

3 Congress Street Nashua, NH 03063 (603) 883-2057  
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
 www.haynerswanson.com

Hayner/Swanson, Inc.



MAP 'E', LOT 145  
 SITE PLAN

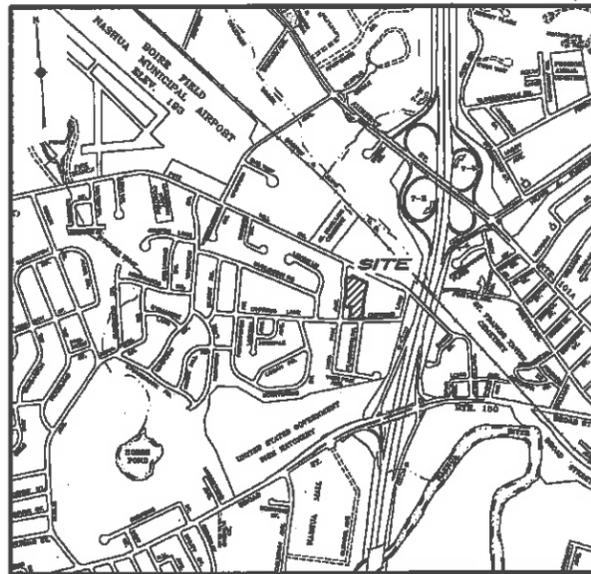
# PROPOSED PARKING LOT ADDITION

6-8 HIGH PINE AVENUE  
 NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER

## OAKWOOD SQUARE, LLC

c/o THE STABLE COMPANIES  
 20 COTTON ROAD, SUITE 200  
 NASHUA, NEW HAMPSHIRE 03063  
 (603) 889-0318



VICINITY PLAN  
 Scale 1" = 400'

23 MARCH 2020

No.	DATE	REVISION	BY
1	03/23/20	ADDRESS CITY COMMENTS	EM

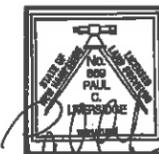
### INDEX OF PLANS

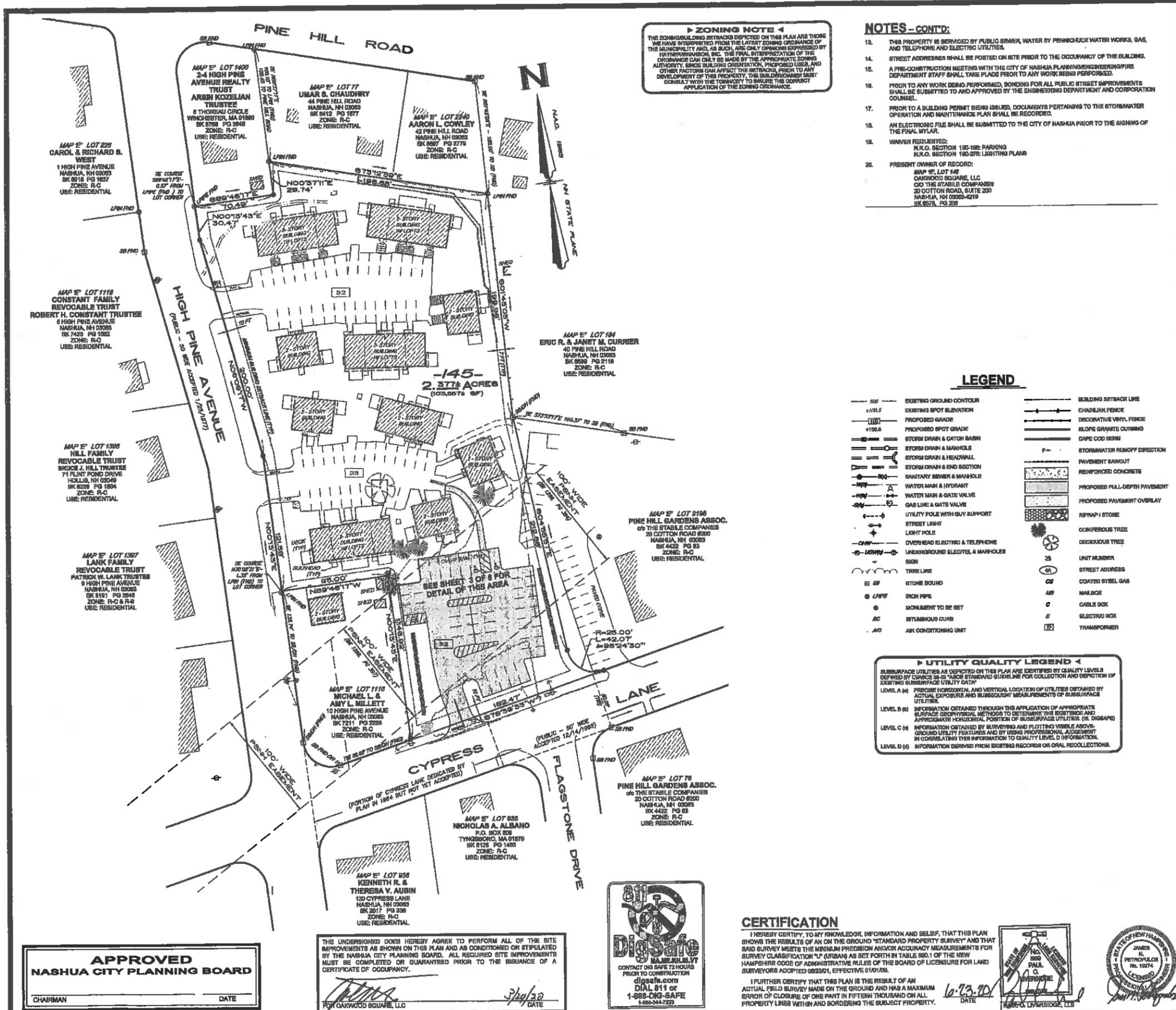
SHEET No.	TITLE	SCALE
1 OF 6	MASTER SITE PLAN	1" = 40'
2 OF 6	EXISTING CONDITIONS PLAN	1" = 20'
3 OF 6	SITE PLAN	1" = 20'
4-5 OF 6	DETAIL SHEET- GENERAL SITE	
6 OF 6	LANDSCAPE PLAN	1" = 20'



**HSI** Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors  
 3 Congress Street Nashua, NH 03062 (603) 883-2057  
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
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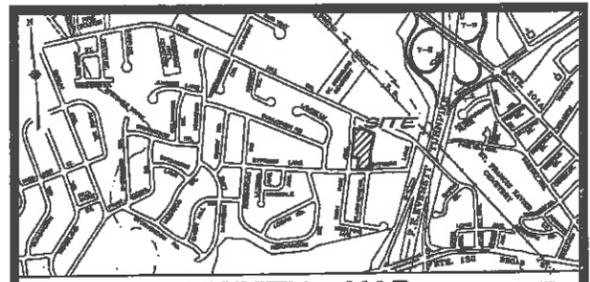
**ZONING NOTE 4**  
 THE ZONING BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNES/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDING OWNER MUST CONSULT WITH THE TOWN/CITY TO ENSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

- NOTES - CONT'D:**
- THIS PROPERTY IS SERVICED BY PUBLIC SEWER, WATER BY PENNECHUCK WATER WORKS, GAS AND TELEPHONE AND ELECTRIC UTILITIES.
  - STREET ADDRESSERS 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 ANY WORK BEING PERFORMED, 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 V.I.P.R.
  - WAVES REQUESTED:  
 N.R.O. SECTION 150-19C: PARKING  
 N.R.O. SECTION 150-27C: LIGHTING PLANS
  - PRESENT OWNER OF RECORD:  
 MAP 'E', LOT 145  
 OAKWOOD SQUARE, LLC  
 c/o THE STABLE COMPANIES  
 20 COTTON ROAD, SUITE 200  
 NASHUA, NH 03083-4219  
 BK 9273, PG 229

