

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

Documents:

[20200507 NCPB AGENDA AMENDED.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20200507 275 AMHERST ST SITE PLAN STAFF REPORT.PDF](#)  
[20200507 275 AMHERST 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](http://www.nashuanh.gov)

April 29, 2020

**AMENDED AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, May 7, 2020

Notice is hereby given that a Public hearing of the City of Nashua Planning Board will meet on Thursday, May 7, 2020 at 7:00 PM via a Webex Meeting. Real-time public comment can be addressed to the Board utilizing Webex virtual meeting software for remote access. This application will allow users to view the meeting and ask questions to the Board via the chat function. The public is also encouraged to submit their comments via email [planning@nashuanh.gov](mailto:planning@nashuanh.gov) to the Department email or by mail (please make sure to include your name/address and comments) by 5pm on May 7, 2020 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed on online starting May 1, 2020 at [www.nashuanh.gov](http://www.nashuanh.gov) in the Calendar or Agendas and Minutes.

To access Webex: <https://nashuanh.webex.com/nashuanh/j.php?MTID=mdaa340d15b0d06d16f9a8950769bd016>  
Meeting number/access code: 717 155 757 – Password: gtGQiBJE923

To join by phone: 1-(408)-418-9388 - Meeting number/access code: 717 155 757

If for some reason you can't connect to Webex, please contact us at (603) 589-3115.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes - April 16, 2020 & April 23, 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. WS Development (Owner) JP Morgan Chase Bank (Applicant) - Application and acceptance to proposed site plan amendment to tear down the existing building and construct a Chase Bank along with associated site improvements. Property is located at 275 Amherst Street. Sheet G - Lot 456. Zoned "GB" General Business. Ward 2.

## **OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed R-20-028, authorizing the City of Nashua to enter a Master Development Agreement with Lansing Melbourne Group, LLC. **(Tabled to the May 21, 2020 Meeting)**

## **DISCUSSION ITEM**

None

## **NONPUBLIC SESSION**

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

## **NEXT MEETING**

May 21, 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 1  
FOR: May 7, 2020  
RE: **New Business #1 – Site Plan**

**I. Project Statistics:**

Owner: WS Development  
Applicant: JP Morgan Chase Banks  
Proposal: Site Plan Amendment to NR1463 to tear down the existing Ruby Tuesday's restaurant and build a new 2,900 square foot Chase Bank Facility with separate drive-thru.  
Location: 275 Amherst Street  
Total Site Area: 47,045 square feet (1.08 acres)  
Existing Zoning: GB-General Business  
Surrounding Uses: Commercial, Residential and Turnpike

**II. Background Information:**

According to City Records the current parcel G-456 was subdivided from an existing retail plaza located on tax map G-8 also owned by WS Development. The plaza currently contains a Michaels Store, Whole Foods and a future Floor and Décor facility is under construction on site.

**III. Project Description:**

The proposal is to demolish an existing 4,676 square foot restaurant and replace it with a smaller 2,900 square foot Bank facility with independent ATM drive thru. Accompanying improvements include repaving sections of the parking lot with traffic flow arrows and curbing, drainage improvements, and repositioning and adding landscape islands.

Sixty seven parking spaces are shown on the plan. Due to heavy traffic flows around the Whole Foods Market and the single entrance/ exit located off of Amherst Street precautions will need to be taken during construction to prevent any conflicts with adjacent retail traffic. A traffic generation report is provided in your packet.

The enclosed stormwater report shows a decrease in runoff for the 2-year up to and including the 100-year stormwater events therefore improving current impervious sheet flow conditions. Scaled drawings of the new building and representations of the earth tone façade colors with explanations of materials to be used.

Six waivers have been requested. The first is for existing conditions. The second is for landscape islands. The third is to exceed minimum parking spaces, the fourth for certain stormwater loading requirements, the fifth for certain façade features, and the sixth requiring an entrance on the Street side of the property.

City staff reviewed the plans and have some outstanding comments from the Deputy Zoning Manager concerning the drive the lane therefore this will be a condition of approval.

#### **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 § 190-279 EE, which requires showing existing conditions on and off site, **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 § 190-183-D1 which requires a pervious parking island after every 10 spaces in a row, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. The request for a waiver of § 190-198 , to exceed the maximum number of parking spaces , **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
4. The request for a waiver of § 190-215-D, which requires certain stormwater loading totals, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation
5. The request for a waiver of § 190-172 D, which requires certain façade materials to be used on the new building, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
6. The request for a waiver of § 190-172 E, which requires an entrance to be located on each street side of the property, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
7. Any additional traffic control recommendations from Wayne Husband, PE to increase safety and control traffic flows encountered during and after construction are incorporated herein.
8. Prior to the Chair signing the plan, all conditions on an e-mail from Carter Falk, Deputy Zoning Manager, dated 4/29/2020 will be added to the plan to meet City ordinance requirements.
9. Prior to the Chair signing the plan, all conditions on the Planning Board approval letter will be added to the cover page of the final Mylar and paper copies submitted to the City.
10. Prior to the Chair signing the plan, an electronic copy of the plan will be submitted in proper CAD format to the City Assessing Department.
11. Prior to the Chair signing the plan, all minor drafting corrections will be made.

