1. Planning Board Regular Meeting Agenda (PDF)

    Documents:

        20161201 NCPB AGENDA.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

November 18, 2016

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.

NEW BUSINESS – SUBDIVISION PLANS (continued)

2. John J. Flatley Company (Owner). 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.

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 from the November 17, 2016 Meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Nomination Committee for NCPB Officers for calendar year 2017.

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 reminder 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 that 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.

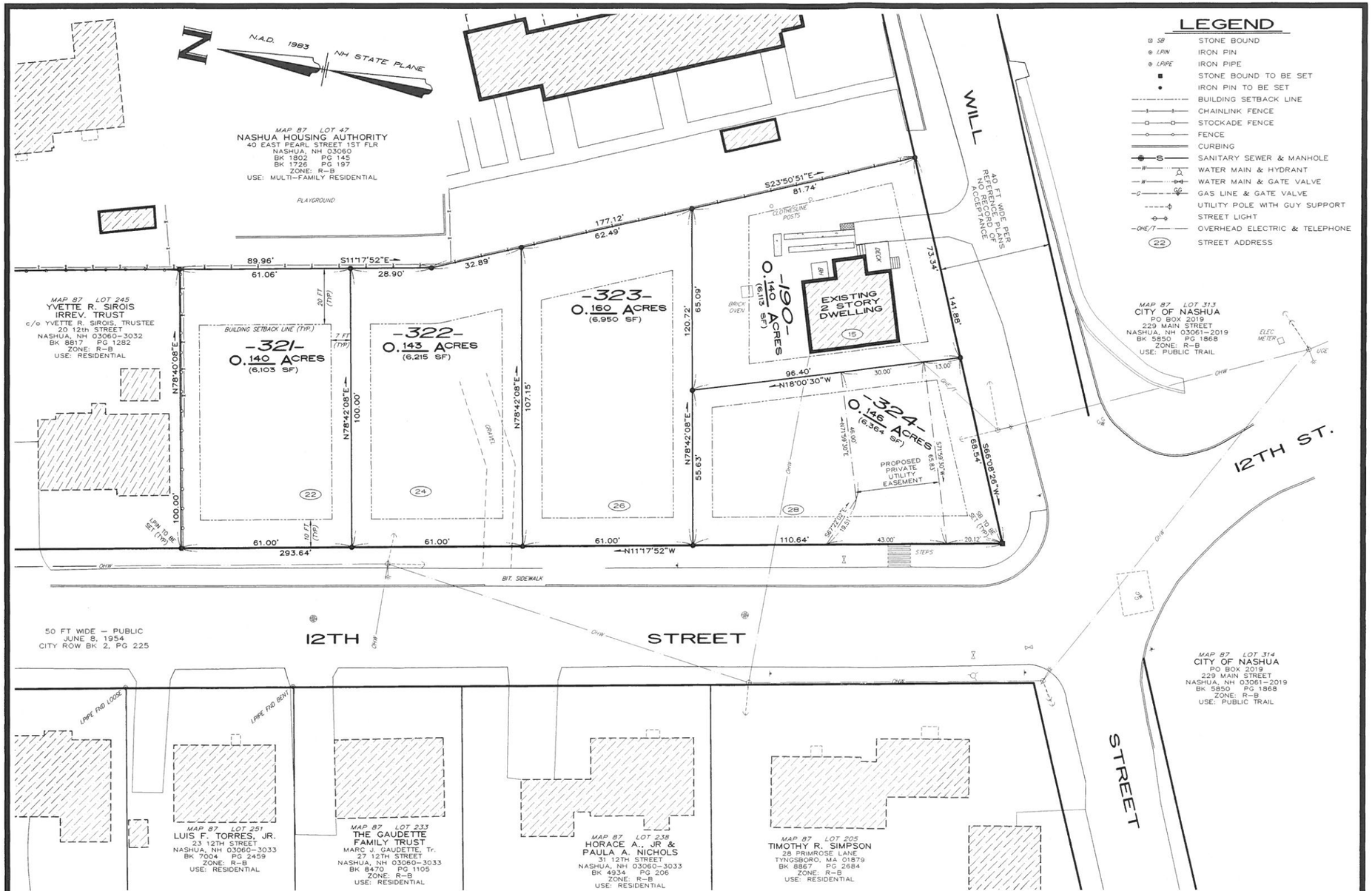
2. The request for a waiver of § 190-221(C), which requires underground utilities to be installed, is/is not granted, finding that the waiver will/will not be contrary to the spirit and intent of the regulation.

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.



LEGEND

- SB — STONE BOUND
- I.PIN — IRON PIN
- I.PIPE — IRON PIPE
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- FENCE
- CURBING
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE
- (22) STREET ADDRESS

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.

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____

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

Renee Whitley Ives 11/4/16
FOR ETCHSTONE PROPERTIES, INC. DATE

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.

_____ DATE

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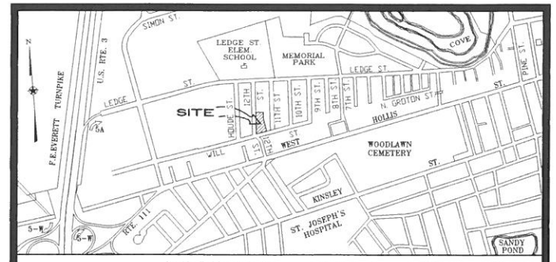


VICINITY MAP SCALE: 1" = 1,000'

NOTES:

1. SITE AREA
   LOT 190 0.729 AC (31,745 SF)
2. 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
3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 87.
4. PURPOSE OF PLAN
   TO SUBDIVIDE MAP 87, LOT 190 INTO 5 SINGLE-FAMILY RESIDENTIAL LOTS.
5. SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNICHUCK WATER WORKS, UNDERGROUND GAS AND A COMBINATION OF UNDERGROUND AND OVERHEAD ELECTRIC AND TELECOMMUNICATION UTILITIES.
6. 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
7. THERE APPEARS TO BE NO WETLANDS ON THIS SITE.
8. 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.
9. 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.
10. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
11. 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.
12. PRIOR TO THE RECORDING OF THE PLAN, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
13. "CITY ROW BK" REFERS TO CITY OF NASHUA STREET LAYOUT, ACCEPTANCE AND DISCONTINUANCE BOOKS ON FILE AT THE CITY ENGINEERS OFFICE.
14. PRESENT OWNER:
   MAP 87 LOT 190
   ETCHSTONE PROPERTIES, INC.
   179 AMHERST STREET
   AMHERST, NH 03064
   BK. 8816, PG. 2093
   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.

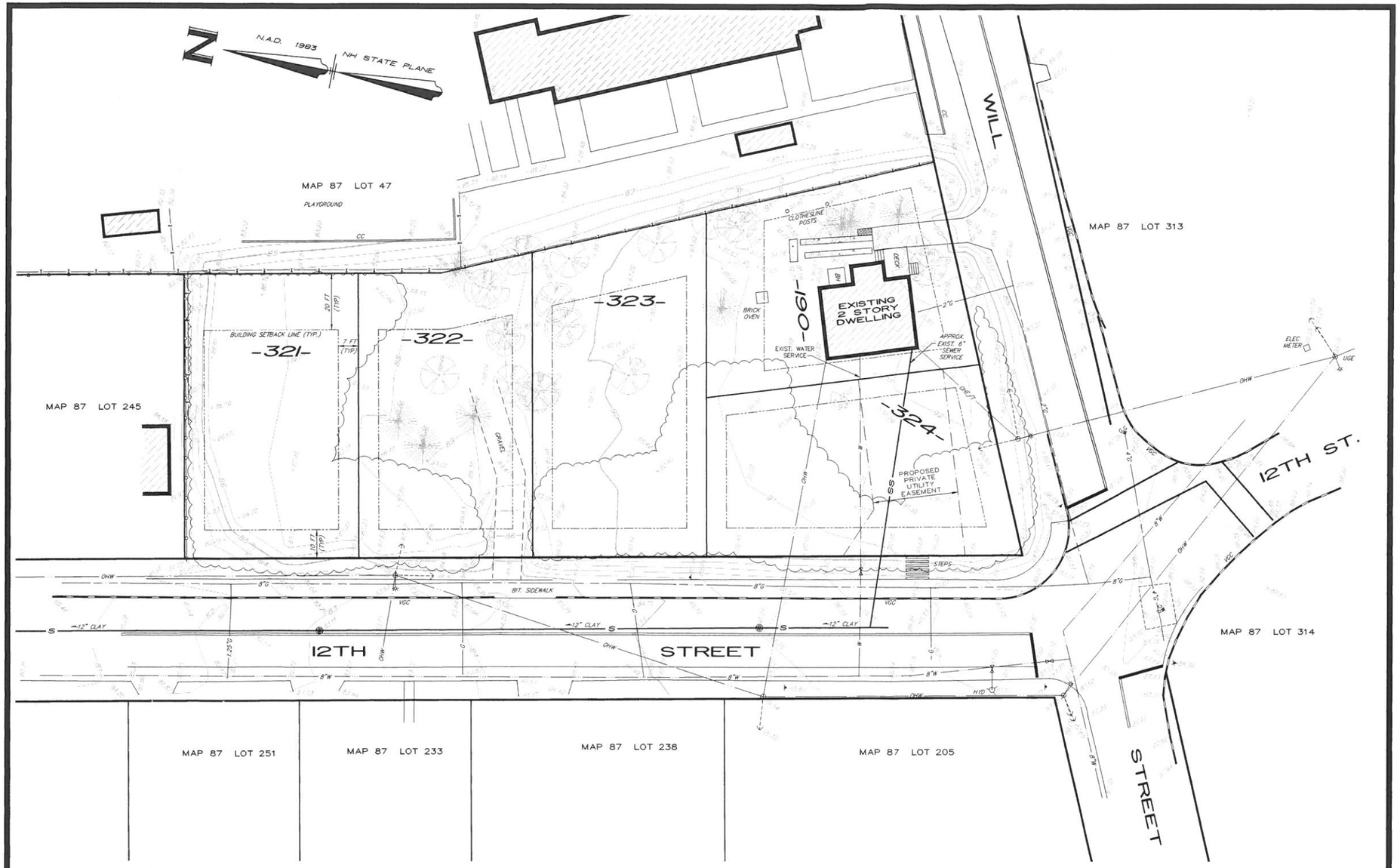
179 AMHERST STREET NASHUA, NEW HAMPSHIRE 03064 (603) 889-5208

20 0 20 40 60 80 FEET
10 0 10 20 METERS
SCALE: 1"=20 Feet
1"=6.096 Meters

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



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

UTILITY NOTE

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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

20 0 20 40 60 80 FEET
10 0 10 20 METERS
SCALE: 1"=20 Feet
1"=6.096 Meters

19 OCTOBER 2016

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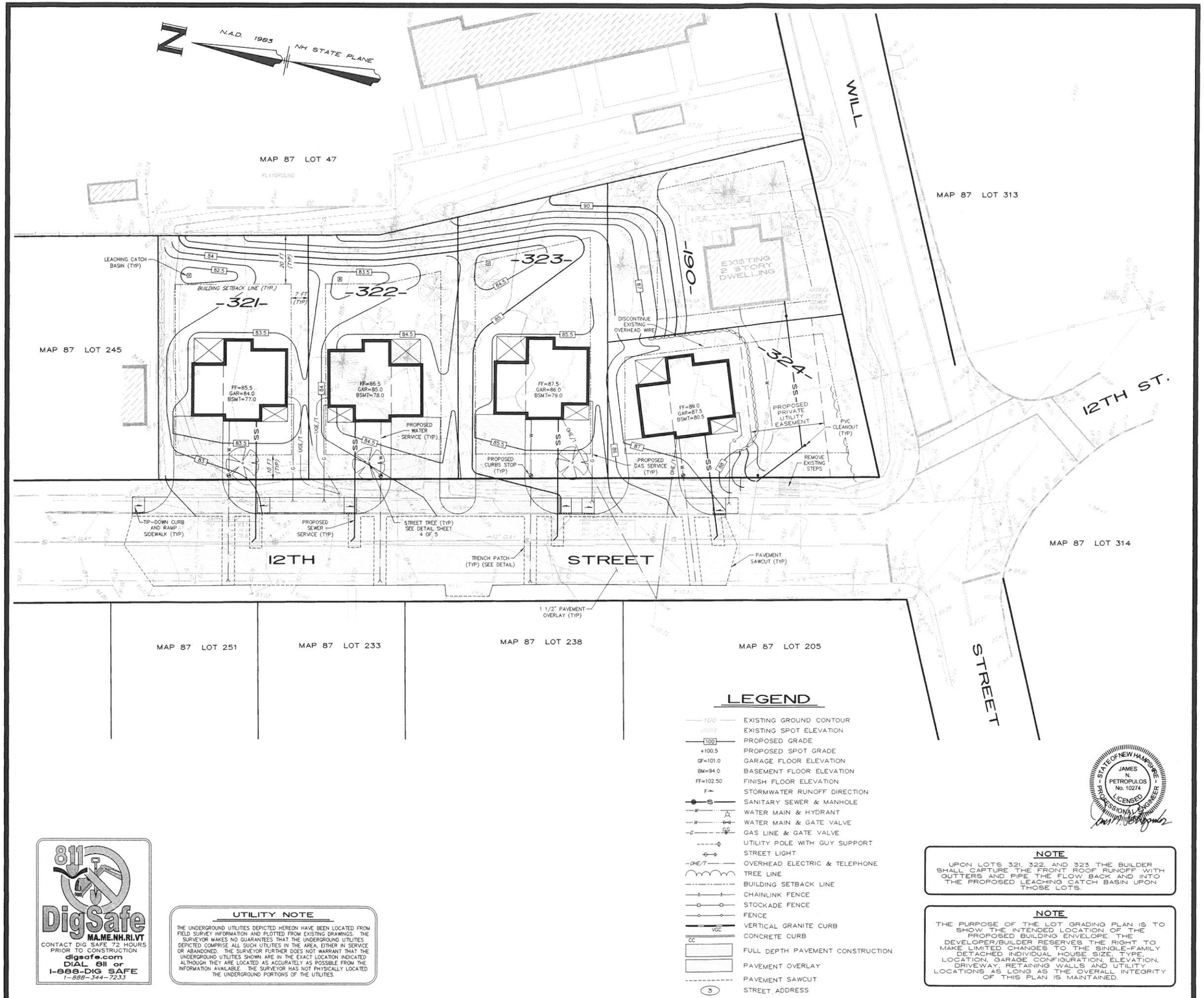
FIELD BOOK: 1199	DRAWING NAME: 5310SUB_FT21	5310	2 OF 5
DRAWING LOCATION: C:\LAND PROJECTS\5310\DWG\5310SUB		File Number	Sheet



LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- 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
- STORMWATER RUNOFF DIRECTION
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- 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
- (3) STREET ADDRESS

811 DigSafe MA.ME.NH.RI.VT
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digsafe.com
DIAL 811 or
1-888-DIG SAFE
1-888-344-7233

UTILITY NOTE

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STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED
PROFESSIONAL ENGINEER

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.

©Hayner/Swanson, Inc.

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

NO.	DATE	REVISION	BY

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

20 0 20 40 60 80 FEET
10 0 10 20 METERS
SCALE: 1"=20 Feet
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FIELD BOOK: 1199	DRAWING NAME: 5310SUB_FG21	5310	3 OF 5
DRAWING LOCATION: C:\LAND PROJECTS\5310\DWG\5310SUB		File Number	Sheet

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:

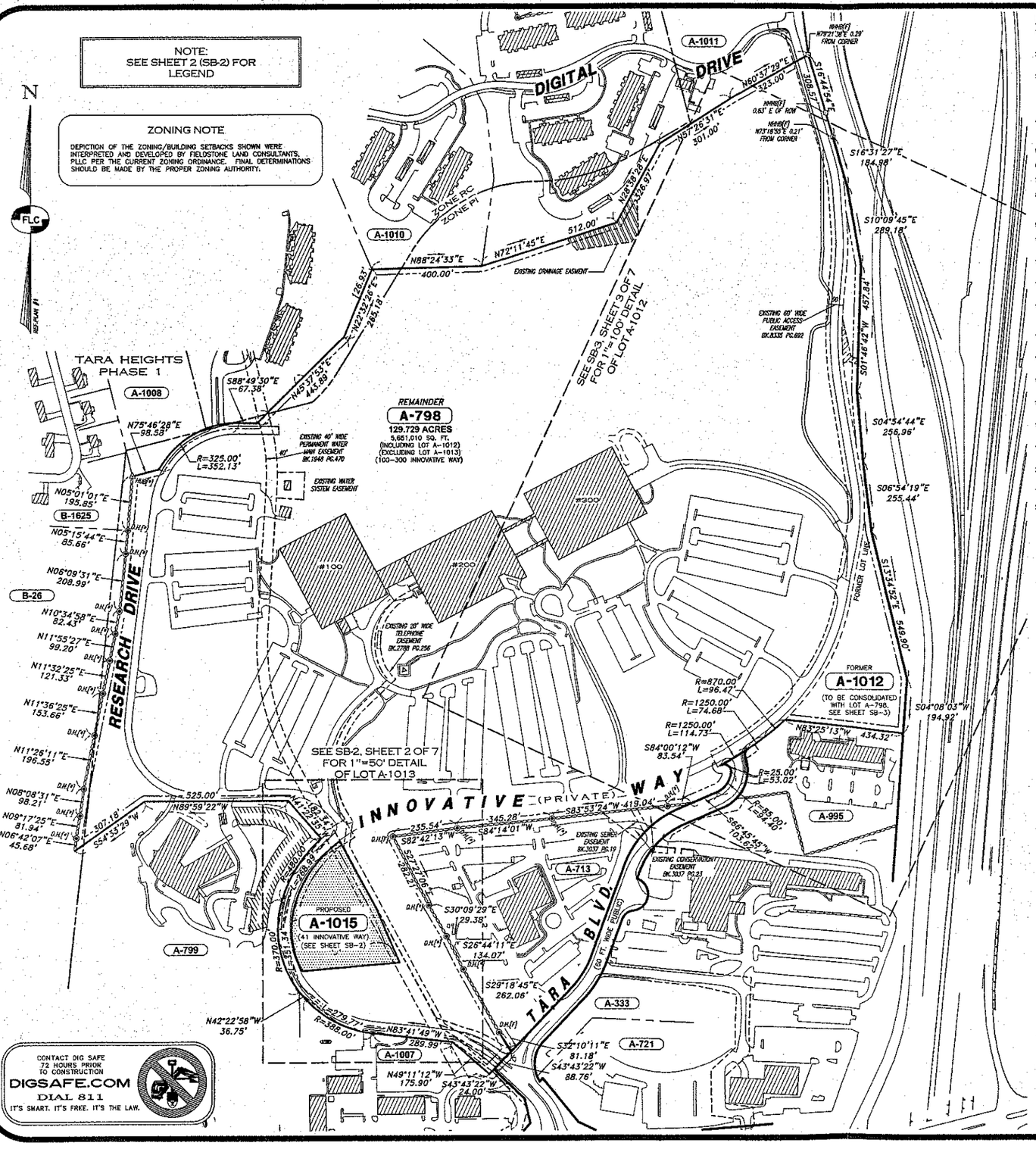
1. Prior to the Chair signing the plan, minor drafting corrections will be made.

New Set

NOTE:
SEE SHEET 2 (SB-2) FOR LEGEND

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:

1. THE OWNER OR RECORD FOR TAX MAP PARCELS A-798 AND A-1012 IS JOHN J. FLATLEY - 50 BRAINTREE HILL OFFICE PARK, BRAINTREE, MA 02184. DEED REFERENCE TO PARCELS IS BOOK 7877 PAGE 2232.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE OUT THE RESTAURANT DEVELOPMENT AND CONSOLIDATE TAX MAP PARCEL A-1012 WITH TAX MAP PARCEL A-798.
3. LOT A-798 AREA
   EXISTING: 127.963 ACRES OR 5,574,050 SQ. FT.
   LOT A-1012 AREA
   EXISTING: 4.404 ACRES OR 191,870 SQ. FT.
4. PRESENT ZONING: SETBACKS:

		FRONT	SIDE	REAR	MIN. FRONTAGE	MIN. WIDTH
PI	PARK INDUSTRIAL	30 FT	20 FT	20 FT	50 FT	120 FT
RC	C-URBAN RESIDENCE	10 FT	7 FT	20 FT	50 FT	50 FT

5. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
6. SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
7. SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
8. 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 33011C0864D DATED: SEPT. 25, 2009.
9. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1 CITED HEREON.
10. PROPOSED IS A 465 SEAT, SIT DOWN, FULL SERVICE RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE.
11. THE PROPOSED BUILDING WILL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND GAS UTILITIES.
12. 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.
13. 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.
14. PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13, LATEST EDITION.
15. A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING / ENGINEERING AND FIRE OFFICIALS SHALL TAKE PLACE PRIOR TO CONSTRUCTION.
16. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLOT) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
17. 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.
18. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE SHALL BE RECORDED.
19. ANY PIPE WORK WITHIN THE CITY'S RIGHT OF WAY SHALL BE PERFORMED BY A LICENSED CITY OF NASHUA DRAIN LAYER.
20. 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.
21. A SPECIAL EXCEPTION WAS GRANTED AT THE AUGUST 9, 2016 ZONING BOARD OF ADJUSTMENT HEARING TO WORK IN A CRITICAL WETLAND AND CRITICAL WETLAND BUFFER TO ACCESS AN UPLAND AREA TO DEVELOP APPROXIMATELY 70,000 SQUARE FEET OF LAND FOR A RESTAURANT.