**LEGEND**

- |           |                                 |           |                              |
|-----------|---------------------------------|-----------|------------------------------|
| — 100 —   | EXISTING GROUND CONTOUR         | — — — — — | BUILDING SETBACK LINE        |
| +101.5    | EXISTING SPOT ELEVATION         | — — — — — | CHAINLINK FENCE              |
| (100)     | PROPOSED GRADE                  | — — — — — | DECORATIVE VINYL FENCE       |
| +100.5    | PROPOSED SPOT GRADE             | — — — — — | SLOPE GRANITE CURBING        |
| — — — — — | STORM DRAIN & CATCH BASIN       | — — — — — | CAPE COD BERM                |
| — — — — — | STORM DRAIN & MANHOLE           | — — — — — | STORMWATER RUNOFF DIRECTION  |
| — — — — — | STORM DRAIN & HEADWALL          | — — — — — | PAVEMENT BANGOUT             |
| — — — — — | STORM DRAIN & END SECTION       | — — — — — | REINFORCED CONCRETE          |
| — — — — — | SANITARY SEWER & MANHOLE        | — — — — — | PROPOSED FULL-DEPTH PAVEMENT |
| — — — — — | WATER MAIN & HYDRANT            | — — — — — | PROPOSED PAVEMENT OVERLAY    |
| — — — — — | WATER MAIN & GATE VALVE         | — — — — — | REFRAP / STONE               |
| — — — — — | GAS LINE & GATE VALVE           | — — — — — | CONFERENTIAL TREE            |
| — — — — — | UTILITY POLE WITH GUY SUPPORT   | — — — — — | DECIDUOUS TREE               |
| — — — — — | STREET LIGHT                    | — — — — — | UNIT NUMBER                  |
| — — — — — | LIGHT POLE                      | — — — — — | STREET ADDRESS               |
| — — — — — | OVERHEAD ELECTRIC & TELEPHONE   | — — — — — | COATED STEEL GAS             |
| — — — — — | UNDERGROUND ELEVATOR & MANHOLES | — — — — — | MAILBOX                      |
| — — — — — | TREE LINE                       | — — — — — | ELECTRIC BOX                 |
| — — — — — | STONE BOUND                     | — — — — — | ELECTRIC BOX                 |
| — — — — — | IRON PIPE                       | — — — — — | TRANSFORMER                  |
| — — — — — | MONUMENT TO BE SET              |           |                              |
| — — — — — | STIMULOUS CURB                  |           |                              |
| — — — — — | AIR CONDITIONING UNIT           |           |                              |

**UTILITY QUALITY LEGEND 4**  
 SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY CHANCE 38-02 "A" BUREAU STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA  
 LEVEL A (A) PROPOSED 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 (IE. DIGABOND)  
 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



- PLAN REFERENCES:**
- AS BUILT SITE PLAN (LOTS 145, 1398 & 1397, MAP 'E'), OAKWOOD SQUARE CONDOMINIUM, HIGH PINE AVENUE, NASHUA, NEW HAMPSHIRE, PREPARED FOR JOHN P. STABLER II, SCALE: 1"=50', DATED JUNE 1, 1992 BY ALLAN H. SWANSON, INC. RECORDED: HCRO PLAN No. 24054.
  - PINEHILL ACRES, PINE HILL ROAD, NASHUA, N.H., SCALE: 1"=50', DATED SEPTEMBER 1994 BY A.E. MAYNARD. RECORDED: HCRO PLAN No. 2694.
  - CONSOLIDATION PLAN- HIGH PINE AVENUE, NASHUA, N.H., FOR NORTHEAST REALTY, SCALE: 1"=20', DATED JUNE 1977 BY A.E. MAYNARD. RECORDED: HCRO PLAN No. 11087.

- NOTES:**
- LOT AREA: 2.377± ACRES (103,957± SF)
  - PRESENT ZONING: R-C - C URBAN RESIDENCE  
 DIMENSIONAL REQUIREMENTS: EXISTING/PROPOSED  
 MIN. LOT AREA: 5,000 SF / 103,957 SF  
 MIN. LOT WIDTH: 50 FT / 145 FT  
 MIN. FRONTAGE: 50 FT / 534 FT  
 MIN. LOT DEPTH: 75 FT / 110 FT  
 MIN. FRONT SETBACK: 10 FT / 32 FT  
 MIN. SIDE SETBACK: 7 FT / 20 FT  
 MIN. REAR SETBACK: 20 FT / 20 FT  
 MAX. BUILDING HEIGHT: 100 FT / .  
 MAX. STORES: 10 / 2.0  
 MAX. F.A.R.: 1.0 / .
  - LOT NUMBERS REFER TO THE CITY OF NASHUA 1988/89 MAP 'E'
  - PURPOSE OF PLAN:  
 TO AMEND 1988E TO SHOW THE PROPOSED PARKING LOT ADDITION UPON LOT 145.
  - PARKING:  
 REQUIRED (MULTI-FAMILY-20 UNITS): 44 SPACES  
 MINIMUM: 1.5 SPACES/UNIT x 29 UNITS = 55 SPACES  
 MAXIMUM: 1.9 SPACES/UNIT x 29 UNITS = 67 SPACES  
 PROVIDED (65 EXISTING SPACES + 32 PROPOSED SPACES) = 87 SPACES
  - OPEN SPACE:  
 REQUIRED: 30%  
 PROVIDED: 46%
  - THIS PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, OCCASION No. 3000, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 30011009130, REVISED DATE: SEPTEMBER 28, 2008.
  - 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 II 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.
  - 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 N.R.O. SECTION 256-15, LATEST EDITION.

NO.	DATE	ADDRESS CITY COMMENTS	BY

**MASTER SITE PLAN**  
 (MAP 'E', LOT 145)  
**PROPOSED PARKING LOT ADDITION**  
 6-8 HIGH PINE AVENUE  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR/RECORD OWNER:  
**OAKWOOD SQUARE, LLC**  
 c/o THE STABLE COMPANIES 20 COTTON ROAD, SUITE 200 NASHUA, NH 03083-4219  
 SCALE: 1"=40 Feet  
 1"=12.192 Meters  
**23 MARCH 2020**

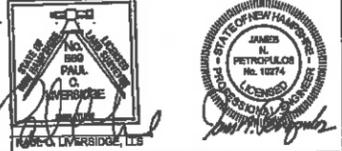
**APPROVED**  
**NASHUA CITY PLANNING BOARD**  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

THIS 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 REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.  
 FOR OAKWOOD SQUARE, LLC  
 DATE: 3/20/20

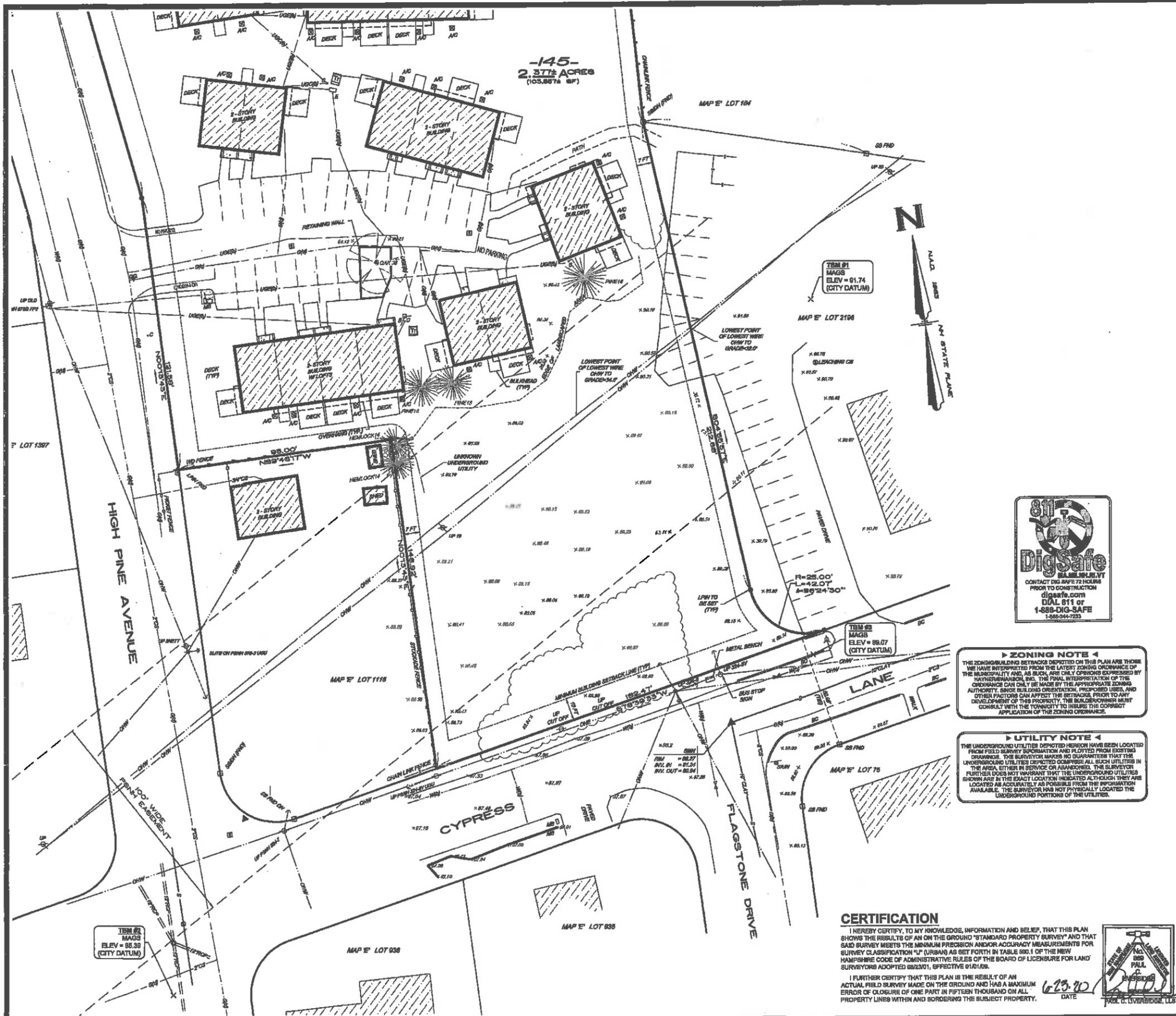
**DIGSAFE**  
 CONTACT OR DIGSAFE PRIOR TO CONSTRUCTION  
 digsafe.com  
 DIAL 811 or 1-888-DIG-SAFE  
 1-888-444-7222

