

LEGEND	
SIGN	—
BOLLARD	—
BUILDING	—
BUILDING ARCHITECTURE	—
BUILDING INTERIOR WALLS	—
VERTICAL GRANITE CURB	—
RETAINING WALL	—
PARKING STRIPING	—
SAW-CUT LINE	—
TRAFFIC ARROWS	—
HEAVY DUTY CONCRETE	—
CONCRETE SIDEWALK	—
BRICK SIDEWALK	—
ADA ACCESSIBLE RAMP	—
ADA DET. WARNING SURFACE	—
SNOW STORAGE	—
PARKING COUNT	—
STEEL GUARDRAIL	—
DECORATIVE VINYL FENCE	—
SETBACK LINE	—
BASELINE	—

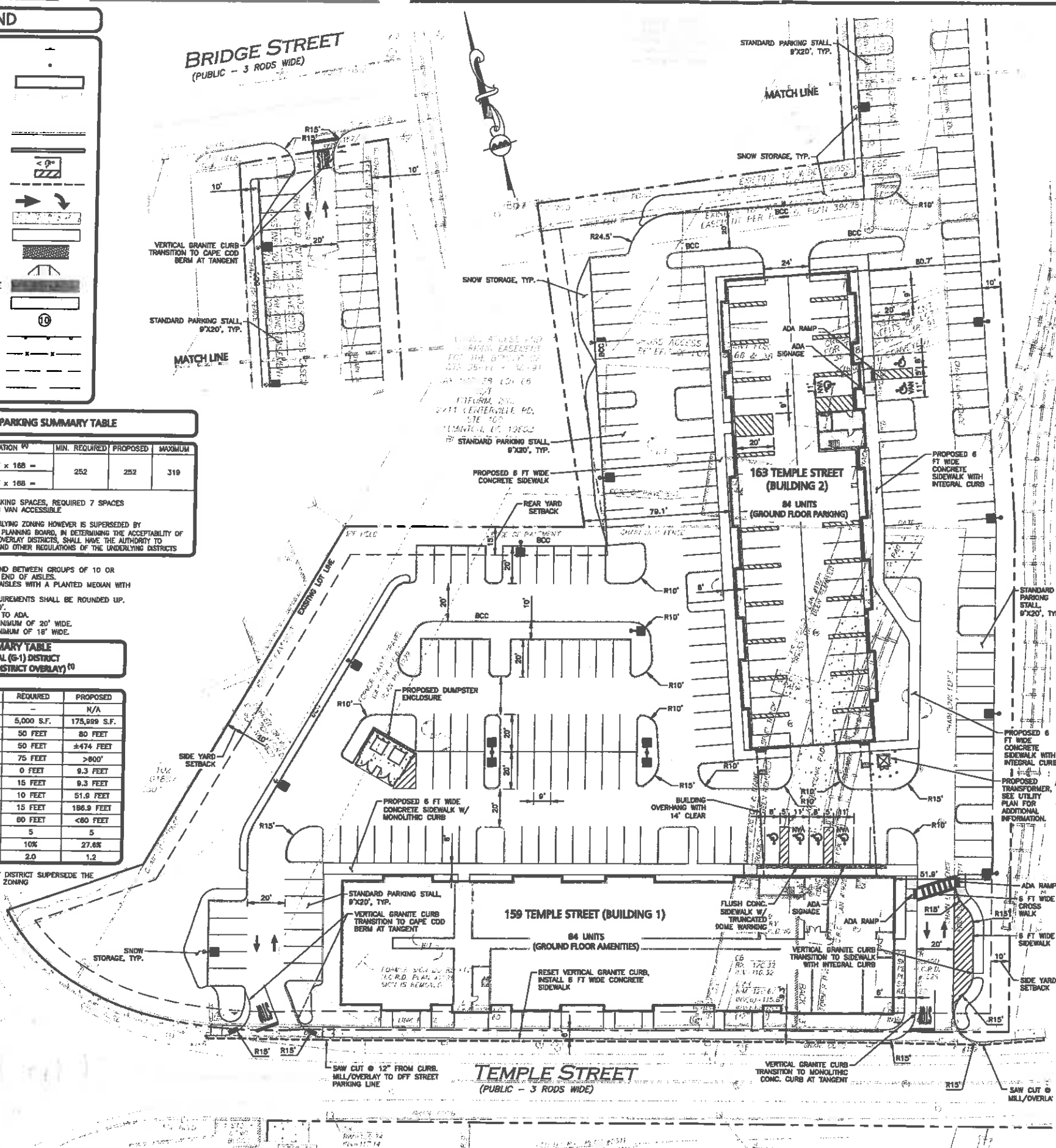
OFF-STREET PARKING SUMMARY TABLE				
USE	CALCULATION	MIN. REQUIRED	PROPOSED	MAXIMUM
MULTIFAMILY DWELLINGS (3 OR MORE UNITS)	MINIMUM: 1.5 SPACE/UNIT x 188 = MAXIMUM: 1.8 SPACE/UNIT x 188 =	252	252	319
ADA SPACES REQUIRED: REQUIRED: (201 TO 300) TOTAL PARKING SPACES, REQUIRED 7 SPACES PROVIDED: 7 ADA SPACES, 4 BEING VAN ACCESSIBLE				
(A) PARKING RATIO IS BASED ON THE UNDERLYING ZONING HOWEVER IS SUPERSEDED BY §190-26.1E(1) WHICH ALLOWS THE PLANNING BOARD, IN DETERMINING THE ACCEPTABILITY OF PROPOSED SITE PLANS WITHIN TOD OVERLAY DISTRICTS, SHALL HAVE THE AUTHORITY TO MODIFY THE DIMENSIONAL, DENSITY AND OTHER REGULATIONS OF THE UNDERLYING DISTRICTS				