LOT SYNOPSIS CHART

LOT NO.	EXISTING	A-1015 (NEW LOT)	A-1012 (CONSOLIDATE)	FINAL
A-798	127.963 AC. 5,574,050 S.F.	(-)2.637 AC. (-)114,860 S.F.	(+)4.404 AC. (+)191,820 S.F.	129.729 AC. 5,651,010 S.F.
A-1012	4.404 AC. 191,820 S.F.	-------	(-)4.404 AC. (-)191,820 S.F.	-------
A-1015 (NEW LOT)	-------	(+)2.637 AC. (+)114,860 S.F.	-------	2.637 AC. 114,860 S.F.
			SITE TOTAL	132.366 AC. 5,765,870 S.F.

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."

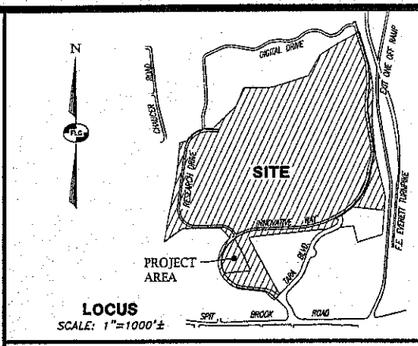
DATE: 11/3/15

FOR JOHN J. FLATLEY COMPANY — 10/06/15 DATE

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

FOR JOHN J. FLATLEY COMPANY — 10/06/15 DATE

GRAPHIC SCALE
200' 100' 0 200' 400' 500'
IMPERIAL: 1"=200'



LOCUS
SCALE: 1"=1000'±

REFERENCE PLANS:

1. "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).
2. "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).
3. "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).

LIST OF ABUTTERS

Map A Lot 333
AFP 105 Corp.
C/O United Capital Group
3 Park Place, 4th Floor
Great Neck, NY 11021
Vol. 8373, Pg. 2603
(Commercial)

Map A Lot 713
John J. Flatley
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7913 Pg. 1011
(Commercial)

Map A Lot 721
John J. Flatley
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7913 Pg. 995
(Commercial)

Map A Lot 995
Tara Suites Management LLC
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 8557 Pg. 537
(Commercial - Hotel)

Map A Lot 1007
John J. Flatley Company
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7877 Pg. 2232
(Commercial)

Map A Lot 1008
John J. Flatley Company
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7877 Pg. 2232
(Multi-Family)

Map A Lot 1010
John J. Flatley Company
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7877 Pg. 2232
(Multi-Family)

Map A Lot 1011
John J. Flatley Company
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7877 Pg. 2232
(Multi-Family)

Map A Lot 1012
John J. Flatley Company
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7877 Pg. 2232
(Undeveloped)

Map B Lot 26
The Huntington at Nashua
C/O Hunt Community
10 Allen Street
Nashua, NH 03060
Vol. 8385 Pg. 1350
(Commercial)

Map B Lot 1625
Meredith & Michael McCully Jr.
22 Chaucer Road
Nashua, NH 03060
Vol. 8687 Pg. 129
(Residential)

Map A Lot 799
Oracle America, Inc.
P.O. Box 5200
Belmont, CA 94002
Vol. 7441 Pg. 127
(Commercial)

APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	10/31/16	CITY REVIEW COMMENTS	NPB	TJB	MDP

SUBDIVISION & LOT CONSOLIDATION PLAN

GATEWAY HILLS

TAX MAP LOTS A-798 & A-1012
200 & 275 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 6, 2015

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: 4765B39.12A.dwg	PROJ. NO. 476.39.12	SHEET: SB-1	SHEET NO. 1 OF 7

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:

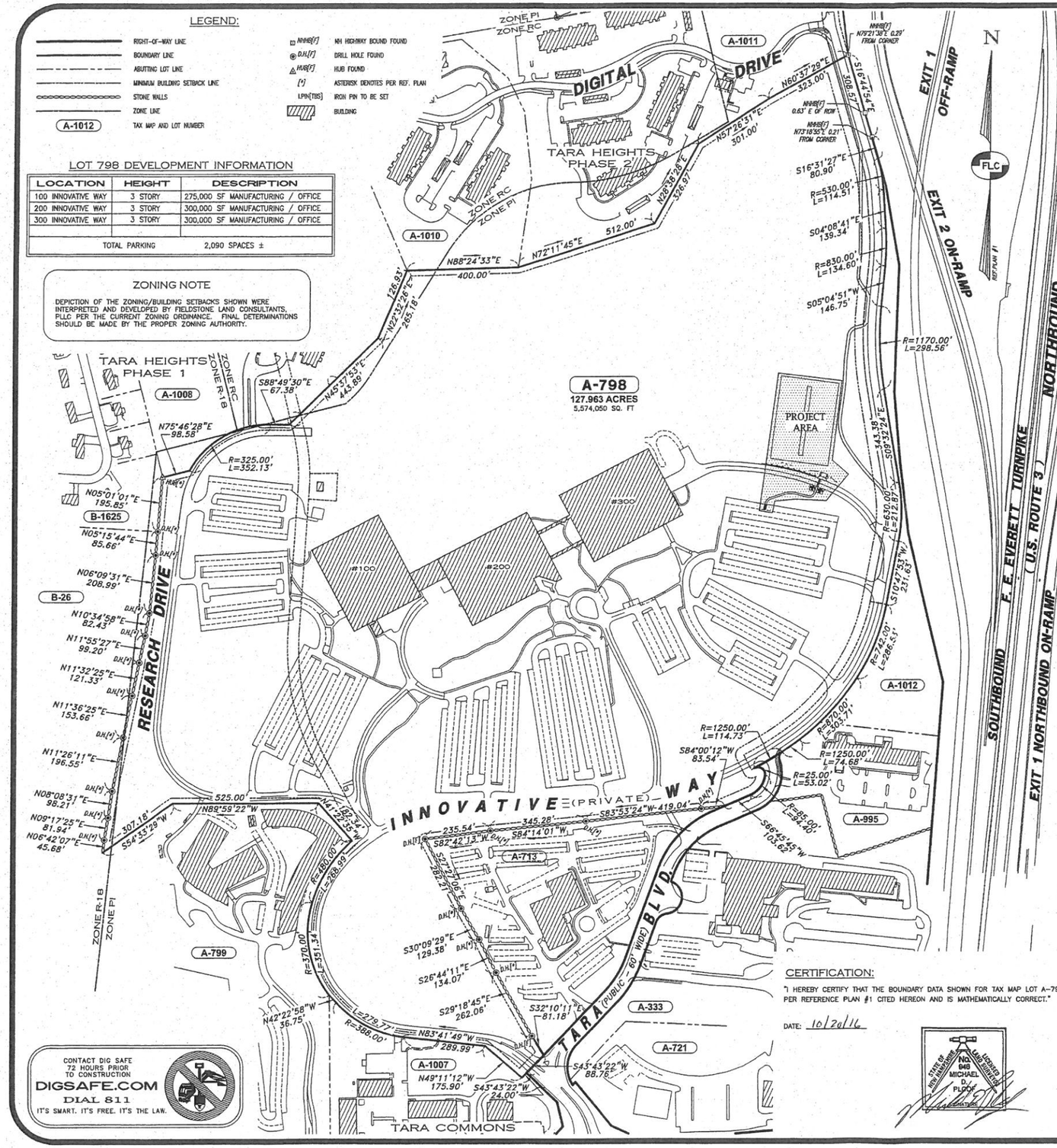
RIGHT-OF-WAY LINE	NH HIGHWAY BOUND FOUND
BOUNDARY LINE	DRILL HOLE FOUND
ABUTTING LOT LINE	HUB FOUND
MINIMUM BUILDING SETBACK LINE	ASTERISK DENOTES PER REF. PLAN
STONE WALLS	IRON PIN TO BE SET
ZONE LINE	BUILDING
A-1012 TAX MAP AND LOT NUMBER	

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.



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

NOTES:

1. 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.
2. 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.
3. LOT A-798 AREA
   EXISTING: 127.963 ACRES OR 5,574,050 SQ. FT.
4. PRESENT ZONING: SETBACKS:

		FRONT	SIDE	REAR	MIN. FRONTAGE	MIN. WIDTH
PI	PARK INDUSTRIAL	30 FT	20 FT	20 FT	50 FT	120 FT
RC	C-URBAN RESIDENCE	10 FT	7 FT	20 FT	50 FT	50 FT

5. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
6. SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
7. SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
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9. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1 CITED HERON.
10. THE PROPOSED BUILDING AND SKI AREA WILL BE SERVICED BY UNDERGROUND ELECTRIC UTILITIES.
11. THE PROPOSED BUILDING AND SKI AREA WILL BE SERVICED BY ON-SITE PORTABLE TOILETS.
12. PARKING CALCULATION:

    PROPOSED SKI AREA: (60,000± S.F. OUTDOOR RECREATION)

	MINIMUM	MAXIMUM
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)

	MINIMUM	MAXIMUM
REQUIRED:	1 SPACE / 1,500 S.F. = 584 SPACES	1 SPACE / 300 S.F. = 2,917 SPACES

    ENTIRE SITE:

	MINIMUM	MAXIMUM
REQUIRED:	100 + 584 = 684 SPACES	300 + 2,917 = 3,217 SPACES

    EXISTING: 2,090± SPACES
    SITE MEETS PARKING REQUIREMENTS
13. ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
14. 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.
15. 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.
16. 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.
17. ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS, DIRECTED ONTO THE SITE AND CONFORM TO APPLICABLE CITY OF NASHUA LAND USE CODE REGULATIONS.
18. A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING / ENGINEERING AND FIRE OFFICIALS SHALL TAKE PLACE PRIOR TO CONSTRUCTION.
19. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLOT) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
20. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE SHALL BE RECORDED.
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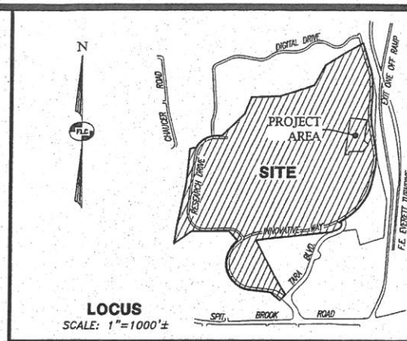
STATE OF NEW HAMPSHIRE — CHAD E. BRANON 12451 — LICENSED PROFESSIONAL ENGINEER — 10/20/16



LOCUS
SCALE: 1"=1000'±

REFERENCE PLANS:

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Vol. 8373, Pg. 2603
(Commercial)

Map A Lot 713
John J. Flatley
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7913 Pg. 1011
(Commercial)

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John J. Flatley
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7913 Pg. 995
(Commercial)

Map A Lot 995
Tara Suites Management LLC
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 8657 Pg. 637
(Commercial - Hotel)

Map A Lot 1007
John J. Flatley Company
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7877 Pg. 2232
(Commercial)

Map A Lot 1008
John J. Flatley Company
50 Braintree Hill Office Park
Braintree, MA 02184
Vol. 7877 Pg. 2232
(Multi-Family)

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(Residential)

Map A Lot 799
Oracle America, Inc.
P.O. Box 5200
Belmont, CA 94002
Vol. 7441 Pg. 127
(Commercial)

GRAPHIC SCALE
200' 100' 0 200' 400' 600'
IMPERIAL: 1"=200'

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

FOR JOHN J. FLATLEY COMPANY — 10/11/16 DATE

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

FOR JOHN J. FLATLEY COMPANY — 10/11/16 DATE

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 — NO. 949 — MICHAEL D. PLOOF — LICENSED LAND SURVEYOR

APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

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: 476MP49.dwg	PROJ. NO. 476.49	SHEET: MP-1	SHEET NO. 2 OF 7

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

811 DigSafe

N

FLC

REF PLAN #1

A-798
127.963 ACRES
5,574,050 SQ. FT

INSTALL TEMPORARY SILT FENCE (TYP.)

EXISTING 54"RCP
INV IN=130.16
INV OUT=129.27

EXISTING 54"RCP
INV IN=130.12
INV OUT=129.31

40' WETLAND BUFFER (TYP.)

BERM

EXISTING 42"RCP
INV IN=129.28 (HW)
INV OUT=126.95 (HW)

INV OUT= 126.61

EXISTING 5-24"RCP

SMH 11

SMH 10

CB12 CB13 CB14 CB15 CB16 CB17 CB18 CB19

EXISTING PAVED PEDESTRIAN/BIKE PATH ON FORMER DOZER ROAD BED

INNOVATIVE WAY
EXISTING 28 FT. WIDE PAVED ROAD

F.E. EVERETT TURNPIKE

PROPOSED LIGHT POST (TYP.)

300' 6" WIDE MAGIC CARPET SKI LIFT

HEADWALL
INV.OUT=178.60

PROPOSED SKI SLOPE AREA

CONST. 200 LF
WOOD BEAM GUARDRAIL

EXISTING DRIVEWAY TO BUILDING 300

INSTALL PED. CROSSING SIGN (W11-2) 200 FT. FROM CROSSWALK

DMH
RIM=193.44
INV.IN=183.24
INV.OUT=180.46

CONST. 60 LF
12" CPP
S=0.010 FT./FT.

6' WIDE CROSSWALK

CONST. CB1
RIM=190.0
INV.OUT=186.0

6' WIDE SIDEWALK

LIMITS OF CLEARING (TYP.)

EQUIPMENT RACKS & BENCHES (TYP.)

15'X20' TICKET & RENTAL OFFICE SLAB EL.=190.3

1 HANDICAP & 1 NORMAL PORTABLE TOILET

PROPOSED RISER POLE

10'R (TYP.)

INSTALL SILT SACK (TYP.)

CB (DOME GRATE)
RIM=188.91
INV.OUT=185.10
INV.IN=185.4
(CORE INTO OR REPLACE STRUCTURE)

8'X20' (4) HANDICAP PARKING SPACES WITH R7-8 (4) & R7-8A (2) SIGNS

EXISTING PARKING AREA

DMH
RIM=190.22
INV.IN=184.63(A)
INV.IN=185.63(C)
INV.IN=185.44(D)
INV.OUT=184.57(B)

INSTALL PED. CROSSING SIGN (W11-2) 200 FT. FROM CROSSWALK

EXISTING DMH
RIM=197.24
INV. IN=191.81
INV. OUT=188.20

EAST PAVED WAY

OHW

CHAD E. BRANCH 12117 REGISTERED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

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 CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
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 STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
8. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.

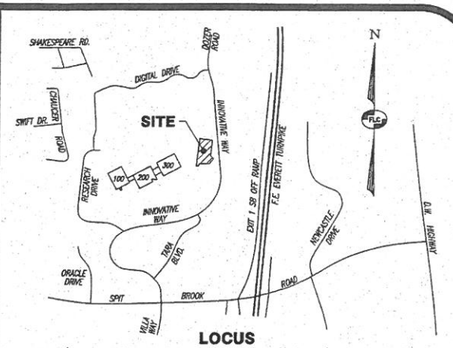
LEGEND:

EXISTING FEATURES

- 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
- 138 — 2 FT. CONTOUR
- 140 — 10 FT. CONTOUR
- TREELINE
- DRAIN LINE
- GUARDRAIL
- EXISTING RIPRAP
- W — WATER LINE
- S — SEWER LINE
- OH — OVERHEAD UTILITIES
- G4 — GAS LINE
- IRON PIPE
- IRON PIN
- DRILL HOLE
- UTILITY POLE
- UTILITY MANHOLES
- CATCH BASIN (SQUARE)
- DRAIN MANHOLE
- LIGHT POLE
- WATER LINE SHUT-OFF VALVE
- SEWER MANHOLE
- HYDRANT
- BUILDING

PROPOSED FEATURES

- 188 — 2 FT. CONTOUR
- 190 — 10 FT. CONTOUR
- EDGE OF PAVEMENT
- OH — OVERHEAD UTILITIES
- UGE — UNDERGROUND ELECTRIC
- RISER POLE
- HANDICAP PARKING STALL
- LIGHT POST
- SIGN
- 190.5 — SPOT ELEVATION
- CATCH BASIN
- DRAIN LINE
- WOOD BEAM GUARDRAIL
- TEMPORARY SILT FENCE
- LIMITS OF CLEARING
- SILT SACK
- PAVED AREA
- SKI SLOPE AREA
- PROPOSED BUILDING



LOCUS
SCALE: 1"=1500' ±

NOTES:

1. SITE AREA: 127.963 ACRES
2. PRESENT ZONING: PI - PARK INDUSTRIAL

MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	30,000	5,574,050	5,574,050
LOT FRONTAGE (FT)	60	398±	398±
LOT WIDTH (FT)	120	2,500±	2,500±
LOT DEPTH (FT)	150	2,000±	2,000±
MINIMUM YARD SETBACKS			
FRONT YARD (FT)	30	120±	120±
SIDE YARD (FT)	20	150±	150±
REAR YARD (FT)	20	220±	220±
MAX. BUILDING HEIGHT	75	25±	25±
MAX. STORIES	5	1	1
OPEN SPACE (%)	20	40±	40±

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. THE PROPOSED BUILDING SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC AND CABLE UTILITIES.
5. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SKI AREA WITH ASSOCIATED SITE IMPROVEMENTS ON TAX MAP PARCEL A-798.
6. PARKING CALCULATION:

PROPOSED SKI AREA: (60,000± S.F. OUTDOOR RECREATION)

	MINIMUM	MAXIMUM
REQUIRED:	1 SPACE / 800 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)

	MINIMUM	MAXIMUM
REQUIRED:	1 SPACE / 1,500 S.F. = 584 SPACES	1 SPACE / 300 S.F. = 2,917 SPACES

ENTIRE SITE:

	MINIMUM	MAXIMUM
REQUIRED:	100 + 584 = 684 SPACES	300 + 2,917 = 3,217 SPACES

EXISTING: 2,090± SPACES
SITE MEETS PARKING REQUIREMENTS

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

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 02184-0188 (781) 380-7731

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

SCALE: 1" = 40' OCTOBER 11, 2015

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

W E

FIELDSTONE LAND CONSULTANTS, PLLC

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

FILE: 476SP49.dwg	PROJ. NO. 476.49	SHEET: SP-1	SHEET NO. 4 OF 7

LIGHT POST LUMINAIRE

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

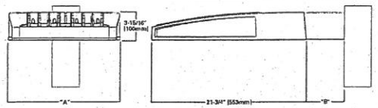
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



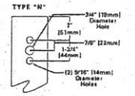
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm, lbs (kg)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	20 (10.0 kgs.)	0.86
5-6	21-3/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-3/8" (702mm)	7" (178mm)	13" (330mm)	56 (24.5 kgs.)	1.07
9-10	33-3/8" (853mm)	7" (178mm)	10" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

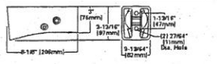
ENERGY DATA
Electronic LED Driver
≥0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

ARM MOUNTING REQUIREMENTS

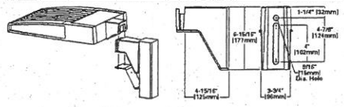
Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

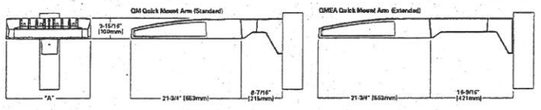
2 @ 180°

MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)





ORDERING INFORMATION

Sample Number: GLEON-AF-64-LED-E1-T3-QM-QM

Product Family [1]	Light Engine	Number of Light Squares [2]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 * 08=8 * 09=9 * 10=10 *	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V * 480=480V * [1]	T2=Type II T3=Type III Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide T4ND=Type V Narrow T4MD=Type V Square Medium T4WD=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right SW=Rectangular Wide Type I AFL=Automotive Front Row	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	(Blank)=Arm for Round or Square Pole EA=Extended Arm* MA=Mast Arm Adapter * WM=Wall Mount QM=Quick Mount Arm (Standard Length) * QMEA=Quick Mount Arm (Extended Length) *