**CERTIFICATION**

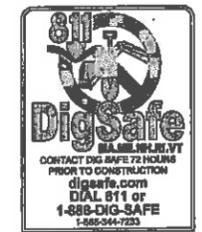
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 800.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/05.  
 I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTY THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.  
 DATE: 3/23/20  
 MADE & LIVERMORSE, LLC



**HIS/ Haynes/Swanson, Inc.**  
 Civil Engineers/Land Surveyors  
 3 Congress Street Nashua, NH 03062 (603) 883-9237  
 131 Middlesex Turnpike Burlington, MA 02403 (781) 329-1901  
 www.haynes-swanson.com  
 DTD 8006: DRAWING NAME: 19837E-P34 1981 1 OF 6  
 DRAWING LOG: \1\000\1981\1981\1981 SITE



- SURVEY NOTES:**
1. THE EXISTING PLANIMETRIC AND TOPOGRAPHY, AS SHOWN ON THESE PLANS, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND IN NOVEMBER 2018.
  2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
  3. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
  4. SURVEY CONTROL INFORMATION:  
CONTROLLED BY TRIMBLE R10 GPS RECEIVER  
RTK CORRECTIONS VIA KEYMET VRS  
HORIZONTAL DATUM: NAD 83 (2011)  
HORIZONTAL PROJECTION: NH STATE PLANE  
VERTICAL DATUM: NASHUA CITY DATUM  
UNITS: US SURVEY FEET
  5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WETLANDS ON THE SITE.



**ZONING NOTE 4**  
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 BUILDING OWNER MUST CONSULT WITH THE TOWNSHIPS TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

**UTILITY NOTE 4**  
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 COMPRISE 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.

**CERTIFICATION**

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "UP" (URBAN) AS SET FORTH IN TABLE 903.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 02/20/19, EFFECTIVE 01/01/20.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE: 6-23-20  
PAUL C. LIVERIDGE, LLS



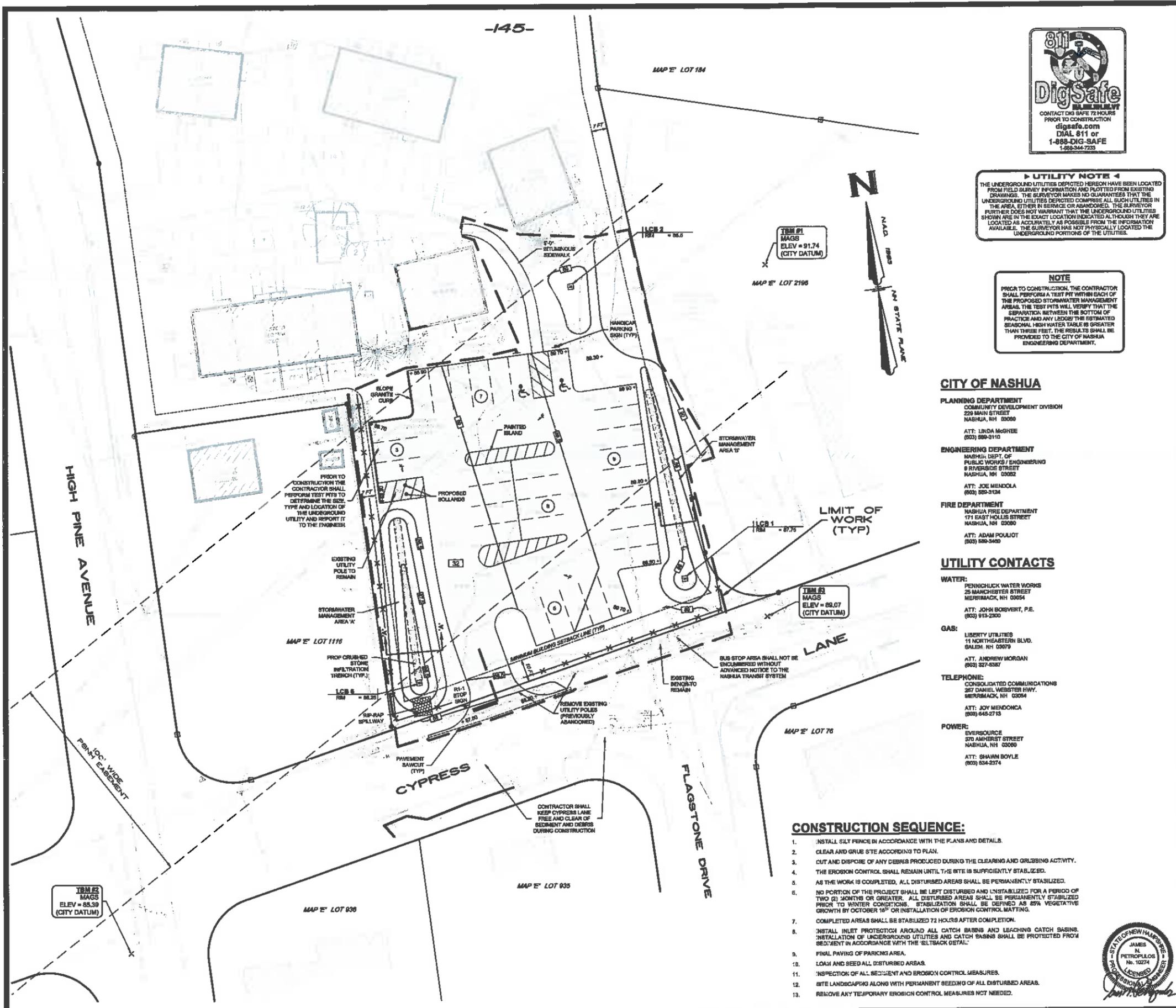
1	03/19/20	ADDRESS CITY COMMENTS	BSB
No.	DATE	REVISION	BY

**EXISTING CONDITIONS PLAN**  
(MAP 'E', LOT 145)  
**PROPOSED PARKING LOT ADDITION**  
6-8 HIGH PINE AVENUE  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR/RECORD OWNER:  
**OAKWOOD SQUARE, LLC**  
c/o THE STABLE COMPANIES 20 COTTON ROAD, SUITE 200 NASHUA, NH 03063-4219

**23 MARCH 2020**

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Civil Engineers/Land Surveyors  
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131 Middlesex Turnpike Burlington, MA 01803 (781) 243-1511

FIELD BOOK	DRAWING NAME: 1901SITE-0221	1981	2 OF 5
DRAWING LOC: 4\1000\1981\DWG\1981 SITE		PH: Nashua	Sheet



**UTILITY NOTE 4**  
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE 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.

**NOTE**  
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PERFORM A TEST PIT WITHIN EACH OF THE PROPOSED STORMWATER MANAGEMENT AREAS. THE TEST PITS WILL VERIFY THAT THE SEPARATION BETWEEN THE BOTTOM OF PRACTICE AND ANY LEAKY OR ESTIMATED SEASONAL HIGH WATER TABLE IS GREATER THAN THREE FEET. THE RESULTS SHALL BE PROVIDED TO THE CITY OF NASHUA ENGINEERING DEPARTMENT.