- PARKING NOTES:**
- 300 SF (MIN) LANDSCAPED ISLAND BETWEEN GROUPS OF 10 OR MORE PARKING SPACES AND AT END OF AISLES.
 - NO MORE THAN FOUR PARKING AISLES WITH A PLANTED MEDIAN WITH A MINIMUM WIDTH OF 10 FEET.
 - ANY FRACTION OF PARKING REQUIREMENTS SHALL BE ROUNDED UP.
 - STANDARD PARKING SPACE 9'X20'.
 - HANDICAPPED SPACES CONFORM TO ADA.
 - TWO WAY AISLES SHALL BE A MINIMUM OF 20' WIDE.
 - ONE-WAY AISLES SHALL BE A MINIMUM OF 18' WIDE.

ZONING SUMMARY TABLE GENERAL INDUSTRIAL (G-1) DISTRICT (TRANSIT-ORIENTATED DISTRICT OVERLAY) ⁽¹⁾		
ITEM	REQUIRED	PROPOSED
MAXIMUM DENSITY	-	N/A
MINIMUM LOT AREA	5,000 S.F.	175,989 S.F.
MINIMUM LOT WIDTH	50 FEET	80 FEET
MINIMUM FRONTAGE	50 FEET	±474 FEET
MINIMUM LOT DEPTH	75 FEET	>800'
MINIMUM FRONT SETBACK ⁽¹⁾	0 FEET	9.3 FEET
MAXIMUM FRONT SETBACK ⁽¹⁾	15 FEET	9.3 FEET
MINIMUM SIDE SETBACK	10 FEET	51.9 FEET
MINIMUM REAR SETBACK	15 FEET	186.9 FEET
MAXIMUM HEIGHT	60 FEET	<60 FEET
MAXIMUM STORIES	5	5
OPEN SPACE (PERCENT)	10%	27.6%
MAXIMUM FLOOR AREA RATIO (FAR)	2.0	1.2

(1) THE REQUIREMENT OF THE OVERLAY DISTRICT SUPERSEDES THE REQUIREMENTS OF THE UNDERLYING ZONING

BRIDGE STREET
(PUBLIC - 3 RODS WIDE)



GENERAL NOTES

- THE OWNER OF RECORD OF MAP 39, LOTS 31, 35 & 38 & MAP 38 LOT 47 IS ZJBV PROPERTIES, LLC, C/O JOSEPH'S EQUIPMENT COMPANY, 300 GAY STREET, MANCHESTER, NH 03103. M.C.R.D. BOOK 8134, PAGE 820 & BOOK 7482, PG. 809.
- SNOW AND ICE REMOVAL SHALL BE PERFORMED BY A GREEN SNOWPRO CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH THE NHDES REGULATIONS.
- SEE SHEET 1 & 2 FOR EXISTING CONDITIONS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE TO OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- CURB RADI SHALL BE 10' AT CORNERS AND 3' AT PARKING STALLS UNLESS NOTED OTHERWISE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INDETERMINACIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

