



City of Nashua
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

SPECIAL EXCEPTION APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

1. SPECIAL EXCEPTION INFORMATION

a. ADDRESS OF REQUEST

Zoning District Sheet Lot

b. SPECIAL EXCEPTION(S) REQUESTED:

c. LAND USE CODE SECTION(S) REQUESTING SPECIAL EXCEPTION(S) FROM:

2. GENERAL INFORMATION

a. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name):

Applicant's signature Date

Applicant's address

Telephone number H: C: E-mail:

b. **PROPERTY OWNER (Print Name):**

*Owner's signature Date

Owner's address

Telephone number H: C: E-mail:

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY	Date Received _____	Date of hearing _____	Application checked for completeness: <input checked="" type="checkbox"/>
PLR# <input type="text" value="2019-00195"/>	Board Action _____		
\$ _____ application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	

3. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. Please see "Procedures for Filing a Special Exception" for further information.

a. Describe the nature of your proposal. Please be specific.

To construct an underground sewer pipe crossing a 40 foot buffer and 15 feet of a seasonal intermittent stream wetland area.

b. Does your proposal involve the physical construction or expansion of a structure? Yes [] No [X] If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

[Empty text box for description]

c. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes [] No [X] If yes, approximately how many square feet of paved or designated parking space will be provide for both existing and proposed usage?

[Empty text box for parking space details]

d. What effects would the requested use have upon surrounding traffic congestion and pedestrian safety?

None.

e. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

The disturbed buffer and wetland area (approximately 120 square feet of wetland and 900 square feet of buffer) would be restored as required by the Conservation Commission.

4. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

a. Total number of employees [N/A] Number of employees per shift [N/A]

b. Hours and days of operation [N/A]

c. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors [N/A]

d. Number of daily and weekly commercial deliveries to the premises N/A

e. Number of parking spaces available N/A

f. Describe your general business operations:

Rental of vehicles and storage facilities

g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access, and circulation:

Following installation of the sewer pipe, the disturbed earth would be restored as required by the
Conservation Commission.

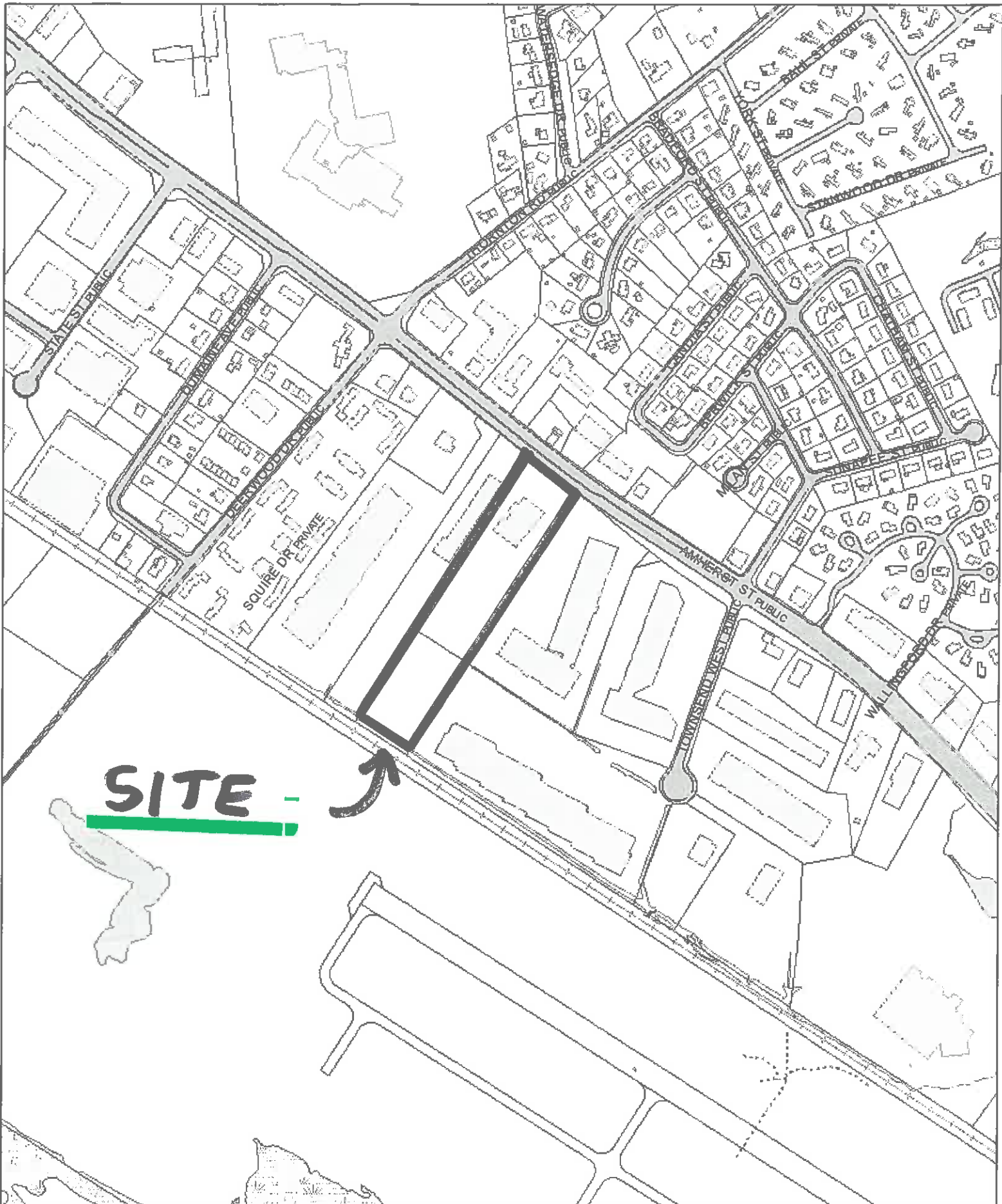
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Signature of Applicant

