

1. Planning Board Regular Meeting Agenda Amended (PDF)

Documents:

[20200206 NCPB AGENDA AMENDED.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20200206 69 KESSLER FARM DRIVE SITE PLAN STAFF REPORT.PDF](#)

[20200206 69 KESSLER FARM DRIVE SITE PLAN.PDF](#)

[20200206 303 MAIN STREET SITE PLAN STAFF REPORT.PDF](#)

[20200206 303 MAIN STREET 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

January 30, 2020

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, February 6, 2020

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 PM 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 January 9, 2020
- 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

None

NEW BUSINESS – SITE PLANS

1. John J. Flatley Company (Owner) - Application and acceptance of proposed one year extension for a site plan amendment to NR 2165 to develop a portion of the property into 28 townhouse units with associated site improvements. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8. **(Table to the February 20, 2020 meeting)**
2. The Unit Owners' Association of the Village at Kessler Farm Condominium (Owner) Pennichuck Water Works, Inc. (Applicant) - Application and acceptance of proposed site plan amendment to show the proposed water tank reconstruction along with accompanying site improvements. Property is located at 69 Kessler Farm Drive. Sheet G - Lot 592. Zoned "R9" Suburban Residence. Ward 3.
3. Christos P. & Denise B. Scumnioales (Owners) GC Pizza Hut (Applicant) - Application and acceptance of proposed Site Plan to convert existing restaurant into a carry out and delivery Pizza Hut Restaurant with associated site upgrades. Property is located at 303 Main Street. Sheet 100 - Lot 5. Zoned "D-3/MU" Downtown3/Mixed Use. Ward 6.
4. John J. Flatley Company (Owner) - Application and acceptance of proposed site plan to construct a 255,272 square foot Research & Development facility. Property is located at 100-300 Innovative Way. Sheet A - Lot 798. Zoned "PI" Park Industrial and "RC" Urban Residence. Ward 8. **(Postponed to the May 21, 2020 meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.

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

February 20, 2020

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: Scott McPhie, Planner
FOR: February 6, 2020
RE: **New Business # 2 - Site Plan**

I. Project Statistics:

Owner: Unit Owners Association of the Village at Kessler Farm Condominium
Applicant: Pennichuck Water Works, Inc.
Proposal: Amend Site plan NR 1360 to demolish an existing water tank and replace it with a slightly larger and taller tank.
Location: 69 Kessler Farm Drive
Total Site Area: 51,475 square feet
Existing Zoning: R9—Suburban Residence
Surrounding Uses: Residential

II. Background Information:

The current Pennichuck water works tank was constructed in 1985 to accommodate growing residential and retail development around Exit 8 and Route 101A (Amherst Street). On January 14, 2020, the applicant was granted a special exception to allow a water tank in an R9-Suburban Residential zone.

III. Project Description:

The proposal is to remove an existing 4.5 MG steel tank and replace it with a 5.0 MG concrete tank to better service customers in the area. Connections to existing utilities will be overhead. The applicant indicated no lighting is proposed, a traffic impact letter has been provided to address any traffic concerns during tank removal and /or new tank construction. A stormwater letter is also enclosed, existing conditions are depicted sufficiently, and no changes will occur to electrical power entering the site.

No waivers are needed for this existing utility project.

City staff has reviewed the plan 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 § 190-146(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. Prior to the Chair signing the plan, all comments in an e-mail from Joe Mendola, Construction Engineer, dated December 12, 2019 shall be addressed to the satisfaction of the Engineering Department.
2. Prior to recording of the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final Mylar and paper copies submitted to the City.
3. Prior to the chair signing the plan an electronic file of the site plan shall be submitted to the City of Nashua.
4. All stipulations of the Zoning Board of Adjustment approval of January 14, 2020 are incorporated herein.
5. Prior to building permit, minor drafting corrections shall be made to the plan.

LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED GRADE
- PROPOSED SPOT GRADE
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC./TEL. & MANHOLES
- UNDERGROUND ELECTRIC/TELEPHONE
- CHAINLINK FENCE
- CURBING

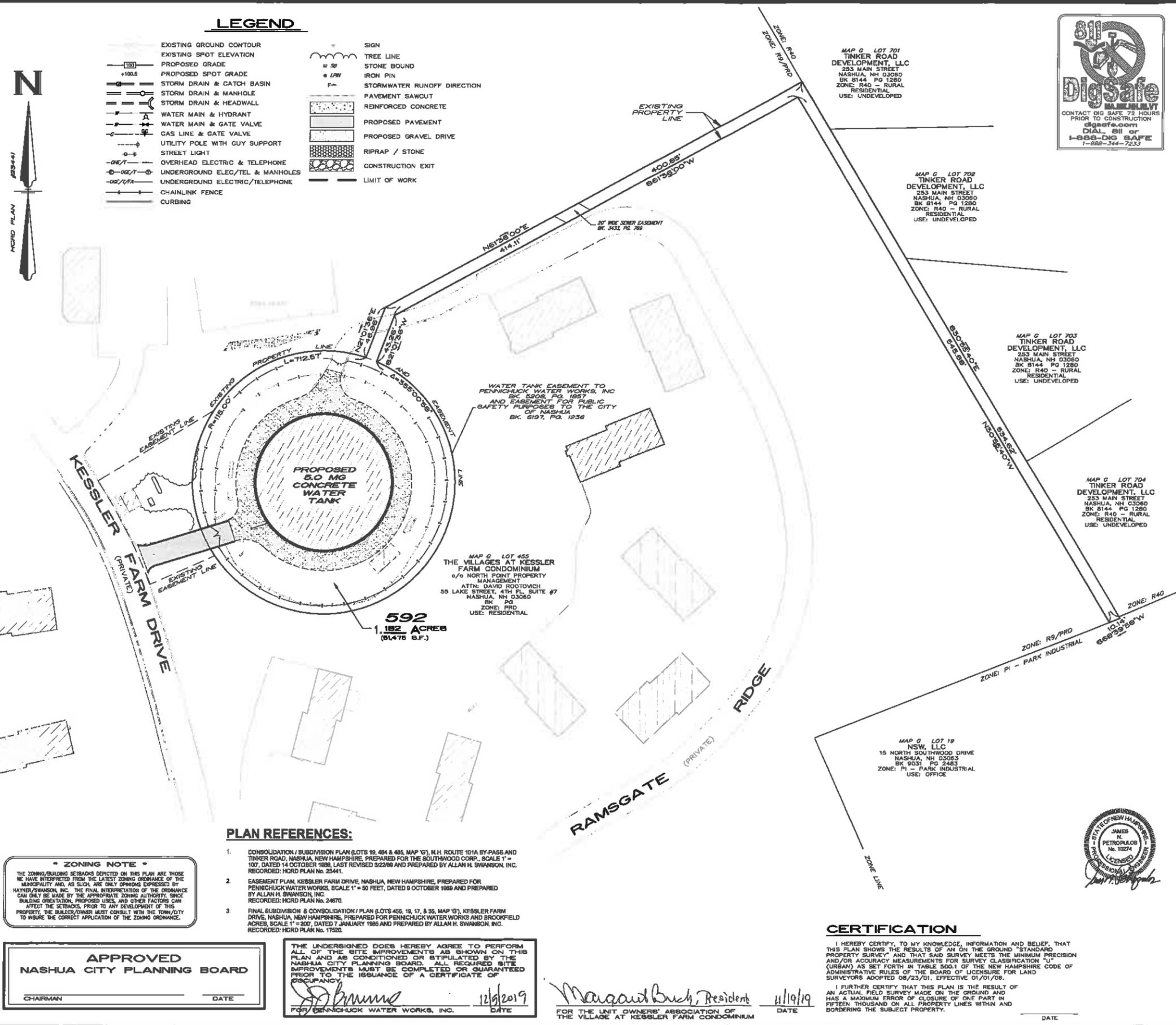
- SIGN
- TREE LINE
- STONE BOUND
- IRON PIN
- STORMWATER RUNOFF DIRECTION
- PAVEMENT SAWCUT
- REINFORCED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED GRAVEL DRIVE
- RIPRAP / STONE
- CONSTRUCTION EXIT
- LIMIT OF WORK



NORTH PLAN 23441



P8800101



NOTES:

1. LOT AREA: 1.182 ACRES (81,476 SF)
2. PRESENT ZONING: R-9: URBAN RESIDENCE

MINIMUM LOT REQUIREMENTS	REQUIRED	PROPOSED
- LOT AREA	9,000 SF	81,476 SF
- LOT FRONTAGE	76 FT	0 FT
- LOT WIDTH	80 FT	0 FT
MINIMUM YARD SETBACKS		
- FRONT YARD	20 FT	85 FT
- SIDE YARD	10 FT	65 FT
- REAR YARD	30 FT	65 FT
- MIN. OPEN SPACE (%)	50%	74%
3. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP '0'.
4. SITE IS SERVICED BY WATER BY PENNICHUCK WATER WORKS AND AN UNDERGROUND ELECTRIC SERVICE.
5. PURPOSE OF PLAN: TO SHOW THE PROPOSED WATER TANK RECONSTRUCTION, ALONG WITH ACCOMPANYING SITE IMPROVEMENTS. THIS PLAN AMENDS 198 1395.
6. PARKING FOR THIS USE (2 SPACES) IS LOCATED AT THE EXISTING BUILDING ON KESSLER FARM DRIVE.
7. ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
8. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
9. ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLAN AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
10. THERE IS NO SITE LIGHTING PROPOSED WITH THIS PLAN.
11. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANY MANNER WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
12. PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.H.R.O. SECTION 285-13, LATEST EDITION, PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC STREET IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
13. THIS SITE IS LOCATED WITHIN THE CITY OF NASHUA WATER SUPPLY PROTECTION DISTRICT.
14. THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLOT) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. THE PARCEL IS LOCATED IN ZONE X AND IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 53065 & 53087, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 5301104525, DATED: SEPTEMBER 25, 2008.
16. A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING/ENGINEERING/INFRASTRUCTURE OFFICIALS SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.
17. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
18. HOURS OF OPERATION: WATER TANK: 7 DAYS PER WEEK/24 HOURS PER DAY
19. 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.
20. PRESENT OWNER OF RECORD:

MAP '0', LOT 592
THE UNIT OWNERS' ASSOCIATION OF VILLAGES AT KESSLER FARM CONDOMINIUM
C/O NORTH POINT PROPERTY MANAGEMENT
85 LAKE STREET, 4TH FLOOR, SUITE 7
NASHUA, NH 03060
BK 6208, PG 1983

PLAN REFERENCES:

1. CONSOLIDATION / SUBDIVISION PLAN (LOTS 19, 494 & 495, MAP '0'), N.H. ROUTE 101A BY-PASS AND TINKER ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR THE SOUTHWOOD CORP., SCALE 1" = 100', DATED 14 OCTOBER 1989, LAST REVISED 3/22/98 AND PREPARED BY ALLAN H. SWANSON, INC. RECORDED: HCRD PLAN No. 23441.
2. EASEMENT PLAN, KESSLER FARM DRIVE, NASHUA, NEW HAMPSHIRE, PREPARED FOR PENNICHUCK WATER WORKS, SCALE 1" = 50 FEET, DATED 9 OCTOBER 1989 AND PREPARED BY ALLAN H. SWANSON, INC. RECORDED: HCRD PLAN No. 24670.
3. FINAL SUBDIVISION & CONSOLIDATION / PLAN (LOTS 455, 18, 17, & 36, MAP '0'), KESSLER FARM DRIVE, NASHUA, NEW HAMPSHIRE, PREPARED FOR PENNICHUCK WATER WORKS AND BROOKFIELD ACRES, SCALE 1" = 200', DATED 7 JANUARY 1985 AND PREPARED BY ALLAN H. SWANSON, INC. RECORDED: HCRD PLAN No. 17520.

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.
[Signature] 12/9/2019
FOR PENNICHUCK WATER WORKS, INC. DATE

[Signature] Margaret Bush, Resident 11/19/19
FOR THE UNIT OWNERS' ASSOCIATION OF THE VILLAGES AT KESSLER FARM CONDOMINIUM DATE

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 01/01/05.
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 _____



MASTER SITE PLAN
(MAP 'G' LOT 592)
KESSLER FARM DRIVE WATER TANK RECONSTRUCTION
69 KESSLER FARM DRIVE
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
PENNICHUCK WATER WORKS, INC.
PO BOX 1947 25 MANCHESTER STREET MERRIMACK, NH 03054 (603) 913-2300
RECORD OWNER:
THE UNIT OWNERS' ASSOCIATION OF THE VILLAGES AT KESSLER FARM CONDOMINIUM
C/O NORTH POINT PROPERTY MANAGEMENT, 55 LAKE STREET, 4TH FLOOR, SUITE 7 NASHUA, NH 03060

SCALE: 1"=40 Feet
1"=12.192 Meters

25 OCTOBER 2019

HISI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street 231 Middlesex Turnpike
Nashua, NH 03062 Burlington, MA 01803
(603) 883-2057 (781) 203-1501
www.haynerswanson.com

FIELD BOOK: 1188 DRAWING NAME: 2301-F041 2391 1 OF 8
DRAWING LOC: \2000\2381\DWG PLS: 12/2019

N

NO. 20441
MORID PLAN

NOTES:

1. THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN AUGUST 2015 AND DECEMBER 2016, AND IS IN ACCORDANCE WITH THE CITY OF NASHUA REGULATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
3. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
4. SURVEY CONTROL INFORMATION:
HORIZONTAL DATUM: NH STATE PLANE
VERTICAL DATUM: NAVD83
PROJECTION: NAD 1987
UNITS: US SURVEY FEET

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.



CITY OF NASHUA

PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
220 MAIN STREET
NASHUA, NH 03080
ATT: LINDA McNEE
(603) 888-3110

ENGINEERING DEPARTMENT
NASHUA DEPT. OF PUBLIC WORKS / ENGINEERING
9 RIVERSIDE STREET
NASHUA, NH 03082
ATT: PETER KOHALMI, P.E.
(603) 688-3147

FIRE DEPARTMENT
NASHUA FIRE DEPARTMENT
111 EAST HOLLIS STREET
NASHUA, NH 03080
ATT: ADAM POLLIOT
(603) 688-3480

UTILITY CONTACTS

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

GAS:
LIBERTY UTILITIES
150 ELAM STREET
MANCHESTER, NH 03103
ATT: ANDREW MORGAN
(603) 327-5367

TELEPHONE:
CONSOLIDATED COMMUNICATIONS
100 GAY STREET
MANCHESTER, NH 03105
ATT: JOY MENDONCA
(603) 946-2713

POWER:
EVERSOURCE
370 AMHERST STREET
NASHUA, NH 03060
ATT: SHAWN BOYLE
(603) 634-2374

NO.	DATE	ADDRESS THE COMMENTS	REVISION	BY
1	12/17/18	ADDRESS THE COMMENTS		JAP

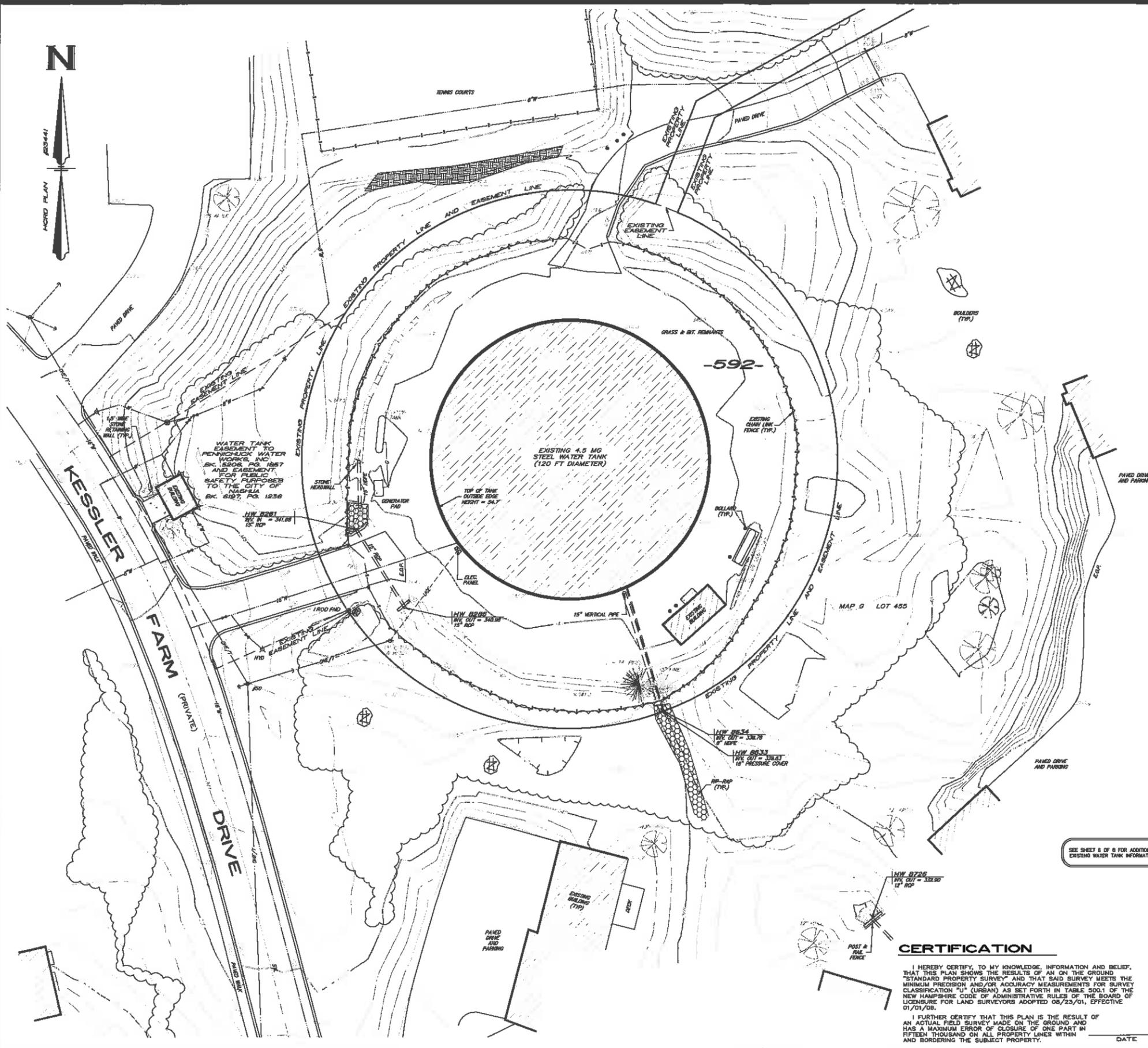
EXISTING CONDITIONS PLAN
(MAP 'G' LOT 592)
KESSLER FARM DRIVE WATER TANK RECONSTRUCTION
69 KESSLER FARM DRIVE
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
PENNICHUCK WATER WORKS, INC.
PO BOX 1947 25 MANCHESTER STREET MERRIMACK, NH 03054 (603) 913-2300
RECORD OWNER:
THE UNIT OWNERS' ASSOCIATION OF THE VILLAGE AT KESSLER FARM CONDOMINIUM
C/O NORTH POINT PROPERTY MANAGEMENT, 55 LAKE STREET, 4TH FLOOR, SUITE 7 NASHUA, NH 03060

SCALE: 1"=20 Feet
1"=6.096 Meters

25 OCTOBER 2019

HISI Hayner/Swanson, Inc.
Civil Engineer/Land Surveyor
3 Congress Street
Nashua, NH 03063
(603) 883-2037

2301 E-021
2391 2 OF 8



WATER TANK EASEMENT TO PENNICHUCK WATER WORKS, INC. BK. 12048, PG. 1957 AND EASEMENT FOR FIELD SAFETY PURPOSES TO THE CITY OF NASHUA BK. 6107, PG. 1236

EXISTING 4.5 MG STEEL WATER TANK (120 FT DIAMETER)
TOP OF TANK OUTSIDE EDGE HEIGHT = 54.7'

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 800.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/08.

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.

