

1. Planning Board Regular Meeting Agenda (PDF)

Documents:

[20200220 NCPB AGENDA.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20200220 26 AND 32 GROTON ROAD SUBDIVISION STAFF REPORT.PDF](#)

[20200220 26 AND 32 GROTON ROAD SUBDIVISION PLAN.PDF](#)

[20200220 100-300 INNOVATIVE WAY SITE PLAN STAFF REPORT.PDF](#)

[20200220 100-300 INNOVATIVE WAY 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

February 7, 2020

AGENDA

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, February 20, 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 February 6, 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

1. The Terrell-Holt Family Revocable Trust-2005 (Owner). Joshua & Caleb Becker, B&A Property Preservation, LLC (Applicant) - Application and acceptance of proposed lot line relocation/subdivision. The property is located at 26 Groton Road Sheet D - Lot 5. Zoned "R40" Suburban Residence. Ward 5.

NEW BUSINESS – SITE PLANS

2. 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. **(Postponed from the February 6, 2020 meeting)**
3. 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.
2. Referral of the FY2021 Capital Improvements Program from the Capital Improvements Committee to the Nashua City Planning Board.

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

March 5, 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: Linda Panny, Deputy Planning Manager/Development
FOR: February 20, 2020
RE: **New Business #1 - Subdivision Plan**

I. Project Statistics:

Owner : The Terrell-Holt Family Revocable Trust-2005
Applicant: B&A Construction LLC
Proposal: Lot line relocation plan
Location: 26 & 32 Groton Road
Total Site Area: 11.293 acres (491,937 sf)
Existing Zoning: R40 - Suburban Residence
Surrounding Uses: Residential

II. Background Information:

There are several structures on the lots, including a 40' x 100'. The property has been used as a sawmill mill/lumber yard for many years. In the 1990s they received a special exception in support of a sawmill operation. More recently, the applicant appeared before the Zoning Board of Adjustment and received a variance to allow two principal structures on Lot 265 with the stipulation that the existing house (26 Groton Road) be demolished by September 30, 2020. The approval letter and minutes are attached.

III. Project Description:

The purpose of this plan is to transfer 119,359 sf from Lot 5 to Lot 265. Two waivers have been requested as part of this application. The first is to show existing conditions and the second is for drafting standards. The scale of the plan shall not be smaller than 50 feet to one inch; the applicant is requesting a waiver to allow a plan scale of one inch equals 50 feet.

The plan was reviewed by City staff; comments are attached.

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 § 190-282(B)(9), which requires an existing conditions plan, **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 the scale of the conditional plan shall not be smaller than 50 feet to one inch, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. Prior to the chair signing the plan, all minor drafting corrections will be made.
4. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
5. All stipulations of the Zoning Board of Adjustment dated November 26, 2019 are incorporated herein.
6. Any work within the right- of-way shall require a financial guarantee.

REFERENCE PLANS:

1. "PLAN OF LOT LINE RELOCATION - GROTON ROAD - NASHUA, N.H. - SURVEYED FOR EDWARD BAKER", SCALE 1"=50', DATED DECEMBER 1976, BY W. ROBERT HOLTE & ASSOCIATES, RECORDED IN THE H.C.R.D. AS PLAN #1894.
2. "FINAL LOT LINE RELOCATION PLAN - MAP D, LOTS 5 & 265 - 32 GROTON ROAD - NASHUA, NEW HAMPSHIRE - PREPARED FOR - THOMAS C. HOLT", SCALE 1"=50', DATED JULY 10, 1998 AND LAST REVISED SEPTEMBER 5, 1998, BY C. COO & CORNS, INC. RECORDED IN THE H.C.R.D. AS PLAN #2822.
3. "SUBMISSION - PLAN OF LAND - GROTON ROAD - NASHUA, N.H. - SURVEYED FOR L. EDWARD BAKER", SCALE 1"=50', DATED JULY 1971, BY W. ROBERT HOLTE & ASSOCIATES, RECORDED IN THE H.C.R.D. AS PLAN #2220.
4. "PLAN OF LAND - GROTON ROAD - NASHUA, N.H. & DUNSTABLE, MASS. - SURVEYED FOR JOHN HOLTE", SCALE 1"=50', DATED JUNE 1974, BY W. ROBERT HOLTE & ASSOCIATES, RECORDED IN THE H.C.R.D. AS PLAN #8574.