9/26/2019 Date

Morgan A. Hollis Print Name

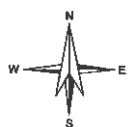
9/26/2019 Date



SITE



476 Amherst Street





City of Nashua
Conservation Commission
City Hall, 229 Main Street, PO Box 2019, Nashua NH 03061-2019
(603) 589-3090 www.nashuanh.gov

October 14, 2019

Earle Blatchford
Hayner Swanson, Inc.
3 Congress Street
Nashua, NH 03062

Re: Proposal for a wetland crossing to install an 8" sanitary sewer service that will have temporary impacts

Dear Mr. Blatchford:

Your application for the above referenced project received a favorable recommendation from the Nashua Conservation Commission (NCC) at their meeting on October 10, 2019 with the following stipulations:

1. Invasive species shall be removed.
2. Best management practices will be used to minimize tree damage.

Additional action is necessary to meet the city's requirements, including submitting an application to the Zoning Board of Adjustment, per NRO Section 190-114 Wetland application (E). Please contact Carter Falk, Deputy Planning Manager at (603) 589-3116 regarding that application process. It is also the owner's responsibility to submit any required applications to states agencies as may be needed for your particular project. Adherence to the dates and requirements identified in this letter and any included on the plans is important. If you have any questions about this letter or your responsibilities, please contact Linda McGhee at (603) 589-3110.

Respectfully,

A handwritten signature in cursive script that reads "Linda McGhee for".

Nashua Conservation Commission

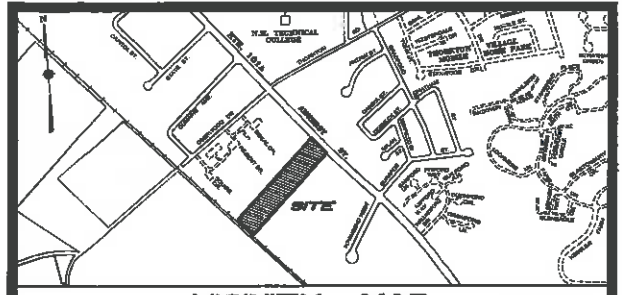
cc: Carter Falk, Deputy Zoning Manager

EASEMENTS, RIGHTS & RESTRICTIONS:

- MAP 'H' - LOT 116 IS SUBJECT TO THE RIGHTS OF ACCESS AS DESCRIBED IN THE COMMISSIONER'S RETURN OF HIGHWAY LAYOUT AS RECORDED IN BK 2261, PG 146. SEE ALSO DEED RECORDED IN BK 2467, PG 224.
- MAP 'H' - LOT 23 IS SUBJECT TO THE 18' WIDE DRAINAGE EASEMENT AS DESCRIBED IN BK 3219, PG 284.
- MAP 'H' - LOT 23 HAS THE BENEFIT OF THE 18' DRAINAGE EASEMENT AS DESCRIBED IN BK 3219, PG 284.
- MAP 'H' - LOT 23 IS SUBJECT TO THE 20' SEWER EASEMENT AS DESCRIBED IN BK 1773, PG 482.

PLAN REFERENCES:

- PLAN SHOWING LAND OF FAB-BRAZE CORP. & MICROWAVE DEVELOPMENT CORP. INC., MILFORD HIGHWAY - NASHUA, N.H., BY EARLE L. WILLIAMS AND DATED MARCH 21, 1958. RECORDED: HCRD PLAN No. 1659.
- EASEMENT PLAN (LOT 287, MAP 'H') 9 TOWNSHIP WEST, NASHUA, NEW HAMPSHIRE, PREPARED FOR MICHAEL & WILLIAM CALLAHAN BY ALLAN H. SWANSON, INC. AND DATED 20 JUNE 1985. RECORDED: HCRD PLAN No. 18011.
- EASEMENT PLAN (LOT 73, 23 & 287, MAP 'H') NASHUA, NEW HAMPSHIRE, PREPARED FOR MICHAEL CALLAHAN BY ALLAN H. SWANSON, INC. AND DATED AUGUST 1984. RECORDED: HCRD PLAN No. 17478.
- CITY OF NASHUA, NEW HAMPSHIRE, SEWERAGE WORKS IMPROVEMENTS, SPECTACLE BROOK INTERCEPTOR, CONTRACT NO. 2, BY CAMP, DRESSER & MCKEE AND DATED OCTOBER, 1982. ON FILE AT THE CITY OF NASHUA ENGINEERING OFFICE.
- PLANS OF PROPOSED FEDERAL AID URBAN PROJECT NO. U-0104 (10), N.H. PROJECT NO. P-1330-B, RELOCATION OF N.H. ROUTE 101A, BY WRIGHT, PIERCE, BARNES & WYMAN ENGINEERS AND DATED SEPT. 1978. ON FILE WITH THE NH DOT RECORDS DEPARTMENT AND RECORDED: HCRD PLAN No. 8957.
- SUBDIVISION & CONSOLIDATION PLAN OF LAND, AMHERST STREET, NASHUA, N.H., SURVEYED FOR LOEBSTAR, BY W. ROBERT NOLTE & ASSOCIATES AND DATED JAN., 1981. RECORDED: HCRD PLAN No. 14053.
- TITLE INSURANCE PLAN, 472 AMHERST STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR 472 ASSOCIATES, BY ALLAN H. SWANSON, INC. AND DATED 31 MARCH 1996. RECORDED: HCRD PLAN No. 23479.
- SUBDIVISION PLAN, PREPARED FOR INDIAN HEAD NATIONAL BANK, NASHUA, NEW HAMPSHIRE, BY ALLAN H. SWANSON, INC. AND DATED MAY, 1973. RECORDED: HCRD PLAN No. 6805.
- ALTAZACUM LAND TITLE SURVEY, 9 TOWNSHIP WEST, NASHUA, NEW HAMPSHIRE, PREPARED FOR MGI PROPERTIES, BY HANYSERWANSON, INC. AND DATED 2 MARCH 1983. NOT RECORDED.



