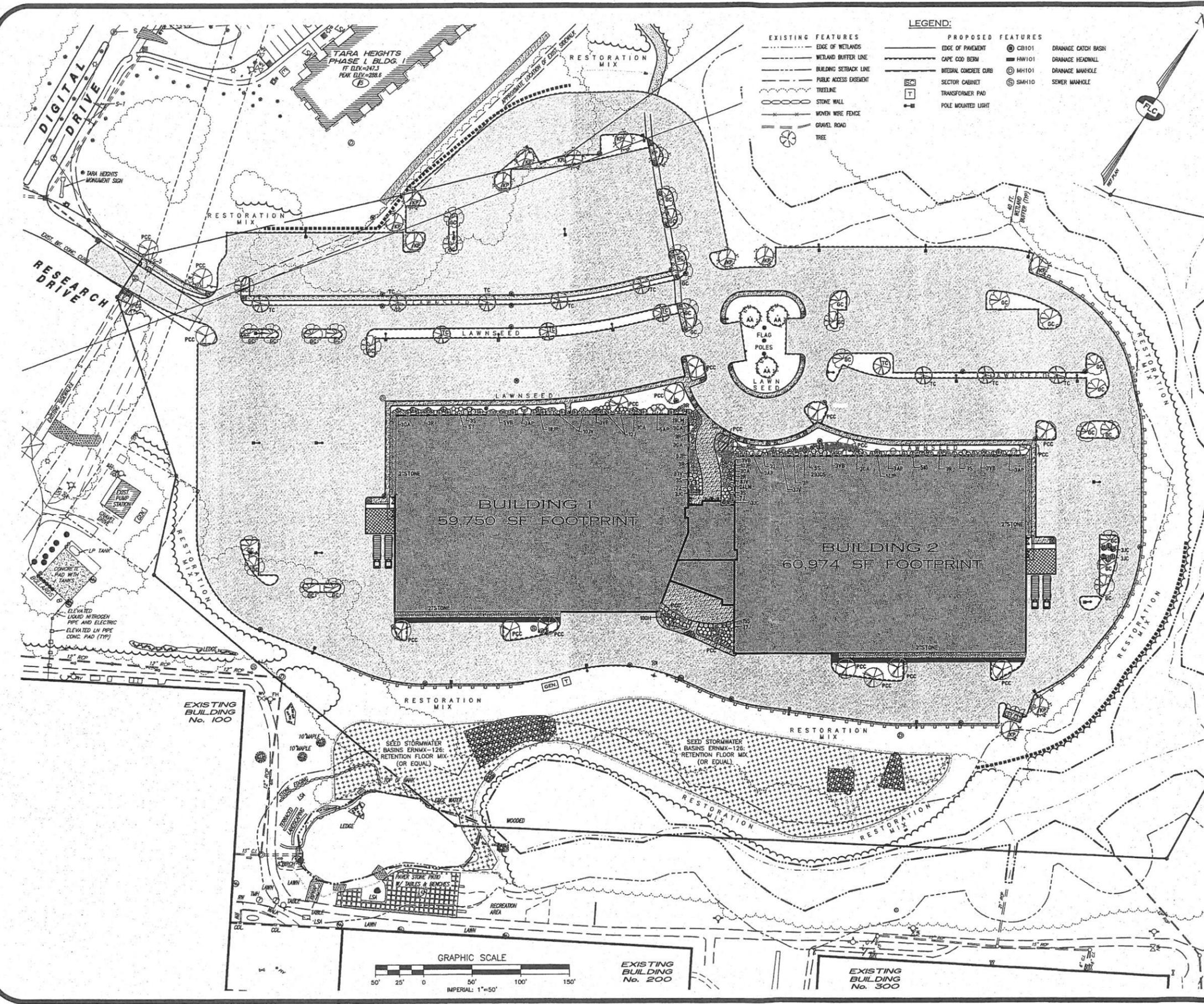
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Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
■	3	A	SINGLE	MPTR-SL-320/ 23' POLE 2' PED
■	21	B	SINGLE	MPTR-SL-320/ 23' POLE 2' PED
■	1	C	SINGLE	MPTR-3S-320-HS/ 23' POLE 2' PED
■	6	D	SINGLE	MPTR-3S-320/ 23' POLE 2' PED
■	8	W	SINGLE	XTOR2A/ WALL MTD 15' AFG

StatArea
 PAVED PARKING AREAS AND DRIVES
 Illuminance (Fc)
 Average = 1.30
 Maximum = 5.2
 Minimum = 0.1
 Avg/Min Ratio = 13.00
 Max/Min Ratio = 52.00



LEGEND:

- | | | | |
|--------------------------|--------------------------|----------------------|-----------------------|
| EXISTING FEATURES | PROPOSED FEATURES | PLANT SYMBOLS | PLANTING LIST: |
| EDGE OF WETLANDS | EDGE OF PAVEMENT | CB101 | DRAINAGE CATCH BASIN |
| WETLAND BUFFER LINE | CAPE COD BERM | FW101 | DRAINAGE HEADWALL |
| BUILDING SETBACK LINE | WETLAND CONCRETE CURB | MH101 | DRAINAGE MANHOLE |
| PUBLIC ACCESS EASEMENT | SECTOR CABINET | SMH10 | SEWER MANHOLE |
| TREELINE | TRANSFORMER PAD | | |
| STONE WALL | POLE MOUNTED LIGHT | | |
| WOVEN WIRE FENCE | | | |
| GRAVEL ROAD | | | |
| TREE | | | |

SYM.	SCIENTIFIC NAME (COMMON NAME)	QUANTITY	SIZE
GC	GLEDITSIA TRICANTHOS (HONEY LOCUST)	29	2.0"-2.5" CAL
KP	KOELBUTERIA PANICULATA (GOLDEN RAIN TREE)	13	2.0"-2.5" CAL
TC	TILIA CORDATA (LITTLE LEAF LINDEN)	12	2.0"-2.5" CAL
PCC	PYRUS CALLERYANA "CHANTICLEER" (CHANTICLEER PEAR)	12	2.0"-2.5" CAL
AA	AMELANCHIER ARBOREA (SERVACEBERRY)	16	7"-8" B&B
JC	JUNIPERUS CHINENSIS (UPRIGHT HEITZ JUNIPER)	12	7"-8" B&B
IG	ILEX GLABRA "COMPACTA" (DWARF HICKBERRY HOLLY)	5	3 GAL
R	RHODODENDRON (RHODODENDRON)	20	3 GAL
S	SYRINGA X "PENDE" (MISS KIM LILAC)	20	3 GAL
VB	VEIBURNUM X BURKWOODS (BURKWOOD VEIBURNUM)	17	3 GAL
CA	CLETHRA ALNIFOLIA "RUBY SPICE" (SUMMERSHEET)	15	3 GAL
AP	ANDROMEDA POLIFOLIA "BLUE ICE" (DWARF ANDROMEDA)	17	3 GAL
J	JUNIPERUS X FITZGERIANA (SEA GREEN JUNIPER)	50	3 GAL
JV	JUNIPERUS VIRGINIANA "GREY OWL" (GREY OWL JUNIPER)	20	3 GAL
JCS	JUNIPERUS CHINENSIS "SARGENTII" (SARGENT'S JUNIPER)	20	3 GAL
LM	LIRIOPE MUSCARI (LILYTURF)	43	1 GAL
H	HEMEROCALLIS (DAY LILY)	150	1 GAL

MISCELLANEOUS:
 GENERAL LAWN SEED (BLUE SEAL LAWN MIX 11-A) OR EQUAL.
 RESTORATION SEED MIX: ERNMX-181; NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS (OR EQUAL), ERNST SEEDS, 8684 Mercer Pike, Meadville PA 16330 (800) 673-3321
 DETENTION SEED MIXTURE: ERNMX-126; RETENTION FLOOR MIX (OR EQUAL), ERNST SEEDS, 8684 Mercer Pike, Meadville PA 16330 (800) 673-3321
 PREMIUM BLEND PINE/HEMLOCK BARK MULCH
 2" RIVER STONE

STATE OF NEW HAMPSHIRE
 NATHAN R. CHAMBERLAIN
 PROFESSIONAL ENGINEER
 10/27/16

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SITE LANDSCAPING PLAN
RESEARCH & DEVELOPMENT FACILITY AT GATEWAY HILLS

TAX MAP A - LOT 798
 100-300 INNOVATIVE WAY
 NASHUA, NEW HAMPSHIRE

PREPARED FOR:
JOHN J. FLATLEY COMPANY
 60 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0188 (781) 380-7731

LAND OF:
JOHN J. FLATLEY
 60 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0188 (781) 380-7731

SCALE: 1" = 50' JANUARY 23, 2014

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

**GATEWAY HILLS
R + D**
NAHSUA
NH

Site Engineers
FIELDSTONE LAND CONSULTANTS
778 ELM STREET, SUITE C
MILFORD, NH 03055

Structural Engineers
VEITAS & VEITAS ENGINEERS
639 GRANITE STREET
BRAintree, MA 02184

Mechanical Engineers
SOUTH SHORE CONSTRUCTION
CONSULTANTS
345 QUINCY AVENUE
BRAintree, MA 02184

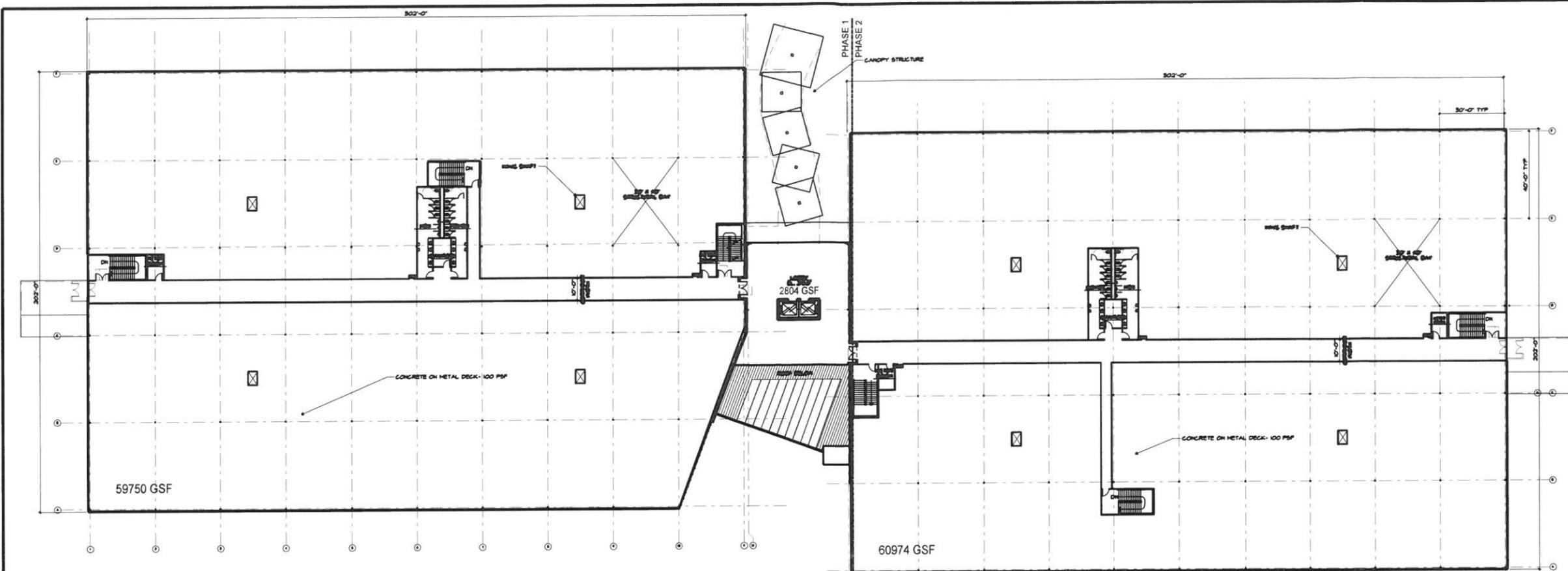
SHEKIN ARCHITECTS

14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-0110
FAX: 617-770-3150

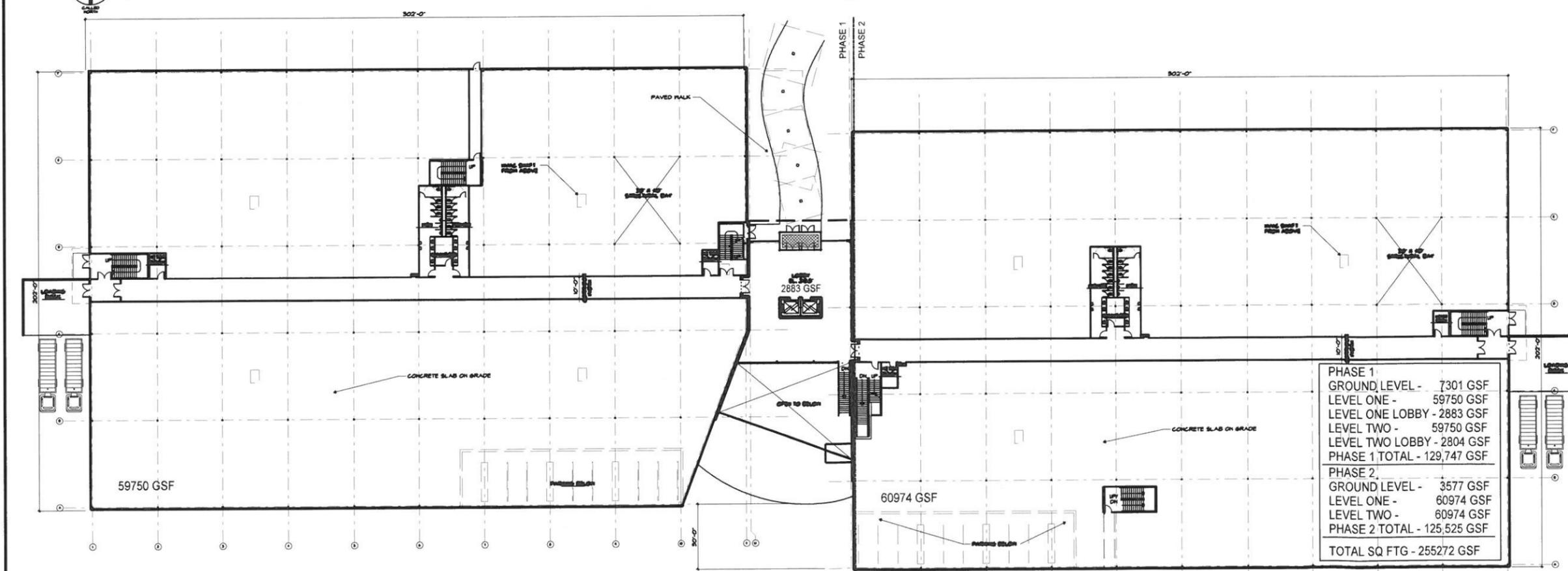
Site:	Revision:
Scale:	Date: 21 MAY 2013
File name:	Project Title

**SCHEMATIC
FLOOR PLANS
LEVELS 1 - 2**

A-1.1



LEVEL TWO FLOOR PLAN
1" = 20'-0"



LEVEL ONE FLOOR PLAN
1" = 20'-0"

PHASE 1	GROUND LEVEL - 7301 GSF
	LEVEL ONE - 59750 GSF
	LEVEL ONE LOBBY - 2883 GSF
	LEVEL TWO - 59750 GSF
	LEVEL TWO LOBBY - 2804 GSF
	PHASE 1 TOTAL - 129,747 GSF
PHASE 2	GROUND LEVEL - 3577 GSF
	LEVEL ONE - 60974 GSF
	LEVEL TWO - 60974 GSF
	PHASE 2 TOTAL - 125,525 GSF
	TOTAL SQ FTG - 255272 GSF

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Deputy Planning Manager/Development
FOR: December 1, 2016
RE: **New Business #5 – Site Plan**

I. Project Statistics:

Owner: Henry P. & Mary E. Castonguay Rev Trust
Applicant: Raisanen Homes Elite, LLC
Proposal: Site plan to construct a 9 lot condominium plan
Location: 738 West Hollis Street
Total Site Area: 2.504 acres (109,074 sf)
Existing Zoning: R9-Suburban Residence
Surrounding Uses: Residential

II. Background Information:

An existing single-family residence, garage, and carport are located on a portion of the lot with the remainder undeveloped. The lot is bordered by the St. Louis Cemetery to the east which requires a 25' buffer. Single family and multi-family homes also abuts the property. Directly across the street is Reno's Auto Body. On November 9, 2016 a variance was granted by the Zoning Board of Adjustment with one stipulation to allow this project to move forward. The applicant had requested ten single-family detached units; the ZBA approved nine. (See attached approval letter).

III. Project Description:

The proposal is to raze the existing buildings and depict a nine unit condominium site plan. Each of the homes will have a garage. Each unit will be serviced by municipal sewer, Pennichuck Water Works, and underground utilities. Access will be provided by a 24' wide road 500' private road with a T-turnaround. No internal sidewalks are being proposed, however the applicant will construct a sidewalk along the frontage of West Hollis Street.

According to the applicant's engineer, the site is relatively level. There are no wetlands on the property. Currently the front of the lot drains to the street and the rest of the lot slopes to the southeast corner of the lot. Two catch basins are proposed at the site entrance to intercept the flow in the street's gutter and route it to the existing closed drainage system. The runoff from the first 300 feet of the street will be routed to two leaching catch basins set in depressed areas at the front of the lot. The remainder of the development will flow to the proposed infiltration basin at the south of the lot. The proposed combined open/closed drainage system will collect the stormwater runoff from all the impervious surfaces on-site and direct it to the stormwater management area on-site. The net result is the new paved areas will receive qualitative treatment and there will be a reduction of peak rates of runoff leaving this site.

