

ADJACENTS

LOT 501/SHEET 122
 5 DANIEL STREET, LLC
 10 AUTUMN GLEN DRIVE
 NASHUA, NH 03082
 ACCT. NO. 20882
 BK. 9138/Pg. 8198

LOT 488/SHEET 122
 FELLEWIN FAMILY REVOCABLE TRUST
 ROBERT & FELLEWIN TRUSTEE
 85 SULLIVAN ROAD
 HUDSON, NH 03051
 ACCT. NO. 18714
 BK. 8007/Pg. 814

LOT 507/SHEET 122
 JOSE A. SANCHEZ DOMINGUEZ
 2 DANIELS STREET
 NASHUA, NH 03080
 ACCT. NO. 32772
 BK. 7081/Pg. 1828

LOT 504/SHEET 122
 J. ALCOE LIZIE, JR. TRUST
 J. ALCOE LIZIE TRUSTEE
 28 LAINDALE AVENUE
 NASHUA, NH 03080-4042
 ACCT. NO. 31574
 BK. 5317/Pg. 1482

LOT 485/SHEET 122
 CAROL BOULE
 4 GEORGE STREET
 NASHUA, NH 03080-3008
 ACCT. NO. 22570
 BK. 3801/Pg. 38

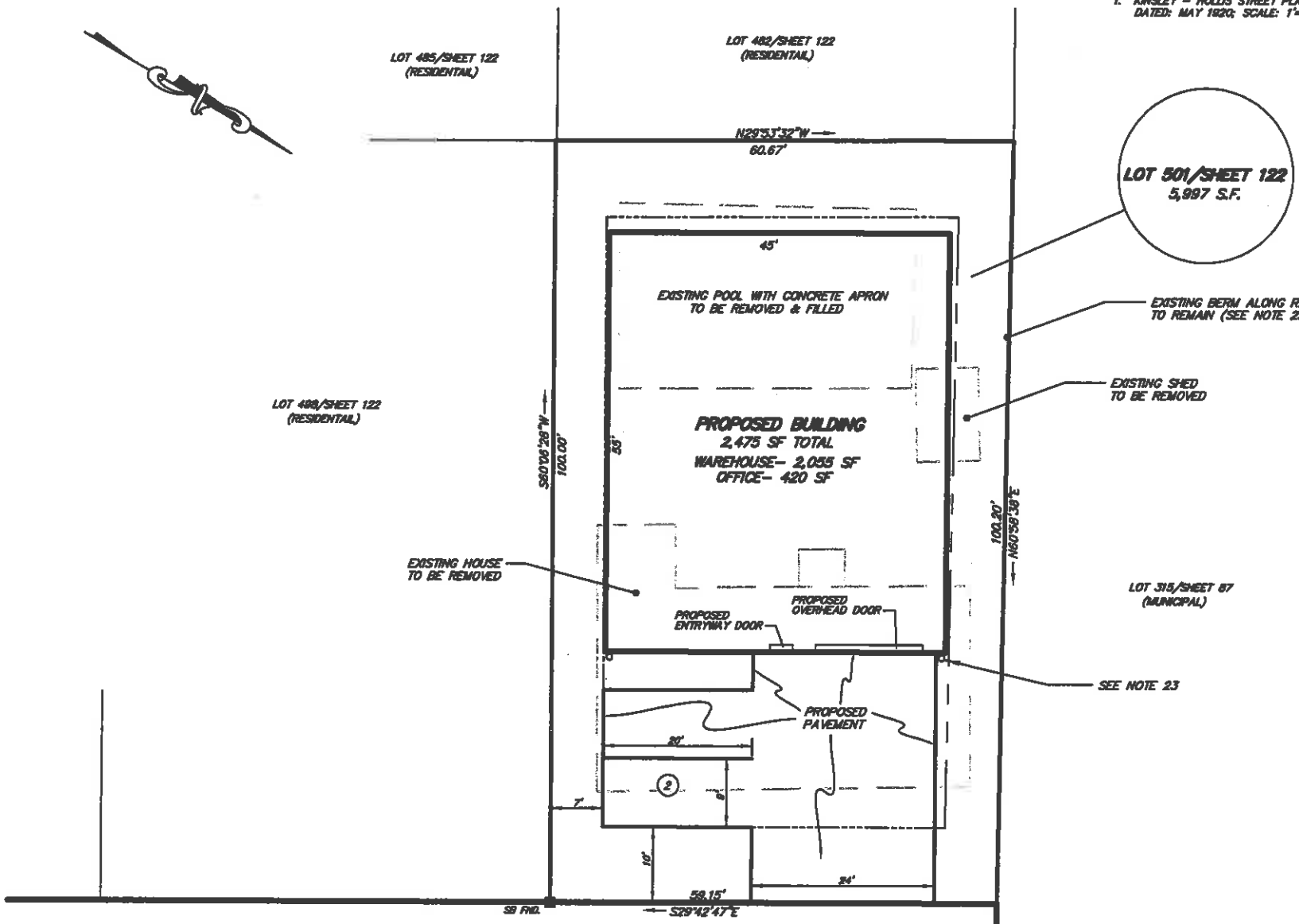
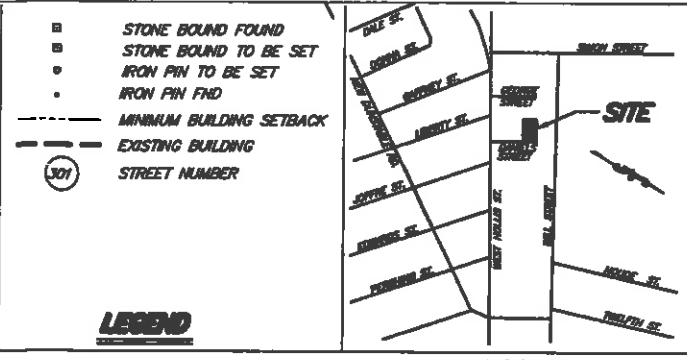
LOT 485/SHEET 122
 BRADLEY WHITNEY REVOCABLE TRUST
 BRADLEY WHITNEY TRUSTEE
 38 FURFIELD STREET
 NASHUA, NH 03080-3008
 ACCT. NO. 28180
 BK. 6808/Pg. 1130