NOTES CONTINUED:

12. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTIES OTHER THAN THOSE SHOWN.
13. A VARIANCE FROM THE LAND USE CODE, SECTION 190-27 (B), WAS GRANTED AT THE NOVEMBER 27, 2019 ZONING BOARD OF ADJUSTMENT MEETING, ALLOWING TO EXCEED THE MINIMUM NUMBER OF PRINCIPAL STRUCTURES ON ONE LOT - ONE PERMITTED, ONE EXISTING AND ONE ADDITIONAL STRUCTURE PROPOSED. THE EXISTING HOUSE ON PARCEL 'A' SHALL BE RELOCATED BY SEPTEMBER 30, 2020.
14. PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CONFORMANCE AND HANDLING ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
15. A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. THE SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III-B OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO PAVEMENT, GRADE AND MARKING.
17. 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.
18. PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE SEWER WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS, IF NECESSARY, SHALL BE RECEIVED.
19. THE PROPOSED BUILDING SHALL BE SERVED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND ON-SITE SEWAGE. IT SHALL ALSO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND PRIVATE WELLS. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
20. STREET AND UTILITY IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF NASHUA REVISED ORDINANCES (N.R.O.).
21. PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 265-12.
22. A SEPTIC SYSTEM DESIGN FOR PROPOSED LOT D-5 WILL BE SUBMITTED TO THE NASHUA HEALTH DEPT. AND NH-DLS SUBSURFACE BUREAU FOR APPROVAL PRIOR TO APPLYING FOR A BUILDING PERMIT. PROPOSED NEW LOT D-5 WILL HAVE A STREET ADDRESS OF #74.
23. NHADES SUBMISSION APPROVAL FOR PROPOSED LOT D-5 IS PENDING.

ABUTTERS:

- | | |
|---|---|
| MAP D LOT 5
B & A CONSTRUCTION LLC
13 COLUMBIA DRIVE, UNIT 2
AMHERST, NH 03031
BK.0230 PG.1631 10/29/19
(26 GROTON ROAD) | MAP D LOT 615
JENNIFER N. & JOSEPH D. RIPLEY
17 GROTON ROAD
NASHUA, NH 03062
BK.0248 PG.2271 12/23/19
(17 GROTON ROAD) |
| MAP D LOT 265
TERRELL-HOLT FAMILY REV. TRUST
TERRELL-HOLT, PATRICIA, TRUSTEE
18 GROTON RD
NASHUA, NH 03062
BK.0161 PG.1729 4/22/19
(32 GROTON ROAD) | MAP D LOT 378
CATHERINE E. & ROBERT J. HART
19 GROTON ROAD
NASHUA, NH 03062
BK.1742 PG.1217 9/26/08
(19 GROTON ROAD) |
| MAP D LOT 7
CIN LEAS-G CORP
1471 WYTHAM ST
DUNSTON, MA 01826-5439
D.L.0258 PG.2021 10/28/19
(40 GROTON ROAD) | MAP D LOT 316
CITY OF NASHUA
229 MAIN STREET
NASHUA, NH 03060
BK.0267 PG.1575 11/20/10
(GROTON ROAD) |
| MAP D LOT 601
TERRELL-HOLT FAMILY REV. TRUST
TERRELL-HOLT, PATRICIA, TRUSTEE
18 GROTON RD
NASHUA, NH 03062
BK.0836 PG.152 1/25/14
(18 GROTON ROAD) | MAP D LOT 33
ETCHINGSIDE PROPERTIES, INC
178 AMHERST STREET
NASHUA, NH 03064
BK.0133 PG.205 12/12/18
(35 GROTON ROAD) |
| MAP D LOT 518
TRACY A. KERRIGAN
15 GROTON ROAD
NASHUA, NH 03062
BK.0230 PG.1018 11/4/19
(15 GROTON ROAD) | DUNSTABLE, MA
MAP 5 LOT 3
DUNSTABLE RURAL LAND TRUST
C/O GEORGE TULLY
401 HILLS STREET
DUNSTABLE, MA 01827
BK.0952 PG.282 11/13/87
(MAIN STREET) |

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 (LAW 803.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TWO THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN A-1 BORDERING THE SUBJECT PROPERTY.