NOTES:

- LOT AREA: 7.221 ACRES (314,899 SF)
THE ABOVE AREA FOR LOT MAP 'H', LOT 116 IS THE RESULT OF A LOT MERGER OF MAP 'H', LOTS 116 AND 23, DATED [REDACTED] AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS BOOK [REDACTED] PAGE [REDACTED]
- PRESENT ZONING: P1 - PARK INDUSTRIAL
HB - HIGHWAY BUSINESS
DIMENSIONAL REQUIREMENTS:

REQUIREMENT	P1	HB
MIN. LOT AREA	30,000 SF	28,000 SF
MIN. LOT WIDTH	120 FT	100 FT
MIN. FRONTAGE	50 FT	50 FT
MIN. LOT DEPTH	150 FT	80 FT
MIN. FRONT SETBACK	30 FT	20 FT
MIN. SIDE SETBACK	20 FT	10 FT
MIN. REAR SETBACK	20 FT	20 FT
MAX. BUILDING HEIGHT	75 FT	60 FT
MAX. STORIES	5	5
MAX. F.A.R.	0.75	0.75

THE NASHUA ZONING BOARD APPROVED A USE VARIANCE TO ALLOW 25% OF THE USE FOR TRUCK LEASING (USE #8) WHERE 10% OF THE SITE WILL BE USED FOR SELF-STORAGE (USE #13) ON LOT 116, MAP 'H' ON MAY 14, 2019.
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'H'.
- PURPOSE OF PLAN:
TO RENOVATE EXISTING 19,450 SF 1-STORY LIGHT INDUSTRIAL BUILDING (FORMERLY FAB-BRAZE) FOR USE AS A TRUCK LEASING AND SELF-STORAGE FACILITY, AND TO CONSTRUCT A NEW 76,000 SF 2-STORY SELF-STORAGE BUILDING WITH APPURTENANT SITE IMPROVEMENTS.
- PARKING:

REQUIRED (TRUCK LEASING)	MINIMUM: 1 SPACE/300 SF ± 4,000 SF	MAXIMUM: 1 SPACE/150 SF ± 4,000 SF	# SPACES
REQUIRED (SELF-STORAGE) <td>MINIMUM: 1 SPACE/1,000 SF ± 91,000 SF</td> <td>MAXIMUM: N/A</td> <td># SPACES</td>	MINIMUM: 1 SPACE/1,000 SF ± 91,000 SF	MAXIMUM: N/A	# SPACES
PROVIDED (INCL. 3 ACCESSIBLE SPACES):	CAR PARKING		- 16 SPACES
	TRUCK PARKING		- 13 SPACES
	WAVYER OF PARKING REQUIREMENTS REQUIRED		
- OPEN SPACE:

REQUIRED:	20%
PROVIDED:	40%
- THIS PARCEL IS DESIGNATED AS ZONE X AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 300307, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 320110040D, EFFECTIVE DATE: SEPTEMBER 26, 2002.
- MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR.
- ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS, DIRECTED onto the SITE AND CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
- ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
- PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH M.R.S. SECTION 236-13, LATEST EDITION.