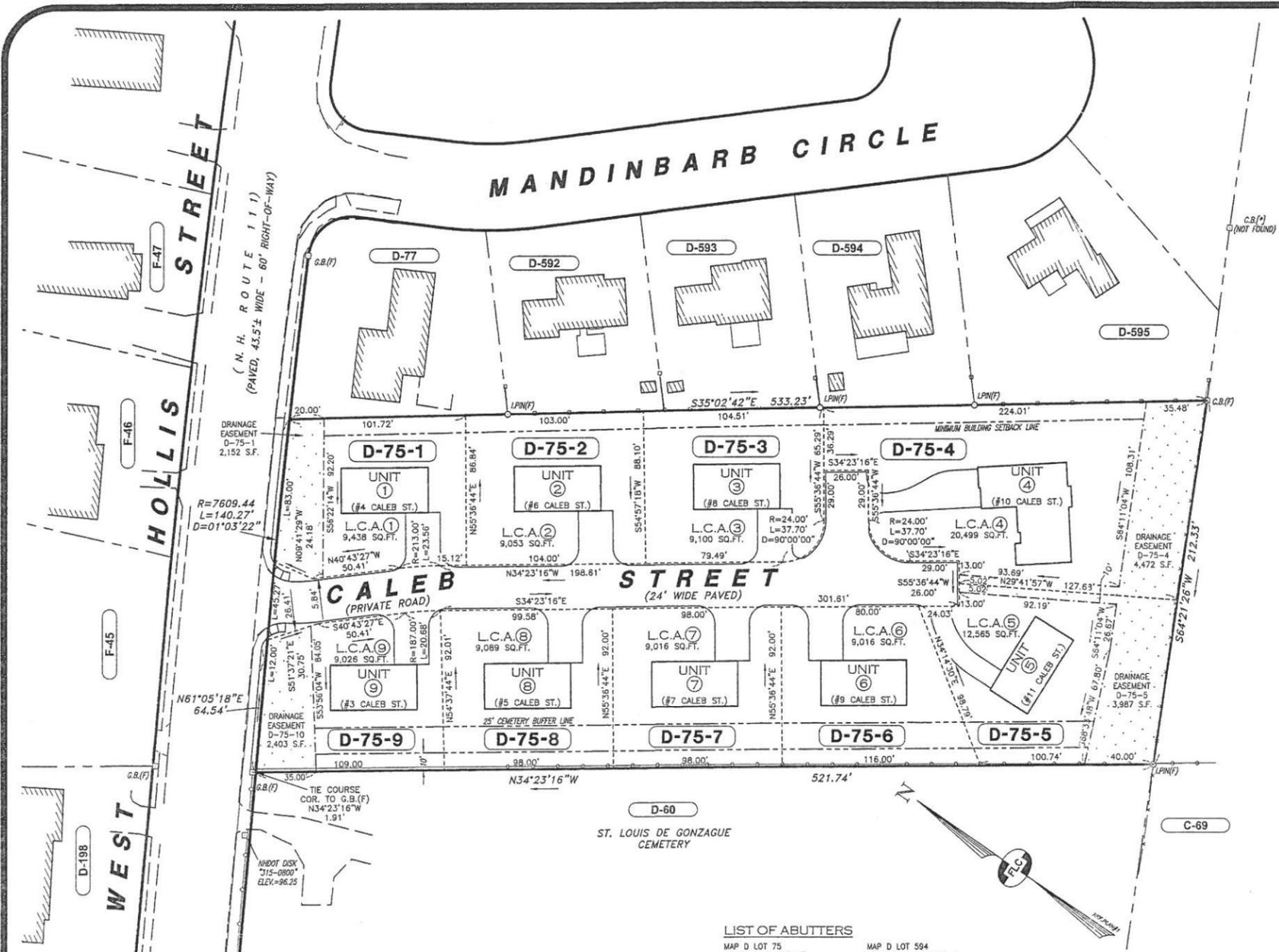
One waiver is being requested as the proposed street does not meet city standards. The original plan was for 10 units. Updated comments are pending from Engineering. Addresses have been assigned by the Fire Marshal and are shown on the plan as 3-11 Caleb Street.

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 issuance of a building permit, the applicant shall provide documents establishing a homeowners association which will be responsible for maintaining all property in common ownership. The homeowner's association documents shall be submitted to the Planning Department and Corporation Counsel for review and approval.
3. Prior to the issuance of a building permit, all easements shall be submitted to the Planning Department and Corporation Counsel for review and approval and recorded.
4. Prior to the issuance of a building permit, all stormwater documents will be submitted to City staff for review and approval and recorded at the Registry of Deeds at the applicant's expense.
5. Prior to issuance of a building permit, all comments in a letter from Jeanne Walker, PE dated September 20, 2016 shall be addressed to the satisfaction of the Engineering Department.
6. Prior to issuance of a building permit, the applicant shall provide a guarantee for improvements, including pavement, drainage infrastructure, site landscaping (not including individual unit landscaping), and lighting. The applicant's professional engineer shall provide an estimate of the costs of the improvements for review by the City Engineer who shall determine the guarantee amount. The guarantee shall be in a form acceptable to the City's Corporation Counsel. Reductions in the guarantee (bond, letter of credit or other form of guarantee) shall be processed, from time to time, in the customary manner.
7. Road, sidewalk, and driveway 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, sidewalk, and driveway 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 and Planning Department.

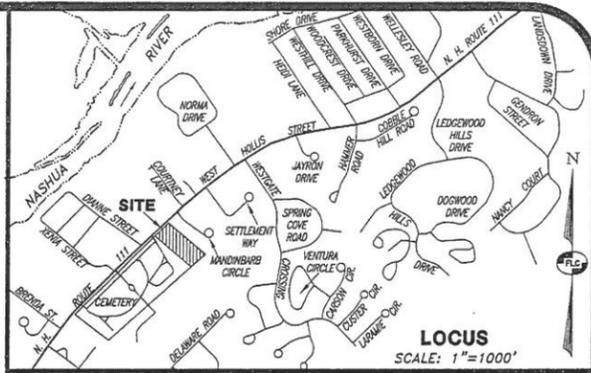
8. Prior to the issuance of the first certificate of occupancy, the applicant shall complete the road improvements to the base course of pavement.
9. Prior to 75 % occupancy, all improvements shall be substantially completed; provided, that paving may be completed to base course and landscaping may be completed as seasonally permitted.
10. 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 completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include a statement that all construction was generally completed in accordance with the approved subdivision plan and applicable local regulations. Road and sidewalk construction shall be to base course, with final course pavement remaining bonded until completion.
11. Any work within the right-of-way shall require a financial guarantee.
12. Prior to the chair signing the plan, minor drafting corrections will be made.
13. Prior to any work being conducted, a pre-construction conference shall be set up with the Planning Department.
14. All stipulations of the Zoning Board of Adjustment dated November 9, 2016 are incorporated herein.



NOTES:

- OWNER OF RECORD FOR TAX MAP D LOT 75 IS THE HENRY P. AND MARY E. CASTONGUAY REVOCABLE TRUST, HENRY P. CASTONGUAY AND MARY E. CASTONGUAY, TRUSTEES, 738 WEST HOLLIS STREET, NASHUA, NH 03062-1374. THE DEED REFERENCE FOR THE PARCEL IS VOL.7827 PG.237 DATED MARCH 28, 2007 IN THE H.C.R.D.
- THE APPLICANT IS RAISANEN HOMES ELITE, LLC, C/O RICHARD RAISANEN, P.O. BOX 748, NASHUA, NH 03061.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A NINE UNIT CONDOMINIUM SITE PLAN ON TAX MAP LOT D-75.
- THE TOTAL AREA OF TAX MAP PARCEL D-75 IS 2,504 ARCES OR 109,074 SQ.FT.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP "D".
- ZONING FOR THE PARCEL IS THE URBAN RESIDENCE DISTRICT "R-9".

R-9 ZONE, CONDOMINIUM	REQUIRED	EXIST. D-75	PROV. D-75
MIN LOT AREA	9,000 SF	109,074 SF	109,074 SF
MIN LOT WIDTH	90 FT	206.6± FT	206.6± FT
MIN LOT FRONTAGE	75 FT	204.81'	204.81'
MIN LOT DEPTH	90 FT	527.5± FT	527.5± FT
MIN FRONT SETBACK	20 FT	140 FT	32.7 FT
MIN SIDE SETBACK	10 FT	6.4 FT	29.1 FT
MIN REAR SETBACK	30 FT	217 FT	56.2 FT
MAX. BUILDING HEIGHT	35 FT	22± FT	28± FT
MAX. STORIES	2.5 ST	1.5	2.0
CONSERVATION AREA	NA	NA	NA
DENSITY: 4 UNITS/AC.	10 UNITS	1	9
OPEN SPACE FOR EACH LOT	50%	93.5%	72.8%



REFERENCE PLAN:

- "CORRECTIVE BOUNDARY PLAN OF - LOTS D-595, D-596 & D-597 - MANDINBARB CIRCLE - WEST HOLLIS STREET - NASHUA, NEW HAMPSHIRE - OWNER OF RECORD: AMP PROPERTIES LLC", SCALE 1"=40', DATED OCTOBER 16, 2002 BY GRANITE STATE SURVEYING, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 32122.
- "BOUNDARY PLAN OF LAND OWNED BY: - ROMAN CATHOLIC BISHOP OF MANCHESTER - NASHUA, NEW HAMPSHIRE", SCALE 1"=100', BY GEORGE F. KELLER, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 17026.
- "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - RIGHT OF WAY - PLANS OF PROPOSED - FEDERAL AID PROJECT - S-28(15) - N.H. PROJECT NO. S-7868 - HOLLIS ROAD", SCALE 1"=50', DATED AUGUST 7, 1967, RECORDED IN THE H.C.R.D. AS PLAN NO. 4534 AND NO. 5020.
- "UTILITY SERVICE PLAN - TAX MAP D, LOT 75 - 738 WEST HOLLIS STREET - NASHUA, NEW HAMPSHIRE - PREPARED FOR: - RAISANEN HOMES ELITE, LLC - LAND OF HENRY P. & MARY E. CASTONGUAY REVOCABLE TRUST", SCALE 1"=20', DATED JUNE 13, 2016, BY FIELDSTONE LAND CONSULTANTS, PLLC.

- 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 JULY 2016. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS THE NASHUA CITY DATUM. THE REFERENCE BENCHMARK IS STANDARD WHOOT DISK "315-0800" LOCATED NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 186.02 (NAVD 88) OR 96.25 (NASHUA CITY).
- JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN JULY 2016 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
- THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
- PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
- 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: J3011C0632D, DATED SEPTEMBER 25, 2009.
- SOIL TYPE FOR THE ENTIRE SITE IS H8a - HINCKLEY LOAMY SAND WITH SLOPES FROM 0%-3%.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY OTHER THAN THAT SHOWN.
- A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND PARKING.
- PROPOSED BUILDING CONSTRUCTION SHALL INCORPORATE A FOUNDATION DRAINAGE SYSTEM, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT THE SPECIFIC BUILDING SITE IS LOCATED IN WELL DRAINED SOILS AND THAT SUCH A SYSTEM IS NOT REQUIRED.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED.
- THE PROPOSED BUILDINGS SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND NATURAL GAS UTILITIES. IT SHALL ALSO BE SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
- STREET AND UTILITY IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF NASHUA REVISED ORDINANCES (N.R.O.).
- PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13.

LIST OF ABUTTERS

MAP D LOT 75
HENRY P. & MARY E. CASTONGUAY REV. TRUST
HENRY P. & MARY E. CASTONGUAY, TRUSTEES
738 W. HOLLIS STREET
NASHUA, NH 03062-1374
VOL.7827 PG.237 3/28/07
(738 W. HOLLIS ST.)

MAP D LOT 594
DAVID R. MASKIEWICZ & LISA A. RICCO
7 MANDINBARB CIRCLE
NASHUA, NH 03062
VOL.8735 PG.2417 3/19/15
(7 MANDINBARB CIRCLE)

MAP D LOT 595
MATTHEW S. CHAPMAN & KIM M. OUELLETTE
9 MANDINBARB CIRCLE
NASHUA, NH 03062
VOL.7199 PG.2183 4/1/04
(9 MANDINBARB CIRCLE)

MAP D LOT 198
PITARY'S HOMES, INC.
6A ANNE STREET
HOLLIS, NH 03049-1331
VOL.5901 PG.43 2/10/98
(749 W. HOLLIS ST.)

MAP F LOT 45
MARY L. & BOULANGER
747 W. HOLLIS STREET
NASHUA, NH 03060-1331
VOL.5235 PG.352 9/15/89
(747 W. HOLLIS ST.)

MAP F LOT 46
JOHN L. DESCHENES AND RENO & CARMEN DESCHENES
741 W. HOLLIS STREET
NASHUA, NH 03060-1331
VOL.5235 PG.352 9/15/89
(743 W. HOLLIS ST.)

MAP F LOT 47
RENO DESCHENES REV. TRUST
RENO DESCHENES, TRUSTEE
741 W. HOLLIS STREET
NASHUA, NH 03062
VOL.8613 PG.2393 10/18/13
(741 W. HOLLIS ST.)

MAP C LOT 69
WESTGATE VILLAGE GROUP
C/O GREAT NORTHERN PROPERTY MANAGEMENT
76 NORTHEASTERN BLVD.
NASHUA, NH 03062
VOL.2910 PG.577 1/11/82
(WESTGATE CROSSING)

MAP D LOT 77
ERWIN LANGILL
734 W. HOLLIS STREET
NASHUA, NH 03062-1374
VOL.6731 PG.381 10/9/02
(734 W. HOLLIS ST.)

MAP D LOT 592
JIBY PARAKKAL & SANTOSH KUNNIKURU
3 MANDINBARB CIRCLE
NASHUA, NH 03062
VOL.7788 PG.2514 12/29/06
(3 MANDINBARB CIRCLE)

MAP D LOT 593
EDWIN S. & MARIBEL A. EMATA
5 MANDINBARB CIRCLE
NASHUA, NH 03062
VOL.6939 PG.746 5/28/03
(5 MANDINBARB CIRCLE)

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF TREE LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- WROUGHT IRON FENCE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- THE COURSE LINE
- OVERHEAD UTILITY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAIN LINE

PROPOSED FEATURES

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- BITUMINOUS CONCRETE BERM
- LIMITED COMMON AREA
- PROPOSED EASEMENT LINE
- PROPOSED DRAINAGE EASEMENT

GRANITE BOUND FOUND

- GRANITE BOUND FOUND
- CONCRETE BOUND FOUND
- CONCRETE BOUND PER REF. PLAN
- IRON PIN FOUND

CERTIFICATION:

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

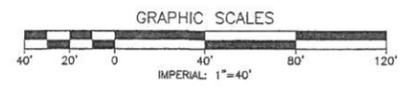
DATE: 11/16/16



APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	11/15/16	REVISED TO (9) CONDO UNITS		TJB	MDP
A	8/22/16	REVISED TITLE AND NOTES PER CITY REVIEW		CEB	CEB

CONDOMINIUM SITE PLAN
TAX MAP D LOT 75 - 738 WEST HOLLIS STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
RAISANEN HOMES ELITE, LLC
 C/O RICHARD RAISANEN, P.O. BOX 748, NASHUA, NH 03061 - PH (603) 321-5549

LAND OF:
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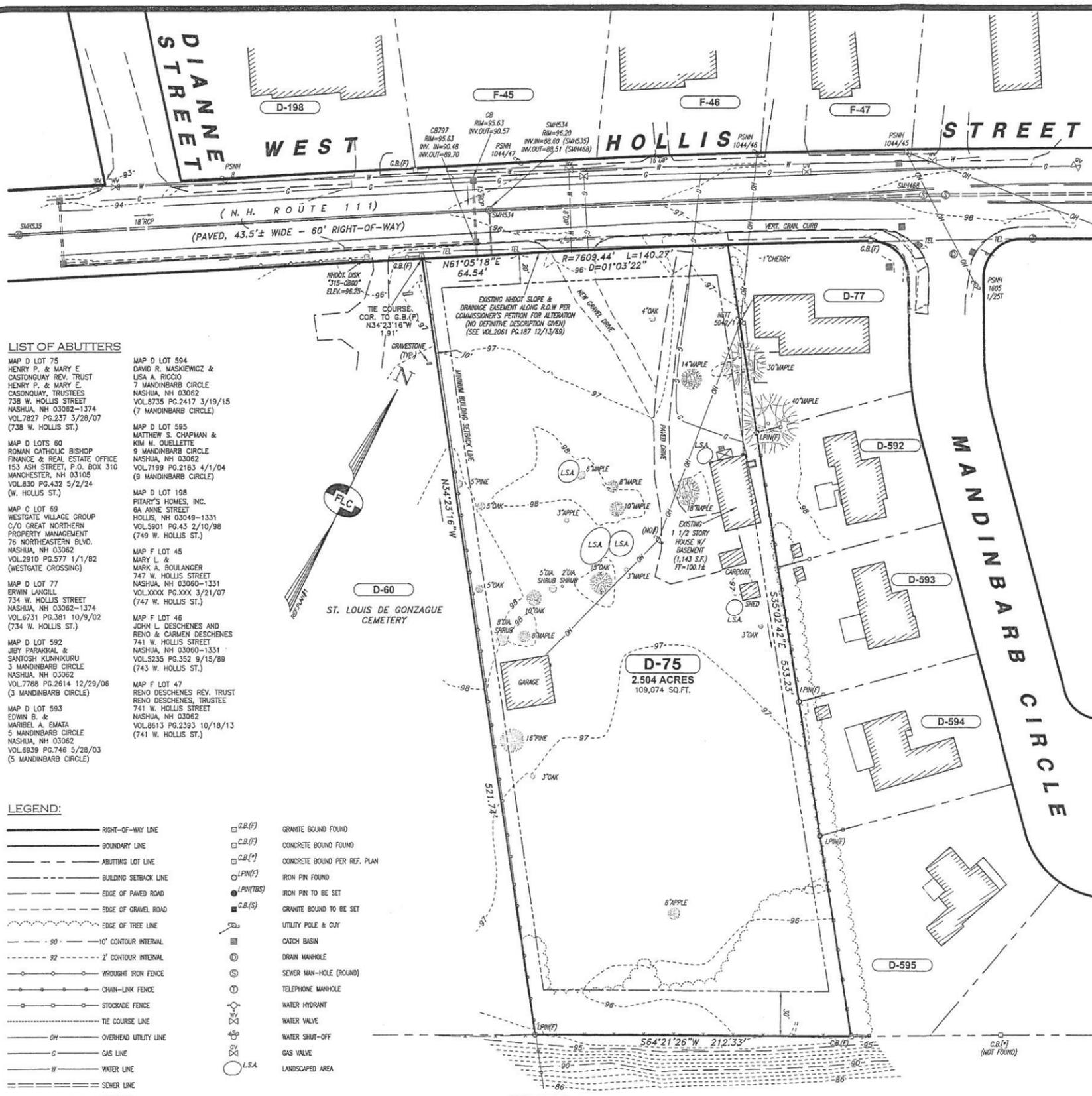
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W ← E →

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NASHUA, NH 03062-1374
VOL.7827 PG.237 3/28/07
(738 W. HOLLIS ST.)
- MAP D LOTS 60
ROMAN CATHOLIC BISHOP
FINANCE & REAL ESTATE OFFICE
153 ASH STREET, P.O. BOX 310
MANCHESTER, NH 03105
VOL.830 PG.432 5/2/24
(W. HOLLIS ST.)
- MAP C LOT 69
WESTGATE VILLAGE GROUP
C/O GREAT NORTHERN
PROPERTY MANAGEMENT
76 NORTHEASTERN BLVD.
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NASHUA, NH 03062
VOL.8613 PG.293 10/18/13
(741 W. HOLLIS ST.)