LOT 315/SHEET 87
 CITY OF NASHUA
 288 MAIN STREET
 NASHUA, NH 03081
 ACCT. NO. 80034
 BK. 5029/Pg. 1888

MAYNARD & PAQUETTE ENG. ASSOC. LLC
 31 QUINCY STREET
 NASHUA, NH 03080

PLAN REFERENCES

1. KINSLEY - HOLLIS STREET PLAT, NASHUA, NH FOR THE AMERICA LAND CO.
 DATED: MAY 1920; SCALE: 1"=80'; BY: C.A. TRAYER; N.C.R.D. NO. 511-B



NOTES

- PRESENT ZONING: "GB" GENERAL BUSINESS
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: FLEX SPACE (WAREHOUSE, OFFICE, STORAGE & REPAIR OF OVERHEAD DOORS)
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A FLEX SPACE BUILDING.
- TOTAL AREA OF PARCEL - 5,997 SF
- LOT IS PRESENTLY SERVED BY FENNHUCK WATER AND CITY OF NASHUA SEWER.
- PERMANENT MARKERS ARE TO BE SET AT ALL LOT CORNERS BY A LICENSED LAND SURVEYOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA:	10,000 SF.	EXISTING - 5,997 SF
FRONT YARD SETBACK:	10 FT.	PROPOSED - 33 FT.
SIDE YARD SETBACK:	7 FT.	PROPOSED - 7.5 FT.
REAR YARD SETBACK:	10 FT.	PROPOSED - 12 FT.
MIN. OPEN SPACE:	10%	PROPOSED - 38% (EXISTING 84%)
MIN. LOT WIDTH:	50 FT.	EXISTING - 58.30'
MIN. LOT FRONTAGE:	50 FT.	EXISTING - 58.15'
MIN. LOT DEPTH:	75 FT.	EXISTING - 100.1 FT.
MAX. HEIGHT:	60 FT.	PROPOSED - 60 FT. MAX.
MAX. STORES:	6	PROPOSED STORES - 1
- PARKING REQUIRED: MIN. 1 SPACE/1,500 SF, MAX. 1 SPACE/800 SF
 2,475 SF = 2 SPACES REQUIRED
 2 PARKING SPACES PROPOSED
- THE SITE IS NOT LOCATED IN ZONE X, NOT WITHIN THE 100 YEAR FLOOD ZONE, PER PLAL COMMUNITY MAP NUMBER 3301000130, EFFECTIVE DATE: 9/29/2008.
- THERE ARE NO WETLANDS ON-SITE.
- 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.
- ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLAN AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS. NO LANDSCAPING PROPOSED.
- ALL SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE AND CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS. NO LIGHTING PROPOSED.
- ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION. NO SIGNS PROPOSED.
- STREET RESTORATION TO BE IN ACCORDANCE WITH NRO 285-13.
- ROOF DRAIN TE-INS AND DRAIN LINES WILL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
- THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY MANNER 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.
- PRIOR TO ANY WORK BEING CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER DEPARTMENTS AS NECESSARY TO REVIEW WORK PROPOSED.
- TRASH PICKUP WILL BE A ROLLING DUMPSTER, STORED INSIDE.
- HOURS OF OPERATION: 7AM TO 7PM, MON. THRU SATURDAY.
- MOTION LIGHTS: 100 WATT ATTACHED TO UNDER ROOF FRONT FACADE.
- ALL EXISTING BUILDINGS AND FDL TO BE RAZED/ELIMINATED AND LEVELLED.
- EXISTING BERM ALONG THE RAIL TRAIL TO REMAIN AND/OR BE REPAIRED AS APPROPRIATE TO DIVERT DRAINAGE AWAY FROM LOT 501.
- EXTEND EXISTING UTILITIES (GAS, WATER & SEWER) TO THE NEW BUILDING.

DANIELS STREET

SITE PLAN - LOT 501/SHEET 122
5 DANIELS STREET
NASHUA, NEW HAMPSHIRE

OWNER/APPLICANT:
 5 DANIEL STREET, LLC
 10 AUTUMN GLEN DRIVE
 NASHUA, NH 03082
 (603) 281-8823

SCALE: 1" = 10' DATE: JUNE 14, 2021

MP **Maynard & Paquette**
 Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 31 Quincy Street, Nashua, N.H. 03080
 Phone: (603)883-8493 Fax: (603)883-7827

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

SECRETARY	DATE
CHAIRMAN	DATE

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

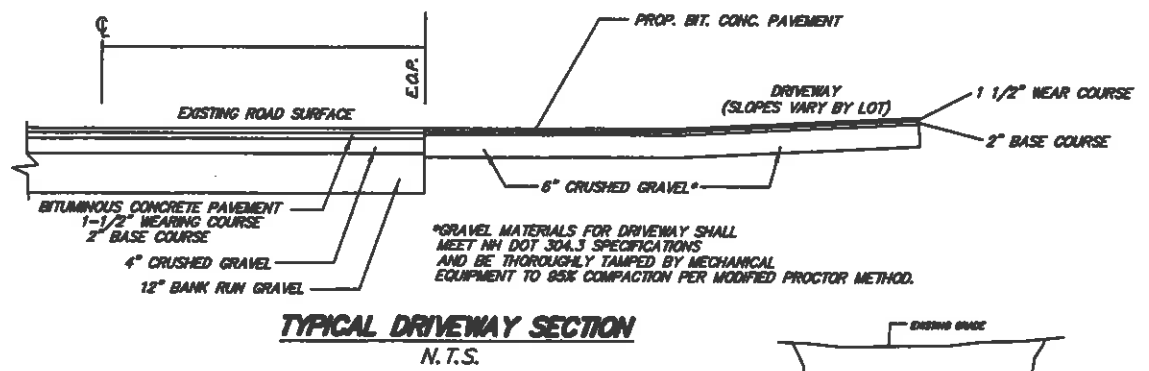
[Signature]
 5 DANIEL STREET, LLC
 DATE: 6/22/2021