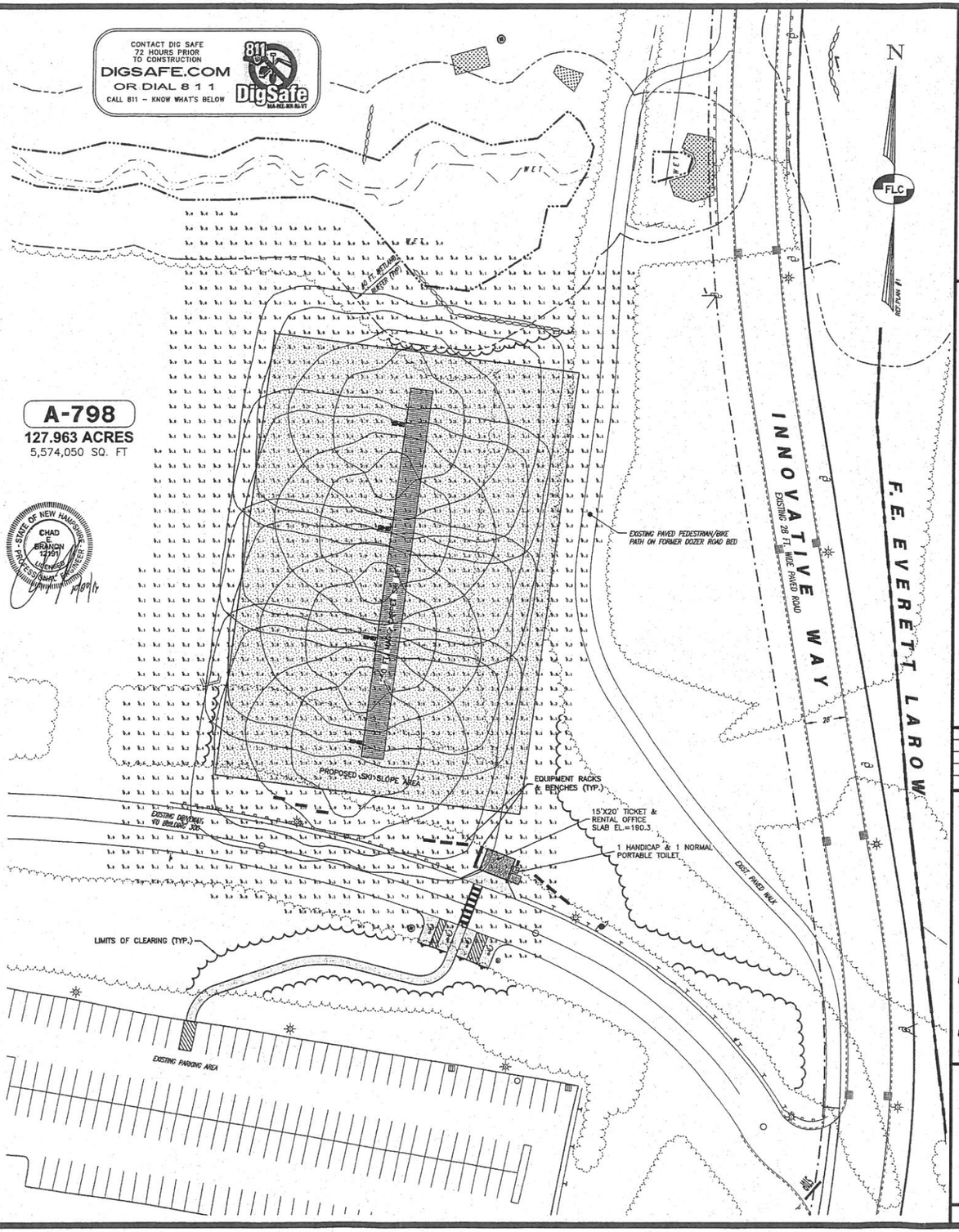
Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
⊟⊟	4	S4-2	BACK-BACK	2-GLEON-AF-04-LED-E1-T4FT/ 30' AFG

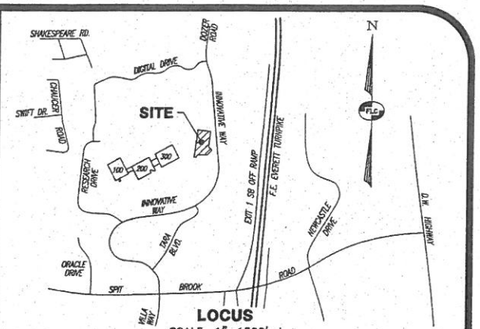
StatArea 1
SKI SLOPE AREA
Illuminance (Fc)
Average = 2.66
Maximum = 8.2
Minimum = 0.2
Avg/Min Ratio = 13.30
Max/Min Ratio = 41.00

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

A-798
127.963 ACRES
5,574,050 SQ. FT

STATE OF NEW HAMPSHIRE
CHAD E BRANON
12191
LICENSED
PROFESSIONAL ENGINEER





LOCUS
SCALE: 1"=1500' ±

LEGEND:

EXISTING FEATURES

A-798	TAX MAP AND LOT NUMBER	W	WATER LINE
	RIGHT-OF-WAY LINE	S	SEWER LINE
	BOUNDARY LINE	G4	GAS LINE
	ABUTTING LOT LINE		IRON PIPE
	MINIMUM BUILDING SETBACK LINE		IRON PIN
	EASEMENT LINE		DRILL HOLE
	EDGE OF WETLANDS (BY OTHERS)		UTILITY POLE
	EDGE OF WETLANDS (BY THIS OFFICE)		UTILITY MANHOLES
	WETLAND BUFFER LINE		CATCH BASIN (SQUARE)
	STONE WALLS		DRAIN MANHOLE
138	2 FT. CONTOUR		LIGHT POLE
140	10 FT. CONTOUR		WATER LINE SHUT-OFF VALVE
	TREELINE		SEWER MANHOLE
	DRAIN LINE		HYDRANT
	GUARDRAIL		BUILDING
	EXISTING RIPRAP		

PROPOSED FEATURES

	EDGE OF PAVEMENT		LIMITS OF CLEARING
	HANDICAP PARKING STALL		PAVED AREA
	LIGHT POST		SKI SLOPE AREA
	SIGN		PROPOSED BUILDING
	RISER POLE		
	CATCH BASIN		
	WOOD BEAM GUARDRAIL		

GRAPHIC SCALE
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE LIGHTING 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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Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 476SP49.dwg	PROJ. NO. 476.49	SHEET: LT-1	SHEET NO. 5 OF 7

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 then 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 ONE LOBBY:	2,883 GSF
LEVEL TWO:	59,750 GSF
LEVEL TWO LOBBY:	2,804 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

LOCUS
SCALE: 1"=1500' ±

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	20 FT	50 FT	120 FT
RC	C-URBAN RESIDENCE	10 FT	7 FT	20 FT	50 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 (a.k.a. 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

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

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 02184-0168 (781) 380-7731

LAND OF:

JOHN J. FLATLEY
50 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0168 (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
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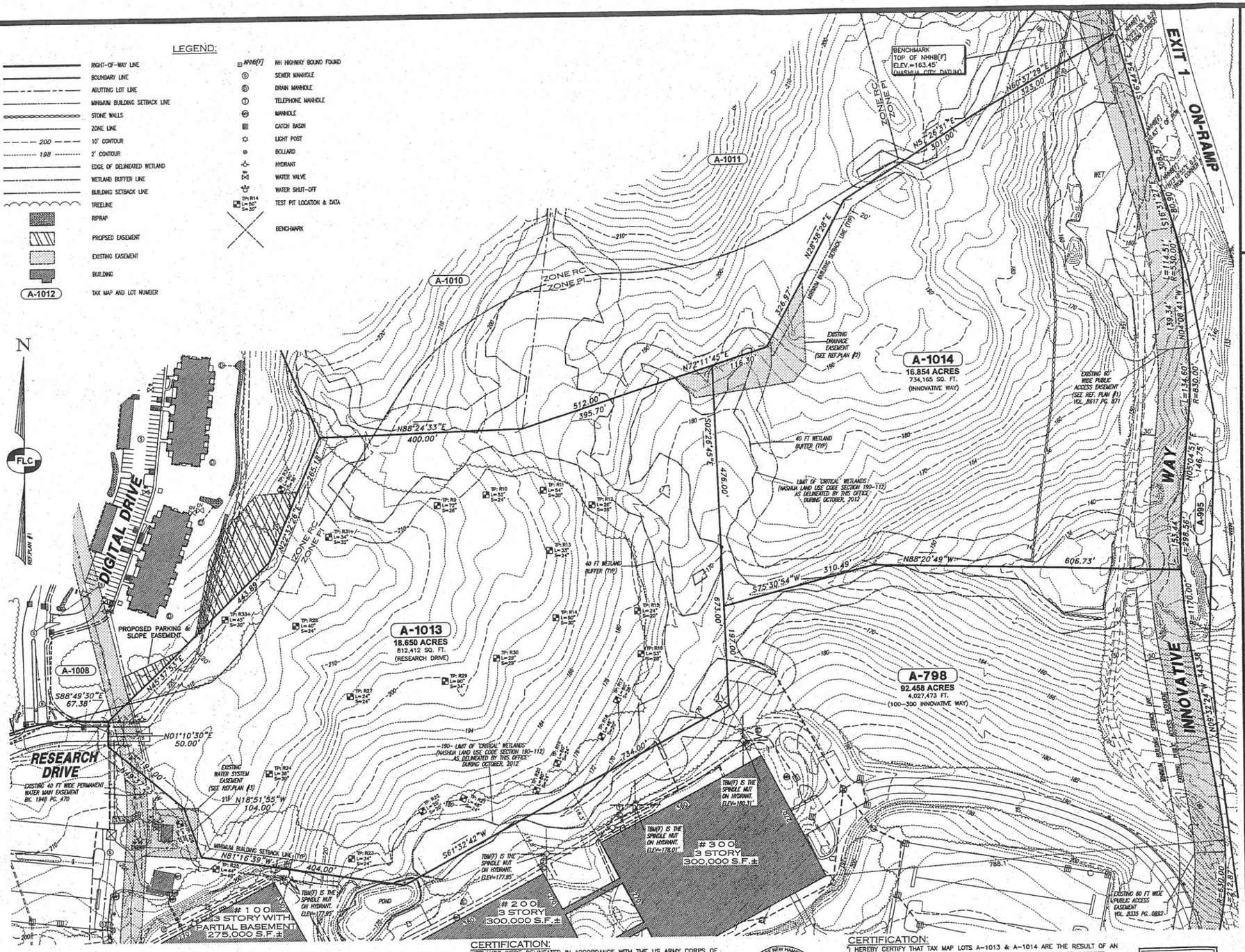
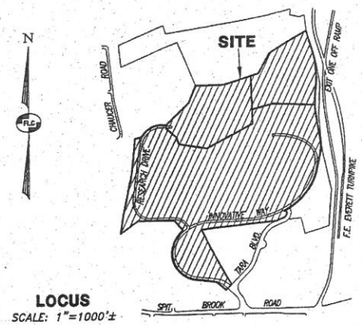
www.FieldstoneLandConsultants.com

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





REFERENCE PLANS:

1. "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).
2. "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).
3. "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:

1. THE TOPOGRAPHY SHOWN WAS COMPILED FROM AN ACTUAL GROUND SURVEY DURING THE MONTHS OF NOVEMBER 2012 THRU OCTOBER 2013 TOGETHER WITH AERIAL TOPOGRAPHY DATED JANUARY 2000.
2. ALL WETLANDS DEPICTED ON THIS PLAN ARE CLASSIFIED AS "OTHER WETLANDS" PER THE NASHUA LAND USE CODE UNLESS OTHERWISE NOTED.
3. VERTICAL CONTROL IS BASED ON THE CITY OF NASHUA DATUM PER REFERENCE PLAN.NASHUA CITY DATUM TO NGVD 1929 DATUM = +90.47.
4. 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.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233).

GRAPHIC SCALE
100' 50' 0 100' 200' 300'
IMPERIAL: 1"=100'

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

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
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" = 100' JANUARY 23, 2014

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FILE: 476EX05B.dwg | PROJ. NO. 476.05 | SHEET: EX-1 | SHEET NO. 4 OF 21

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 INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER OF 2012.

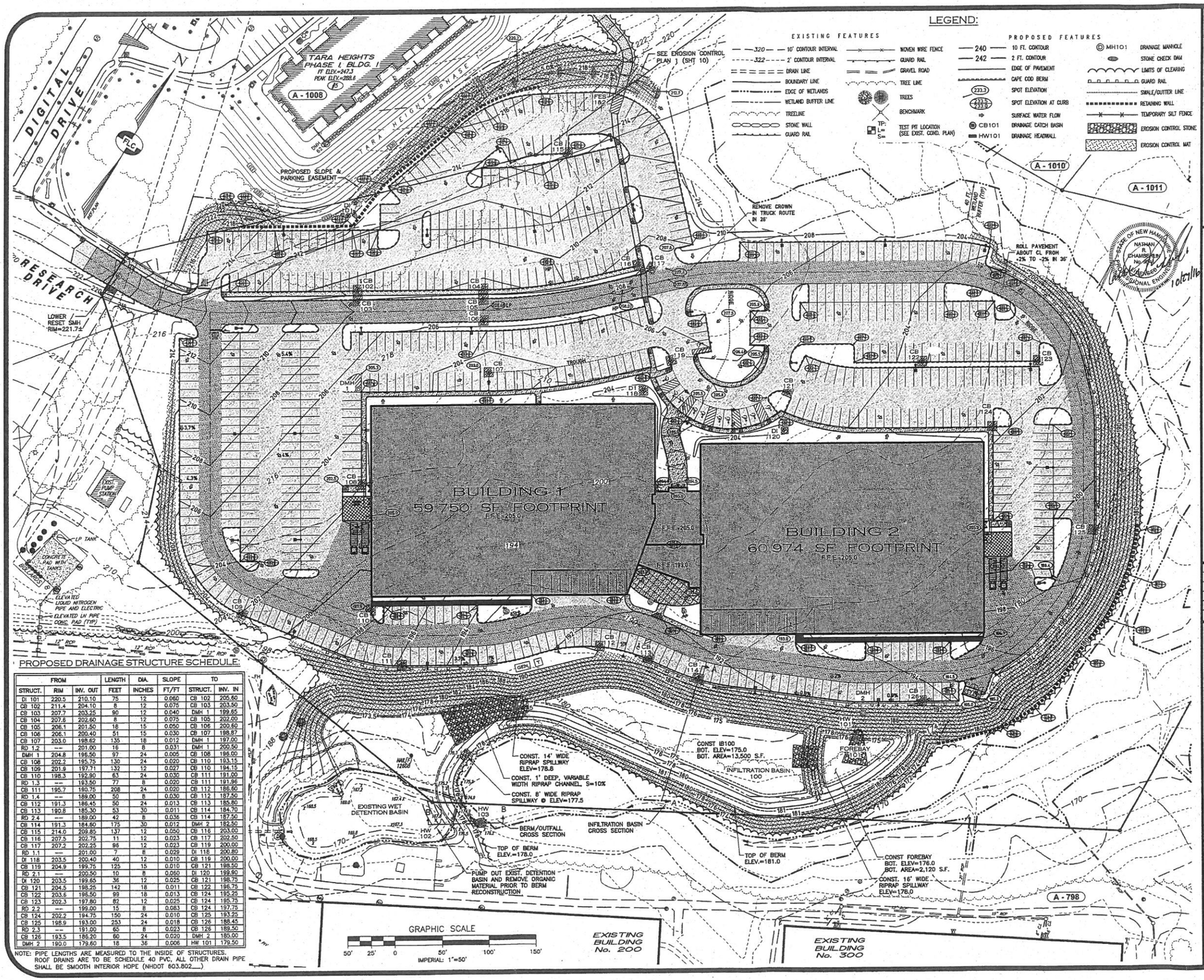
STATE OF NEW HAMPSHIRE CHRISTOPHER A. GUIDA No. 053 CERTIFIED WETLAND SCIENTIST

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."

STATE OF NEW HAMPSHIRE No. 846 MICHAEL F. MCGRATH LICENSED LAND SURVEYOR

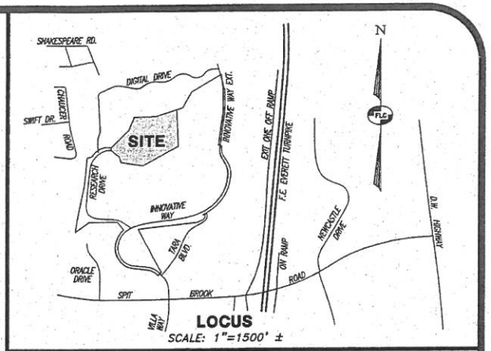
10/27/16



PROPOSED DRAINAGE STRUCTURE SCHEDULE:

FROM			LENGTH	DIA.	SLOPE	TO	
STRUCT.	RIM	INV. OUT	FEET	INCHES	FT/FT	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	199.65
CB 104	207.6	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	199.87
CB 107	203.0	198.62	135	18	0.012	DMH 1	197.00
RD 1.2	---	201.00	16	8	0.031	DMH 1	200.50
DMH 1	204.8	196.50	97	24	0.005	CB 108	196.00
CB 108	202.2	195.75	130	24	0.020	CB 110	193.15
CB 109	201.6	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 1.3	---	193.50	77	8	0.020	CB 111	191.96
CB 111	195.7	190.75	208	24	0.020	CB 112	186.60
RD 1.4	---	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 2.4	---	189.00	42	8	0.036	CB 114	187.50
CB 114	191.3	184.60	175	30	0.012	DMH 2	182.50
CB 115	214.0	209.85	137	12	0.050	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 1.1	---	201.00	7	8	0.029	DI 118	200.80
DI 118	203.5	200.40	40	12	0.010	CB 119	200.00
CB 119	204.9	199.75	125	15	0.010	CB 121	198.50
RD 2.1	---	200.50	10	8	0.050	DI 120	199.90
DI 120	203.5	199.65	36	12	0.025	CB 121	198.75
CB 121	204.5	198.24	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	82	12	0.025	CB 124	195.75
RD 2.2	---	199.00	15	8	0.063	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 2.3	---	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___)



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 CONTACT "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 SEEDED 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 NRO-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.