**CITY OF NASHUA**

**PLANNING DEPARTMENT**  
 COMMUNITY DEVELOPMENT DIVISION  
 229 MAIN STREET  
 NASHUA, NH 03080  
 ATT: LINDA MOHRE  
 (603) 888-9110

**ENGINEERING DEPARTMENT**  
 NASHUA DEPT. OF PUBLIC WORKS / ENGINEERING  
 9 RIVERSIDE STREET  
 NASHUA, NH 03082  
 ATT: JOE MENDOLA  
 (603) 888-9104

**FIRE DEPARTMENT**  
 NASHUA FIRE DEPARTMENT  
 171 EAST HOLLIS STREET  
 NASHUA, NH 03080  
 ATT: ADAM POLIOT  
 (603) 888-3400

**UTILITY CONTACTS**

**WATER:**  
 PENNICHUCK WATER WORKS  
 25 MANCHESTER STREET  
 MERRIMACK, NH 03054  
 ATT: JOHN BOISVERT, P.E.  
 (603) 913-2800

**GAS:**  
 LIBERTY UTILITIES  
 11 NORTHEASTERN BLVD.  
 SALEM, NH 03079  
 ATT: ANDREW MORGAN  
 (603) 327-5387

**TELEPHONE:**  
 CONSOLIDATED COMMUNICATIONS  
 267 DANIEL WEBSTER HWY.  
 MERRIMACK, NH 03054  
 ATT: JOY MENDONCA  
 (603) 645-2715

**POWER:**  
 EVERSOURCE  
 370 AMHERST STREET  
 NASHUA, NH 03080  
 ATT: SHAWN BOYLE  
 (603) 634-2374

**CONSTRUCTION SEQUENCE:**

- INSTALL SILT FENCE IN ACCORDANCE WITH THE PLANS AND DETAILS.
- CLEAR AND GRUB SITE ACCORDING TO PLAN.
- CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY.
- THE EROSION CONTROL SHALL REMAIN UNTIL THE SITE IS SUFFICIENTLY STABILIZED.
- AS THE WORK IS COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.
- NO PORTION OF THE PROJECT SHALL BE LEFT DISTURBED AND UNSTABILIZED 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 85% VEGETATIVE GROWTH BY OCTOBER 15<sup>TH</sup> OR INSTALLATION OF EROSION CONTROL MATTING.
- COMPLETED AREAS SHALL BE STABILIZED 72 HOURS AFTER COMPLETION.
- INSTALL INLET PROTECTION AROUND ALL CATCH BASINS AND LEACHING CATCH BASINS. INSTALLATION OF UNDERGROUND UTILITIES AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT IN ACCORDANCE WITH THE "SLTBACK DETAIL".
- FINAL PAVING OF PARKING AREA.
- LOAM AND SEED ALL DISTURBED AREAS.
- INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES.
- SITE LANDSCAPING ALONG WITH PERMANENT SEEDING OF ALL DISTURBED AREA.
- REMOVE ANY TEMPORARY EROSION CONTROL MEASURES NOT NEEDED.

**CONSTRUCTION NOTES:**

- 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.
- 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.
- 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.
- BLASTING, IF NEEDED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
- ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING COMPLETED.
- THERE IS NO NEW PROPOSED SITE LIGHTING AS PART OF THIS PROJECT.

**UTILITY NOTES:**

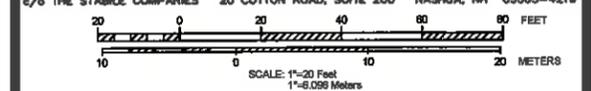
- ALL WATER LINE, HYDRANT VALVES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR THE INSTALLATION OF MATERIALS, MAIN PIPING, SERVICE CONNECTIONS IN THE PENNICHUCK WATER WORKS FRANCHISED AREAS OF NASHUA AND MERRIMACK, NEW HAMPSHIRE, LATEST EDITION.
- ALL DRAINAGE PIPE SHALL BE ADS N-12 HOPE (WATERTIGHT-WT) PIPE AND JOINTS OR APPROVED EQUAL. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE FOLLOWED.
- FOUNDATION DRAINS ARE NOT ALLOWED TO OUTLET OVERLAND ONTO ANY STREET.
- DRAIN SYSTEMS SHALL BE INSTALLED BY A NASHUA LICENSED DRAIN LAYER, PER NRD SECTION 18-82 THROUGH SECTION 18-80.
- ALL POWER RELATED WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
- ALL TELECOMMUNICATIONS WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS STANDARDS.
- ALL NATURAL GAS RELATED WORK SHALL COMPLY WITH LIBERTY UTILITIES STANDARDS.
- THE PROPOSED BUILDINGS SHALL BE SERVICED BY A FIRE SUPPRESSION SYSTEM. FINAL SIZING AND LOCATION OF PROPOSED WATER SERVICES TO BE DESIGNED BY PROJECT'S MEP ENGINEER AND COORDINATED WITH PENNICHUCK WATER WORKS PRIOR TO CONSTRUCTION.

**EROSION CONTROL NOTES:**

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES THROUGHOUT THE DURATION OF THE PROJECT. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN A GRAVEL CONSTRUCTION EXIT THROUGHOUT CONSTRUCTION TO LIMIT TRACKING OF MATERIAL ONTO CYPRESS LANE. MONITOR CYPRESS LANE FOR TRACKING AND SWEEP AS NECESSARY.
- LOADS AND MATERIAL STOCKPILE AREAS SHALL BE SURROUNDED BY SILT FENCE AND RE-SEDED IF FIRST ARE LEFT UNPROTECTED FOR MORE THAN FORTY-EIGHT (48) DAYS.
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED AS NEEDED.
- SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-QUARTER THE HEIGHT OF THE SILT FENCE.

No.	DATE	REVISION	BY
1	06/19/20	ADDRESS CITY COMMENTS	EMB

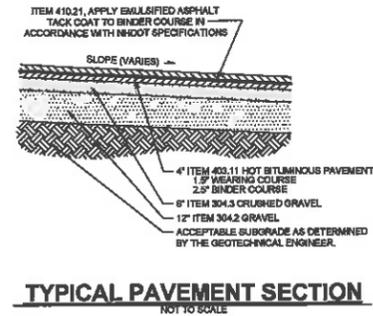
**SITE PLAN**  
 (MAP "E", LOT 145)  
**PROPOSED PARKING LOT ADDITION**  
 6-8 HIGH PINE AVENUE  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR/RECORD OWNER:  
**OAKWOOD SQUARE, LLC**  
 c/o THE STABLE COMPANIES 20 COTTON ROAD, SUITE 200 NASHUA, NH 03063-4219



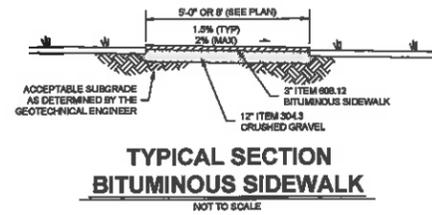
23 MARCH 2020

**HISI** *Layne/Swanson, Inc.*  
 Civil Engineers/Lead Surveyors  
 3 Congress Street, Nashua, NH 03063 (603) 883-2037  
 131 Middlesex Turnpike, Burlington, MA 02903 (781) 203-1504  
 www.layne-swanson.com

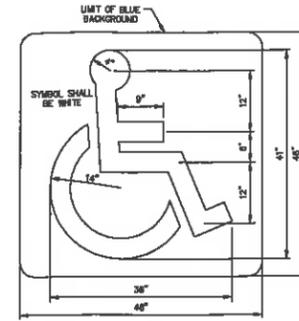
© Hayner/Swanson, Inc.