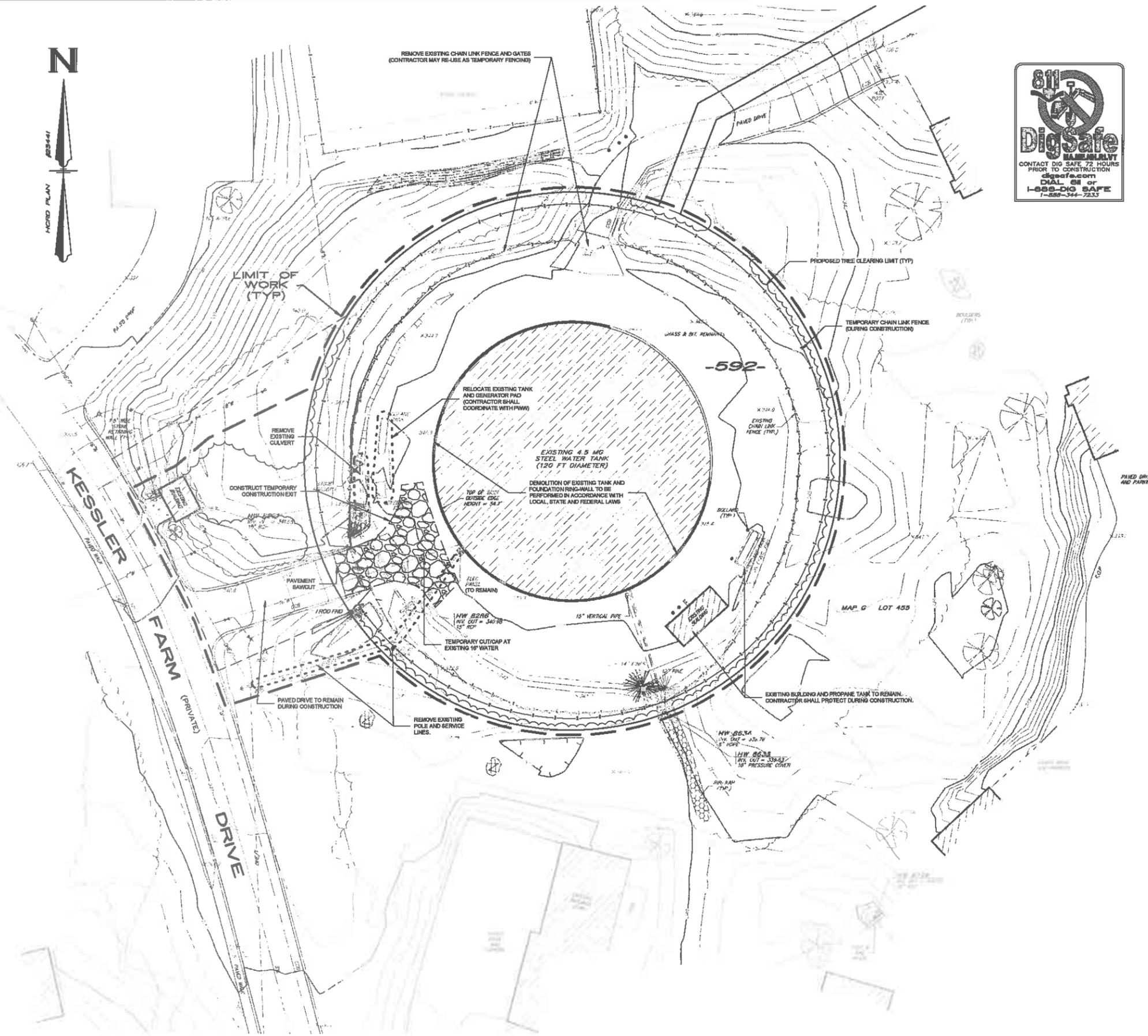
DATE _____

SEE SHEET B OF B FOR ADDITIONAL EXISTING WATER TANK INFORMATION



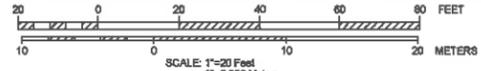
SITE DEMOLITION PLAN NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PAVS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING TANK, PRIOR TO DEMOLITION OF THE TANK.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBERGLASS PIPE (FIBER), FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. PRIOR TO DEMOLITION OCCURRING, ALL APPROPRIATE EROSION CONTROL DEVICES ARE TO BE INSTALLED (SEE SHEETS 6 & 6 OF 8).
9. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL APPLY FOR/OBTAIN A DEMOLITION PERMIT FROM THE CITY OF NASHUA BUILDING DEPARTMENT.



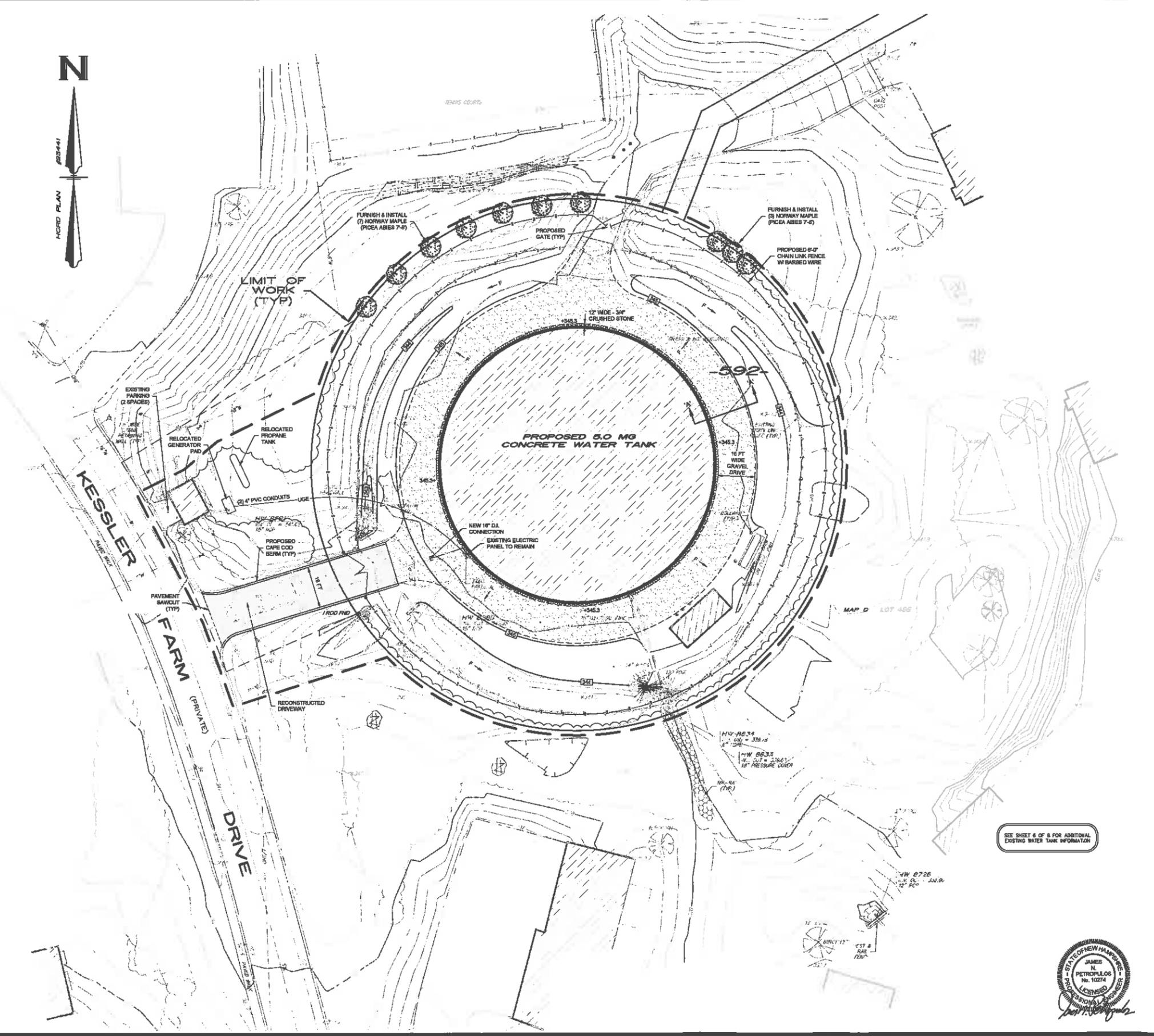
No.	DATE	REVISION	BY
1	12/17/18	ADDRESS TRC COMMENTS	JP

SITE DEMOLITION PLAN
 (MAP 'G' LOT 592)
KESLER FARM DRIVE WATER TANK RECONSTRUCTION
 69 KESLER FARM DRIVE
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR:
PENNICHUCK WATER WORKS, INC.
 PO BOX 1947 25 MANCHESTER STREET MERRIMACK, NH 03054 (603) 913-2300
 RECORD OWNER:
THE UNIT OWNERS' ASSOCIATION OF THE VILLAGE AT KESLER FARM CONDOMINIUM
 C/O NORTH POINT PROPERTY MANAGEMENT, 55 LAKE STREET, 4TH FLOOR, SUITE 7 NASHUA, NH 03060



25 OCTOBER 2019

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 (603) 883-2057
 131 Middlesex Turnpike
 Burlington, MA 01803
 (781) 203-1901
 www.hayner-swanson.com



- CONSTRUCTION NOTES:**
- 1 ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST EDITION ARE HEREBY INCORPORATED BY REFERENCE.
 - 2 SITE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE.
 - 3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
 - 4 PRIOR TO ANY WORK BEING STARTED, THE APPLICANT AND THEIR CONTRACTORS SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH PLANNING STAFF TO REVIEW SCHEDULING, EROSION AND TRAFFIC CONTROL, AND TREE PROTECTION.
 - 5 BLASTING, IF NEEDED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
 - 6 ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
 - 7 ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
 - 8 FOR TANK PIPING INFORMATION AND DETAILS THE CONTRACTOR SHALL REFER TO THE PLANS PREPARED BY PENNICHUCK WATER WORKS, INC.

