

1. Planning Board Regular Meeting Agenda Amended (PDF)

Documents:

[20190110 NCPB AGENDA AMENDED.PDF](#)

2. Planning Board Staff Reports And Plans

Documents:

[20190110 41 CALDWELL RD SUBDIVISION STAFF REPORT.PDF](#)  
[20190110 41 CALDWELL RD SUBDIVISION 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)

December 31 2018

**AMENDED AGENDA**

To: NCPB Members

From: Planning Staff

Re: Regular Meeting and Public Hearing, January 10, 2019

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7:00 p.m. in the City Hall Auditorium, 3<sup>rd</sup> 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 – December 6, 2018
- 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**

1. Diane E. Gimber and Bishop Real Estate Management, Inc. (Owners) Granite Green Investment Partners (Applicant) - Proposed 18-Unit Age Restricted Housing Condominium Site Plan development. Property is located at 122 Manchester Street. Sheet 59 - Lot 135. Zoned "RA" Urban Residence. Ward 2. **(Withdrawn)**

**NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS**

None

**NEW BUSINESS – SUBDIVISION PLANS**

2. GIMAK Properties LLC (Owner) - Application and acceptance of proposed two lot subdivision. Property is located at 41 Caldwell Road. Sheet 105 - Lot 23. Zoned "RB" Urban Residence. Ward 6.

## **NEW BUSINESS – SITE PLANS**

- 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 March 21, 2019 Meeting)**

## **OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed O-18-033, amending the Lane Use Code Use Matrix regarding self-storage facilities and sanitary landfills.

## **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 7, 2019

## **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 McGhee, Deputy Planning Manager/Development  
FOR: January 10, 2019  
RE: **New Business #2 - Subdivision Plan**

**I. Project Statistics:**

Owners: Gimak Properties LLC  
Proposal: Two lot subdivision  
Location: 41 Caldwell Road  
Total Site Area: 15,400 sf  
Existing Zoning: RB-Urban Residence  
Surrounding Uses: Residential

**II. Background Information:**

According to city records, the existing single family home at 41 Caldwell Road was built around 1912. There is a shed with a canopy located to the northwest of the property line. The parcel is fenced in along the sides and rear.

**III. Project Description:**

The purpose of this plan is to subdivide the parcel into two residential lots. The existing home will remain on Lot 23 and contain 9,375 sf. The new lot, 164, will have an address of 43 Caldwell Road and contain 6,025 sf. The minimum lot area in the RB zone is 6,000 sf and both lots meet the minimum requirements

The applicant's engineer has provided a stormwater report indicating that to improve the on-site drainage on the property this project proposes two leaching catch basins. The net result is that the post-development volumes and the peak rates of runoff leaving the site will be maintained (see attached).

The site is serviced by overhead utilities, Pennichuck Water, natural gas and municipal sewer. Three waivers are being requested. The applicant has requested a waiver from the requirement to provide underground utilities; overhead utilities are proposed. The second waiver is from the requirement to show physical features on site and within 1,000 feet of the subdivision.

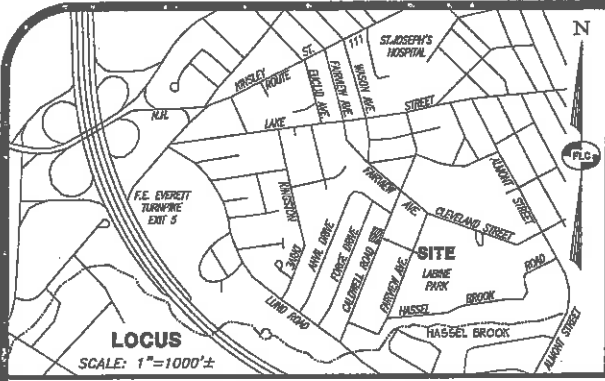
The final waiver is for sidewalks. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Caldwell Road is not on the sidewalk priority list and does meet the standards for granting a waiver. The site meets the criteria in § 190-212(D) and the owner would be eligible to make a contribution in lieu of sidewalk construction. The applicant has offered to make a contribution in the amount of \$5,900.00, which is based on \$50 per linear foot along the entire frontage of the both lots, subtracting a driveway width of 36 feet (18 feet per lot for the driveway).

City Staff reviewed the plans; there are no outstanding issues that need to be addressed.

**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 physical features on site and within 1,000 feet, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The request for a waiver of § 190-221(C), which requires underground utilities for new subdivisions, **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 § 190-212(A)(1), which requires that a sidewalk be located on at least one side of the street, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation. The applicant has agreed to make a contribution in the amount of \$ \_\_\_\_\_ in lieu of sidewalk construction pursuant to §190-212(D)(2), payment to be made prior to recording the plan.
4. Prior to the chair signing the plan, all minor drafting corrections will be made.
5. 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.
6. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
7. Stormwater documents and the utility and maintenance easement will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
8. Prior to the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
9. Prior to the issuance of a building permit a pre-construction meeting shall be held.
10. Any work within the right- of-way shall require a financial guarantee.



**REFERENCE PLANS:**

- "RE-LOCATION OF LOT LINES - CALDWELL ROAD - NASHUA, N.H. - FOR - RODGERS BROTHERS, INC.", SCALE 1"=20', DATED OCTOBER 1974, BY A.E. WAYNARD CIVIL ENGINEER, RECORDED AS PLAN #7934 IN THE H.C.R.D.
- "SUBDIVISION OF LAND OF R. CONSTANT - CALDWELL & LUND RDS. - NASHUA, N.H.", SCALE 1"=50', DATED FEBRUARY 1973, BY FRANK G. SPARGUE, P.E. RECORDED AS PLAN #854 IN THE H.C.R.D.
- "SUBDIVISION OF LAND OF LUND ESTATES, INC. - CALDWELL & LUND ROADS - NASHUA, N.H.", 2 SHEETS, SCALE 1"=100', DATED AUGUST 28, 1974, BY FRANK G. SPARGUE, P.E. RECORDED AS PLAN #8499 IN THE H.C.R.D.

