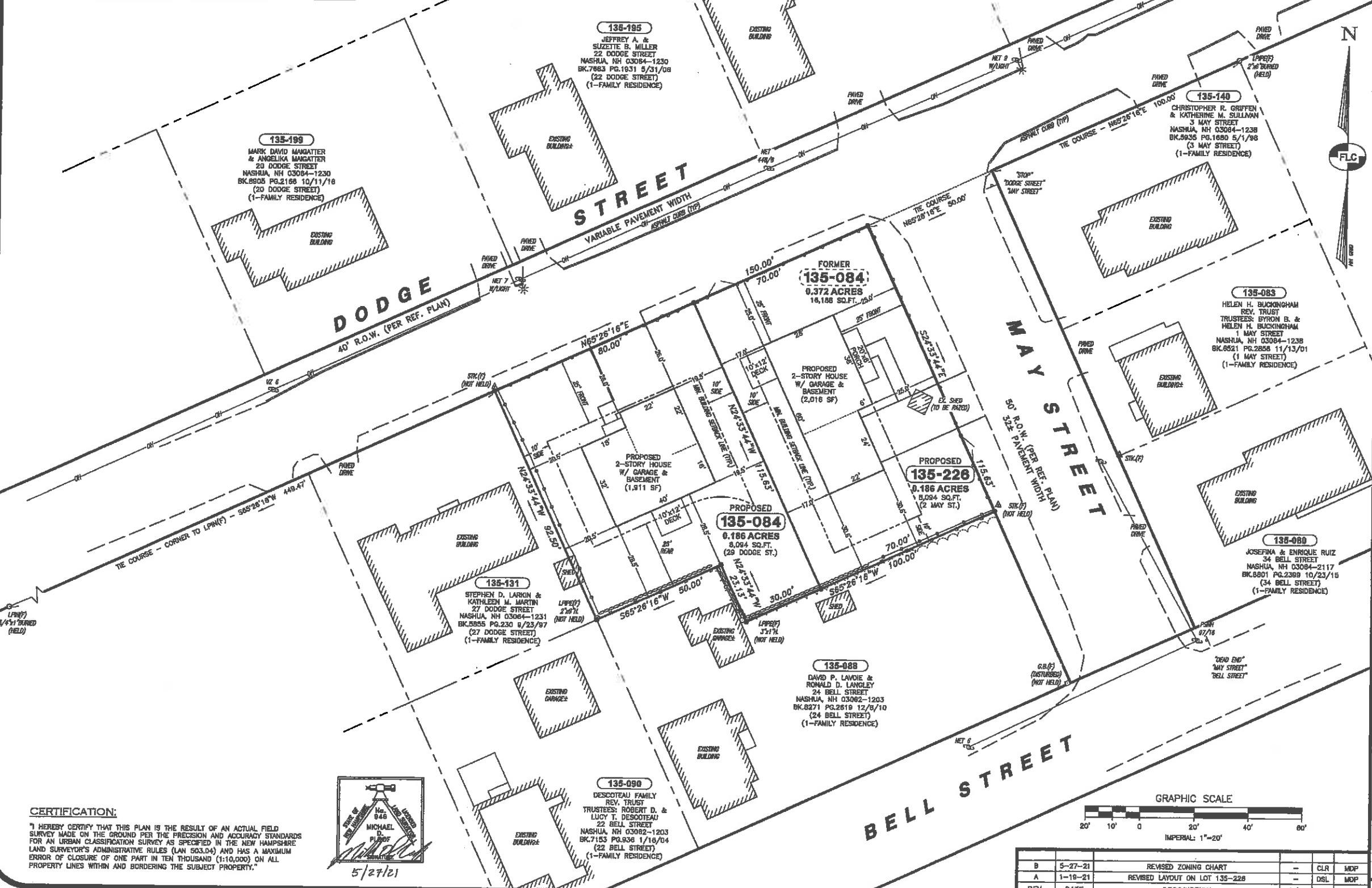


- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - - - - - ADJOINING LOT LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - EDGE OF PAVED ROAD
 - CURB LINE
 - - - - - STONE WALL
 - - - - - CHAIN-LINK FENCE
 - - - - - WHITE PVC FENCE
 - - - - - THE COURSE LINE
 - - - - - FORMER TRACT LINE
 - 135-084 TAX MAP & LOT NUMBER
- (G.B.F) GRANITE BOUND FOUND
 - (L.P.P.F) IRON PIPE FOUND
 - △ (S.T.R.F) METAL STAKE FOUND
 - (L.P.M.F) IRON PIN FOUND
 - IRON PIN TO BE SET
 - ⊙ UTILITY POLE, GUY & LIGHT
 - ⊙ CATCH BASIN (SQUARE)
 - ⊙ DRAIN MAN-HOLE
 - ⊙ SEWER MAN-HOLE
 - ⊙ WATER HYDRANT
 - ⊙ WATER VALVE
 - ⊙ WATER SHUT-OFF

REFERENCE PLAN:
 MAP OF PINEHURST - NASHUA, N.H. - OWNED BY A.W. LACROIX - MANCHESTER, N.H. - SCALE: 1"=40'. DATED APRIL, 1927. PREPARED BY E.M. SHEFFIELD, C.E. AND RECORDED AS PLAN #590 IN THE H.C.R.D.