12. Prior to the Chair signing the plan, all easements and stormwater documents will be submitted to City staff for review and recorded at the applicant's expense.
13. Prior to the issuance of a building permit, all outstanding issues identified in an e-mail from Joe Mendola, Street Construction Engineer, dated \_\_\_\_\_ shall be resolved to the satisfaction of the Engineering Department
14. Prior to the issuance of a building permit, all outstanding issues identified in an e-mail from Mark Rapaglia, dated 3/11/2020 will be resolved to the satisfaction of the Fire Department
15. Prior to any work and a pre-construction meeting, a financial guarantee shall be approved.
16. Prior to the issuance of a certificate of occupancy, all off-site and on-site improvements will be completed.

A  
B  
C  
D  
E  
F  
G  
H  
I

TM G LOT 447  
N/F ZERO PROFILE  
CIRCLE REALTY LLC  
D PROFILE CIRCLE  
RELTY LLC  
NASHUA, NH 03063  
BK.8418/PG.2159

TM G LOT 0000B  
N/F CHOP ACQUISITION LLC  
C/O WS ASSET MANAGEMENT INC.  
33 BOYLSTON STREET, STE. 3000  
CHESTNUT HILL, MA 02467  
BK.8671/PG.2966

PROFILE CIRCLE  
(PUBLIC - VARIABLE WIDTH)

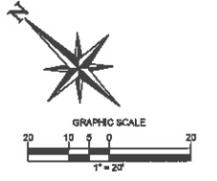
AMHERST STREET  
(PUBLIC - VARIABLE WIDTH)

CHASE  
+/- 2,900 SF  
F.F.E. = 189.85

AMHERST STREET  
(PUBLIC - VARIABLE WIDTH)

### GENERAL NOTES:

- THIS DRAWING REFERENCES: EXISTING CONDITIONS SURVEY PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. 400 HARVEY ROAD MANCHESTER, NH 03103 CONTACT: ANDREW J. RUGGLES TEL: (603) 827-5500
- PROPERTY OWNER: CORE STATES GROUP 6 GALEN STREET WATERTOWN, MA 02472 TEL: (617) 575-0007
- APPLICANT: J.P. MORGAN CHASE BANK 1450 BRICKELL AVENUE 3RD FLOOR MIAMI, FL 33131 CONTACT: CH-RIS FOOT TEL: (781) 473-1788
- 1) SITE ADDRESS: 275 AMHERST STREET NASHUA, NH 03063 COUNTY OF HILLSBOROUGH
- 2) ZONING DATA: ZONED: GB - GENERAL BUSINESS DISTRICT EXISTING USE: RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH FACILITIES PROPOSED USE: BANK WITH DRIVE-THROUGH FACILITIES AND STAND ALONE ATM (PERMITTED BY-RIGHT)
- |                          | REQUIRED            | EXISTING   | PROPOSED   |
|--------------------------|---------------------|--|--|
| MAX. DENSITY:            | 12.5                | N/A  | N/A  |
| MIN. LOT AREA, SF:       | 10,200 SF (0.23 AC) | 48,834 SF (1.07 AC)                                | NO CHANGE  |
| MIN. LOT WIDTH, FT.:     | 60 FT.              | N/A*   | NO CHANGE  |
| MIN. FRONTAGE, FT.:      | 50 FT.              | 253 FT.  | NO CHANGE  |
| MIN. LOT DEPTH, FT.:     | 75 FT.              | 149.39 FT.   | NO CHANGE  |
| MIN. FRONT SETBACK, FT.: | 10 FT.              | 12.1 FT. (AMHERST ST)<br>11.8 FT. (PROFILE CIRCLE) | 10.87 FT. (AMHERST ST)<br>10.17 FT. (PROFILE CIRCLE) |
| MIN. SIDE SETBACK, FT.:  | 7 FT.               | N/A*   | NO CHANGE  |
| MIN. REAR SETBACK, FT.:  | 10 FT.              | 45.44 FT.  | 129.00 FT.   |
| MAX. HEIGHT, FT.:        | 80 FT.              | < 60 FT.   | 21.8 FT.   |
| MAX. STORIES:            | 5                   | 1  | 1  |
| OPEN SPACE PERCENTAGE:   | 10%                 | 20.07% (8,393 SF)                                  | 21.79% (10,199 SF)                                   |
| MAX. FLOOR AREA RATIO:   | 1.25                | 0.11   | 0.082  |
- \* EACH STREET FRONTAGE ON CORNER LOT IS CONSIDERED A FRONT YARD WITH TWO (2) REAR LOT LINES OPPOSITE FROM THE FRONT LOT LINES. LOT WIDTH (HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES) AND SIDE YARD SETBACKS ARE NOT APPLICABLE FOR THIS PROPERTY.
- 3) PARKING REQUIREMENTS: OFF-STREET PARKING AND LOADING (LAND USE CODE ARTICLE XXVII PARKING §190-199) DRIVE-IN WINDOW OR DRIVE-THROUGH FACILITIES (BANK WHERE USE IS PERMITTED IN ZONING DISTRICT): MIN. PARKING SPACES: ONE (1) SPACE PER 75 SF OF GROSS FLOOR AREA MAX. PARKING SPACES: ONE (1) SPACE PER 50 SF OF GROSS FLOOR AREA BUILDING GROSS FLOOR AREA = 2,900 GSF CALCULATION: MIN. REQUIRED: 2,900 GSF X (1 SPACE / 75 GSF) = 38.67 = 39 SPACES MAX. REQUIRED: 2,900 GSF X (1 SPACE / 50 GSF) = 58 = 58 SPACES EXISTING PARKING SPACES: 88 SPACES (INCLUDING 2 ACCESSIBLE SPACES) PROPOSED PARKING SPACES: 85 SPACES (INCLUDING 3 ACCESSIBLE SPACES) PARKING SPACE DIMENSIONS (LAND USE CODE ARTICLE XXVII PARKING §190-199) EXISTING: VARIES REQUIRED STANDARD PARKING SPACES: 8' X 20' PROPOSED ADA PARKING SPACES: 8' X 20' REQUIRED ADA PARKING SPACES: 8' X 20' PROPOSED ADA PARKING SPACES: 8' X 20'
- 4) ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- 5) ALL PAVEMENT MARKINGS SHALL BE LONG LIFE EPOXY.
- 6) PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- 7) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 8) ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 9) SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- 10) ALL EXCAVATED UNUSABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- 11) CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.