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY MADE ON THE GROUND IN JUNE 2021 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

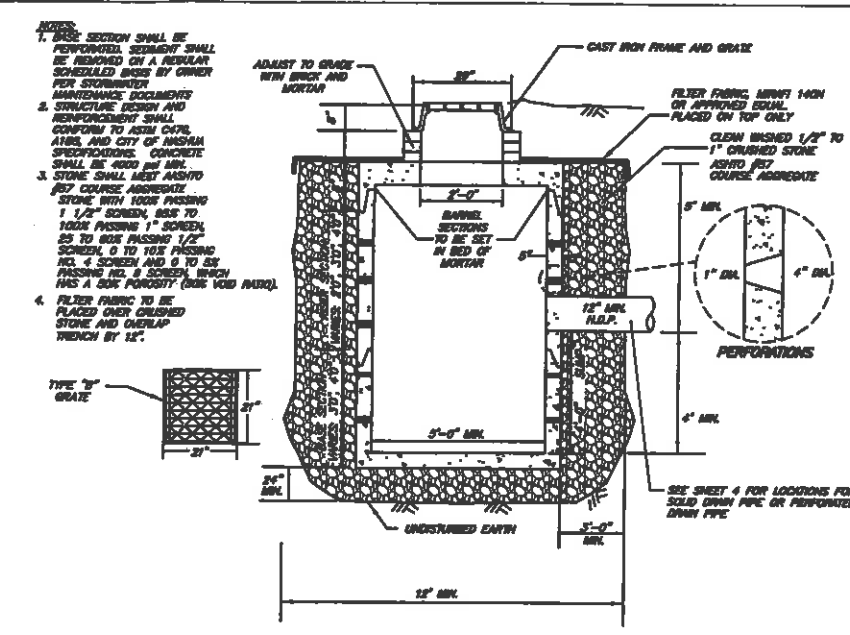
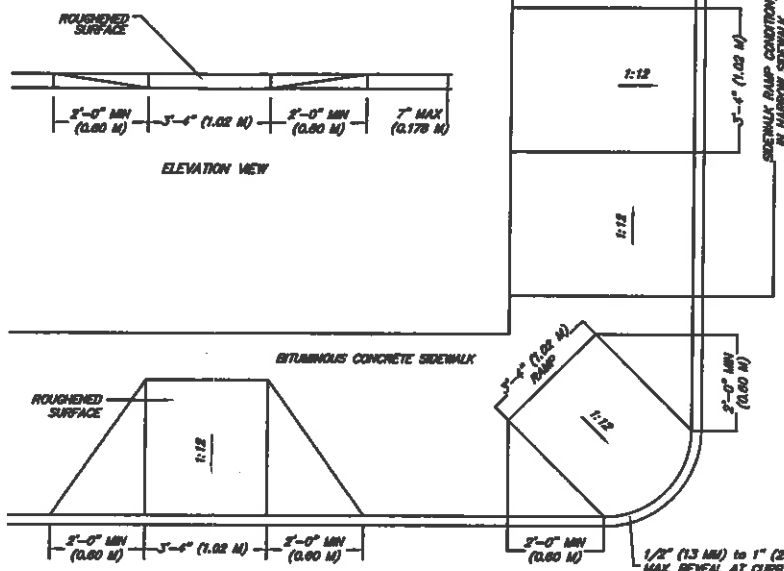
KPM	APB	DATE	DESCRIPTION	NO.