**ABUTTER INFORMATION:**

- |   |  |   |
|---|--|---|
| <p>105-23<br/>GIMAK PROPERTIES LLC<br/>7 JENNY HILL LANE<br/>NASHUA, NH 03062<br/>VOL.9085 PG.1508 8/25/18<br/>(41 CALDWELL ROAD)<br/>(1-FAMILY RESIDENCE)</p>              | <p>105-52<br/>DAVID FAUCHER &amp; CAROLE BRETON<br/>3 BERSON AVENUE<br/>NASHUA, NH 03060<br/>VOL.8965 PG.462 5/3/17<br/>(38 CALDWELL ROAD)<br/>(1-FAMILY RESIDENCE)</p>                  | <p>105-89<br/>NASHUA HOUSING AUTHORITY<br/>40 E PEARL STREET, FL-1<br/>NASHUA, NH 03060-0004<br/>VOL.6398 PG.108 12/29/92<br/>(41 &amp; 43 FORGE DRIVE)<br/>(2-FAMILY DUPLEX)</p>         |
| <p>105-44<br/>JESSICA L. CROSEY<br/>46 CALDWELL ROAD<br/>NASHUA, NH 03060-4208<br/>VOL.7248 PG.1891 8/1/04<br/>(46 CALDWELL ROAD)<br/>(1-FAMILY RESIDENCE)</p>              | <p>105-66<br/>JC REAL ESTATE MANAGEMENT, LLC<br/>134 BRANCH ROAD<br/>WEARE, NH 03281<br/>VOL.8007 PG.117 9/15/17<br/>(39A &amp; 39B CALDWELL ROAD)<br/>(2-FAMILY DUPLEX)</p>             | <p>105-80<br/>CONSTANT FAMILY LLC I<br/>C/O D. CONSTANT<br/>42 CALDWELL ROAD<br/>NASHUA, NH 03060-4207<br/>VOL.7525 PG.33 8/18/05<br/>(43 &amp; 47 FORGE DRIVE)<br/>(2-FAMILY DUPLEX)</p> |
| <p>105-47<br/>DANIEL R. &amp; DEBORAH J. CONSTANT<br/>42 CALDWELL ROAD<br/>NASHUA, NH 03060<br/>VOL.5711 PG.347 4/23/08<br/>(42 CALDWELL ROAD)<br/>(1-FAMILY RESIDENCE)</p> | <p>105-67<br/>WAYNE J. &amp; MAURIN J. FARRIN<br/>66 TIMBERLINE DRIVE<br/>NASHUA, NH 03082-0000<br/>VOL.5422 PG.1033 8/13/93<br/>(47A &amp; 47B CALDWELL ROAD)<br/>(2-FAMILY DUPLEX)</p> | <p>105-81<br/>CONSTANT FAMILY LLC I<br/>C/O D. CONSTANT<br/>42 CALDWELL ROAD<br/>NASHUA, NH 03060-4207<br/>VOL.7525 PG.33 8/18/05<br/>(49 &amp; 51 FORGE DRIVE)<br/>(2-FAMILY DUPLEX)</p> |

