

GENERAL INFORMATION

OWNER
 MAP H LOT 520
 WILMAR, LLC
 221 OSGOOD ROAD
 MILFORD, NH 03055

APPLICANT/PREPARED FOR
 COLBEA ENTERPRISES, LLC.
 2050 PLAINFIELD PIKE
 CRANSTON, RI 02921
 (401) 943-0005
 ROBERT MCGANN

RESOURCE LIST
PLANNING/ ZONING DEPARTMENT
 229 MAIN STREET
 NASHUA, NH 03061
 (603) 589-3090
 ROGER HOUSTON, PLANNING DIRECTOR

BUILDING DEPARTMENT
 229 MAIN STREET
 NASHUA, NH 03061
 (603) 589-3080
 NELSON ORTEGA,
 CODE ENFORCEMENT MANAGER

PUBLIC WORKS
 9 RIVERSIDE STREET
 NASHUA, NH 03062
 (603) 589-3169
 LISA FAUTEUX, PUBLIC WORKS DIRECTOR

POLICE DEPARTMENT
 28 OFFICER JAMES ROCHE DRIVE
 NASHUA, NH 03062
 (603) 594-3500
 MICHAEL CARIGNAN, CHIEF

FIRE DEPARTMENT
 70 EAST HOLLIS STREET
 NASHUA, NH 03060
 (603) 594-3651
 BRIAN RHODES, CHIEF

ABUTTERS
 MAP H LOT 25
 KNIGHTSBRIDGE ARMS, A CONDOMINIUM
 RODEAN DRIVE
 NASHUA, NH 03063

MAP H LOT 50
 PIEKARSKI REALTY HOLDING, LLC
 561 AMHERST STREET
 NASHUA, NH 03063

MAP H LOT 178
 WESTON ASSOCIATES DEVELOPMENT CO.
 170 NEWBURY STREET
 BOSTON, MA 02116

MAP H LOT 183
 CONSERVANCY FOUNDATION, INC.
 40 TEMPLE STREET
 NASHUA, NH 03060

MAP H LOT 486
 MILLSTONE VILLAGE, A CONDOMINIUM
 BLACKSTONE DRIVE
 NASHUA, NH 03063

LAND SURVEYORS
 MSC: A DIVISION OF TFMORAN, INC.
 170 COMMERCE WAY
 PORTSMOUTH, NH 03801
 (603) 431-2222
 J. COREY COLWELL, LLS

ARCHITECT
 AYCOB ENGINEERING
 414 BENEFIT STREET
 PAWTUCKET, RI 02861
 (401) 728-5533

SOIL SCIENCE
 TES ENVIRONMENTAL CONSULTANTS, LLC
 1494 ROUTE 3A, UNIT 1
 BOW, NH, 03304
 (603) 858-8825
 THOMAS E. SOKOLOSKI, CERTIFIED SOIL
 SCIENTIST

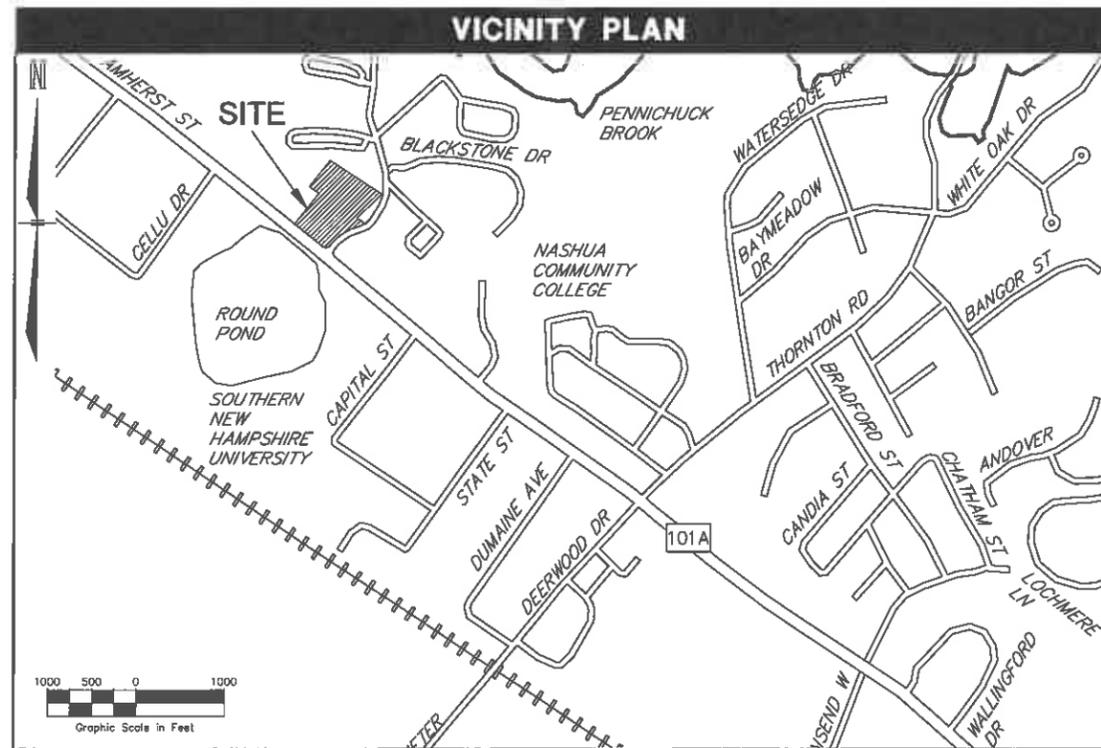
WETLANDS SCIENCE
 TFMORAN, INC
 48 CONSTITUTION DRIVE
 BEDFORD, NH, 03110
 (603) 472-4488
 CHRIS DANFORTH, CERTIFIED WETLAND
 SCIENTIST

LIGHTING
 CHARRON, INC.
 P.O. BOX 4550
 MANCHESTER, NH, 03108
 (603) 624-4827
 KEN SWEENEY

PROPOSED GAS STATION & CONVENIENIENCE STORE

**4 BLACKSTONE DRIVE
 NASHUA, NEW HAMPSHIRE**

**MAY 7, 2020
 (LAST REVISED: MAY 27, 2020)**



INDEX OF SHEETS

SHEET	SHEET TITLE
C-00	COVER
S-01	EXISTING CONDITIONS PLAN
C-02	NOTES & LEGEND
C-03	AERIAL PLAN
C-04	SITE PREPARATION PLAN
C-05	SITE LAYOUT PLAN
C-06	GRADING & DRAINAGE PLAN
C-07	UTILITY PLAN
C-08	UTILITY PLAN & PROFILE
C-09	LANDSCAPE PLAN
C-10	LANDSCAPE DETAILS
C-11	LIGHTING PLAN
C-12	ROUTE 101A FUTURE WIDENING PLAN
C-13	EROSION CONTROL NOTES
C-14	SIGNAGE PLAN & ELEVATIONS
C-15	TRUCK MOVEMENT PLAN
C-16 TO C-22	DETAILS
A2.0a-A2.2a	ARCHITECTURAL ELEVATION PLANS (BY AYCOB ENGINEERING)

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
TOWN SITE PLAN			
NHDOT DRIVEWAY			

VARIANCES

THE FOLLOWING VARIANCE HAS BEEN GRANTED BY THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT:
 1. CITY OF NASHUA LAND USE CODE - §190-45(A)
 CONVENIENCE STORE/GASOLINE STATION WITHIN 750 FEET FROM A PROPERTY LINE TO PROPERTY LINE TO ANOTHER GAS STATION.

APPROVED, NASHUA PLANNING BOARD

	CHAIRMAN	SECRETARY	DATE SIGNED
_____	_____	_____	_____

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

	OWNER	DATE SIGNED
_____	_____	_____

IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY 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 THIS CITY

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

SITE DEVELOPMENT PLANS

TAX MAP H LOT 520
COVER
**4 BLACKSTONE DRIVE
 NASHUA, NEW HAMPSHIRE**
 OWNED BY
WILMAR, LLC
 PREPARED FOR
COLBEA ENTERPRISES, LLC

MAY 7, 2020

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

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.TFMoran.com

REV.	DATE	REVISIONS PER CITY CHECKLIST COMMENTS	DKE	CRR
1	5/27/2020			

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

48 Constitution Drive
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FILE 16713.11 OR RCK FB
 CK CRR CADFILE 16713-11_Cover.dwg C-00

Jun 01 2020 - 9:22am F:\WBC Projects\16713 - Blackstone Drive - Nashua\16713-11 - COLBEA-Estate-Enterprises_4 Blackstone Drive\Design\Production Drawings\16713-11_Cover.dwg

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EASEMENTS AND RESTRICTIONS:

- RIGHTS AND EASEMENTS GRANTED IN DEED OF A. ROLAND CADORETTE AND BLANCHE M. CADORETTE TO JOHN A. CADORETTE AND ELAINE M. CADORETTE, DATED MAY 1, 1962, RECORDED WITH SAID REGISTRY AT BOOK 1683, PAGE 151. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- DEED AND EASEMENT GRANTED BY MARE A. CADORETTE TO THE STATE OF NEW HAMPSHIRE, DATED AUGUST 3, 1976, RECORDED WITH SAID REGISTRY AT BOOK 2473, PAGE 506. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- DEED AND EASEMENTS GRANTED BY ROLAND A. CADORETTE, EXECUTOR OF THE ESTATE OF A. ROLAND CADORETTE, BY THE POWER CONFERRED BY SAID DEED OF TRUST IN HILLSBOROUGH COUNTY, DATED SEPTEMBER 13, 1974, TO THE STATE OF NEW HAMPSHIRE, DATED AUGUST 10, 1976, RECORDED WITH SAID REGISTRY AT BOOK 2475, PAGE 349. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS AS SET FORTH IN DEED OF JOHN A. CADORETTE TO JADE REALTY CORP., DATED AUGUST 17, 1994, RECORDED WITH SAID REGISTRY AT BOOK 3199, PAGE 813. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- RIGHT AND EASEMENT GRANTED BY JADE REALTY CORP. TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED FEBRUARY 13, 1985, RECORDED WITH SAID REGISTRY AT BOOK 3294, PAGE 305.
- RIGHTS AND EASEMENTS RESERVED IN DEED OF JADE REALTY CORPORATION TO RICHARD H. COOKE, DATED JUNE 4, 1999, RECORDED WITH SAID REGISTRY AT BOOK 6114, PAGE 1521. (EASEMENT LIMITS ARE NOT DEFINED AND THEREFORE NOT PLOTTED).
- EASEMENT GRANTED BY RICHARD H. COOKE TO THE CITY OF NASHUA, DATED JUNE 4, 1999, RECORDED WITH SAID REGISTRY AT BOOK 6114, PAGE 1523. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- CUSTOMER'S ACKNOWLEDGEMENT AND AGREEMENT REGARDING HIGH PRESSURE WATER SERVICE DATED JUNE 28, 1999, RECORDED WITH SAID REGISTRY AT BOOK 8017, PAGE 2377. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- DECLARATION OF COMMON ACCESS EASEMENTS BY PIEKARSKI REALTY HOLDINGS, LLC AND WILFRED J. PIEKARSKI, TRUSTEE OF THE WILFRED J. PIEKARSKI REVOCABLE TRUST U/D/T DECEMBER 17, 1991, SAID DEED DATED DECEMBER 18, 2008, RECORDED WITH SAID REGISTRY AT BOOK 8040, PAGE 2481. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- EASEMENT GRANTED BY WILFRED J. PIEKARSKI REVOCABLE TRUST, LLC TO THE CITY OF NASHUA, DATED AUGUST 20, 2008, RECORDED WITH SAID REGISTRY AT BOOK 8017, PAGE 2377. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- DECLARATION OF COMMON ACCESS EASEMENTS BY PIEKARSKI REALTY HOLDINGS, LLC AND WILFRED J. PIEKARSKI, TRUSTEE OF THE WILFRED J. PIEKARSKI REVOCABLE TRUST U/D/T DECEMBER 17, 1991, SAID DEED DATED DECEMBER 18, 2008, RECORDED WITH SAID REGISTRY AT BOOK 8040, PAGE 2481. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- EASEMENT GRANTED BY WILFRED J. PIEKARSKI REVOCABLE TRUST, LLC TO THE CITY OF NASHUA, DATED SEPTEMBER 3, 2009, RECORDED WITH SAID REGISTRY AT BOOK 8203, PAGE 1671. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
- DECLARATION OF COVENANTS AND RESTRICTIONS BY WILFRED J. PIEKARSKI, TRUSTEE OF THE WILFRED J. PIEKARSKI REVOCABLE TRUST TO THE CITY OF NASHUA, DATED JANUARY 22, 2009, RECORDED WITH SAID REGISTRY AT BOOK 8203, PAGE 1675. PLOTTED HEREON.