### SITE KEY NOTES:

- A. PROPOSED 2,900 G.F. J. MORGAN CHASE BANK BUILDING.
- B. PROPOSED DRIVE-UP ATM CANOPY.
- C. PROPOSED DRIVE-UP ATM CONCRETE PAD. REFER TO CONSTRUCTION DETAILS SHEET.
- D. PROPOSED CONCRETE SIDEWALK. REFER TO CONSTRUCTION DETAILS SHEET.
- E. PROPOSED CONCRETE CURBS. REFER TO CONSTRUCTION DETAILS SHEET.
- F. PROPOSED ADA COMPLIANT CURB RAMP WITH DETECTABLE WARNING SURFACE. REFER TO CONSTRUCTION DETAILS SHEET.
- G. PROPOSED ACCESSIBLE PARKING SHALL CONCRETE PAD AND BLUE ACCESSIBLE PARKING STRIPING. REFER TO CONSTRUCTION DETAILS SHEET.
- H. PROPOSED STANDARD ACCESSIBLE PARKING SIGN. REFER TO CONSTRUCTION DETAILS SHEET.
- I. PROPOSED WHEEL STOP. REFER TO CONSTRUCTION DETAILS SHEET.
- J. PROPOSED STOP SIGN. REFER TO CONSTRUCTION DETAILS SHEET.
- K. PROPOSED STANDARD PARKING SIGN AND WHITE PARKING STRIPING. REFER TO CONSTRUCTION DETAILS SHEET.
- L. PROPOSED LANDSCAPE AREA.
- M. PROPOSED 36.9 SF CHASE WALL SIGN.
- N. PROPOSED 37.7 SF CHASE GROUND SIGN.
- O. PROPOSED 5.89 SF DIRECTIONAL SIGN.
- P. PROPOSED 0.77 SF CHASE CORPORATE LOGO.
- Q. PROPOSED 9 SF AREA PER SIGN.
- R. PROPOSED 5.89 SF DIRECTIONAL SIGN.
- T. TRANSITION CURB FROM FLUSH CURB TO FULL 6" CURB.
- U. PROPOSED FLUSH CURB.

### SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- PROPOSED DITCH CENTERLINE
- PROPOSED LIMITS OF BAY / DETENTION
- PROPOSED SAWCUT LINE
- EXISTING CURBS
- PROPOSED CURBS
- PROPOSED MOUNTABLE CURB
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURES
- PROPOSED PARKING COUNT

### SITE PLAN

SCALE 1" = 20'