DATE: 2/1/22



OWNERS SIGNATURE (LOT D-5) _____ DATE _____
 OWNERS SIGNATURE (LOT D-265) _____ DATE _____

APPROVED BY NASHUA PLANNING BOARD

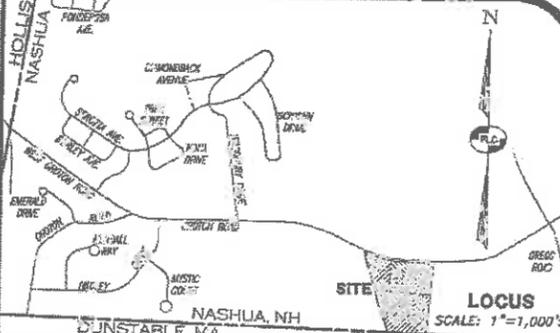
CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____

LOT NO.	FORMER AREA	PROPOSED CHANGE	AREA AFTER LOAD
D-5	3,658 AC. (159,359 SF)	- PARCEL A (-119,359 SF)	0,816 AC. (40,000 SF)
D-265	7,635 AC. (332,578 SF)	+ PARCEL A (+119,359 SF)	10,375 AC. (451,937 SF)

- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ADJOINING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - EDGE OF TREE LINE
 - EXISTING EASEMENT LINE
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - FORMER TRACT LINE
 - DRAINAGE
 - OVERHEAD UTILITY LINE
 - GRANITE BOUND FIELD
 - IRON PIPE FOUND
 - IRON PIN TO BE SET
 - UTILITY POLE, GUY & WIRE
 - WELL
 - SHALE SIGN POST
 - THE MAP & LOT NUMBER
 - STREET ADDRESS
 - PROPOSED DRIVE LOCATION
 - EXIST. EASEMENT ACCESS EASEMENT



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	02/08/20	REPLACE WITH NASHUA PLANNING REVIEW	NPL	TJK	MPP



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP D LOT 5 IS B & A CONSTRUCTION LLC, 13 COLUMBIA DRIVE, UNIT 2, AMHERST, NH 03031. THE LOTS REFERRED TO FOR THIS PARCEL IS VOL.0230 PG.1631 DATED OCTOBER 29, 2019 BY THE HILLSBOROUGH COUNTY REGISTER OF DEEDS.
2. THE OWNER OF RECORD FOR TAX MAP D LOT D-265 IS THE TERRELL-HOLT FAMILY REVOCABLE TRUST-2005, PATRICIA E. TERRELL-HOLT, TRUSTEE, 18 GROTON ROAD, NASHUA, NH 03062. THE DEED REFERENCE FOR THE PARCEL IS VOL.0161 PG.1729 DATED APRIL 23, 2019 IN THE HILLSBOROUGH COUNTY REGISTER OF DEEDS.
3. THE PURPOSE OF THIS PLAN IS TO REVEAL THE COMMON LOT LINES BETWEEN EXISTING TAX MAP LOTS 5 & 265 AND D-265 BY SUBTRACTING PARCEL 'A' FROM LOT D-5 AND ADDING IT TO LOT D-265. THE AREA OF PARCEL 'A' IS 2,740 ACRES OR 119,359 SQ.FT.
4. LOT LINES REFER TO THE CITY OF NASHUA ASSESSING MAP #2.
5. ZONING FOR THE PARCEL IS THE RURAL RESIDENCE DISTRICT (R-40).
6. THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JUNE 2019. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS STANDARD USGS SURVEY MARK B 200 1922, LOCATED ON THE SOUTHWEST CORNER OF NH RT.111-A, 265 FT. SOUTHWEST OF THE HILLSBOROUGH COUNTY LINE. THE NASHUA CITY DATUM ELEVATION IS 109.83 CONVERTED FROM NAVD83 (109.60 (NAVD83)-0.23 (CONVERSION)) (NASHUA CITY).
7. SUBSTANTIAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. BEADA, C.E.S., ON OCTOBER 20, 2019 IN ACCORDANCE WITH THE "GUIDE OF ENGINEERING 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 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. 322097, PREPARED BY THE "LOCAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 3301106340, DATED SEPTEMBER 15, 2009.
10. SOIL TYPE FOR THE ENTIRE SITE IS Hsb - HINCKLEY LOWLY SAND WITH SLOPES FROM 3%-8%.
11. THE SITE IS CURRENTLY SERVED BY OVERHEAD UTILITIES AND BY AN INDIVIDUAL SEPTIC SYSTEM AND PRIVATE WELLS.