SITE SPECIFIC SOIL MAP UNIT KEY					
SYMBOL*	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS	HISS SYMBOL	HYDRO SOIL GROUP
26B	Windsor loamy sand	0-8%	Excessively	111BH	A
400B/abaa	Udorthents, sandy	0-8%	Excessively	161BH	A
400B/bbaa	Udorthents, sandy	25%+	Excessively	161EH	A
400B/dbaa	Udorthents, sandy	0-8%	Moderately well	361BH	B
400B/hbaa	Udorthents, sandy	0-8%	Undeterminable**	161BH	A

* REFER TO REPORT FOR 5-UNIT SUPPLEMENTAL SYMBOL EXPLANATION FOR DISTURBED SOIL MAP UNITS.
 ** ASSUMED TO BE EXCESSIVELY DRAINED LIKE ADJACENT UNPAVED AREAS.

PLAN REFERENCES:

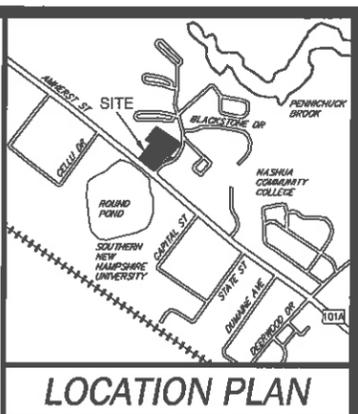
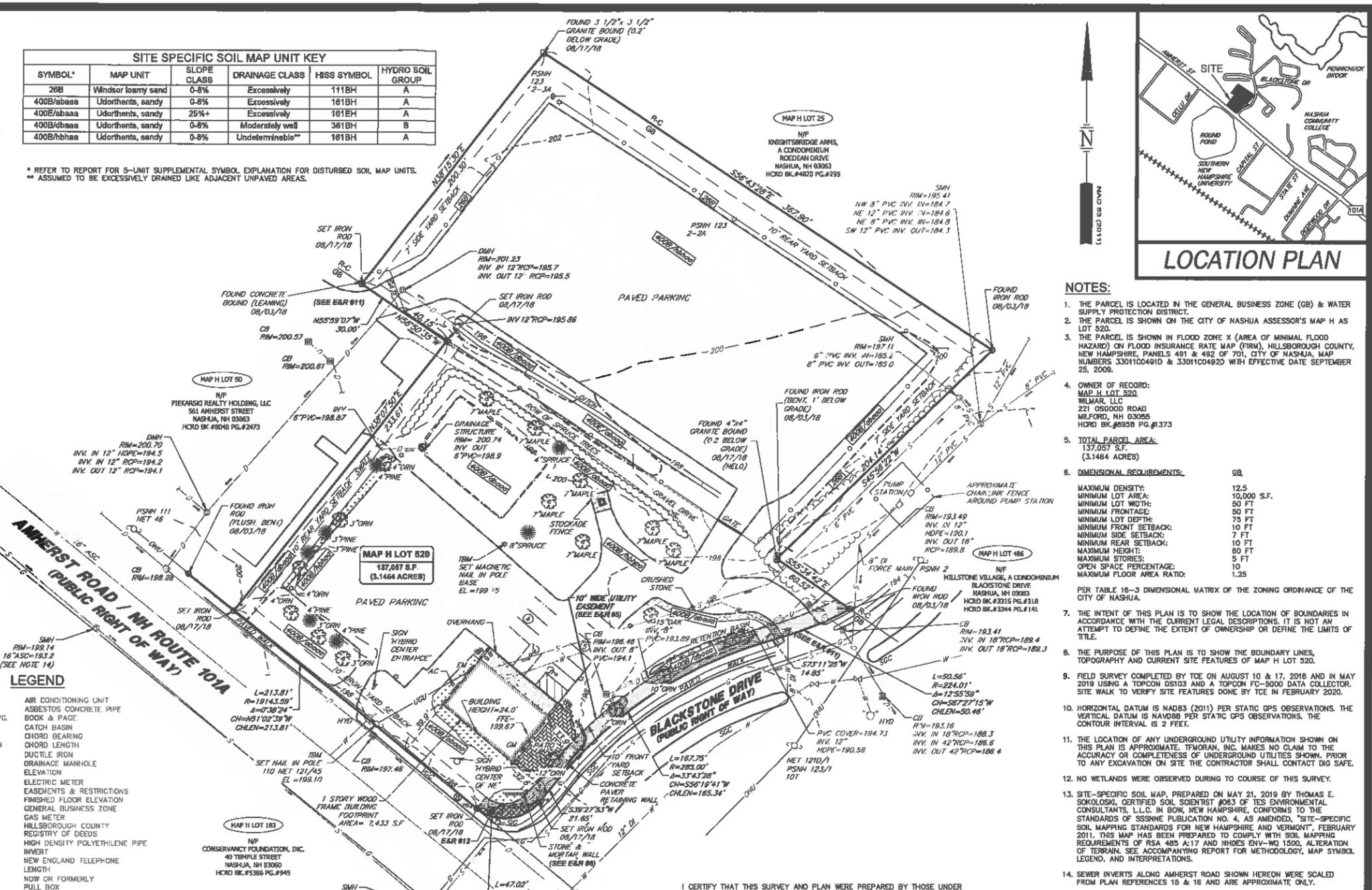
- PLAN OF PROPERTY OF J. B. CADORETTE, NASHUA, N.H., SURVEYED MARCH 1938 BY RICHARD P. PAUDI, C.E. HCRD PLAN #648.
- SUBDIVISION LAND OF A. ROLAND CADORETTE NASHUA, N.H., SURVEYED FOR ROLAND CADORETTE 559 AMHERST ST. NASHUA, N.H., SURVEY BY ROLAND R. GOUAROU, DATED JAN. 1989. HCRD PLAN #4014.
- CONSOLIDATION & LOT LINE RELOCATION PLAN OF LAND IN NASHUA, N.H. PREPARED FOR JOHN CADORETTE, RITA DESCHENES, RACHEL LEDOUX & RONALD A. CADORETTE BY DAMS, BENOT & TESSIER, INC. DATED FEBRUARY 11, 1983. HCRD PLAN #15489.
- CONSOLIDATION & LOT LINE RELOCATION PLAN OF LAND IN NASHUA, N.H. PREPARED FOR JOHN CADORETTE, RITA DESCHENES, RACHEL LEDOUX & RONALD A. CADORETTE BY DAMS, BENOT & TESSIER, INC. DATED APRIL 25, 1983. HCRD PLAN #15598.
- FINAL SUBDIVISION PLAN (LOT 25 MAP "H") AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY BY ALLAN H. SWANSON, INC. DATED 16 MAY 1984. HCRD PLAN #16948.
- CONSOLIDATION PLAN (LOT 25 & 486, MAP "H") AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY BY ALLAN H. SWANSON, INC. DATED 16 MAY 1984. HCRD PLAN #16936.
- CORRECTIVE SUBDIVISION PLAN (LOT 25, MAP "H") AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY BY ALLAN H. SWANSON, INC. DATED 5 SEPTEMBER 1996. HCRD PLAN #19686.
- AS BUILT CONDOMINIUM LOT 25, MAP "H") KNIGHTS BRIDGE ARMS "A CONDOMINIUM" BLACKSTONE DRIVE NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY BY ALLAN H. SWANSON, INC. DATED 29 SEPTEMBER 1987. HCRD PLAN #22207.
- LOT LINE RELOCATION PLAN - LOTS 49 & 50 / SHEET H 599 & 581 AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR MARK & WILFRED PIEKARSKI (LOT 50) & RITA DESCHENES (LOT 49) BY MAYNARD & PAQUETTE, INC. DATED MAY 6, 1991. HCRD PLAN #26977.
- LOT LINE RELOCATION PLAN - LOTS 49 & 50 / SHEET H 599 & 581 AMHERST STREET NASHUA, NEW HAMPSHIRE BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED SEPTEMBER 9, 2008 AND REVISION 01 DATED 9/9/08. HCRD PLAN #36241.
- CONSOLIDATION PLAN - LOTS 49 & 520 / SHEET H 599 AMHERST STREET 4 BLACKSTONE DRIVE NASHUA, NEW HAMPSHIRE BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED SEPTEMBER 9, 2008 AND REVISION 02 DATED 12/17/08. HCRD PLAN #36308.
- EASEMENT RELEASE DISPLAY PLAN (MAP "H", LOT 625) 565 AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR/RECORD OWNER: JB NASHUA RETAIL, LLC BY HSI HAYNER/SWANSON, INC. DATED 20 AUGUST 2015. HCRD PLAN #39747.
- SITE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. U-010-(10) N.H. PROJECT NO. P-1330-9 RELOCATION OF N.H. ROUTE 101A CITY OF NASHUA COUNTY OF HILLSBOROUGH PREPARED BY WRIGHT, PIERCE, BARNES & WYMAN ENGINEERS' DATED SEPTEMBER 1975. HCRD PLAN 09887.
- SITE PLAN/CONDITIONAL USE PERMIT PLAN - LOT 520 / SHEET H 4 BLACKSTONE DRIVE NASHUA, NEW HAMPSHIRE BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED SEPTEMBER 9, 2008 AND REVISION 02 DATED 12/17/08. PLAN IS NOT RECORDED.
- CITY OF NASHUA, NEW HAMPSHIRE BOARD OF PUBLIC WORKS SEWAGE WORKS IMPROVEMENTS SPECTACLE BROOK INTERCEPTOR AMHERST STREET STA.115+30 TO STA.127+35 BY CAMP, DRESSER & MCKEE CONSULTING ENGINEERS BOSTON, MASS., DATED OCT. 1982. PLAN NOT RECORDED.
- PLAN AND PROFILE BLACKSTONE DRIVE NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY BY ALLAN H. SWANSON, INC. DATED JUNE 18 1984 WITH REVISION 3 DATED FEBRUARY 5, 1988. PLAN NOT RECORDED.