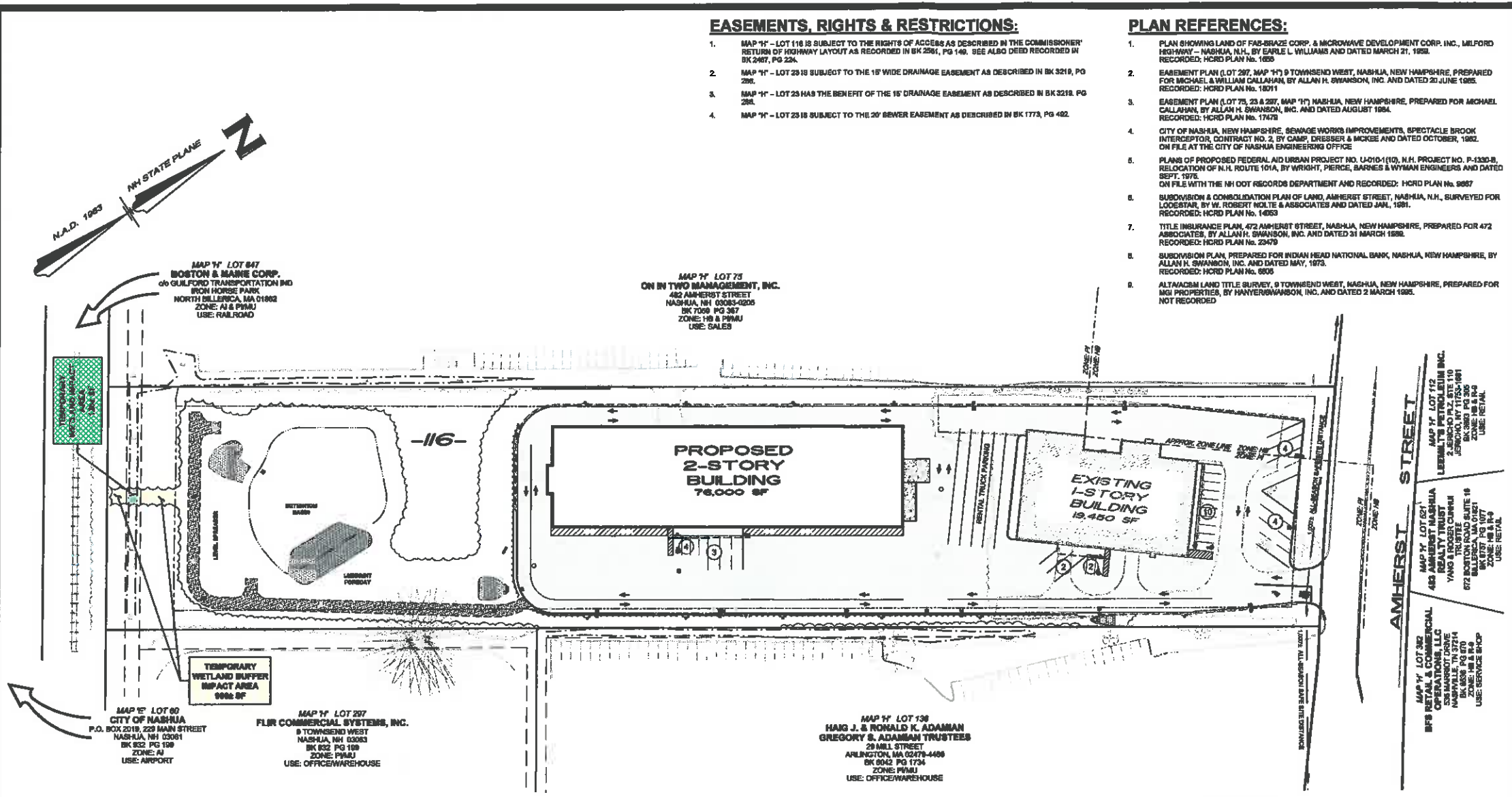
No.	DATE	REVISION	BY
1	09/19/19	ADDRESS CITY AND NUMBER COMMENTS	EDB
2	09/24/19	DATE ONLY	EDB
3	09/24/19	ADDRESS CITY AND NUMBER COMMENTS	EDB

MASTER SITE PLAN
(MAP 'H', LOTS 23 & 116)
PROPOSED RENTAL AND STORAGE FACILITY
476 AMHERST STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
UBAU COMPANY OF EASTERN MASSACHUSETTS
1 MERRILL STREET, SUITE 14 SALISBURY, MA 01952 (978) 961-0170
RECORD OWNERS:
FAB-BRAZE CORP and
5 PROGRESS AVENUE NASHUA, NEW HAMPSHIRE 03062-1908
MICROWAVE DEVELOPMENT LAB, INC
135 CRESCENT ROAD NEEDHAM, MASSACHUSETTS 02494-1316

21 MARCH 2019

HSI Hayner/Swanson, Inc.
Civil Engineer/Land Surveyor
3 Congress Street Nashua, NH 03063 (603) 883-2039 www.haynerswanson.com
131 Middlesex Turnpike Burlington, MA 01803 (802) 233-1501

FIELD BOOK: 1200 DRAWING NAME: 2814SITE-F081 5614 1 OF 14
DRAWING LOG: 4\3000\5614\DWG\5614 SITE

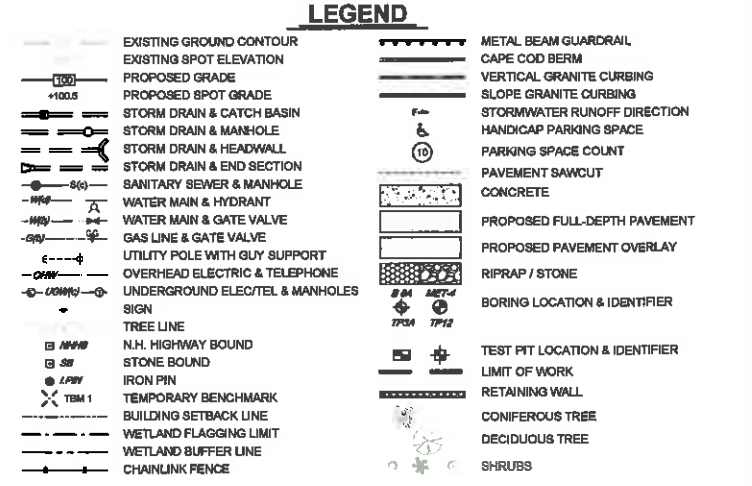


NOTES - CONT'D:

- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL-DRAINING SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
- THIS PROPERTY IS TO BE SERVICED BY PUBLIC SEWER AND WATER BY PENNICK/WATER WORKS, UTILITIES, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVING HIGH DEVELOPMENTS SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
- STREET ADDRESSES SHALL BE POSTED ON SITE PRIOR TO THE OCCUPANCY OF THE BUILDING.
- A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING/ENGINEERING/FIRE DEPARTMENT STAFF SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC STREET IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
- AN ELECTRONIC FILE SHALL BE SUBMITTED TO THE CITY OF NASHUA PRIOR TO THE SIGNING OF THE FINAL MYLAR.
- HOURS OF OPERATION:

MONDAY - THURSDAY AND SATURDAY:	7 AM - 7 PM
FRIDAY:	7 AM - 5 PM
SUNDAY:	9 AM - 5 PM
- TRASH PICK-UP SHALL BE ON-SITE BY A PRIVATE CONTRACTOR.
- PRESENT OWNER OF RECORD:

MAP 'H' LOT 116 FAB-BRAZE CORP 5 PROGRESS STREET NASHUA, NH 03062-1908 BK 1959, PG 17	MAP 'H' LOT 23 MICROWAVE DEVELOPMENT LAB LLC 135 CRESCENT ROAD NEEDHAM, MA 02484-1316 BK 1594, PG 84
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UTILITY QUALITY LEGEND

SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DERIVED BY D/ASCE 36-02 "ASCE STANDARD GUIDELINE FOR COLLECTION AND DEPOSITION OF EXISTING SUBSURFACE UTILITY DATA"

LEVEL A (a) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.

LEVEL B (b) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. (E. DIGSAFE)

LEVEL C (c) INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

LEVEL D (d) INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.



ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

APPROVED
NASHUA CITY PLANNING BOARD

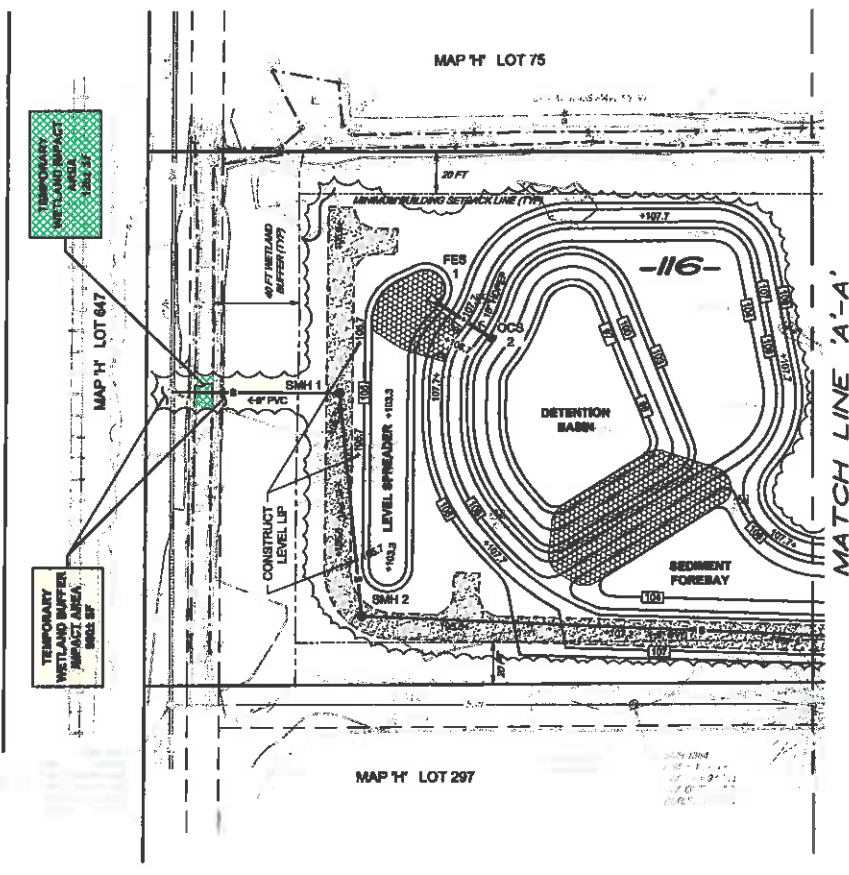
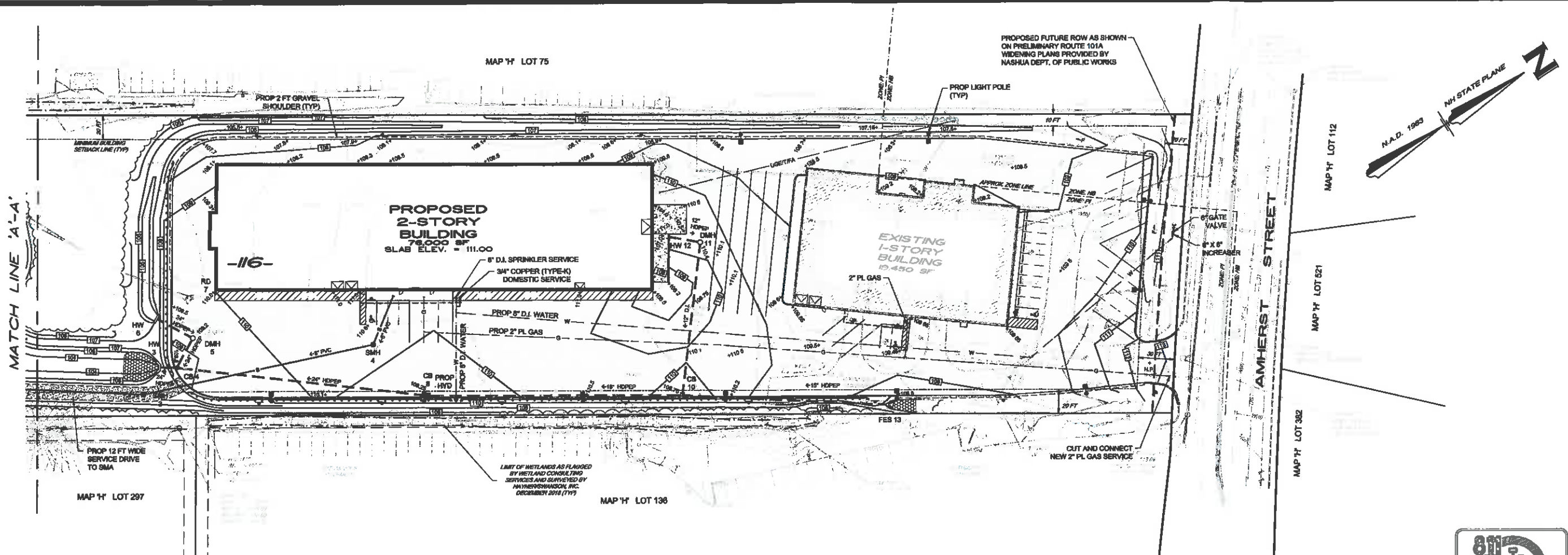
CHAIRMAN _____ DATE _____