LEGEND:

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- BOUNDARY LINE
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- GAS LINE
- WATER LINE
- SEWER LINE
- DRAIN LINE
- GRANITE BOUND FOUND
- CONCRETE BOUND FOUND
- CONCRETE BOUND PER REF. PLAN
- IRON PIN FOUND
- IRON PIN TO BE SET
- GRANITE BOUND TO BE SET
- UTILITY POLE & GUY
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MAN-HOLE (ROUND)
- TELEPHONE MANHOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- GAS VALVE
- LANDSCAPED AREA

D-75 TAX MAP & LOT NUMBER

NOTES CONTINUED:

- 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: 33011C06320, DATED SEPTEMBER 25, 2009.
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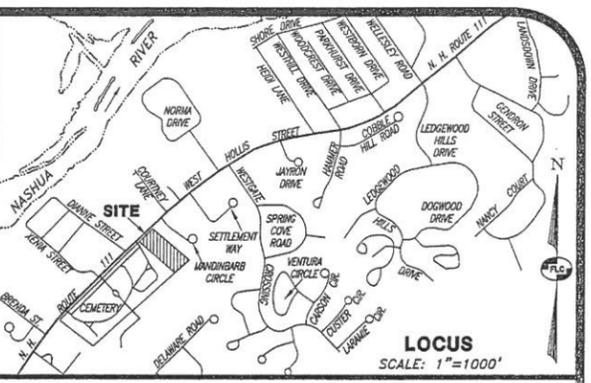
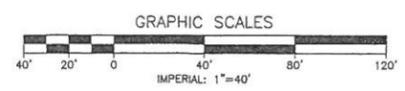
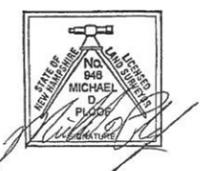
REFERENCE PLAN:

- "CORRECTIVE BOUNDARY PLAN OF - LOTS D-595, D-596 & D-597 - MANDINBARB CIRCLE - WEST HOLLIS STREET - NASHUA, NEW HAMPSHIRE - OWNER OF RECORD: AMP PROPERTIES LLC, SCALE 1"=40', DATED OCTOBER 16, 2002 BY GRANITE STATE SURVEYING, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 32122.
- "BOUNDARY PLAN OF LAND OWNED BY: - ROMAN CATHOLIC BISHOP OF MANCHESTER - NASHUA, NEW HAMPSHIRE, SCALE 1"=100', BY GEORGE F. KELLER, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 17026.
- "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - RIGHT OF WAY - PLANS OF PROPOSED - FEDERAL AID PROJECT - S-28(15) - N.H. PROJECT NO. S-7868 - HOLLIS ROAD, SCALE 1"=50', DATED AUGUST 7, 1967, RECORDED IN THE H.C.R.D. AS PLAN NO. 4534 AND NO. 5020.
- "UTILITY SERVICE PLAN - TAX MAP D, LOT 75 - 738 WEST HOLLIS STREET - NASHUA, NEW HAMPSHIRE - PREPARED FOR: - RAISANEN HOMES ELITE, LLC - LAND OF HENRY P. & MARY E. CASTONGUAY REVOCABLE TRUST, SCALE 1"=20', DATED JUNE 13, 2016, BY FIELDSTONE LAND CONSULTANTS, PLLC.

CERTIFICATION:

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

DATE: 11/16/16



NOTES:

- OWNER OF RECORD FOR TAX MAP D LOT 75 IS THE HENRY P. AND MARY E. CASTONGUAY REVOCABLE TRUST, HENRY P. CASTONGUAY AND MARY E. CASTONGUAY, TRUSTEES, 738 WEST HOLLIS STREET, NASHUA, NH 03062-1374. THE DEED REFERENCE FOR THE PARCEL IS VOL.7827 PG.237 DATED MARCH 28, 2007 IN THE H.C.R.D.
- THE APPLICANT IS RAISANEN HOMES ELITE, LLC, C/O RICHARD RAISANEN, P.O. BOX 748, NASHUA, NH 03061.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP LOT D-75.
- THE TOTAL AREA OF TAX MAP PARCEL D-75 IS 2,504 ACRES OR 109,074 SQ.FT.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP "D".
- ZONING FOR THE PARCEL IS THE URBAN RESIDENCE DISTRICT "R-9".

R-9 ZONE: CONVENTIONAL	REQUIRED	EXIST. D-75
MIN LOT AREA	9,000 SF	109,074 SF
MIN LOT WIDTH	90 FT	206.6± FT (AVG.)
MIN LOT FRONTAGE	75 FT	204.81'
MIN LOT DEPTH	90 FT	527.5± FT (AVG.)
MIN FRONT SETBACK	20 FT	140 FT
MIN SIDE SETBACK	10 FT	6.4 FT
MIN REAR SETBACK	30 FT	217 FT
MAX. BUILDING HEIGHT	35 FT	22± FT
MAX. STORIES	2.5 ST	1.5
CONSERVATION AREA	NA	NA
OPEN SPACE FOR EACH LOT	50%	93.5%
- 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 JULY 2016. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS THE NASHUA CITY DATUM. THE REFERENCE BENCHMARK IS STANDARD NHOD DISK "315-0800" LOCATED NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 186.02 (NAVD 88) OR 96.25 (NASHUA CITY).
- JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN JULY 2016 IN ACCORDANCE WITH THE "CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
- THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
- PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.

APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK

**EXISTING CONDITIONS PLAN
TAX MAP D LOT 75 - 738 WEST HOLLIS STREET
NASHUA, NEW HAMPSHIRE**

PREPARED FOR:
RAISANEN HOMES ELITE, LLC
C/O RICHARD RAISANEN, P.O. BOX 748, NASHUA, NH 03061 - PH (603) 321-5549

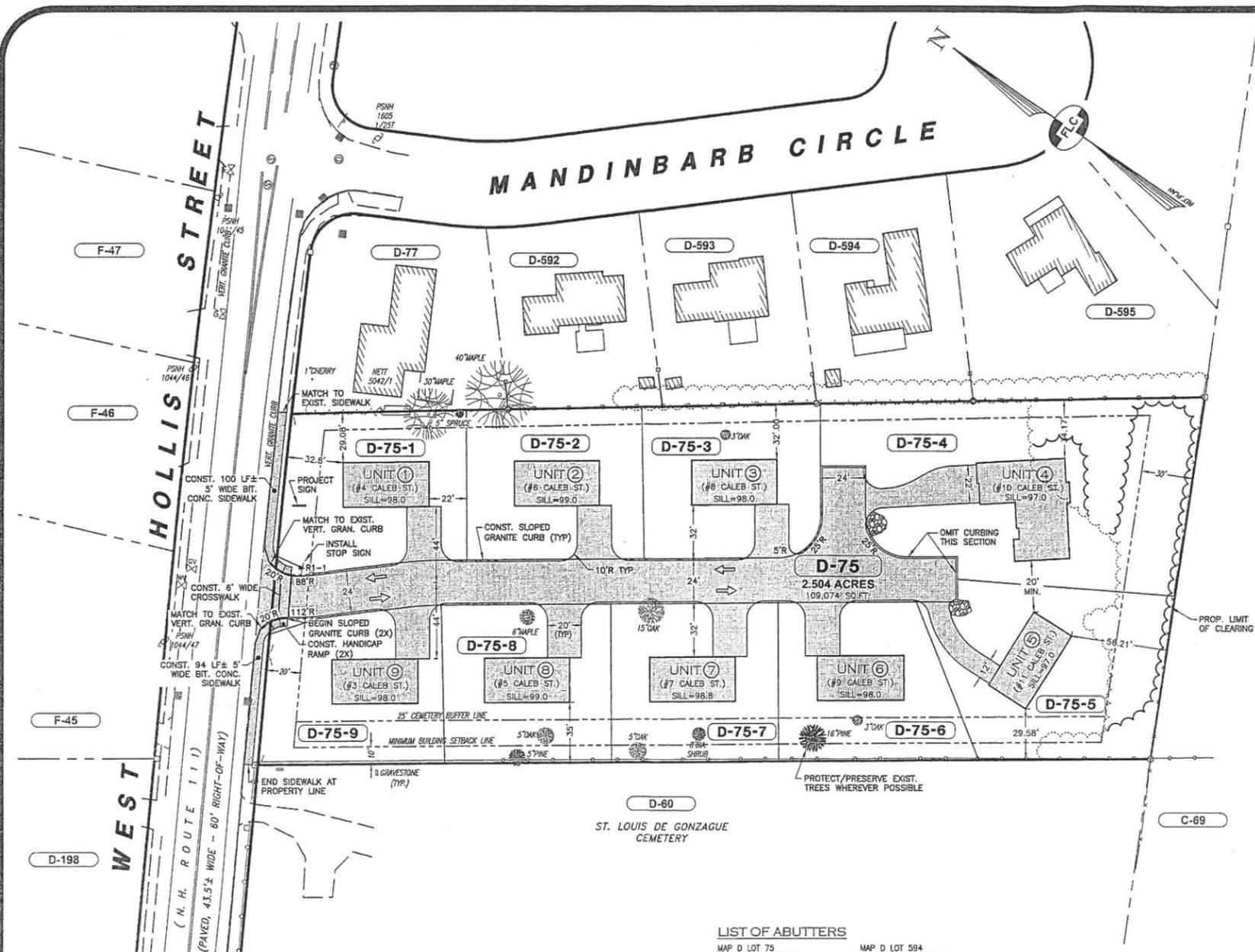
LAND OF:
**HENRY P. AND MARY E. CASTONGUAY
REVOCABLE TRUST**
738 WEST HOLLIS STREET, NASHUA, NH 03062-1374

SCALE: 1" = 40' JULY 29, 2016

Surveying + Engineering + Land Planning + Permitting + Septic Designs

**FIELDSTONE
LAND CONSULTANTS, PLLC**

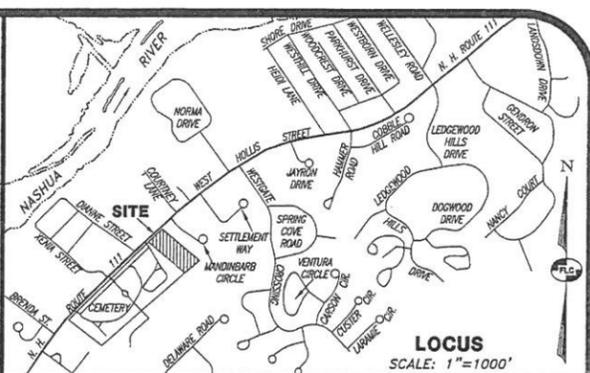
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



NOTES:

- OWNER OF RECORD FOR TAX MAP D LOT 75 IS THE HENRY P. AND MARY E. CASTONGUAY REVOCABLE TRUST, HENRY P. CASTONGUAY AND MARY E. CASTONGUAY, TRUSTEES, 738 WEST HOLLIS STREET, NASHUA, NH 03062-1374. THE DEED REFERENCE FOR THE PARCEL IS VOL.7827 PG.237 DATED MARCH 28, 2007 IN THE H.C.R.D.
- THE APPLICANT IS RAISANEN HOMES ELITE, LLC, C/O RICHARD RAISANEN, P.O. BOX 748, NASHUA, NH 03061.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A NINE UNIT CONDOMINIUM SITE PLAN ON TAX MAP LOT D-75.
- THE TOTAL AREA OF TAX MAP PARCEL D-75 IS 2,504 ARCES OR 109,074 SQ.FT.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP "D".
- ZONING FOR THE PARCEL IS THE URBAN RESIDENCE DISTRICT "R-9".

R-9 ZONE, CONDOMINIUM	REQUIRED	EXIST. D-75	PROP. D-75
MIN LOT AREA	9,000 SF	109,074 SF	109,074 SF
MIN LOT WIDTH	30 FT	206.62 FT	206.62 FT
MIN LOT FRONTAGE	75 FT	204.81'	204.81'
MIN LOT DEPTH	90 FT	527.5± FT	527.5± FT
MIN FRONT SETBACK	20 FT	140 FT	32.7 FT
MIN SIDE SETBACK	10 FT	8.4 FT	23.1 FT
MIN REAR SETBACK	30 FT	217 FT	56.2 FT
MAX. BUILDING HEIGHT	35 FT	22± FT	28± FT
MAX. STORIES	2.5 ST	1.5	2.0
CONSERVATION AREA	NA	NA	NA
DENSITY: 4 UNITS/AC.	10 UNITS	1	9
OPEN SPACE	50%	93.5%	72.8%



REFERENCE PLAN:

- "CORRECTIVE BOUNDARY PLAN OF - LOTS D-595, D-596 & D-597 - MANDINBARB CIRCLE - WEST HOLLIS STREET - NASHUA, NEW HAMPSHIRE - OWNER OF RECORD: AMP PROPERTIES LLC", SCALE 1"=40', DATED OCTOBER 16, 2002 BY GRANITE STATE SURVEYING, INC. RECORDED IN THE H.C.R.D. AS PLAN NO. 32122.
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- "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - RIGHT OF WAY - PLANS OF PROPOSED - FEDERAL AID PROJECT - S-28(15) - N.H. PROJECT NO. S-7868 - HOLLIS ROAD", SCALE 1"=50', DATED AUGUST 7, 1967, RECORDED IN THE H.C.R.D. AS PLAN NO. 4534 AND NO. 5020.
- "UTILITY SERVICE PLAN - TAX MAP D, LOT 75 - 738 WEST HOLLIS STREET - NASHUA, NEW HAMPSHIRE - PREPARED FOR: - RAISANEN HOMES ELITE, LLC - LAND OF HENRY P. & MARY E. CASTONGUAY REVOCABLE TRUST", SCALE 1"=20', DATED JUNE 13, 2016, BY FIELDSTONE LAND CONSULTANTS, PLLC.

- 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 JULY 2016. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS THE NASHUA CITY DATUM. THE REFERENCE BENCHMARK IS STANDARD NHOOT DISK "315-0800" LOCATED NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 186.02 (NAVD 88) OR 96.25 (NASHUA CITY).
- JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN JULY 2016 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
- THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
- PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
- 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: 3301100632D, DATED SEPTEMBER 25, 2009.
- SOIL TYPE FOR THE ENTIRE SITE IS HsA - HINCKLEY LOAMY SAND WITH SLOPES FROM 0%-3%.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY OTHER THAN THAT SHOWN.
- A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND PARKING.
- PROPOSED BUILDINGS CONSTRUCTION SHALL INCORPORATE A FOUNDATION DRAINAGE SYSTEM, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT THE SPECIFIC BUILDING SITE IS LOCATED IN WELL DRAINED SOILS AND THAT SUCH A SYSTEM IS NOT REQUIRED.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED.
- THE PROPOSED BUILDING SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND NATURAL GAS UTILITIES. IT SHALL ALSO BE SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
- STREET AND UTILITY IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF NASHUA REVISED ORDINANCES (N.R.O.).
- PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13.
- THIS DEVELOPMENT WILL BE SERVICED BY A PRIVATE ROAD AND THERE SHALL BE NO ON-STREET PARKING PERMITTED. SIGNAGE WILL BE INSTALLED STATING NO ON-STREET PARKING.



LIST OF ABUTTERS

- MAP D LOT 75: HENRY P. & MARY E. CASTONGUAY REV. TRUST, HENRY P. & MARY E. CASTONGUAY, TRUSTEES, 738 W. HOLLIS STREET, NASHUA, NH 03062-1374. VOL.7827 PG.237 3/28/07 (738 W. HOLLIS ST.)
- MAP D LOT 594: DAVID R. MASKIEWICZ & LISA A. RICCIO, 7 MANDINBARB CIRCLE, NASHUA, NH 03062. VOL.8735 PG.2417 3/19/15 (7 MANDINBARB CIRCLE)
- MAP D LOT 595: MATTHEW S. CHAPMAN & KIM M. OUELLETTE, 9 MANDINBARB CIRCLE, NASHUA, NH 03062. VOL.7199 PG.2183 4/1/04 (9 MANDINBARB CIRCLE)
- MAP D LOT 198: PITARY'S HOMES, INC., 6A VINNE STREET, HOLLIS, NH 03049-1331. VOL.5901 PG.43 2/10/98 (749 W. HOLLIS ST.)
- MAP F LOT 45: MARY L. & MARK A. BOULANGER, 747 W. HOLLIS STREET, NASHUA, NH 03060-1331. VOL.XXXX PG.XXX 3/21/07 (747 W. HOLLIS ST.)
- MAP F LOT 48: JOHN L. DESCHENES AND RENO & CARMEN DESCHENES, 741 W. HOLLIS STREET, NASHUA, NH 03062-1331. VOL.5235 PG.352 9/15/89 (743 W. HOLLIS ST.)
- MAP F LOT 47: RENO DESCHENES REV. TRUST, RENO DESCHENES, TRUSTEE, 741 W. HOLLIS STREET, NASHUA, NH 03062. VOL.8613 PG.2393 10/18/13 (741 W. HOLLIS ST.)
- MAP D LOT 77: ERWIN LANGILL, 734 W. HOLLIS STREET, NASHUA, NH 03062-1374. VOL.8731 PG.381 10/9/02 (734 W. HOLLIS ST.)
- MAP D LOT 592: JEFF PARAKAL & SANTOSH KUNNIKURU, 3 MANDINBARB CIRCLE, NASHUA, NH 03062. VOL.7788 PG.2614 12/29/06 (3 MANDINBARB CIRCLE)
- MAP D LOT 593: EDWIN B. & MARIBEL A. EMATA, 5 MANDINBARB CIRCLE, NASHUA, NH 03062. VOL.6939 PG.746 5/26/03 (5 MANDINBARB CIRCLE)
- MAP C LOTS 60: ROMAN CATHOLIC BISHOP FINANCE & REAL ESTATE OFFICE, 153 ASH STREET, P.O. BOX 310, MANCHESTER, NH 03105. VOL.830 PG.432 5/2/24 (W. HOLLIS ST.)
- MAP C LOT 69: WESTGATE VILLAGE GROUP, C/O GREAT NORTHERN PROPERTY MANAGEMENT, 75 NORTHEASTERN BLVD., NASHUA, NH 03062. VOL.2910 PG.577 1/1/82 (WESTGATE CROSSING)

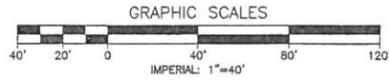
LEGEND:

- | | |
|----------------------------|-------------------------------------|
| EXISTING FEATURES | PROPOSED FEATURES |
| — RIGHT-OF-WAY LINE | — EDGE OF PAVEMENT |
| — BOUNDARY LINE | — VERTICAL GRANITE CURB |
| — ABUTTING LOT LINE | — BITUMINOUS CONCRETE BERM |
| — BUILDING SETBACK LINE | → TRAFFIC FLOW (NOT PAINTED ARROWS) |
| — EDGE OF PAVED ROAD | ⊠ RT-1 STOP SIGN |
| — EDGE OF GRAVEL ROAD | ⊙ LIMITS OF CLEARING |
| — EDGE OF TREE LINE | ⊕ LIMITS OF CLEARING |
| — 90' 10' CONTOUR INTERVAL | |
| — 32' 2' CONTOUR INTERVAL | |
| — WROUGHT IRON FENCE | |
| — CHAIN-LINK FENCE | |
| — STOCKADE FENCE | |
| — TIE COURSE LINE | |
| — OVERHEAD UTILITY LINE | |
| — GAS LINE | |
| — WATER LINE | |
| — SEWER LINE | |
| — DRAIN LINE | |
| — TAX MAP & LOT NUMBER | |

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 811
 IT'S SMART. IT'S FREE. IT'S THE LAW.

APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____



CONDOMINIUM SITE LAYOUT PLAN
TAX MAP D LOT 75 - 738 WEST HOLLIS STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
RAISANEN HOMES ELITE, LLC
 C/O RICHARD RAISANEN, P.O. BOX 748, NASHUA, NH 03061

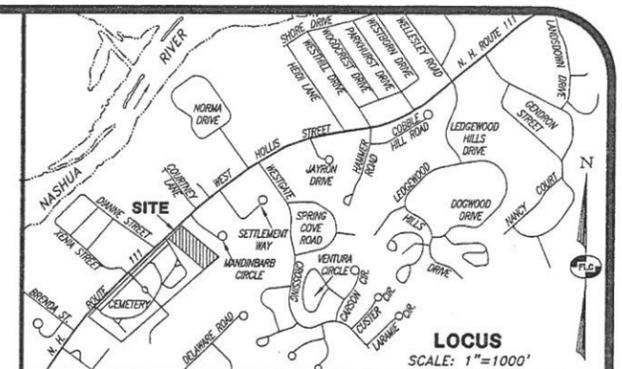
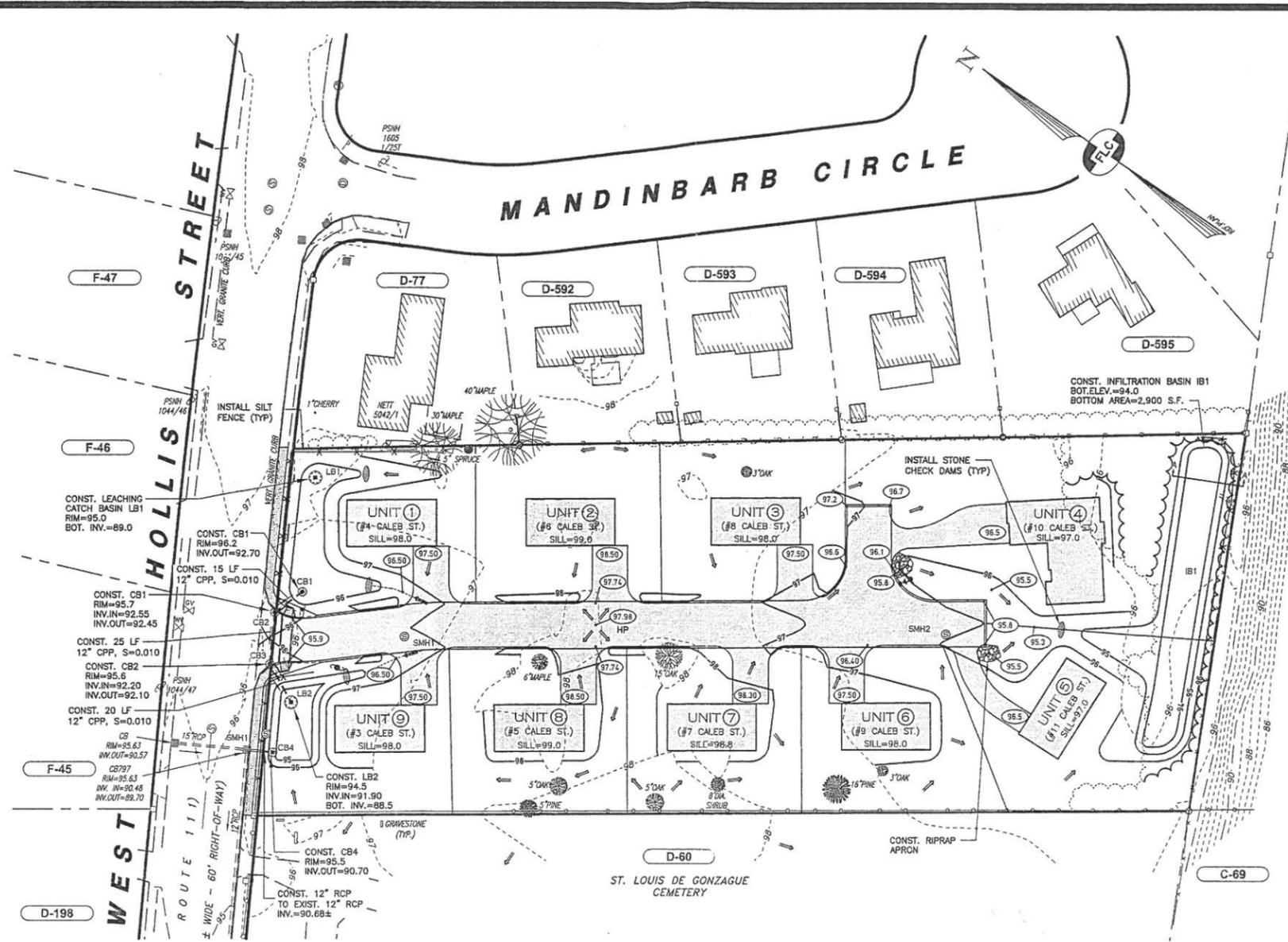
LAND OF:
HENRY P. AND MARY E. CASTONGUAY
REVOCABLE TRUST
 738 WEST HOLLIS STREET, NASHUA, NH 03062-1374

SCALE: 1" = 40' JULY 29, 2016

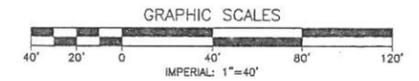
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FIELDSTONE
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206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com



- GENERAL CONSTRUCTION NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF NASHUA.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (DIAL 811).
 - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.
 - ALL POWER WORK SHALL CONFORM TO EVERSOUCE STANDARDS.
 - ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
 - STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NRO-285-13.
 - ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	11/16/16	REVISED PER CITY ZBA & ENGINEERING COMMENTS		NRC	CEB
A	8/22/16	REVISED TITLE AND NOTES PER CITY REVIEW		CEB	CEB

GRADING & EROSION CONTROL PLAN
TAX MAP D LOT 75 - 738 WEST HOLLIS STREET
NASHUA, NEW HAMPSHIRE
 PREPARED FOR:
RAISANEN HOMES ELITE, LLC
 C/O RICHARD RAISANEN, P.O. BOX 748, NASHUA, NH 03061
 LAND OF:
HENRY P. AND MARY E. CASTONGUAY
REVOCABLE TRUST
 738 WEST HOLLIS STREET, NASHUA, NH 03062-1374

SCALE: 1" = 40' JULY 29, 2016

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LEGEND:

EXISTING FEATURES	PROPOSED FEATURES
— RIGHT-OF-WAY LINE	— 94 — 1 FT. CONTOUR
— BOUNDARY LINE	— 95 — 5 FT. CONTOUR
— ABUTTING LOT LINE	○ SPOT ELEVATION
— BUILDING SETBACK LINE	○ SPOT ELEVATION AT CURB
— EDGE OF PAVED ROAD	— EDGE OF PAVEMENT
— EDGE OF GRAVEL ROAD	— BITUMINOUS CONCRETE BERM
— EDGE OF TREE LINE	— STORM WATER DRAINAGE
— 10' CONTOUR INTERVAL	— S — SEWER LINE
— 2' CONTOUR INTERVAL	— W — WATER LINE
— WROUGHT IRON FENCE	— UGE — UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
— CHAIN-LINK FENCE	— RT-1 — STOP SIGN
— STOCKADE FENCE	— SC — STONE CHECK DAM
— THE COURSE LINE	— H — WATER HYDRANT
— OVERHEAD UTILITY LINE	— V — WATER VALVE
— GAS LINE	— X — WATER GATE VALVE
— WATER LINE	— X — WATER SERVICE SHUT-OFF
— SEWER LINE	— X — WATER SERVICE SHUT-OFF
— DRAIN LINE	— SMH1 — SANITARY SEWER MANHOLE
— DRAIN LINE	— DMH1 — STORM DRAIN MANHOLE
— DRAIN LINE	— SFW — SURFACE WATER FLOW
— DRAIN LINE	— L — LIMITS OF CLEARING
— DRAIN LINE	— X — SILTATION FENCE



NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda Panny, Planner I
FOR: November 17, 2016
RE: **New Business #6 - 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 (approximately a 40 foot drop) 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.

Documentation dated November 18, 2016 was recently submitted. Staff has reviewed the proposed programs and services and it agrees that it satisfies the ordinance. It is no longer necessary for the applicant to appear before the Zoning Board of Adjustment (see attached).

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, approximately 660 feet, 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 in the RA zone, the buildings on the north side of the property will be just over 10' away from the side property line. There will be 3 buildings, each 145 feet long on the north side each containing 4 units. Front elevations are included in the plan set, however none were included showing the rear of the buildings. On the south side, the buildings will be set further back and also include an 800 sf community center attached to 2 units and another building 145 foot long containing 4 units.

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 there are still outstanding comments that still need to be addressed as revised plans were recently submitted (see attached correspondence).

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, all minor drafting corrections will be made.

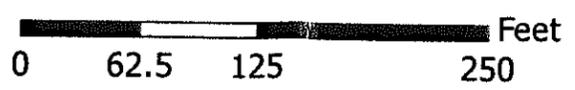
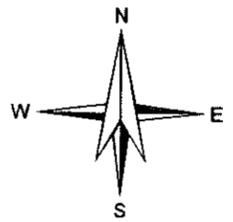
3. Prior to the issuance of a building permit, all comments in a letter from Jeanne Walker, PE., dated November 4, 2016 shall be addressed to the satisfaction of the Engineering Department.
4. Prior to the issuance of a building permit, all comments in the e-mails from Adam Pouliot dated October 20, 2016 shall be addressed to the satisfaction of the Fire Marshal's Office.
5. 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.
6. 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.
7. Prior to issuance of a building permit, the applicant shall provide a guarantee for improvements, including pavement, drainage infrastructure, site landscaping (not including individual unit landscaping), and lighting. The applicant's professional engineer shall provide an estimate of the costs of the improvements for review by the City Engineer who shall determine the guarantee amount. The guarantee shall be in a form acceptable to the City's Corporation Counsel. Reductions in the guarantee (bond, letter of credit or other form of guarantee) shall be processed, from time to time, in the customary manner.
8. 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.
9. Road, sidewalk, and driveway 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 streets, sidewalks, and driveways were 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 and Planning Department.
10. Prior to the issuance of a certificate of occupancy, all on-site and off-site improvements will be completed or a financial guarantee shall be posted.
11. No patios and/or decks shall be constructed in drainage areas.
12. Trees shall be flagged prior to removal.

13. There shall be no finished basements.

14. Any work within the Manchester Street right-of-way shall require a financial guarantee.



122 Manchester Street - aerial photo 2015



1 inch = 94 feet



ELDERLY HOUSING CONDOMINIUM DEVELOPMENT

- LOT 135 MAP 59 -

GREELEY POINTE

122 MANCHESTER STREET
NASHUA, NEW HAMPSHIRE

AUGUST 23, 2016

LAST REVISED: NOVEMBER 14, 2016

CITY OF NASHUA CONTACTS:

1. **PLANNING DEPARTMENT:**
COMMUNITY DEVELOPMENT DIVISION
228 MAIN STREET
NASHUA, NH 03060

ATT: LINDA PANNY
(603) 589-3110

2. **ENGINEERING DEPARTMENT:**
NASHUA DEPT. OF PUBLIC WORKS
6 RIVERSIDE STREET
NASHUA, NH 03062

ATT: JEANNE WALKER
(603) 589-3147

3. **FIRE DEPARTMENT:**
NASHUA FIRE DEPARTMENT
171 EAST HOLLIS STREET
NASHUA, NH 03060

ATT: ADAM POULIOT
(603) 589-3465

UTILITY CONTACTS:

1. **WATER:**
PENNICHTUCK WATER WORKS
25 MANCHESTER STREET
MERRIMACK, NH 03054

ATT: JOHN BOISVERT, PE
(603) 913-2300

2. **GAS:**
LIBERTY UTILITIES
130 ELM STREET
MANCHESTER, NH 03101

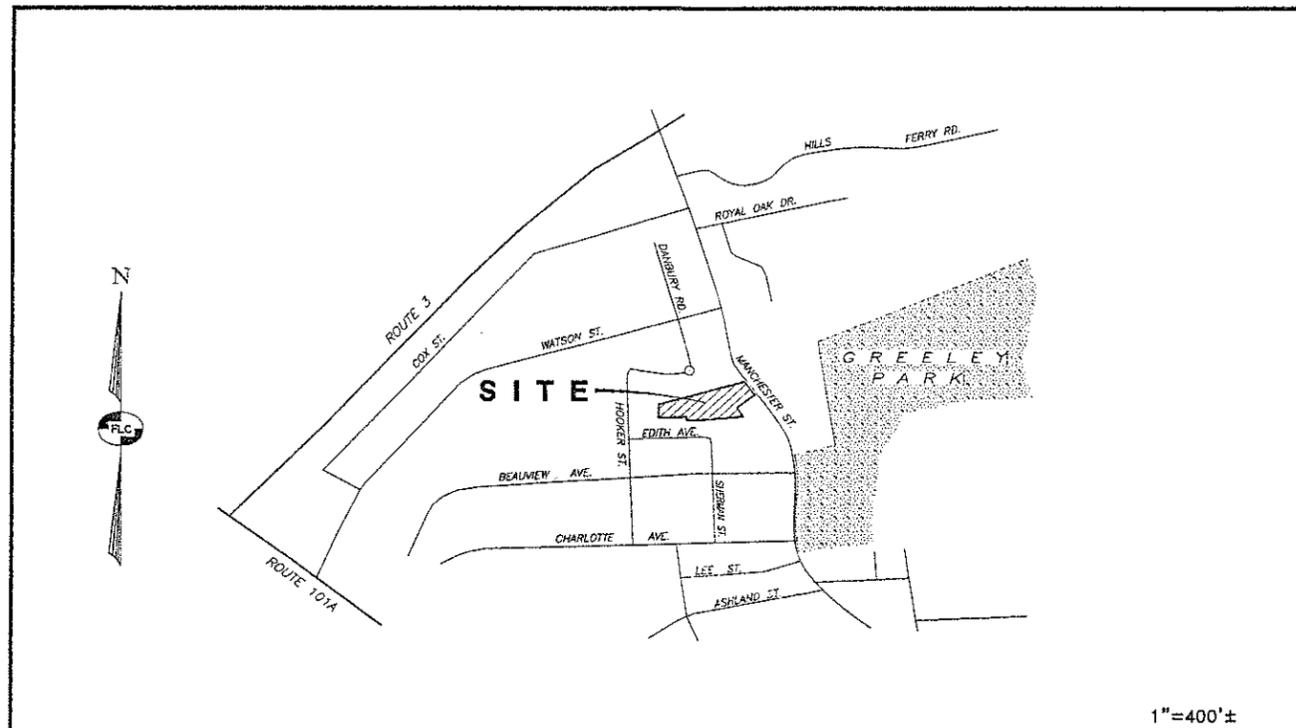
ATT: RYAN LAGASSE
(603) 327-7151

3. **TELEPHONE:**
FAIRPOINT COMMUNICATIONS
237 DANIEL WEBSTER HWY.
MERRIMACK, NH 03054

ATT: ROBERTO DIAZ
(603) 595-1150

4. **POWER:**
EVERSOURCE
370 AMHERST STREET
NASHUA, NH 03060

ATT: THOMAS VALITON
(603) 862-5894, ext. 5208



SHEET INDEX		
PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	CD-1	CONDOMINIUM SITE PLAN
3	CD-2	CONDOMINIUM FLOOR PLAN
4	EX-1	EXISTING CONDITIONS PLAN
5	SP-1	SITE LAYOUT PLAN
6	GR-1	GRADING & EROSION CONTROL PLAN
7	PP-1	ROADWAY PLAN AND PROFILE
8	LS-1	LANDSCAPING PLAN
9	LT-1	LIGHTING PLAN
10	DT-1	CONSTRUCTION DETAILS
11	DT-2	CONSTRUCTION DETAILS
12	DT-3	DRAINAGE DETAILS
13	DT-4	EROSION CONTROL DETAILS
14	DT-5	SEWER DETAILS
15	DT-6	WATER DETAILS

PREPARED FOR:
GRANITE GREEN INVESTMENT PARTNERS, LLC

170 SOUTH RIVER ROAD, BLDG. 1, SUITE 102, BEDFORD, NH 03110
PH (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

PH (603) 321-0070

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY COMPANIES AND JURISDICTIONAL AGENCIES PRIOR TO AND DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
CALL BEFORE YOU DIG
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www.FieldstoneLandConsultants.com



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	11/14/16	REVISIONS PER CITY ENGINEERING REVIEW		NRC	CEB
A	10/20/16	REVISIONS PER STAFF REPORT & CHECKLIST		PWH	CEB
FILE:	486CV048.dwg	PROJ. NO. 498.04	SHEET: CV-1	PAGE NO. 1 OF 15	

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

Granite Green Investment Partners, LLC
 GRANITE GREEN INVESTMENT PARTNERS, LLC DATE