SEE SHEET 6 OF 8 FOR ADDITIONAL EXISTING WATER TANK INFORMATION

No.	DATE	ADDRESS / COMMENTS	REVISION	BY
1	12/17/19			

SITE PLAN
(MAP 'G' LOT 592)
KESSLER FARM DRIVE WATER TANK RECONSTRUCTION
69 KESSLER FARM DRIVE
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
PENNICHUCK WATER WORKS, INC.
PO BOX 1947 25 MANCHESTER STREET MERRIMACK, NH 03054 (603) 913-2300
RECORD OWNER:
THE UNIT OWNERS' ASSOCIATION OF THE VILLAGE AT KESSLER FARM CONDOMINIUM
C/O NORTH POINT PROPERTY MANAGEMENT, 55 LAKE STREET, 4TH FLOOR, SUITE 7 NASHUA, NH 03060

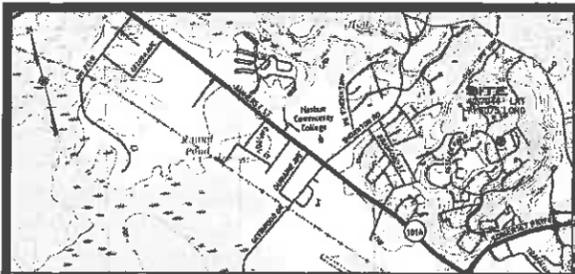
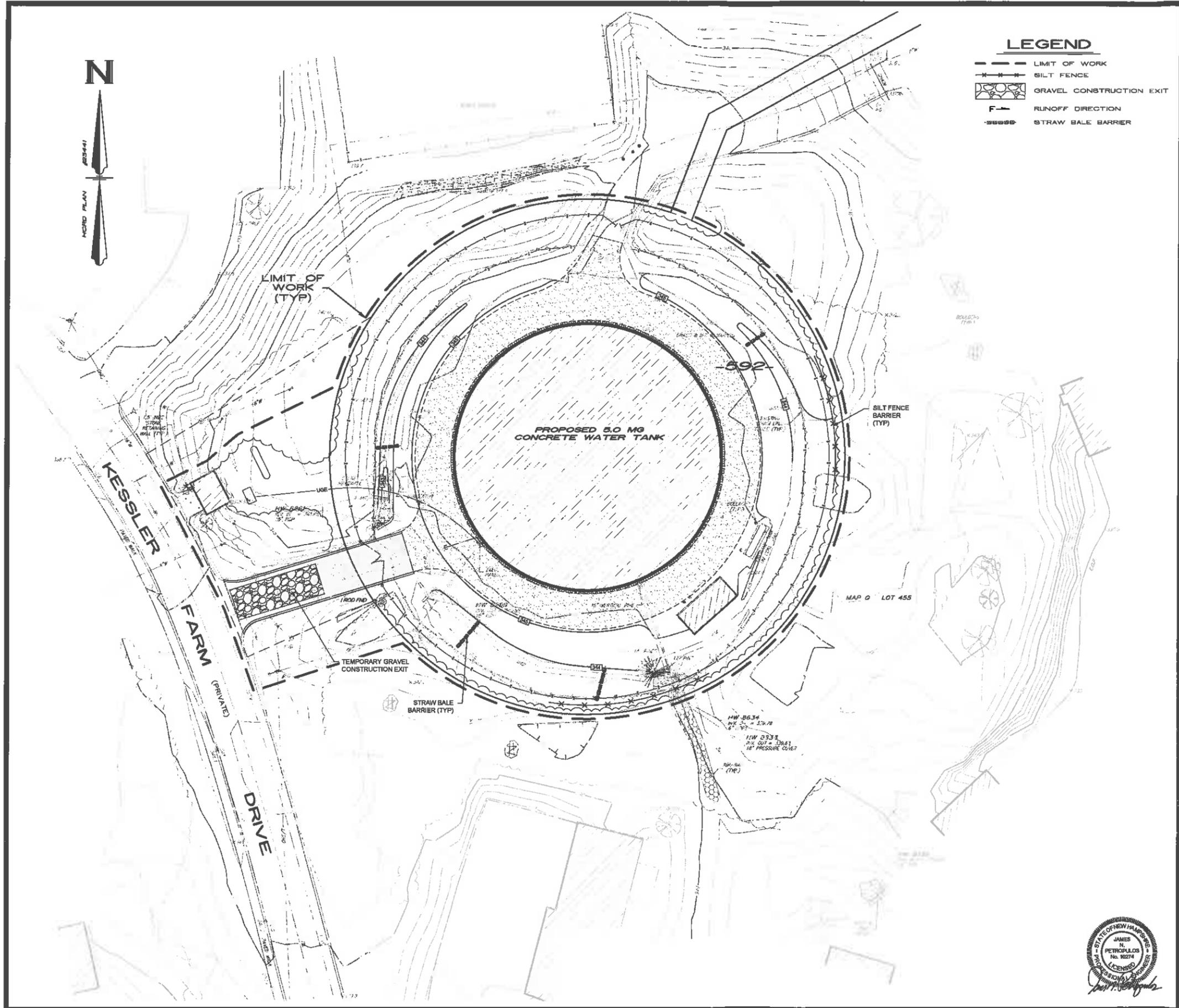
SCALE: 1"=20 Feet
1"=6.096 Meters

25 OCTOBER 2019

HSI Hayner/Swanson, Inc.
Civil Engineers/Lead Surveyors
3 Congress Street 121 Middlesex Turnpike
Nashua, NH 03062 Burlington, MA 01803
(603) 883-2057 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 1199 DRAWING NAME: 2301-F021 2301 4 OF 8
DRAWING LOC: \\2300\2301\DWG





GENERAL NOTES:

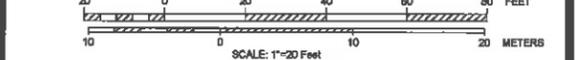
1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
3. LOAM AND MATERIAL STOCKPILE AREAS AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. STOCKPILE AREAS SHALL BE SURROUNDED BY SILT FENCE AND RE-SEEDED IF THEY ARE LEFT UNLOCKED FOR MORE THAN TEN (10) DAYS.
4. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
5. ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
6. SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-QUARTER THE HEIGHT OF THE SILT FENCE.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCING, TEMPORARY CONSTRUCTION FENCING, AND STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAN & GRUB SITE ACCORDING TO PLAN. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY.
3. PERFORM CONSTRUCTION OF STAGING AREAS.
4. BEGIN DEMOLITION OF EXISTING WATER TANK.
5. BEGIN NEW WATER TANK CONSTRUCTION.
6. LOAM AND REED ALL DISTURBED AREAS.
7. INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES.
8. SITE LANDSCAPING ALONG WITH PERMANENT SEEDING OF ALL DISTURBED AREAS.
9. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES NOT NEEDED.

No.	DATE	ADDRESS TRC COMMENTS	REVISION	BY
1	12/17/19			JBP

EROSION CONTROL PLAN
 (MAP 'G' LOT 592)
KESLER FARM DRIVE WATER TANK RECONSTRUCTION
 69 KESLER FARM DRIVE
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR:
PENNICHUCK WATER WORKS, INC.
 PO BOX 1947 25 MANCHESTER STREET MERRIMACK, NH 03054 (603) 913-2300
 RECORD OWNER:
THE UNIT OWNERS' ASSOCIATION OF THE VILLAGE AT KESLER FARM CONDOMINIUM
 C/O NORTH POINT PROPERTY MANAGEMENT, 55 LAKE STREET, 4TH FLOOR, SUITE 7 NASHUA, NH 03060



25 OCTOBER 2019

HSL Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Congress Street 131 Middlesex Turnpike
 Nashua, NH 03063 Burlington, MA 01803
 (603) 883-2037 (781) 263-1901
 www.hayner-swanson.com



NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager/Development
FOR: February 6, 2020
RE: **New Business #3 - Site Plan**

I. Project Statistics:

Owner: Christos P. & Denise B. Scumniotales
Applicant: GC Pizza Hut
Proposal: Site plan to convert an existing restaurant into a carryout delivery restaurant with associated site improvements
Location: 303 Main Street
Total Site Area: 0.24 acres (9,888 sf)
Existing Zoning: D3/MU-Downtown 3/Mixed Use
Surrounding Uses: Commercial and residential

II. Background Information:

A variance was approved by the Zoning Board of Adjustment (ZBA) for the property in 1966 to allow a restaurant and is home to Poor Pierre's. On December 10, 2019 the ZBA granted two variances, one for minimum stacking space and the second for minimum distance to drive-thru exit with one stipulation to allow this project to move forward; the approval letter is attached.

III. Project Description:

The purpose of this plan is for a walk-up Pizza Hut with no indoor or outdoor seating. There will be a walk up window in the front and a drive-thru window for pick-up only in the back. Pizzas are ordered online and picked up or at the counter in the front for walk-ins. Payment is made online when the pizza is ordered. The customers are given a scheduled time for pick-up. If a customer comes before the pizza is ready, they would be instructed to park their vehicle or drive around the block until their order is ready. There are no money transactions at the drive-thru window.

The existing building is located at the corner of Main and Lake Street. The site is almost entirely paved. The building elevations will be updated, but the building footprint will stay. As part of the redevelopment of the property, a number of landscaped areas are proposed to improve the overall appearance of the site. Typical hours of operation would be 11 am to 10 pm from Sunday to Thursday and 11 am to midnight on Friday and Saturday. On-site parking is not required in this zone; however, there will be 7 on-site parking spaces provided, including one handicapped space.

A traffic memo has been submitted as part this project and indicates that based on the City of Nashua Traffic Impact Report Threshold Worksheet, this project does not require a full traffic impact study. The city traffic engineer has reviewed this project and has asked the applicant for a voluntary contribution of \$10,400 for future transportation improvements along Main Street. Presently access to and from the site is via two curb cuts, one on Main Street and the other on Lake Street. The applicant is proposing to have access to the site via Lake Street only and exit only off of Main Street, with no turn restrictions. The traffic engineer would like the applicant to address whether they believe a left turn restriction would be appropriate.

A stormwater memo dated January 22, 2020 has been submitted and indicates that with a decrease in impervious area, the site will reduce the sheet flow and allow more stormwater to infiltrate and a stormwater report is not required as there are no new structures being designed and the proposed condition will reduce the existing stormwater flow.