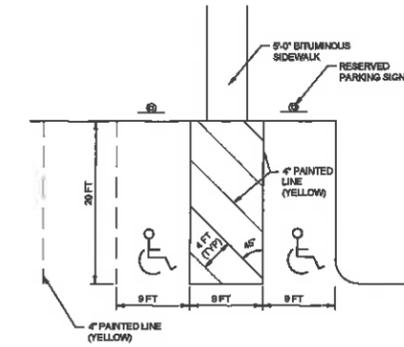
**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



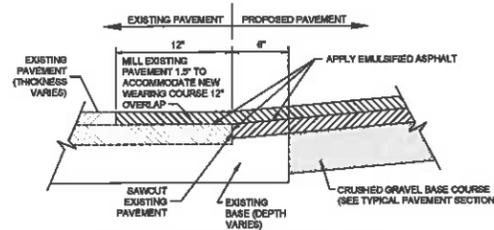
**TYPICAL SECTION BITUMINOUS SIDEWALK**  
NOT TO SCALE



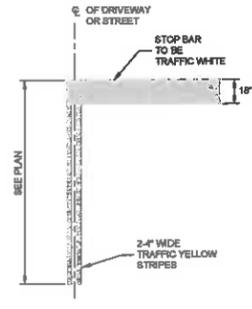
**ACCESSIBLE PARKING SPACE PAVEMENT MARKING**  
NOT TO SCALE



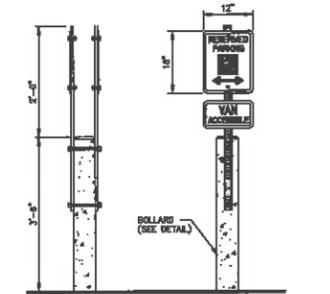
**RESERVED PARKING AREA DETAIL**  
SCALE: 1" = 10'



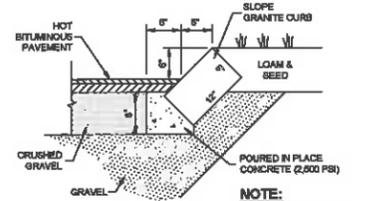
**SAWCUT PAVEMENT DETAIL**  
NOT TO SCALE



**STOP BAR DETAIL**  
NOT TO SCALE

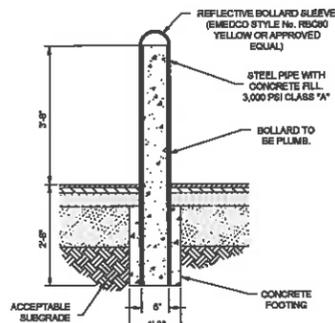


**ACCESSIBLE PARKING SIGN DETAIL**  
NOT TO SCALE

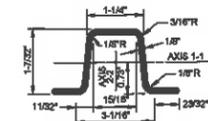


**SLOPE GRANITE CURB DETAIL**  
NOT TO SCALE

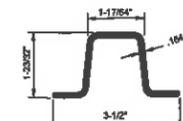
NOTE: PAYMENT FOR CEMENT CONCRETE WILL BE INCLUDED IN THE PRICE PER LINEAL FOOT OF GRANITE CURB



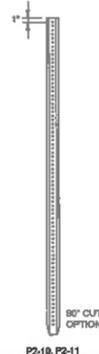
**BOLLARD DETAIL**  
NOT TO SCALE



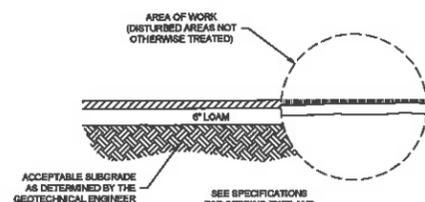
**SECTION P2-10, P2-11**  
LENGTH: P2-10, 10'-0", P2-11, 11'-0"  
WEIGHT PER LINEAR FOOT: 3.00 LBS  
HOLE: 3/8" DIA. 1" O-C FULL LENGTH  
STEEL: SHALL CONFORM TO ASTM A-688 (GRADE 60) OR ASTM A-5781 (GRADE 1070-1083).  
FINISH: SHALL BE PAINTED WITH TWO COATS OF BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING. PAINT SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.



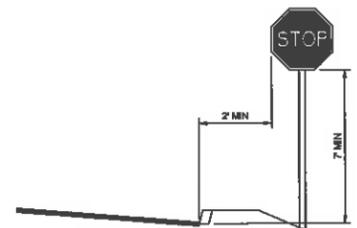
**SECTION P-11 THRU P-16**  
LENGTH: P-11, 11'-0", P-12, 12'-0", P-14, 14'-0", P-16, 16'-0"  
WEIGHT PER LINEAR FOOT: 3.00 LBS  
STEEL: SAME AS FOR P2-10, P2-11  
FINISH: SAME AS FOR P2-10, P2-11  
DIMENSIONS SHOWN ARE NOMINAL. ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.



**TRAFFIC SIGN SUPPORT DETAIL**  
NOT TO SCALE



**LOAM AND SEED DETAIL**  
NOT TO SCALE



**STOP SIGN LOCATION DETAIL**  
NOT TO SCALE



No.	DATE	ADDRESS CITY COMMENTS	REVISION	BY
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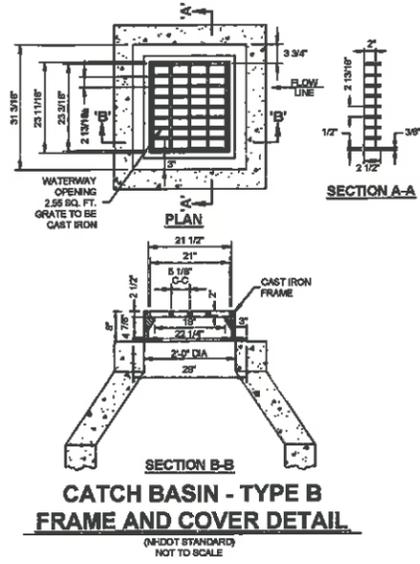
**DETAIL SHEET - GENERAL SITE**  
(MAP 'E', LOT 145)  
**PROPOSED PARKING LOT ADDITION**  
6-8 HIGH PINE AVENUE  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR/RECORD OWNER:  
**OAKWOOD SQUARE, LLC**  
c/o THE STABLE COMPANIES 20 COTTON ROAD, SUITE 200 NASHUA, NH 03063-4218

**SCALE AS SHOWN**

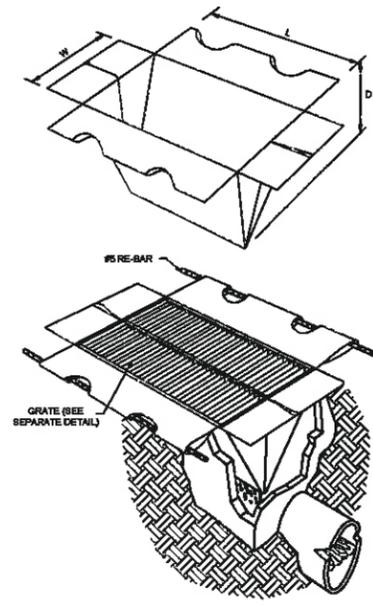
**23 MARCH 2020**

**HISI** Haynes/Swanson, Inc.  
Civil Engineer/Lead Surveyor  
3 Congress Street Nashua, NH 03062 (603) 883-2037  
151 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
www.haynes-swanson.com

FIELD BOOK:	DRAWING NAME: 1981SPTC-DET1	1981	4 OF 6
DRAWING LOC: J:\1000\1981\DWG\1981 SITE		PL: Number	Sheet



**CATCH BASIN - TYPE B  
FRAME AND COVER DETAIL**  
(NOT STANDARD)  
NOT TO SCALE



**SILTSAK® DETAIL**  
NOT TO SCALE

**SILTSAK® NOTES:**

- 1.0 THE SILTSAK® SHALL BE MANUFACTURED FROM WOVEN POLYPROPYLENE AND SEWN BY A DOUBLE NEEDLE MACHINE, USING A HIGH STRENGTH NYLON THREAD.
- 2.0 THE SILTSAK® BEAMS SHALL HAVE A CERTIFIED AVERAGE WIDE WIDTH STRENGTH PER ASTM D-484 STANDARDS AS FOLLOWS:

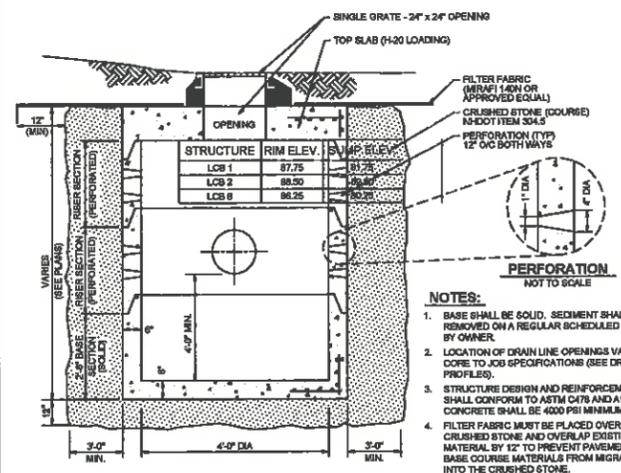
SILTSAK® STYLE	TEST METHOD	TEST RESULT
REGULAR FLOW	ASTM D-484	105.0 LBMIN
H-FLOW	ASTM D-484	114.8 LBMIN