**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 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE: 10/24/18



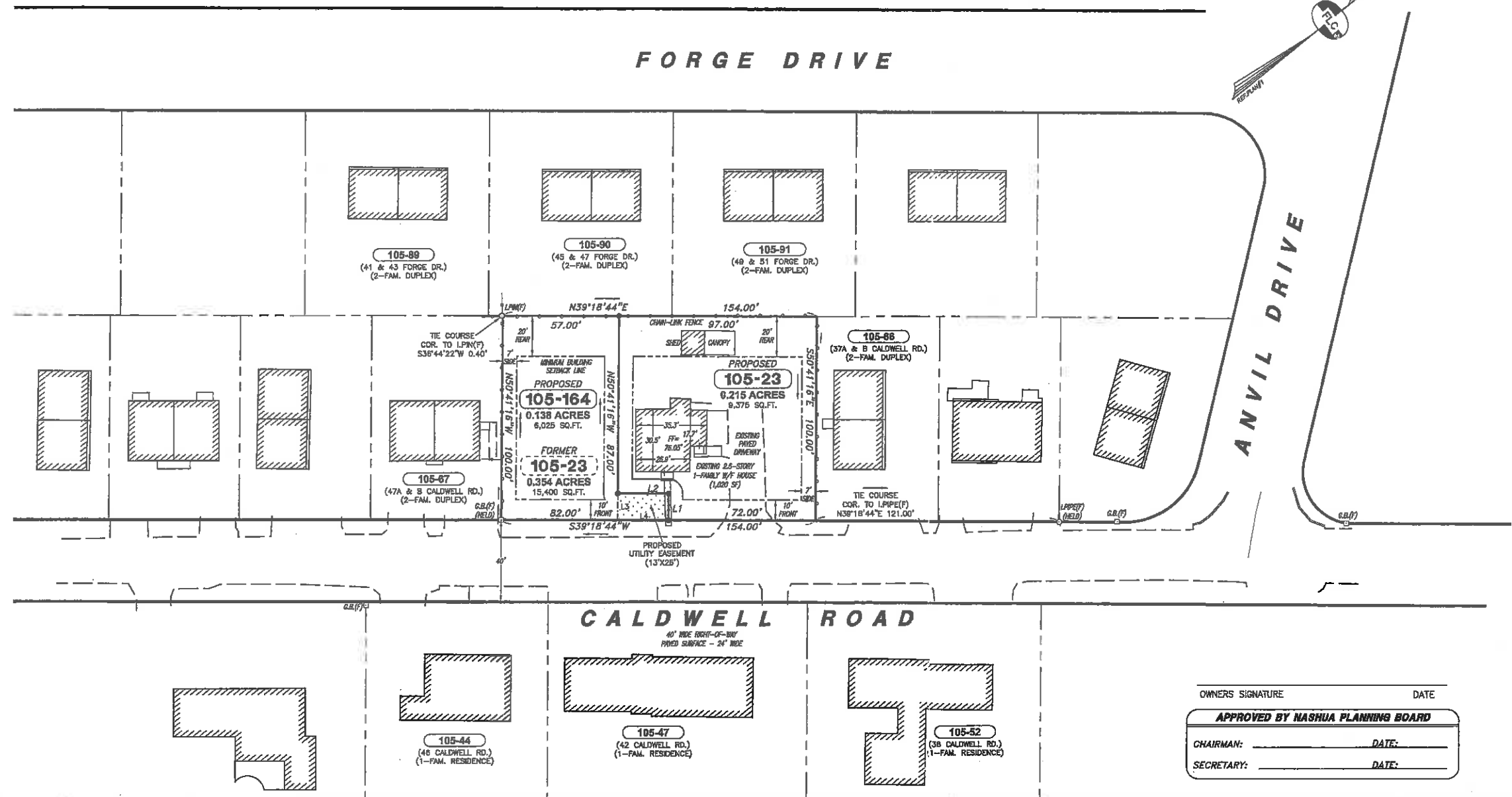
**LEGEND:**

- RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - - - - - ABUTTING LOT LINE
  - - - - - BUILDING SETBACK LINE
  - - - - - EDGE OF PAVED ROAD
  - GRANITE CURB
  - - - - - 10' CONTOUR INTERVAL
  - - - - - 2' CONTOUR INTERVAL
  - CHAIN-LINK FENCE
  - STUCCO FENCE
  - OVERHEAD UTILITY LINE
  - GAS LINE
  - WATER LINE
  - SEWER LINE
  - DRAIN LINE
- 105-23 TAX MAP & LOT NUMBER

- IRON PIN FOUND
- GRANITE BOUND FOUND
- IRON PIPE FOUND
- IRON PIN TO BE SET
- ⊕ UTILITY POLE & GUY
- ⊙ CATCH BASIN
- ⊞ DRAIN MAN-HOLE
- ⊞ SEWER MAN-HOLE (ROUND)
- ⊞ SEWER MAN-HOLE (SQUARE)
- ⊞ WATER HYDRANT
- ⊞ WATER VALVE
- ⊞ WATER SHUT-OFF
- ⊞ GAS VALVE
- ⊞ GAS SHUT-OFF
- ⊞ LIGHT POST

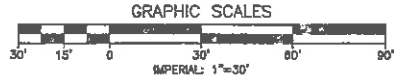
**BOUNDARY LINE CHART**

L1	NS241°16'W	13.00'
L2	SS8°18'44"W	28.00'
L3	NS241°16'W	13.00'
L4	SS9°18'44"W	28.00'



**NOTES:**

- THE APPLICANT AND OWNER OF RECORD FOR TAX MAP 105 LOT 23 IS GIMAK PROPERTIES LLC, 7 JENNY HILL LANE, NASHUA, NH 03062. THE DEED REFERENCE FOR THE PARCEL IS VOL.9085 PG.1508 DATED JUNE 25, 2018 IN THE H.C.R.D.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO LOT SUBDIVISION OF EXISTING TAX MAP LOT 105-23.
  - THE TOTAL AREA OF TAX MAP PARCEL 105-23 IS 0.354 ACRES OR 15,400 SQ.FT.
  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 105.
  - ZONING FOR THE PARCEL IS THE "B" URBAN RESIDENCE DISTRICT (R-B).
- | R-B ZONE CONVENTIONAL   | REQUIRED | 105-23    | NEW 105-23 | NEW 105-164 |
|-------------------------|----------|-----------|------------|-------------|
| MIN LOT AREA            | 6,000 SF | 15,400 SF | 9,375 SF   | 6,025 SF    |
| MIN LOT WIDTH           | 60 FT    | 154.00 FT | 72.00 FT   | 62.00 FT    |
| MIN LOT FRONTAGE        | 90 FT    | 154.00 FT | 72.00 FT   | 82.00 FT    |
| MIN LOT DEPTH           | 80 FT    | 100 FT    | 100.00 FT  | 100.00 FT   |
| MIN FRONT SETBACK       | 10 FT    | 23.7 FT   | 23.7 FT    | (10) FT     |
| MIN SIDE SETBACK        | 7 FT     | 53.1 FT   | 6.8 FT     | (7) FT      |
| MIN REAR SETBACK        | 20 FT    | 40.3 FT   | 40.3 FT    | (20) FT     |
| MAX. BUILDING HEIGHT    | 45 FT    | 29.5± FT  | 29.5± FT   | NONE        |
| MAX. STORIES            | 3 ST     | 2.5       | 2.5        | (1.5)       |
| CONSERVATION AREA       | NA       | NA        | NA         | NA          |
| OPEN SPACE FOR EACH LOT | 35%      | 82%       | 71%        | 100%        |
- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2018. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS THE SILL OF THE RESIDENCE ON #41 CALDWELL ROAD (LOT 105-23), ELEVATION=75.31', PER REFERENCE PLAN #3.
  - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN AUGUST 2018 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
  - THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
  - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER BY PENNACHTUCK WATER WORKS.
  - 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. 330007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0510, DATED: SEPTEMBER 25, 2008.
  - SOIL TYPE FOR THE ENTIRE SITE IS Wnc (WINDSOR-URBAN LAND COMPLEX WITH SLOPES FROM 3%-15%).
  - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCEL.
  - PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
  - A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - THE SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND PARKING.
  - THE PROPOSED BUILDING ON LOT 105-164 WILL BE A 1.5 STORY RESIDENTIAL HOME WITH BASEMENT.
  - PROPOSED BUILDING CONSTRUCTION SHALL INCORPORATE A FOUNDATION DRAINAGE SYSTEM, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT THE SPECIFIC DRAINAGE SITE IS LOCATED IN WELL DRAINED SOILS AND THAT SUCH A SYSTEM IS NOT REQUIRED.
  - PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED WITH THE PLAN.
  - THE PROPOSED BUILDING ON LOT 105-184 SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND NATURAL GAS UTILITIES. IT SHALL ALSO BE SERVICED BY MUNICIPAL SEWER AND WATER BY PENNACHTUCK WATER WORKS.
  - STREET AND UTILITY IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF NASHUA REVISED ORDINANCES (N.R.D.).
  - PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.D. SECTION 285-13.