- NOTES:**
- THE APPLICANT AND OWNER OF RECORD FOR TAX MAP 135 LOT 84 IS GIMAK PROPERTIES LLC - 7 JENNY HILL LANE, NASHUA, NH 03082. DEED REFERENCE TO THE LOT IS BK.9337 PG.2285, DATED AUGUST 21, 2020 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A TWO LOT SUBDIVISION OF EXISTING TAX MAP LOT 135-84.
 - THE TOTAL AREA OF EXISTING TAX MAP 135-84 IS 0.372 ACRES OR 16,188 SQ.FT.
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 135.
 - ZONING FOR THE PARCEL IS THE "A" URBAN RESIDENCE (R-A)
- | R-A ZONE CONVENTIONAL | REQUIRED | EX.135-84 | PROP.135-84 | PROP.135-228 |
|-------------------------|----------|-----------|-------------|--------------|
| MIN. LOT AREA | 7,500 SF | 18,188 SF | 8,094 SF | 8,094 SF |
| MIN. LOT WIDTH | 75 FT | 150 FT | 80 FT | 115.63 FT |
| MIN. LOT DEPTH | 60 FT | 285.83 FT | 80 FT | 185.83 FT |
| MIN. FRONT SETBACK | 30 FT | 104.1 FT | 104.1 FT | 82.82 FT |
| MIN. SIDE SETBACK | 25 FT | 13.1 FT | 28.0 FT | 25.0 FT |
| MIN. REAR SETBACK | 10 FT | 40.4 FT | 19.5 FT | 17.0 FT |
| MIN. BUILDING HEIGHT | 25 FT | 37.2 FT | 28.5 FT | 30.6 FT |
| MAX. BUILDING HEIGHT | 35 FT | 28.75 FT | <35 FT | <35 FT |
| MAX. STOREYS | 2 1/2 | 1 1/2 | 2 | 2 |
| OPENSOURCE FOR EACH LOT | 50 % | 72.0% | 73.0% | 64.5% |
- THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF SEPTEMBER, 2020.
 - HORIZONTAL ORIENTATION IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83, BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS). THE VERTICAL DATUM SHOWN IS NASHUA CITY DATUM, CONVERTED FROM NAVD83 (-89.77').
 - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY KENNETH H. ROBINSON, C.H.S., IN OCTOBER, 2020 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 1-87-1, DATED JANUARY 1987".
 - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100512D, DATED: SEPTEMBER 25, 2009.
 - THE SITE LIES WITHIN THE AQUIFER PER U.S.G.S. WATER RESOURCE INVESTIGATIONS REPORT 88-4398, PLATE NO. 4, PREPARED IN COOPERATION WITH THE NEW HAMPSHIRE WATER RESOURCES BOARD AND THE NASHUA REGIONAL PLANNING COMMISSION.
 - THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT PER THE NASHUA ZONING ORDINANCE MAP.
 - SOIL TYPE FOR THE ENTIRE SITE IS WHO - WINDSOR-URBAN LAND COMPLEX WITH SLOPES FROM 3% TO 18%.
 - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCEL.
 - THE PLANNED BUILDINGS ON THE PROPOSED LOTS WILL BE A 2-STORY RESIDENTIAL HOMES WITH BASEMENTS.
 - A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - THE SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE 8 OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND PARKING.
 - PROPOSED BUILDING CONSTRUCTION SHALL INCORPORATE A FOUNDATION DRAINAGE SYSTEM, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT THE SPECIFIC BUILDING SITE IS LOCATED IN WELL DRAINED SOILS AND THAT SUCH A SYSTEM IS NOT REQUIRED.
 - PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED WITH THE PLAN.
 - THE PROPOSED BUILDINGS ON LOT 135-84 AND 135-228 SHALL BE SERVICED BY OVERHEAD TELEPHONE, ELECTRIC, AND CABLE. LOT 135-228 WILL BE SERVICED BY UNDERGROUND NATURAL GAS UTILITIES AND LOT 135-84 BY PROPANE. THEY SHALL ALSO BE SERVICED BY MUNICIPAL SEWER AND MUNICIPAL WATER BY PENNICHUCK WATER WORKS.
 - STREET AND UTILITY IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF NASHUA REVISION ORDINANCES (N.R.O.).
 - PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13.
 - THE APPLICANT SHALL COORDINATE WITH THE UTILITY COMPANY FOR ANY REQUIRED EASEMENTS THAT ARE NEEDED ON PRIVATE PROPERTY.

OWNERS SIGNATURE _____ DATE _____



- THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100512D, DATED: SEPTEMBER 25, 2009.
- THE SITE LIES WITHIN THE AQUIFER PER U.S.G.S. WATER RESOURCE INVESTIGATIONS REPORT 88-4398, PLATE NO. 4, PREPARED IN COOPERATION WITH THE NEW HAMPSHIRE WATER RESOURCES BOARD AND THE NASHUA REGIONAL PLANNING COMMISSION.
- THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT PER THE NASHUA ZONING ORDINANCE MAP.
- SOIL TYPE FOR THE ENTIRE SITE IS WHO - WINDSOR-URBAN LAND COMPLEX WITH SLOPES FROM 3% TO 18%.
- THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
- THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCEL.
- THE PLANNED BUILDINGS ON THE PROPOSED LOTS WILL BE A 2-STORY RESIDENTIAL HOMES WITH BASEMENTS.
- A DRIVEWAY PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE 8 OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND PARKING.
- PROPOSED BUILDING CONSTRUCTION SHALL INCORPORATE A FOUNDATION DRAINAGE SYSTEM, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT THE SPECIFIC BUILDING SITE IS LOCATED IN WELL DRAINED SOILS AND THAT SUCH A SYSTEM IS NOT REQUIRED.
- PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED WITH THE PLAN.
- THE PROPOSED BUILDINGS ON LOT 135-84 AND 135-228 SHALL BE SERVICED BY OVERHEAD TELEPHONE, ELECTRIC, AND CABLE. LOT 135-228 WILL BE SERVICED BY UNDERGROUND NATURAL GAS UTILITIES AND LOT 135-84 BY PROPANE. THEY SHALL ALSO BE SERVICED BY MUNICIPAL SEWER AND MUNICIPAL WATER BY PENNICHUCK WATER WORKS.
- STREET AND UTILITY IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF NASHUA REVISION ORDINANCES (N.R.O.).
- PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13.
- THE APPLICANT SHALL COORDINATE WITH THE UTILITY COMPANY FOR ANY REQUIRED EASEMENTS THAT ARE NEEDED ON PRIVATE PROPERTY.

APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

SUBDIVISION PLAN
TAX MAP 135 LOT 84
(23 DODGE STREET)
NASHUA, NEW HAMPSHIRE
 PREPARED FOR & LAND OF:
GIMAK PROPERTIES LLC
 7 JENNY HILL LANE, NASHUA, NH 03082 (TEL. 603-891-8816)

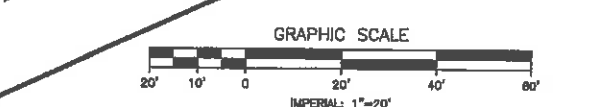
SCALE: 1"=20' NOVEMBER 5, 2020

Surveying + Engineering + Land Planning + Permitting + Septic Designs

205 Elm Street, Milford, NH 03055
 Phone: (603) 872-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

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

5/27/21



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	5-27-21	REVISED ZONING CHART		CLR	MDP
A	1-19-21	REVISED LAYOUT ON LOT 135-228		DSL	MDP

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - - - ADJUTING LOT LINE
- - - - - BUILDING SETBACK LINE
- - - - - EDGE OF PAVED ROAD
- - - - - CURB LINE
- STONE WALL
- - - - - EDGE OF TREE LINE
- 300 --- 10' CONTOUR INTERVAL
- 302 --- 2' CONTOUR INTERVAL
- - - - - CHAIN-LINK FENCE
- - - - - WHITE PVC FENCE
- - - - - TIE COURSE LINE
- - - - - FORMER TRACT LINE
- - - - - CONVEY OR DRAIN LINE
- S --- SEWER LINE
- OH --- OVERHEAD UTILITY LINE
- G --- GAS LINE
- W --- WATER LINE
- 135-084 TAX MAP & LOT NUMBER
- 84 LOT NUMBER (REF. PLAN)

- G.B.(?) GRANITE BOUND FOUND
- L.P.P.(?) IRON PIPE FOUND
- △ S.T.K.(?) METAL STAKE FOUND
- L.P.M.(?) IRON PIN FOUND
- ⊛ UTILITY POLE, GUY & LIGHT
- ⊙ CATCH BASIN (SOURCE)
- ⊙ DRAIN MAN-HOLE
- ⊙ SEWER MAN-HOLE
- ⊙ SEWER CLEAN-OUT
- ⊙ WATER HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER SHUT-OFF
- ⊙ LIGHT POST
- ⊙ SINGLE SIGN POST
- ⊙ ORNAMENTAL TREES

NOTES:

1. THE APPLICANT AND OWNER OF RECORD FOR TAX MAP 135 LOT 84 IS GIMAK PROPERTIES LLC - 7 JENNY HILL LANE, NASHUA, NH 03082. DEED REFERENCE TO THE LOT IS BK.837 PG.2285, DATED AUGUST 21, 2020 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS ON LOT 135-84.
3. THE TOTAL AREA OF EXISTING TAX MAP 135-84 IS 0.372 ACRES OR 16,188 SQ.FT.
4. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 135.
5. ZONING FOR THE PARCEL IS THE "A" URBAN RESIDENCE (R-A)

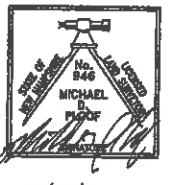
R-A ZONE CONVENTIONAL	REQUIRED	EX.135-84
MIN. LOT AREA	7,500 SF	16,188 SF
MIN. LOT WIDTH	75 FT	150 FT
MIN. LOT FRONTAGE	60 FT	285.63 FT
MIN. LOT DEPTH	80 FT	104.1 FT
MIN. FRONT SETBACK	25 FT	13.1 FT
MIN. SIDE SETBACK	10 FT	40.4 FT
MIN. REAR SETBACK	25 FT	37.2 FT
MAX. BUILDING HEIGHT	35 FT	28.7± FT
MAX. STORES	2 1/2	1 1/2
OPENSPACE FOR EACH LOT	50 %	72.0%
6. THE SURFACE FEATURES AND BOUNDARY INFORMATION SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED AND A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF SEPTEMBER, 2020.
7. HORIZONTAL ORIENTATION IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83, BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS). THE VERTICAL DATUM SHOWN IS NASHUA CITY DATUM, CONVERTED FROM NAVD83 (-89.77').
8. JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY KENNETH M. ROBINSON, C.W.S. IN OCTOBER 2020 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
9. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMPAHNY NO. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011005120, DATED: SEPTEMBER 25, 2009.
10. THE SITE LIES WITHIN THE ACQUIFER PER U.S.G.S. WATER RESOURCE INVESTIGATIONS REPORT 88-438B, PLATE NO. 4, PREPARED IN COOPERATION WITH THE NEW HAMPSHIRE WATER RESOURCES BOARD AND THE NASHUA REGIONAL PLANNING COMMISSION.
11. THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT PER THE NASHUA ZONING ORDINANCE MAP.
12. SOIL TYPE FOR THE ENTIRE SITE IS Wnc - WINDSOR-URBAN LAND COMPLEX WITH SLOPES FROM 3% TO 15%.
13. THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
14. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
15. PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
16. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCEL.

REFERENCE PLAN:

"MAP OF PINEHURST - NASHUA, N.H. - OWNED BY A.W. LACROIX - MANCHESTER, N.H.", SCALE: 1"=40'. DATED APRIL, 1927. PREPARED BY E.N. SHEFFIELD, C.E. AND RECORDED AS PLAN #580 IN THE H.C.R.D.