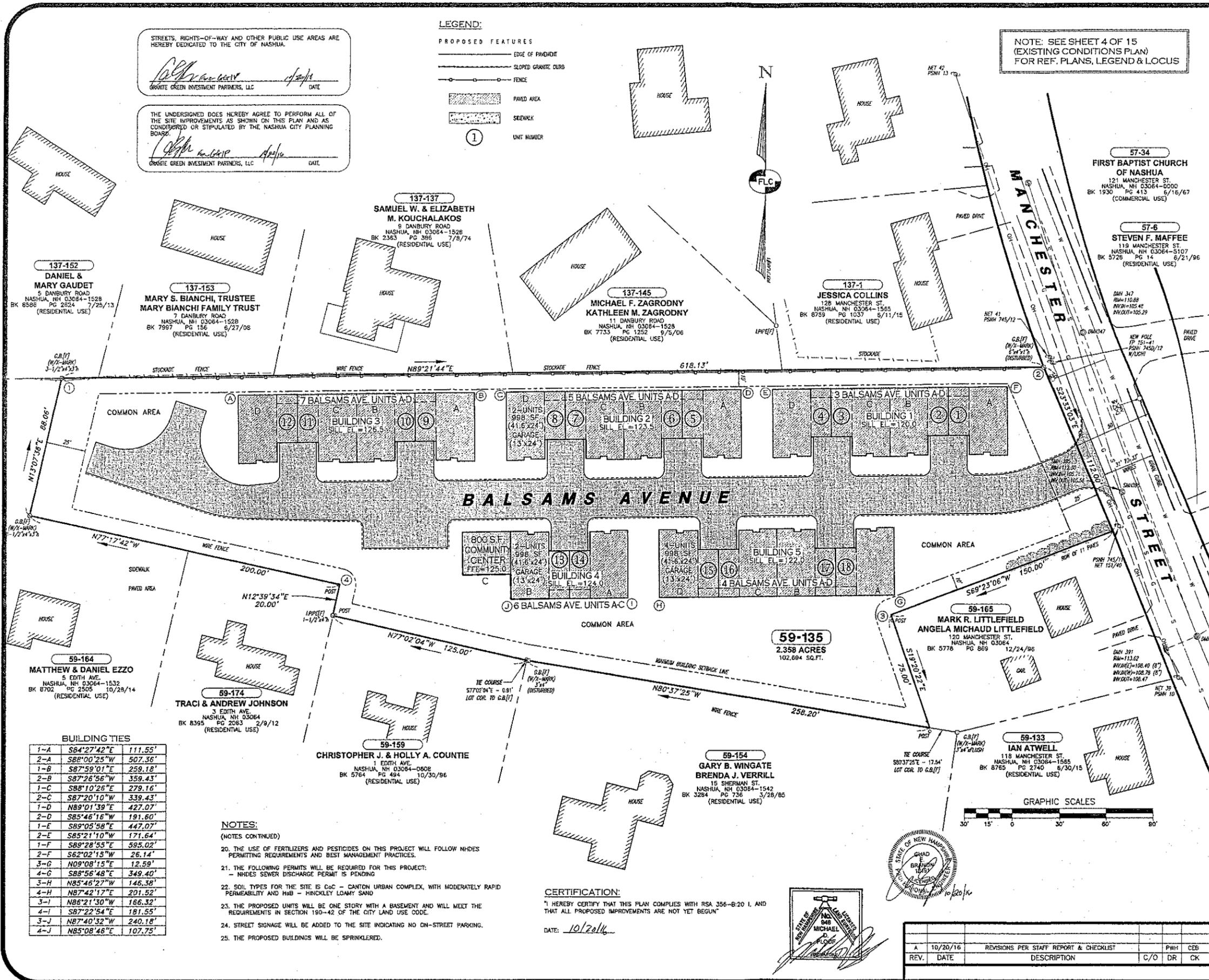
THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONTAINED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD.

Granite Green Investment Partners, LLC
 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



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. 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.
 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, 59 & 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± FT | 26.1 FT |
| MIN SIDE SETBACK | 10 FT | 19.3 FT | 10.9 FT |
| MIN REAR SETBACK | 25 FT | 449± FT | 111.6 FT |
| MAX. BUILDING HEIGHT | 35 FT | 20± FT | 23.5 FT |
| MAX. STORES | 2 | 2 | 2 |
| CONSERVATION AREA | NA | NA | NA |
| OPEN SPACE FOR EACH LOT | 50% | 94% | 51% |
- 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 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.
 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), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301005130, 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 CALCULATION:
 18 UNIT ELDERLY HOUSING CONDOMINIUM DEVELOPMENT:
 REQUIRED: 1 SPACE / UNIT = 18 SPACES 1.9 SPACES / UNIT = 35 SPACES
 PROVIDED: 41 SPACES WHICH ACCOUNTS FOR VISITOR PARKING.
 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.R.O. SEC. 19-26.
 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) 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
 P.O. BOX 446, NASHUA, NH 03061 (603) 321-0070

SCALE: 1" = 30' AUGUST 23, 2016

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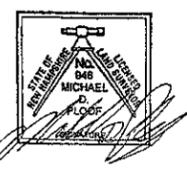
BUILDING TIES

1-A	S84°27'42"E	111.55'
2-A	S88°00'25"W	507.36'
1-B	S87°59'01"E	259.18'
2-B	S87°26'56"W	359.43'
1-C	S88°10'26"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	146.38'
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 CoC - CANTON URBAN COMPLEX, WITH MODERATELY RAPID PERMEABILITY AND Hsb - 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.
 24. STREET SIGNAGE WILL BE ADDED TO THE SITE INDICATING NO ON-STREET PARKING.
 25. THE PROPOSED BUILDINGS WILL BE SPRINKLERED.

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

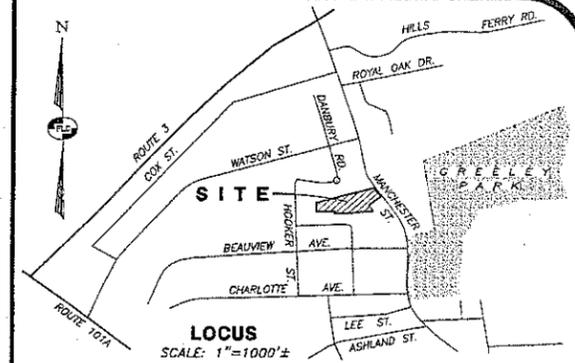
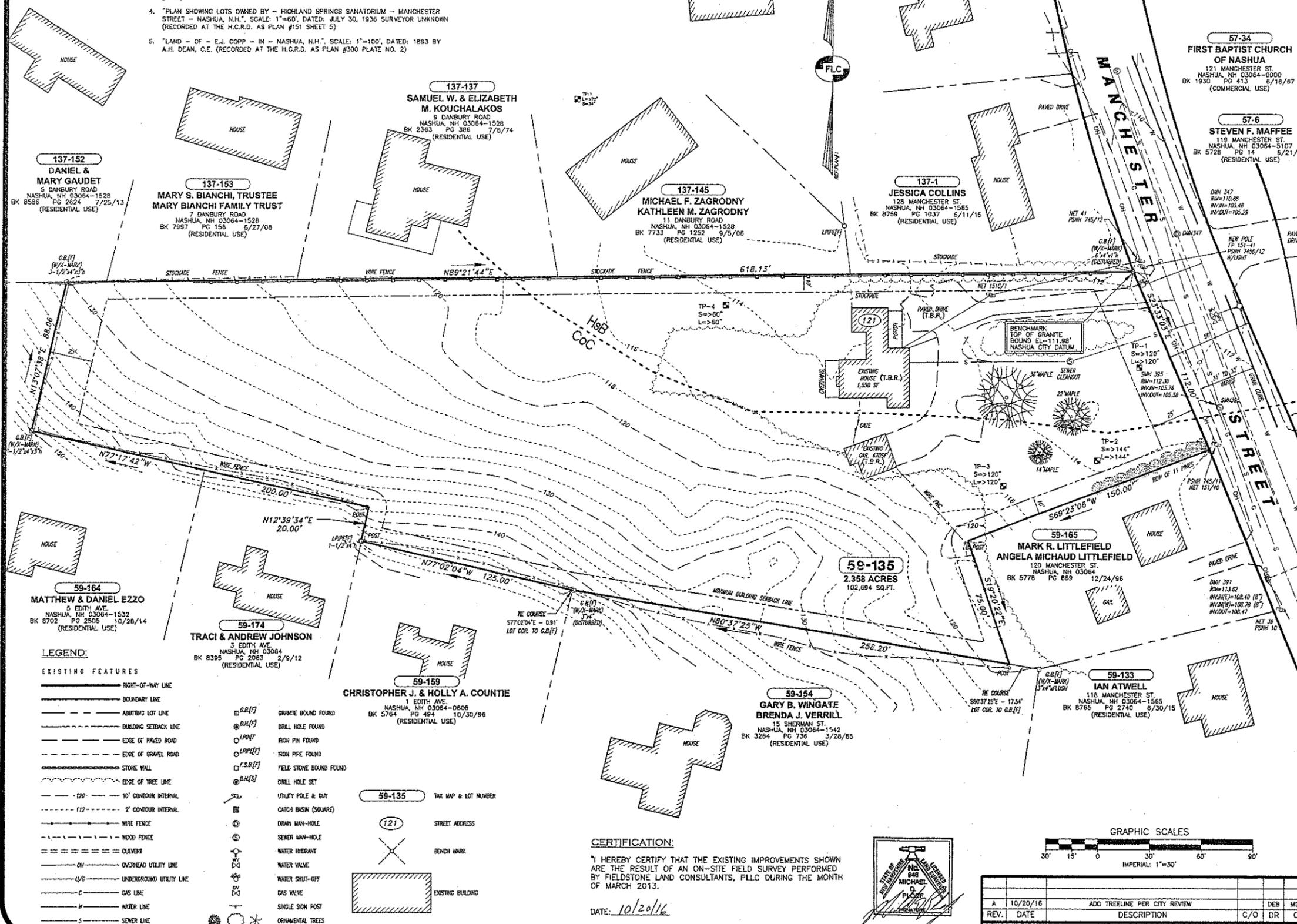
DATE: 10/20/16



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	10/20/16	REVISIONS PER STAFF REPORT & CHECKLIST		PWH	CEB

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, 1985 BY CUOCO & CORMIER, INC. (RECORDED AT THE H.C.R.D. AS PLAN #16347).
- "SUBDIVISION PLAN - WELLINGTON FARMS - MANCHESTER STREET - NASHUA, N.H. - SURVEYED FOR TERRAFIELD CORPORATION, SCALE: 1"=50', DATED: APRIL 1969 BY W. ROBERT NOLTE & 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 #1163).
- "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.J. 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 03081. 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 | 90 FT | 112 FT |
| MIN LOT DEPTH | 90 FT | 650 FT |
| MIN FRONT SETBACK | 25 FT | 138± FT |
| MIN SIDE SETBACK | 10 FT | 19.3 FT |
| MIN REAR SETBACK | 25 FT | 449± FT |
| MAX. BUILDING HEIGHT | 35 FT | 20± FT |
| MAX. STORES | 2.5 | 2 |
| CONSERVATION AREA | NA | NA |
| OPEN SPACE FOR EACH LOT | 50% | 94% |
- 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.
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 - 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, 2005.
 - 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 H&B - HINCKLEY LOAMY SAND.

EXISTING CONDITIONS PLAN
GREELEY POINTE
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SCALE: 1" = 30' AUGUST 23, 2016

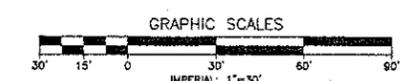
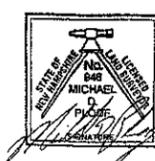
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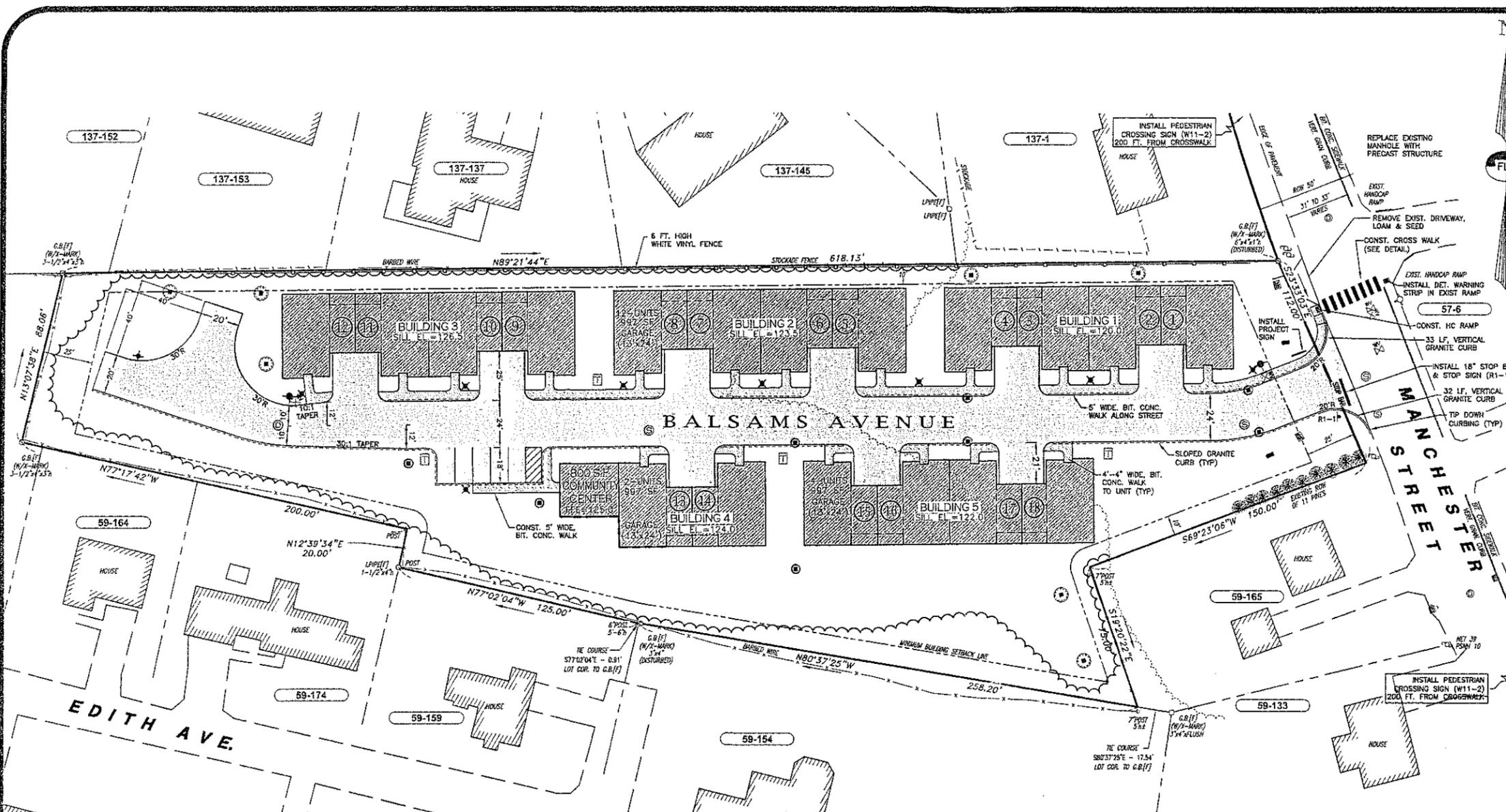
REV.	DATE	DESCRIPTION	C/O	DR	CK
A	10/20/16	ADD TREELINE PER CITY REVIEW			

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: 10/20/16



- 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
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - WIRE FENCE
 - WOOD FENCE
 - CONCRETE
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE
 - GAS LINE
 - WATER LINE
 - SEWER LINE
- GRANITE BOUND FOUND
 - DRILL HOLE FOUND
 - RICH PIN FOUND
 - IRON PIPE FOUND
 - FIELD STONE BOUND FOUND
 - DRILL HOLE SET
 - UTILITY POLE & GUY
 - CATCH BASIN (SQUARE)
 - DRAIN MAN-HOLE
 - SEWER MAN-HOLE
 - WATER INTAKE
 - WATER VALVE
 - WATER SHUT-OFF
 - GAS VALVE
 - SINGLE SIGN POST
 - ORNAMENTAL TREES

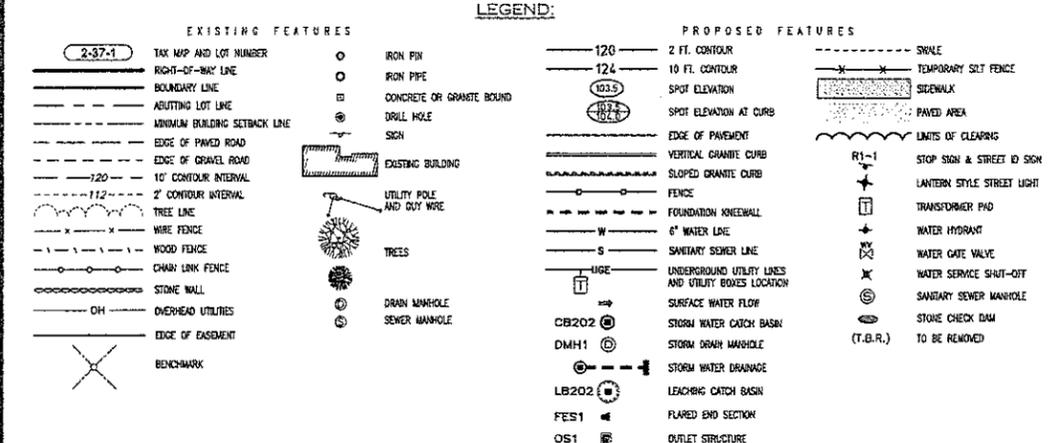
- 59-135 TAX MAP & LOT NUMBER
- 121 STREET ADDRESS
- BENCH MARK
- EXISTING BUILDING



- 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. 8144 PG. 177 IN THE H.C.R.D.
THE APPLICANT IS GRANITE GREEN INVESTMENT PARTNERS, LLC.
 - PURPOSE OF THIS PLAN IS TO DEPICT AN 18 UNIT ELDERLY HOUSING CONDOMINIUM DEVELOPMENT ON TAX MAP PARCEL 59-135 WITH ASSOCIATED SITE IMPROVEMENTS.
 - 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 DEPTH	50 FT	112 FT	112 FT
MIN FRONT SETBACK	30 FT	650 FT	650 FT
MIN SIDE SETBACK	25 FT	138± FT	26.1 FT
MIN REAR SETBACK	10 FT	19.3 FT	10.9 FT
MAX. BUILDING HEIGHT	25 FT	448± FT	111.8 FT
MAX. STORIES	2.5	2	2
CONSERVATION AREA	NA	NA	NA
OPEN SPACE FOR EACH LOT	50%	94%	51%
 - THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
 - 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 NAD83 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 2005 EDITION OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-67-1, 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.
 - SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100513D, 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 CALCULATION:
18 UNIT ELDERLY HOUSING CONDOMINIUM DEVELOPMENT:

	REQUIRED	MINIMUM	MAXIMUM
1 SPACE / UNIT	18 SPACES	1.9 SPACES / UNIT	35 SPACES
 - PROVIDED: 41 SPACES WHICH ACCOUNTS FOR VISITOR PARKING.
 - 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. 19-26.
 - 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.
 - 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.