- 3.0 THE SILTSAK® WILL BE MANUFACTURED TO FIT THE OPENING OF THE CATCH BASIN OR DROP INLET. THE SILTSAK® WILL HAVE THE FOLLOWING FEATURES: TWO DUMP STRAPS ATTACHED AT THE BOTTOM TO FACILITATE THE EMPTYING OF THE SILTSAK®. THE SILTSAK® SHALL HAVE LIFTING LOOPS AS AN INTEGRAL PART OF THE SYSTEM TO BE USED TO LIFT THE SILTSAK® FROM THE BASIN. THE SILTSAK® SHALL HAVE A RESTRAINT CORD APPROXIMATELY HALFWAY UP THE SACK TO KEEP THE SIDES AWAY FROM THE CATCH BASIN WALLS. THIS YELLOW CORD IS ALSO A VISIBLE MEANS OF INDICATING WHEN THE SACK SHOULD BE EMPLOYED, CLEANED, AND PLACED BACK INTO THE BASIN.
- 4.0 THE GEOTEXTILE FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC WITH THE FOLLOWING PROPERTIES:

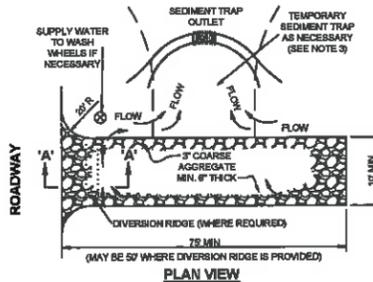
PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	300 LBS
GRAB ELONGATION	ASTM D-4831	20%
PUNCTURE	ASTM D-4833	130 LBS
MULLER BURST	ASTM D-5796	800 PSI
TRAPEZOID TEAR	ASTM D-4833	130 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4491	0.55 SEC

- OR SILTSAK® H-FLOW

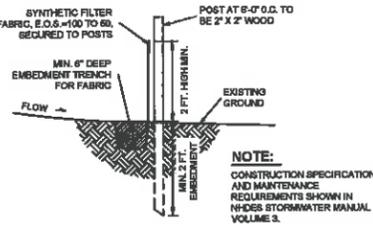
PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	285 LBS
GRAB ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	130 LBS
MULLER BURST	ASTM D-5796	430 PSI
TRAPEZOID TEAR	ASTM D-4833	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4491	1.5 SEC



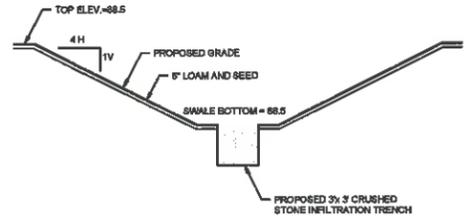
**LEACHING CATCH BASIN**  
NOT TO SCALE



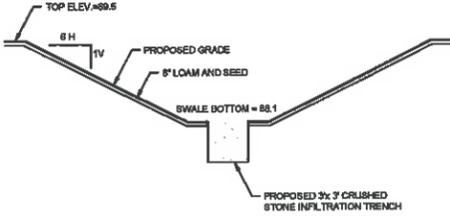
**TEMPORARY GRAVEL CONSTRUCTION EXIT**  
NOT TO SCALE



**SILT FENCE DETAIL**  
NOT TO SCALE



**CROSS SECTION 'A' - 'A'**  
NOT TO SCALE



**CROSS SECTION 'B' - 'B'**  
NOT TO SCALE

**SITE MAINTENANCE/INSPECTION PROGRAM**

THE FOLLOWING PROVIDES AN ITEMIZATION OF SPECIFIC SITE MAINTENANCE PRACTICES THAT WILL BE EMPLOYED ON THE SITE TO MINIMIZE POLLUTANT GENERATION AND TRANSPORT FROM THE SITE. THIS SITE MAINTENANCE PROGRAM INCLUDES ROUTINE INSPECTIONS, PREVENTATIVE MAINTENANCE AND "GOOD HOUSEKEEPING" PRACTICES.

**ROUTINE INSPECTIONS**

1. THE CONTRACTOR SHALL INSPECT ALL CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN TWELVE (12) HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT GREATER THAN 0.5 INCHES. THE INSPECTIONS WILL VERIFY THAT THE STRUCTURAL DEVICES DESCRIBED IN THE PLANS ARE IN GOOD CONDITION AND ARE MINIMIZING EROSION. A MAINTENANCE INSPECTION REPORT WILL BE MADE WITH EACH INSPECTION. COMPLETED INSPECTION FORMS SHALL BE KEPT ON-SITE FOR THE DURATION OF THE PROJECT. FOLLOWING CONSTRUCTION, THE COMPLETED FORMS SHALL BE RETURNED AT THE CONTRACTOR'S OFFICE FOR A MINIMUM OF ONE YEAR.

**PREVENTATIVE MAINTENANCE**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT CONTROLS THROUGHOUT THE DURATION OF THIS CONTRACT. MAINTENANCE PRACTICES SHALL INCLUDE, BUT ARE NOT LIMITED TO:

1. CLEANING OF CATCH BASINS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY QUARTERLY INSPECTIONS.
2. CLEANING OF SEDIMENT AND DEBRIS FROM STORMWATER MANAGEMENT AREA FOREBAY TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY MONTHLY INSPECTIONS.
3. IMPLEMENTATION OF OTHER MAINTENANCE OR REPAIR ACTIVITIES AS DEEMED NECESSARY BASED UPON WEEKLY INSPECTIONS.
4. REMOVAL OF BUILT UP SEDIMENT ALONG SILT FENCES AND/OR HAY BALE BARRIERS.
5. REMOVAL OF BUILT UP SEDIMENT IN BOTH TEMPORARY AND PERMANENT CONTROLS SUCH AS GRASS SWALES, SEDIMENT FOREBAYS AND RECHARGE/DEFENTION BASINS.
6. RECONSTRUCTING THE TEMPORARY GRAVEL CONSTRUCTION EXIT IF NOT WORKING PROPERLY.
7. TREATMENT OF NON-STORM WATER DISCHARGES SUCH AS WATER FROM WADING LINE FLUSHINGS OR GROUNDWATER FROM DEWATERING EXCAVATIONS. SUCH FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR STORMWATER MANAGEMENT AREA.
8. SWEEP PARKING LOTS AND DRIVES REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION. FREQUENCY WILL VARY SEASONALLY ACCORDING TO SEDIMENT ACCUMULATION ON PAVE SURFACES (E.G., MORE FREQUENT SWEEPING DURING THE WINTER AND SPRING).

**GOOD HOUSEKEEPING PRACTICES**

1. THE CONTRACTOR SHALL EMPLOY MEASURES AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS TO STORM AND WATER RUNOFF. THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO THE HANDLING, USE AND DISPOSAL OF MATERIALS SUCH AS PETROLEUM PRODUCTS, FERTILIZERS AND PAINTS TO ENSURE THAT THE RISK ASSOCIATED WITH THE USE OF THESE PRODUCTS IS MINIMIZED. THE FOLLOWING "GOOD HOUSEKEEPING" PRACTICES SHALL BE FOLLOWED DURING CONSTRUCTION OF THE PROJECT:
  - A. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
  - B. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
  - C. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR MANUFACTURER'S LABELS.
  - D. WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
  - E. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
  - F. THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

**EROSION CONTROL NOTES - CONT'D**

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES STORMWATER MANUALS, VOLUME 1-3, LATEST EDITION.
2. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA. SILT FENCES, STRAW BALE AND/OR DEFENTION BASINS WILL BE NECESSARY TO ACCOMPLISH THIS END.
3. STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN ACCORDANCE WITH "TEMPORARY STABILIZATION OF DISTURBED AREAS", AS OUTLINED IN NOTE NO. 4.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS: SEED BED PREPARATION: 10-15-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 1 LBS PER 1,000 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 6 LBS PER 1,000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.
  - A. SEED MIXTURE: USE ANY OF THE FOLLOWING:
 

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1"	09/15 TO 09/15
OATS	2.5 LBS	1"	09/15 TO 10/15
ANNUAL RYE GRASS	1.0 LBS	0.25"	09/15 TO 09/15
  - B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:
 

TYPURE	RATE PER 1,000 SF	USE & COMMENTS
STRAW	70 TO 80 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	480 TO 600 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE.