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

9/24/19
DATE

FOR UBAU COMPANY OF EASTERN MA





CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST EDITION ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
4. BLASTING, IF NEEDED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
5. ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
6. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
7. ALL CONSTRUCTION WORK WITHIN THE AMHERST STREET ROW SHALL BE COORDINATED WITH NASHUA CITY ENGINEER'S OFFICE BY THE CONTRACTOR.
8. GRADING, DRAINAGE, STORMWATER MANAGEMENT, UTILITIES, EROSION AND SEDIMENT CONTROL, AND GUARDRAIL SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER FOR SUBSTANTIAL COMPLIANCE WITH THE DESIGN.
9. THE CONTRACTOR SHALL INSPECT, VACUUM CLEAN AND (IF NECESSARY) REPAIR THE EXISTING CATCH BASIN AT THE SITE ENTRANCE DRIVEWAY. THIS WORK SHALL BE DONE IN THE PRESENCE OF A DPW INSPECTOR.
10. THE EXISTING 6" SANITARY SEWER SERVICE SHALL BE INSPECTED, INCLUDING VIDEO INSPECTION, BY THE CONTRACTOR TO DETERMINE THE CONDITION OF THE PIPE TO REMAIN IN SERVICE. THIS WORK SHALL BE COORDINATED WITH THE DPW.

LEVEL SPREADER/INFILTRATION BASIN:

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE LEVEL SPREADER/INFILTRATION BASINS.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
3. AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.
5. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTION AREAS HAVE BEEN FULLY STABILIZED.

UTILITY NOTES:

1. ALL DRAINAGE PIPE SHALL BE HDPE (ADS N-12) FURNISHED AND INSTALLED WITH FLEXIBLE GASKETS. JOINTS SHALL BE MADE WITH OIL RESISTANT COMPRESSION RINGS OF AN ELASTOMERIC MATERIAL CONFORMING TO ASTM C-48. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE FOLLOWED.
2. ALL WATER LINE, HYDRANT VALVES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR THE INSTALLATION OF MATERIALS, MAIN PIPING, SERVICE CONNECTIONS IN THE PENNSHUCK WATER WORKS FRANCHISED AREAS OF NASHUA AND MERRIMACK, NEW HAMPSHIRE, LATEST EDITION.
3. FOUNDATION DRAINS ARE NOT ALLOWED TO OUTLET OVERLAND ONTO ANY STREET.
4. DRAIN SYSTEMS SHALL BE INSTALLED BY A NASHUA LICENSED DRAIN LAYER, PER NRO SECTION 15-62 THROUGH SECTION 18-80.
5. ALL POWER RELATED WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
6. ALL TELECOMMUNICATIONS WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS STANDARDS.
7. ALL NATURAL GAS RELATED WORK SHALL COMPLY WITH LIBERTY UTILITIES STANDARDS.
8. SHOUT OIL AND DEBRIS STOPS SHALL BE INSTALLED IN ALL PROPOSED CATCH BASINS (SEE DETAIL ON SHEET 10).

CITY OF NASHUA

PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
228 MAIN STREET
NASHUA, NH 03080
ATT: LINDA MCGHEE
(603) 913-3110

ENGINEERING DEPARTMENT
NASHUA DEPT. OF
PUBLIC WORKS / ENGINEERING
9 RIVERBEND STREET
NASHUA, NH 03082
ATT: JOE MENDOLA, PE
(603) 999-9124

FIRE DEPARTMENT
NASHUA FIRE DEPARTMENT
171 EAST MOLLS STREET
NASHUA, NH 03080
ATT: ADAM POLKOT
(603) 999-3480

UTILITY CONTACTS

WATER:
PENNSHUCK WATER WORKS
25 MANCHESTER STREET
MERRIMACK, NH 03054
ATT: JOHN BOUVERT, PE
(603) 913-2500

GAS:
LIBERTY UTILITIES
11 NORTHEASTERN BLVD.
SALEM, NH 03079
ATT: RYAN LAGASSE
(603) 227-7151

TELEPHONE:
CONSOLIDATED COMMUNICATIONS
257 DANIEL WEBSTER HWY.
MERRIMACK, NH 03054
ATT: JOY MENDONCA
(603) 945-2713

POWER:
EVERSOURCE
370 AMHERST STREET
NASHUA, NH 03080
ATT: MARC GAGNON
(603) 963-9864

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED OTHERWISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