Within the Mixed Use Districts, all site plans submitted to the planning board for approval shall be accompanied by a site plan suitability report and is subject to the provisions of the code. The report has been attached for the Board's review. In approving any site plan under the provisions of this section, §190-23F, the planning board may vary the dimensional requirements of the underlying zone.

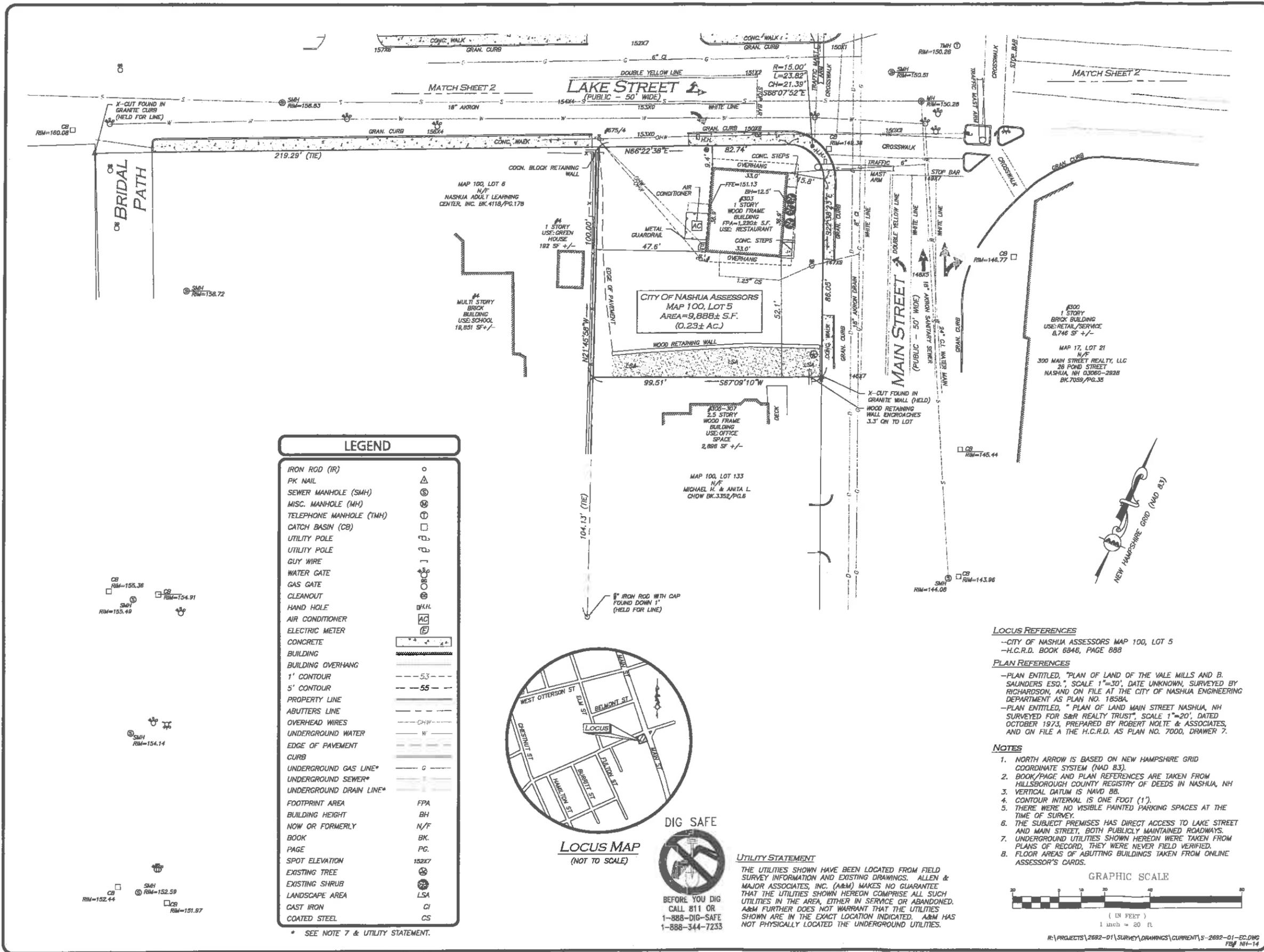
City Staff has reviewed the plans; comments are attached.

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) and §190-23F. 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. Prior to the chair signing the plan, minor drafting corrections will be made.
2. Prior to the Chair signing the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final mylar and paper copies submitted to the City.
3. Prior to the issuance of a building permit, the electronic copy of the plan will be submitted to the City of Nashua.
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 the issuance of a building permit, all comments in an e-mail from Joe Mendola, Street Construction Engineer, dated January 28, 2020 shall be addressed to the satisfaction of the Engineering Department.

6. Prior to the issuance of a building permit, all comments in letter from Wayne Husband, P.E. dated January 27, 2020 and December 30, 2019 shall be addressed to the satisfaction of the Engineering Department.
7. Any other use other than Pizza Hut may require the applicant to go back before the Zoning Board of Adjustment and/or the Planning Board.
8. All stipulations of the Zoning Board of Adjustment dated December 11, 2019 are incorporated herein.
9. Any work within the right-of-way shall require a financial guarantee.
10. Prior to the issuance of a certificate of occupancy, all site improvements will be completed.



THIS IS TO CERTIFY THAT:
 THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN SEPTEMBER 3, 2019 THROUGH DECEMBER 27, 2019, AND HAS AN ERROR OF CLOSURE NO GREATER THAN 1:10,000.

ALLEN & MAJOR ASSOCIATES, INC.
 LICENSED LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
A	01/14/2020	Gas Line Liberty Utilities

APPLICANT/OWNER:
 PIZZA HUT
 116 RADIO CIRCLE DRIVE, SUITE 200
 MT. KISCO, NY, 10549

PROJECT:
303 MAIN STREET
 NASHUA, NH

PROJECT NO.	2692-01	DATE	1/10/20
SCALE:	1" = 20'	DWG. NAME:	S-2692-01-EC
DRAFTED BY:	AIR	CHECKED BY:	JPS



ALLEN & MAJOR ASSOCIATES, INC.
 civil & structural engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 400 HARVEY ROAD
 MANCHESTER, NH 08108
 TEL: (603) 697-6500
 FAX: (603) 627-6501

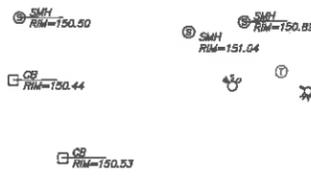
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. QUANTITY'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT, DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:	EXISTING CONDITIONS SURVEY	SHEET No.	2
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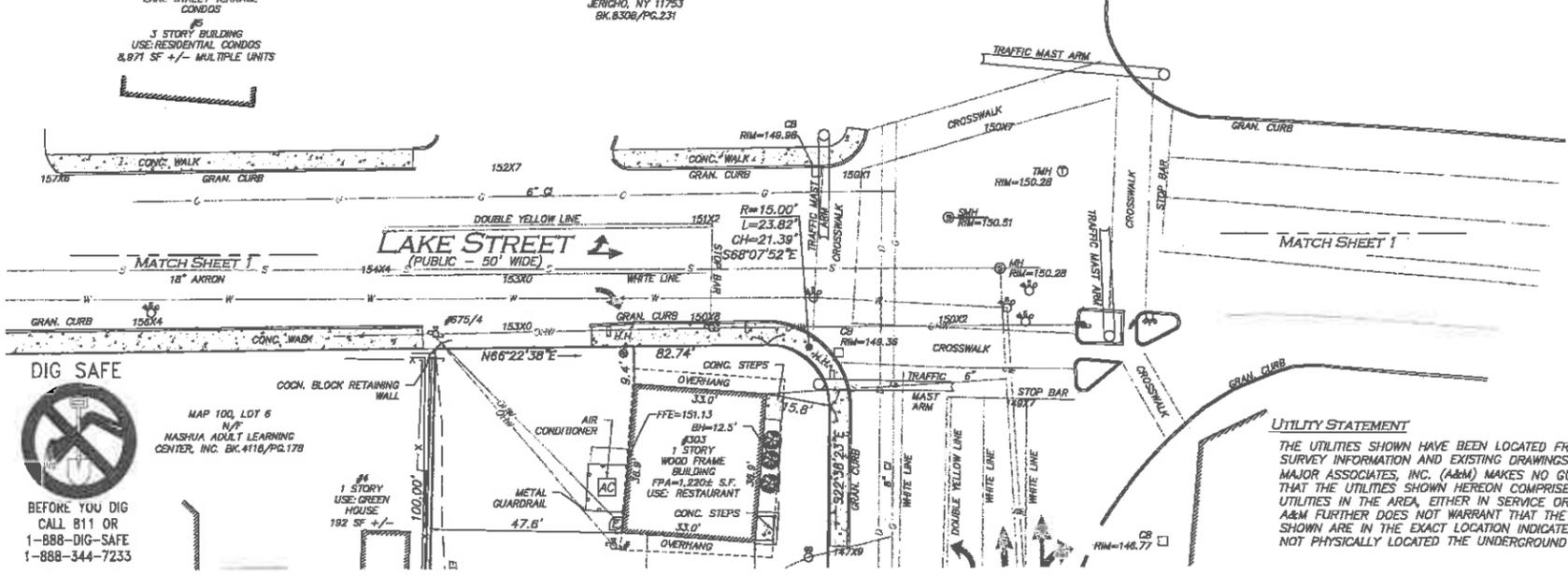
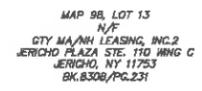
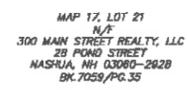
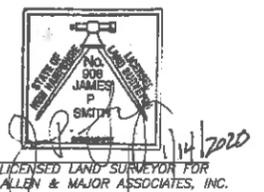


LOCUS MAP
(NOT TO SCALE)



LEGEND	
IRON ROD (IR)	o
PK NAIL	△
SEWER MANHOLE (SMH)	⊙
MISC. MANHOLE (MH)	⊕
TELEPHONE MANHOLE (TMH)	⊖
CATCH BASIN (CB)	□
UTILITY POLE	⊕
UTILITY POLE	⊖
GUY WIRE	—
WATER GATE	⊕
GAS GATE	⊖
CLEANOUT	⊕
HAND HOLE	⊖
AIR CONDITIONER	⊕
ELECTRIC METER	⊖
CONCRETE	▭
BUILDING	▭
BUILDING OVERHANG	▭
1' CONTOUR	---5.3---
5' CONTOUR	---5.5---
PROPERTY LINE	---
ABUTTERS LINE	---
OVERHEAD WIRES	---
UNDERGROUND WATER	---
EDGE OF PAVEMENT	---
CURB	---
UNDERGROUND GAS LINE*	---
UNDERGROUND SEWER*	---
UNDERGROUND DRAIN LINE*	---
FOOTPRINT AREA	FPA
BUILDING HEIGHT	BH
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.
SPOT ELEVATION	152X7
EXISTING TREE	⊕
EXISTING SHRUB	⊖
LANDSCAPE AREA	LSA
CAST IRON	CI
COATED STEEL	CS

THIS IS TO CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON
THE GROUND SURVEY PERFORMED ON OR
BETWEEN SEPTEMBER 3, 2019 THROUGH
DECEMBER 27, 2019, AND HAS AN ERROR OF
CLOSURE NO GREATER THAN 1:10,000.