### GENERAL DEVELOPMENT NOTES:

1. PROPOSED UTILITIES ARE ONLY SHOWN IN SCHEMATIC LAYOUT. EXACT LOCATIONS SHALL BE DETERMINED PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL HALT WORK AND NOTIFY THE ENGINEER OF RECORD.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
3. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS OTHERWISE NOTED ON THESE PLANS.
4. ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF CURB UNLESS OTHERWISE INDICATED.
5. ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.
6. EXISTING CONDITIONS ARE BASED ON EXISTING CONDITIONS SURVEY BY ALLEN & MAJOR ASSOCIATES, INC.
7. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
9. ANY DAMAGE TO THE EXISTING CURBS AS A RESULT OF THIS DEVELOPMENT MUST BE REPLACED AS NECESSARY.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND NEW STORM

11. ALL NEW BUILDING SIGNAGE WILL COMPLY WITH ZONING REGULATIONS.
12. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
13. ALL QUANTITIES SHOWN ON PLANS ARE APPROXIMATE AND FOR REFERENCE ONLY.
14. CONTRACTOR TO VERIFY ALL MINIMUMS CALLED OUT ON THE CIVIL PLANS AND SHALL NOTIFY ENGINEER AND ACH IF MINIMUMS CANNOT BE MET.
15. REFER TO SHEET C-2 FOR GENERAL NOTES.
16. PROPERTY IS LOCATED IN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 33011C0513D.
17. SITE TO BE SERVICED BY PENNICK-WALK WATER WORKS FOR WATER AND SERVICED BY NASHUA WASTEWATER FOR WASTEWATER / SEWER.
18. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN AND ANY WAY WHATSOEVER, OR CONVERT OR ALTER AND STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.

**HOURS OF OPERATION NARRATIVE:**

THE PROPOSED CHASE BANK BRANCH WILL OPEN MONDAY-FRIDAY 9:30 AM - 4:00 PM AND SATURDAY 9:00 AM - 2:00 PM WITH 24 HOUR ACCESS TO VESTIBULE AND DRIVE-THRU ATM. DELIVERIES ARE TO BE DONE DURING BRANCH OPEN HOURS.

PROPOSED SIGNAGE TABLE			
	PERMITTED (LAND USE CODE ARTICLE X SIGNS §190-100 ; 190-101 ; 190-108)	PROPOSED	COMMENT
GROUND SIGN	MAX 150 SF AREA 40 FT. HEIGHT MIN. 20 FT. SETBACK	ONE (1) 57.73 SF CHASE GROUND SIGN 17 FT. HEIGHT 20 FT. SETBACK	COMPLIANT
WALL SIGN	MAX SIGN AREA 1 1/2 TIMES THE BUILDING FRONTAGE IF THERE IS A GROUND SIGN, NOT TO EXCEED 150 SF PROFILE CIRCLE = 1.5 X 45.5 FT = 68.25 SF MAX AMHERST STREET = 1.5 X 86.67 FT = 130 SF MAX	PROFILE CIRCLE ONE (1) 36.9 SF CHASE WALL SIGN AMHERST STREET ONE (1) 38.9 SF CHASE WALL SIGN	COMPLIANT
DIRECTIONAL SIGN	CORPORATE LOGO NOT TO EXCEED 33% OF TOTAL DIRECTIONAL SIGN AREA MAX 9 SF AREA PER SIGN	5.89 SF DIRECTIONAL SIGN 0.77 SF CHASE CORPORATE LOGO (13.53% OF DIRECTIONAL SIGN AREA)	COMPLIANT



DOCUMENTS PREPARED BY CORE STATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE PREPARED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES, INC. IS CONSIDERED UNLAWFUL AND AT THE USER'S OWN RISK. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM ALL CLAIMS AND LOSSES.