**SPILL PREVENTION AND CLEANUP PRACTICES**

- 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 MATERIAL WILL INCLUDE BUT NOT BE LIMITED TO: BRUSHES, DUSTPANS, HOOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SACKS, AND PLASTIC AND METAL TRAYS. 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 HAZARDOUS CONTACT WITH A HAZARDOUS SUBSTANCE.
- E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL AGENCY IMMEDIATELY, REGARDLESS OF THE SIZE.
- F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL. IF THERE IS ANOTHER ONE, A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

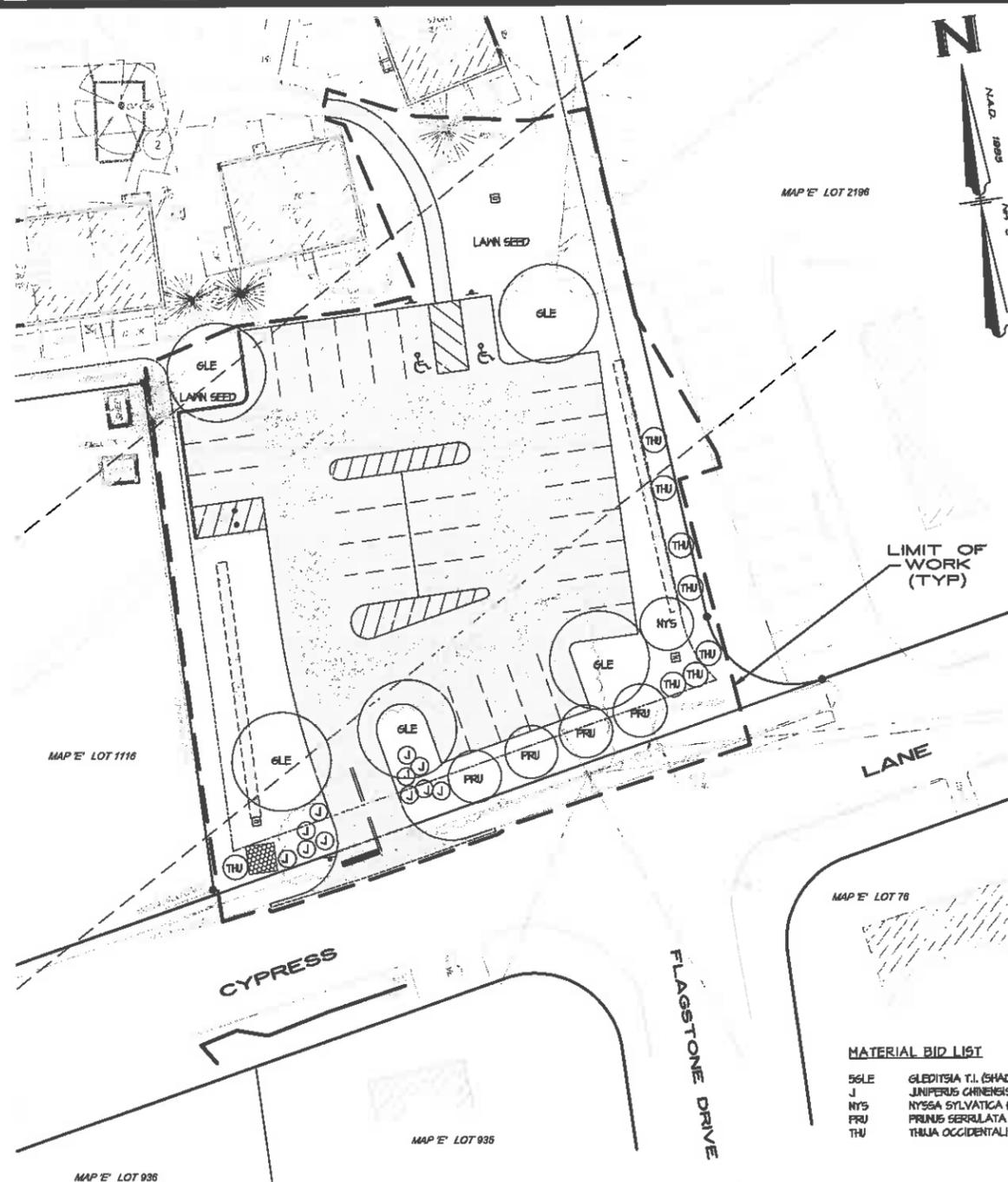
No.	DATE	REVISION	BY
1	09/18/20	ADDRESS CITY COMMENTS	EMB

**DETAIL SHEET - GENERAL SITE**  
(MAP 'E', LOT 145)  
**PROPOSED PARKING LOT ADDITION**  
6-8 HIGH PINE AVENUE  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR/RECORD OWNER:  
**OAKWOOD SQUARE, LLC**  
c/o THE STABLE COMPANIES 20 COTTON ROAD, SUITE 200 NASHUA, NH 03063-4219

**SCALE AS SHOWN**  
**23 MARCH 2020**

**HISI** Hayami/Swanson, Inc.  
Civil Engineer/Land Surveyor  
131 Middlesex Turnpike  
Nashua, NH 03062  
(603) 883-2027  
www.hisyswanson.com





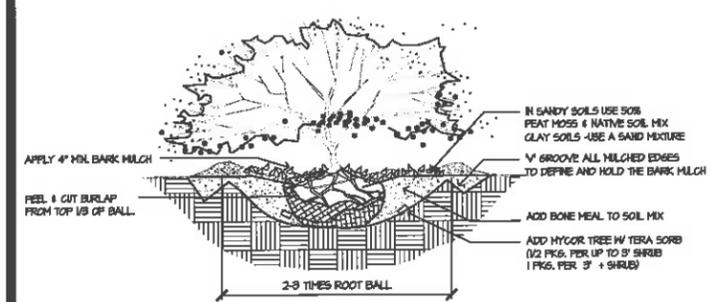
**General Specifications**

- The contractor shall at his expense furnish all the materials, supplies, machinery, equipment, tool, superintendent, labor, insurance, & other accessories and services necessary to complete the said project within the unit costs stated within the bid price.
- The work to be done under this contract is as shown and described on the drawings. Each bidder shall make a careful examination of the plans and specifications (the plan shall dictate quantities) and acquaint himself with all conditions before making his proposal. He will be held responsible for errors in his proposal resulting from his failure to make such an examination. All bidders shall visit the site and inform themselves of all conditions.
- The bids shall be based on materials and equipment complying with the drawings and the specifications. The contractor shall be responsible under this contract price, for furnishing and installing materials confirming to the bid items. Under no circumstances may a species 'hybrid' be substituted or size changed without written consent of the landscape architect.
- The contractor shall be responsible for the protection of such existing utilities as water mains, sewer systems, gas mains, electrical conduits, telephone lines and any other utilities and if any damage or destruction may occur to these utilities, he shall be responsible for their repair and/or replacement at his expense.
- The contractor shall make payment for all damages to buildings, structures, trees, shrubs and/or any other property outside the construction area or located within those limits but not designated for removal or reconstructed providing such damage shall result from accident caused by negligence for which the contractor shall be legally liable.
- If additional labor and/or materials is requested or required, the contractor shall submit a price to the owner. If the owner approves the price he shall prepare a change order for approval and signature. The contractor shall not proceed without a written authorization from the owner for the additional work. If the contractor proceeds with the additional work without this authorization he shall forfeit any claim for additional compensation.
- The landscape architect shall reserve the right to inspect the project work at any time deemed necessary to insure that the specifications and plans and any other contract documents are being followed.
- The L.A. shall have the right to reject any plant on-site based upon condition, size, or incorrect species or hybrid. LA must be contacted prior to install, to inspect materials delivered to the site, and to insure that soil amendments, bark mulch, roof ballast, etc. are to the written specifications.
- All seeded areas shall receive a minimum 6" topsoil blanket (by site contractor) w/so preparation, raking and general clean up prior to application. Operations shall include a preemergence type herbicide, 12-25-12 granular fertilizer @ 10 lbs./1000 sq. ft., and pelletized limestone @ 25 lbs./1000 sq. ft. power raked into the top 2" of soil prior to hydro-seeding. Ratios & application rates may change based upon the required soil analysis.
- Contractor is responsible for establishing a thick, weed free lawn. Seed shall be spread @ 4lbs./1000. Lawn germination shall be 95% free of noxious weeds for acceptance. Define differences in seed mixes (if applicable) with irrigation flagging until 2nd mowing. Site review by LA is required.
- Review of the installed irrigation system by the designer is required prior to release of final payment.
- Hydroseeding operations shall be a one part process with a paper fiber mulch; a tackifier shall be applied on all slopes greater than 3:1, Excelsior Drainage mat shall be applied to all 2:1 slopes and drainage swales per plan.
- Contractor shall maintain, from acceptance date, the lawn areas through the first mowing. Contractor is not responsible for the first mowing.
- All plant materials shall be installed in accordance with A.L.C.C. Trees and shrubs shall have appropriate soil mixtures, fertilizer and soil retention granules.
- If the soil conditions are extremely sandy, all trees shall have a 6" layer of compacted topsoil (verify with Landscape Architect) placed in the base of the plant pit as a moisture retention layer. The plant pit sidewalls shall be over excavated by an additional 12" beyond the normal outside radius of the hole. A topsoil planting mixture shall be used to backfill as per spec # 22.
- Landscape architect shall have the right to reject and have ground removed any plant material not of proper size or of weak quality, i.e. thin, no lower branching, etc. Contractor must submit shipping lists (billing invoices) for verification, prior to installation.