- 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.
 28. ALL PROPOSED PUBLIC IMPROVEMENTS OR UTILITY EXTENSIONS WILL REQUIRE BONDING.
 29. STREET SIGNAGE WILL BE ADDED TO THE SITE INDICATING NO ON-STREET PARKING.
 30. THE PROPOSED BUILDINGS WILL BE SPRINKLERED.
 31. A LETTER FROM A GEOTECHNICAL ENGINEER ADDRESSING THE DESIGN OF THE PROPOSED SLOPE TREATMENTS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

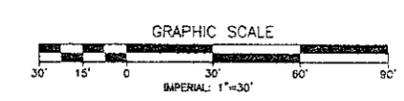
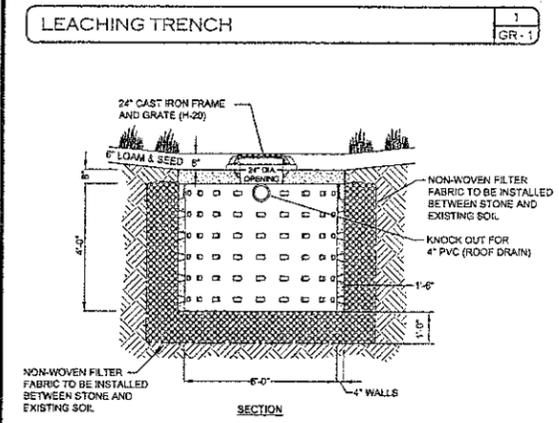
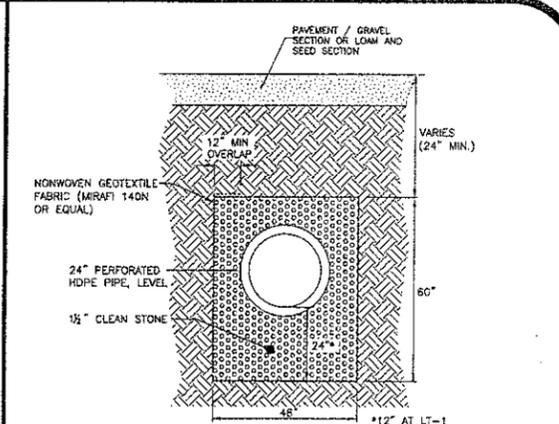
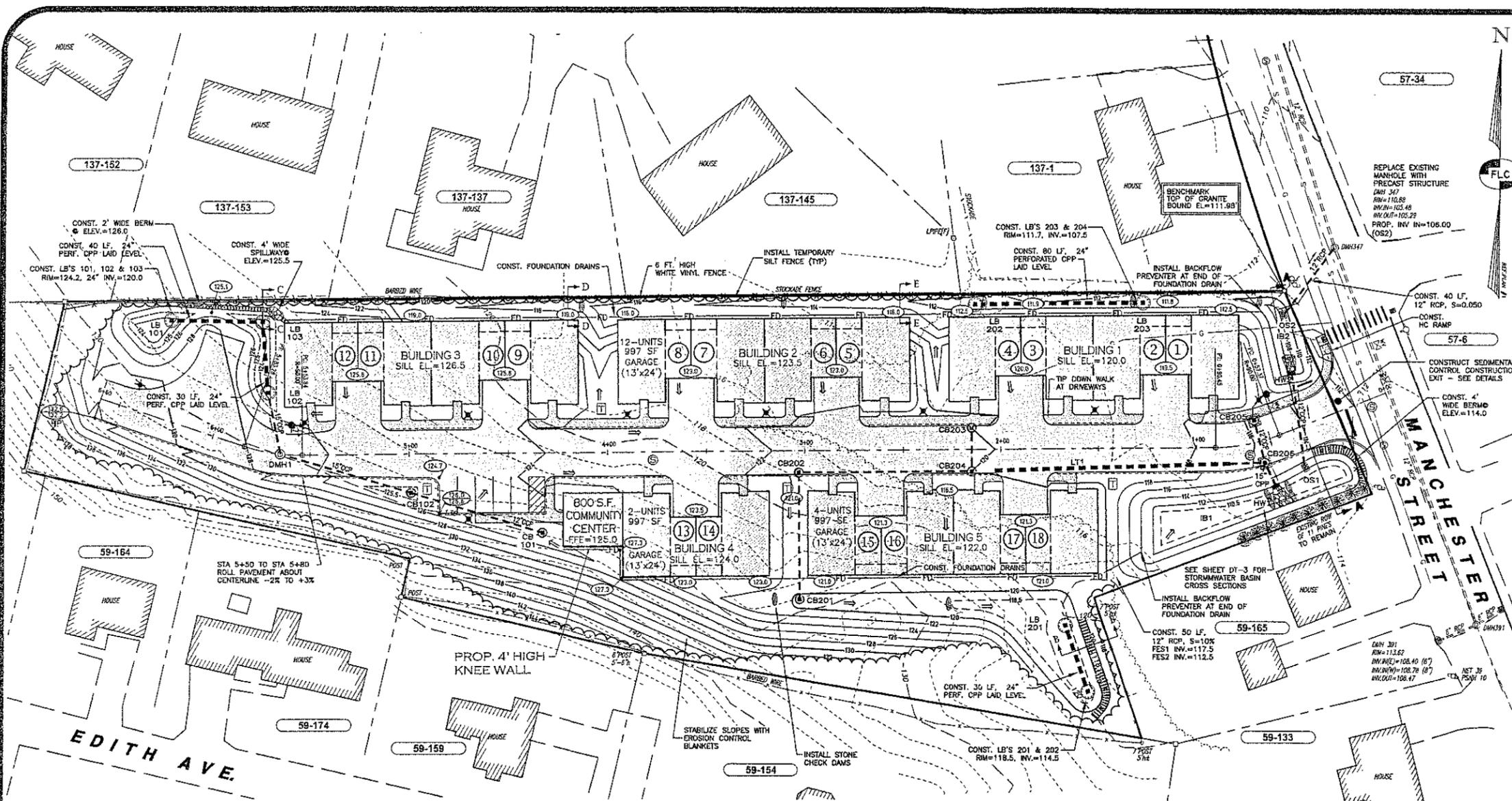
APPROVED BY NASHUA PLANNING BOARD

ON: _____ CERTIFIED BY _____
CHAIRMAN: _____ AND _____
SECRETARY: _____

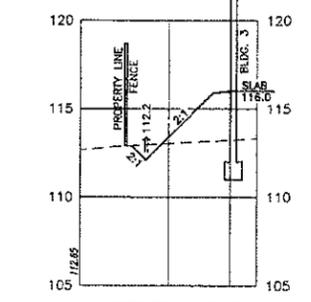
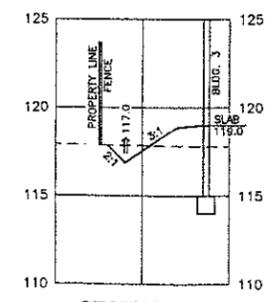
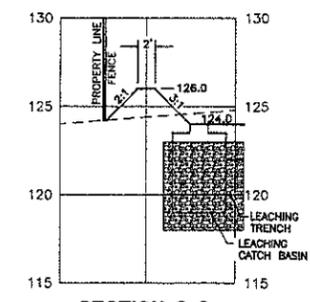
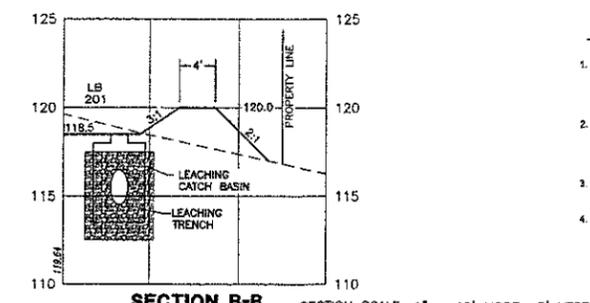
DIGSAFE.COM
OR DIAL 8-1-1
811

GRAPHIC SCALE
30' 15' 0' 30' 60' 90'
IMPERIAL: 1"=30'

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
FIELDSTONE
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206 Elm Street, Milford, NH 03055
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FILE: 498PP048.dwg PROJ. NO. 498.04 SHEET: SP-1 PAGE NO. 5 OF 15



EXISTING FEATURES		LEGEND:		PROPOSED FEATURES	
2-37-1	TAX MAP AND LOT NUMBER	○	IRON PIN	120	2 FT. CONTOUR
---	RIGHT-OF-WAY LINE	○	IRON PIPE	124	10 FT. CONTOUR
---	BOUNDARY LINE	○	CONCRETE OR GRANITE BOUND	102.5	SPOT ELEVATION
---	ADJUTING LOT LINE	⊙	DRILL HOLE	102.7	SPOT ELEVATION AT CURB
---	MINIMUM BUILDING SETBACK LINE	⊙	SIGN	---	EDGE OF PAVEMENT
---	EDGE OF PAVED ROAD	⊙	UTILITY POLE AND GUY WIRE	---	SLOPED GRANITE CURB
---	EDGE OF GRAVEL ROAD	⊙	TREES	---	FENCE
---	10' CONTOUR INTERVAL	⊙	DRAIN MANHOLE	---	FOUNDATION KNEEWALL
---	2' CONTOUR INTERVAL	⊙	SEWER MANHOLE	---	FOUNDATION DRAIN
---	TREE LINE	⊙		---	6" WATER LINE
---	WIRE FENCE	⊙		---	SANITARY SENER LINE
---	WOOD FENCE	⊙		---	UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
---	CHAIN LINK FENCE	⊙		---	SURFACE WATER FLOW
---	STONE WALL	⊙		---	STORM WATER CATCH BASIN
---	OVERHEAD UTILITIES	⊙		---	STORM DRAIN MANHOLE
---	EDGE OF EASEMENT	⊙		---	STORM WATER DRAINAGE
---	BENCHMARK	⊙		---	LEACHING CATCH BASIN
		⊙		---	FLARED END SECTION
		⊙		---	OUTLET STRUCTURE



- 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 (BM43) 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 GRADINGS SHOWN HEREON IS A REPRESENTATION OF HOW THE LOTS COULD BE DEVELOPED.



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

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	11/14/16	REVISIONS PER CITY ENGINEERING REVIEW		NRC	CEB
A	10/20/16	REVISIONS PER STAFF REPORT & CHECKLIST		PWH	CEB

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:
THE ELIZABETH S. GIMBER TRUST
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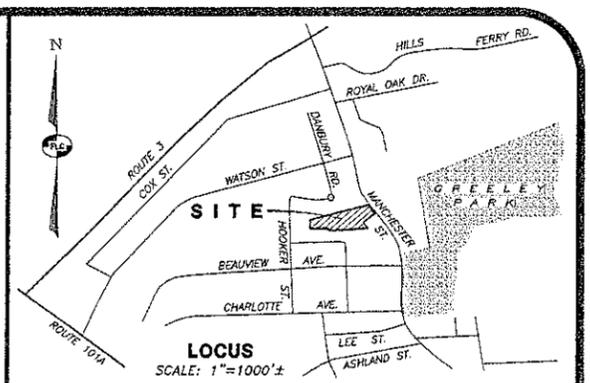
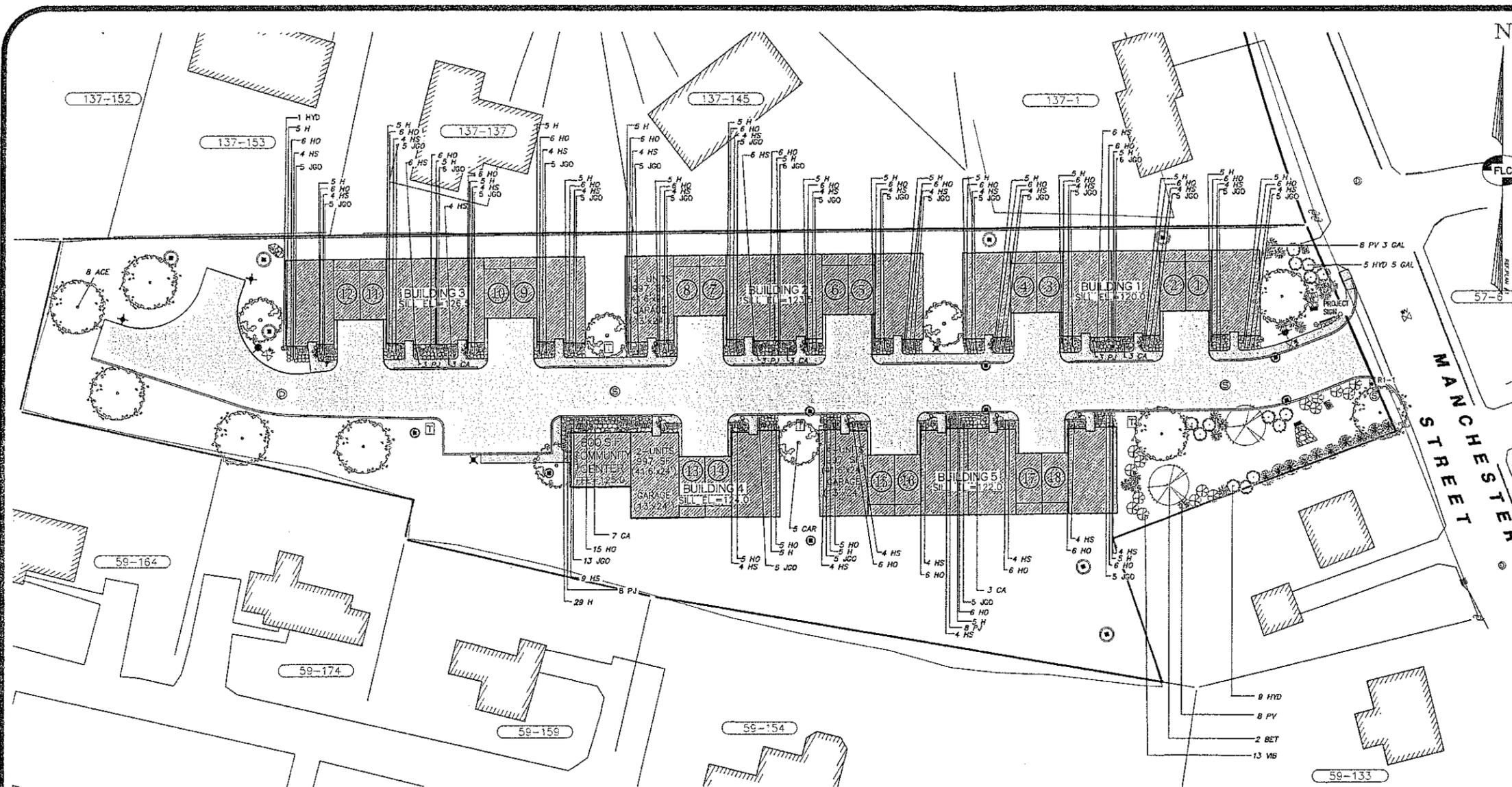
SCALE: 1" = 30' AUGUST 23, 2016

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FILE: 498PP046.dwg PROJ. NO. 498.04 SHEET: GR-1 PAGE NO. 6 OF 15



LEGEND:

EXISTING FEATURES

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

PROPOSED FEATURES

---	2 FT. CONTOUR	▭	SIDEWALK
---	10 FT. CONTOUR	▭	PAVED AREA
---	EDGE OF PAVEMENT	▭	LIMITS OF CLEARING
---	SLOPED GRANITE CURB	▭	59-180 TAX MAP AND LOT NUMBER
---	FENCE	▭	R1-1 STOP SIGN & STREET D SIGN
○	CATCH BASIN		
---	UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION		
---	SURFACE WATER FLOW		
+	WATER HYDRANT		
+	WATER GATE VALVE		
+	WATER SERVICE SHUT-OFF		
+	POLE MOUNTED LIGHT		

PLANT SYMBOLS

○	CA CLETHRA ALNIFOLIA (DWARF SUMMER SWEET)	16)3 GAL
○	JGO JUNIPERUS CHINENSIS (GREY OVL. JUNIPER)	12)3)3GAL
○	PJ PIERIS JAPONICA (DWARF ANDROMEDA)	14)3 GAL
○	HS HELICTOTRICHON SEMPERVIRENS (BLUE OAT GRASS)	97)3 GAL
○	H HEMEROCALLISSP. (DAYLILY)	14)1 GAL
○	HY HYDRANGEA SP. (HYDRANGEA)	16) 5 GAL
○	VB VIBURNUM PRUNIFOLIUM (BLACKHAW VIBURNUM)	15)4'-5'D&B
○	HO HOSTA SP (HOSTA)	13)3 3 GAL

PLANTING LIST:

8)2'-2.5" CAL	ACE ACER RUBRUM (RED SUNSET MAPLE)
2)12'-14" CLUMP	BET BETULA NIGRA (HERITAGE RIVER BIRCH)
5)2'-2.5" CAL	CAR CARPINUS B. FASTIGIATA (PYRAMIDAL EUROPEAN HORNBEECH)
15)3 GAL	PV PANICUM VIRGATUM (SWITCH GRASS)

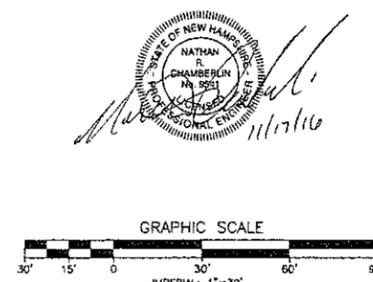
MISCELLANEOUS:

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
B	11/14/16	REVISIONS PER CITY ENGINEERING REVIEW		NRC	CEB
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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:

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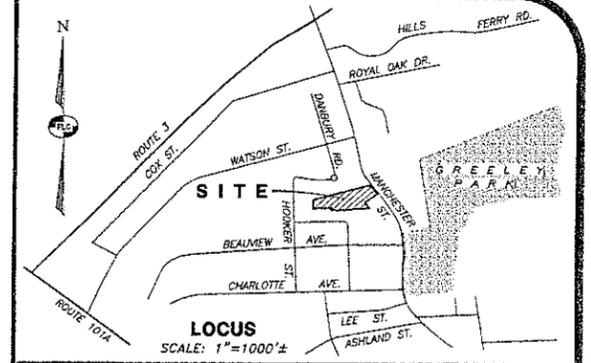
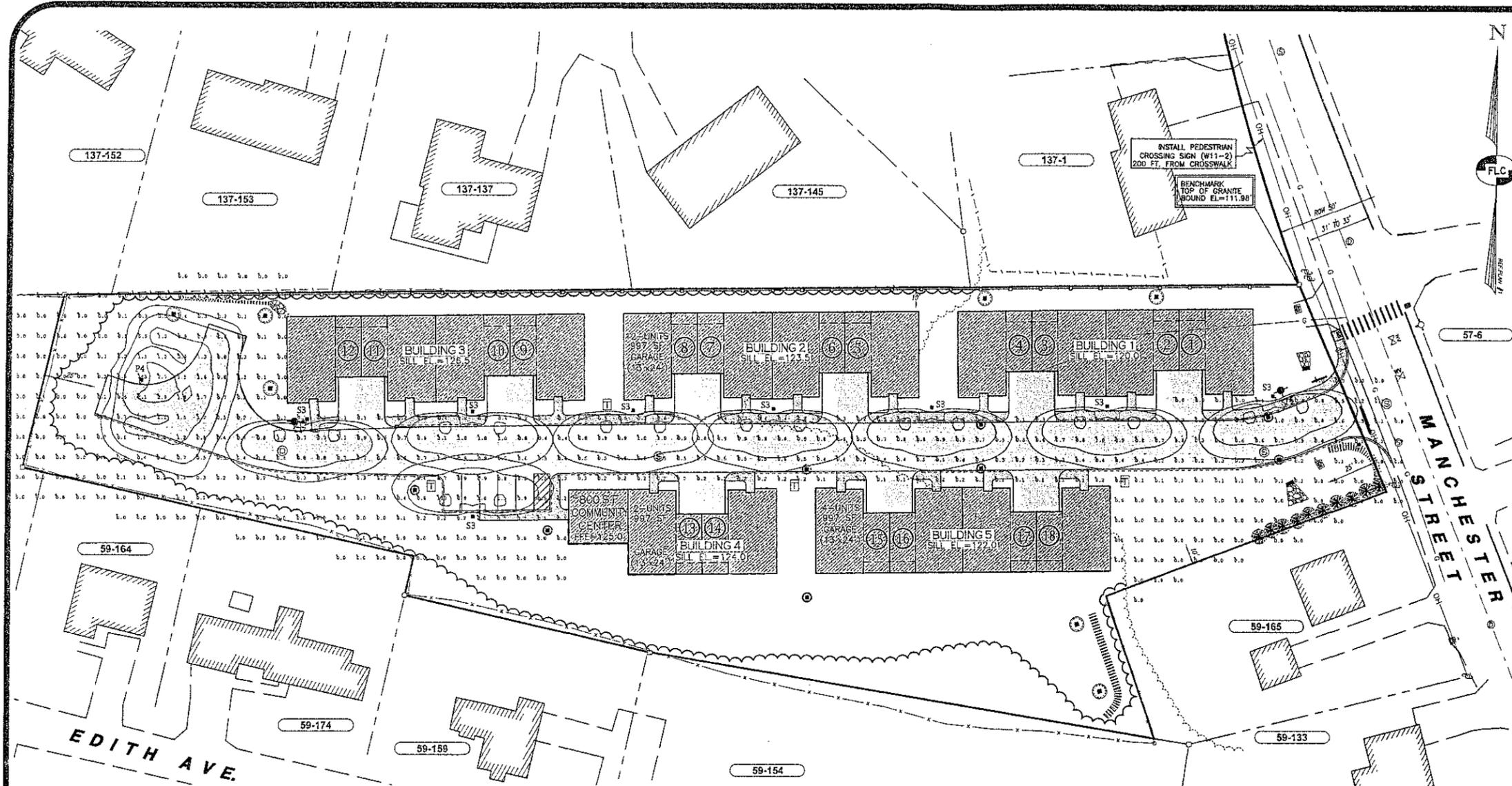
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LEGEND:

EXISTING FEATURES

- 2-37-1 TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- MAINWALL BUILDING SEWERBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- 10' CONTOUR INTERNAL
- 2' CONTOUR INTERNAL
- TREE LINE
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- STONE WALL
- OH OVERHEAD UTILITIES
- EDGE OF EASEMENT
- IRON PIN
- IRON PIPE
- CONCRETE OR GRANITE BOUND
- DRILL HOLE
- 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 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
- SINGLE
- TEMPORARY SILT FENCE
- SIDEWALK
- PAVED AREA
- LIMITS OF CLEARING
- 59-180 TAX MAP AND LOT NUMBER
- RT-1 STOP SIGN & STREET ID SIGN
- STREET TREE

B	11/14/16	REVISIONS PER CITY ENGINEERING REVIEW	NRC	CEB	
A	10/20/16	REVISIONS PER STAFF REPORT & CHECKLIST	PWH	CEB	
REV.	DATE	DESCRIPTION	C/O	DR	CK

LIGHTING PLAN
GREELEY POINTE
 TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR:
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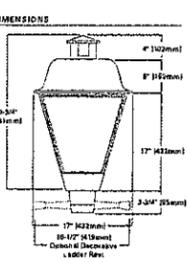
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Streetworks



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



StatArea_1
 ROADWAY
 Illuminance (Fc)
 Average = 0.70
 Maximum = 2.9
 Minimum = 0.2
 Avg/Min Ratio = 3.50
 Max/Min Ratio = 14.50

Symbol	Qty	Label	Arrangement	Description
P4	1	P4	SINGLE	UTLD-802-LED-E-U-SL4 / 14' AFG
S3	8	S3	SINGLE	UTLD-E01-LED-E-U-SL3-HSE / 14' AFG

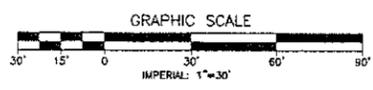
ORDERING INFORMATION

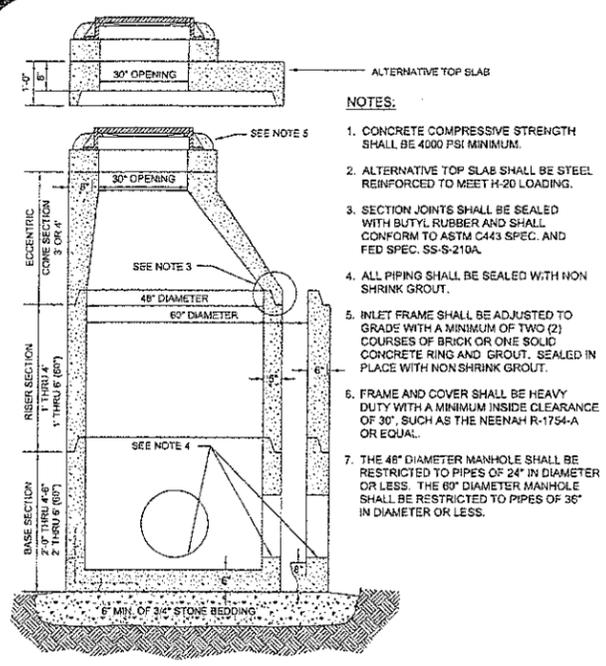
Product Family	Manufacturer	Model	Series	Color	Voltage	Dimensions
UTLD-802-LED-E-U-SL4 / 14' AFG	UTLD	802-LED-E-U-SL4	14'	White	120VAC	14' x 14" x 14"
UTLD-E01-LED-E-U-SL3-HSE / 14' AFG	UTLD	E01-LED-E-U-SL3	14'	White	120VAC	14' x 14" x 14"

NOTES:

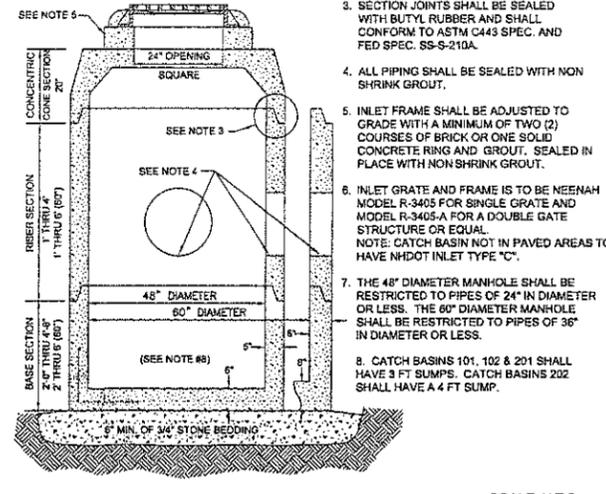
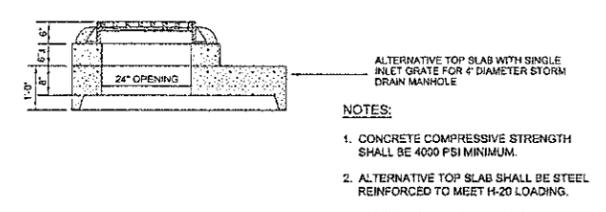
- LED light fixture as shown. LED LightBAR shown in 14'.
- Standard 120VAC, 60Hz, 1-phase, 1-wire, 1-ground system.
- Only for use with 480V 3-phase, 3-wire, 3-ground system. Do not use with ungrounded systems, ungrounded systems or other grounded systems (delta or wye).
- Do not use with 480V 3-phase, 3-wire, 3-ground system. Do not use with ungrounded systems, ungrounded systems or other grounded systems (delta or wye).
- Do not use with 480V 3-phase, 3-wire, 3-ground system. Do not use with ungrounded systems, ungrounded systems or other grounded systems (delta or wye).
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CONTACT DIG SAFE
 72 HOURS PRIOR
 TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 8-1-1
 811

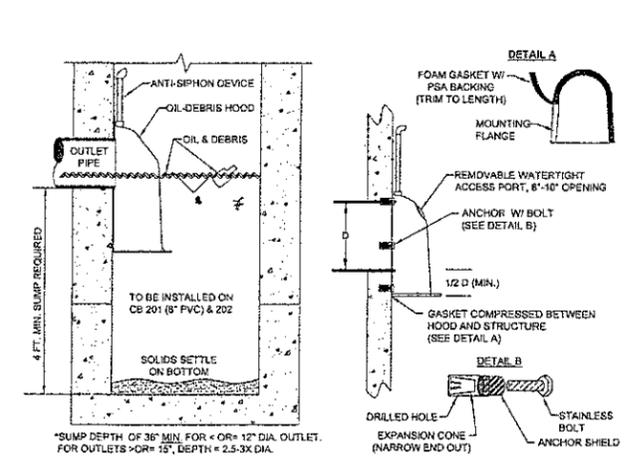




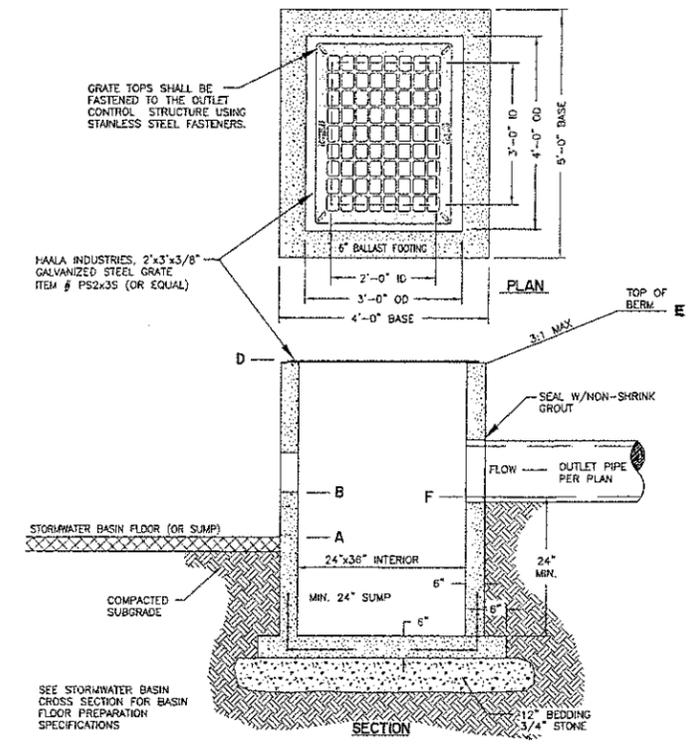
MANHOLE - STORM DRAIN DT-3



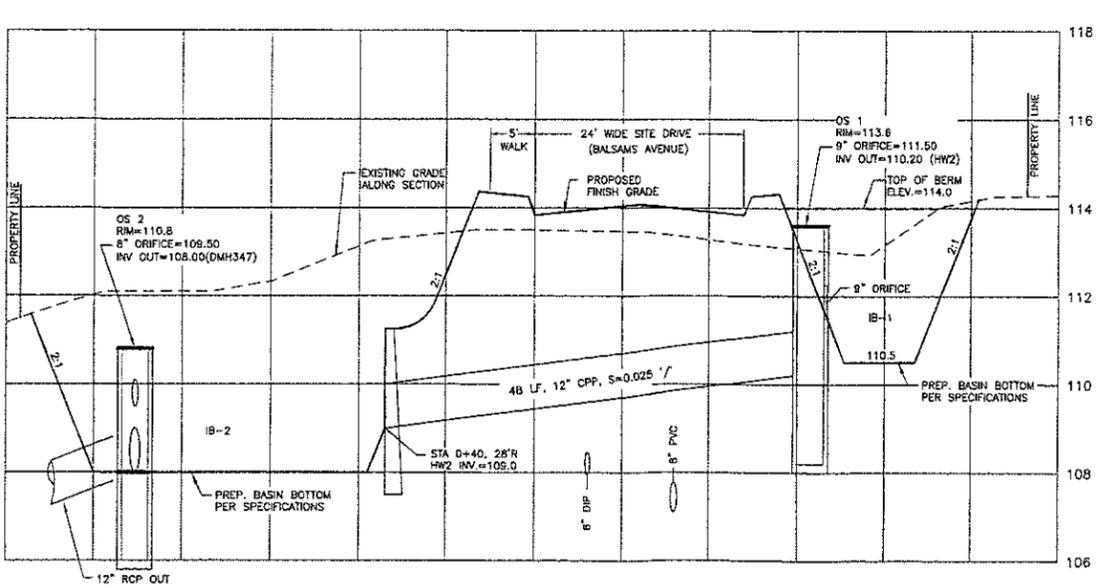
CATCH BASIN DT-3



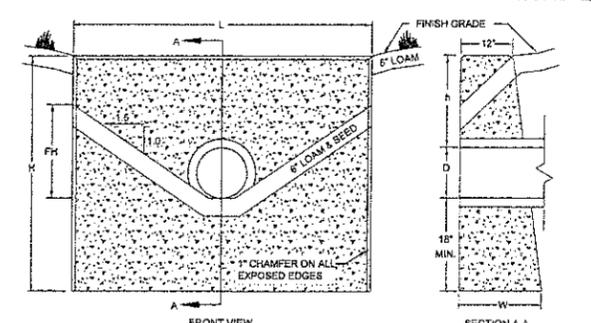
OIL - DEBRIS HOOD DT-3



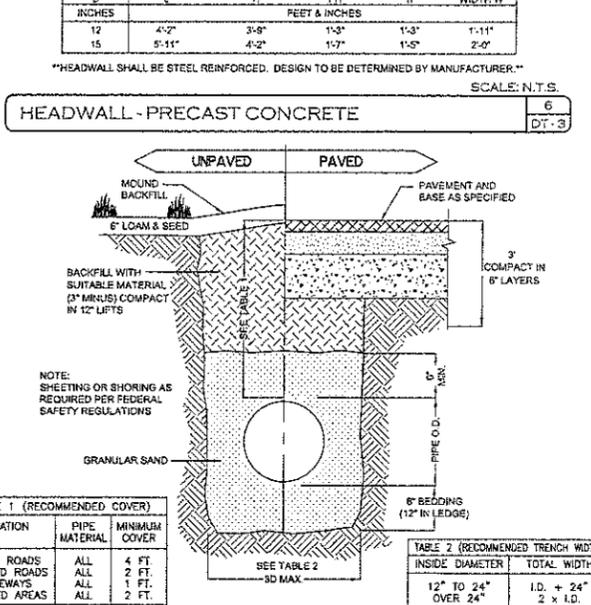
STORMWATER BASIN OUTLET STRUCTURE DT-3



SECTION A-A INFILTRATION BASIN CROSS SECTIONS DT-3



HEADWALL - PRECAST CONCRETE DT-3



DRAINAGE TRENCH (TYPICAL) DT-3

LOCATION	BASIN	STAGE	INVERT	ELEVATION (FT.)
OS1	9" ORFEE	NA	110.50	111.50
OS2	6" ORFEE	NA	108.00	109.50

LOCATION	PIPE MATERIAL	MINIMUM COVER
PAVED ROADS	ALL	4 FT.
UNPAVED ROADS	ALL	2 FT.
DRIVEWAYS	ALL	1 FT.
UNPAVED AREAS	ALL	2 FT.

INSIDE DIAMETER	TOTAL WIDTH
12" TO 24"	I.D. + 24"
OVER 24"	2 x I.D.