REV.	DATE	DESCRIPTION	C/O	DR	CK
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–	–	–	–	–	–
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A	2/21/14	ADDRESS PLANNING STAFF REVIEW	NPD	NRC	CEB

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
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" = 50' JANUARY 23, 2014

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

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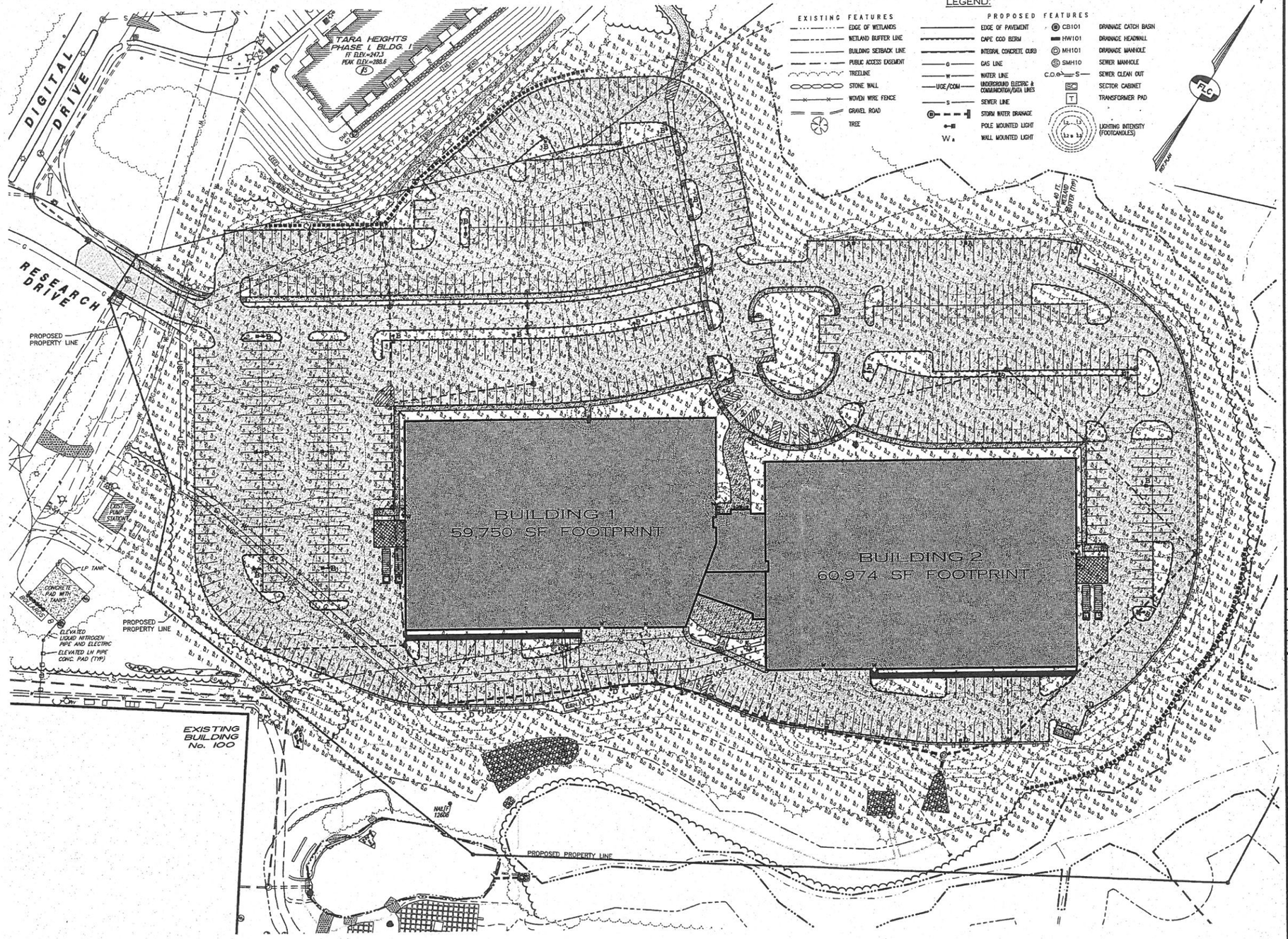
FILE: 476SP05C.dwg	PROJ. NO. 476.05	SHEET: GD-1	SHEET NO. 6 OF 21



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	3	A	SINGLE	MPTR-SL-320/ 23' POLE 2' PED
	21	B	SINGLE	MPTR-5S-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

GENERAL CONSTRUCTION NOTES:

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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 CONTACT "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. 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).
7. 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.
8. 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. (+/- 5 FEET WHERE SHOWN FOR EXTERIOR, +/- 2 FEET FOR INTERIOR)

STATE OF NEW HAMPSHIRE
NATHAN R. CHAMBERLIN
No. 9541
LICENSED PROFESSIONAL ENGINEER
10/27/16

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

REV.	DATE	DESCRIPTION	C/O	DR	CK
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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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SCALE: 1" = 50' JANUARY 23, 2014

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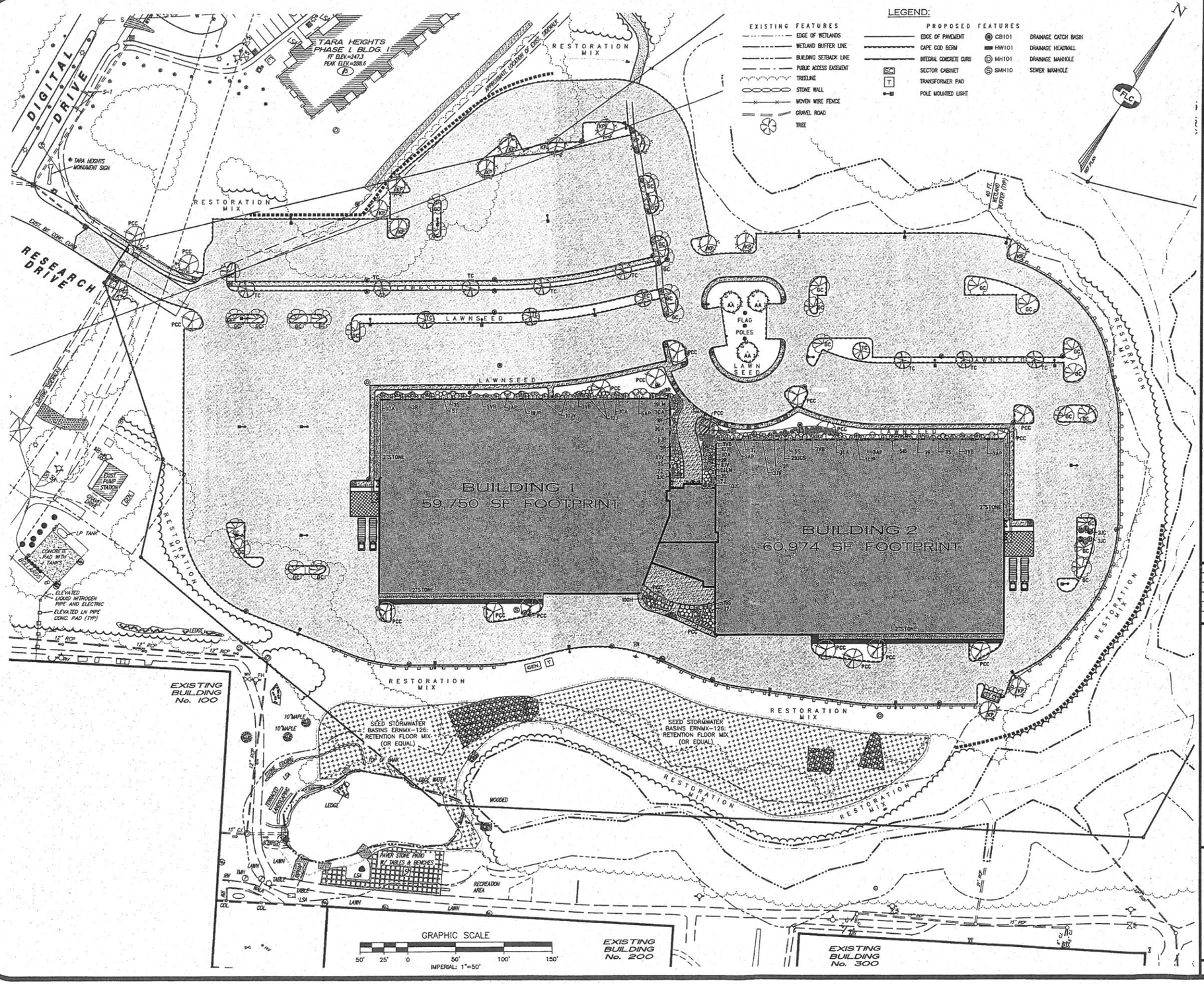

PLANT SYMBOLS

PLANTING LIST:

SYM.	SCIENTIFIC NAME (COMMON NAME)	QUANTITY	SIZE
	TREES		
GC	GLEDITSIA TRIACANTHOS (HONEY LOCUST)	29)	2.0"-2.5"CAL.
KP	KOELREUTERIA 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 (SERVICEBERRY)	18)	7'-8' B&B
JC	JUNIPERUS CHINENSIS (UPRIGHT HETZ JUNIPER)	12)	7'-8' B&B
	SHRUBS		
IG	ILEX GLABRA "COMPACTA" (DWARF INKBERRY HOLLY)	5)	3 GAL.
R	RHODODENDRON (RHODODENDRON)	20)	3 GAL.
S	SYRINGA X "PENDA" (MISS KIM LILAC)	29)	3 GAL.
VB	VIBURNUM X BURKWOODII (BURKWOOD VIBURNUM)	17)	3 GAL.
CA	CLETHRA ALNIFOLIA "RUBY SPICE" (SUMMERSWEET)	15)	3 GAL.
AP	ANDROMEDA POLIFOLIA "BLUE ICE" (DWARF ANDROMEDA)	17)	3 GAL.
J	JUNIPERUS X PFITZERIANA (SEA GREEN JUNIPER)	59)	3 GAL.
JV	JUNIPERUS VIRGINIANA "GREY OWL" (GREY OWL JUNIPER)	29)	3 GAL.
JCS	JUNIPERUS CHINENSIS "SARGENTII" (SARGENT'S JUNIPER)	29)	3 GAL.
	FLOWERS		
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, 8884 Mercer Pike, Meadville PA 16335 (800) 873-3321

DETENTION SEED MIXTURE: ERNMX-126: RETENTION FLOOR MIX (OR EQUAL), ERNST SEEDS, 8884 Mercer Pike, Meadville PA 16335 (800) 873-3321

PREMIUM BLEND PINE/HEMLOCK BARK MULCH

2" RIVER STONE

STATE OF NEW HAMPSHIRE
NATHAN R. CHAMBERLIN
NO. 15547
LICENSED PROFESSIONAL ENGINEER
10/27/16

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SITE LANDSCAPING PLAN

RESEARCH & DEVELOPMENT FACILITY AT GATEWAY HILLS

TAX MAP A - LOT 798
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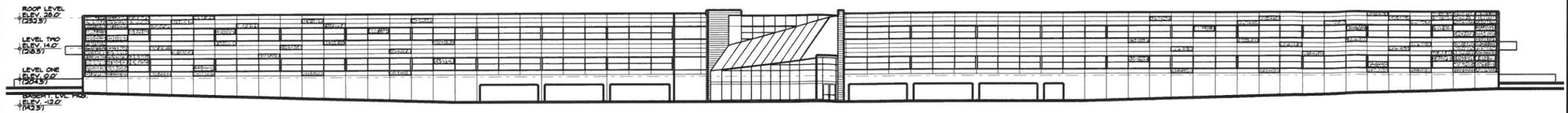
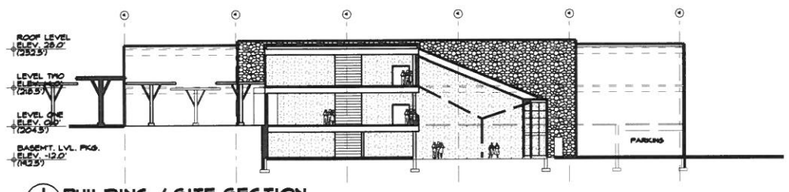
FILE: 476SP05C.dwg	PROJ. NO. 476.05	SHEET: LS-1	SHEET NO. 13 OF 21

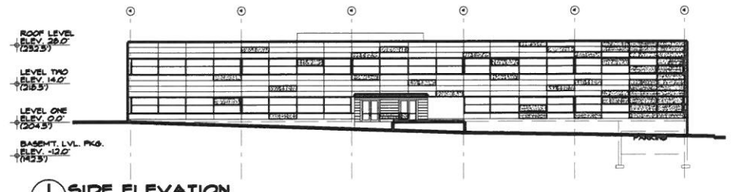


1 SCHEMATIC REAR ELEVATION
1/4" = 1'-0"

1 SCHEMATIC ENTRY ELEVATION
1/4" = 1'-0"



1 BUILDING / SITE SECTION
1/20" = 1'-0"



1 SIDE ELEVATION
1/20" = 1'-0"

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

GATEWAY HILLS
R + D

NAHSUA
NH

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

Stuctural Engineers
VEITAS & VEITAS ENGINEERS
639 GRANITE STREET
BRAINTREE, MA 02184

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

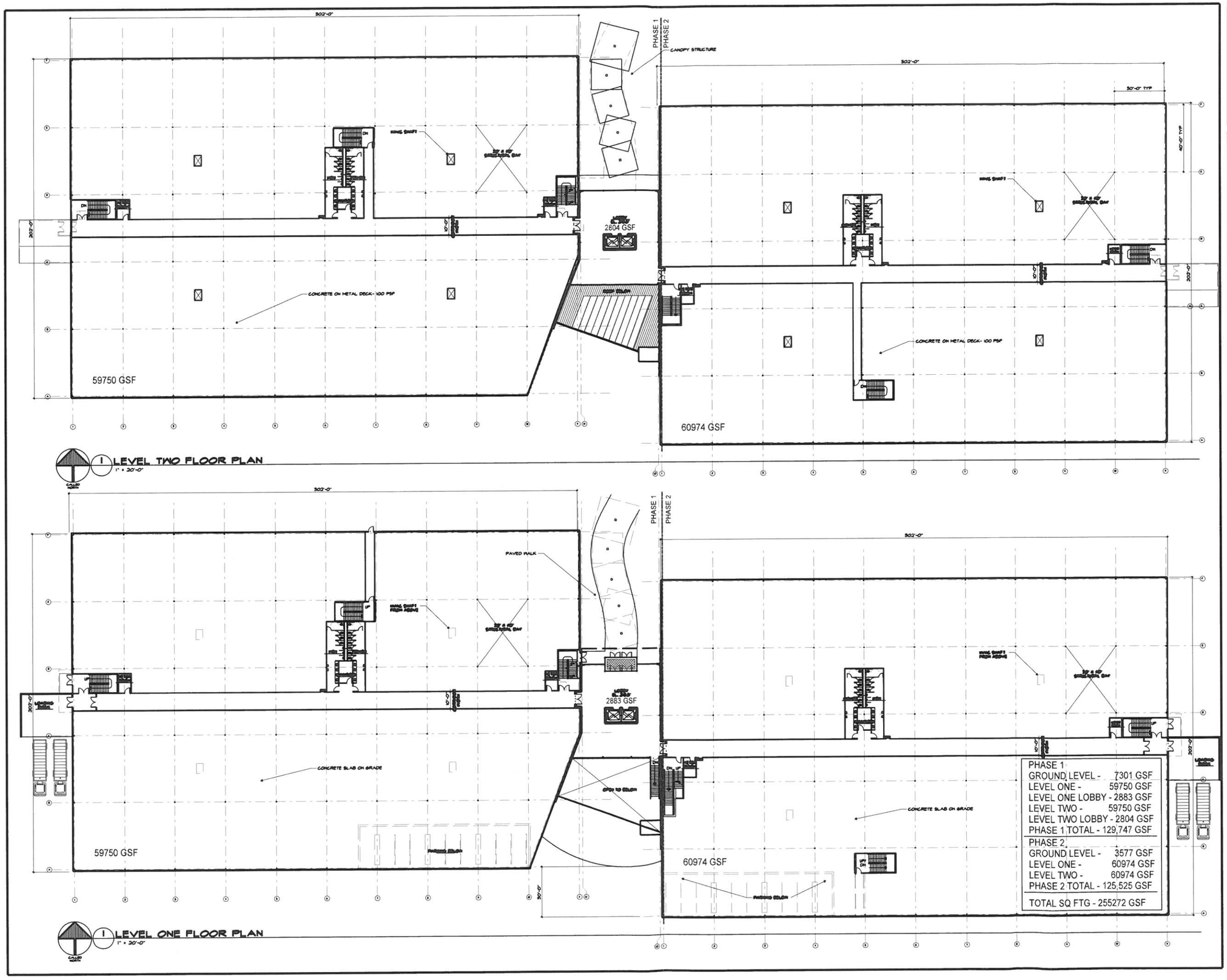
SHINKLY ARCHITECTS
34 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-2454

date:	revision:
-	-

job no.: -
scale: -
date: 21 MAY 2013
file name: -
Project Title

SCHEMATIC
GROUND LEVEL PLAN
SECTION &
ELEVATION

A-1.0



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

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

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345 QUINCY AVENUE
BRAINTREE, MA 02184

SHESKEY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
-	-
job no.: -	scale: -
	date: 21 MAY 2013
	file name: -

Project Title

SCHEMATIC FLOOR PLANS LEVELS 1 – 2

A–1.1

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.

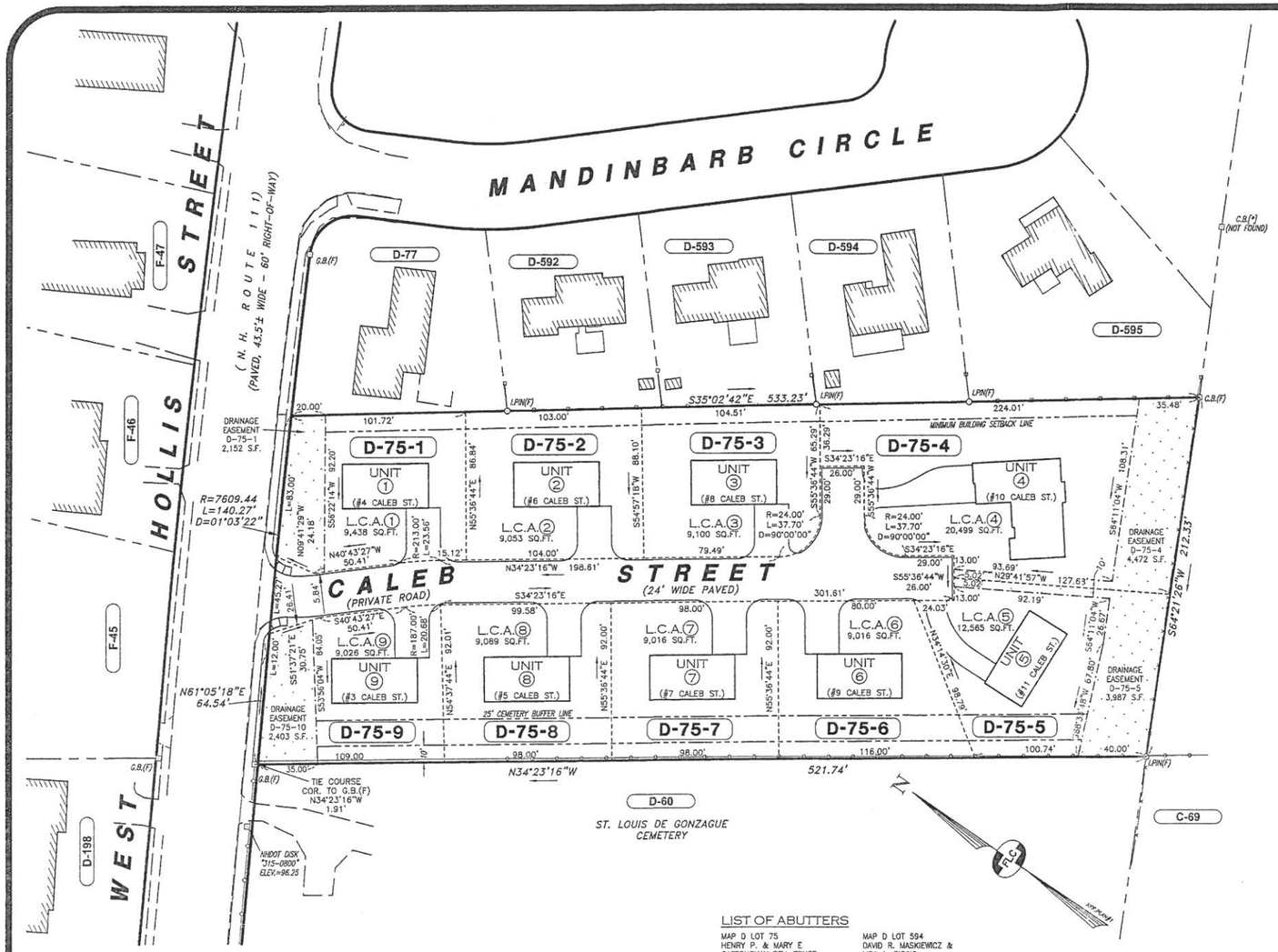
10. Prior to issuance of the final certificate of occupancy for the development, an as-built plan locating all roads, driveways, units, other buildings, utilities and site landscaping shall be completed by a professional engineer and submitted to the Planning Department. The as-built plan shall include 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.



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
- 50 — 10' CONTOUR INTERVAL
- 92 — 2' CONTOUR INTERVAL
- WROUGHT IRON FENCE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- TIE COURSE LINE
- OH — OVERHEAD UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- SEWER LINE
- DRAIN LINE
- D-75 — TAX MAP & LOT NUMBER

- C.B.(F) — GRANITE BOUND FOUND
- C.B.(F) — CONCRETE BOUND FOUND
- C.B.(*) — CONCRETE BOUND PER REF. PLAN
- I.PIN(F) — IRON PIN FOUND

PROPOSED FEATURES

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

LIST OF ABUTTERS

MAP D LOT 75
HENRY P. & MARY E. CASTONGUAY REV. TRUST
HENRY P. & MARY E. CASONGUAY, TRUSTEES
738 W. HOLLIS STREET
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.
NASHUA, NH 03062
VOL.2910 PG.577 1/1/82
(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.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 5/28/03
(5 MANDINBARB CIRCLE)

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 ANNE STREET
HOLLIS, NH 03049-1331
VOL.5901 PG.43 3/10/98
(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 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.)

NOTES:

1. 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.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A NINE UNIT CONDOMINIUM SITE PLAN ON TAX MAP LOT D-75.
3. THE TOTAL AREA OF TAX MAP PARCEL D-75 IS 2.504 ARCES OR 109,074 SQ.FT..
4. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP "D".
5. 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	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%

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 JULY 2016. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS THE NASHUA CITY DATUM. THE REFERENCE BENCHMARK IS STANDARD NHDOT DISK "315-0800" LOCATED NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 186.02 (NAVD 88) OR 96.25 (NASHUA CITY).
7. 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".
8. THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
9. THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
10. 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.
11. 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: 33011C0632D, DATED SEPTEMBER 25, 2009.
12. SOIL TYPE FOR THE ENTIRE SITE IS HsA – HINCKLEY LOAMY SAND WITH SLOPES FROM 0%-3%.
13. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY OTHER THAN THAT SHOWN.
14. A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. THE SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND PARKING.
16. 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.
17. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED.
18. 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.
19. STREET AND UTILITY IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF NASHUA REVISED ORDINANCES (N.R.O.).
20. PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13.