LOT LINE ADJUSTMENT PLAN
TAX MAP D LOTS 5 & 265
 (26 & 32 GROTON ROAD)
 NASHUA, NEW HAMPSHIRE

PREPARED FOR AND LAND OF (LOT D-5):
B & A CONSTRUCTION LLC
 13 COLUMBIA DRIVE, UNIT 2, AMHERST, NH 03031 (603-765-7737)

AND LAND OF (LOT D-265):
THE TERRELL-HOLT
FAMILY REVOCABLE TRUST-2005
 PATRICIA E. TERRELL-HOLT, TRUSTEE
 18 GROTON ROAD, NASHUA, NH 03062-1033

SCALE: 1"=60' JANUARY 9, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03075
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

FILE: 2322JRM-195 PROJ. NO. 2322JC SHEET NO. LR-1 PAT. NO. 1 OF 1

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Scott McPhie, Planner 1
FOR: February 20, 2020
RE: **New Business Case #2 - Site Plan, One Year Extension**

I. Project Statistics:

Owner: John J. Flatley Company
Proposal: Site plan amendment to NR2165 to construct a 28-unit townhouse
Location: 100-300 Innovative Way
Total Site Area: 129.729 acres (5,651,010 sf)
Existing Zoning: PI-Park Industrial
Surrounding Uses: Commercial & Industrial

II. Background Information:

On December 7, 2017 the Planning Board approved a site plan for the Flatley Company to construct a 28-Unit condominium Development which will add a total of 17,472 sf. of multifamily housing. The staff report and approval letter are attached.

