

ABUTTERS:

LOT 520/SHEET H
WILMAR LLC
221 OSGOOD ROAD
MILFORD, NH 03055
ACCT. NO. 42585
BK. 8958/PG. 1373

LOT 50/SHEET H
PIEKARSKI REALTY HOLDINGS, LLC
561 AMHERST STREET
NASHUA, NH 03063
ACCT. NO. 29214
BK. 8040/PG. 2473

LOT 47/SHEET H
P.O. BOX 128
WINCHESTER, MA 01890
ACCT. NO. 5706
BK. 8861/PG. 1451

LOT 183/SHEET H
CONSERVANCY FOUNDATION, INC.
40 TEMPLE STREET
NASHUA, NH 03060
ACCT. NO. 39833
BK. 5386/PG. 945

LOT 178/SHEET H
WESTON ASSOCIATES DEVELOPMENT CO.
170 NEWBURY STREET
BOSTON, MA 02118
ACCT. NO. 33098
BK. 9136/PG. 92

LOT 25/SHEET H
KNIGHTSBRIDGE ARMS CONDOMINIUM ASSOCIATION
c/o SEQUEL PROPERTY MANAGEMENT
P.O. BOX 6341
NASHUA, NH 03061

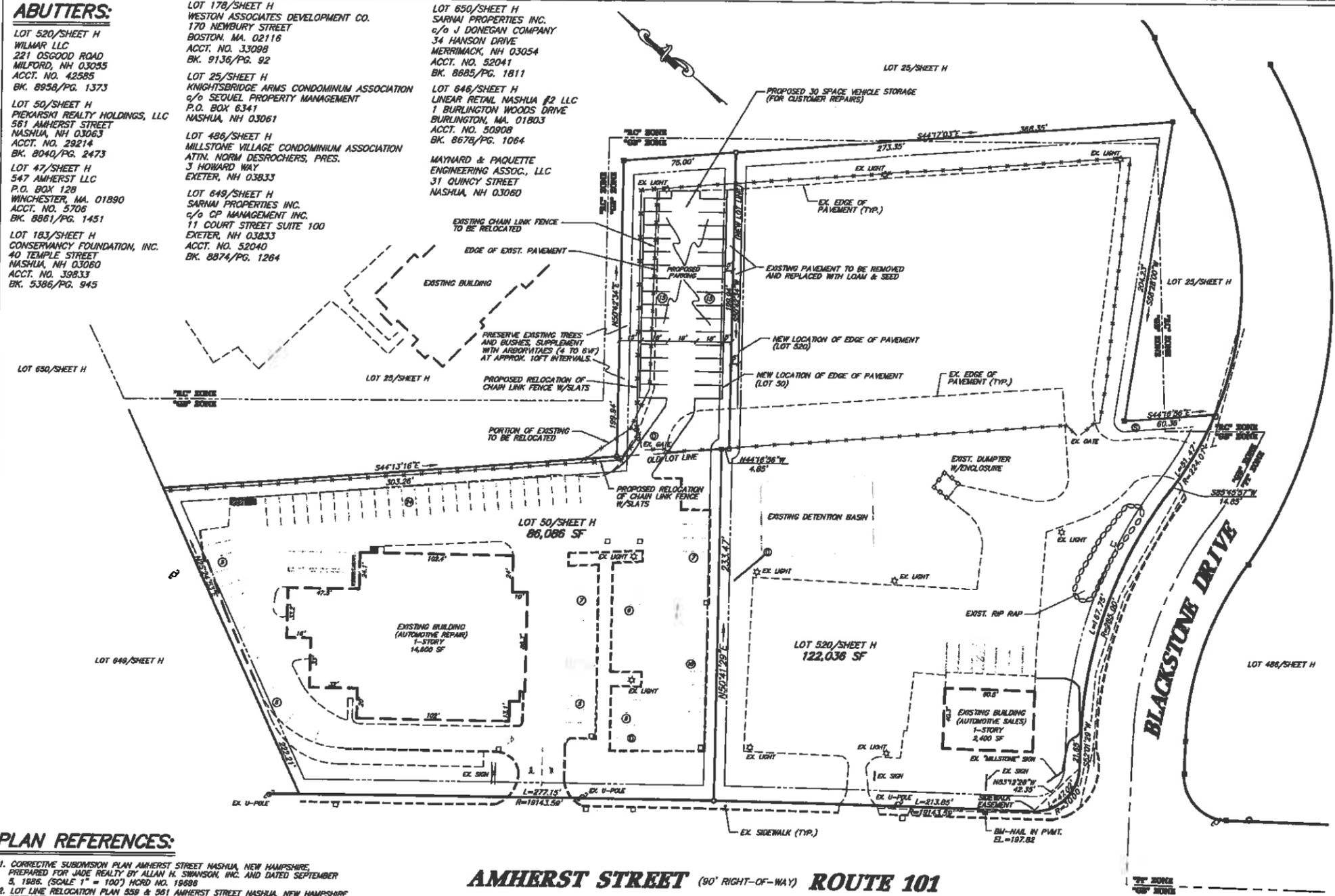
LOT 486/SHEET H
MILLSTONE VILLAGE CONDOMINIUM ASSOCIATION
ATTN: NORM DESROCHERS, PRES.
J HOWARD WAY
EXETER, NH 03833