LEGEND

AC	AIR CONDITIONING UNIT	CHU	OVERHEAD UTILITIES
ASC	ASBESTOS CONCRETE PIPE	UGU	UNDERGROUND UTILITIES
BK./PG.	BOOK & PAGE	G	GAS LINE
CB	CATCH BASIN	W	WATER LINE
CHD	CHORD BEARING	S	SEWER LINE
CHLDN	CHORD LENGTH	D	DRAINAGE LINE
CH	DUCTILE IRON	100	EXISTING CONTOUR
DMH	DRAINAGE MANHOLE	---	SOILS LINE
EL	ELEVATION	---	CHAINLINK FENCE
EM	ELECTRIC METER	---	UTILITY POLE
EAR	EASEMENTS & RESTRICTIONS	---	GUY/WIRE POLE
FFE	FINISHED FLOOR ELEVATION	---	SEWER/DRAINAGE DIRECTION FLOW
GB	GENERAL BUSINESS ZONE	---	SEWER MANHOLE
GM	GAS METER	---	DRAIN MANHOLE
HCRD	REGISTER OF DEEDS	---	TELEPHONE MANHOLE
HOPE	HIGH DENSITY POLYETHYLENE PIPE	---	CATCH BASIN
INV.	INVERT	---	LIGHT POST
L	NEW ENGLAND TELEPHONE	---	WATER VALVE
NET	NEW OR FORMERLY	---	HYDRANT
N/F	PULL BOX	---	WATER SHUTOFF
PB	C URBAN RESIDENCE ZONE	---	IRRIGATION CONTROL VALVE
R-C	ORNAMENTAL	---	SI
ORN	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE	---	HANDICAP PARKING
PSNH	POLYVINYL CHLORIDE	---	TRAFFIC SIGNAL
PVC	RADIUS	---	DUMPSTER
RCP	REINFORCED CONCRETE PIPE	---	
SCC	SLOPED GRANITE CURB	---	
SMH	SEWER MANHOLE	---	
S.F.	SQUARE FEET	---	
TBM	TEMPORARY BENCH MARK	---	
VCC	VERTICAL GRANITE CURB	---	
A	CENTRAL ANGLE	---	
	ASSESSORS MAP & PARCEL NUMBER	---	
	UTILITY POLE	---	
	GUY/WIRE POLE	---	
	SEWER/DRAINAGE DIRECTION FLOW	---	
	SEWER MANHOLE	---	
	DRAIN MANHOLE	---	
	TELEPHONE MANHOLE	---	
	CATCH BASIN	---	
	LIGHT POST	---	
	WATER VALVE	---	
	HYDRANT	---	
	WATER SHUTOFF	---	
	IRRIGATION CONTROL VALVE	---	
	SI	---	
	HANDICAP PARKING	---	
	TRAFFIC SIGNAL	---	
	DUMPSTER	---	



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- NOTES:**
- THE PARCEL IS LOCATED IN THE GENERAL BUSINESS ZONE (GB) & WATER SUPPLY PROTECTION DISTRICT.
 - THE PARCEL IS SHOWN ON THE CITY OF NASHUA ASSESSOR'S MAP H AS LOT 520.
 - THE PARCEL IS SHOWN IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) ON FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, PANELS 491 & 492 OF 701, CITY OF NASHUA, MAP NUMBERS 3301100491D & 3301100492D WITH EFFECTIVE DATE SEPTEMBER 25, 2008.
 - OWNER OF RECORD: MAP H LOT 520. WILMAR, LLC. 221 OSGOOD ROAD MILFORD, NH 03055. HCRD BK.#8558 PG.#373.
 - TOTAL PARCEL AREA: 137,057 S.F. (3.1484 ACRES).
 - DIMENSIONAL REQUIREMENTS: GB. MAXIMUM DENSITY: 12.5. MINIMUM LOT AREA: 10,000 S.F. MINIMUM LOT WIDTH: 50 FT. MINIMUM FRONTAGE: 50 FT. MINIMUM LOT DEPTH: 75 FT. MINIMUM FRONT SETBACK: 10 FT. MINIMUM SIDE SETBACK: 7 FT. MINIMUM REAR SETBACK: 10 FT. MAXIMUM HEIGHT: 80 FT. MAXIMUM STORES: 5 FT. OPEN SPACE PERCENTAGE: 1.25. MAXIMUM FLOOR AREA RATIO: 1.25.

- PER TABLE 16-3 DIMENSIONAL MATRIX OF THE ZONING ORDINANCE OF THE CITY OF NASHUA.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP H LOT 520.
- FIELD SURVEY COMPLETED BY TCE ON AUGUST 10 & 17, 2016 AND IN MAY 2019 USING A TOPCON ODI03 AND A TOPCON FC-5000 DATA COLLECTOR. SITE WALK TO VERIFY SITE FEATURES DONE BY TCE IN FEBRUARY 2020.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD83 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFCORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN, PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- NO WETLANDS WERE OBSERVED DURING COURSE OF THIS SURVEY.
- SITE-SPECIFIC SOIL MAP, PREPARED ON MAY 21, 2019 BY THOMAS E. SOKOLOSKI, CERTIFIED SOIL SCIENTIST #083 OF TESS ENVIRONMENTAL CONSULTANTS, L.L.C. IN BOW, NEW HAMPSHIRE, CONFORMS TO THE STANDARDS OF SSSNE PUBLICATION NO. 4, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT", FEBRUARY 2011. THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485 A:17 AND RHDES ENV-WQ 1500, ALTERATION OF TERRAIN. SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL LEGEND, AND INTERPRETATIONS.
- SEWER INVERTS ALONG AMHERST ROAD SHOWN HEREON WERE SCALED FROM PLAN REFERENCES 15 & 16 AND ARE APPROXIMATE ONLY.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN AUGUST 2018 & MAY 2019. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

TAX MAP H LOT 520 EXISTING CONDITIONS PLAN

4 BLACKSTONE DRIVE & AMHERST ROAD/NH ROUTE 101A NASHUA, NEW HAMPSHIRE COUNTY OF HILLSBOROUGH
 OWNED BY **WILMAR, LLC**
 SCALE: 1" = 40' (22:34)
 1" = 80' (11:17)
 DATE: **MAY 7, 2020**

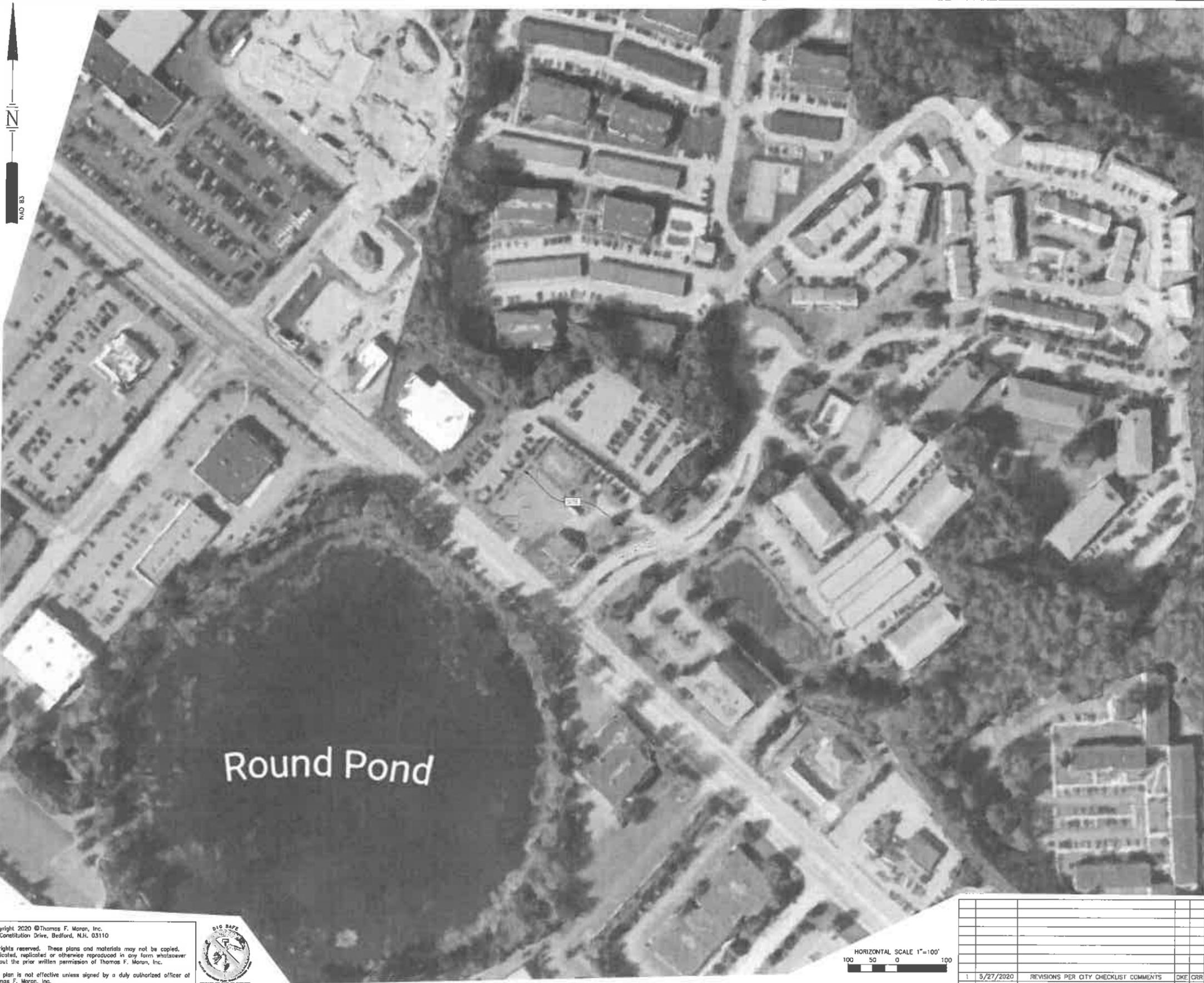
REV.	DATE	DESCRIPTION	DR	CK

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

MSC 170 Commerce Way, Suite 102, Portsmouth, NH 03801, Phone (603) 431-2222, Fax (603) 431-0910, www.tforman.com

FILE: 16713-11, DR: CPS, FB: 551, CK: JCC, CADFILE: S-01

May 06, 2020 - 12:45pm W:\Repro\CD\Projects\Civil\Survey\MISC Project\16713-11 - Blackstone Drive - Nashua\16713-11 - COLIBEA - Eastside Enterprise - Blackstone Drive\16713-11 Existing Conditions.dwg



NOTES

1. THE PURPOSE OF THIS PLAN IS TO USE AERIAL IMAGERY TO SHOW THE APPROXIMATE LOCATION OF EXISTING FEATURES WITHIN 1,000' OF THE SITE.