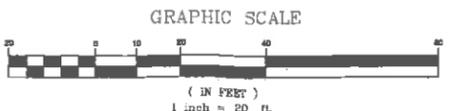


LOCUS REFERENCES
-CITY OF NASHUA ASSESSORS MAP 100, LOT 5
-H.C.R.D. BOOK 6846, PAGE 888

PLAN REFERENCES
-PLAN ENTITLED, "PLAN OF LAND OF THE VALE MILLS AND B. SAUNDERS ESQ.", SCALE 1"=30', DATE UNKNOWN, SURVEYED BY RICHARDSON, AND ON FILE AT THE CITY OF NASHUA ENGINEERING DEPARTMENT AS PLAN NO. 1858A.
-PLAN ENTITLED, "PLAN OF LAND MAIN STREET NASHUA, NH SURVEYED FOR S&R REALTY TRUST", SCALE 1"=20', DATED OCTOBER 1973, PREPARED BY ROBERT NOLTE & ASSOCIATES, AND ON FILE AT THE H.C.R.D. AS PLAN NO. 7000, DRAWER 7.

NOTES
1. NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM HILLSBOROUGH COUNTY REGISTRY OF DEEDS IN NASHUA, NH
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. THERE WERE NO VISIBLE PAINTED PARKING SPACES AT THE TIME OF SURVEY.
6. THE SUBJECT PREMISES HAS DIRECT ACCESS TO LAKE STREET AND MAIN STREET, BOTH PUBLICLY MAINTAINED ROADWAYS.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS OF RECORD, THEY WERE NEVER FIELD VERIFIED.
8. FLOOR AREAS OF ABUTTING BUILDINGS TAKEN FROM ONLINE ASSESSOR'S CARDS.

UTILITY STATEMENT
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



DIG SAFE
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

REV	DATE	DESCRIPTION
A	01/14/2020	Gas Line Liberty Utilities

APPLICANT/OWNER:
PIZZA HUT
116 RADIO CIRCLE DRIVE, SUITE 200
MT. KISCO, NY, 10549

PROJECT:
**303 MAIN STREET
NASHUA, NH**

PROJECT NO.	2892-01	DATE:	1/10/20
SCALE:	1" = 20'	DWG. NAME:	S-2892-01-EC
DRAFTED BY:	AJR	CHECKED BY:	JPS



ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 837-5590
FAX: (603) 697-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH
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DRAWING TITLE:	SHEET No.
EXISTING CONDITIONS SURVEY	3



- NOTES**
1. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
 2. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 3. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
 4. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
 5. ALL WORK MUST CONFORM TO THE CITY OF NASHUA, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND ANY WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT.
 6. THE CONTRACTOR IS RESPONSIBLE FOR CALLING DIG SAFE PRIOR TO START OF CONSTRUCTION.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE CITY DEPARTMENTS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
 8. CONTRACTOR SHALL TAKE CARE TO MINIMIZE DUST ENTERING THE TRAVEL WAY OR OTHER ROW AREAS BY APPROPRIATE MITIGATION METHODS.
 9. STREET RESTORATION WILL BE DONE IN ACCORDANCE TO NRD 285-13.
 10. FOR ALL WORK ON MAIN ST OR LAKE ST, A TRAFFIC CONTROL PLAN WILL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT FOR REVIEW AT LEAST 30 DAYS PRIOR TO A PRE-CONSTRUCTION MEETING. THIS TRAFFIC CONTROL PLAN WILL INCLUDE PEDESTRIAN ACCOMMODATIONS.
 11. PRIOR TO ANY DEMOLITION WORK, THE CONTRACTOR WILL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF NASHUA.
 12. WHEN ANY CITY INFRASTRUCTURE NEED TO BE HANDLED, INCLUDING CURBING, SIGNS, ETC. IT SHALL BE PROTECTED FROM DAMAGE OR REPLACED IF ITS CONDITION IS UNACCEPTABLE.
 13. CONTRACTOR TO OBTAIN A STREET OPENING PERMIT PRIOR TO WORK IN THE ROW.
 14. LIMITS AND ANGLE POINTS OF THE RETAINING WALL TO BE STAKED AS NECESSARY IN THE FIELD PRIOR TO INSTALLATION.



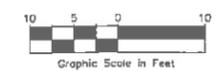
TAX MAP 100 LOT 5
SITE PREPARATION PLAN
 303 MAIN STREET
 NASHUA, NH
 OWNED BY
CHRISTOS & DENISE SCUMNIOALES
 PREPARED FOR
GC PIZZA HUT

SCALE: 1"=10' OCTOBER 10, 2019

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 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



OCTOBER 10, 2019
FOR REVIEW ONLY
 Not For Construction



REV	DATE	DESCRIPTION	BY	CHK
1	01/22/20	CITY OF NASHUA COMMENTS	SCV	RD

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists

48 Constitution Drive, Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

18009.02 DR SV FB
 CK RD CAD/PLE 18009-00 Site SHEET 4 OF 10

NOTES

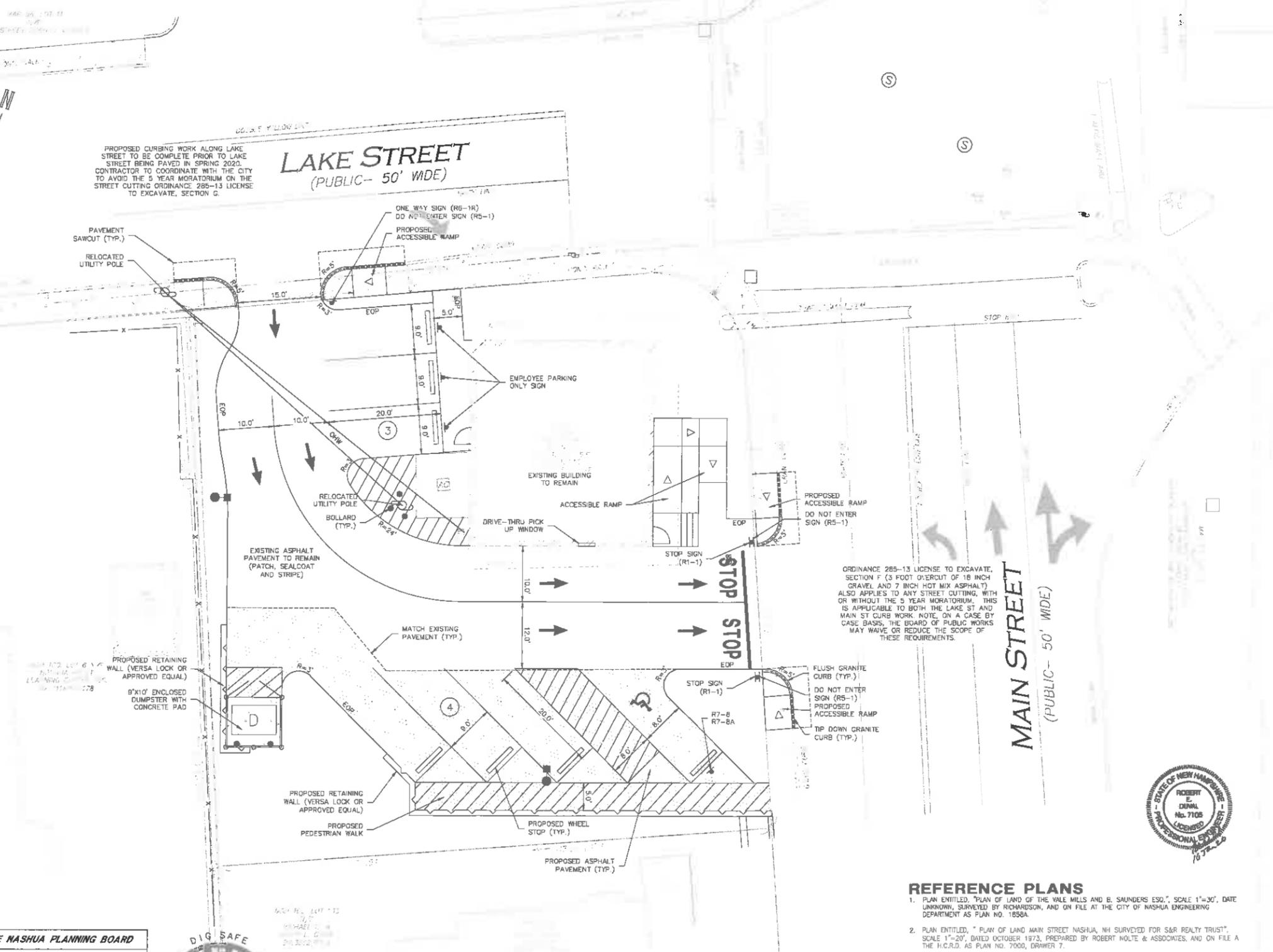
- THE OWNER OF RECORD OF MAP 100 LOT 5: CHRISTOS & DENISE SCUMMIOTALE, 303 MAIN STREET, NASHUA, NH 03060.
DEED REFERENCE TO PARCEL IS BK. 6846 PG. 888 IN THE H.C.R.D.
AREA OF THE PARCEL IS 9,888 S.F.± OR 0.24 ACRES±.
- THE PURPOSE OF THIS PLAN IS TO RENOVATE THE EXISTING RESTAURANT BUILDING TO A RESTAURANT WITH DRIVE-THRU AND PICK UP SERVICE ONLY.
- CURRENT ZONING IS DOWNTOWN DISTRICT 3/MIXED-USE OVERLAY (D-3/MU) ZONING DISTRICT. THE PROPOSED DRIVE-THRU IS PERMITTED IN THIS ZONE.