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

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 849 — MICHAEL D. FLOOD

APPROVED BY NASHUA PLANNING BOARD

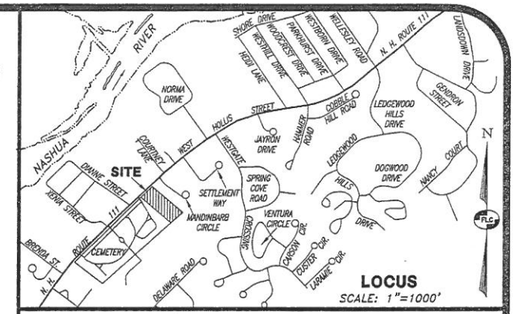
CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

GRAPHIC SCALES

40' 20' 0 40' 80' 120'

IMPERIAL: 1"=40'



REFERENCE PLAN:

1. "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.
2. "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.
3. "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.
4. "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.

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

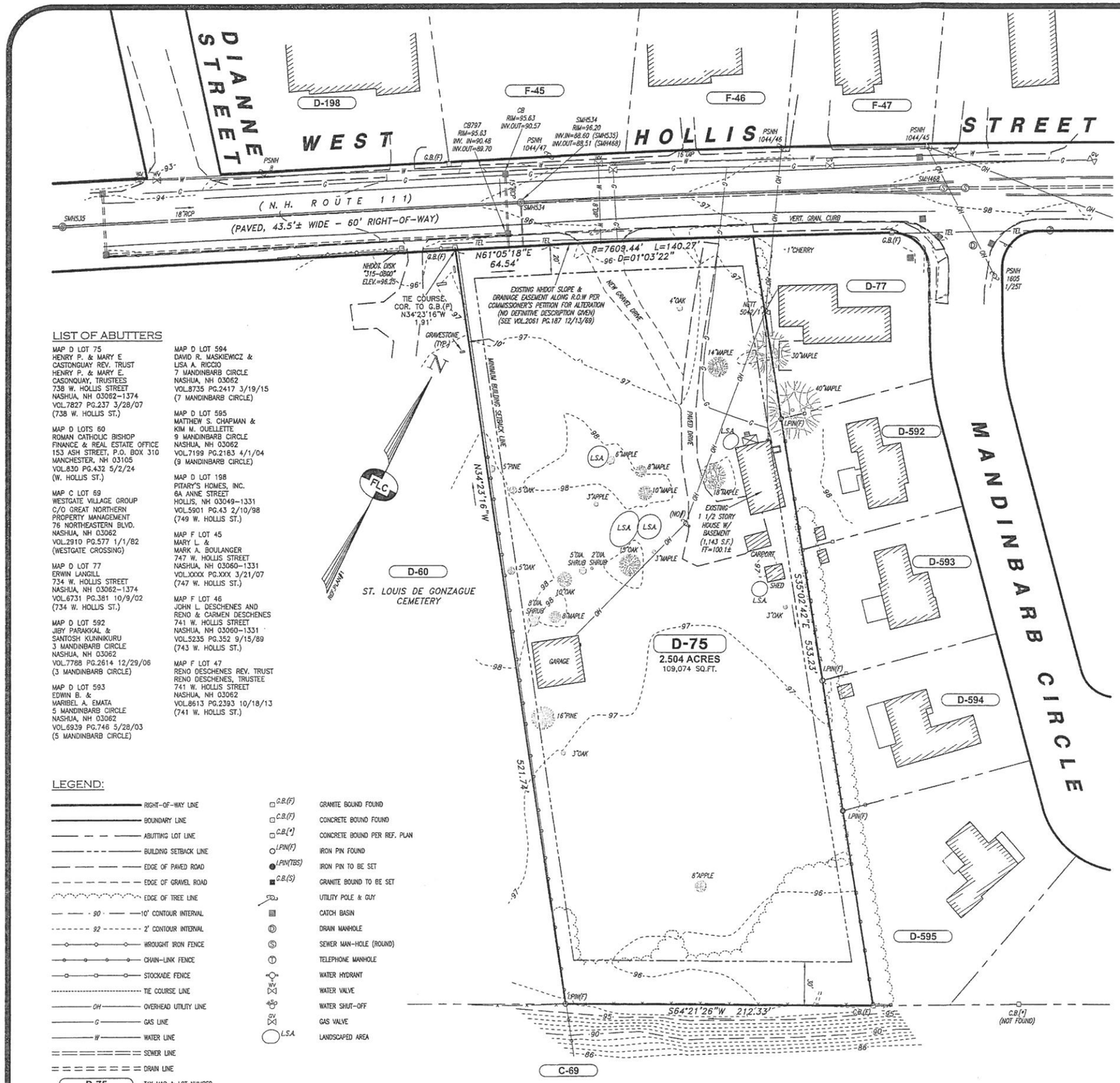
LAND OF:
HENRY P. AND MARY E. CASTONGUAY REVOCABLE TRUST
738 WEST HOLLIS STREET, NASHUA, NH 03062-1374

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



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HENRY P. & MARY E. CASONGUAY, TRUSTEES
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VOL.7827 PG.237 3/28/07
(738 W. HOLLIS ST.)

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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.)

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WESTGATE VILLAGE GROUP
C/O GREAT NORTHERN PROPERTY MANAGEMENT
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(WESTGATE CROSSING)

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(3 MANDINBARB CIRCLE)

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(5 MANDINBARB CIRCLE)

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VOL.XXXX PG.XXX 3/21/07
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RENO & CARMEN DESCHENES
741 W. HOLLIS STREET
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VOL.5235 PG.352 9/15/89
(743 W. HOLLIS ST.)

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RENO DESCHENES, TRUSTEE
741 W. HOLLIS STREET
NASHUA, NH 03062
VOL.8613 PG.2393 10/18/13
(741 W. HOLLIS ST.)

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF TREE LINE
- 90 — 10' CONTOUR INTERVAL
- 92 — 2' CONTOUR INTERVAL
- WROUGHT IRON FENCE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- TIE COURSE LINE
- OH — OVERHEAD UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- SEWER LINE
- DRAIN LINE
- D-75 — TAX MAP & LOT NUMBER

- C.B.(F) — GRANITE BOUND FOUND
- C.B.(F) — CONCRETE BOUND FOUND
- C.B.(*) — CONCRETE BOUND PER REF. PLAN
- I.PIN(F) — IRON PIN FOUND
- I.PIN(TBS) — IRON PIN TO BE SET
- C.B.(S) — 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
- L.S.A. — LANDSCAPED AREA

NOTES CONTINUED:

11. 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: 33011C0632D, DATED SEPTEMBER 25, 2009.
12. SOIL TYPE FOR THE ENTIRE SITE IS HsA – HINCKLEY LOAMY SAND WITH SLOPES FROM 0%-3%.
13. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY OTHER THAN THAT SHOWN.
14. A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. THE SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND PARKING.
16. 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.
17. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED.
18. 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.
19. STREET AND UTILITY IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF NASHUA REVISED ORDINANCES (N.R.O.).
20. PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13.

REFERENCE PLAN:

1. "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.
2. "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.
3. "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.
4. "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.

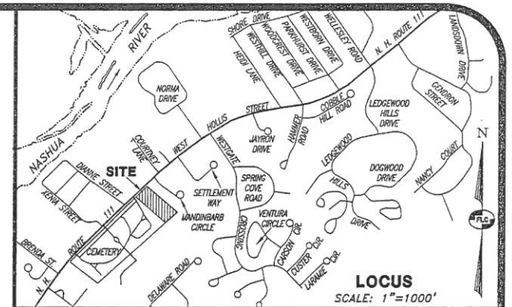
CERTIFICATION:

"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

STATE OF NEW HAMPSHIRE — No. 949 — MICHAEL D. PLOOF — LICENSED LAND SURVEYOR

GRAPHIC SCALES
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'



LOCUS
SCALE: 1"=1000'

NOTES:

1. 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.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP LOT D-75.
3. THE TOTAL AREA OF TAX MAP PARCEL D-75 IS 2.504 ARCES OR 109,074 SQ.FT..
4. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP "D".
5. 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%

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 JULY 2016. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS THE NASHUA CITY DATUM. THE REFERENCE BENCHMARK IS STANDARD NHDOT DISK "315-0800" LOCATED NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 186.02 (NAVD 88) OR 96.25 (NASHUA CITY).
7. 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".
8. THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
9. THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
10. 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

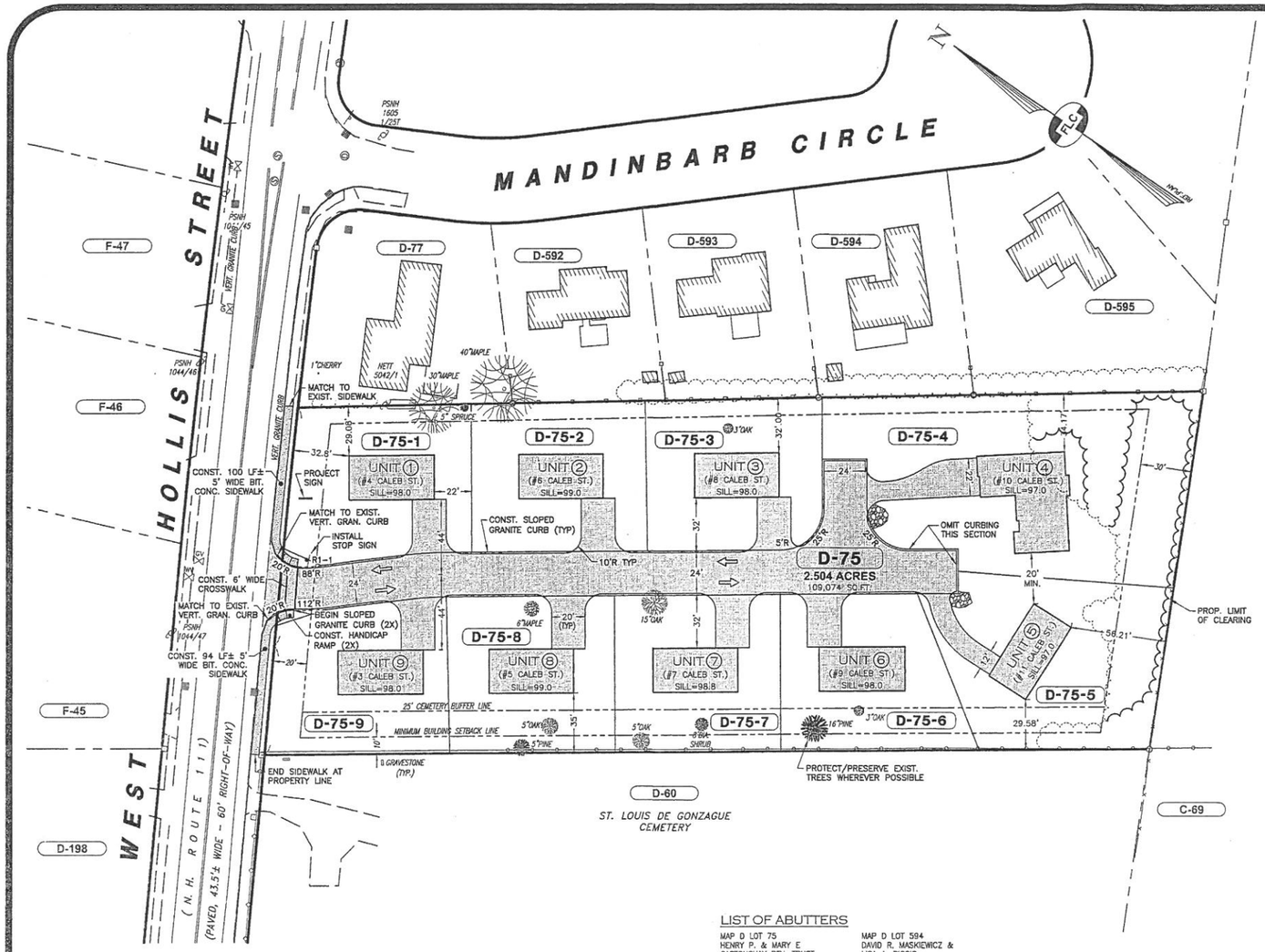
LAND OF:
HENRY P. AND MARY E. CASTONGUAY REVOCABLE TRUST
738 WEST HOLLIS STREET, NASHUA, NH 03062-1374

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



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
- 90 — 10' CONTOUR INTERVAL
- 92 — 2' CONTOUR INTERVAL
- WROUGHT IRON FENCE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- TIE COURSE LINE
- OH — OVERHEAD UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- SEWER LINE
- DRAIN LINE
- D-75 TAX MAP & LOT NUMBER

- C.B.(F) GRANITE BOUND FOUND
- C.B.(F) CONCRETE BOUND FOUND
- C.B.(*) CONCRETE BOUND PER REF. PLAN
- I.P.(F) IRON PIN FOUND
- I.P.(TBS) IRON PIN TO BE SET
- G.B.(S) 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
- L.S.A. LANDSCAPED AREA

PROPOSED FEATURES

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- BITUMINOUS CONCRETE BERM
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- R1-1 STOP SIGN
- ① LIMITS OF CLEARING
- LIMITS OF CLEARING

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8-11
IT'S SMART. IT'S FREE. IT'S THE LAW.

LIST OF ABUTTERS

MAP D LOT 75
HENRY P. & MARY E CASTONGUAY REV. TRUST
HENRY P. & MARY E. CASONQUAY, TRUSTEES
738 W. HOLLIS STREET
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
75 NORTHEASTERN BLVD.
NASHUA, NH 03062
VOL.2910 PG.577 1/1/82
(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.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 5/28/03
(5 MANDINBARB CIRCLE)

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 ANNE 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 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.)

NOTES:

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2. THE PURPOSE OF THIS PLAN IS TO DEPICT A NINE UNIT CONDOMINIUM SITE PLAN ON TAX MAP LOT D-75.
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4. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP "D".
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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	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	50%	93.5%	72.8%

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 JULY 2016. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS THE NASHUA CITY DATUM. THE REFERENCE BENCHMARK IS STANDARD NHDOT DISK "315-080.0" LOCATED NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 186.02 (NAVD 88) OR 96.25 (NASHUA CITY).
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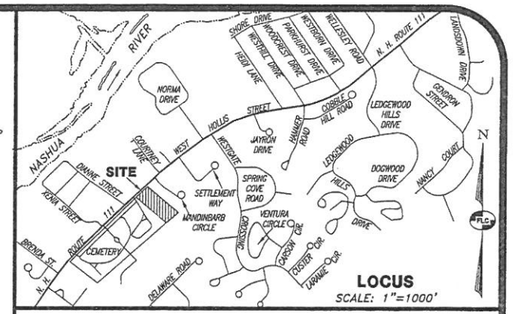
20. PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13.
21. THIS DEVELOPMENT WILL BE SERVICED BY A PRIVATE ROAD AND THERE SHALL BE NO ON-STREET PARKING PERMITTED. SIGNAGE WILL INSTALLED STATING NO ON-STREET PARKING.



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

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

APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

GRAPHIC SCALES
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

Surveying ✣ Engineering ✣ Land Planning ✣ Permitting ✣ Septic Designs

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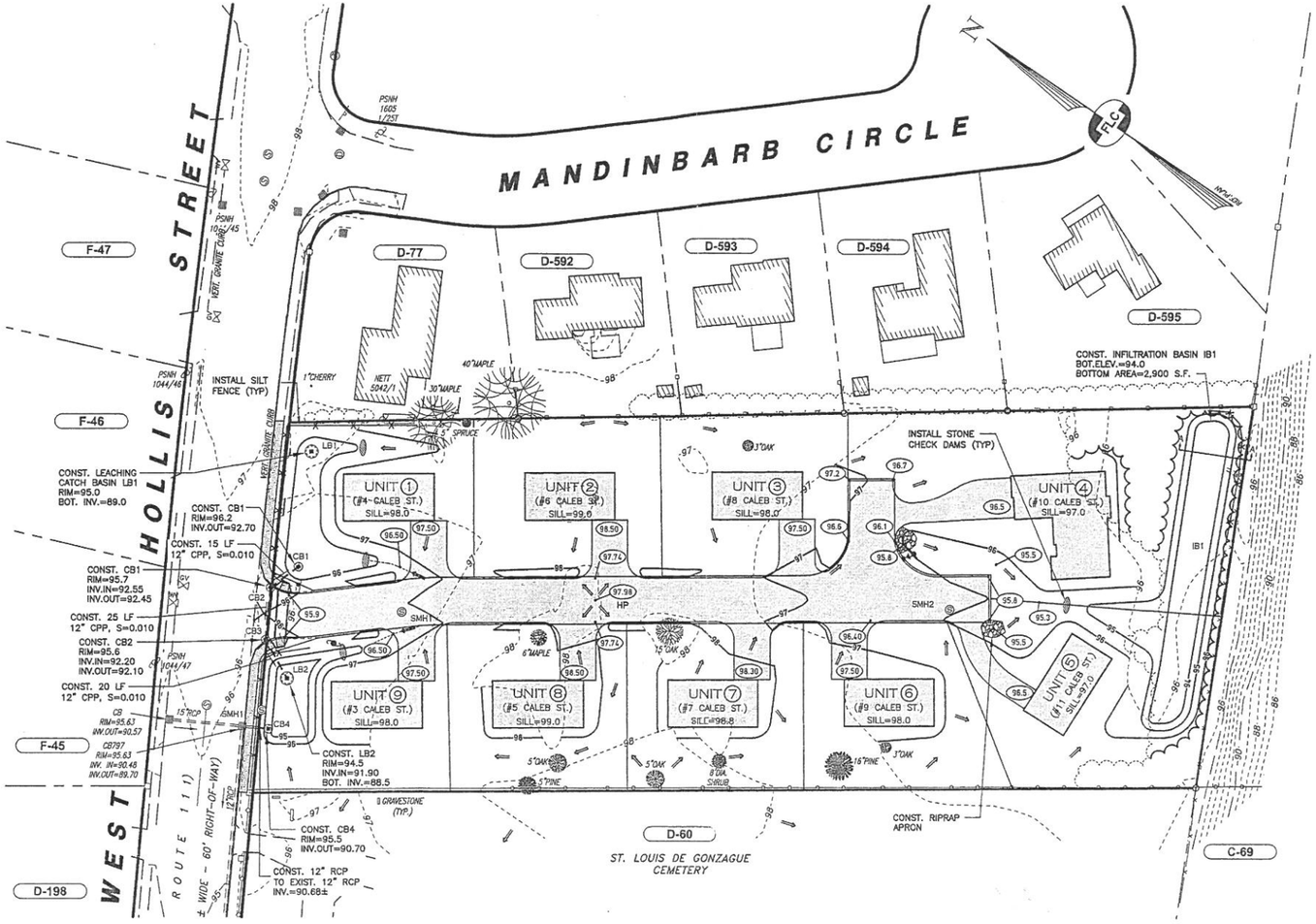
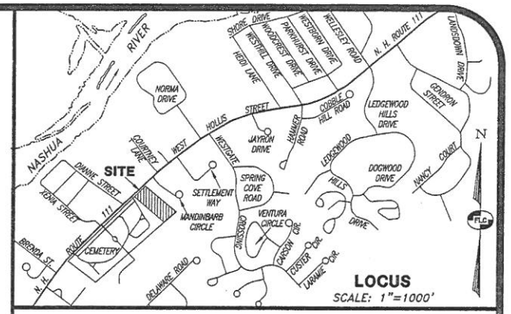




GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF NASHUA.
2. 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.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (DIEL 811).
4. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.
5. ALL POWER WORK SHALL CONFORM TO EVERSOUCE STANDARDS.
6. ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
7. STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NRO-285-13.
8. 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.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.