Round Pond

SITE DEVELOPMENT PLANS

TAX MAP H LOT 520
AERIAL PLAN
4 BLACKSTONE DRIVE
NASHUA, NEW HAMPSHIRE
 OWNED BY
WILMAR, LLC
 PREPARED FOR
COLBEA ENTERPRISES, LLC
 1"=200' (11"X17")
 SCALE: 1"=100' (22"X34") MAY 7, 2020

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HORIZONTAL SCALE 1"=100'
 100 50 0 100

REV.	DATE	REVISIONS PER CITY CHECKLIST COMMENTS DESCRIPTION	DNE	CRR
			DR	CK
1	5/27/2020			



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 Structural Engineers
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16713.11	DR	RCK	FB	-	
	CK	CRR	CADFILE	16713-11_AERIAL	C-03

Jun 01, 2020 - 9:23am F:\MSC Projects\16713 - Blackstone Drive - Nashua\16713-11 - COLBEA Eastside Enterprises_4 Blackstone Dr\Design\Production Drawings\16713-11_Aerial.dwg



SITE DATA

OWNER OF RECORD OF MAP H LOT 520: WILMAR, LLC, 221 OSGOOD ROAD, MILFORD, NH 03055
 DEED REFERENCE TO PARCEL IS BK 8958 PG 1373
 AREA OF PARCEL = 137,057± SF OR 3.14± ACRES

ZONED: GENERAL BUSINESS (GB)
 EXISTING USE: VACANT RETAIL BUILDING
 PROPOSED USE: CONVENIENCE STORE/GAS SALES

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A CONVENIENCE STORE (SINGLE STORY WITH BASEMENT) WITH SELF SERVICE GAS PUMPS.

TYPICAL HOURS OF OPERATION: OPEN 24 HOURS.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	10,000 SF (0.22± AC)	137,057 SF (3.14± AC)
LOT FRONTAGE	50 FT	235 FT
DEPTH	75 FT	436 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	80 FT	XXX FT
STRUCTURE STORIES	5 STORIES	1 STORY
ROOF APPURTENANCE HEIGHT	15% ROOF HEIGHT	XXX FT
MINIMUM SETBACKS/BUFFER:		
BUILDING FRONT	10 FT	151.4 FT
BUILDING SIDE	7 FT	58.8 FT
BUILDING REAR	10 FT	239.7 FT
MINIMUM OPEN SPACE	10%	30.8%

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	25 SPACES	43 SPACES (INCLUDING 12 SPACES AT PUMPS)
ACCESSIBLE SPACES (REQ'D BY ADA)	2 SPACES	2 SPACES
PARKING SPACE SIZE	9 FT X 20 FT	9 FT X 20 FT
aisle WIDTH	20 FT	≥ 20 FT

PARKING CALCULATIONS

REQUIRED PARKING RATIO:
 MINIMUM: 1 SPACE PER 200 S.F. GROSS FLOOR AREA
 1/200 X 5,005 SF = 25 SPACES
 MAXIMUM: 1 SPACE PER 100 S.F. GROSS FLOOR AREA
 1/100 X 5,005 SF = 50 SPACES

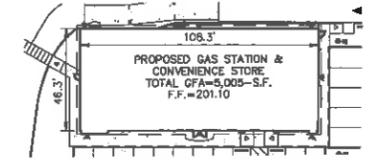
NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.

SIGN LEGEND

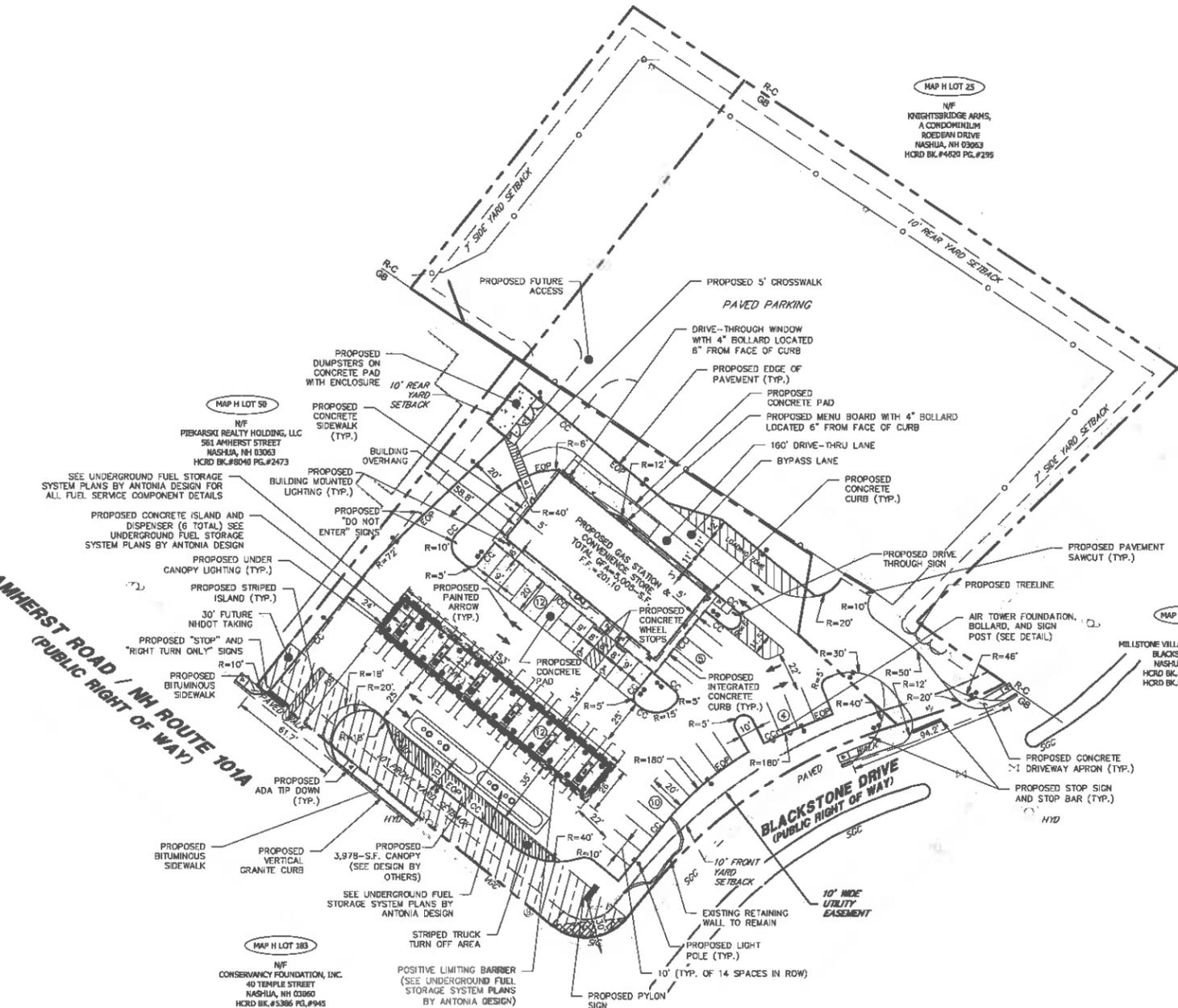
ID	SIGN	SIZE (INCHES)		DESIGN (COLORING, TEXT SIZE, SPACING, SHAPE, RETROREFLECTIVITY, ETC.)	NO. OF SIGNS
		WIDTH	HEIGHT		
R1-1	STOP	30	30		2
R7-B1	RESERVED PARKING	12	18	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	1
R7-BP2	VAN ACCESSIBLE	18	9		1

NOTE:
 1. HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH CITY OF NASHUA STANDARDS AND ADA REGULATIONS.
 2. PER ADA STANDARDS, A "VAN ACCESSIBLE" PLAQUE DOES NOT RESTRICT USE OF ACCESSIBLE SPACES TO VAN USERS ONLY.



BUILDING DIMENSIONS

SCALE: 1"=40'



AMHERST ROAD / NH ROUTE 101A (PUBLIC RIGHT OF WAY)

BLACKSTONE DRIVE (PUBLIC RIGHT OF WAY)

MAP H LOT 183
 N/F CONSERVANCY FOUNDATION, INC.
 40 TEMPLE STREET
 NASHUA, NH 03060
 HCRD BK.#5386 PG.#945

MAP H LOT 178
 N/F NEW HAMPSHIRE COLLEGE
 C/O SOUTHERN NH UNIVERSITY
 2500 N RIVER ROAD
 MANCHESTER, NH 03106
 HCRD BK.#5486 PG.#1030

MAP H LOT 25
 N/F NIGHTSBRIDGE ARMS,
 A CONDOMINIUM
 ROEDER DRIVE
 NASHUA, NH 03063
 HCRD BK.#4820 PG.#275

MAP H LOT 486
 N/F MILLSTONE VILLAGE, A CONDOMINIUM
 BLACKSTONE DRIVE
 NASHUA, NH 03063
 HCRD BK.#3315 PG.#318
 HCRD BK.#3344 PG.#141



HORIZONTAL SCALE 1"=40'

REV.	DATE	DESCRIPTION	CHK	APP
1	5/27/2020	REVISIONS PER CITY CHECKLIST COMMENTS	DKE	CRR

SITE DEVELOPMENT PLANS

TAX MAP H LOT 520
SITE LAYOUT PLAN
4 BLACKSTONE DRIVE
NASHUA, NEW HAMPSHIRE
 OWNED BY
WILMAR, LLC
 PREPARED FOR
COLBEA ENTERPRISES, LLC

1"=80' (11"X17")
 SCALE: 1"=40' (22"X34")

MAY 7, 2020

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

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

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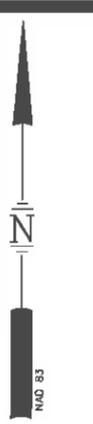
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C-05