CERTIFICATION:

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



EXISTING CONDITIONS PLAN

**TAX MAP 135 LOT 84
(23 DODGE STREET)
NASHUA, NEW HAMPSHIRE**

**PREPARED FOR & LAND OF:
GIMAK PROPERTIES LLC
7 JENNY HILL LANE, NASHUA, NH 03082 (TEL. 603-591-8816)**

SCALE: 1"=20' NOVEMBER 5, 2020

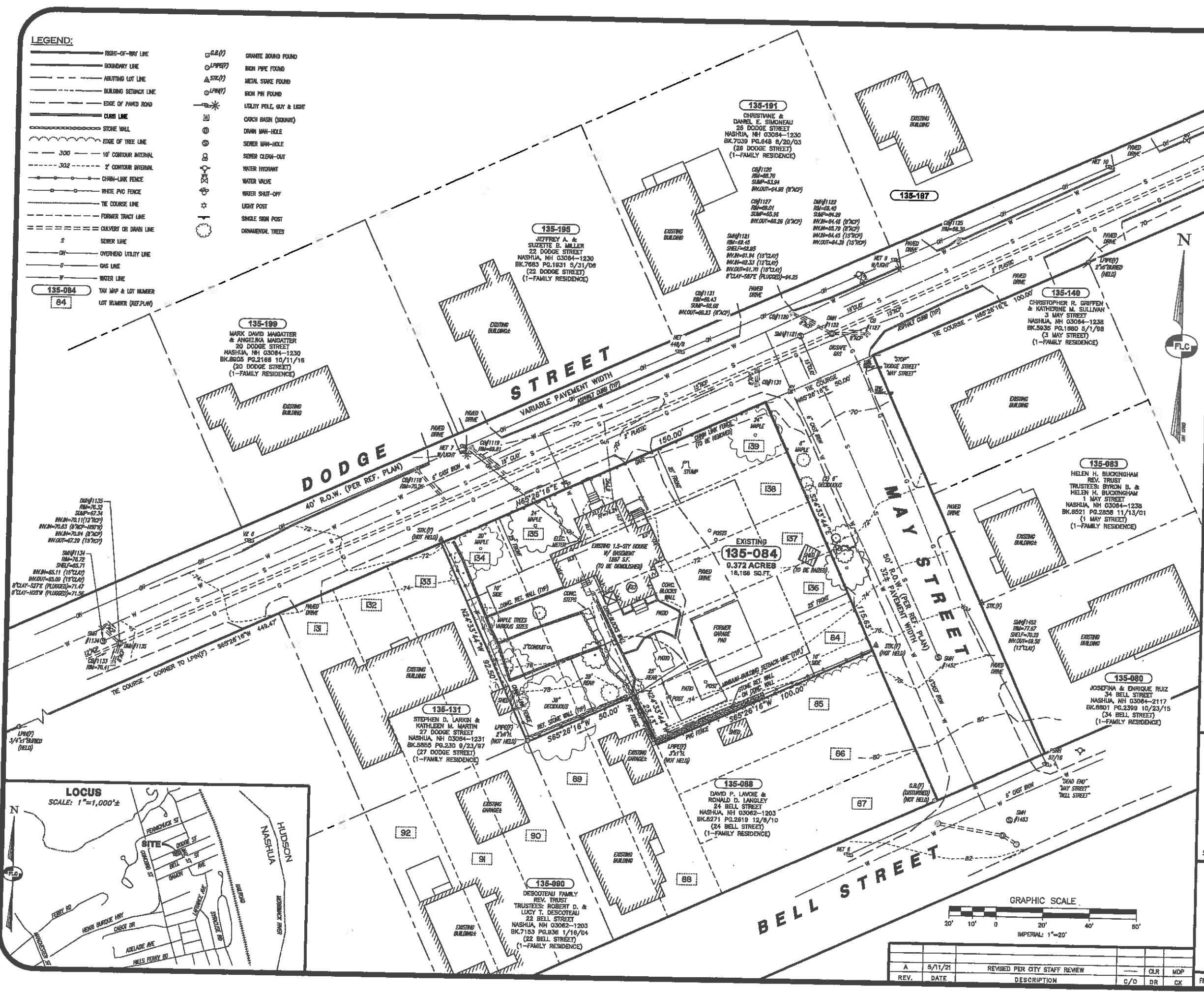
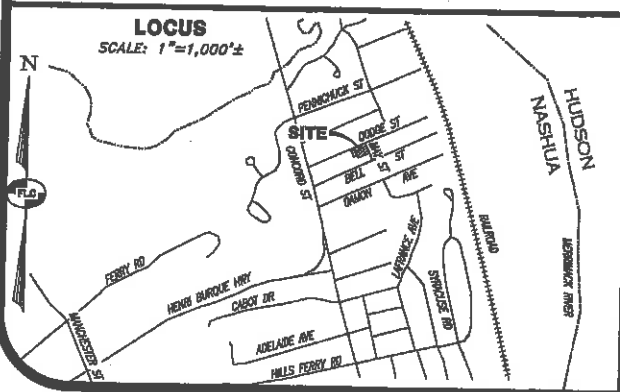
Surveying + Engineering + Land Planning + Permitting + Septic Designs



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LAND CONSULTANTS, PLLC**

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Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

REV.	DATE	DESCRIPTION	C/D	DR	MOP	CK
A	5/11/21	REVISED PER CITY STAFF REVIEW				



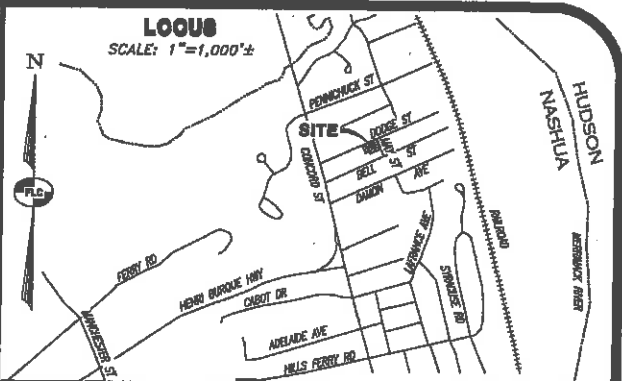
LEGEND:
EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJOINING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- GRANITE CURB
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- STOCKADE FENCE
- OVERHEAD UTILITY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAIN LINE