LOT 649/SHEET H
SARNAI PROPERTIES INC.
c/o CP MANAGEMENT INC.
11 COURT STREET SUITE 100
EXETER, NH 03833
ACCT. NO. 52040
BK. 8874/PG. 1264

LOT 650/SHEET H
SARNAI PROPERTIES INC.
c/o J DONEGAN COMPANY
34 HANSON DRIVE
MERRIMACK, NH 03054
ACCT. NO. 52041
BK. 8885/PG. 1811

LOT 25/SHEET H
LINEAR RETAIL NASHUA #2 LLC
1 BURLINGTON WOODS DRIVE
BURLINGTON, MA 01803
ACCT. NO. 50908
BK. 8678/PG. 1064

LOT 648/SHEET H
MAYNARD & PAQUETTE
ENGINEERING ASSOC., LLC
31 QUINCY STREET
NASHUA, NH 03060



LEGEND

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN FOUND
- IRON PIN TO BE SET
- MINIMUM BUILDING SETBACK
- - - EXISTING BUILDING
- (47) STREET ADDRESS

VICINITY

NOTES:

- PRESENT ZONING: "GB" GENERAL BUSINESS
- THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LOT LINE BETWEEN LOT 50 & 520/SHEET H
- EXISTING USE: (LOT 50) AUTOMOTIVE REPAIR & (LOT 520) AUTOMOTIVE SALES
- PROPOSED USE: (LOT 50) AUTOMOTIVE REPAIR & (LOT 520) AUTOMOTIVE SALES
- TOTAL AREA OF PARCEL: 208,122 SF
- LOT IS PRESENTLY SERVED BY PENNICHUCK WATER AND PUBLIC SEWER.
- DIMENSIONAL REQUIREMENTS:

(LOT 50)		
	EXISTING	PROPOSED
MINIMUM LOT AREA: 10,000 SF	71,147 SF	86,086 SF
FRONT YARD SETBACK: 10 FEET	50.4 FEET	50.4 FEET
SIDE YARD SETBACK: 7 FEET	34.8 FEET	34.8 FEET
REAR YARD SETBACK: 7 FEET	51.4 FEET	51.4 FEET
MIN. LOT WIDTH: 50 FEET	281.5 FEET	281.5 FEET
MIN. LOT FRONTAGE: 50 FEET	277.15 FEET	277.15 FEET
MIN. LOT DEPTH: 75 FEET	221 FEET	221 FEET
MIN. OPEN SPACE: 10%	21%	25%

(LOT 520)		
	EXISTING	PROPOSED
MINIMUM LOT AREA: 10,000 SF	136,975 SF	122,036 SF
FRONT YARD SETBACK: 10 FEET	32.1 FEET	32.1 FEET
SIDE YARD SETBACK: 7 FEET	151.49 FEET	151.49 FEET
REAR YARD SETBACK: 10 FEET	151.9 FEET	151.9 FEET
MIN. LOT WIDTH: 50 FEET	441 FEET	441 FEET
MIN. LOT FRONTAGE: 50 FEET	516.59 FEET	516.59 FEET
MIN. LOT DEPTH: 75 FEET	289 FEET	289 FEET
MIN. OPEN SPACE: 10%	48%	45%
- AREAS OF EXCHANGE:

	OLD AREA	NEW AREA	AREA OF EXCHANGE
LOT 50	71,147 SF	86,086 SF	+14,939 SF
LOT 520	136,975 SF	122,036 SF	-14,939 SF
	208,122 SF	208,122 SF	0 SF
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN ON SITE INVESTIGATION BY A PROFESSIONAL ENGINEER ESTABLISHES THAT SPECIFIC BUILDING SITE IS LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO INTERFERE WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL MEASURES SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY WHATSOEVER, OR CONVERT OR ALTER A STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA.
- PRIOR TO ANY WORK BEING CONDUCTED AN ON SITE PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW THE PROPOSED WORK.
- N.F.I.P. F.L.R.M. COMMUNITY PANEL NUMBER J3011C0491D INDICATES THAT THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.
- THE SITE IS LOCATED WITHIN THE WATERSHED PROTECTION DISTRICT.
- PLAN COMPLIES WITH MINIMUM REQUIREMENTS.
- THERE ARE NO WETLANDS ON-SITE.
- VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT:
 - NOVEMBER 12, 2008: VARIANCE TO ALLOW 100% OF THE LOT TO BE USED FOR AUTO SALES WITH THE FOLLOWING SPECIAL CONDITIONS: 1) THE SETBACK AREAS WILL BE MAINTAINED 2) NO OUTDOOR STORAGE OF PARTS, SUPPLIES OR INVENTORY. 3) THE BUILDING IS ONE STORY, AND WILL NOT BE EXPANDED.
 - AUGUST 28, 2018: TO ALLOW A CONVENIENCE STORE/GASOLINE STATION WITHIN 750 FEET FROM PROPERTY LINE TO ANOTHER GAS STATION - 512 FEET PROPOSED.
 - JULY 28, 2009: VARIANCE TO ENCRoACH 23 FEET INTO THE 30 FOOT REQUIRED FRONT YARD SETBACK TO MAINTAIN A LANDSCAPE BLOCK PATIO WITH BENCHES AND SHRUBS.

PLAN REFERENCES:

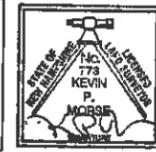
- CORRECTIVE SUBDIVISION PLAN AMHERST STREET NASHUA, NEW HAMPSHIRE, PREPARED FOR JADE REALTY BY ALLAN H. SWANSON, INC. AND DATED SEPTEMBER 5, 1988. (SCALE 1" = 100') HCRD NO. 19888
- LOT LINE RELOCATION PLAN 539 & 561 AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR MARK & WILFRED PIEKARSKI & RITA DESCHENES BY MAYNARD & PAQUETTE, INC. AND DATED MAY 6, 1994. (SCALE 1" = 40')
- SITE PLAN MAP H LOT 520 FLOWERRAMA & BLACKSTONE DRIVE NASHUA, NH PREPARED FOR RICHARD H. COOKE BY TR MORAN DATED MARCH 3, 1989 (SCALE 1"=20') NR NO. 1943
- SITE PLAN/CONDITIONAL USE PERMIT PLAN LOT 520/SHEET H & 4 BLACKSTONE DRIVE NASHUA, NEW HAMPSHIRE PREPARED FOR WILFRED J. PIEKARSKI REVOCABLE TRUST BY MAYNARD & PAQUETTE ENGINEERING ASSOC., LLC AND DATED AUGUST 21, 2007. (SCALE 1"=20')
- LOT LINE RELOCATION PLAN LOTS 49 & 50/SHEET H 539 & 561 AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR PIEKARSKI REALTY HOLDINGS, LLC BY MAYNARD & PAQUETTE ENGINEERING ASSOC., LLC AND DATED SEPTEMBER 9, 2008. (SCALE 1"=40')

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

SECRETARY	DATE
CHAIRMAN	DATE

WILMAR LLC	DATE
PIEKARSKI REALTY HOLDINGS, LLC	DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1-5 AND A FIELD SURVEY MADE ON THE GROUND IN JULY 2008 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



SCALE: 1" = 40' DATE: FEBRUARY 24, 2020

Maynard & Paquette Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH 03060
Phone: (603)883-8433 Fax: (603)889-7227

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