STATE OF NEW HAMPSHIRE
CHAD E. BRANON 12969 LICENSED LAND SURVEYOR
11/16/16

GRAPHIC SCALES
40' 20' 0 40' 80' 120'
IMPERIAL: 1"=40'

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
- 90 — 10' CONTOUR INTERVAL
- 92 — 2' CONTOUR INTERVAL
- WROUGHT IRON FENCE
- CHAIN-LINK FENCE
- STOCKADE FENCE
- TIE COURSE LINE
- OH — OVERHEAD UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- SEWER LINE
- DRAIN LINE
- D-75 — TAX MAP & LOT NUMBER
- C.B.(F) — GRANITE BOUND FOUND
- C.B.(F) — CONCRETE BOUND FOUND
- C.B.(*) — CONCRETE BOUND PER REF. PLAN
- I.PIN(F) — IRON PIN FOUND
- I.PIN(TBS) — IRON PIN TO BE SET
- C.B.(S) — 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
- L.S.A. — LANDSCAPED AREA

PROPOSED FEATURES

- 94 — 1 FT. CONTOUR
- 95 — 5 FT. CONTOUR
- 103.5 — SPOT ELEVATION
- 103.5 / 104.0 — SPOT ELEVATION AT CURB
- EDGE OF PAVEMENT
- BITUMINOUS CONCRETE BERM
- STORM WATER DRAINAGE
- S — SEWER LINE
- W — WATER LINE
- UGE — UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- R1-1 — STOP SIGN
- STONE CHECK DAM
- WATER HYDRANT
- WATER GATE VALVE
- WATER SERVICE SHUT-OFF
- SMH1 — SANITARY SEWER MANHOLE
- DMH1 — STORM DRAIN MANHOLE
- SURFACE WATER FLOW
- LIMITS OF CLEARING
- X — X — SILTATION FENCE

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8-1-1
IT'S SMART. IT'S FREE. IT'S THE LAW.

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

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

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

Feet

0 62.5 125 250

1 inch = 94 feet

NASHUA
NEW HAMPSHIRE
GIS

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
   229 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:**
   PENNICHUCK 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

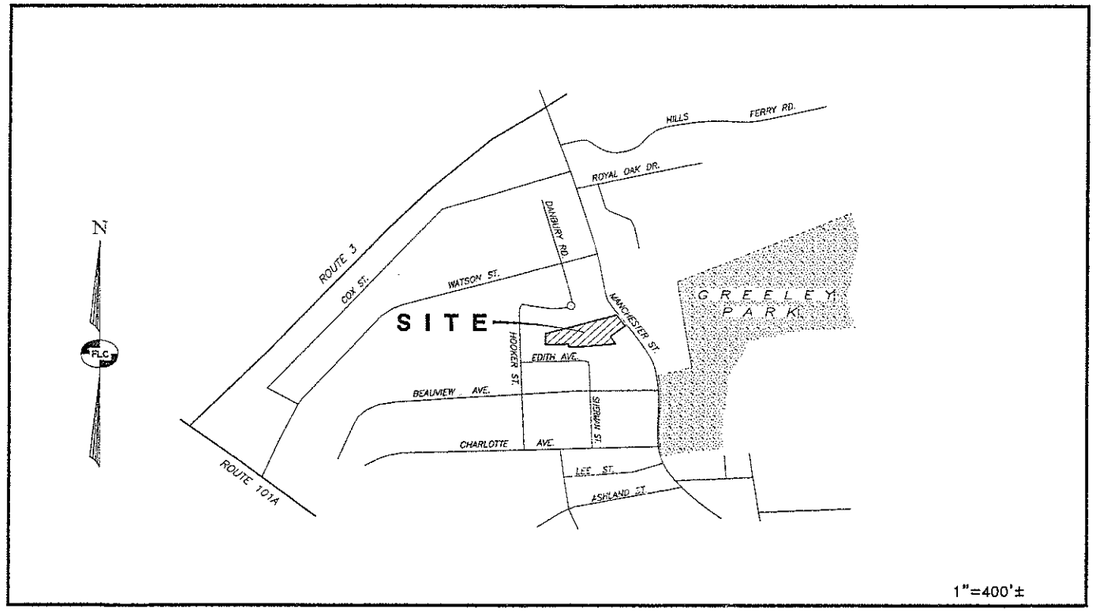
   ATT: RYAN LAGASSE
   (603) 327-7151

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



1"=400'±

SHEET INDEX

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1	CV-1	COVER SHEET
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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
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www.FieldstoneLandConsultants.com

STATE OF NEW HAMPSHIRE
NATHAN A. CHAMBERLIN
No. 9541
PROFESSIONAL ENGINEER
11/17/16

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: 498CV04B.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 — DATE

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

GRANITE GREEN INVESTMENT PARTNERS, LLC — DATE

LEGEND:

PROPOSED FEATURES

- EDGE OF PAVEMENT
- SLOPED GRANITE CURB
- FENCE
- PAVED AREA
- SIDEWALK
- (1) UNIT NUMBER

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

N

137-152
DANIEL & MARY GAUDET
5 DANBURY ROAD
NASHUA, NH 03064-1528
BK 8586 PG 2624 7/25/13
(RESIDENTIAL USE)

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

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

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

137-1
JESSICA COLLINS
126 MANCHESTER ST.
NASHUA, NH 03064-1565
BK 8759 PG 1037 6/11/15
(RESIDENTIAL USE)

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

57-6
STEVEN F. MAFFEE
119 MANCHESTER ST.
NASHUA, NH 03064-5107
BK 5726 PG 14 6/21/96
(RESIDENTIAL USE)

MANCHESTER STREET

BALSAMS AVENUE

7 BALSAMS AVE. UNITS A-D
BUILDING 3
SILL EL.=126.5
5 BALSAMS AVE. UNITS A-D
BUILDING 2
SILL EL.=123.5
3 BALSAMS AVE. UNITS A-D
BUILDING 1
SILL EL.=120.0
4 BALSAMS AVE. UNITS A-D
BUILDING 4
SILL EL.=124.0
BUILDING 5
SILL EL.=122.0
6 BALSAMS AVE. UNITS A-C

12-UNITS 998 SF (41.6'x24') GARAGE (13'x24')
800 S.F. COMMUNITY CENTER FFE=125.0

COMMON AREA

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

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

59-174
TRACI & ANDREW JOHNSON
3 EDITH AVE.
NASHUA, NH 03064
BK 8365 PG 2083 2/9/12
(RESIDENTIAL USE)

59-159
CHRISTOPHER J. & HOLLY A. COUNTIE
1 EDITH AVE.
NASHUA, NH 03064-0508
BK 5764 PG 494 10/30/96
(RESIDENTIAL USE)

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

59-165
MARK R. LITTLEFIELD
ANGELA MICHAUD LITTLEFIELD
120 MANCHESTER ST.
NASHUA, NH 03064
BK 5778 PG 869 12/24/98

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

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°45'27"W	146.36'
4-H	N87°42'17"E	201.52'
3-I	N86°21'30"W	166.32'
4-I	S87°22'54"E	181.55'
3-J	N87°40'32"W	240.18'
4-J	N85°08'46"E	107.75'

NOTES:

(NOTES CONTINUED)

20. THE USE OF FERTILIZERS AND PESTICIDES ON THIS PROJECT WILL FOLLOW NHDES PERMITTING REQUIREMENTS AND BEST MANAGEMENT PRACTICES.
21. THE FOLLOWING PERMITS WILL BE REQUIRED FOR THIS PROJECT:
 - NHDES SEWER DISCHARGE PERMIT IS PENDING
22. SOIL TYPES FOR THE SITE IS 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

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 846 — MICHAEL P. FLOOD

CHAD E. BRAYTON 10859 — STATE OF NEW HAMPSHIRE — PROFESSIONAL ENGINEER — 10/20/16

GRAPHIC SCALES

30' 15' 0 30' 60' 90'

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 MANAGMENT, 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	659 FT	656 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. 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.

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: 33011C0513D, DATED: SEPTEMBER 25, 2009.
10. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
11. PARKING CALCULATION:

    18 UNIT ELDERLY HOUSING CONDOMINIUM DEVELOPMENT:

	MINIMUM	MAXIMUM
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 CONFERANCE 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

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

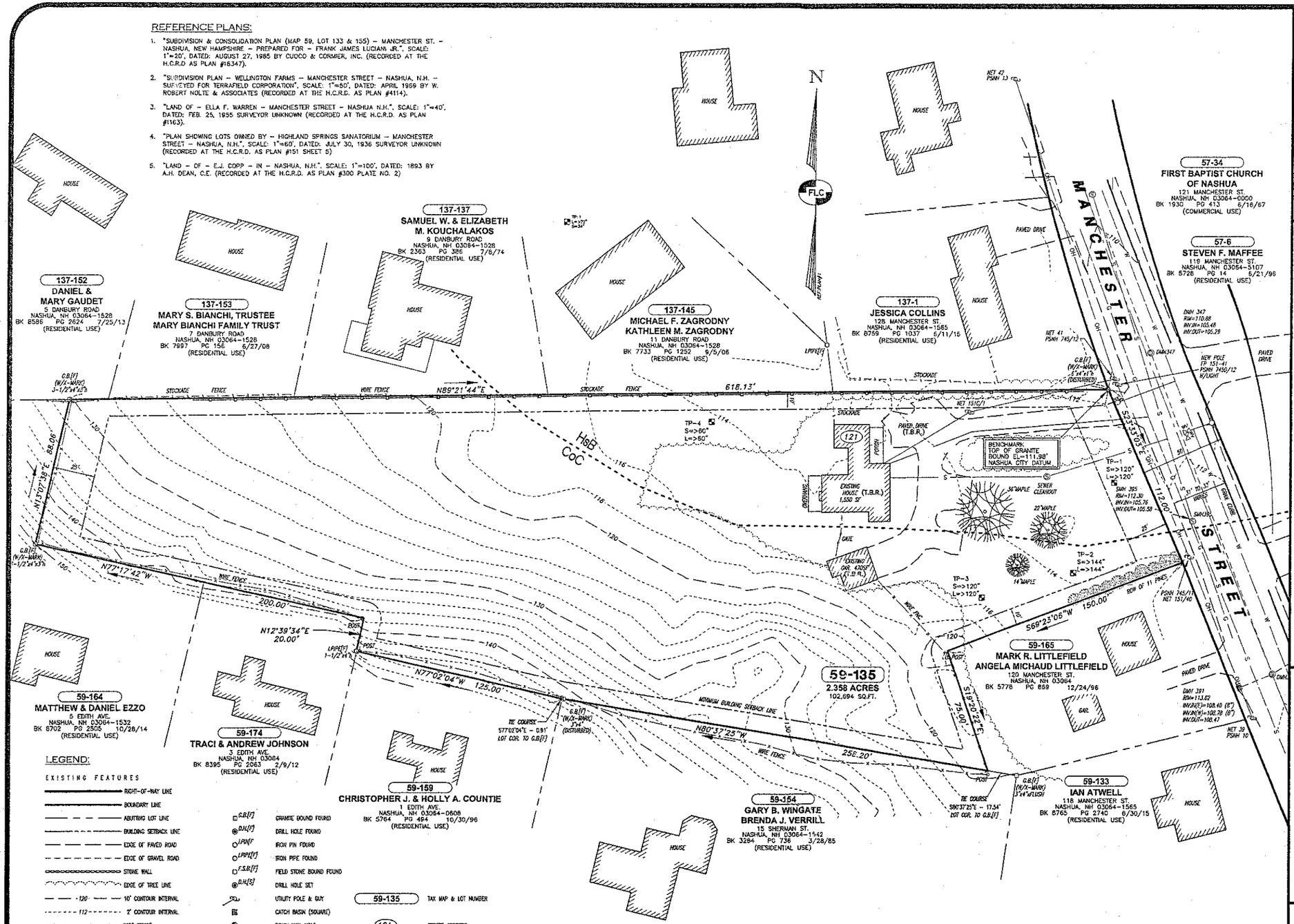
Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs

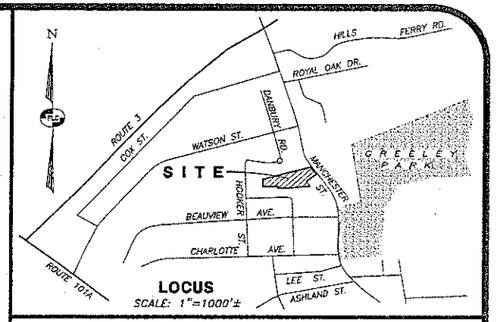
FIELDSTONE LAND CONSULTANTS, PLLC

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

REFERENCE PLANS:

1. "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).
2. "SUBDIVISION PLAN – WELLINGTON FARMS – MANCHESTER STREET – NASHUA, N.H. – SURVEYED FOR TERRAFIELD CORPORATION", SCALE: 1"=50', DATED: APRIL 1959 BY W. ROBERT NOLTE & ASSOCIATES (RECORDED AT THE H.C.R.D. AS PLAN #4114).
3. "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).
4. "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)
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:

1. 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 MANAGMENT, 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 DEFINE THE PERIMETER OF TAX MAP PARCEL 59-135 AND DEPICT THE EXISTING IMPROVEMENTS AS SHOWN.
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
MIN LOT AREA	7,500 SF	102,694 SF
MIN LOT WIDTH	75 FT	112 FT
MIN LOT FRONTAGE	60 FT	112 FT
MIN LOT DEPTH	90 FT	650 FT
MIN FRONT SETBACK	25 FT	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. STORIES	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.

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 = + 80.47). 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, 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: 33011C0513D, DATED: SEPTEMBER 25, 2008.
10. 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.
11. SOIL TYPES FOR THE SITE IS CoC – CANTON URBAN COMPLEX, WITH MODERATELY RAPID PERMEABILITY AND HsB – HINCKLEY LOAMY SAND.

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- 120 10' CONTOUR INTERVAL
- 112 2' CONTOUR INTERVAL
- WIRE FENCE
- WOOD FENCE
- CULVERT
- OH OVERHEAD UTILITY LINE
- U/G UNDERGROUND UTILITY LINE
- G GAS LINE
- W WATER LINE
- S SEWER LINE

- C.B.[F] GRANITE BOUND FOUND
- D.H.[F] DRILL HOLE FOUND
- I.P.[F] IRON PIN FOUND
- I.P.P.[F] IRON PIPE FOUND
- F.S.B.[F] FIELD STONE BOUND FOUND
- D.H.[S] DRILL HOLE SET
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- GAS VALVE
- SINGLE SIGN POST
- ORNAMENTAL TREES

59-135 TAX MAP & LOT NUMBER

(121) STREET ADDRESS

BENCH MARK

EXISTING BUILDING

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF MARCH 2013.

DATE: 10/20/16

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 948 MICHAEL D. PUDAS

GRAPHIC SCALES

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

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

EXISTING CONDITIONS PLAN

GREELEY POINTE

TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
GRANITE GREEN INVESTMENT PARTNERS, LLC
170 SOUTH RIVER ROAD, BUILDING 1, SUITE 102
BEDFORD, NH 03110 (603) 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

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

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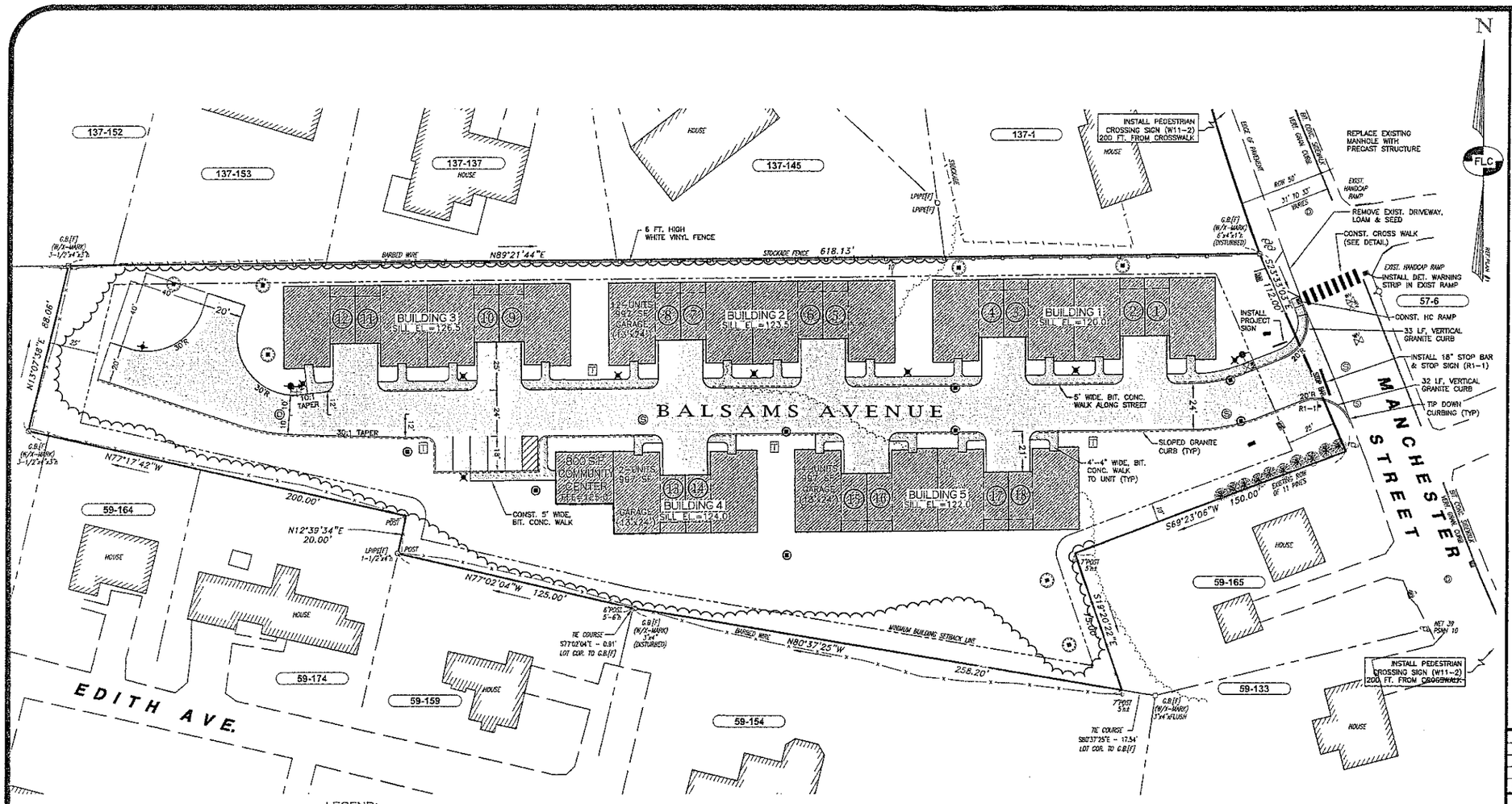

LEGEND:

EXISTING FEATURES

- 2-37-1 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- MINIMUM BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- 120 — 10' CONTOUR INTERVAL
- 112 — 2' CONTOUR INTERVAL
- TREE LINE
- x — x — WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- STONE WALL
- OH — OVERHEAD UTILITIES
- EDGE OF EASEMENT
- BENCHMARK
- IRON PIN
- IRON PIPE
- CONCRETE OR GRANITE BOUND
- DRILL HOLE
- SIGN
- EXISTING BUILDING
- UTILITY POLE AND GUY WIRE
- TREES
- DRAIN MANHOLE
- SEWER MANHOLE

PROPOSED FEATURES

- 120 — 2 FT. CONTOUR
- 124 — 10 FT. CONTOUR
- 103.5 — SPOT ELEVATION
- 103.5 TC / 102.9 FC — SPOT ELEVATION AT CURB
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- FENCE
- FOUNDATION KNEEWALL
- W — 6" WATER LINE
- S — SANITARY SEWER LINE
- UGE — UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- SURFACE WATER FLOW
- CB202 — STORM WATER CATCH BASIN
- DMH1 — STORM DRAIN MANHOLE
- STORM WATER DRAINAGE
- LB202 — LEACHING CATCH BASIN
- FES1 — FLARED END SECTION
- OS1 — OUTLET STRUCTURE
- SWALE
- TEMPORARY SILT FENCE
- SIDEWALK
- PAVED AREA
- LIMITS OF CLEARING
- R1-1 — STOP SIGN & STREET ID SIGN
- LANTERN STYLE STREET LIGHT
- TRANSFORMER PAD
- WATER HYDRANT
- WATER GATE VALVE
- WATER SERVICE SHUT-OFF
- SANITARY SEWER MANHOLE
- STONE CHECK DAM
- (T.B.R.) — TO BE REMOVED

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 ENGINEERNG DEPARTMENT PRIOR TO CONSTRUCTION.

STATE OF NEW HAMPSHIRE — NATHAN R. CHRONOPOULOS — No. 15412 — PROFESSIONAL ENGINEER — 11/14/16

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811

APPROVED BY NASHUA PLANNING BOARD

ON: _____ CERTIFIED BY

CHAIRMAN: _____ AND

SECRETARY: _____

GRAPHIC SCALE

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

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 MANAGMENT, P.O. BOX 446, NASHUA, NH 03061. THE DEED REFERENCE IS BK. 5144 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	50 FT	112 FT	112 FT
MIN LOT DEPTH	90 FT	650 FT	650 FT
MIN FRONT SETBACK	25 FT	136± FT	26.1 FT
MIN SIDE SETBACK	10 FT	16.3 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. 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.