PROPOSED FEATURES

- 74 — 2 FT. CONTOUR
- 80 — 10 FT. CONTOUR
- W — WATER SERVICE
- OH — OVERHEAD UTILITY LINES
- S — SEWER SERVICE
- G — GAS SERVICE
- X — SILT FENCE
- X — SILT SNACK
- [Symbol] — LEACHING CATCH BASIN
- [Symbol] — WATER SERVICE SHUT-OFF
- [Symbol] — PAVED AREA
- [Symbol] — PROPOSED BUILDING
- (276.5) — SPOT ELEVATION
- [Symbol] — SAWCUT LINE
- [Symbol] — DRAINAGE SWALE
- [Symbol] — TEMPORARY SILT FENCE

- 135-100** TAX MAP & LOT NUMBER
- (L.P.M.F.) — IRON PIN FOUND
 - (G.B.F.) — GRANITE BOUND FOUND
 - (L.P.P.F.) — IRON PIPE FOUND
 - (L.P.M.F.) — IRON PIN TO BE SET
 - [Symbol] — UTILITY POLE & GUY
 - [Symbol] — CATCH BASIN
 - [Symbol] — DRAIN MAN-HOLE
 - [Symbol] — SEWER MAN-HOLE (ROUND)
 - [Symbol] — WATER HYDRANT
 - [Symbol] — WATER VALVE
 - [Symbol] — WATER SHUT-OFF
 - [Symbol] — GAS VALVE
 - [Symbol] — GAS SHUT-OFF
 - [Symbol] — LIGHT POST



- PROPOSED NOTES:**
- A. THE OWNER OF RECORD OF TAX MAP 135 LOT 84 IS GIMAK PROPERTIES LLC - 7 JENNY HILL LANE, NASHUA, NH 03082. DEED REFERENCE TO THE LOT IS BK.9337 PG.2285, DATED AUGUST 21, 2020 IN THE H.C.R.D.
 - B. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED GRADING AND UTILITIES ON LOT 135-84 AND 135-226.
 - C. A SEWER VAIDED OF THE EXISTING SEWER SERVICE TO BE REUSED FOR LOT 135-084 WILL BE PROVIDED TO THE CITY OF NASHUA ENGINEERING DEPARTMENT TO DEMONSTRATE THAT THE CONNECTION IS IN GOOD CONDITION.
 - D. DODGE STREET AND MAY STREET ARE CURRENTLY UNDER A 5 YEAR STREET CUTTING MORATORIUM. ANY STREET CUTTING DURING THE MORATORIUM PERIOD REQUIRES PRIOR APPROVAL FROM THE CITY OF NASHUA BOARD OF PUBLIC WORKS.
 - E. THE CONTRACTOR WILL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF NASHUA PRIOR TO ANY DEMOLITION WORK.
 - F. THE CONTRACTOR WILL OBTAIN A STREET OPENING PERMIT FROM THE CITY'S ENGINEERING DEPARTMENT PRIOR TO ANY WORK IN THE RIGHT OF WAY.
 - G. PRIOR TO A PRE-CONSTRUCTION MEETING, A BOND WILL BE PROVIDED FOR ALL WORK IN THE RIGHT OF WAY.
 - H. LANDSCAPING CALCULATION:
REQUIRED: 1 SHADE TREE / 40 LINEAR FEET OF FRONTAGE
265 FEET OF FRONTAGE / 40 = 7 TREES
EXISTING TREES TO REMAIN: 16 TREES

- GENERAL CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF NASHUA.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 3. THE CONTRACTOR SHALL CONTACT "DISEASE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-9277 IN NH, 1-888-344-7233 IN WA).
 4. COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
 5. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
 6. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES. FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
 8. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:63 AND AER 3300 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

REV.	DATE	DESCRIPTION	C/O	DR	CK

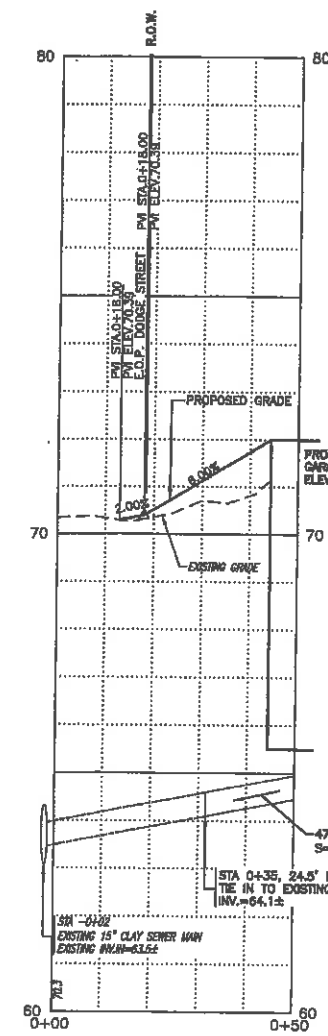
GRADING & UTILITY PLAN
TAX MAP 135 LOTS 84 & 226
(23 DODGE STREET)
NASHUA, NEW HAMPSHIRE
PREPARED FOR & LAND OF:
GIMAK PROPERTIES LLC
7 JENNY HILL LANE, NASHUA, NH 03082 (TEL. 603-891-0816)

SCALE: 1"=20'
NOVEMBER 5, 2020

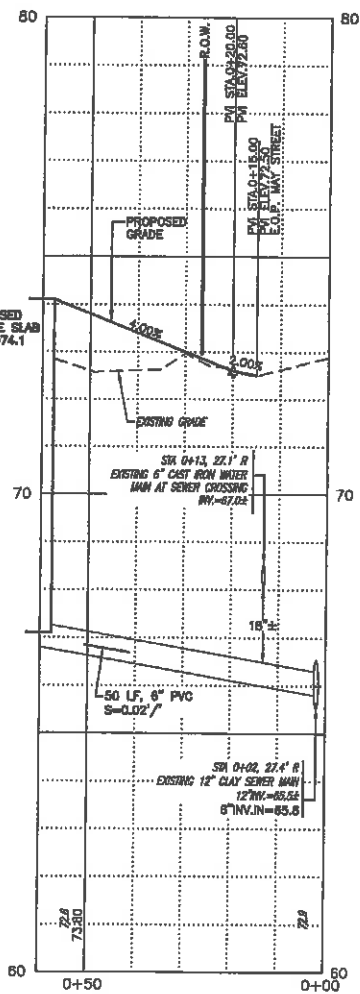
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FIELDSTONE
LAND CONSULTANTS, PLLC