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	10/24/18	REVISE PER TOWN COMMENTS			

**SUBDIVISION PLAN**  
**TAX MAP 105 LOT 23 - (41 CALDWELL ROAD)**  
**NASHUA, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**GIMAK PROPERTIES LLC**  
 7 JENNY HILL LANE, NASHUA, NH 03062 (TEL. 603-591-6816)

SCALE: 1" = 30' AUGUST 23, 2018

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

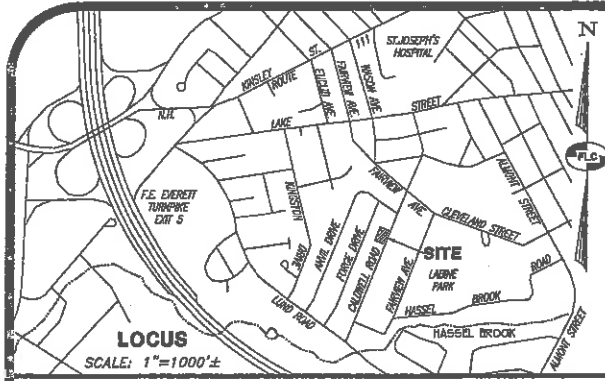
206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

OWNERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY NASHUA PLANNING BOARD**

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_



**REFERENCE PLANS:**

- "RE-LOCATION OF LOT LINES - CALDWELL ROAD - NASHUA, N.H. - FOR - RODGERS BROTHERS, INC." SCALE 1"=20', DATED OCTOBER 1974, BY A.E. MAYNARD CIVIL ENGINEER, RECORDED AS PLAN #7934 IN THE H.C.R.D.
- "SUBDIVISION OF LAND OF R. CONSTANT - CALDWELL & LUND RDS. - NASHUA, N.H.," SCALE 1"=50', DATED FEBRUARY 1973, BY FRANK G. SPARGUE, P.E. RECORDED AS PLAN #6554 IN THE H.C.R.D.
- "SUBDIVISION OF LAND OF LUND ESTATES, INC. - CALDWELL & LUND ROADS - NASHUA, N.H." 2 SHEETS, SCALE 1"=100', DATED AUGUST 28, 1974, BY FRANK G. SPARGUE, P.E. RECORDED AS PLAN #6489 IN THE H.C.R.D.

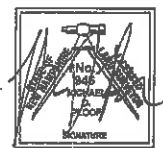
**ABUTTER INFORMATION:**

105-23 GIMAK PROPERTIES LLC 7 JENNY HILL LANE NASHUA, NH 03062 VOL.5085 PG.1508 8/25/18 (41 CALDWELL ROAD) (1-FAMILY RESIDENCE)	105-80 DAVID FAUCHER & CAROLE BRETON 3 BENSON AVENUE NASHUA, NH 03060 VOL.5085 PG.462 5/3/17 (38 CALDWELL ROAD) (1-FAMILY RESIDENCE)	105-89 NASHUA HOUSING AUTHORITY 40 E. PEARL STREET, FL.1 NASHUA, NH 03065-0000 VOL.5369 PG.106 12/29/92 (41 & 43 FORGE DRIVE) (2-FAMILY DUPLEX)
105-44 JESSICA L. CROSBY 46 CALDWELL ROAD NASHUA, NH 03060-4208 VOL.7248 PG.1000 6/1/04 (46 CALDWELL ROAD) (1-FAMILY RESIDENCE)	105-66 JC REAL ESTATE MANAGEMENT, LLC 134 BIRCHWOOD ROAD WEARE, NH 03281 VOL.8007 PG.117 8/15/17 (384 & 388 CALDWELL ROAD) (2-FAMILY DUPLEX)	105-90 CONSTANT FAMILY LLC 1 C/O D. CONSTANT 42 CALDWELL ROAD NASHUA, NH 03065-4207 VOL.7525 PG.33 8/18/05 (45 & 47 FORGE DRIVE) (2-FAMILY DUPLEX)
105-47 DANIEL R. & DEBORAH J. CONSTANT 42 CALDWELL ROAD NASHUA, NH 03060 VOL.5711 PG.347 4/23/98 (42 CALDWELL ROAD) (1-FAMILY RESIDENCE)	105-67 WAYNE J. & MAURA J. FARNEY 66 TIMBERLINE DRIVE NASHUA, NH 03062-0000 VOL.5482 PG.1033 5/13/03 (47A & 47B CALDWELL ROAD) (2-FAMILY DUPLEX)	105-91 CONSTANT FAMILY LLC 1 C/O D. CONSTANT 42 CALDWELL ROAD NASHUA, NH 03065-4207 VOL.7525 PG.33 8/18/05 (49 & 51 FORGE DRIVE) (2-FAMILY DUPLEX)