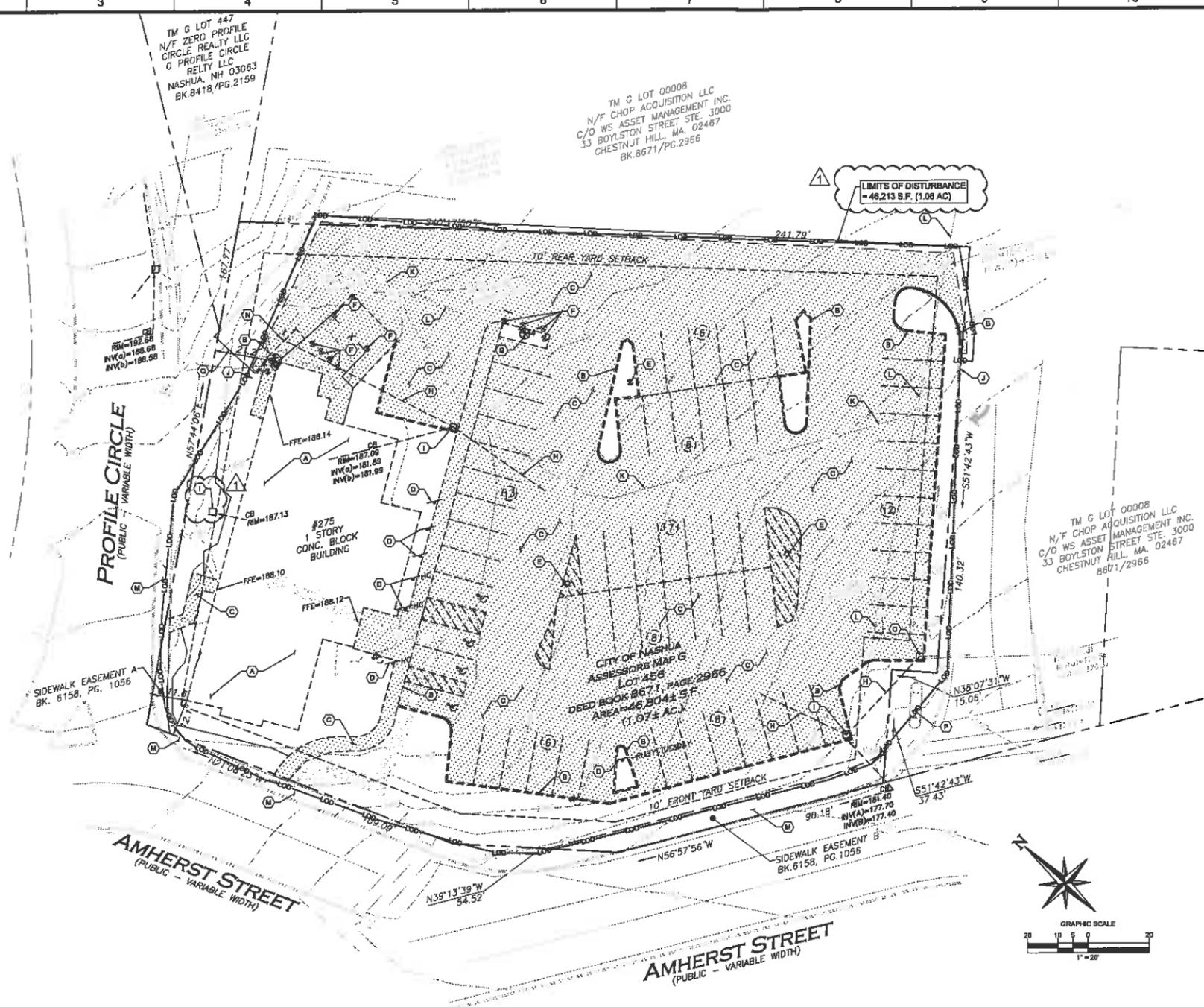


REV	DATE	COMMENT	BY
1	02/27/20	ISSUE FOR INITIAL SITE PLAN SUBMITTAL	KGF
1	04/06/20	REV. PER TOWNSHIP COMMENTS	CAC

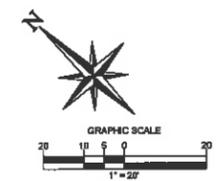
DOCUMENT  
SITE PLAN APPROVAL  
SITE LOCATION  
275 AMHERST STREET, NASHUA, NH 03063



SHEET TITLE  
SITE PLAN  
JOB #: JPM 27292  
DATE: 3/31/2020  
SCALE: AS NOTED  
DRAWN BY: KGF  
CHECKED BY: AR  
SHEET NO.  
C-4



DEMO PLAN  
SCALE 1" = 20'



DEMOLITION KEY NOTES:

- A. EXISTING 1 STORY BUILDING TO BE REMOVED.
- B. EXISTING CURB TO BE REMOVED.
- C. EXISTING HARDSCAPE TO BE REMOVED.
- D. EXISTING SIGNAGE TO BE REMOVED.
- E. EXISTING LIGHT POLE TO BE REMOVED.
- F. EXISTING BOLLARDS TO BE REMOVED.
- G. EXISTING TREE TO BE REMOVED.
- H. EXISTING STORM LINE TO BE REMOVED.
- I. EXISTING STORM INLET TO BE REMOVED.
- J. EXISTING CURB TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- K. EXISTING GAS LINE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- L. EXISTING SANITARY LINE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- M. EXISTING SIDEWALK TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- N. EXISTING STORM INLET TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- O. EXISTING STORM INLET TO BE CONVERTED TO DOGHOUSE MANHOLE.
- P. SHOPPING CENTER SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- Q. TEMPORARY CONSTRUCTION BARRICADE.