DRAINAGE DETAILS

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
8917 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: N.T.S. AUGUST 23, 2016

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LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
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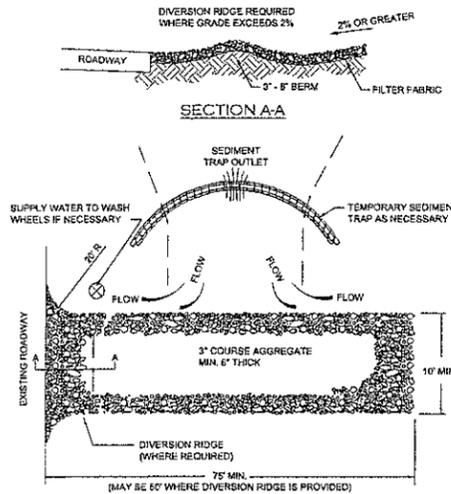
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EROSION CONTROL (GENERAL CONSTRUCTION)

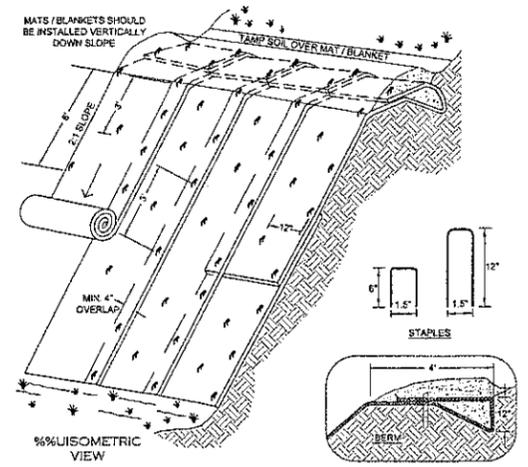
- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 8-INCH OR GREATER RAINFALL. SUCH AS STONE OR RIPRAP, BE PERMANENTLY STABILIZED.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.
- THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL) UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
- ALL AREAS RECEIVING EROSION CONTROL, STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
- ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS) LBS. / 1,000 SQ. FT.	PERMANENT SLOPE SEED MAX. LBS. / 1,000 SQ. FT.
CREEPING RED FESCUE 0.92 LBS	CREEPING RED FESCUE 0.85 LBS
PERENNIAL RYEGRASS 1.15 LBS	PERENNIAL RYEGRASS 0.89 LBS
KENTUCKY BLUEGRASS 0.55 LBS	REEDTOP 0.12 LBS
REEDTOP 0.12 LBS	ALPINE CLOVER 0.12 LBS
	BIRDFOOT TREFOIL 0.12 LBS
**APPLICATION RATE TOTALS	**APPLICATION RATE TOTALS
2.8 LBS PER 1,000 SF	1.65 LBS PER 1,000 SF
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

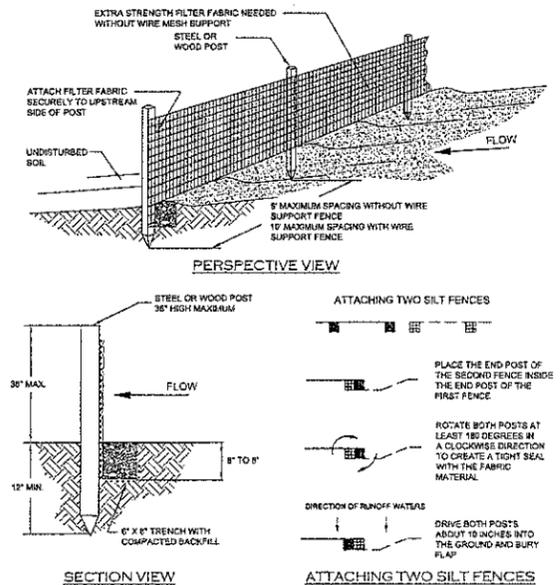
CAUTION SHOULD BE TAKEN WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE NITROGEN FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
- FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.
- IN AN EFFORT TO RESTORE ADEQUATE INFILTRATION RATES OF THE BASINS PRIOR TO USE, THE BASES OF THE INFILTRATION BASINS SHALL BE DEEPLY TILLED AND THEN FOLLOWED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE INFILTRATION BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MARKING THE PROJECT PER RSA 425:3 AND 425:4 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS); NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.



- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
 - THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 8-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
 - THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
 - THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
 - THE PAD SHOULD BE AT LEAST 8-INCHES THICK.
 - THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
 - THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE Voids IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
 - NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

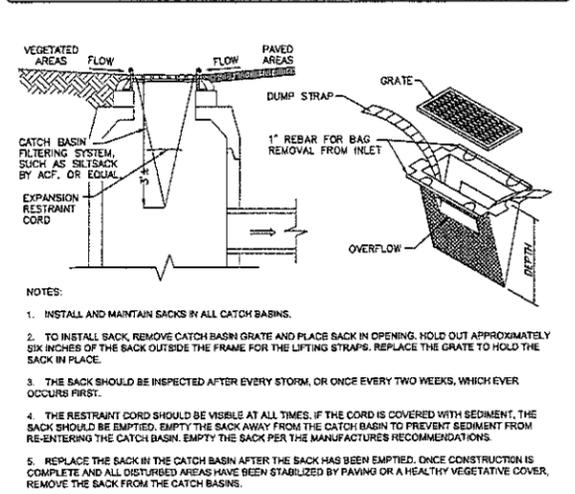


- NOTES:**
- DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - INSTALL STRAW/WOODCOBUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORIZ. : 1' VERT.
 - THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
 - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - BERM AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURER'S STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 - THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE RE-FERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.
- SCALE: N.T.S.
5 DT-4



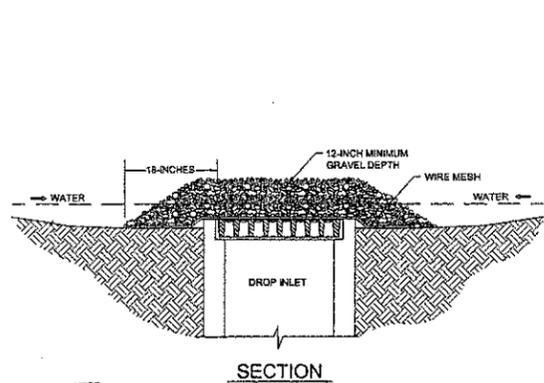
- NOTES:**
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGEWAYS.
 - SILT FENCES SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
 - IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
 - SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
 - THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
- SCALE: N.T.S.
7 DT-4

EROSION CONTROL NOTES



2 DT-4

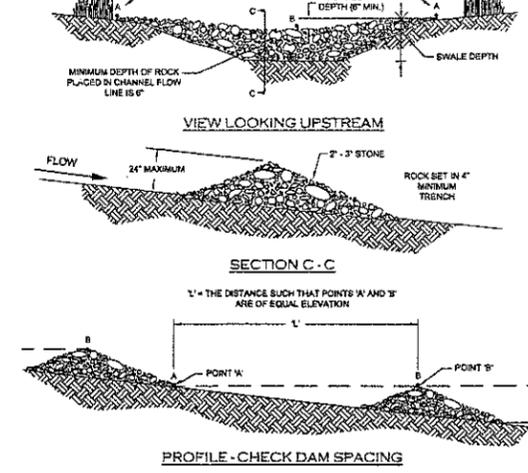
GRAVEL CONSTRUCTION EXIT



- NOTE:**
- DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%).
 - THIS TYPE OF BARRIER HAS NO OVERFLOW PROVISION, WILL RESULT IN PONDING IF THE SEDIMENT IS NOT REMOVED REGULARLY AND SHOULD THEREFORE NOT BE USED WHEN OVERFLOW MAY ENDANGER DOWN SLOPE AREAS.
 - THE WIRE MESH SHOULD BE PLACED OVER THE DROP INLET SO THAT THE ENTIRE OPENING AND A MINIMUM OF 12-INCHES AROUND THE OPENING ARE COVERED BY THE MESH.
 - THE WIRE MESH SHOULD BE HARDWARE CLOTH OR WIRE WITH OPENINGS UP TO ONE HALF INCH.
 - THE GRAVEL FILTER SHOULD BE CLEAN COARSE AGGREGATE.
 - THE GRAVEL SHOULD EXTEND AT LEAST 18-INCHES ON ALL SIDES OF THE DRAIN OPENING AND SHALL BE AT LEAST 12-INCHES IN DEPTH.
 - IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE STRUCTURE, CLEANED AND REPLACED.
- SCALE: N.T.S.
4 DT-4

GRAVEL & WIRE MESH SEDIMENT BARRIER

EROSION BLANKETS - SLOPE INSTALLATION



- NOTES:**
- STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
 - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
 - STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
 - STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPSLOPE FACE IS RECOMMENDED FOR BETTER FILTERING.
 - WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
 - STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.
- SCALE: N.T.S.
6 DT-4

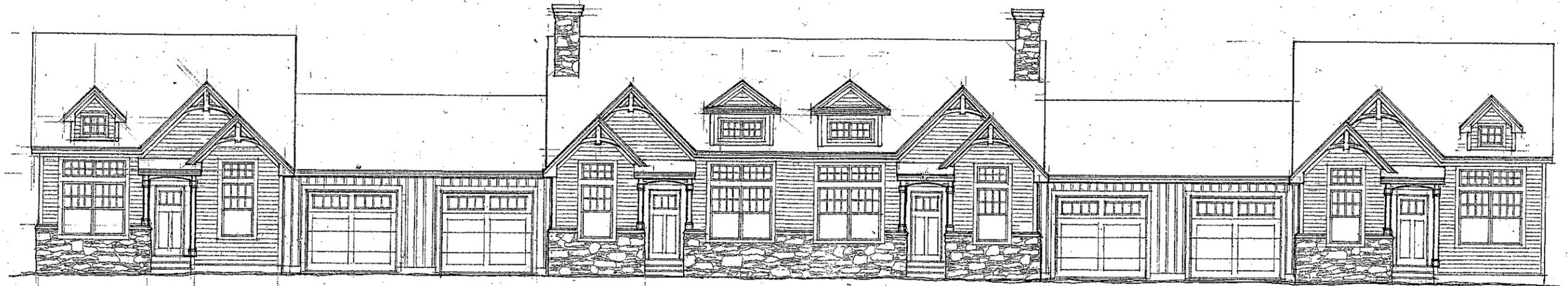
STONE CHECK DAM

REV.	DATE	DESCRIPTION	C/O	DR	CK

EROSION & SEDIMENTATION CONTROL DETAILS
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) 688-2770
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: N.T.S. 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
www.FieldstoneLandConsultants.com

FILE: 4980104B.dwg PROJ. NO. 498.04 SHEET: DT-4 PAGE NO. 13 OF 15



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 II AND THAT ALL OF THE UNITS ARE NOT YET BEGUN.

DATE: 8/25/16

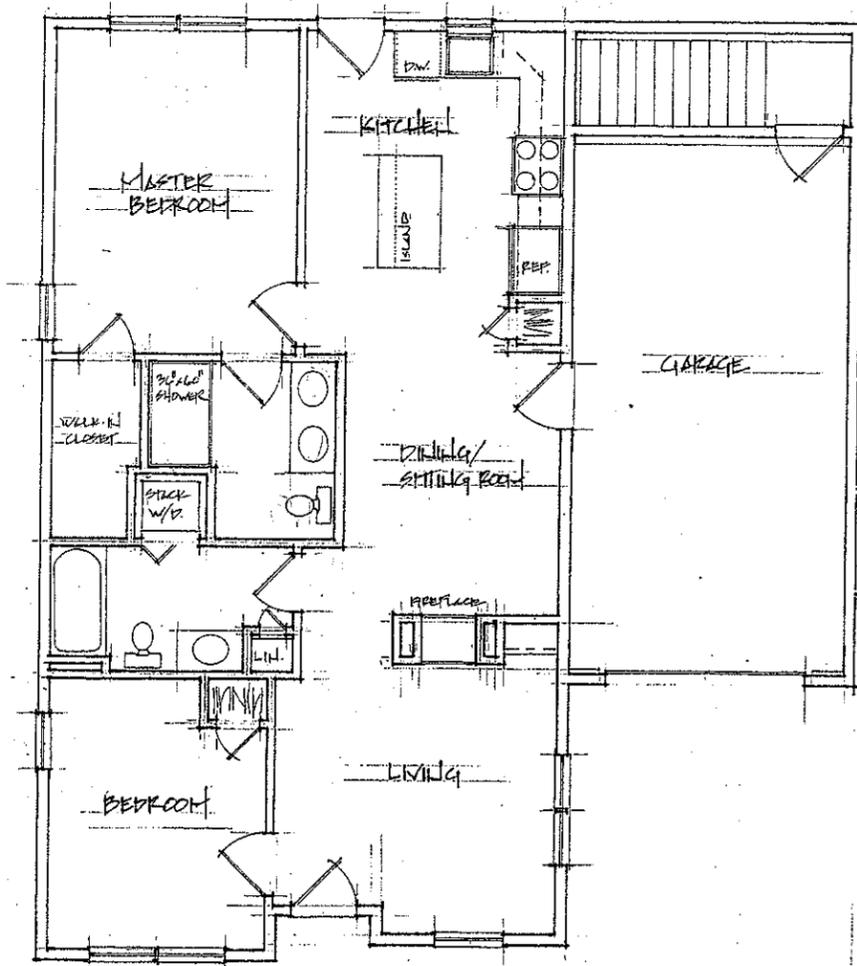


NOTES:

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 59-735, 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: _____



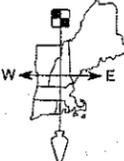
MAIN FLOOR PLAN

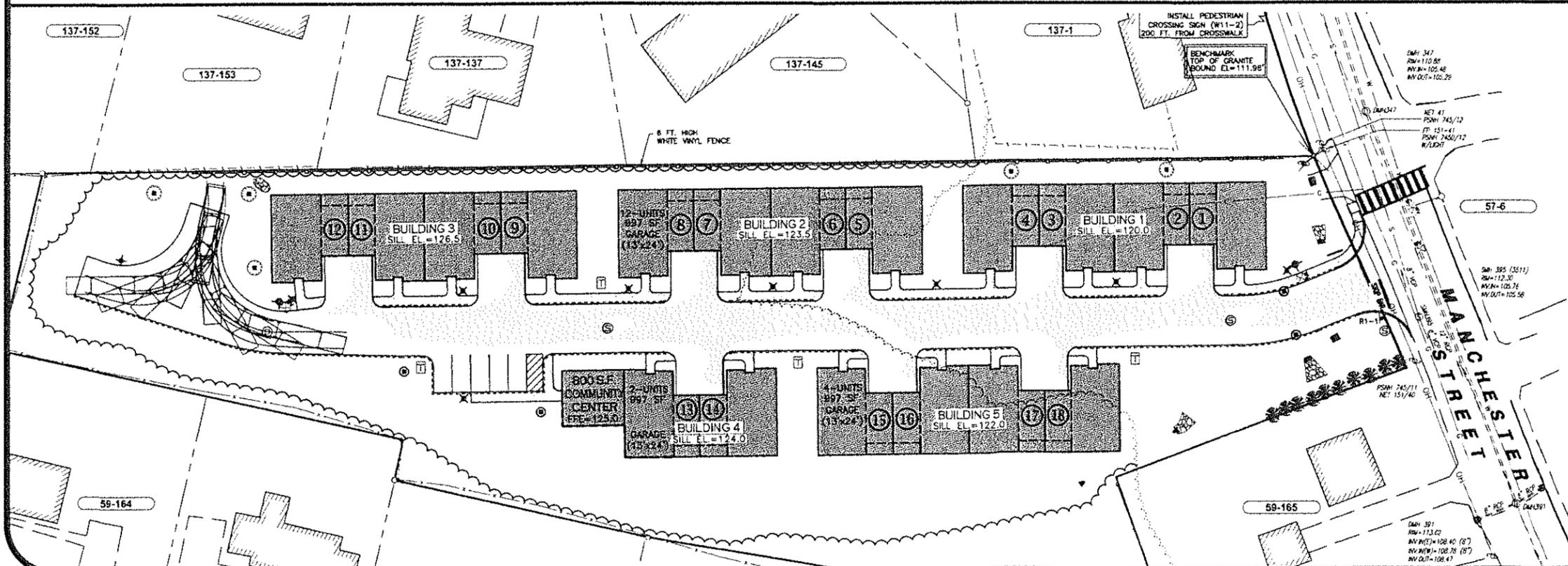
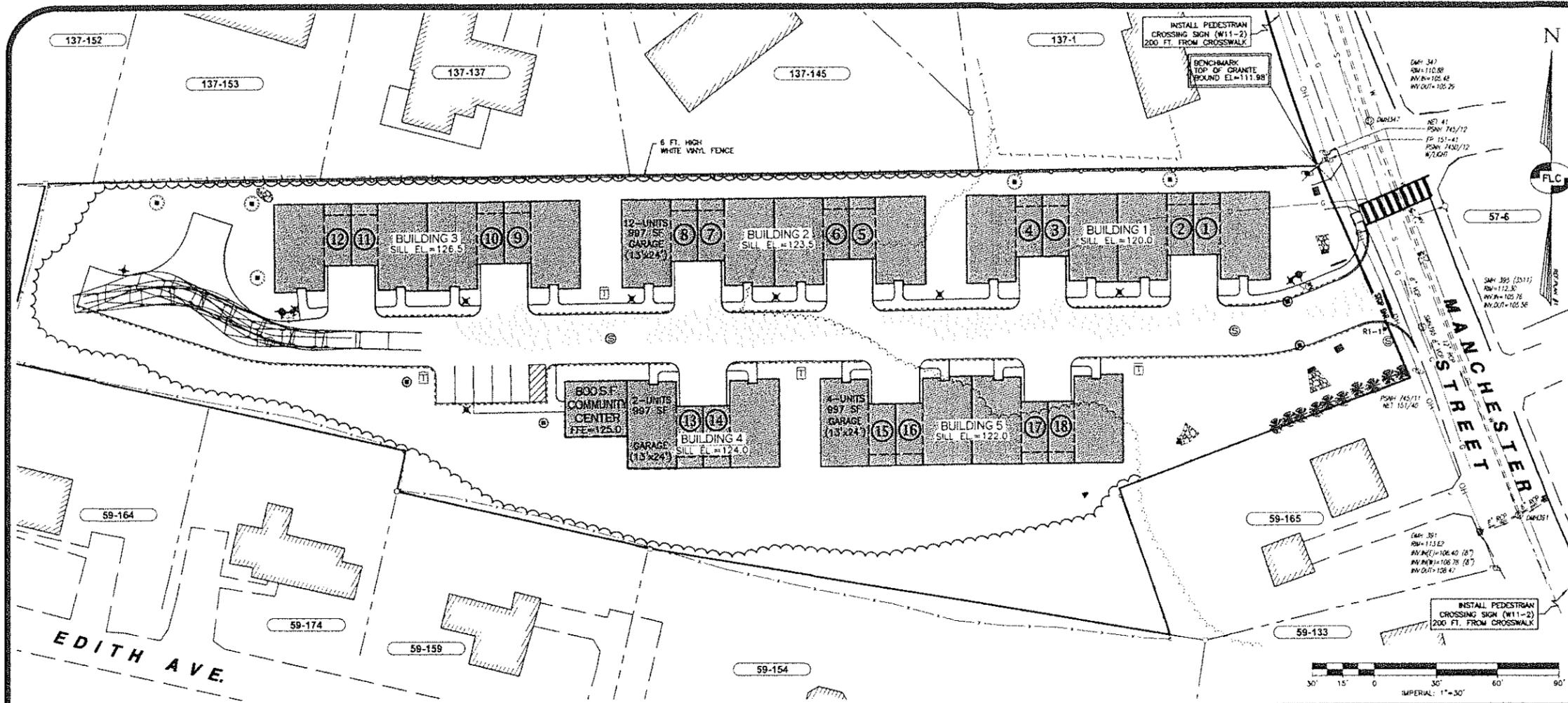
SCALE: 1/4" = 1'-0" 997 SQ. FT.



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 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: 1/4" = 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 www.FieldstoneLandConsultants.com					



REV	DATE	DESCRIPTION	C/O	DR	CK

TRUCK TURNING EXHIBIT

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) 889-2770

LAND OF:
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AND DIANE E. GIMBER
C/O BISHOP REAL ESTATE MANAGEMENT (603) 321-0070
P.O. BOX 446, NASHUA, NH 03061

SCALE: 1" = 30' HORIZ., 6' VERT. OCTOBER 25, 2016

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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206 Elm Street, Milford, NH 03055
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