	REQUIRED	PROVIDED
MIN. LOT SIZE:	NO MIN.	9,888 S.F.
MIN. LOT FRONTAGE:	NO MIN.	192±
MIN./MAX. BUILDING SETBACKS:		
FRONT	0'/10'	5.5'± (ROOF OVERHANG)/ 9.4'± (BUILDING)
SIDE	0'/10'	48.5±
REAR	10'	N/A
MAX. BUILDING HEIGHT:	60' (4 ST.)	<60' (1 ST.)
MAX. LOT COVERAGE:	0%	N/A
MAX. FLOOR AREA RATIO:	0	N/A
- PARKING/LOADING CALCULATIONS:
REQUIRED: DRIVE-THRU/ WALK-IN RESTAURANT
MIN. 1 SPACE PER 75 SF (1,220 SF) = 17 SPACES
MAX. 1 SPACE PER 65 SF (1,220 SF) = 19 SPACES
PROPOSED: *7 SPACES (WAIVER REQUIRED, (SEC. 190-198 (A))
REQUIRED LOADING: NO LOADING REQUIRED FOR BUILDINGS LESS THAN 5,000 SF.
- STACKING REQUIREMENTS:
MIN. STACKING DISTANCE (1 LANE): 180' *86' (SPECIAL EXCEPTION ZBA APPROVED, (SEC.191.41 (4)&(5))
MIN. DRIVE-THRU DISTANCE TO EXIT: 80' *31' (SPECIAL EXCEPTION ZBA APPROVED, (SEC.191.41 (4)&(5))
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
DRAINAGE: MUNICIPAL
SEWER: MUNICIPAL
WATER: BETHLEHEM WATER WORKS
GAS: LIBERTY UTILITIES
ELECTRIC: EVERSOURCE
TELEPHONE: COMCAST OR FAIRPOINT COMMUNICATIONS
CABLE: COMCAST
- LANDSCAPE REQUIREMENTS (WAIVER REQUIRED, SEC. 195-185 (B) & (C) TO PROVIDE LESS TREES AND SHRUBS IN THE FRONTAGE)
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF NASHUA ZONING ORDINANCE, SITE PLAN REGULATIONS, AND STANDARD SPECIFICATION.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- PRIOR TO ANY WORK BEING CONDUCTED, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW PROPOSED WORK.
- 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.
- HOURS OF OPERATION FOR THE PROPOSED PIZZA HUT DRIVE-THRU ARE 10:30AM-11:00PM SUNDAY-THURSDAY AND 10:30AM-12:00AM FRIDAY AND SATURDAY.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND NUMBER OF SPACES.
- A PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD BEFORE ANY ACTIVITY OCCURS ON-SITE.

PROPOSED CURBING WORK ALONG LAKE STREET TO BE COMPLETE PRIOR TO LAKE STREET BEING PAVED IN SPRING 2020. CONTRACTOR TO COORDINATE WITH THE CITY TO AVOID THE 5 YEAR MORATORIUM ON THE STREET CUTTING ORDINANCE 285-13 LICENSE TO EXCAVATE, SECTION G.

LAKE STREET
(PUBLIC - 50' WIDE)

MAIN STREET
(PUBLIC - 50' WIDE)



ORDINANCE 285-13 LICENSE TO EXCAVATE, SECTION F (3 FOOT OVERCUT OF 18 INCH GRAVEL AND 7 INCH HOT MIX ASPHALT) ALSO APPLIES TO ANY STREET CUTTING, WITH OR WITHOUT THE 5 YEAR MORATORIUM. THIS IS APPLICABLE TO BOTH THE LAKE ST AND MAIN ST CURB WORK NOTE, ON A CASE BY CASE BASIS, THE BOARD OF PUBLIC WORKS MAY WAIVE OR REDUCE THE SCOPE OF THESE REQUIREMENTS.

APPROVED BY THE NASHUA PLANNING BOARD
ON _____ AND
CHAIRMAN: _____
SECRETARY: _____

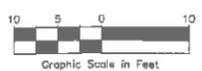
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REFERENCE PLANS

- PLAN ENTITLED, "PLAN OF LAND OF THE VALE MILLS AND B. SAUNDERS ESQ.", SCALE 1"=30', DATE UNKNOWN, SURVEYED BY RICHARDSON, AND ON FILE AT THE CITY OF NASHUA ENGINEERING DEPARTMENT AS PLAN NO. 1858A.
- PLAN ENTITLED, "PLAN OF LAND MAIN STREET NASHUA, NH SURVEYED FOR S&R REALTY TRUST", SCALE 1"=20', DATED OCTOBER 1973, PREPARED BY ROBERT NOLTE & ASSOCIATES, AND ON FILE A THE H.C.R.D. AS PLAN NO. 7000, DRAWER 7.



TAX MAP 100 LOT 5
SITE PLAN
303 MAIN STREET
NASHUA, NH
OWNED BY
CHRISTOS & DENISE SCUMMIOTALE
PREPARED FOR
GC PIZZA HUT
SCALE: 1"=10' OCTOBER 10, 2019

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
48 Constitution Drive, Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

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	OK	RD	CADP/LE	18009-00 Site	SHEET 5 OF 10

REV	DATE	CITY OF NASHUA COMMENTS	SCV	RD
1	01/22/20			



- NOTES**
1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
 4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
 5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
 6. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
 7. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
 8. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBS, SIDEWALKS AND ALIGNMENTS.
 9. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
 10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
 11. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
 12. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
 13. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
 14. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
 15. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-RQ 1500 AS APPLICABLE.
 16. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- ALL WORK MUST CONFORM TO THE CITY OF NASHUA, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND ANY WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT.

MAIN STREET
(PUBLIC - 50' WIDE)

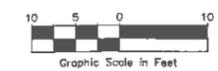


TAX MAP 100 LOT 5
GRADING, DRAINAGE & UTILITY PLAN
303 MAIN STREET
NASHUA, NH
 OWNED BY
CHRISTOS & DENISE SCUMNIOTALES
 PREPARED FOR
GC PIZZA HUT
 SCALE: 1"=10' OCTOBER 10, 2019

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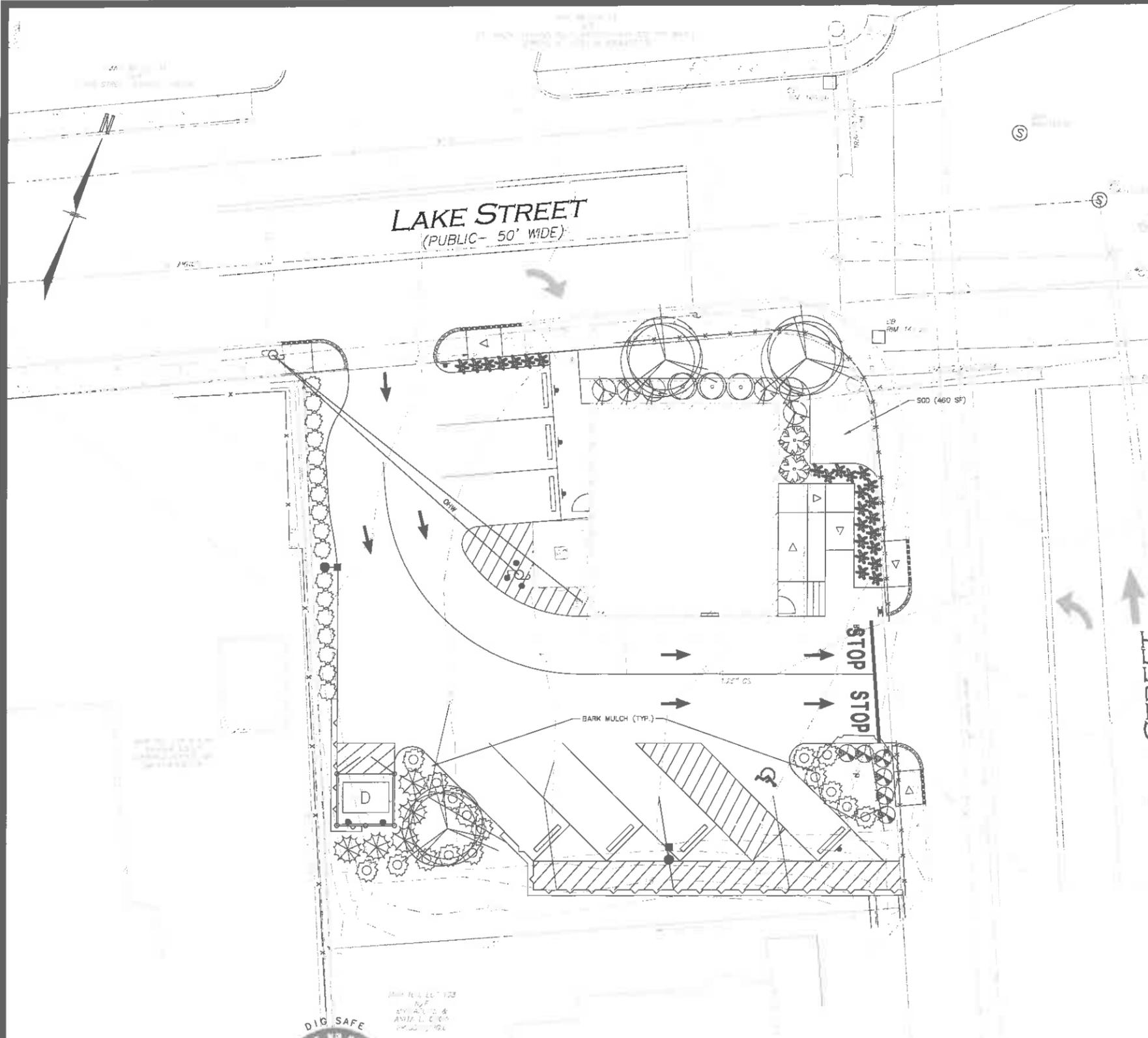
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1	01/22/20	CITY OF NASHUA COMMENTS	SCV	RD