PB set

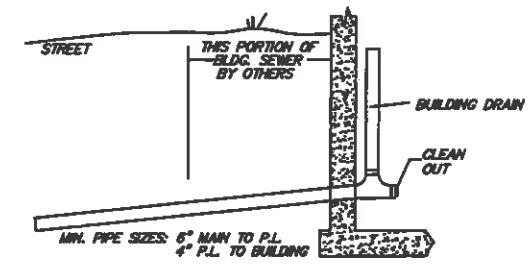
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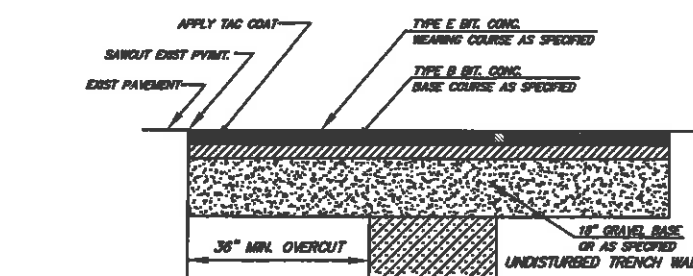
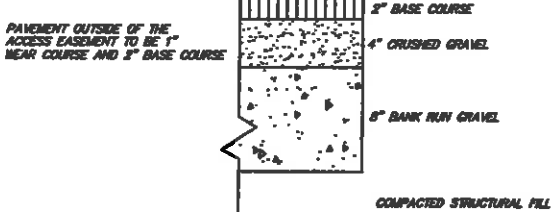
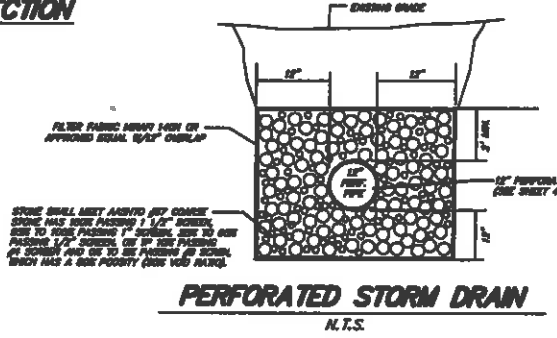
*GRAVEL MATERIALS FOR DRIVEWAY SHALL MEET NH DOT 304.3 SPECIFICATIONS AND BE THOROUGHLY TAMPED BY MECHANICAL EQUIPMENT TO 95% COMPACTION PER MODIFIED PROCTOR METHOD.



- NOTES:
1. BASE SECTION SHALL BE PERFORMED. SEDIMENT SHALL BE REMOVED ON A REGULAR SCHEDULED BASIS BY OWNER FOR SPILLWATER MAINTENANCE DOCUMENTS.
 2. STRUCTURE DESIGN AND REINFORCEMENT SHALL CONFORM TO ASHRAE 310B, AND CITY OF NASHUA SPECIFICATIONS. CONCRETE SHALL BE 4000 PSI MIN.
 3. STONE SHALL MEET ASTM 857 COURSE ADEQUATE STONE WITH 100% PASSING 1 1/2\"/>



- NOTES:
1. BLDG. SEWER MAY ALSO BE LOCATED BELOW BASEMENT FLOOR WHEN REQUIRED.
 2. MINIMUM SLOPE FROM MAIN TO PROPERTY LINE = 2%



