

**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 HAYNESWATSON 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 BUILDERS MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

- 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.G. SECTION 295-13, 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.
  - BASEMENTS 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.
  - THE 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. 33007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 330110051D & 330110051E, DATED: SEPTEMBER 28, 2008.
  - 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 PENNACLUK WATER WORKS. ALL PROPOSED SEWER WILL BE PRIVATELY OWNED AND MAINTAINED INCLUDING THE SEWER SERVICE LINE CONNECTING TO THE MUNICIPAL SEWER MAIN AT 54th.
  - MECHANICAL APURTANCES (FANS, HVAC UNITS) SHALL BE SCREENED FROM THE PUBLIC VIEW AND FINISHED TO MATCH THE BUILDING.
  - MECHANICAL APURTANCES 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.

**PROJECT INFORMATION**

	EXISTING	PROPOSED
DENSITY ANTS	52	216
FLOOR AREA RATIO	1.0	1.26
PARKING SPACES	53	229
OPEN SPACE	25%	25%

**PROPOSED ADDRESSES**

BUILDING	EXISTING	PROPOSED
BUILDING 'A'	83 MYRTLE STREET	
BUILDING 'B'	#13 MYRTLE STREET	
BUILDING 'C'	#17 MYRTLE STREET	
BUILDING 'D'	#18 MYRTLE STREET	

- LEGEND**
- EXISTING GROUND CONTOUR
  - EXISTING SPOT ELEVATION
  - PROPOSED GRADE
  - PROPOSED SPOT GRADE
  - STORM DRAIN & CATCH BASIN
  - STORM DRAIN & MANHOLE
  - SANITARY SEWER & MANHOLE
  - WATER MAIN & HYDRANT
  - WATER MAIN & GATE VALVE
  - GAS LINE & GATE VALVE
  - UTILITY POLE WITH OUY SUPPORT
  - STREET LIGHT
  - OVERHEAD ELECTRIC & TELEPHONE
  - UNDERGROUND ELECT & MANHOLES
  - SIGN
  - STONE SOUND
  - CHAINLINK FENCE
  - VERTICAL GRANITE CURBING
  - SLOPE GRANITE CURBING
  - BUTYROMOUS 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
  - RETAINING WALL
  - LIMIT OF WORK
  - RETAINING WALL
  - CONFEROUS TREE
  - DECIDUOUS TREE
  - SHRUBS
  - SIGNALIZED INTERSECTION
  - TEST BORING LOCATION AND IDENTIFIER

**BRONSTEIN APARTMENTS CONDOMINIUM UNIT BREAKDOWN**

BUILDING	# OF UNITS	UNITS OWNED BY BRONSTEIN 6% LIMITED PARTNERSHIP	UNITS OWNED BY BRONSTEIN 4% LIMITED PARTNERSHIP
'A'	79	50	29
'B'	83	-	83
'C'	35	-	35
'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 GRADE 3042 "IN-SITU" STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

LEVEL A (4) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.

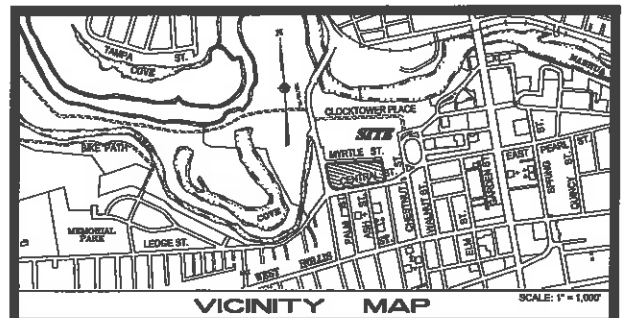
LEVEL B (3) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES, (E, DIGSAFE)

LEVEL C (2) 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 (1) INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

FOR NASHUA HOUSING AND REDEVELOPMENT AUTHORITY  
 DATE: 6/24/2020  
 DATE: 6/24/2020  
 DATE: 6/24/2020

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



- 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 03/09/15 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 38378.
  - 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
  - MINIMUM LOT REQUIREMENTS:
 

REQUIRED	PROPOSED
LOT AREA: 5,000 FT	182,161 SF
LOT FRONTAGE: 50 FT	1,832.86 FT
LOT WIDTH: 50 FT	1,638.6 FT
LOT DEPTH: 75 FT	285 FT
  - MINIMUM MAXIMUM YARD SETBACKS:
 

REQUIRED	PROPOSED
- FRONT YARD: 10 FT	3.7 FT
- SIDE YARD: 7 FT/20 FT	73.4 FT
- REAR YARD: 20 FT/20 FT	18A
- MAX. BUILDING HEIGHT: 10 FT	48 FT
- 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 (LUC) FOR THIS PROJECT:
    - NILUC SECTION 190-18-B - DENSITY
    - NILUC SECTION 190-18-D - FLOOR AREA RATIO
    - NILUC SECTION 190-18-E - FRONT YARD SETBACK
    - NILUC SECTION 190-18-F - PARKING IN FRONT YARD SETBACK
    - NILUC SECTION 190-18-G - MAXIMUM SIDE YARD SETBACK
    - NILUC 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 RESIDENTS (3,120 SF) AND A DAY CARE CENTER (2,800 SF) UP TO 25 STUDENTS/STAFF. THIS PLAN NUMBER IS NH-1212.
    - TO SHOW CONDOMINIUM INFORMATION.
    - TO REQUEST A 1-YEAR EXTENSION OF THE ORIGINAL APPROVAL.
  - PARKING:
 

MINIMUM REQUIRED:	1.5 SPACES/UNIT x 216 UNITS	= 324 SPACES
PROVIDED (INCLUDING 7 RESERVED SPACES):		= 229 SPACES

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

REQUIRED:	30%
PROVIDED:	26%
  - 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.

No.	DATE	REVISION	BY
3	09/11/21	UPDATE ABUTTERS, SHOW CONDOMINIUM INFORMATION, 1 YEAR EXTENSION	JMP
2	03/24/21	ADDRESS STAFF AND NOTES COMMENTS	JMP
1	12/21/20	ADDRESS CONDITIONS OF APPROVAL	JMP

**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) 842-0800  
 RECORD OWNER:  
**Nashua Housing and Redevelopment Authority**  
 40 EAST PEARL STREET NASHUA, NEW HAMPSHIRE 03060 (603) 883-5661

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

**16 JUNE 2020**

**HISI** Haynes/Watson, Inc.  
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 Nashua, NH 03062  
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James N. Petropoulos  
 No. 10274  
 LICENSED PROFESSIONAL ENGINEER

FIELD BOOK: 1345 DRAWING NAME: 670057E-P043 5700 1 OF 1  
 DRAWING LOC.: \5000\5700\670057E\5700 SITE