

- PLAN REFERENCES:**
- ACQUISITION PLAN (LOT 89, MAP 80), BROAD STREET PARKWAY PROJECT, 41 CENTRAL STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: CITY OF NASHUA, RECORD OWNER: NASHUA HOUSING AUTHORITY, SCALE: 1" = 20', DATED 11 SEPTEMBER 2013 WITH REVISIONS THRU 03/05/15 AND PREPARED BY THIS OFFICE. RECORDED: HC-RD - PLAN No. 36376.
 - EASEMENT PLAN (MAP 80, LOT 89), BROAD STREET PARKWAY PROJECT, 41 CENTRAL STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: CITY OF NASHUA, RECORD OWNER: NASHUA HOUSING AUTHORITY, SCALE: 1" = 20', DATED 31 MARCH 2015 AND PREPARED BY THIS OFFICE. NOT YET RECORDED.

- NOTES:**
- TOTAL SITE AREA: 4.182 ACRES
 - PRESENT ZONING: RC; C URBAN RESIDENCE

| REQUIRED | PROPOSED |
|-------------------------------|----------------------------------|
| MINIMUM LOT REQUIREMENTS | |
| - LOT AREA | 5,000 FT ² 182,181 SF |
| - LOT FRONTAGE | 50 FT 1,882.88 FT |
| - LOT WIDTH | 50 FT 1,638.6 FT |
| - LOT DEPTH | 75 FT 285 FT |
| MINIMUM MAXIMUM YARD SETBACKS | |
| - FRONT YARD | 10 FT- 3.7 FT |
| - SIDE YARD | 7 FT/20 FT 73.4 FT |
| - REAR YARD | 20 FT/20 FT N/A |
| - MAX. BUILDING HEIGHT | 100 FT 48 FT ₆ |
| - MAX STORIES | 10 4 |

ON TUESDAY, JULY 14, 2020 THE NASHUA ZONING BOARD OF ADJUSTMENT APPROVED THE FOLLOWING VARIANCES FROM THE NASHUA LAND USE CODE (NLUC) FOR THIS PROJECT:

 - NLUC SECTION 190-18-B - DENSITY
 - NLUC SECTION 190-18-D - FLOOR AREA RATIO
 - NLUC SECTION 190-18-E - FRONT YARD SETBACK
 - NLUC SECTION 190-18-F - PARKING IN FRONT YARD SETBACK
 - NLUC SECTION 190-18-G - MAXIMUM SIDE YARD SETBACK
 - NLUC SECTION 190-18-M - OPEN SPACE
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAPS 77, 80, 83 & 85.
 - PURPOSE OF PLAN:
 - TO SHOW THE REDEVELOPMENT OF THE BRONSTEIN APARTMENT COMPLEX. THIS PROJECT INCLUDES THE DEMOLITION OF THE EXISTING BUILDINGS AND THE CONSTRUCTION OF FOUR (4), 4-STORY, MULTI-FAMILY RESIDENTIAL BUILDINGS THAT TOTAL 216 UNITS ALONG WITH ACCOMPANYING SITE IMPROVEMENTS. PROPOSED BUILDING 'D' WILL CONTAIN A COMMUNITY ROOM FOR THIS BUILDING (3,120 SF) AND A DAY CARE CENTER (2,800 SF) UP TO 25 STUDENTS/STAFF. REVISION 1222 TO SHOW CONDOMINIUM INFORMATION.
 - TO REQUEST A 1-YEAR EXTENSION OF THE ORIGINAL APPROVAL.
 - PARKING:

| | | |
|-------------------|----------------------------|--------------|
| MINIMUM REQUIRED: | 1.5 SPACE/UNIT x 216 UNITS | = 324 SPACES |
| PROVIDED: | | = 228 SPACES |

DOES NOT INCLUDE 24 SPACES IN MYRTLE STREET.
 - OPEN SPACE:

| | |
|-----------|-----|
| REQUIRED: | 35% |
| PROVIDED: | 28% |
 - 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 UNDER ARTICLE V, DISTRICT 7.
 - ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS, DIRECTED ONTO THE SITE AND CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS.

PROJECT INFORMATION

| | EXISTING | PROPOSED |
|------------------|----------|----------|
| DENSITY/UNITS | 52 | 216 |
| FLOOR AREA RATIO | 1.0 | 1.36 |
| PARKING SPACES | 83 | 228 |
| OPEN SPACE | 37% | 28% |

PROPOSED ADDRESSES

| BUILDING | EXISTING | PROPOSED |
|--------------|-------------------|-------------------|
| BUILDING 'A' | #2 MYRTLE STREET | #19 MYRTLE STREET |
| BUILDING 'B' | #13 MYRTLE STREET | #17 MYRTLE STREET |
| BUILDING 'C' | #17 MYRTLE STREET | #18 MYRTLE STREET |