No.	DATE	REVISION	BY
3	09/24/19	ADDRESS CITY COMMENTS	EBB
2	07/24/19	ADDRESS INDEX NOT COMMENTS	EBB
1	05/15/19	ADDRESS CITY AND INDEX COMMENTS	EBB

SITE GRADING AND UTILITY PLAN
(MAP "H", LOTS 23 & 118)
PROPOSED RENTAL AND STORAGE FACILITY
476 AMHERST STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
HAUL COMPANY OF EASTERN MASSACHUSETTS
1 MERRILL STREET, SUITE 14 SALISBURY, MA 01952 (978) 961-0170
RECORD OWNERS:
FAB-BRAZE CORP and
5 PROGRESS AVENUE NASHUA, NEW HAMPSHIRE 03082-1908
MICROWAVE DEVELOPMENT LAB, INC
138 CRESCENT ROAD NEEDHAM, MASSACHUSETTS 02494-1316

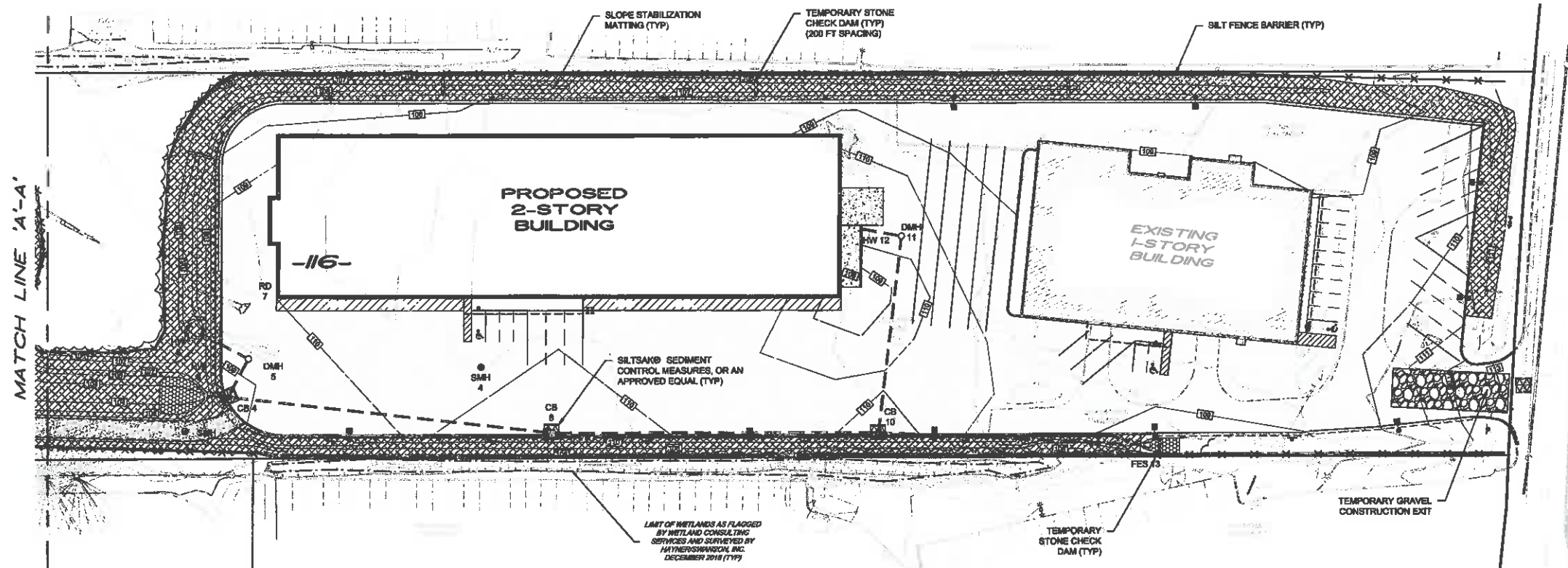
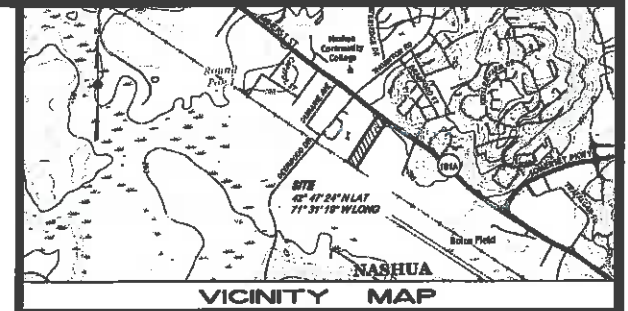
SCALE: 1"=40 Feet
1"=12.192 Meters