DEMOLITION LEGEND

- PROPERTY BOUNDARY LINE
- CENTER LINE OF EXISTING ROADWAY
- ADJOINING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING BLOCK NUMBER
- EXISTING LOT NUMBER
- EXISTING 5' INTERVAL CONTOUR LINE
- EXISTING 1' INTERVAL CONTOUR LINE
- EXISTING TREE
- EXISTING GAS MAIN
- EXISTING UTILITY POLE
- EXISTING STORM STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING OVERHEAD WIRES
- EXISTING SANITARY
- EXISTING STORM
- EXISTING BUILDING
- EXISTING PARKING COUNT
- DEMO BUILDING
- DEMO CURB
- DEMO GRAVEL ROAD
- DEMO ASPHALT
- DEMO STRIPING
- DEMO TREE
- DEMO UTILITY POLE
- DEMO HARDSCAPE
- PROPOSED SAMCUT LINE
- LIMITS OF DISTURBANCE

GENERAL NOTES:

- THIS PROJECT REFERENCES A SURVEY PREPARED BY:  
ALLEN & MAJOR ASSOCIATES, INC.  
400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500  
FAX: (603) 627-5581  
  
TITLED: EXISTING CONDITIONS  
CHASE BANK SITE 275 AMHERST STREET, NASHUA, NH
  - PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 3301100510D.
- SITE NOTES:**
- THE TOTAL LIMITS OF DISTURBANCE FOR THIS PROJECT IS 46,213 S.F. (1.08 AC).
  - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND FOR CALLING THE APPROPRIATE ONE-CALL CENTER AT LEAST 72 HOURS IN ADVANCE OF ANY EXCAVATION.



DOCUMENTS PREPARED BY CORE STATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESS WRITTEN CONSENT OF CORE STATES, INC. IS CONSIDERED UNLAWFUL AND AT THE USER'S OWN RISK. IF USED IN A MANNER OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