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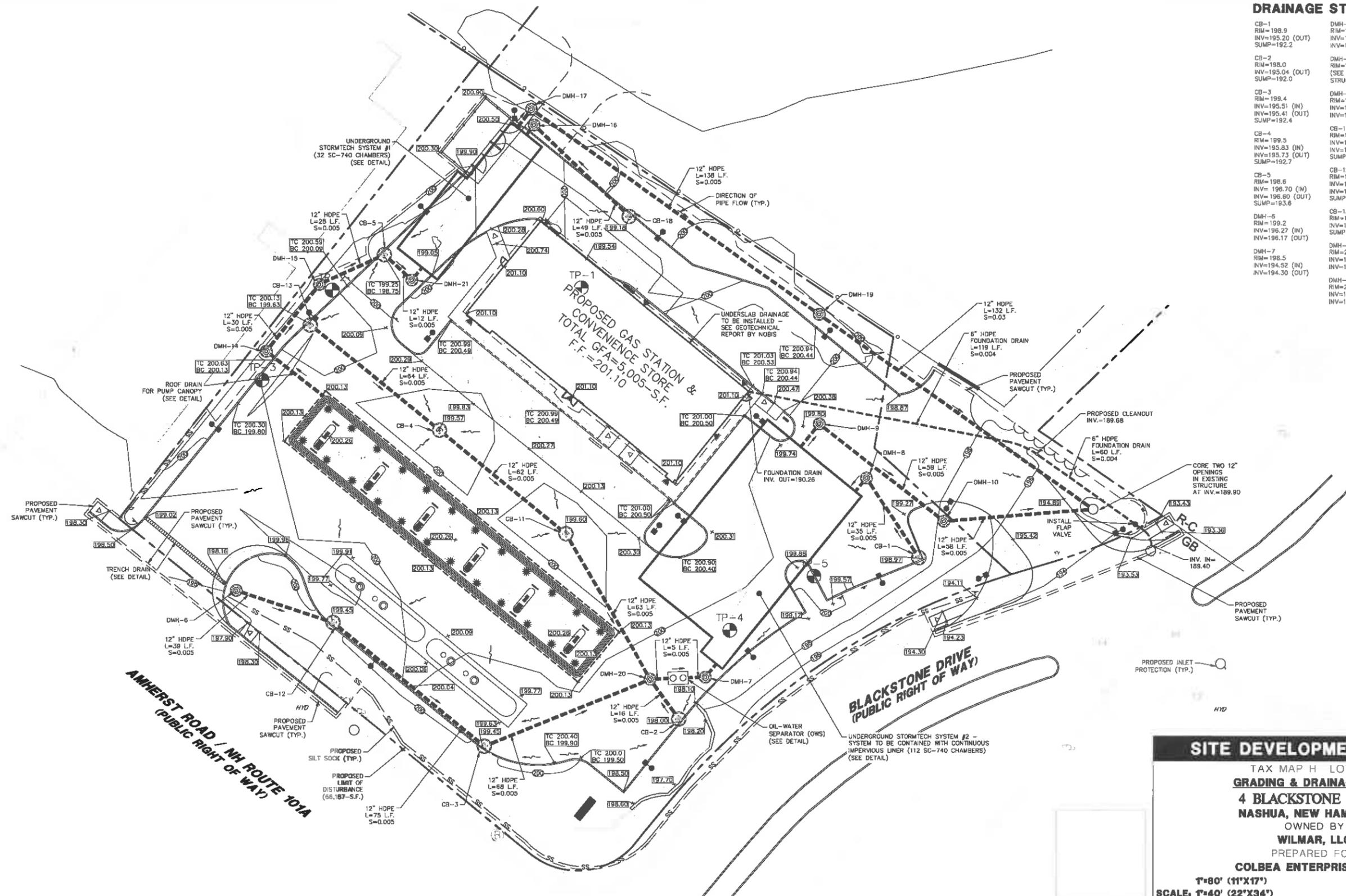
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DRAINAGE STRUCTURE TABLE

CB-1 RIM=198.9 INV=195.20 (OUT) SUMP=192.2	DMH-9 RIM=199.5 INV=195.02 (IN) INV=194.30 (OUT)	DMH-16 RIM=200.7 INV=195.16 (IN) INV=194.93 (OUT)
CB-2 RIM=198.0 INV=195.04 (OUT) SUMP=192.0	DMH-9 RIM=199.6 INV=195.02 (IN) STRUCTURE DETAIL	DMH-17 RIM=200.0 INV=194.83 (IN) INV=194.83 (OUT)
CB-3 RIM=199.4 INV=195.51 (IN) INV=195.41 (OUT) SUMP=192.4	DMH-10 RIM=199.5 INV=190.31 (IN) INV=190.21 (OUT)	CB-18 RIM=199.1 INV=195.46 (OUT) SUMP=192.4
CB-4 RIM=199.5 INV=195.83 (IN) INV=195.73 (OUT) SUMP=192.7	DMH-11 RIM=199.6 INV=195.42 (IN) INV=195.32 (OUT) SUMP=192.3	DMH-19 RIM=201.2 INV=194.06 (IN) INV=193.96 (OUT)
CB-5 RIM=198.6 INV=196.70 (IN) INV=196.60 (OUT) SUMP=193.6	DMH-12 RIM=199.4 INV=195.98 (IN) INV=195.88 (OUT) SUMP=192.8	DMH-20 RIM=199.1 INV=194.96 (IN) [CB2] INV=195.07 (IN) [CB3] INV=195.00 (IN) [CB11] INV=194.81 (OUT)
DMH-6 RIM=199.2 INV=196.27 (IN) INV=196.17 (OUT)	DMH-13 RIM=199.6 INV=196.15 (OUT) SUMP=193.1	DMH-21 RIM=199.3 INV=196.54 (IN) INV=194.93 (OUT)
DMH-7 RIM=198.5 INV=194.52 (IN) INV=194.30 (OUT)	DMH-14 RIM=200.8 INV=197.20 (IN) INV=197.10 (OUT)	OL-WATER SEPARATOR (OWS) RIM=198.9 INV=194.78 (IN) INV=194.54 (OUT)
	DMH-15 RIM=200.8 INV=196.95 (IN) INV=196.85 (OUT)	TRENCH DRAIN INV. OUT=196.27



SITE DEVELOPMENT PLANS

TAX MAP H LOT 520

GRADING & DRAINAGE PLAN

4 BLACKSTONE DRIVE

NASHUA, NEW HAMPSHIRE

OWNED BY

WILMAR, LLC

PREPARED FOR

COLBEA ENTERPRISES, LLC

1"=80' (11"X17")

SCALE: 1"=40' (22"X34")

MAY 7, 2020

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1	5/27/2020	REVISIONS PER CITY CHECKLIST COMMENTS	DME	CRR

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

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

16713.11

DR RCK FB
CK CRR CADFILE

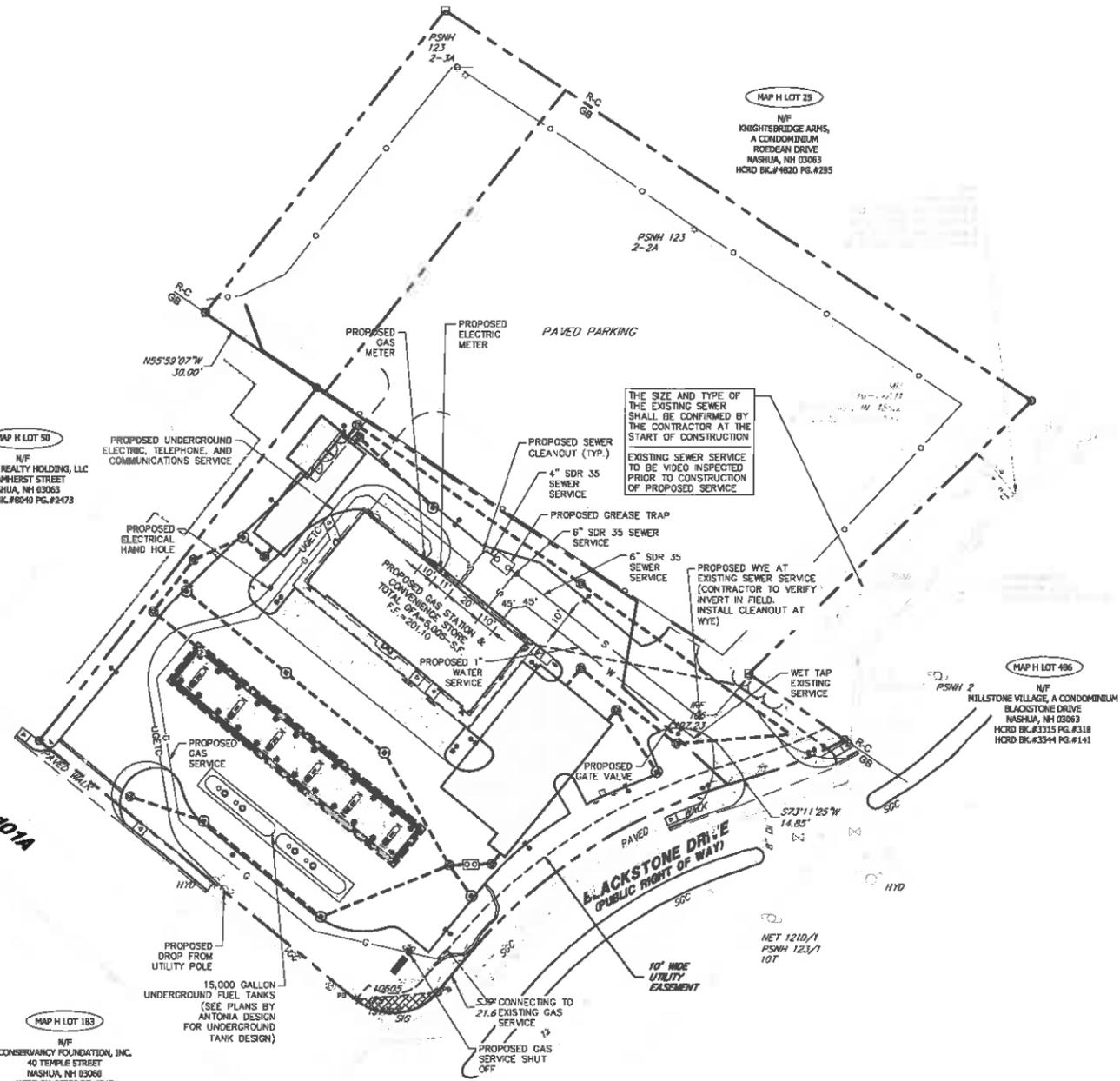
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AMHERST ROAD / NH ROUTE 101A
 (PUBLIC RIGHT OF WAY)



MAP H LOT 50
 N/F
 PIEKARSKI REALTY HOLDING, LLC
 561 AMHERST STREET
 NASHUA, NH 03063
 HCRD BK.#6640 PG.#2473

MAP H LOT 25
 N/F
 KNIGHTSBRIDGE ARMS,
 A CONDOMINIUM
 ROEDEMAN DRIVE
 NASHUA, NH 03063
 HCRD BK.#4820 PG.#295

MAP H LOT 486
 N/F
 MILLSTONE VILLAGE, A CONDOMINIUM
 BLACKSTONE DRIVE
 NASHUA, NH 03063
 HCRD BK.#3315 PG.#318
 HCRD BK.#3344 PG.#141