NOTES: SERVICE CONNECTION IN EXISTING PAVED PUBLIC ROW

- 1.0 GENERAL
- 1.1 CONTRACTOR IS RESPONSIBLE TO MAKE ALL PROPER NOTIFICATIONS TO UTILITIES AND OBTAIN REQUIRED PERMITS FROM GOVERNMENTAL AUTHORITIES IN CHARGE OF THE PUBLIC RIGHT OF WAY TO BE DISTURBED PRIOR TO START OF CONSTRUCTION.
- 2.0 CUTTING AND REMOVING PAVEMENT
- 2.1 PAVEMENT REMOVAL SHALL BE MINIMIZED.
- 2.2 PAVEMENT AHEAD OF THE EXCAVATION SHALL BE SAW CUT BEFORE BREAKING AND REMOVING IT WITHIN THE EXCAVATION LIMITS.
- 2.3 SAWING AND PAVEMENT REMOVAL SHALL BE DONE SO AS TO PRODUCE CLEAN, UNIFORM, VERTICAL EDGES WITHOUT DAMAGE TO THE REMAINING PAVEMENT AND/OR UNDERMINING BY TRENCH EXCAVATION.
- 3.0 TRENCH EXCAVATION
- 3.1 THE CONTRACTOR SHALL FURNISH, PUT IN PLACE, AND MAINTAIN SHEETING AND BRACING IF REQUIRED TO SUPPORT THE SIDES OF THE EXCAVATION TO PREVENT LOSS OF GROUND WHICH COULD DAMAGE OR DELAY WORK OR ENDANGER ADJACENT STRUCTURES OR CAUSE UNDERMINING OF EXISTING PAVEMENT.
- 3.2 ALL APPROPRIATE STEPS SHALL BE TAKEN BY CONTRACTOR TO DENOTE THE TRENCH.
- 4.0 PIPE INSTALLATION AND BEDDING
- 4.1 REFER TO PLANS FOR SIZE AND MATERIAL OF PIPE AND STANDARD TRENCH SECTION DETAIL FOR BEDDING.
- 5.0 BACKFILL
- 5.1 AS SOON AS PRACTICABLE AFTER THE PIPE HAS BEEN LAID, JOINTED, PROPERLY BEDDED (AND TESTED, IF REQUIRED) BACKFILLING SHALL BEGIN AND THEREAFTER BE PROCEEDED EXPEDITIOUSLY.
- 5.2 BACKFILL OF THE REMAINDER OF THE TRENCH TO BE IN ACCORDANCE WITH THE STANDARD TRENCH SECTION DETAIL.
- 6.0 PAVEMENT REPLACEMENT

PERCENTAGE BY WEIGHT PASSING - COMBINED AGGREGATE

SEIVE SIZE	BASE COURSE		WEARING COURSE	
	MIN	DESIR. MAX	MIN	DESIR. MAX
3/4"	85	100	85	100
1/2"	70	85	65	80
3/8"	60	75	55	70
NO.4	48	57	40	50
NO.10	28	38	20	30
NO.20	16	24	10	18
NO.40	9	14	5	10
NO.80	5	8	3	6
NO.200	0	3	0	2