STANDARD PLAN NOTES PER NASHUA PLANNING BOARD SITE PLAN CHECKLIST:

- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 3301100514E, PANEL 814 OF 701, DATED APRIL 18, 2011, INDICATES THAT A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEL. SEE FIGURE 4-FEMA FIRM MAP, SECTION 3 OF THE STORMWATER MANAGEMENT REPORT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE GENERAL INDUSTRIAL DISTRICT (G0) AND THE TRANSIT-ORIENTATED DISTRICT (TOD) OVERLAY.
- SEE LAND USAGE TABLE HEREON FOR DIMENSIONAL REQUIREMENTS.
- THE SUBJECT PROPERTY IS IDENTIFIED AS PARCELS 38-31, 38-38 AND 38-47.
- THE PROPERTY IS SERVED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
- THE PURPOSE OF THIS SITE PLAN IS TO RE-DEVELOP THE EXISTING SITE INTO A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED AMENITIES.
- SEE PARKING TABLE SHOWN HEREON FOR A BREAKDOWN OF THE REQUIRED/ PROPOSED PARKING.
- SEE SHEET L-101 & L-102 FOR THE PROPOSED LANDSCAPE IMPROVEMENTS PREPARED IN ACCORDANCE WITH THE CITY OF NASHUA ZONING REGULATIONS.
- SEE SHEET E-101 FOR THE PROPOSED SITE LIGHTING PLAN PREPARED IN ACCORDANCE WITH THE CITY OF NASHUA ZONING REGULATIONS.
- ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- THE PROPOSED SITE IMPROVEMENTS SHOWN HEREON CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND NUMBER OF SPACES. SEE SHEETS C-103, FOR GRADING PLAN.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY MANNER UNLESS THE CONTRACTOR OR ARCHITECT SHOWS ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
- PRIOR TO ANY WORK BEING CONDUCTED, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED.
- LAND USE CODE: COMMERCIAL #10, MULTIFAMILY DWELLING, 3 OR MORE UNITS IS ALLOWED WITHIN THE (TOD) ZONING OVERLAY DISTRICT.
- HOURS OF OPERATION: NOT APPLICABLE FOR THIS RESIDENTIAL DEVELOPMENT
- ALL UTILITIES INCLUDING ELECTRIC, TELEPHONE, CABLE, TELEVISION, AND OTHER COMMUNICATION LINES SHALL BE PROVIDED BY UNDERGROUND WIRING. SEE SHEET C-104 FOR UTILITY LOCATIONS.
- STREET RESTORATION SHALL BE IN ACCORDANCE WITH NRO-285-13.

PRIOR APPROVALS

- A VARIER WAS GRANTED UNDER 285-B SECTION A OF THE CITY ORDINANCES BY THE BOARD OF PUBLIC WORKS ON MAY 23, 2019, TO ALLOW FOR EXPANION WITHIN TEMPLE STREET, WHICH WAS PAVED IN SEPTEMBER 2018.



APPROVED - NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
DATE OF APPROVAL _____



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
07-17-19	MISC. REV'S PER TOWN CMTS. ON 07-10-19	
06-28-19	MISC. REV'S PER TOWN CMTS. ON 06-24-19	

APPLICANT/OWNER:
ZJBV PROPERTIES, LLC
c/o JOSEPH'S EQUIPMENT
300 GAY STREET
MANCHESTER, NH 03103

PROJECT:
RESIDENTIAL DEVELOPMENT
159 TEMPLE STREET
NASHUA, NH

PROJECT NO. 2596-01 DATE: MAY 30, 2019
SCALE: 1" = 30' DWG.: G2596-01 Layout & Materials
DESIGNED BY: AM CHECKED BY: MM



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DRAWING TITLE: LAYOUT & MATERIALS PLAN SHEET No. C-102

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