MAP H LOT 183
 N/F
 CONSERVANCY FOUNDATION, INC.
 40 TEMPLE STREET
 NASHUA, NH 03066
 HCRD BK.#5386 PG.#45

MAP H LOT 178
 N/F
 NEW HAMPSHIRE COLLEGE
 C/O SOUTHERN NH UNIVERSITY
 2500 N RIVER ROAD
 MANCHESTER, NH 03106
 HCRD BK.#5486 PG.#1030

103
 65 T.F.P. BND/ GRAN
 121/44 PSNH 197.88
 39/109

THE SIZE AND TYPE OF
 THE EXISTING SEWER
 SHALL BE CONFIRMED BY
 THE CONTRACTOR AT THE
 START OF CONSTRUCTION
 EXISTING SEWER SERVICE
 TO BE VIDEO INSPECTED
 PRIOR TO CONSTRUCTION
 OF PROPOSED SERVICE

SITE DEVELOPMENT PLANS

TAX MAP H LOT 520
UTILITY PLAN
4 BLACKSTONE DRIVE
NASHUA, NEW HAMPSHIRE
 OWNED BY
WILMAR, LLC
 PREPARED FOR
COLBEA ENTERPRISES, LLC
 1"=80' (11"X17")
 SCALE: 1"=40' (22"X34") MAY 7, 2020



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

HORIZONTAL SCALE 1"=40'
 40 20 0 40

REV.	DATE	DESCRIPTION	DKE	CRR
1	5/27/2020	REVISIONS PER CITY CHECKLIST COMMENTS	DKE	CRR

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AMHERST ROAD / NH ROUTE 101A
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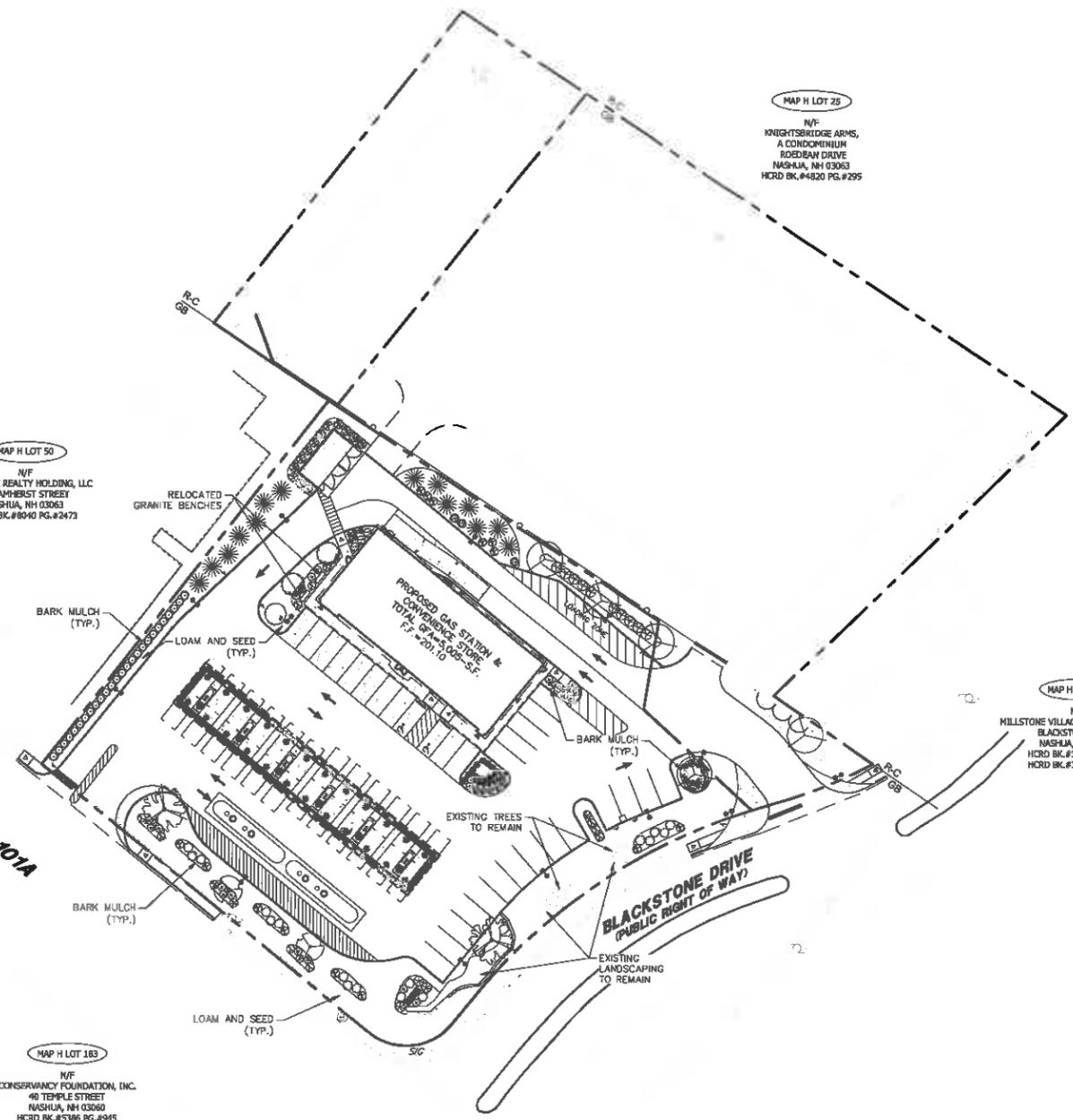
MAP H LOT 50
N/F
PIEKARSKI REALTY HOLDING, LLC
561 AMHERST STREET
NASHUA, NH 03063
HCRD BK.#8940 PG.#2473

MAP H LOT 25
N/F
KNIGHTSBRIDGE ARMS,
A CONDOMINIUM
ROSEDEAN DRIVE
NASHUA, NH 03063
HCRD BK.#4820 PG.#295

MAP H LOT 486
N/F
MILLSTONE VILLAGE, A CONDOMINIUM
BLACKSTONE DRIVE
NASHUA, NH 03063
HCRD BK.#3315 PG.#318
HCRD BK.#3344 PG.#141

MAP H LOT 183
N/F
CONSERVANCY FOUNDATION, INC.
48 TEMPLE STREET
NASHUA, NH 03060
HCRD BK.#5386 PG.#945

MAP H LOT 178
N/F
NEW HAMPSHIRE COLLEGE
C/O SOUTHERN NH UNIVERSITY
2500 N RIVER ROAD
MANCHESTER, NH 03106
HCRD BK.#5486 PG.#1038



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	2	ACER RUBRUM 'KARPIK' KARPIK RED MAPLE	2 1/2" TO 3" CAL.	B&B
	5	AMELANCHIER GRANDIFLORA 'ROBIN HILL' ROBIN HILL SERVICEBERRY	2 1/2" TO 3" CAL.	B&B
	2	CORNUS KOUSA 'MILKY WAY' MILKY WAY KOUSA DOGWOOD	2 1/2" TO 3" CAL.	B&B
	2	GLEDITSIA T.I. 'STREET KEEPER' SKYLINE HONEYLOCUST	2 1/2" TO 3" CAL.	B&B
	14	PICEA PLUNGENS BLUE SPRUCE	7' TO 8'	B&B
	5	TILIA TOMENTOSA 'STERLING' STERLING LINDEN	2 1/2" TO 3" CAL.	B&B
	26	BUXUS MICROPHYLLA 'WINTER GEM' WINTER GEM BOXWOOD	2' TO 3'	B&B
	3	CORNUS ALBA 'IVORY HALO' IVORY HALO DOGWOOD	2' TO 3'	B&B
	14	CORNUS SANGUINEA 'ARCTIC SUN' ARCTIC SUN DOGWOOD	7 GAL.	CONT.
	12	HYDRANGEA 'BLUSHING BRIDE' BLUSHING BRIDE HYDRANGEA	5 GAL.	CONT.
	3	HYDRANGEA M. 'NIKKO BLUE' NIKKO BLUE HYDRANGEA	5 GAL.	CONT.
	13	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY VIRGINIA SWEETSPIRE	5 GAL.	CONT.
	21	PENNISETUM A. 'HAMELN' HAMELN FOUNTAIN GRASS	3 GAL.	CONT.
	17	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK	2' TO 3'	B&B
	17	JUNIPERUS C. 'SEAGREEN' SEAGREEN JUNIPER	2' TO 3'	B&B
	18	JUNIPERUS HORIZONTALIS 'WILTONII' BLUE RUG JUNIPER	3 GAL.	CONT.
	10	MYRICA PENNSYLVANICA NORTHERN BAYBERRY	2' TO 3'	B&B
	3	RHODODENDRON 'PJM' PJM RHODODENDRON	18" TO 24"	B&B
	13	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	7' TO 8'	B&B

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPING
REQUIRED: A THREE (3) FOOT HIGH VISUAL SCREEN RELIEF THAT IS A MINIMUM TWO (2) FEET HIGH AT TIME OF PLANTING, LOCATED WITHIN 5 (FIVE) FEET AROUND THE EDGE OF SURFACE PARKING LOT ABUTTING ADJOINING PROPERTY OR A PUBLIC RIGHT-OF-WAY.

LANDSCAPED YARD AREA REQUIREMENTS
REQUIRED: ONE SHADE TREE PER 40 LINEAR FOOT OF FRONTAGE ALONG PUBLIC STREETS AND MAJOR PRIVATE STREETS. TWO ORNAMENTAL TREES PER 40 LINEAR FOOT OF FRONTAGE MAY BE USED AS ACCENT TREES IN THE FRONT YARDS. ONE SHRUB, PLUS ONE SHRUB PER FIVE LINEAL FEET OF FRONTAGE SHALL BE PLANTED.
PROPOSED: EXISTING FRONTAGE LANDSCAPE TO BE MAINTAINED
YARD AREA: FRONTAGE = 235'
REQUIRED: 1 SHADE TREE/40' OF FRONTAGE ALONG PUBLIC STREETS (2 ORNAMENTAL TREES MAY BE USED INSTEAD) = 6 STREET TREES
PROPOSED: 8 TREES
REQUIRED: 1 SHRUB PLUS 1 SHRUB/5' (LINEAL) OF FRONTAGE = 48 SHRUBS
PROPOSED: 58 SHRUBS (45 PROPOSED PLUS 11 EXISTING)

SEE DETAIL SHEET FOR LANDSCAPE NOTES

SITE DEVELOPMENT PLANS

TAX MAP H LOT 520
LANDSCAPE PLAN
4 BLACKSTONE DRIVE
NASHUA, NEW HAMPSHIRE
OWNED BY
WILMAR, LLC
PREPARED FOR
COLBEA ENTERPRISES, LLC
1"=80' (11"X17")
SCALE: 1"=40' (22"X34') **MAY 7, 2020**