**CERTIFICATION:**

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

DATE: 10/24/18



**LEGEND:**

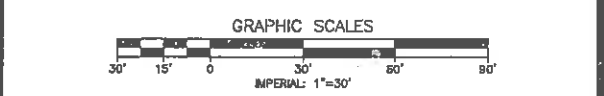
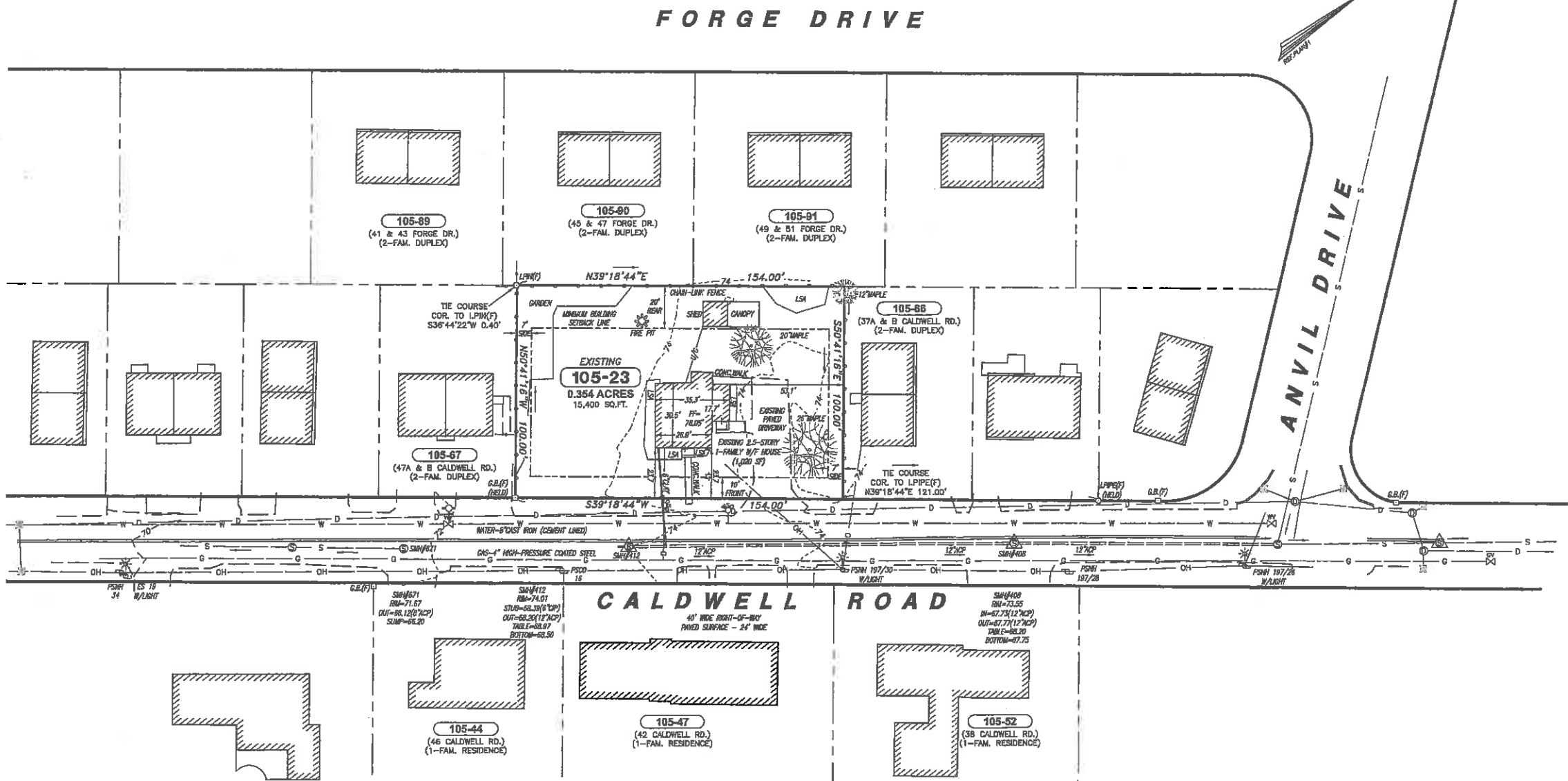
—	RIGHT-OF-WAY LINE	○ (LPIW/F)	IRON PIN FOUND
—	BOUNDARY LINE	□ (G.B./F)	GRANITE BOUND FOUND
- - -	ADJUTING LOT LINE	○ (LPIW/F)	IRON PIPE FOUND
- - -	BUILDING SETBACK LINE	○ (LPIW/100)	IRON PIN TO BE SET
- - -	EDGE OF PAVED ROAD	○	UTILITY POLE & GUY
- - -	GRANITE CURB	○	CATCH BASIN
- - -	10' CONTOUR INTERNAL	○	DRINK MAN-HOLE
- - -	2' CONTOUR INTERNAL	○	SEWER MAN-HOLE (ROUND)
- - -	CHAIN-LINK FENCE	○	SEWER MAN-HOLE (TRIANGLE)
- - -	STOCKADE FENCE	○	WATER HYDRANT
- - -	OVERHEAD UTILITY LINE	○	MIN REAR SETBACK
- - -	GAS LINE	○	MAX. BUILDING HEIGHT
- - -	WATER LINE	○	MAX. STORIES
- - -	SEWER LINE	○	CONSERVATION AREA
- - -	DRINK LINE	○	OPEN SPACE FOR EACH LOT
105-23	TAX MAP & LOT NUMBER	○	LANDSCAPED AREA

**NOTES:**

- THE APPLICANT AND OWNER OF RECORD FOR TAX MAP 105 LOT 23 IS GIMAK PROPERTIES LLC, 7 JENNY HILL LANE, NASHUA, NH 03062. THE DEED REFERENCE FOR THE PARCEL IS VOL.5085 PG.1508 DATED JUNE 25, 2018 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO LOT SUBDIVISION OF EXISTING TAX MAP LOT 105-23.
- THE TOTAL AREA OF TAX MAP PARCEL 105-23 IS 0.354 ACRES OR 15,400 SQ.FT.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 105.
- ZONING FOR THE PARCEL IS THE "R" URBAN RESIDENCE DISTRICT (R-B).