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. 330067, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0513D, DATED: SEPTEMBER 25, 2009.
10. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
11. PARKING CALCULATION:

    18 UNIT ELDERLY HOUSING CONDOMINIUM DEVELOPMENT:

	MINIMUM	MAXIMUM
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 CONFERANCE 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.

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

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:
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6917 MADISON WAY, CENTENNIAL, CO 80122
AND DIANE E. GIMBER
C/O BISHOP REAL ESTATE MANAGEMENT (603) 321-0070
P.O.BOX 446, NASHUA, NH 03061

SCALE: 1" = 30' AUGUST 23, 2016

Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs

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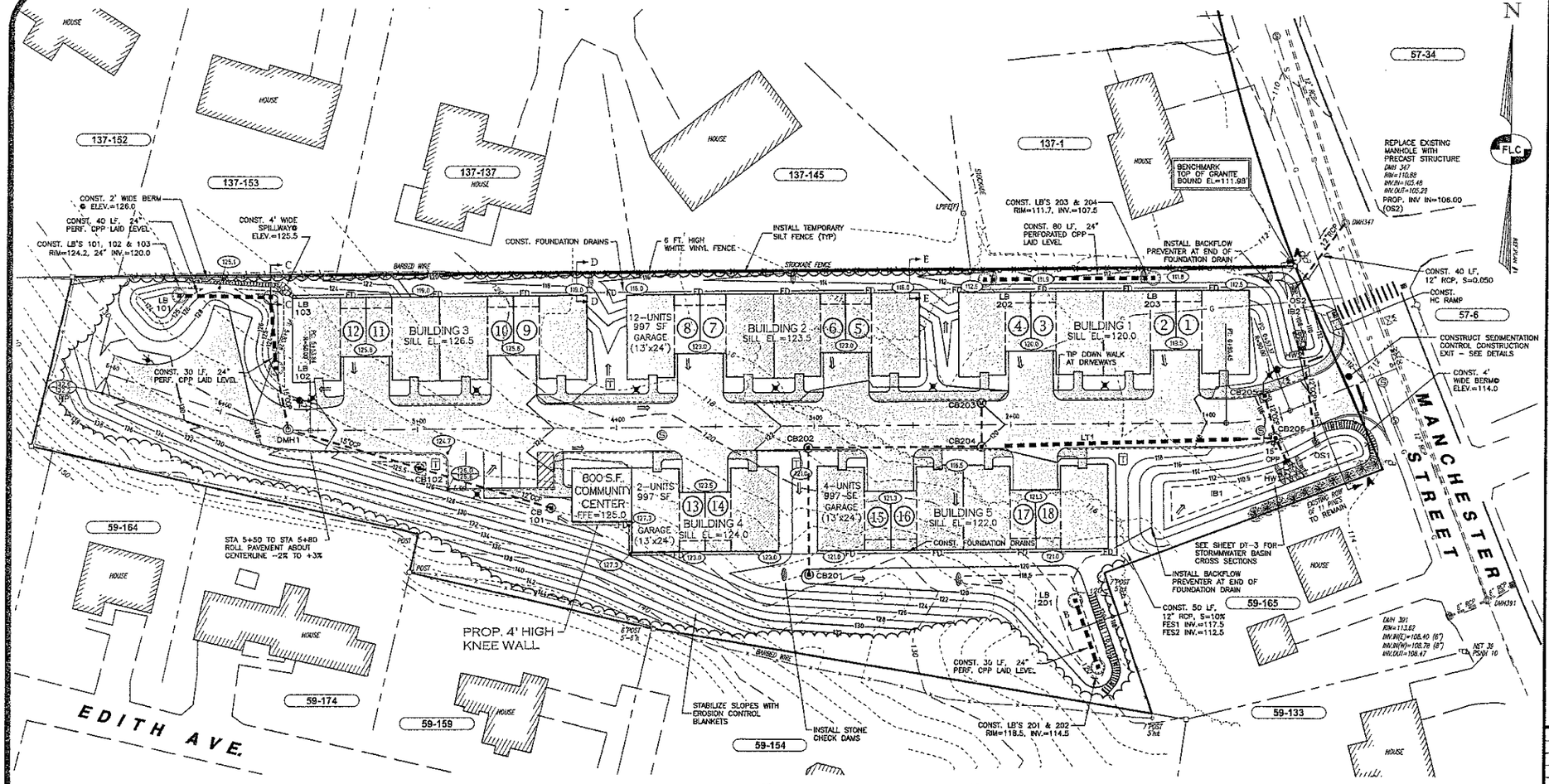
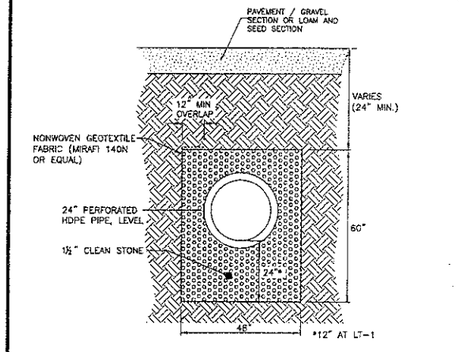
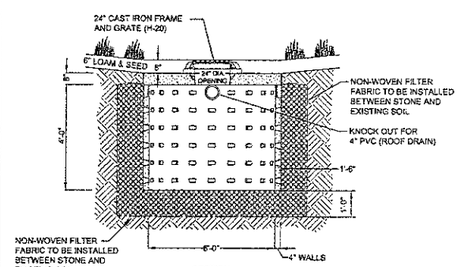




LEACHING TRENCH — 1 / GR-1



CATCH BASIN - LEACHING — 8 / GR-1

GRAPHIC SCALE

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

LEGEND:

EXISTING FEATURES

- 2-37-1 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- MINIMUM BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
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- 120 — 10' CONTOUR INTERVAL
- 112 — 2' CONTOUR INTERVAL
- TREE LINE
- WIRE FENCE
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- OH — OVERHEAD UTILITIES
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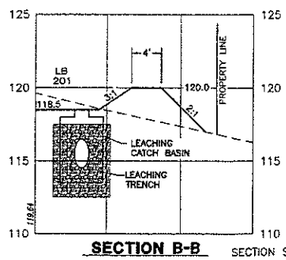
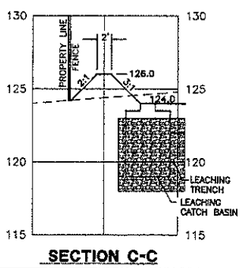
- SIGN
- EXISTING BUILDING
- UTILITY POLE AND GUY WIRE
- TREES
- DRAIN MANHOLE
- SEWER MANHOLE

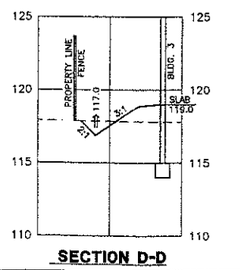
PROPOSED FEATURES

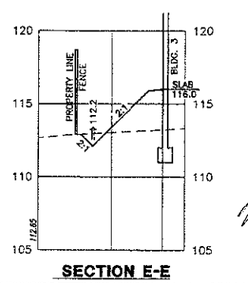
- 120 — 2 FT. CONTOUR
- 124 — 10 FT. CONTOUR
- 102.5 — SPOT ELEVATION
- 102.5 (BC/TC) — SPOT ELEVATION AT CURB
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- FENCE
- FOUNDATION KNEEWALL
- FD — FOUNDATION DRAIN
- W — 6" WATER LINE
- S — SANITARY SEWER LINE
- UGE — UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- T — TRANSFORMER PAD
- SURFACE WATER FLOW
- CB202 — STORM WATER CATCH BASIN
- DMH1 — STORM DRAIN MANHOLE
- STORM WATER DRAINAGE
- LB202 — LEACHING CATCH BASIN
- FES1 — FLARED END SECTION
- OS1 — OUTLET STRUCTURE
- SWALE
- TEMPORARY SILT FENCE
- SIDEWALK
- PAVED AREA
- LIMITS OF CLEARING
- R1-1 — STOP SIGN & STREET ID SIGN
- LANTERN STYLE STREET LIGHT
- WATER HYDRANT
- WATER GATE VALVE
- WATER SERVICE SHUT-OFF
- S — SANITARY SEWER MANHOLE
- STONE CHECK DAM
- (T.B.R.) — TO BE REMOVED

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









GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL THE 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.
2. THE CONTRACTOR SHALL PROVIDE A VIDEO OF THE EXISTING SEWER MAIN IN MANCHESTER STREET IN THE VICINITY OF THE PROPOSED SEWER CONNECTION (SMH#) TO THE CITY OF NASHUA, DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION TO DOCUMENT THE CONDITION OF THE EXISTING SEWER MAIN.
3. A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA ENGINEERING DEPARTMENT SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
4. THE PROPOSED LOTS WILL BE DEVELOPED IN ACCORDANCE TO THE CITY OF NASHUA'S LAND USE ORDINANCES. THE PROPOSED BUILDINGS AND LOT GRADING SHOWN HEREON IS A REPRESENTATION OF HOW THE LOTS COULD BE DEVELOPED.

STATE OF NEW HAMPSHIRE — NATHAN R. CHAMBERLIN No. 9643 — LICENSED PROFESSIONAL ENGINEER — 11/7/16

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
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AND DIANE E. GIMBER
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P.O.BOX 446, NASHUA, NH 03061

SCALE: 1" = 30' AUGUST 23, 2016

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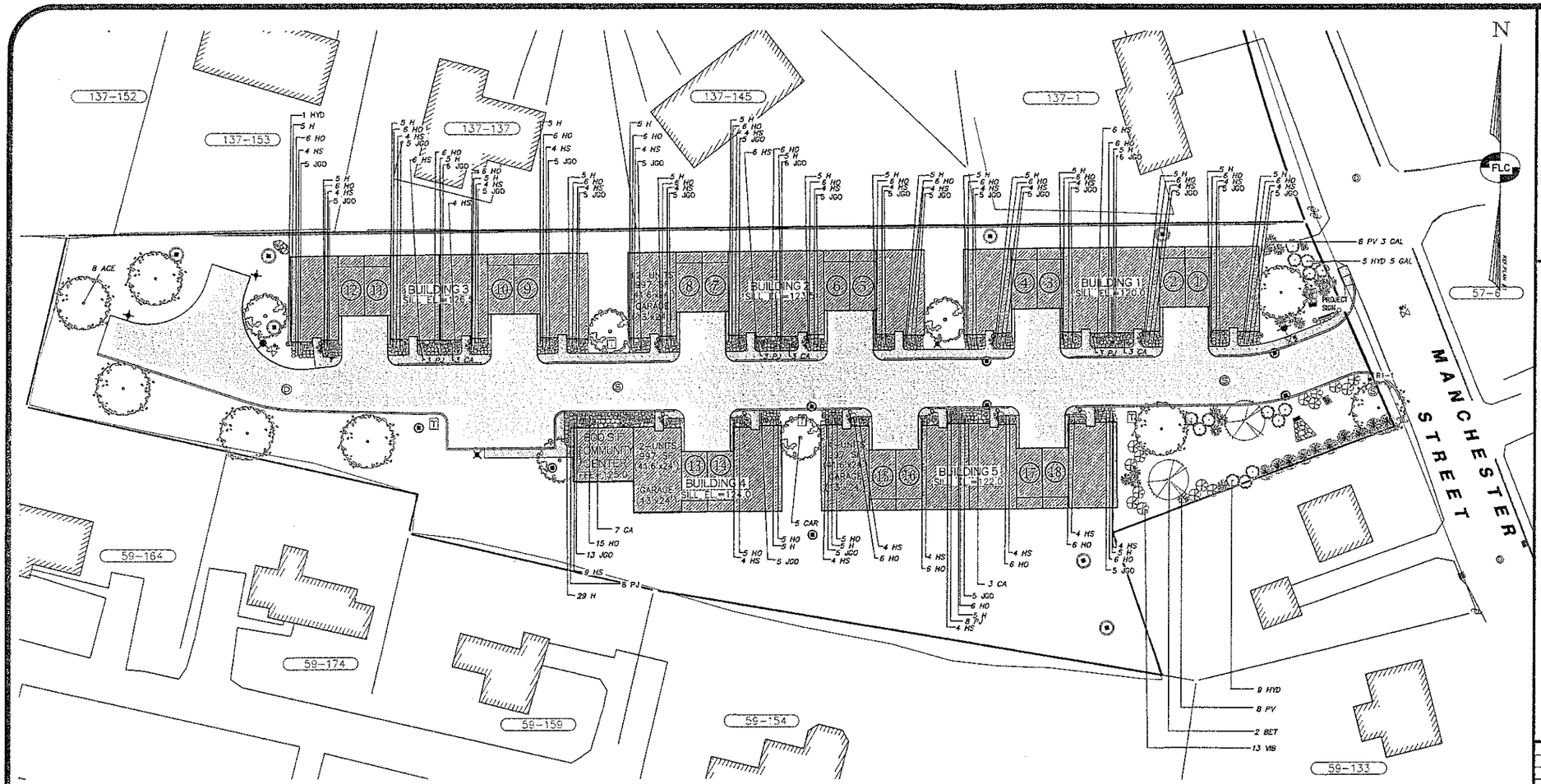


PLANT SYMBOLS

PLANTING LIST:

MATERIAL LEGEND

ACE	ACER RUBRUM (RED SUNSET MAPLE)	8)	2"-2.5"CAL.
BET	BETULA NIGRA (HERITAGE RIVER BIRCH)	2)	12'-14'CLUMP
CAR	CARPINUS B. FASTIGIATA (PYRAMIDAL EUROPEAN HORNBEAM)	5)	2"-2.5"CAL.
PV	PANICUM VIRGATUM (SWITCH GRASS)	15)	3 GAL
CA	CLETHRA ALNIFOLIA (DWARF SUMMER SWEET)	16)	3 GAL
JGO	JUNIPERUS CHINENSIS (GREY OWL JUNIPER)	123)	3GAL.
PJ	PIERIS JAPONICA (DWARF ANDROMEDA)	14)	3 GAL
HS	HELICTOTRICHON SEMPERVIRENS "(BLUE OAT GRASS)	97)	3 GAL
H	HEMEROCALLISSP. (DAYLILY)	145)	1 GAL
HY	HYDRANGEA SP. (HYGRANGEA)	16)	5 GAL
VIB	VIBURNUM PRUNIFOLIUM (BLACKHAW VIBURNUM)	15)	4'-5'B&B
HO	HOSTA SP (HOSTA)	133)	3 GAL

MISCELLANEOUS:
GENERAL LAWN SEED (BLUE SEAL LAWN MIX 11-A) OR EQUAL

RESTORATION SEED MIX: ROCKINGHAM SLOPE MIX OR NEW ENGLAND WARM SEASON MIX BY N.E. WETLAND PLANTS, INC.

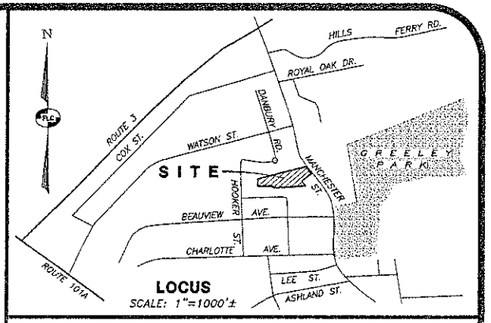
DETENTION SEED MIXTURE: NEW ENGLAND WETLAND PLANTS, AMHERTS, MA. EROSION CONTROL/RESTORATION MIX FOR MOIST SITES.

PREMIUM BLEND PINE/HEMLOCK BARK MULCH

GRAPHIC SCALE

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'



LOCUS
SCALE: 1"=1000'±

LEGEND:

EXISTING FEATURES

- 2-37-1 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- MINIMUN BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- 120 — 10' CONTOUR INTERVAL
- 112 — 2' CONTOUR INTERVAL
- 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
- SIGN
- EXISTING BUILDING
- UTILITY POLE AND GUY WIRE
- TREES
- DRAIN MANHOLE
- SEWER MANHOLE

PROPOSED FEATURES

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

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

LANDSCAPING PLAN

GREELEY POINTE

TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:

GRANITE GREEN INVESTMENT PARTNERS, LLC
170 SOUTH RIVER ROAD, BUILDING 1, SUITE 102
BEDFORD, NH 03110 (603) 669-2770

LAND OF:

THE ELIZABETH S. GIMBER TRUST
6917 MADISON WAY, CENTENNIAL, CO 80122

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

SCALE: 1" = 30' AUGUST 23, 2016

STATE OF NEW HAMPSHIRE — NATHAN R. CHAMBERLIN NH 9851 — LICENSED PROFESSIONAL ENGINEER — 11/17/16

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
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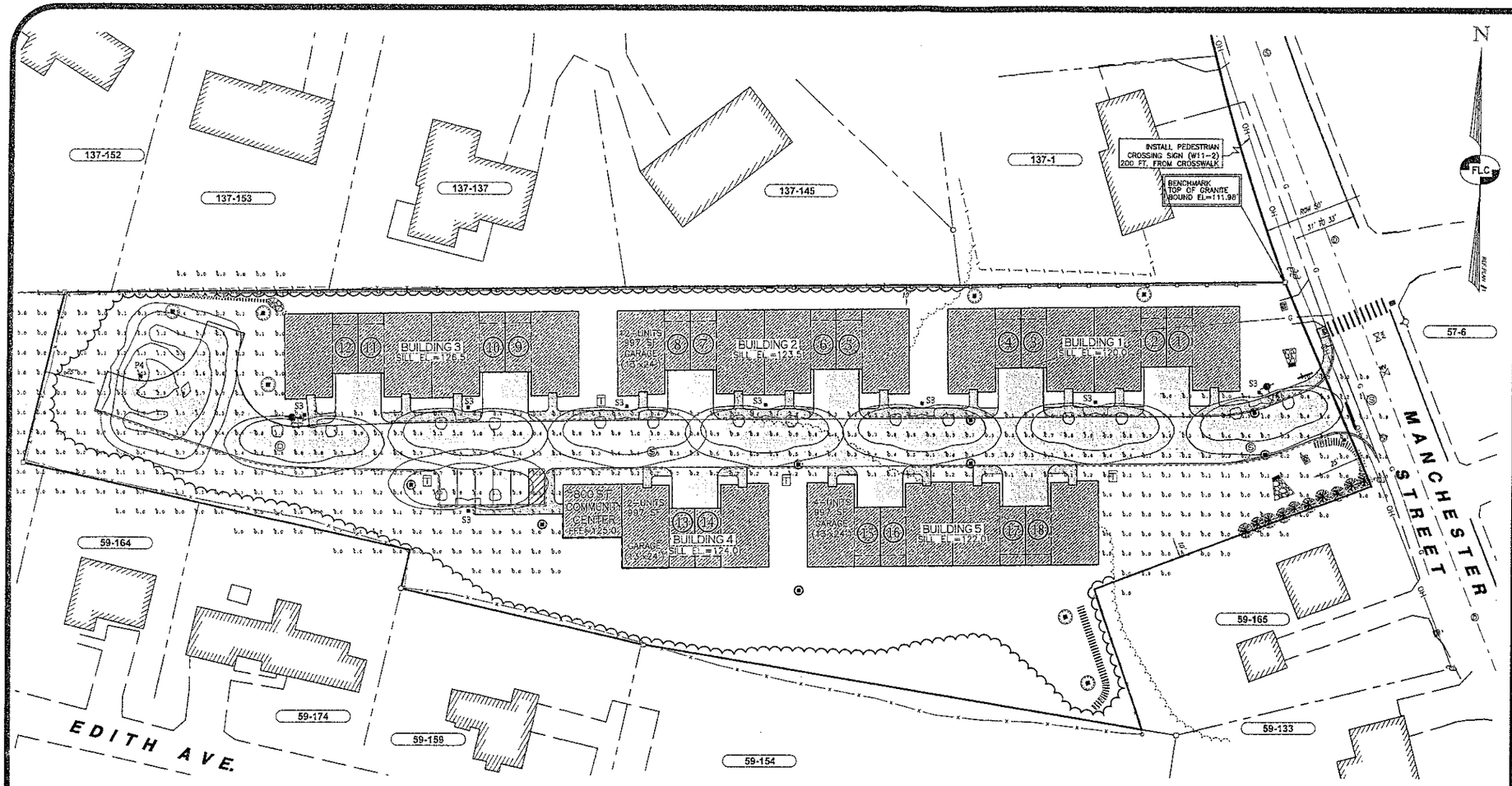
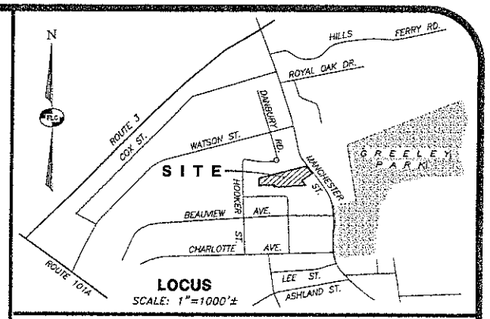
FILE: 498PP04.dwg	PROJ. NO. 498.04	SHEET: LS-1	PAGE NO. 8 OF 15