REV	DATE	COMMENT	BY
1	02/27/20	ISSUE FOR INITIAL SITE PLAN SUBMITTAL	KGF
1	04/09/20	REV. PER TOWNSHIP COMMENTS	CAC

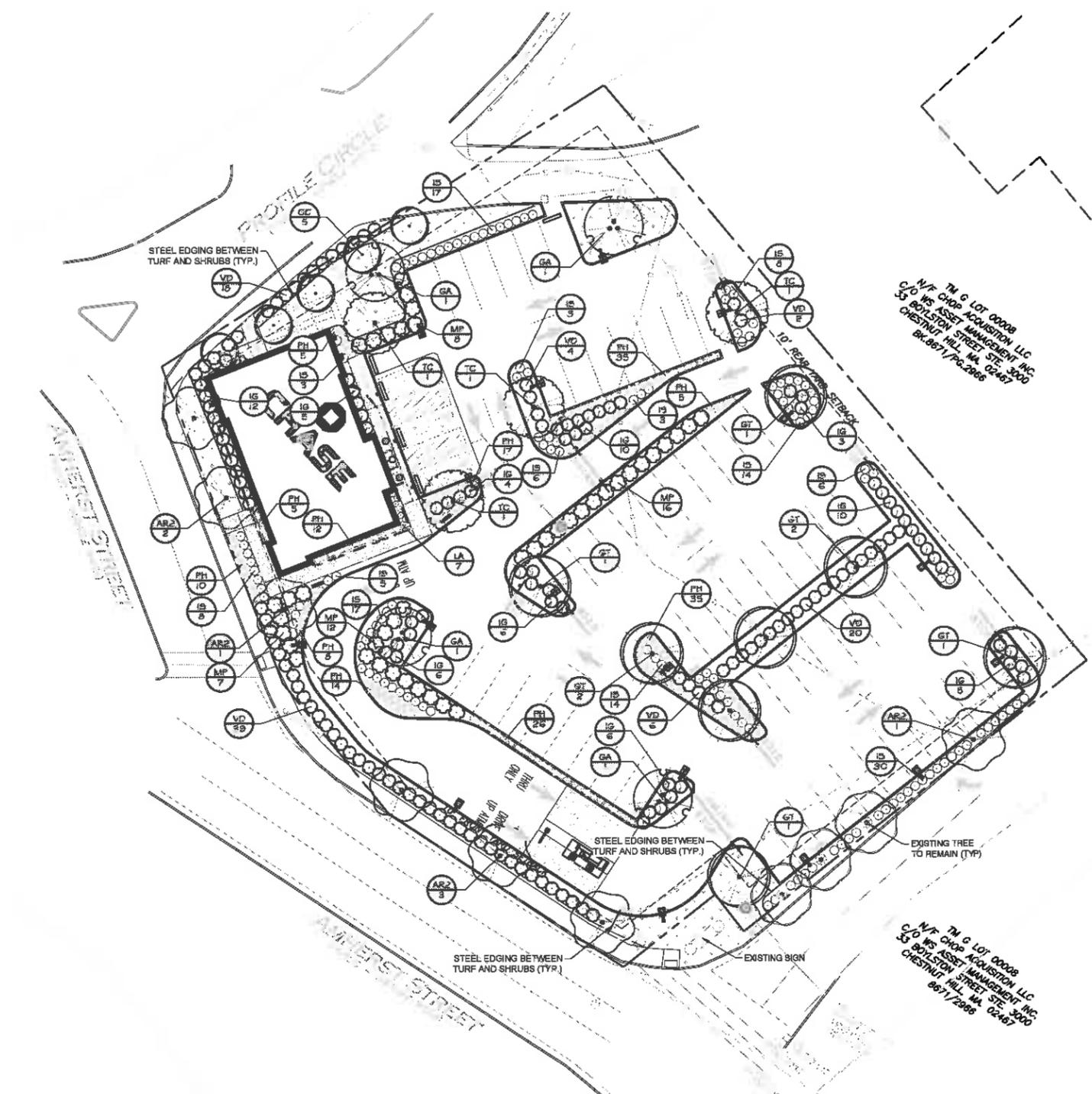
DOCUMENT  
SITE PLAN APPROVAL

SITE LOCATION  
275 AMHERST STREET,  
NASHUA, NH 03063

ENGINEER SEAL  
THOMAS C. PICKERING, P.E.  
LICENSE NUMBER 0220  
CORE STATES GROUP  
CERTIFICATE OF AUTHORIZATION  
01220

SHEET TITLE  
DEMOLITION PLAN  
JOB #: JPM.27282  
DATE: 3/31/2020  
SCALE: AS NOTED  
DRAWN BY: KGF  
CHECKED BY: AR  
SHEET NO.  
C-3





**PLANT SCHEDULE**

TREES	CODE	COMMON / BOTANICAL NAME	CONTAINER	CA/DBH	SIZE	QTY
	AR2	Red Sunset Maple / <i>Acer rubrum</i> 'Red Sunset'	2" Cal.	B&B	8'-10'	7
	CC	Eastern Redbud Multi-trunk - 3-5 canes / <i>Cercis canadensis</i>	1.5" Cal.	B&B	6'-8'	3
	GA	Autumn Ginkgo Maidenhair Tree / <i>Ginkgo biloba</i> 'Autumn Gink' TM	2" Cal.	B&B	8'-10'	4
	GT	Skyline Thornless Honey Locust / <i>Gleditsia triacanthos</i> Inermis 'Skyloco' TM	2" Cal.	B&B	8'-10'	8
	TC	Littleleaf Linden / <i>Tilia cordata</i>	2" Cal.	B&B	6'-10'	4
SHRUBS	CODE	COMMON / BOTANICAL NAME	CONTAINER	SIZE	SPACING	QTY
	IS	Soft Touch Japanese Holly / <i>Ilex crenata</i> 'Soft Touch'	3 gal.			194
	IG	Inkberry / <i>Ilex glabra</i> 'Shamrock'	5 gal.			67
	LA	English Lavender / <i>Lavandula angustifolia</i>	3 gal.			7
	MP	Bobbe Northern Bayberry / <i>Myrica pensylvanica</i> 'Bobzam'	5 gal.			43
	PH	Hemlock Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hemlock'	8 gal.			172
	VD	Arrowwood Vitivum / <i>Viburnum dentatum</i> 'Arrowwood'	5 gal.			60
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING	QTY
	TURF	Kentucky Bluegrass / <i>Poa pratensis</i>				3,123 sf

**GENERAL GRADING AND PLANTING NOTES**

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1' AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1' AWAY FROM THE WALKS.
- IF ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER'S OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA:	82,432 SF
LANDSCAPE AREA REQUIRED:	8,243 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	15,404 SF (24.7% OF SITE AREA)
<b>STREET TREES</b>	<b>240 LF</b>
AMHERST STREET:	8 TREES (1 PER 40 LF OF FRONTAGE, 240 LF TOTAL)
STREET TREES REQUIRED:	8 SHADE TREES
STREET TREES PROVIDED:	
<b>SHRUBS REQUIRED:</b>	<b>49 (1+1 PER 5 LF)</b>
SHRUBS PROVIDED:	50 SHRUBS
<b>PROFILE CIRCLE:</b>	<b>87 LF</b>
STREET TREES REQUIRED:	5 TREES (2 PER 40 LF OF FRONTAGE, 87 LF TOTAL)
STREET TREES PROVIDED:	5 ORNAMENTAL TREES DUE TO OVERHEAD UTILITY
<b>SHRUBS REQUIRED:</b>	<b>19 (1+1 PER 5 LF)</b>
SHRUBS PROVIDED:	20 SHRUBS
<b>PRIVATE DRIVE:</b>	<b>124 LF</b>
STREET TREES REQUIRED:	4 TREES (1 PER 40 LF OF FRONTAGE, 124 LF TOTAL)
STREET TREES PROVIDED:	4 TREES (3 EXISTING TO REMAIN, 1 SHADE TREE)
<b>SHRUBS REQUIRED:</b>	<b>28 (1+1 PER 5 LF)</b>
SHRUBS PROVIDED:	30 SHRUBS

Scale 1" = 20'



Know what's below. Call before you dig.