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 Structural Engineers | Bedford, NH 03110
 Traffic Engineers | Phone (603) 472-4488
 Land Surveyors | Fax (603) 472-8747
 Landscape Architects | www.tfmoran.com
 Scientists

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LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	3	AMELANCHIER LAEVIS 'CUMULUS' CUMULUS SERVICEBERRY	2 1/2" TO 3" CAL.	B&B
	1	GLEDITSIA T.L. 'STREET KEEPER' STREET KEEPER HONEYLOCUST	2 1/2" TO 3" CAL.	B&B
	2	CORNUS ALBA 'IVORY HALO' IVORY HALO DOGWOOD	2' TO 2 1/2'	B&B
	6	HYDRANGEA 'BLUSHING BRIDE' BLUSHING BRIDE HYDRANGEA	5 GAL.	CONT.
	6	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPICE	3 GAL.	CONT.
	16	JUNIPERUS C. 'PITZERIANA COMPACT' COMPACT PITZER JUNIPER	18" TO 24"	CONT.
	3	TAXUS M. 'BLACK KNIGHT' BLACK KNIGHT YEW	2' TO 2 1/2'	B&B
	5	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	5' TO 6'	B&B
	17	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	3 GAL.	CONT.
	25	PENNISETUM ALOPECUROIDES 'HAMELIN' HAMELIN FOUNTAIN GRASS	3 GAL.	CONT.

LANDSCAPE REQUIREMENTS

LANDSCAPE CALCULATIONS
 YARD AREA: FRONTAGE = 149'
 REQUIRED: 1 SHADE TREE/40' OF FRONTAGE ALONG PUBLIC STREETS (2 ORNAMENTAL TREES MAY BE USED INSTEAD) = 4 STREET TREES
 PROPOSED: 3 TREES*
 REQUIRED: 1 SHRUB PLUS 1 SHRUB/5' (LINEAL) OF FRONTAGE = 30 SHRUBS
 PROPOSED: 21 SHRUBS*
 *REQUIRES WAIVER

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
6. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBROUS, COMPACT ROOT SYSTEM.
7. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
8. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
9. ALL LANDSCAPED AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION. SEE IRRIGATION NOTES.
10. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
11. ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

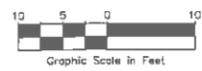


TAX MAP 100 LOT 5
LANDSCAPE PLAN
 303 MAIN STREET
 NASHUA, NH
 OWNED BY
CHRISTOS & DENISE SCUMNIOTALE
 PREPARED FOR
GC PIZZA HUT
 SCALE: 1"=10' OCTOBER 10, 2019

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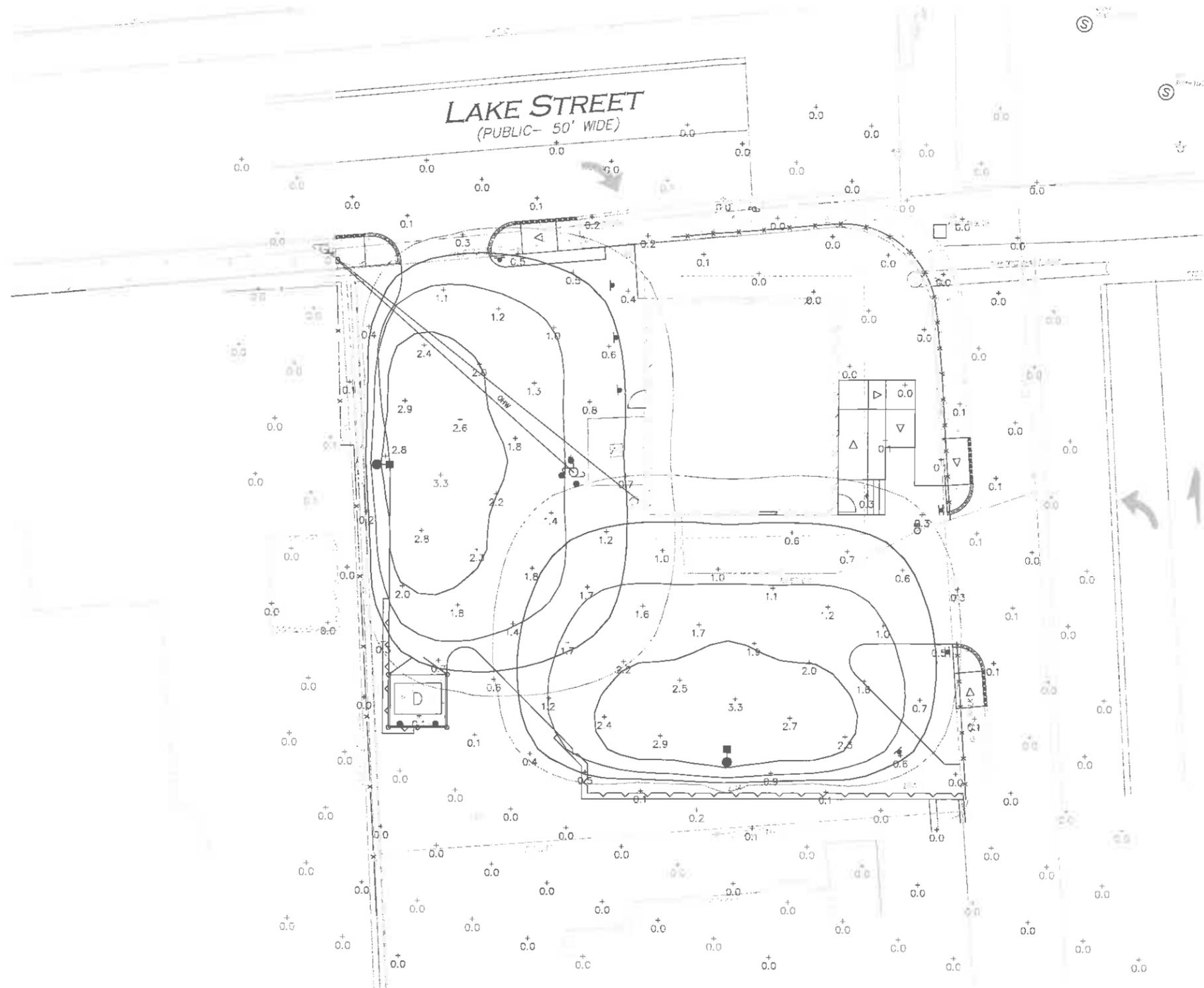
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TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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SHEET 7 OF 10



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
●	2	S4	SING.E	GLEON-AF-C1-LED-E1-SL4-HSS/SSS4A155FN1 (1E' AF2)

StatArea_1
 DRIVES AND PARKING
 Illuminance (fc)
 Average = 1.77
 Maximum = 3.3
 Minimum = 0.5
 Avg/Min Ratio = 3.54
 Max/Min Ratio = 6.60



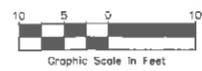
LIGHTING PLAN DESIGNED BY CHARRON LIGHTING

TAX MAP 100 LOT 5
LIGHTING PLAN
303 MAIN STREET
NASHUA, NH
 OWNED BY
CHRISTOS & DENISE SCUMNIOTALES
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GC PIZZA HUT
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			DR	CK

TFM	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone (603) 472-4488
	Land Surveyors	Fax (603) 472-9747
	Landscape Architects	www.tfmoran.com
	Scientists	

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SHEET L-1



EXTERIOR FINISH SCHEDULE			
KEY	TYPE	PRODUCT SPECIFICATION INFO	NOTES
SIDING			
1	PRE-FINISHED METAL	MANUFACTURER: TBD STYLE: MATTE BLACK	AWNEX TREY HENDON 770-704-7404/15
11	PAINT	MANUFACTURER: TBD STYLE: TBD COLOR: PAINTED TAN, DETERMINE COLOR WITH OWNER	G.C. TO COORDINATE W/ MANUFACTURER'S INSTALL REQUIREMENTS
12	CLAPBOARD SIDING	MANUFACTURER: UFF HILLSBORO STYLE: CEMENTITIOUS LAP SIDING COLOR: SADDLE	G.C. TO COORDINATE W/ MANUFACTURER'S INSTALL REQUIREMENTS
51	STANDING SEAM SIDING	MANUFACTURER: DMI STYLE: STANDING SEAM SIDING COLOR: BRITE RED	G.C. TO COORDINATE W/ MANUFACTURER'S INSTALL REQUIREMENTS
41	PORCELAIN STONE ALTERNATE: DMI F1012 METAL PANEL	MANUFACTURER: CROSSVILLE PORCELAIN STONE STYLE: BASALT #AV 225 (12"x24") COLOR: CLEAR ANODIZED ALTERNATE MANUFACTURER: DMI ALTERNATE STYLE: DMI F1012 ALTERNATE COLOR: MATTE BLACK	G.C. TO COORDINATE W/ MANUFACTURER'S INSTALL REQUIREMENTS
91	STOREFRONT	MANUFACTURER: TBD STYLE: TBD COLOR: MATTE BLACK	G.C. TO COORDINATE W/ MANUFACTURER'S INSTALL REQUIREMENTS

EXTERIOR LIGHTING SCHEDULE		
KEY	TYPE	NOTES
LIGHTING		
1-002	ALUMINUM FINISH	EXTERIOR WALL SCONCE, ADA COMPLIANT UP/DOWN CYLINDER ALUMINUM FINISH (MINKA), 11W

NOTES:
SEE A9.00 FOR WINDOW SCHEDULE

PROJECT NO. 2019XXX

PIZZA HUT NASHUA
303 MAIN STREET NASHUA, NH 03060

23 SEPTEMBER 2019