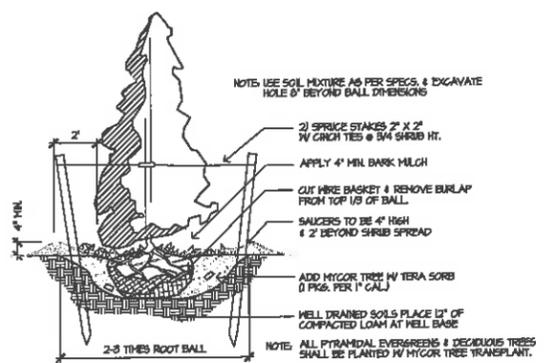
- All plant material shall be guaranteed for a period of one (1) year from date of installation. Any material which dies or does not show a healthy appearance within this time shall be replaced at the contractor's expense; with same warranty requirements as the original. Warranty does not cover loss due mechanical damage, i.e. snow storage. Contractor should protect susceptible species from insect infestation. Use a liquid systemic application on birch, etc.
- Plant beds and saucers vary in dia. (refer to dwg). Trees and shrubs shall receive a 4" (settled) covering of pine/needle bark mulch; saucer diameters per drawing & details. Deciduous trees shall have a 6" dia. saucer (typ.), evergreen trees shall have a saucer 2' min. beyond it's outer branches. All edges shall have a "V" groove.
- All B&B material which are encased in wire baskets shall have the wires cut loose and the top third removed prior to backfill operation.
- If road base is encountered in any plant bed areas, i.e. parking islands, it shall be removed and suitable amended soil installed per drawings and specifications.
- Soil planting mixture shall be a 6%-10% organic topsoil, amended with 10% wood ash, 10% peat moss, & 30% peat moss or incorporate a dehydrated compost material. If planting in sand, gravel or other well drained soils, a 50% peat moss to excavated soil. Other soil amendments shall include; Agriform tablets, Hydro-Gel or equal, and Roots growth enhancer to all trees and shrubs listed, per manufacturers specifications. All plant material pits will receive a min. 20% in volume mix of a compost soil amendment. Submittal required. "Roots" STEP 1 can be substituted for the individual supplements. Install per manufacturer's specs.
- Landscape contractor shall not be responsible for topsoil spreading but shall coordinate with the site contractor adherence to the mound grades, plant bed soil depths and soil type per dwgs & spec. Landscape contractor shall power rake-out for seed.
- Landscape contractor shall provide a soil analysis of the topsoil planting mixture. Analysis to show soil classification (min. sandy loam) and nutrients.
- Contractor shall protect all B&B materials left above grade prior to installation from drying out. All plants shall be stored, covered in mulch, and irrigated until planted. Any plant left on the ground and whose outer ball surface dries out, shall be rejected by the landscape architect. Plants stored in shade and off pavement.
- Plan dictates, contractor shall alert Landscape Architect if any discrepancies exist between the plan, the material list, and as-built site conditions.
- Installer shall notify landscape architect prior to planting, to review plant locations and bedline configurations. If contractor installs without the placement approval of the L.A., said architect shall have the right to relocate any installed plants at the contractor's expense.
- Installer shall notify landscape architect prior to plant installation to review all materials. Any plants of poor condition, improper size, or species will be rejected.
- Upon one year review, contractor shall straighten any trees that have shifted. Any weak or bare spots in lawn shall be reseeded.
- All bedlines shall have a deep "V" groove to define lawn to mulch edge. No "Beehive" mounding of mulch is allowed, also keep mulch away from base of perennials.
- Do not plant materials too close to the edge of bedlines. Refer to drawings for center of plant to bedline. At a minimum no outer branching of a shrub or perennial shall be closer than two feet from the bedlines. If the as-built does not comply contractor shall adjust the plant location or bedline at his expense.
- Seed mixes include: Sandy Soil Lawn Mix by: deercreekseed.com; New England Wetland Plants, Amherst, Ma. refer to planting plan for designations.
- Any items not completed to the specifications will be required at contractor's expense prior to final approvals. Contractor is to bid the work according to the specifications and not to what they may do under their standard practices. Special attention will be paid to soils, amendments, guy stakes, bedline & saucer configurations, seed mixtures, etc.
- Certain designated foundation edging is road ballast (washed rounds, non-crushed, natural) Size of stone is a range of 3/4"-1.5" dia. placed to a depth of 3", upon placement apply a coating of granular Preen (preemergent).
- Any questions concerning this drawing shall be directed to Joseph Hochrein c/o Blackwater Design, 85 Frost Lane, Webster, NH 03303, 603-648-2541.

**MATERIAL BID LIST**

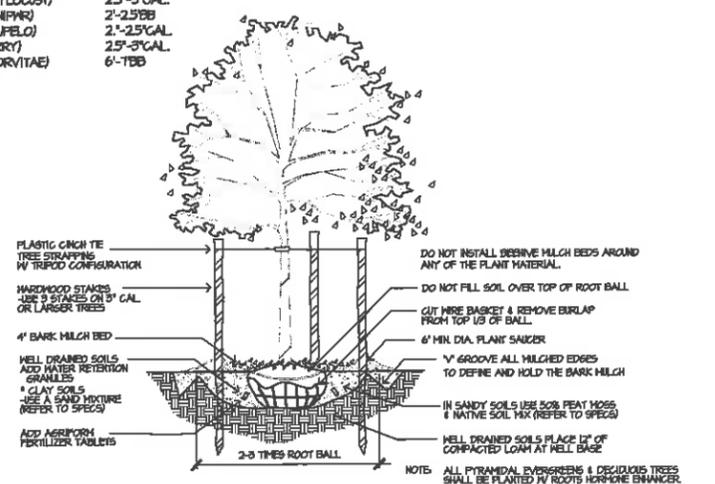
56LE	GLEDITSIA T.L. (SHADEMASTER HONEYLOCUST)	2.5'-3' CAL.
J	JUNIPERUS CHINENSIS (SEAGREEN JUNIPER)	2'-2.5' BB
NYS	NYSSA SYLVATICA (FIRESTARTER TUPELO)	2'-2.5' CAL.
FRU	PRUNUS SERRULATA (KAWANZAN CHERRY)	2.5'-3' CAL.
THU	THUJA OCCIDENTALIS (TECHNY ARBORVITAE)	6'-TBB



**B&B SHRUB PLANTING**  
NOT TO SCALE



**PYRAMIDAL EVERGREEN TREE PLANTING**  
NOT TO SCALE



**TREE PLANTING 2' + CAL.**  
NOT TO SCALE

1	03/20	ADDRESS CITY COMMENTS	EMR
No.	DATE	REVISION	BY

**LANDSCAPE PLAN**  
(MAP 'E', LOT 145)  
**PROPOSED PARKING LOT ADDITION**  
6-8 HIGH PINE AVENUE  
NASHUA, NEW HAMPSHIRE  
PREPARED FOR/RECORD OWNER:  
**OAKWOOD SQUARE, LLC**  
c/o THE STABLE COMPANIES 20 COTTON ROAD, SUITE 200 NASHUA, NH 03063-4219

**23 MARCH 2020**

PREPARED BY:  
**BLACKWATER DESIGN**  
PHONE (603) 648-6800 FAX (603) 648-6006  
Land Planning - Landscape Architecture  
85 Frost Lane - Webster, NH 03303

FIELD BOOK:	DRAWING NAME: 1981 SITE-LSR1	1981	6 OF 6
DRAWING LOC: \\1000\1981\DWG\1981 SITE	FILE NUMBER:		