R-R ZONE, CONVENTIONAL	REQUIRED DIST. 105-23
MIN LOT AREA	6,000 SF 15,400 SF
MIN LOT WIDTH	60 FT 154.00 FT
MIN LOT FRONTAGE	50 FT 154.00 FT
MIN LOT DEPTH	80 FT 100 FT
MIN FRONT SETBACK	10 FT 23.7 FT
MIN SIDE SETBACK	7 FT 53.1 FT
MIN REAR SETBACK	20 FT 40.3 FT
MAX. BUILDING HEIGHT	45 FT 29.54 FT
MAX. STORIES	3 ST 2.5
CONSERVATION AREA	NA NA
OPEN SPACE FOR EACH LOT	35% 82%

- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST 2018. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS NASHUA CITY DATUM. REFERENCE BENCHMARK IS THE SILL OF THE RESIDENCE ON #41 CALDWELL ROAD (LOT 105-23). ELEVATION=75.31', PER REFERENCE PLAN #3.
- JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN AUGUST 2018 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
- THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
- THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND BY MUNICIPAL SEWER AND WATER BY PENNACLUCK WATER WORKS.
- THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011006510, DATED: SEPTEMBER 25, 2009.
- SOIL TYPE FOR THE ENTIRE SITE IS WHC (WINDSOR-URBAN LAND COMPLEX WITH SLOPES FROM 3%-15%).
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCEL.
- PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.



A	10/24/18	REVISE PER TOWN COMMENTS	PHW	MDP
REV.	DATE	DESCRIPTION	C/O	DR

**EXISTING CONDITIONS PLAN**  
**TAX MAP 105 LOT 23 - (41 CALDWELL ROAD)**  
**NASHUA, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**GIMAK PROPERTIES LLC**  
 7 JENNY HILL LANE, NASHUA, NH 03062 (TEL. 603-591-6816)

SCALE: 1" = 30'      AUGUST 23, 2018

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC

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

# FORGE DRIVE

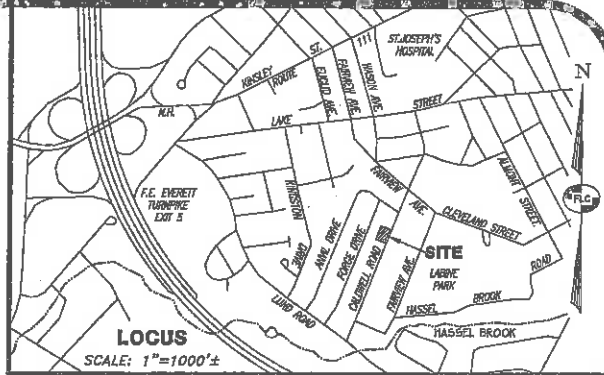
## LEGEND:

### EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - GRANITE CURB
- - - 70' 1" CONTOUR INTERNAL
- - - 72' 2" CONTOUR INTERNAL
- - - CHAIN-LINK FENCE
- - - STOCKADE FENCE
- - - OVERHEAD UTILITY LINE
- - - GAS LINE
- - - WATER LINE
- - - SEWER LINE
- - - DRAIN LINE
- (LPH/T) IRON PIN FOUND
- (G.R./T) GRANITE BOUND FOUND
- (LPH/T) IRON PIPE FOUND
- (LPH/T) IRON PIN TO BE SET
- (LPH/T) UTILITY POLE & GUY
- (LPH/T) CATCH BASIN
- (LPH/T) DRAIN MAN-HOLE
- (LPH/T) SEWER MAN-HOLE (ROUND)
- (LPH/T) SEWER MAN-HOLE (TRIANGLE)
- (LPH/T) WATER HYDRANT
- (LPH/T) WATER VALVE
- (LPH/T) WATER SHUT-OFF
- (LPH/T) GAS VALVE
- (LPH/T) GAS SHUT-OFF
- (LPH/T) LIGHT POST

### PROPOSED FEATURES

- 74' EDGE OF PAVEMENT
- 74' 2' FT. CONTOUR
- 80' 10' FT. CONTOUR
- W WATER SERVICE
- OH OVERHEAD UTILITY LINES
- S SEWER SERVICE
- G GAS SERVICE
- S/S SNAKE/ROTTER LINE
- X SILT SHACK
- X LEACHING CATCH BASIN
- X WATER SERVICE SHUT-OFF
- X PAVED AREA
- PROPOSED BUILDING



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

### REFERENCE PLANS:

- "RE-LOCATION OF LOT LINES - CALDWELL ROAD - NASHUA, N.H. - FOR - RODGERS BROTHERS, INC.", SCALE 1"=20', DATED OCTOBER 1974, BY A.E. MAYNARD CIVIL ENGINEER. RECORDED AS PLAN #7934 IN THE H.C.R.D.
- "SUBDIVISION OF LAND OF R. CONSTANT - CALDWELL & LUND RDS. - NASHUA, N.H.", SCALE 1"=50', DATED FEBRUARY 1973, BY FRANK G. SPARGUE, P.E. RECORDED AS PLAN #6554 IN THE H.C.R.D.
- "SUBDIVISION OF LAND OF LUND ESTATES, INC. - CALDWELL & LUND ROADS - NASHUA, N.H.", 2 SHEETS, SCALE 1"=100', DATED AUGUST 26, 1974, BY FRANK G. SPARGUE, P.E. RECORDED AS PLAN #8469 IN THE H.C.R.D.

### GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF NASHUA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-288-4977 IN NH, 1-855-344-7233 IN MA).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:6 AND RSA 380 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

### GRAPHIC SCALES



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	11/14/18	REV. PER TOWN COMMENTS		PWH	CEB

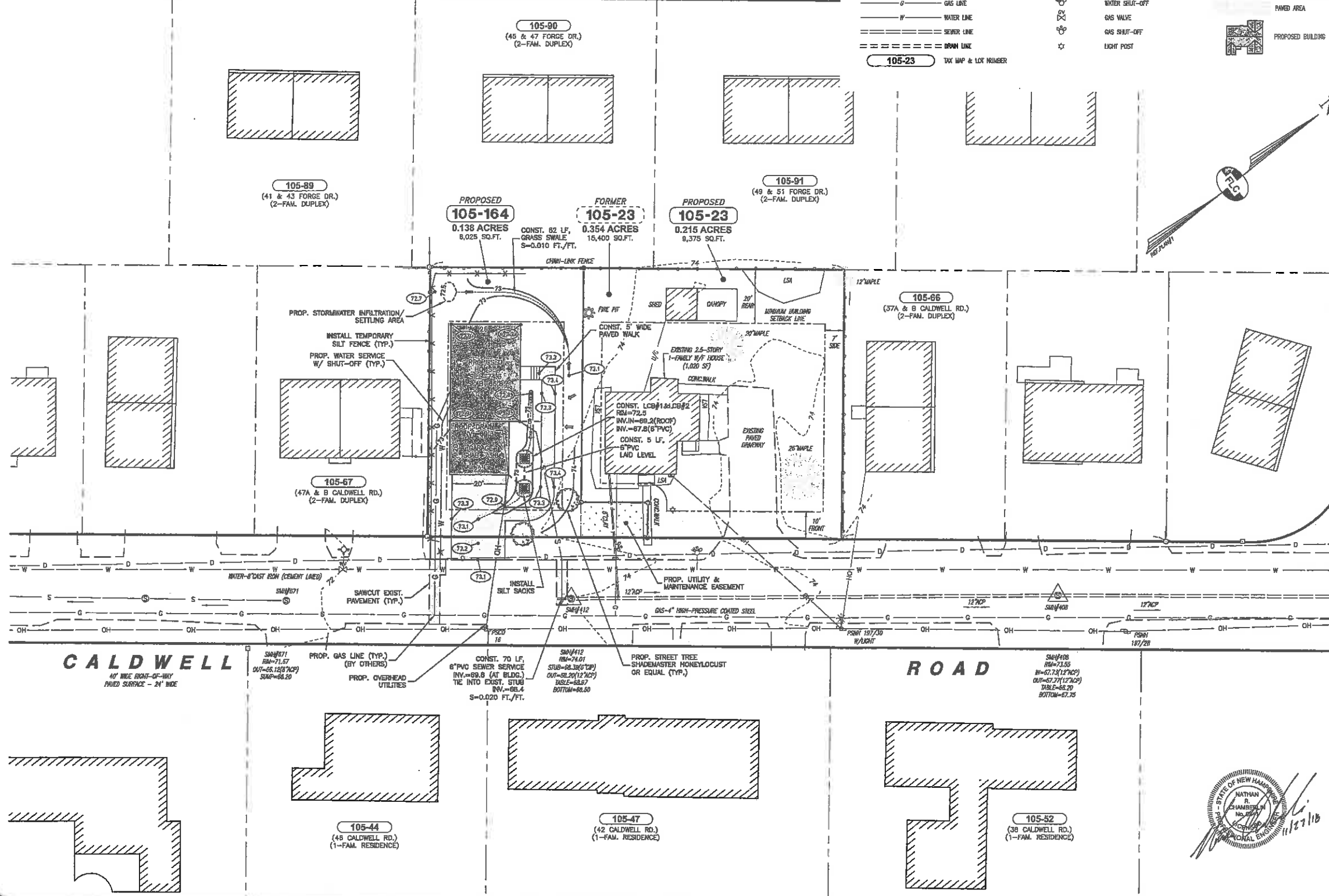
**GRADING & UTILITY PLAN**  
TAX MAP 105 LOT 23 - (41 CALDWELL ROAD)  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR AND LAND OF:  
**GIMAK PROPERTIES LLC**  
7 JENNY HILL LANE, NASHUA, NH 03082 (TEL. 603-591-8818)

SCALE: 1" = 20'      OCTOBER 18, 2018

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
LAND CONSULTANTS, PLLC

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





- INSTALL STONE CHECK DAMS AND SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- CUT AND CLEAR TREES, DISPOSE OF DEBRIS. STUMPS ARE TO BE BURIED ON SITE. STUMPS SHALL BE COMPACTED AND ALL VOIDS FILLED WITH SUITABLE MATERIAL. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- ROUGH GRADE SITE - CONSTRUCT LEACHING CATCH BASINS AND SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- CONSTRUCT BUILDING, DRIVEWAY AND ASSOCIATED SITE IMPROVEMENTS AS SHOWN. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL PAVED/GRAVEL AREAS ARE STABLE AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER. SILT BAGS MAY BE UTILIZED IN PLACE OF STONE CHECK DAMS ON CATCH BASINS.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING AND PREPARE FOR LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH CONSTRUCTING DRIVEWAY. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PAVING, IF ANY (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE LEACHING CATCH BASINS OR DRAINAGE SWALES UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