21 MARCH 2019

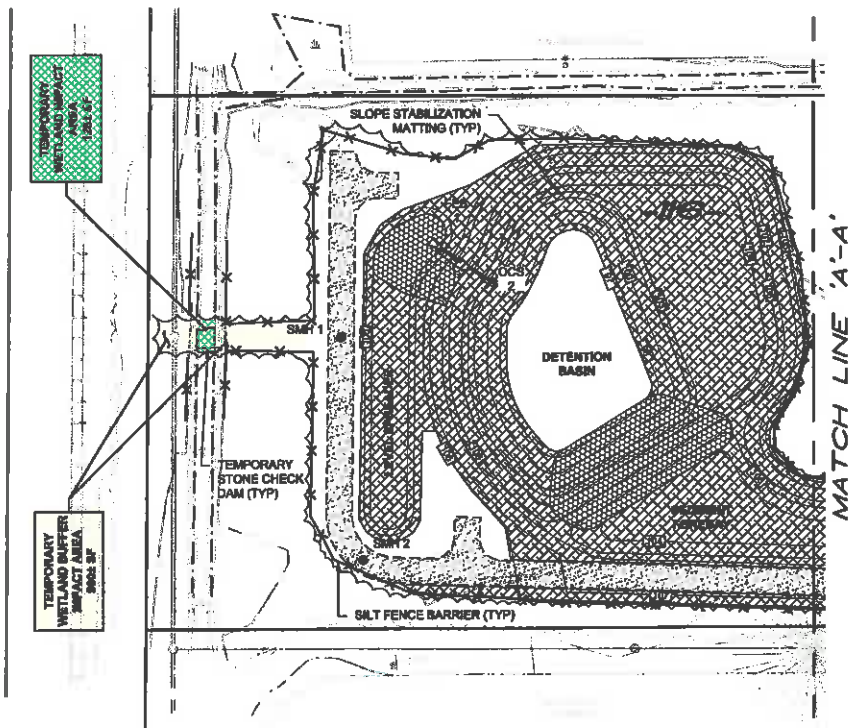
HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
13 Middlesex Turnpike
Burlington, MA 01803
(802) 263-5501
www.haynerswanson.com

FIELD BOOK: 1200 DRAWING NAME: 56149TE-7041 5614 3 OF 14
DRAWING LOG: J:\3000\5614\DRG\5614 SITE





AMHERST STREET



CONSTRUCTION SEQUENCE

1. CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
2. CLEAR SITE ACCORDING TO PLAN.
3. CONSTRUCTION OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH THE PLANS.
4. GRUB SITE ACCORDING TO PLAN.
5. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY.
6. CONSTRUCT DETENTION BASIN AND SWALES PRIOR TO ROUGH GRADING. SEED AND MULCH IMMEDIATELY.
7. SITE GRADING OF BUILDING AND PARKING AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED AFTER BEING CONSTRUCTED.
8. INSTALLATION OF UNDERGROUND UTILITIES AND CATCH BASINS SHALL BE PROTECTED FROM EROSION IN ACCORDANCE WITH THE "SILTTRAK DETAIL". THE CONTROL SHALL REMAIN UNTIL THIS SITE IS SUFFICIENTLY STABILIZED. RIPRAP SHALL BE PLACED AT EACH HEADWALL OUTLET.
9. AS THE BUILDING IS COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.
10. NO PORTION OF THE PROJECT SHALL BE LEFT UNSTABILIZED AND UNPROTECTED FOR A PERIOD OF TWO (2) MONTHS OR GREATER. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED PRIOR TO WINTER CONDITIONS. STABILIZATION SHALL BE DEFINED AS 80% VEGETATIVE GROWTH BY OCTOBER 15TH OR INSTALLATION OF EROSION CONTROL MATTING.
11. COMPLETED AREAS SHALL BE STABILIZED 72 HOURS AFTER COMPLETION.
12. ALL PERMANENT STORM WATER MANAGEMENT MEASURES SHALL HAVE A HEALTHY STAND OF VEGETATION ESTABLISHED PRIOR TO DIRECTING RUNOFF INTO THEM.
13. FINAL PAVING OF PARKING LOT.
14. LOAM AND SEED ALL DISTURBED AREAS.
15. INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES.
16. SITE LANDSCAPING ALONG WITH PERMANENT SEEDING OF ALL DISTURBED AREAS.
17. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES NOT NEEDED.

LEGEND

- — — — — EXISTING GROUND CONTOUR
- - - - - WETLAND FLAGGING LIMIT
- - - - - LIMIT OF WORK
- - - - - TEMPORARY SEDIMENT BASIN
- - - - - SILT FENCE
- - - - - ORANGE CONSTRUCTION FENCE
- ▒▒▒▒▒▒▒ GRAVEL CONSTRUCTION EXIT
- → → → → RUNOFF DIRECTION
- - - - - DIVERSION DITCH
- ▒▒▒▒▒▒▒ SILT-SACK INLET PROTECTION DEVICES
- ▒▒▒▒▒▒▒ TEMPORARY STONE CHECK DAM
- ▒▒▒▒▒▒▒ STRAW BALE BARRIER
- ▒▒▒▒▒▒▒ STABILIZATION MATTING

NO.	DATE	REVISION	BY
3	02/24/19	ADDRESS CITY COMMENTS	EDB
2	07/24/18	DATE ONLY	EDB
1	05/15/18	ADDRESS CITY AND INDEX COMMENTS	EDB

EROSION CONTROL PLAN
(MAP "H", LOTS 23 & 118)
PROPOSED RENTAL AND STORAGE FACILITY
476 AMHERST STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
UBAUZ COMPANY OF EASTERN MASSACHUSETTS
1 MERRILL STREET, SUITE 14 SALISBURY, MA 01952 (978) 961-0170
RECORD OWNERS:
FAB-BRAZE CORP and
5 PROGRESS AVENUE NASHUA, NEW HAMPSHIRE 03062-1908
MICROWAVE DEVELOPMENT LAB, INC
136 CRESCENT ROAD NEEDHAM, MASSACHUSETTS 02494-1316

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

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FIELD BOOK: 1200 DRAWING NAME: 581-437E-EK41 5614 5 OF 14
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