ASPHALT CEMENT: 4.5 5.25 6.0 6.0 6.4 7.0

3% OF MIX

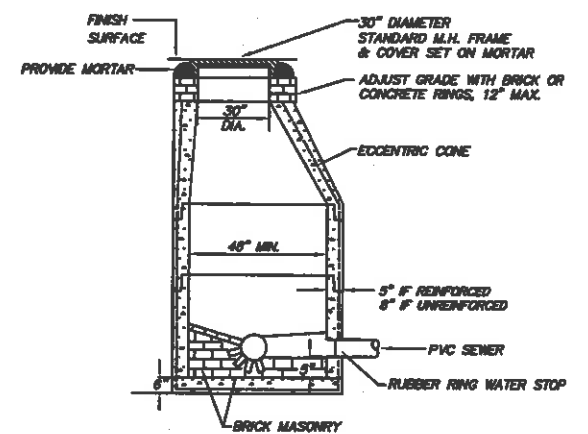
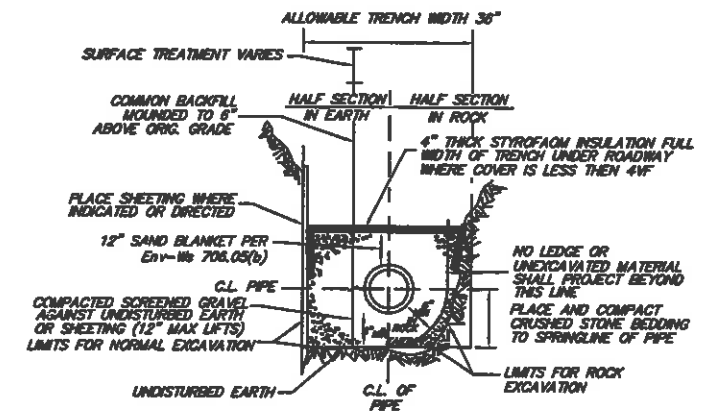
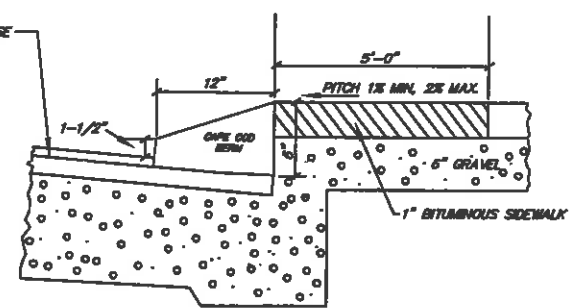
6.4 IMMEDIATELY PRIOR TO LAYING THE BINDER AND WEARING COURSES, TRIMMED EDGES SHALL BE STABLE AND UNYIELDING, FREE OF LOOSE OR BROKEN PIECES AND ALL EDGES SHALL BE THOROUGHLY BROUDED AND COATED WITH AN ASPHALT TACK COAT. THROUGH THE ENTIRE BINDER COURSE PRIOR TO PLACING WEARING COURSE.

6.5 THE WEARING COURSE SHALL BE ROLLED UNTIL THOROUGHLY COMPACTED BY A ROLLER BEARING APPROXIMATELY 10 TONS, BUT NOT HEAVY ENOUGH TO DAMAGE THE EXISTING ADJACENT PAVEMENT.

- NOTES:
1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTHMOVING OPERATIONS.
 2. ALL DITCHES, SWALES, AND DETENTION BASINS SHALL BE STABILIZED WITH JUTE MATTING PRIOR TO DIRECTING SURFACE RUNOFF TO THEM.
 3. AT NO TIME SHALL MORE THAN 1.5 ACRES OF SOIL BE UNSTABILIZED AT ONE TIME.
 4. THE LAND AREA EXPOSED SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AND SHALL NOT REMAIN EXPOSED MORE THAN 60 DAYS FROM INITIAL DISTURBANCE.
 5. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AND AFTER EVERY 0.5 INCHES OF RAINFALL.

- SOIL STABILIZATION:
1. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN THE AREAS TO BE PAVED;
 - b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED AND MAINTAINED.

- WINTER CONSTRUCTION:
1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1; AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
 3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD AND/OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL (NH DOT ITEM 304.3).



NOTE: SEWER MANHOLES TO CONFORM TO CURRENT CITY SPECIFICATIONS AND N.H.W.S.P.C.C. ENR 706.06.

DETAIL SHEET - LOT 501/SHEET 122

5 DANIELS STREET

NASHUA, NEW HAMPSHIRE

OWNER/APPLICANT:
 APPLICANT/OPTION HOLDER:
 5 DANIEL STREET, LLC
 10 AUTUMN GLEN CIRCLE
 NASHUA, NH 03062
 PHONE NO. (603) 261-6823

SCALE: 1" = 20' DATE: JUNE 14, 2021

Maynard & Paquette
 Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 31 Quincey Street, Nashua, NH 03060
 Phone: (603) 883-8433 Fax: (603) 883-7227

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DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & PAGE	REVISION	SHEET	TOTAL SHEETS		

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