- LEGEND**
- EXISTING GROUND CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED SPOT GRADE
 - STORM DRAIN & CATCH BASIN
 - STORM DRAIN & MANHOLE
 - SEWANTARY SEWER & MANHOLE
 - WATER MAIN & HYDRANT
 - WATER MAIN & GATE VALVE
 - GAS LINE & GATE VALVE
 - UTILITY POLE WITH GUY SUPPORT
 - STREET LIGHT
 - OVERHEAD ELECTRIC & TELEPHONE
 - UNDERGROUND ELECTRIC & MANHOLES
 - SIGN
 - STONE BOUND
 - CHAINLINK FENCE
 - VERTICAL GRANITE CURBING
 - SLOPE GRANITE CURBING
 - BUTYRHOUS CURBING
 - VERTICAL CONCRETE CURBING
 - WOOD CURBING
 - PVC CURBING
 - STORMWATER RUNOFF DIRECTION
 - HANDICAP PARKING SPACE
 - PARKING SPACE COUNT
 - PAVEMENT SAWCUT
 - REINFORCED CONCRETE SIDEWALK
 - PROPOSED FULL-DEPTH PAVEMENT SECTION
 - PROPOSED MILL/FILL PAVEMENT SECTION
 - RIP/RAP / STONE
 - LIMIT OF WORK
 - RETAINING WALL
 - CONFEROUS TREE
 - DECIDUOUS TREE
 - SHRUBS
 - SIGNALIZED INTERSECTION
 - TEST BORING LOCATION AND IDENTIFIER

- NOTES - CONT:**
- ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
 - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA PLANNING BOARD.
 - PUBLIC STREET RESTORATION WORK, IF ANY, SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 260-13, LATEST EDITION.
 - 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.
 - EASEMENTS MAY ENCOUNTER GROUNDWATER CONDITIONS THAT REQUIRE SUBSURFACE GROUNDWATER MITIGATION MEASURES. IT IS RECOMMENDED THAT SUBSURFACE CONDITIONS BE EVALUATED BY A GEOTECHNICAL ENGINEER, AND MITIGATION MEASURES BE IMPLEMENTED BY THE BUILDER ON A UNIT BY UNIT BASIS.
 - UTILITIES, INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVING NEW DEVELOPMENTS SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
 - STREET ADDRESSES WILL BE POSTED ON SITE PRIOR TO THE OCCUPANCY OF THE BUILDING.
 - A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING/ENGINEERING/FIRE OFFICIALS SHALL TAKE PLACE PRIOR TO ANY WORK BEING PERFORMED.
 - PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC AND PRIVATE 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.
 - THIS 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. 330307, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33011C0513D & 33011C0514E, DATED: SEPTEMBER 25, 2009.
 - AN ELECTRONIC FILE SHALL BE SUBMITTED TO THE CITY OF NASHUA PRIOR TO THE SIGNING OF THE FINAL MYLAR.
 - HOURS OF OPERATION: MONDAY THRU SUNDAY: 24 HOURS/DAY
 - THIS SITE SHALL BE SERVICED BY MUNICIPAL SEWER AND PENNACUCK WATER WORKS. ALL PROPOSED SEWER WILL BE PRIVATELY OWNED AND MAINTAINED INCLUDING THE SEWER SERVICE LINE CONNECTING TO THE MUNICIPAL SEWER MAIN AT BSH 1.
 - MECHANICAL APPLIANCE(S) (PACR, HVAC UNIT(S)) SHALL BE SCREENED FROM THE PUBLIC VIEW AND FINISHED TO MATCH THE BUILDING.
 - MECHANICAL APPLIANCE(S) SHALL NOT EXCEED 80 DECIBELS BETWEEN 7 AM - 8 PM AND 45 DECIBELS AT NIGHT 8 PM - 7 AM ALONG RESIDENTIAL ZONING DISTRICTS.
 - TRASH AND SNOW REMOVAL FROM LOT 89 SHALL BE BY THE OWNER.
 - PRESENT OWNER OF RECORD:

MAP 80, LOT 89
NASHUA HOUSING AUTHORITY
40 EAST PEARL STREET
NASHUA, NEW HAMPSHIRE 03080
BK. 1839, PG. 417
BK. 2074, PG. 320
BK. 2082, PG. 157

BRONSTEIN APARTMENTS CONDOMINIUM UNIT BREAKDOWN

| BUILDING | # OF UNITS | UNITS OWNED BY BRONSTEIN 9% LIMITED PARTNERSHIP | UNITS OWNED BY BRONSTEIN 4% LIMITED PARTNERSHIP |
|----------|------------|---|---|
| 'A' | 79 | 50 | 29 |
| 'B' | 83 | - | 83 |
| 'C' | 36 | - | 36 |
| 'D' | 18 | - | 18 |
| TOTAL | 216 | 50 | 166 |

- UTILITY QUALITY LEGEND 4**
- SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY SINCE 34-2113 STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:
- LEVEL A (a) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.
 - LEVEL B (b) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES, (E, DG/SAFE).
 - 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.

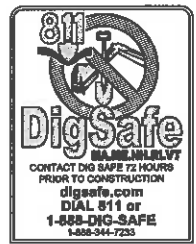
Raymond Lombardi 6/24/2020 DATE
FOR NASHUA HOUSING AND REDEVELOPMENT AUTHORITY

[Signature] 6/24/2020 DATE
FOR BOSTON CAPITAL CORPORATION

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

APPROVED
NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____



AMENDED MASTER SITE PLAN (MAP 80, LOT 89)
BRONSTEIN REDEVELOPMENT
41 CENTRAL STREET
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
BOSTON CAPITAL CORPORATION
ONE BOSTON PLACE, SUITE 2100 BOSTON, MA 02108 (617) 842-0600
RECORD OWNER:
Nashua Housing and Redevelopment Authority
40 EAST PEARL STREET NASHUA, NEW HAMPSHIRE 03080 (603) 883-5661

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

16 JUNE 2020

HISI Haynes/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street Nashua, NH 03062 (603) 883-2027
131 Middleton Turnpike Berlin, MA 01803 (781) 203-1928
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FIELD BOOK: 1245 DRAWING NAME: 57009TE-P042 5700 1 OF 1
DRAWING LOG: 4/5000/5700/PWG/5700 SITE