### CONSTRUCTION SEQUENCE NOTES

1  
DT-2

#### EROSION CONTROL (GENERAL CONSTRUCTION)

- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25" OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
- THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL/VERTICAL), UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN 50150, OR APPROVED EQUAL.
- ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
- ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED PLANT AREAS	POUNDS / 1,000 SQUARE FEET
CREeping RED FESCUE	0.92 LBS
PERENNIAL RYEGRASS	1.15 LBS
VERTICILLI BLUEGRASS	0.28 LBS
REDTOP	0.12 LBS
*APPLICATION RATE TOTALS 2.6 LBS PER 1,000 SF**	

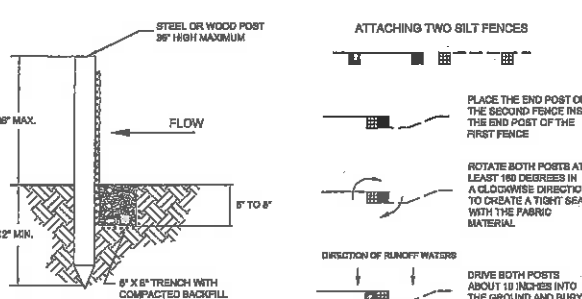
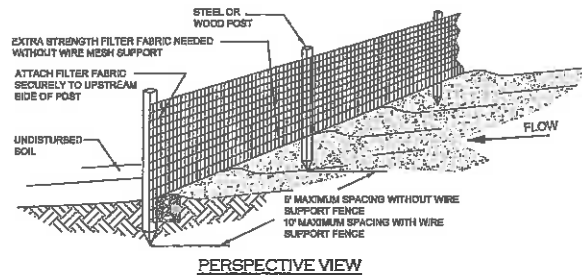
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).  
CAUTION SHOULD BE TAKEN WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
- FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

#### EROSION CONTROL (WINTER CONSTRUCTION)

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

### EROSION CONTROL NOTES

2  
DT-2

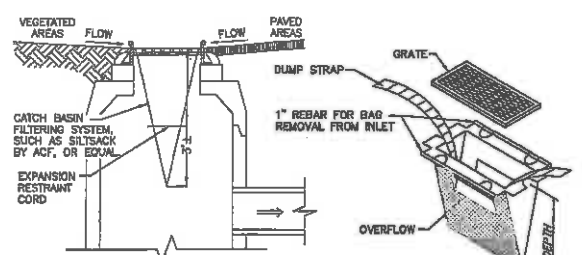


### SECTION VIEW

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

### SILT FENCE

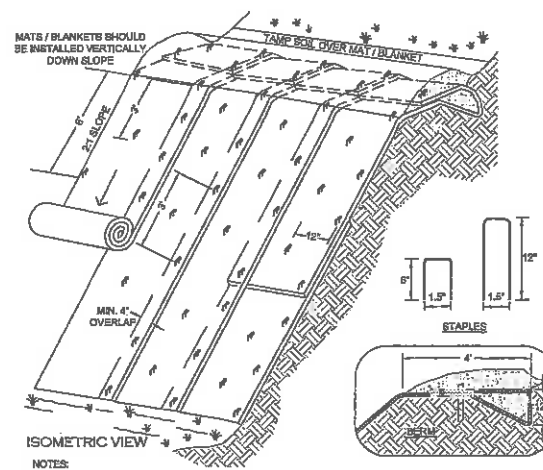
SCALE: N.T.S.  
4  
DT-2



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

### SILT SACK SEDIMENT FILTER

SCALE: N.T.S.  
6  
DT-2

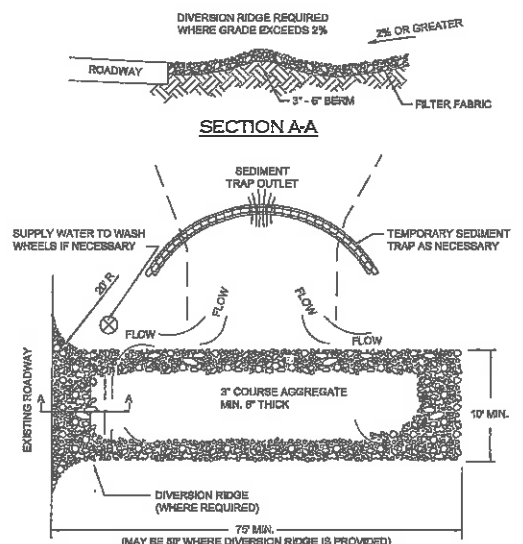


### ISOMETRIC VIEW

- NOTES:
- DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES: DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - INSTALL STRAWWOODCRAFT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN 50150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORIZ:1' VERT.
  - THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAPLES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 7 INCH.
  - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
  - APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
  - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURER'S STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
  - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
  - IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
  - THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE RESEEDING, RESOILED AND REMULCHED AS DIRECTED.

### EROSION BLANKETS - SLOPE INSTALLATION

SCALE: N.T.S.  
5  
DT-2



### TEMPORARY GRAVEL CONSTRUCTION EXIT

- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
  - THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AND THE ENTRANCE OF THE PROJECT SITE.
  - THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
  - THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
  - THE PAD SHOULD BE AT LEAST 8-INCHES THICK.
  - THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
  - THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
  - NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
  - ROCK BAGS OR SANDBAGS SHALL BE PLACED SUCH THAT NO GAPS ARE EVIDENT. SEE NOTES ERO-03.

### TEMPORARY GRAVEL CONSTRUCTION EXIT

SCALE: N.T.S.  
7  
DT-2

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	11/14/18	REV. PER TOWN COMMENTS			

**EROSION CONTROL DETAILS**  
**TAX MAP 105 LOT 23 - (41 CALDWELL ROAD)**  
**NASHUA, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**GIMAK PROPERTIES LLC**  
 7 JENNY HILL LANE, NASHUA, NH 03082 (TEL. 603-591-6816)

SCALE: AS SHOWN      OCTOBER 18, 2018

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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

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