Civil Engineers
Structural Engineers
Traffic Engineers
Lane Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
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Fax (603) 472-5747
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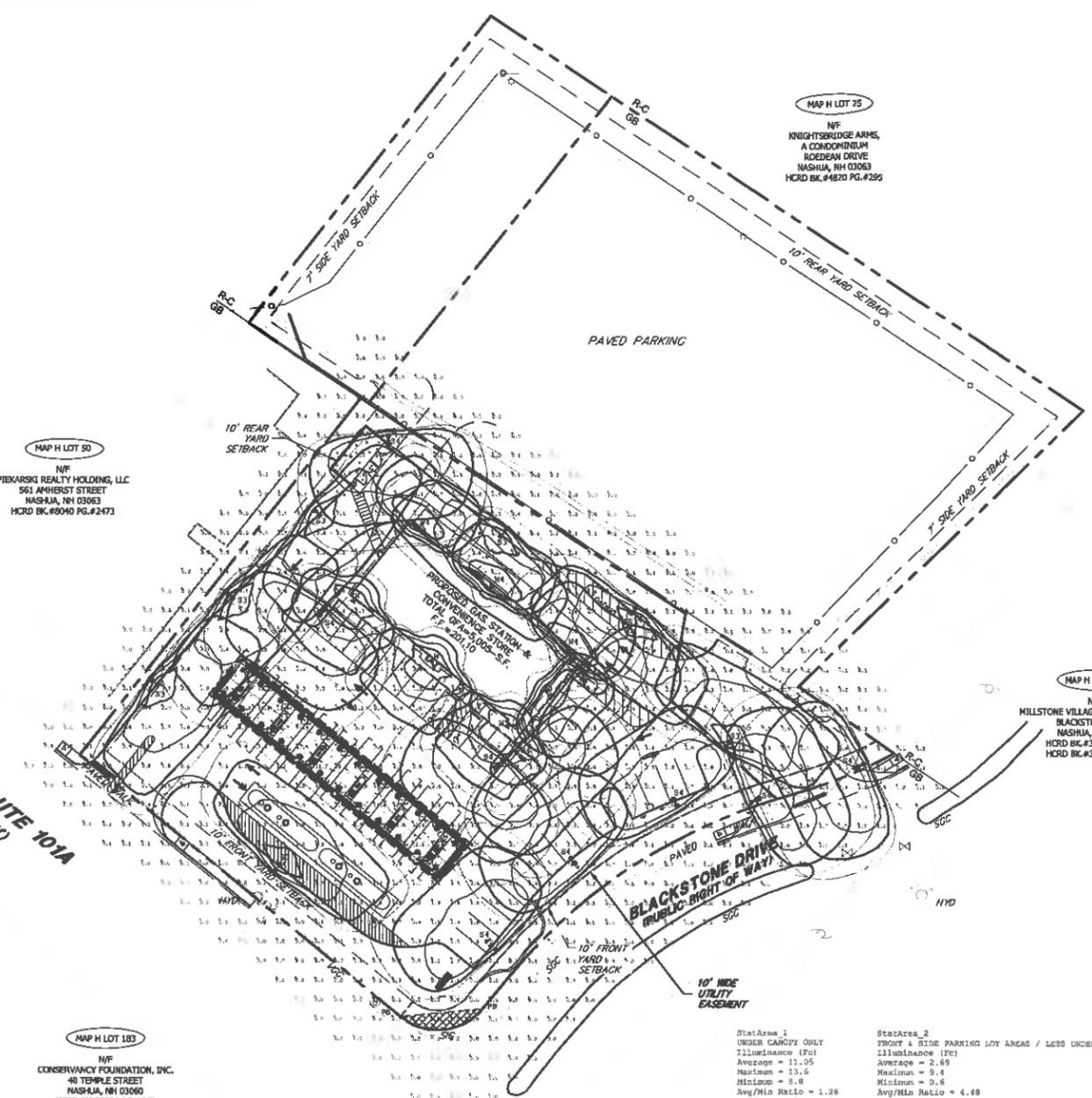
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1	5/27/2020	REVISIONS PER CITY CHECKLIST COMMENTS	DKE	CRR

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16713-11_LANDSCAPE				C-09

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AMHERST ROAD / NH ROUTE 101A
(PUBLIC RIGHT OF WAY)

MAP H LOT 50
N/F
PIEKARSKI REALTY HOLDING, LLC
561 AMHERST STREET
NASHUA, NH 03063
HCRD BK.#9049 PG.#2473

MAP H LOT 25
N/F
KNIGHTSBRIDGE ARMS,
A CONDOMINIUM
RODEAN DRIVE
NASHUA, NH 03063
HCRD BK.#4820 PG.#295

MAP H LOT 486
N/F
MILLSTONE VILLAGE, A CONDOMINIUM
BLACKSTONE DRIVE
NASHUA, NH 03063
HCRD BK.#3315 PG.#318
HCRD BK.#3344 PG.#141

MAP H LOT 183
N/F
CONSERVANCY FOUNDATION, INC.
48 TEMPLE STREET
NASHUA, NH 03060
HCRD BK.#5386 PG.#945

MAP H LOT 178
N/F
NEW HAMPSHIRE COLLEGE
C/O SOUTHERN NH UNIVERSITY
2500 W RIVER ROAD
MANCHESTER, NH 03106
HCRD BK.#5486 PG.#1039

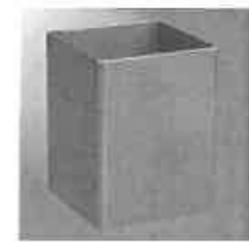
Station 1
UNDER CANOPY ONLY
Illuminance (Fc)
Average = 11.95
Maximum = 13.5
Minimum = 8.8
Avg/Min Ratio = 1.26
Max/Min Ratio = 1.55

Station 2
FRONT & SIDE PARKING LOT AREAS / LESS UNDER CANOPY
Illuminance (Fc)
Average = 2.69
Maximum = 3.4
Minimum = 0.6
Avg/Min Ratio = 4.48
Max/Min Ratio = 15.67

Symbol	Qty	Label	Arrangement	Description
⊙	21	CL	SINGLE	IAC-B14-7-LED-R1-M57/ CANOPY MID LIGHT
⊙	7	B3	SINGLE	GLOR-AP-01-LED-R1-813-R57/ SSB44232FN1 (20' APG)
⊙	10	B4	SINGLE	GLOR-AP-01-LED-R1-814-R57/ SSB44232FN1 (20' APG)
⊙	3	W	SINGLE	TSP-AT-450-LED-R1-M57/ WALL MTD 32' AVE
⊙	4	W4	SINGLE	IST-AP-150-LED-R1-SL4/ WALL MTD 12' AVE



CANOPY LIGHT (B3)



LIGHT POLE



LIGHT POLE FIXTURE (S3, S4)

SITE DEVELOPMENT PLANS

TAX MAP H LOT 520
LIGHTING PLAN
4 BLACKSTONE DRIVE
NASHUA, NEW HAMPSHIRE
OWNED BY
WILMAR, LLC
PREPARED FOR
COLBEA ENTERPRISES, LLC
1"=80' (11"X17")
SCALE: 1"=40' (22"X34") **MAY 7, 2020**



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Fax (603) 472-9747
www.tfmeron.com

HORIZONTAL SCALE 1"=40'
0 20 40

REV.	DATE	DESCRIPTION	DNE	CRR
1	5/27/2020	REVISIONS PER CITY CHECKLIST COMMENTS	DNE	CRR

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	CK	CRR	CADFILE	16713-11_LIGHTING
				C-11

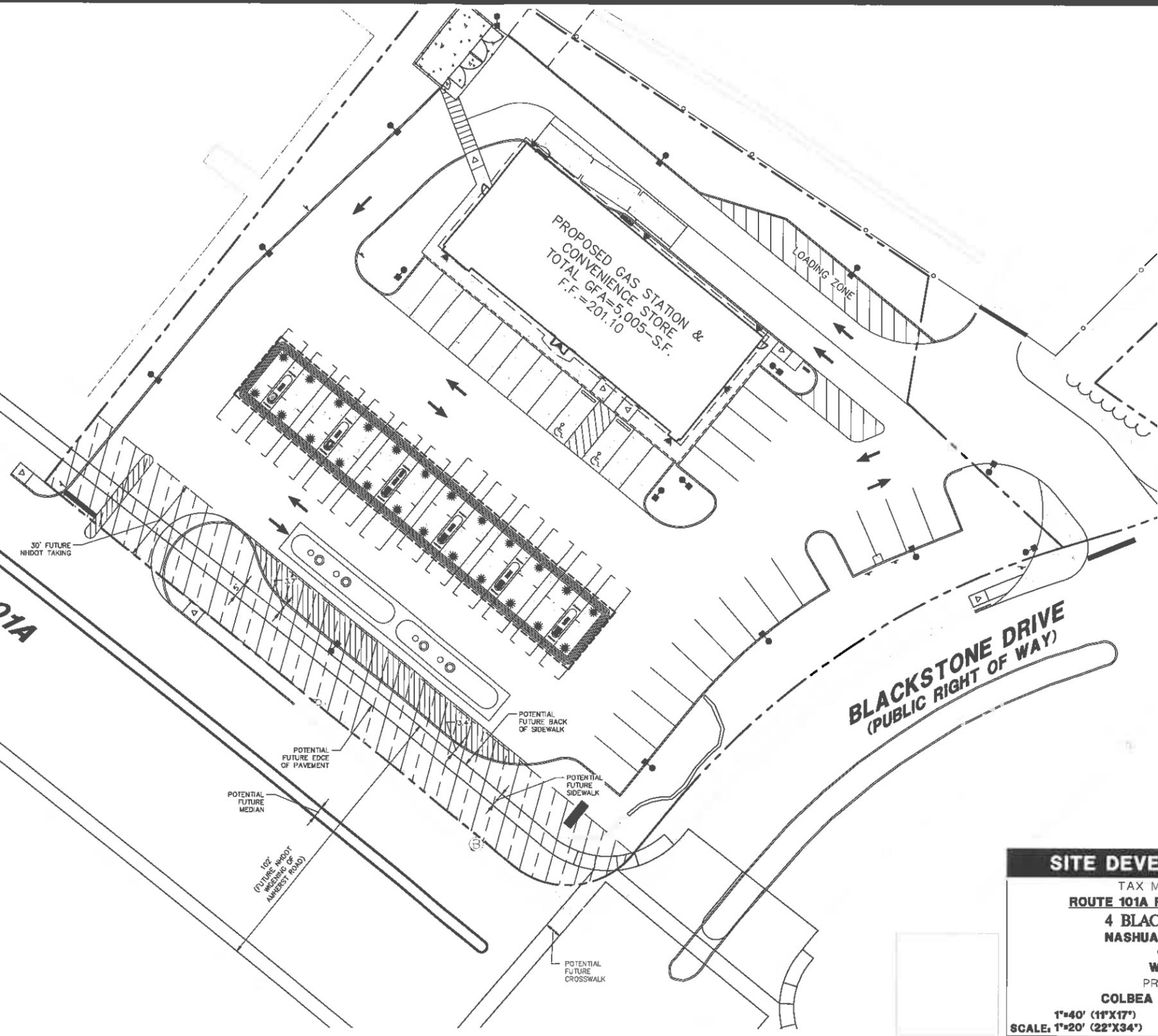
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AMHERST ROAD / NH ROUTE 101A
(PUBLIC RIGHT OF WAY)



BLACKSTONE DRIVE
(PUBLIC RIGHT OF WAY)

SITE DEVELOPMENT PLANS
TAX MAP H LOT 520
ROUTE 101A FUTURE WIDENING PLAN
4 BLACKSTONE DRIVE
NASHUA, NEW HAMPSHIRE
OWNED BY
WILMAR, LLC
PREPARED FOR
COLBEA ENTERPRISES, LLC
1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **MAY 7, 2020**

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HORIZONTAL SCALE 1"=20'
20 10 0 20

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Traffic Engineers
Land Surveyors
Landscape Architects
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Bedford, NH 03110
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16713.11 DR RCK FB
CK CRR CADFILE 16713-11_101A WIDENING PLAN C-12

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SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSISTS OF WINDSOR AND WINDSOR-URBAN SOILS. THE MAJORITY OF THE SOIL IS HSG TYPE A.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 78,150 SQUARE FEET (1.82 ACRES). CONSTRUCTION SHALL BE PHASED TO LIMIT DISTURBED AREAS TO LESS THAN 5 ACRES.