LEGEND:

EXISTING FEATURES

- 2-37-1 — TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY LINE
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- DRAIN MANHOLE
- SEWER MANHOLE

PROPOSED FEATURES

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

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

LIGHTING PLAN

GREELEY POINTE

TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET
NASHUA, NEW HAMPSHIRE

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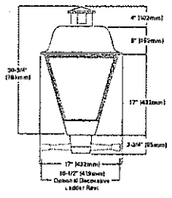
Streetworks

UTLD
TRADITIONAIRE
LED DOWNLIGHT

1 - 3 LightBARs
Solid State LED

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



Statarea_1
ROADWAY
Illuminance (Fc)
Average = 0.70
Maximum = 2.9
Minimum = 0.2
Avg/Min Ratio = 3.50
Max/Min Ratio = 14.50

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	1	P4	SINGLE	UTLD-E02-LED-E-U-SL4/ 14' AFG
	8	S3	SINGLE	UTLD-E01-LED-E-U-SL3-HSS/ 14' AFG

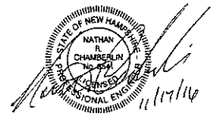
ORDERING INFORMATION

Sample Number: UTLD-E01-LED-E-U-SL3-HS7

Product Family	Number of Light BARs [1]	Source Type	Driver	Voltage	Distribution
UTLD-Traditionaire™ LED Downlight	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs	LED=Cool White Light Emitting Diodes	U=Non-Dimming D=Dimming [4]	U=Universal (120-277V) 4=480V [5] 5=347V	T2=Type II T3=Type III RLA=Type II w/Grill Cone III RLB=Type III w/Grill Cone III SMS=Type V Square Medium SWS=Type V Square Wide

Options (Add as Suffix)	Accessories (Order Separately)
4=NEMA 7 photocontrol Receptacle R7=NEMA 7 PIN Twistlock Photocontrol Receptacle [6] W=36" #18 Leads S=Short Leashes for Tool-less Light Replacement U=UL/CSA Listed J=Factory Installed Ladder Rest 700=3K CRI / 3000K CCT * 700=3K CRI / 4200K CCT * 700=3K CRI / 5700K CCT * 650=80 CRI / 3000K CCT * SL=Tree Canopy * R=Refractive Lens Purple * LC=LightBAR Cover Pole Matches Housing Finish SC=Sand Color * HSS=Factory Installed House Side Shield * AP=Grey B=Bronze WH=White	TA1BE=Decorative Ladder Rest for Field Installation OA1022=16kV Surge Replacement Module ILR/HSS-21=Field Installed House Side Shield for "E" LightBARs * ^ ILR/HSS-07=Field Installed House Side Shield for "F" LightBARs * ^

NOTES:
1. E-1 LED LightBAR shown on 30mm, 7 LED LightBAR shown at 1A.
2. Standard 4000K CCT and nominal 70 CRI
3. Most specific LED option
4. Only for use with 4000 Way systems. Per NEC, limit for any multi-stage control systems, standalone dimmable systems or master dimmable systems (commonly known as Three Phase Three Wire Dake, Three Phase High Leg Delta and Three Phase Wye Grounded Delta versions).
5. Only available with dimming driver.
6. Consult factory for multi-tap voltage information.
7. Consult factory for other colors, textures and finishes. Requires two or more LightBARs.
8. Less sensors and four metre cord must be ordered separately.
9. Only for use with TLS and SLS drivers/sensors.
10. Only mounted on with LightBAR



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

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

FILE: 498PP04B.dwg	PROJ. NO. 498.04	SHEET: LT-1	PAGE NO. 9 OF 15

NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH A MINIMUM OF TWO (2) COURSES OF BRICK OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. FRAME AND COVER SHALL BE HEAVY DUTY WITH A MINIMUM INSIDE CLEARANCE OF 30", SUCH AS THE NEENAH R-1754-A OR EQUAL.
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.

MANHOLE - STORM DRAIN — 1 / DT-3

NOTES:

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM.
2. ALTERNATIVE TOP SLAB SHALL BE STEEL REINFORCED TO MEET H-20 LOADING.
3. SECTION JOINTS SHALL BE SEALED WITH BUTYL RUBBER AND SHALL CONFORM TO ASTM C443 SPEC. AND FED SPEC. SS-S-210A.
4. ALL PIPING SHALL BE SEALED WITH NON SHRINK GROUT.
5. INLET FRAME SHALL BE ADJUSTED TO GRADE WITH A MINIMUM OF TWO (2) COURSES OF BRICK OR ONE SOLID CONCRETE RING AND GROUT. SEALED IN PLACE WITH NON SHRINK GROUT.
6. INLET GRATE AND FRAME IS TO BE NEENAH MODEL R-3405 FOR SINGLE GRATE AND MODEL R-3405-A FOR A DOUBLE GATE STRUCTURE OR EQUAL. NOTE: CATCH BASIN NOT IN PAVED AREAS TO HAVE NHDOT INLET TYPE "C".
7. THE 48" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 24" IN DIAMETER OR LESS. THE 60" DIAMETER MANHOLE SHALL BE RESTRICTED TO PIPES OF 36" IN DIAMETER OR LESS.
8. CATCH BASINS 101, 102 & 201 SHALL HAVE 3 FT SUMPS. CATCH BASINS 202 SHALL HAVE A 4 FT SUMP.

SCALE: N.T.S.

CATCH BASIN — 2 / DT-3

*SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET. FOR OUTLETS >OR= 15", DEPTH = 2.5-3X DIA.

STRUCTURE OUTLET HOLE SIZE	HOOD SIZE
11.9" O.D. OR LESS	12 F or R
12.0"-17.9" O.D.	18 F or R
18.0"-23.9" O.D.	24 F or R
24.0"-29.9" O.D.	30 F or R
30.0"-47.9" O.D.	48 F
48.0"-95.9" O.D.	96 F

F: FLAT WALL STRUCTURE
R: ROUND WALL STRUCTURE

INSTALLATION NOTE:

1. POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINUMUM DISTANCE FOR PIPES <12" I.D. IS 6".
2. CATCH BASINS #204 & #206 SHALL HAVE OIL-DEBRIS HOODS INSTALLED ON THE OUTLET.

NOTES:

1. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
2. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
3. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
4. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
5. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND THE PIPE SHALL BE TRIMMED FLUSH TO WALL.
6. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8' STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
7. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC., LYME, CT OR EQUAL.

SCALE: N.T.S.

OIL - DEBRIS HOOD — 3 / DT-3

LOCATION	BASIN OUTLETS		ELEVATIONS (FT.)					
	STAGE 1	STAGE 2	A	B	C	D	E	F
OS1	9" ORIFICE	NA	110.50	111.50	NA	113.60	114.0	110.20
OS2	8" ORIFICE	NA	108.00	109.50	NA	110.80	111.5	108.00

SCALE: N.T.S.

STORMWATER BASIN OUTLET STRUCTURE — 5 / DT-3

CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	PIPE COVER	HEADWALL BOTTOM
D	L	H	FH	h	WIDTH W
INCHES	FEET & INCHES				
12	4'-2"	3'-9"	1'-3"	1'-3"	1'-11"
15	5'-11"	4'-2"	1'-7"	1'-5"	2'-0"

HEADWALL SHALL BE STEEL REINFORCED. DESIGN TO BE DETERMINED BY MANUFACTURER.

SCALE: N.T.S.

HEADWALL - PRECAST CONCRETE — 6 / DT-3

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

TABLE 2 (RECOMMENDED TRENCH WIDTH)	
INSIDE DIAMETER	TOTAL WIDTH
12" TO 24"	I.D. + 24"
OVER 24"	2 x I.D.

SCALE: N.T.S.

DRAINAGE TRENCH (TYPICAL) — 7 / DT-3

SECTION A-A
INFILTRATION BASINS 1 & 2 (IB1 & 2)

SCALE: 1"=10' HORZ. 1"= 5' VERT.

INFILTRATION BASIN CROSS SECTIONS — 4 / DT-3

INFILTRATION BASIN CONSTRUCTION NOTES:

1. REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASINS AND GALLEY FIELDS TO EXPOSE UNDERLYING SOILS.
2. CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
3. ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
4. FILL BELOW THE BASIN AND/OR GALLEY FLOOR SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
5. THE BASIN FLOOR OF THE INFILTRATION BASINS SHALL BE PREPARED USING ONE OF THE FOLLOWING METHODS:
   - 6" LAYER OF COURSE SAND OR 3/8" PEA GRAVEL;
   - GRASS TURF WITH A HIGH INFILTRATION RATE (HIGH SAND CONTENT) THAT CAN BE INUNDATED FOR OVER 72 HOURS;
   - COARSE ORGANIC MATERIAL SUCH AS AN EROSION CONTROL MIX OR COMPOSTED MULCH THAT IS TILLED INTO THE SOIL, SOAKED, AND ALLOWED TO DRY.
6. DO NOT PLACE INFILTRATION BASINS INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

STATE OF NEW HAMPSHIRE — NATHAN R. CHAMBERLIN No. 9941 — LICENSED PROFESSIONAL ENGINEER — 11/17/16

REV.	DATE	DESCRIPTION	C/O	DR	CK

DRAINAGE DETAILS

GREELEY POINTE

TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET
NASHUA, NEW HAMPSHIRE

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EROSION CONTROL (GENERAL CONSTRUCTION)

1. PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
4. 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 0.5-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
5. 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.
6. 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.
7. DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
9. 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.
10. ALL AREAS RECIEVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
11. 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 MIX	LBS / 1,000 SQ. FT.
CREEPING RED FESCUE	0.92 LBS	CREEPING RED FESCUE	0.69 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.69 LBS
KENTUCKY BLUEGRASS	0.58 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSIKE CLOVER	0.12 LBS
		BIRDSFOOT TREFOIL	0.12 LBS
APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF		**APPLICATION RATE TOTALS *1.65 LBS PER 1,000 SF**	

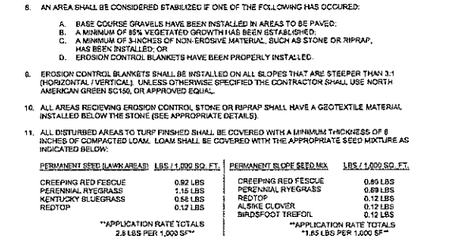
12. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).

    CAUTION SHOULD BE TAKE 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 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

EROSION CONTROL (WINTER CONSTRUCTION)

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 2 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

EROSION CONTROL NOTES — 1 / DT-4



NOTES:

1. INSTALL AND MAINTAIN SACKS IN ALL CATCH BASINS.
2. TO INSTALL SACK, REMOVE CATCH BASIN GRATE AND PLACE SACK IN OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME FOR THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
3. THE SACK SHOULD BE INSPECTED AFTER EVERY STORM, OR ONCE EVERY TWO WEEKS, WHICH EVER OCCURS FIRST.
4. THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SACK SHOULD BE EMPTIED. EMPTY THE SACK AWAY FROM THE CATCH BASIN TO PREVENT SEDIMENT FROM RE-ENTERING THE CATCH BASIN. EMPTY THE SACK PER THE MANUFACTURES RECOMMENDATIONS.
5. REPLACE THE SACK IN THE CATCH BASIN AFTER THE SACK HAS BEEN EMPTIED. ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED BY PAVING OR A HEALTHY VEGETATIVE COVER, REMOVE THE SACK FROM THE CATCH BASINS.

SILT SACK SEDIMENT FILTER — 2 / DT-4

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
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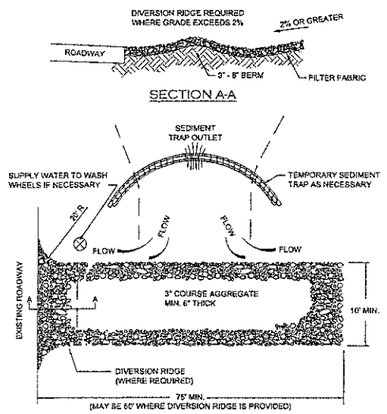


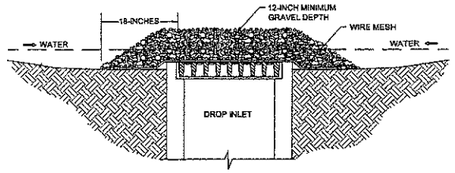
PLAN VIEW

NOTES:

1. 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.
2. THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
3. 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 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
4. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
5. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
6. THE PAD SHOULD BE AT LEAST 8-INCHES THICK.
7. THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
8. 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.
9. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
11. 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.

SCALE: N.T.S.

GRAVEL CONSTRUCTION EXIT — 3 / DT-4



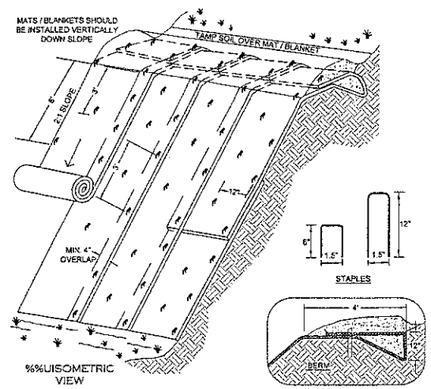
SECTION

NOTE:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%).
2. 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.
3. 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.
4. THE WIRE MESH SHOULD BE HARDWARE CLOTH OR WIRE WITH OPENINGS UP TO ONE HALF INCH.
5. THE GRAVEL FILTER SHOULD BE CLEAN COARSE AGGREGATE.
6. THE GRAVEL SHOULD EXTEND AT LEAST 18-INCHES ON ALL SIDES OF THE DRAIN OPENING AND SHALL BE AT LEAST 12-INCHES IN DEPTH.
7. 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.

GRAVEL & WIRE MESH SEDIMENT BARRIER — 4 / DT-4



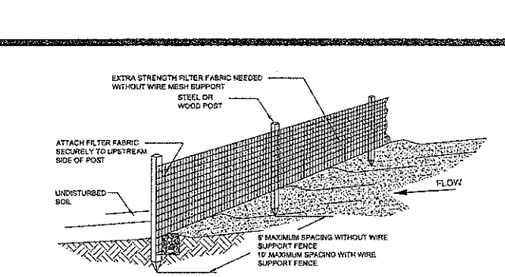
%%UISOMETRIC VIEW

NOTES:

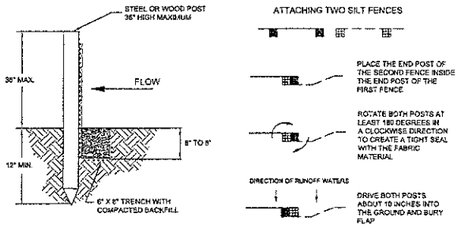
1. DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL STRAW/COCONUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORZ : 1' VERT.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 6 INCH.
4. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
5. APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
6. BEGIN 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 MANUFACTURERS STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
8. IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
9. 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 REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

SCALE: N.T.S.

EROSION BLANKETS - SLOPE INSTALLATION — 5 / DT-4



PERSPECTIVE VIEW



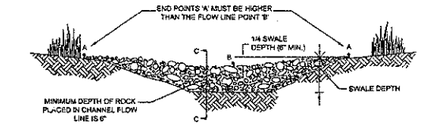
SECTION VIEW — ATTACHING TWO SILT FENCES

NOTES:

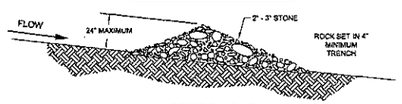
1. SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
2. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
3. IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 6 INCHES OF 3/4-INCH STONE.
4. 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.
5. THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
6. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
7. SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SCALE: N.T.S.

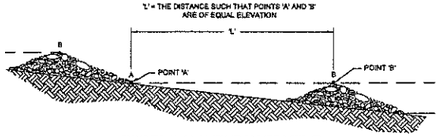
SILT FENCE — 7 / DT-4



VIEW LOOKING UPSTREAM



SECTION C - C



PROFILE - CHECK DAM SPACING

NOTES:

1. STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
3. STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
4. STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
5. 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.
6. STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

SCALE: N.T.S.

STONE CHECK DAM — 6 / DT-4

STATE OF NEW HAMPSHIRE — NATHAN R. CHAMBERLIN — No. 9674 — PROFESSIONAL ENGINEER — 11/17/16

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) 669-2770

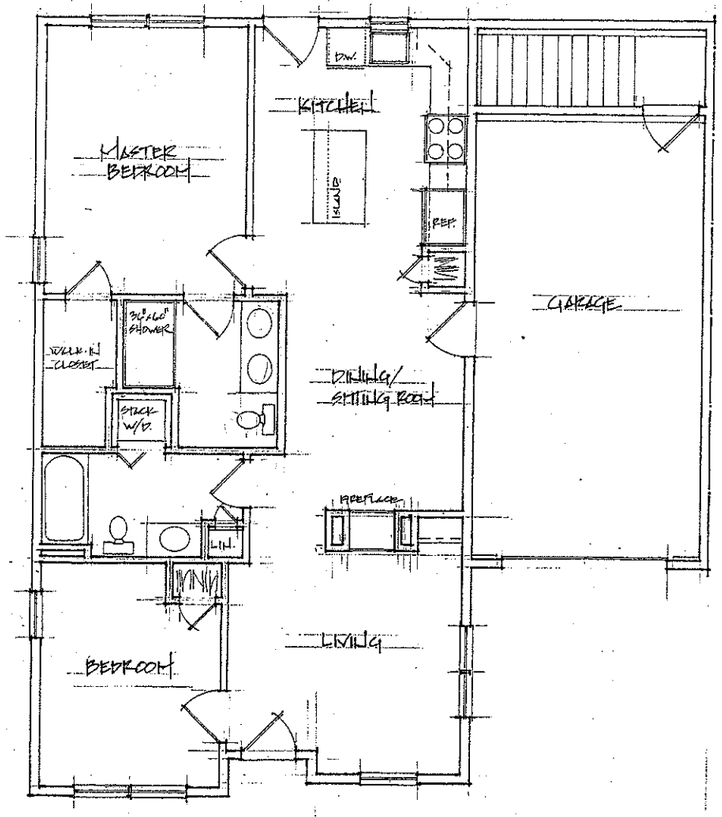
LAND OF:
THE ELIZABETH S. GIMBER TRUST
6917 MADISON WAY, CENTENNIAL, CO 80122
AND DIANE E. GIMBER
C/O BISHOP REAL ESTATE MANAGEMENT (603) 321-0070
P.O.BOX 446, NASHUA, NH 03061

SCALE: 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

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



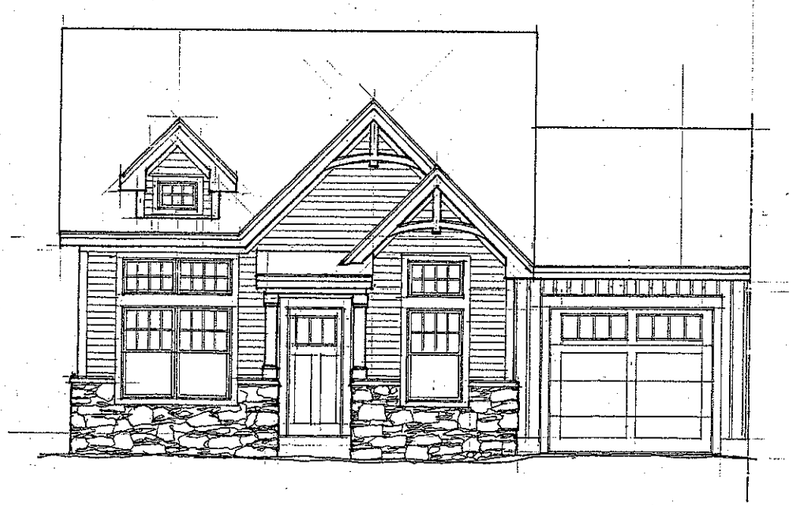
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" 997 SQ. FT.

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

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 946 MICHAEL D. PLOTE SIGNATURE



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

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DESIGNED INTERIOR DIMENSIONS OF THE CONDOMINIUM BUILDINGS PROPOSED FOR CONSTRUCTION AT GREELEY POINTE, NASHUA TAX MAP LOT 59-135, 122 MANCHESTER STREET, NASHUA, NEW HAMPSPHIRE.

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: _____

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

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REV.	DATE	DESCRIPTION	C/O	DR	CK

TRUCK TURNING EXHIBIT

GREELEY POINTE

TAX MAP PARCEL 59-135 - 122 MANCHESTER STREET
NASHUA, NEW HAMPSHIRE

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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

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