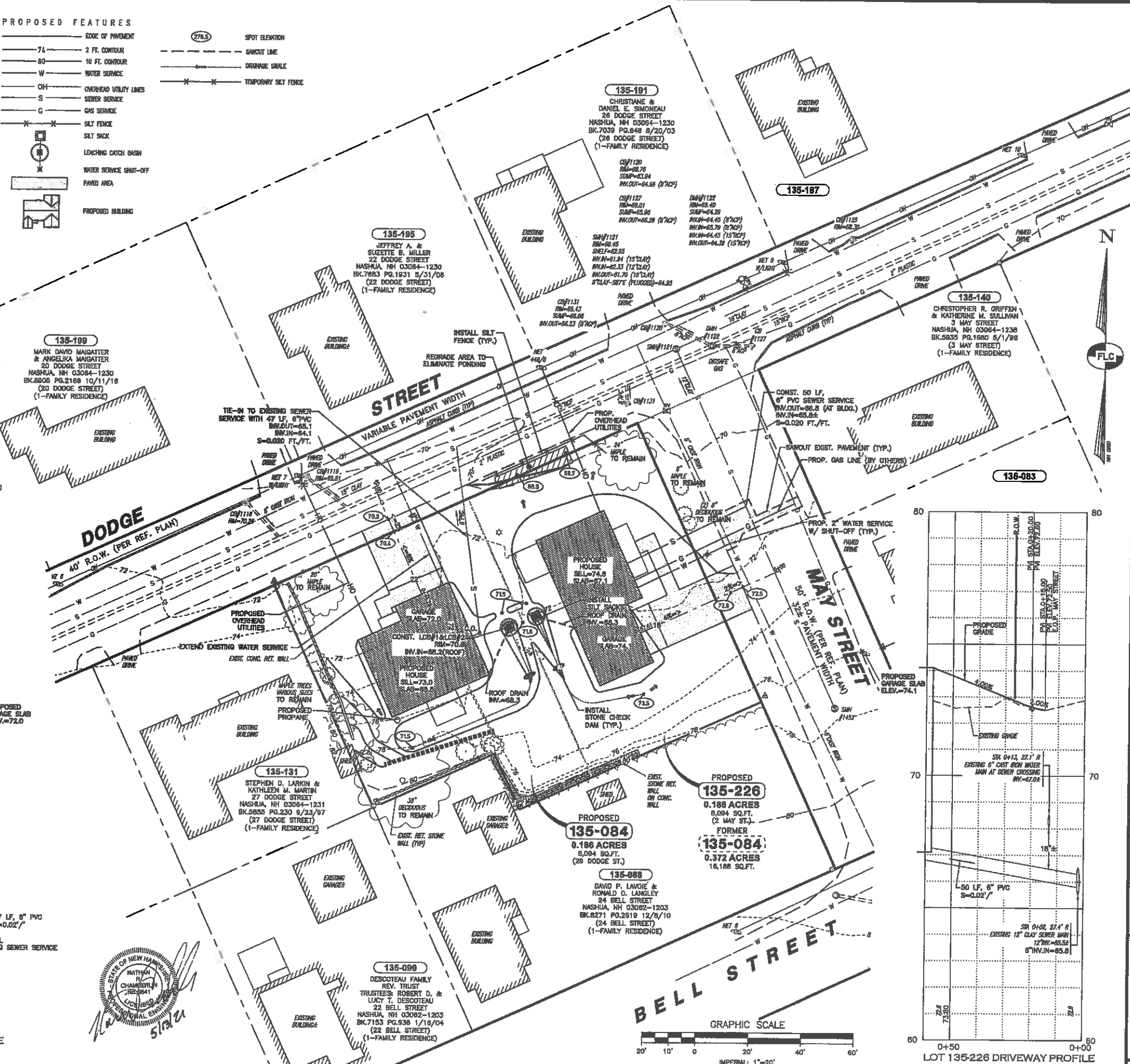
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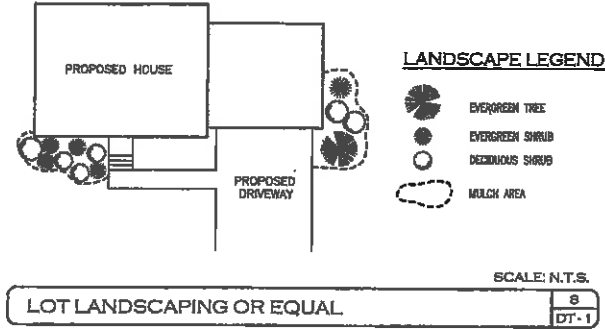
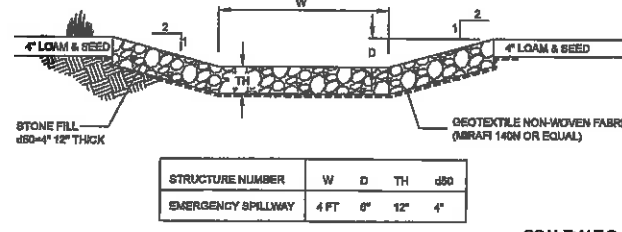
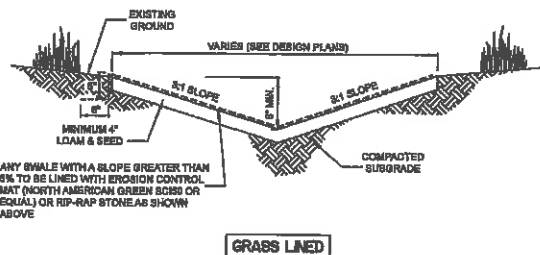
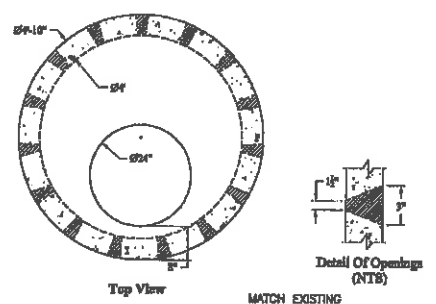
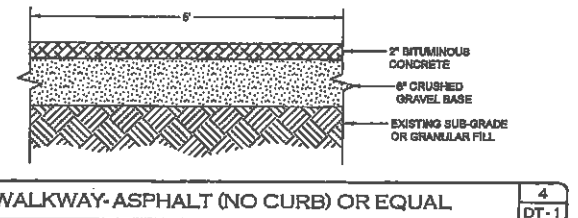
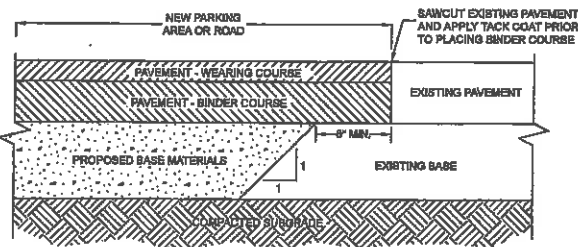
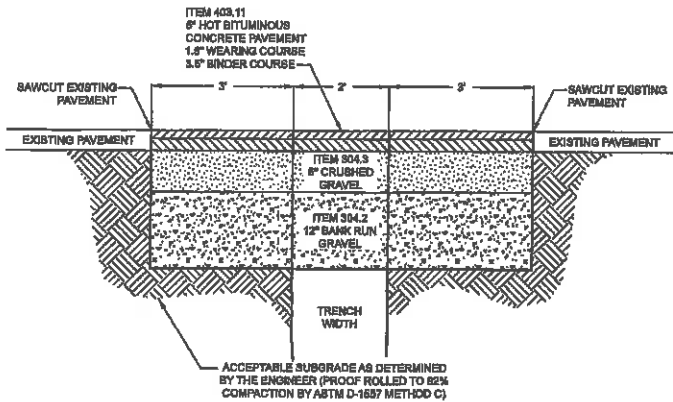
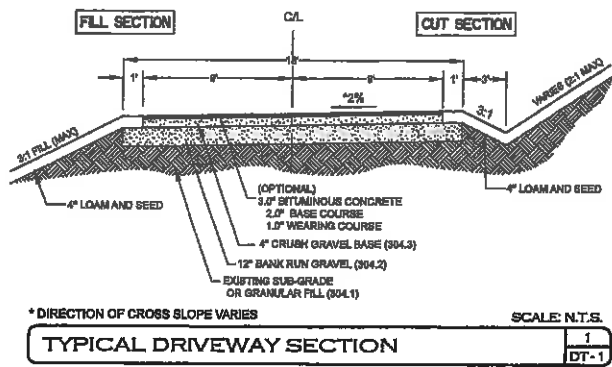