III. Project Description:

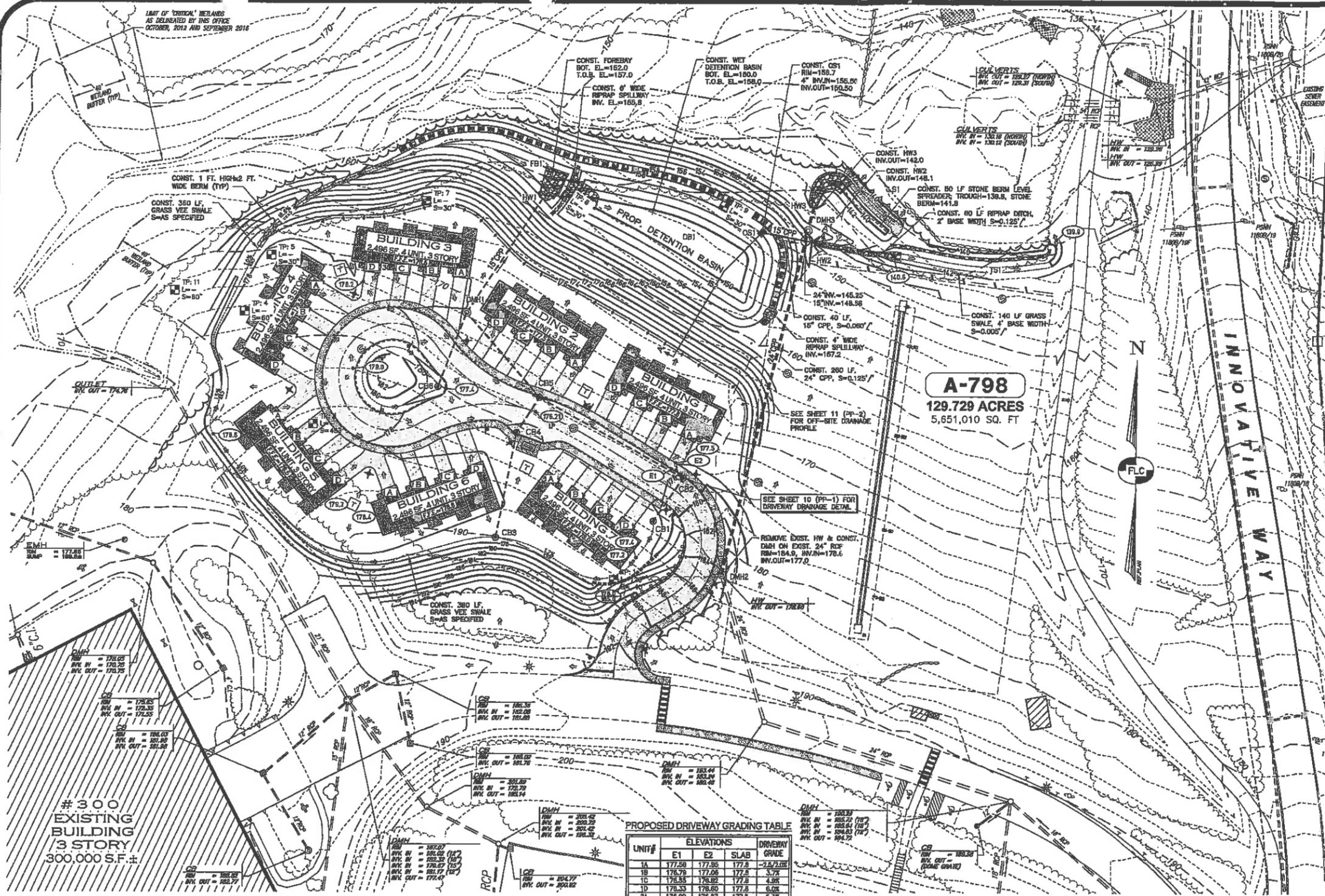
The purpose of this application is to extend the site plan approval. There are no changes proposed to the approved plan and no construction has begun on the property. City Staff has no current concerns or objections related to this application.

Staff Recommendations and Findings:

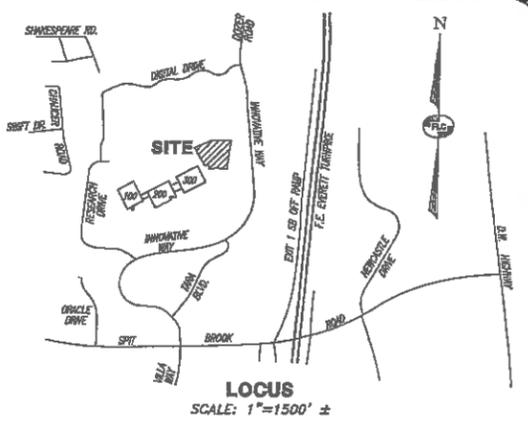
The Planning Board should make a determination that the plan meets, or does not meet the requirements outlined in the Site Plan NRO § 190-146(D). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning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

1. All prior conditions of approval are incorporated herein and made a part of this plan, unless otherwise determined by the Planning Board.