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REV	DATE	COMMENT	BY

**DOCUMENT**  
**SITE PLAN APPROVAL**

**SITE LOCATION**  
275 AMHERST STREET,  
NASHUA, NH 03063

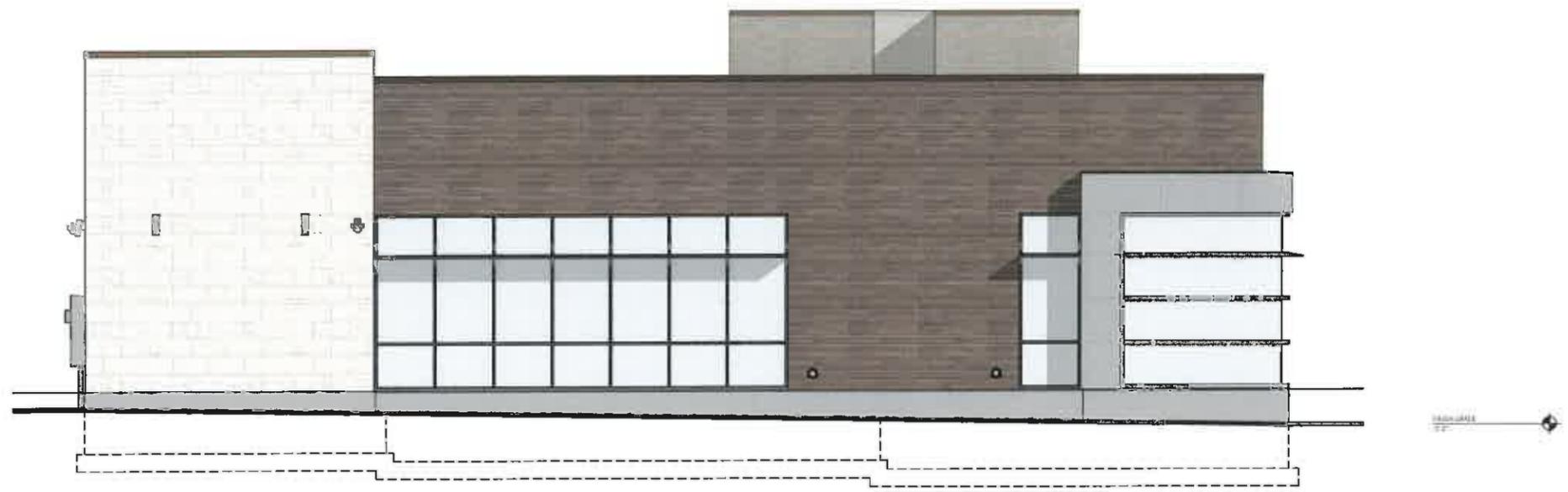


**SHEET TITLE**  
**LANDSCAPE PLAN**

JOB#: JPM-27282  
DATE: 4/29/2024  
SCALE:  
DRAWN BY: EMB  
CHECKED BY: RM

SHEET NO.  
**LP-1**

T.O. PARAPET +21'-0"  
 T.O. PARAPET +19'-4"  
 T.O. PARAPET +17'-10"  
  
 T.O. PARAPET +12'-4"  
 B.O. CANOPY +9'-10"  
  
 T.O. SLAB 0'-0"  
 FINISH GRADE -1'-0"



**2**  
 WEST ELEVATION - AMHERST ST.  
 1/4" = 1'-0"

T.O. PARAPET +21'-0"  
 T.O. PARAPET +19'-4"  
 T.O. PARAPET +17'-10"  
  
 T.O. PARAPET +12'-4"  
 B.O. CANOPY +9'-10"  
  
 T.O. SLAB 0'-0"



**1**  
 EAST ELEVATION - PARKING LOT  
 1/4" = 1'-0"

-   
 NICHIBA  
 APPLICATION: EXTERIOR  
 COLOR: VINTAGE WOOD - BARK
-   
 STONE  
 APPLICATION: EXTERIOR  
 COLOR: CHISELED LIMESTONE - CREAM
-   
 METAL  
 APPLICATION: CANOPY/TRIM  
 COLOR: SILVER
-   
 NICHIBA  
 APPLICATION: EXTERIOR  
 COLOR: VINTAGE WOOD - ASH

**CHASE**  
 JP MORGAN CHASE, N.A.  
 NASHUA  
 275 AMHERST ST  
 NASHUA NH 03063  
 CHASE OVP#38100P317373

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 603.462.3700  
 www.core-eg.com  
 COA # 30586

ARCHITECT OF RECORD:  
  
 THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE  
 SPECIFICATIONS WHICH SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS.

DATE	DESCRIPTION
02/07/2023	PLANNING BOARD

PROJECT INFORMATION	
PROJECT NO.	PM 17202
DATE	02/26/23
PROTOTYPE	20.1
DRAWN BY	D.BELUCHO
CHECKED BY	PARAD
VERSION	1.00

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A2.2**