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

- 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY EROSION CONTROL MEASURES PER APPROVED SWPPP IF REQUIRED.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. COMPLETE MAJOR GRADING OF SITE.
4. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
5. CONSTRUCT PARKING LOT.
6. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.
7. CONSULT APPROVED SWPPP FOR CONDITIONS RELATED TO NOTICE OF TERMINATION, IF REQUIRED.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- 1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSION VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

- 1. STABILIZATION OF ALL SWALES, DITCHES AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDE AT ONE TIME. (5 AC MAX)
3. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.10" OR GREATER.
4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
9. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

B. FILTERS / BARRIERS

- 1. SILT SOCKS
A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:
PHYSICAL PROPERTY TEST REQUIREMENTS
PH TMECC 04.11-A 5.0 TO 8.0
PARTICLE SIZE TMECC 02.02-B 2" SIEVE AND MIN. 50% GREATER THAN THE # 20 SIEVE
MOISTURE CONTENT STND TESTING < 60%
MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS
MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

- B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK.
C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

- A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPONDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEDED.

C. MULCHING

1. TIMING

IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:

- A. APPLY MULCH PRIOR TO ANY STORM EVENT.

THIS IS APPLICABLE WHEN WORKING WITHIN 100' OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

- B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION.

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR HILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

- 1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND ROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.

- 2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.

- 3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.

- 4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.

- 5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.

- 6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.

- 7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

- 8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.

- 9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN IMMEDIATELY BEFORE SEEDING. THE SOIL SHALL BE LIGHTLY RAKED, ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.

- 10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

- 11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEED, AND ALL NOXIOUS WEEDS REMOVED.

- 12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.

- 13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 300 POUNDS PER ACRE.

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

Table with 2 columns: MULCHING AND SEEDING, RATES. Rows include WINTER RYE (FALL SEEDING) at 2.5 LBS/1,000 SF, DATS (SPRING SEEDING) at 2.0 LBS/1,000 SF, and MULCH at 1.5 TONS/ACRE.

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

- A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

- B. WOLD EXS. 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.

- C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC, POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)

- D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.

- E. THE INLET PROTECTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

- F. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

F. WINTER CONSTRUCTION SEQUENCE

- 1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY 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 PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.

- 2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE 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.

- 3. AFTER OCTOBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

WASTE DISPOSAL

- 1. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

- 2. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

- 3. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

- 1. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

- A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

HAZARDOUS PRODUCTS: THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

- 2. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS: FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS: CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SANDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
G. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJUTING AREAS.

SITE DEVELOPMENT PLANS

TAX MAP H LOT 520

EROSION CONTROL NOTES

4 BLACKSTONE DRIVE

NASHUA, NEW HAMPSHIRE

OWNED BY

WILMAR, LLC

PREPARED FOR

COLBEA ENTERPRISES, LLC

SCALE: NTS

MAY 7, 2020



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Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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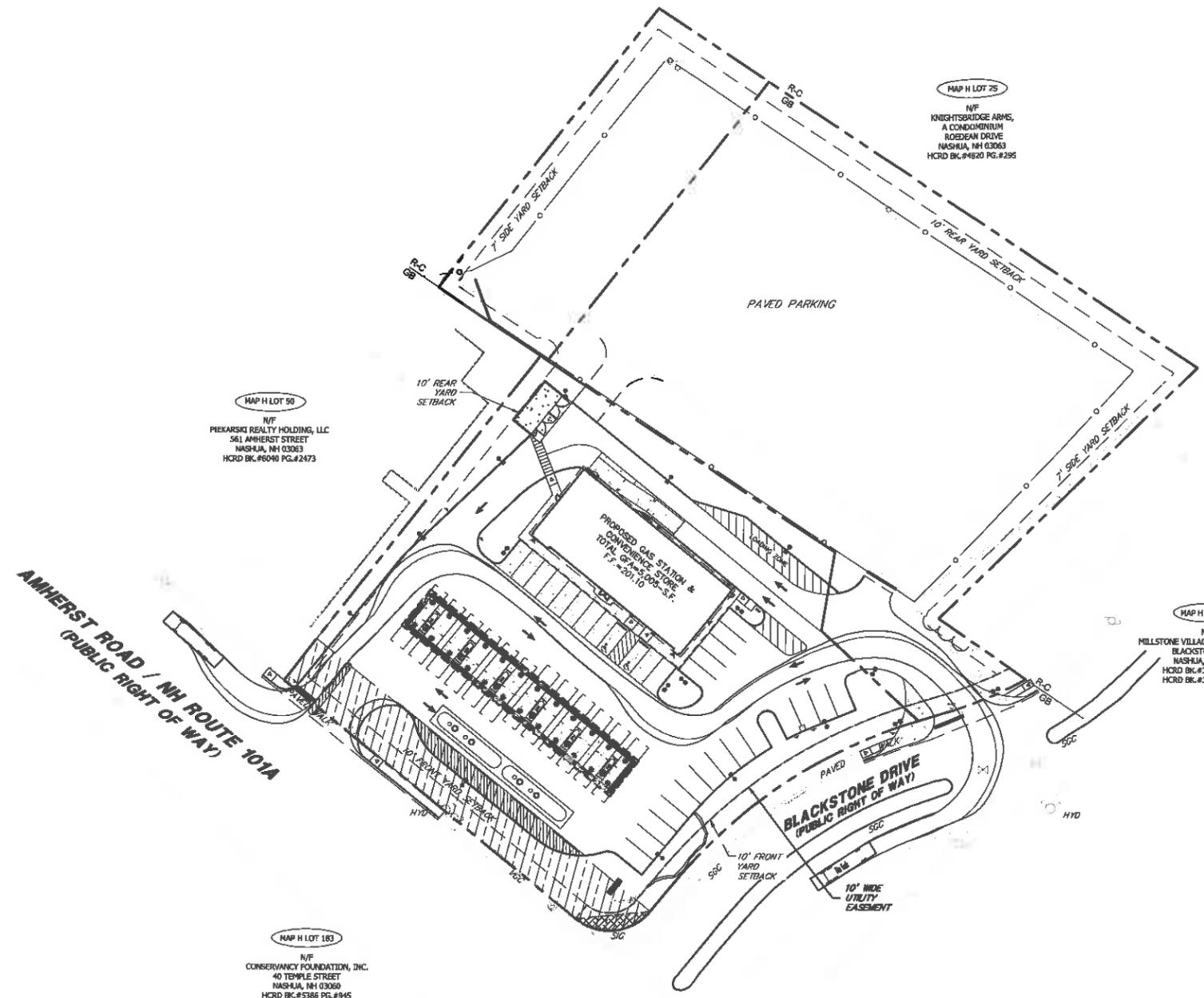
Table with columns: REVISIONS PER QTY CHECKLIST COMMENTS, DATE, DESCRIPTION, DKE/CRK, DR/CHK. Row 1: 5/27/2020, REVISIONS PER QTY CHECKLIST COMMENTS, DKE/CRK.

Table with columns: 16713.11, DR RCK, FB, 16713-11_NOTES, C-13.

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Jun 01, 2020 - 9:27am
F:\MISC Projects\16713-11 - Blackstone Drive - Nashua\16713-11 - COLBEA Enterside Enterprises_4 - Blackstone Dr\Design\Production Drawings\16713-11_Notes.dwg



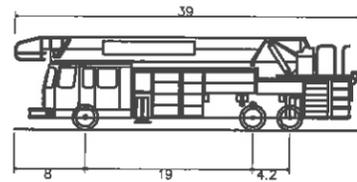
MAP H LOT 50
N/F
PEKARSKI REALTY HOLDING, LLC
561 AMHERST STREET
NASHUA, NH 03063
HCRO BK.#6040 PG.#2473

MAP H LOT 25
N/F
KNIGHTSBRIDGE ARMS,
A CONDOMINIUM
ROSEAN DRIVE
NASHUA, NH 03063
HCRO BK.#4820 PG.#295

MAP H LOT 486
N/F
MILLSTONE VILLAGE, A CONDOMINIUM
BLACKSTONE DRIVE
NASHUA, NH 03063
HCRO BK.#3315 PG.#318
HCRO BK.#3244 PG.#141

MAP H LOT 183
N/F
CONSERVANCY FOUNDATION, INC.
40 TEMPLE STREET
NASHUA, NH 03060
HCRO BK.#5386 PG.#945

MAP H LOT 178
N/F
NEW HAMPSHIRE COLLEGE
C/O SOUTHERN NH UNIVERSITY
2500 N RIVER ROAD
MANCHESTER, NH 03106
HCRO BK.#5466 PG.#1039



Fire Truck
Overall Length 39.000ft
Overall Width 8.000ft
Overall Body Height 10.432ft
Min Body Ground Clearance 0.862ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 34.70°

39.000ft
8.000ft
10.432ft
0.862ft
8.000ft
6.00s
34.70°

SITE DEVELOPMENT PLANS

TAX MAP H LOT 520
TRUCK MOVEMENT PLAN
4 BLACKSTONE DRIVE
NASHUA, NEW HAMPSHIRE
OWNED BY
WILMAR, LLC
PREPARED FOR
COLBEA ENTERPRISES, LLC

1"=80' (11"X17")
SCALE: 1"=40' (22"X34")

MAY 7, 2020



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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REV.	DATE	DESCRIPTION	DKE	CRR
1	5/27/2020	REVISIONS PER CITY CHECKLIST COMMENTS	DKE	CRR

FILE	16713.11	DR	RCK	FB		
		CK	CRR	CAO/FILE	16713-11_TRUCK MOVEMENT	C-15

Jun 01, 2020 - 9:28am
F:\MISC Projects\16713 - Blackstone Drive - Nashua\16713-11 - COLBEA Eastside Enterprises_4 Blackstone Drive\Production Drawings\16713-11_Truck Movement.dwg

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