LIMIT OF "CRITICAL" WETLANDS AS DELINEATED BY THIS OFFICE OCTOBER, 2012 AND SEPTEMBER 2016



A-798
129.729 ACRES
5,651,010 SQ. FT



- 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 GROUND AND TAILINGS USED ON-SITE FOR EROSION CONTROL AND/OR DISPOSED OF OFF-SITE IN A LEGAL MANNER.
 8. ALL DISTURBED NON-FARVED AREAS SHALL BE LOAMED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED.
 9. PRIOR TO ANY DISTURBANCE THE EXISTING ALTERATION OF TERRAIN (ADT1133A) SHALL BE AMENDED FOR THE PROPOSED IMPROVEMENTS.
 10. PRIOR TO CONSTRUCTION THE PROPOSED SLOPES AND ASSOCIATED SLOPE PROTECTION SHALL BE REVIEWED AND STAMPED BY PROFESSIONAL GEOTECHNICAL ENGINEER.

REV.	DATE	DESCRIPTION	DPW	NRC	CEB
B	10/31/17	ADDRESS STAFF & ENGINEERING REVIEWS			
A	9/29/17	ADDRESS STAFF CHECKLIST REVIEW	N/C	NRC	CEB
			C/O	DR	CK

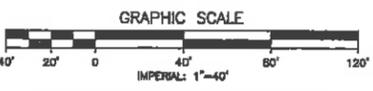
SITE GRADING & DRAINAGE PLAN
TOWNHOUSES AT GATEWAY HILLS
TAX MAP A - LOT 798
300 INNOVATIVE WAY
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
JOHN FLATLEY COMPANY
60 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02194-0168 (781) 390-7731
LAND OF:
JOHN J. FLATLEY
60 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02194-0168 (781) 390-7731
SCALE: 1" = 40'
SEPTEMBER 7, 2017

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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206 Elm Street, Milford, NH 03055
Phone: (603) 872-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 478SP518.dwg PROJ. NO. 476.51 SHEET: GR-1 SHEET NO. 5 OF 19



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

PROPOSED DRIVEWAY GRADING TABLE

UNIT#	ELEVATIONS			DRIVEWAY GRADE
	E1	E2	SLAB	
1A	177.58	177.95	177.8	-2.5/2.02
1B	178.78	177.05	177.8	3.7X
1C	178.35	178.85	177.8	4.5X
1D	178.33	178.82	177.8	6.0X
2A	178.00	178.27	177.5	5.3X
2B	178.01	178.28	177.5	4.6X
2C	178.41	178.68	177.8	3.0X
2D	178.86	177.15	177.5	1.4X
3A	177.43	177.70	178.5	2.1X
3B	177.75	178.02	178.5	2.8X
3C	178.02	178.29	178.5	1.1X
3D	178.28	178.55	178.6	-1.8/3.1X
4A	178.37	178.64	178.5	2.8X
4B	178.51	178.78	178.5	3.3X
4C	178.55	178.83	178.5	3.3X
4D	178.82	178.79	178.5	2.3X
5A	178.52	178.79	178.8	2.9X
5B	178.41	178.68	178.5	3.7X
5C	178.21	178.48	178.5	4.6X
5D	177.80	178.17	178.5	4.2X
6A	177.80	178.17	178.5	1.1X
6B	177.80	177.87	178.0	2.5X
6C	177.30	177.58	178.5	3.8X
6D	178.81	177.08	178.5	5.3X
7A	178.28	178.55	178.0	7.1X
7B	178.51	178.78	178.0	6.9X
7C	178.72	177.00	178.0	4.9X
7D	177.34	177.81	178.0	1.3X

- LEGEND:**
- 140' 10 FT. CONTOUR
 - 145' 2 FT. CONTOUR
 - EDGE OF PAVEMENT
 - CAPE COD BEAM
 - SPOT ELEVATION
 - SPOT ELEVATION AT CURB
 - SURFACE WATER FLOW
 - DRAINAGE CATCH BASIN
 - DRAINAGE HEADWALL
 - DNH-1 DRAINAGE MANHOLE
 - STONE CHECK DAM
 - LIMITS OF CLEARING
 - GUARD RAIL
 - CHAIN LINK FENCE
 - SINGLE/GUTTER LINE
 - REMAINING WALL
 - TEMPORARY SELF FENCE
 - EROSION CONTROL STONE



updated 10/31/17