LOT 135-084 DRIVEWAY PROFILE
SCALE: HORIZ. 1"=20', VERT. 1"=2'



LOT 135-226 DRIVEWAY PROFILE
SCALE: HORIZ. 1"=20', VERT. 1"=2'





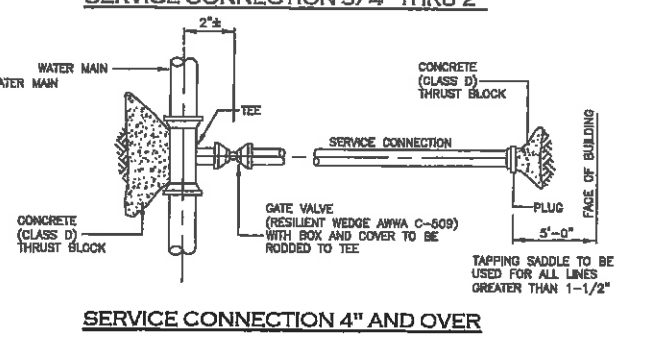
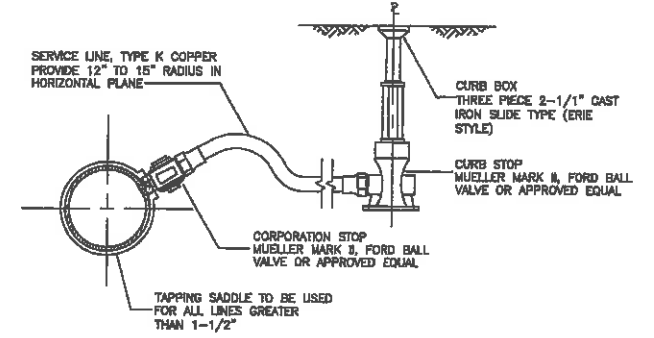
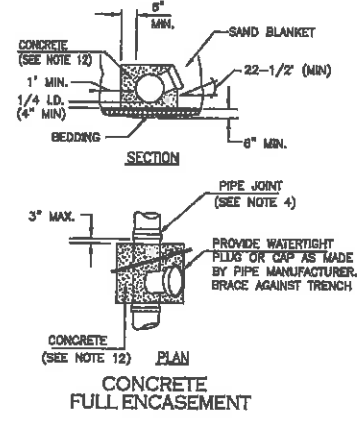
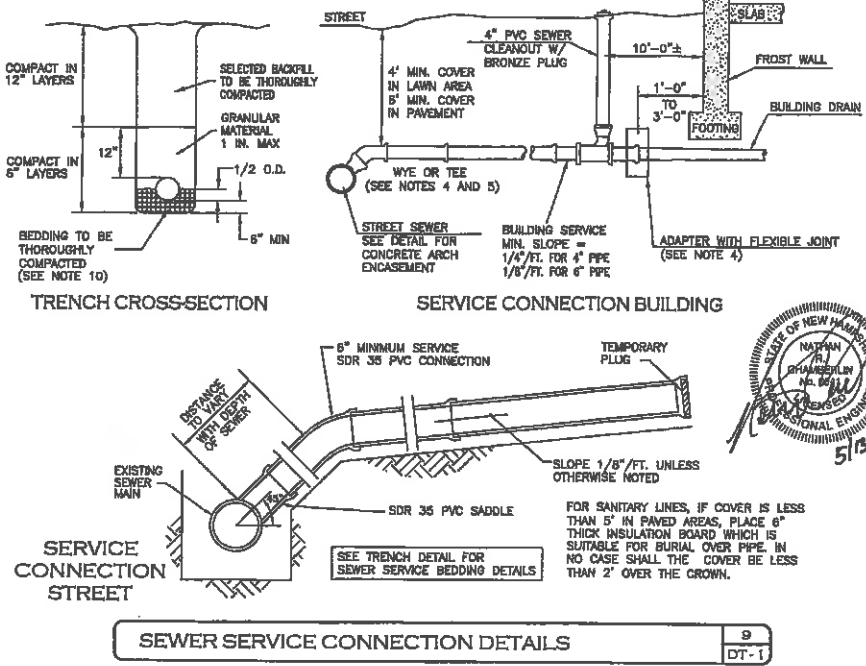
NOTES:

- MINIMUM SIZE PIPE FOR SEWER SERVICE SHALL BE 6 INCHES.
- PIPE AND JOINT MATERIALS**
 - PLASTIC SEWER PIPE**
 - PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

STANDARD	GENERIC PIPE	SIZES
D2234	PVC (SOLID WALL)	8" THROUGH 18" (SDR 35)
F797	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F798	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (CORRODED WALL)	8" THROUGH 36"
D2680	ABS (COMPOSITE WALL)	8" THROUGH 15"
	MVIC POLY VINYL CHLORIDE	
	ABS ACRYLONITRILE-BUTADIENE-STYRENE	
 - JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPOUT TYPE.
 - ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2880, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).
 - JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2620, FORMING A CHEMICAL WELDED JOINT.
 - DUCTILE-IRON PIPE, FITTINGS AND JOINTS:
 - DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:

A21.50	THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
A21.51	DUCTILE IRON PIPE CONTINUOUSLY CAST IN METAL MOLDS OR WATER IN CASTING MOLDS FOR WATER OR OTHER LIQUIDS.
 - JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND BASKETS SHALL CONFORM TO:

A21.11	RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
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 - DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
 - JOINTS SHALL BE DEPENDENT UPON A REPREPARE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER "Y" OR AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
 - "T" AND "Y" WHERE A "T" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN THE SEWER FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH (OR OTHER SUCH MATERIAL) AROUND THE JOINT OR APPLYING MORTAR TO HOLD THE CONNECTION AND ANY OTHER SIMILAR CRUDE PRACTICES OR REPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED, AS SHOWN IN THE DETAIL, UP TO AND INCLUDING 15" DIAMETER.
 - BUILDING SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE BUILDING MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL, AS SPECIFIED IN NOTE 10, BEDDING AND RE-FILL TO A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY DRAINED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES. THE PIPE SHALL BE LAID AT A CONTINUOUS AND UNIFORM GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DRY THE TRENCH. A CLEANOUT SHALL BE INSTALLED OUTSIDE THE BUILDING (SEE DETAIL) AND A MINIMUM OF ONE (1) EVERY ONE-HUNDRED (100) FEET THEREAFTER.
 - TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECT TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
 - AN OBSERVATION "Y" SHALL BE INSTALLED AS SHOWN. WHEN READY TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE "Y". AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
 - THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS. IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE OR OBSERVED IN ANY OF THE ABOVE, ALTERNATE TESTS SHALL BE MADE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE LEFT UP 4" MINIMUM, AND RELOADED SO AS TO ASSURE WATER-TIGHTNESS.
 - IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST MANHOLE DOWNSTREAM. LEAKAGE OR OBSERVED IN ANY OF THE ABOVE, ALTERNATE TESTS SHALL BE MADE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE LEFT UP 4" MINIMUM, AND RELOADED SO AS TO ASSURE WATER-TIGHTNESS.
- ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FROM THE BUILDING TOILETS, SINKS, TUBS, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.
- BUILDING WATER SERVICE: SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE.
- BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-07.
 - 100K PASSING 1 INCH SCREEN
 - 90-100K PASSING 3/4 INCH SCREEN
 - 20-25K PASSING 3/8 INCH SCREEN
 - 0-10K PASSING #4 SIEVE
 - 0-5K PASSING #8 SIEVE
- WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE (1-1/2 TO 1/2 INCH) SHALL BE USED.
- LOCATION: THE LOCATION OF THE "T" OR "Y" OR "CHIMNEY" SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE "T" OR "Y" OR "CHIMNEY" IN THE TYPICAL CHIMNEY DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A ROD OR PIPE LOCATOR.
- CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE VT. AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS: CEMENT: 8.0 BAGS/CY. WATER: 5.75 GALS/BAG CEMENT. AGGREGATE: 1 INCH MAX.
- CHIMNEYS: IF VERTICAL DROP INTO THE SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE BLDG. CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.



CONSTRUCTION DETAILS

TAX MAP 135 LOTS 84 & 226

(23 DODGE STREET)

NASHUA, NEW HAMPSHIRE

PREPARED FOR & LAND OF:

GIMAK PROPERTIES LLC

7 JENNY HILL LANE, NASHUA, NH 03062 (TEL. 603-591-8616)

SCALE: AS SHOWN JANUARY 19, 2021

Surveying • Engineering • Land Planning • Permitting • Septic Designs

FIELDSTONE

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