

**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  
581 AMHERST STREET  
NASHUA, NH 03063  
ACCT. NO. 29214  
BK. 8040/Pg. 2473

LOT 47/SHEET H  
547 AMHERST LLC  
P.O. BOX 128  
WINCHESTER, MA 01890  
ACCT. NO. 5706  
BK. 8881/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 02116  
ACCT. NO. J3098  
BK. 9136/Pg. 92

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

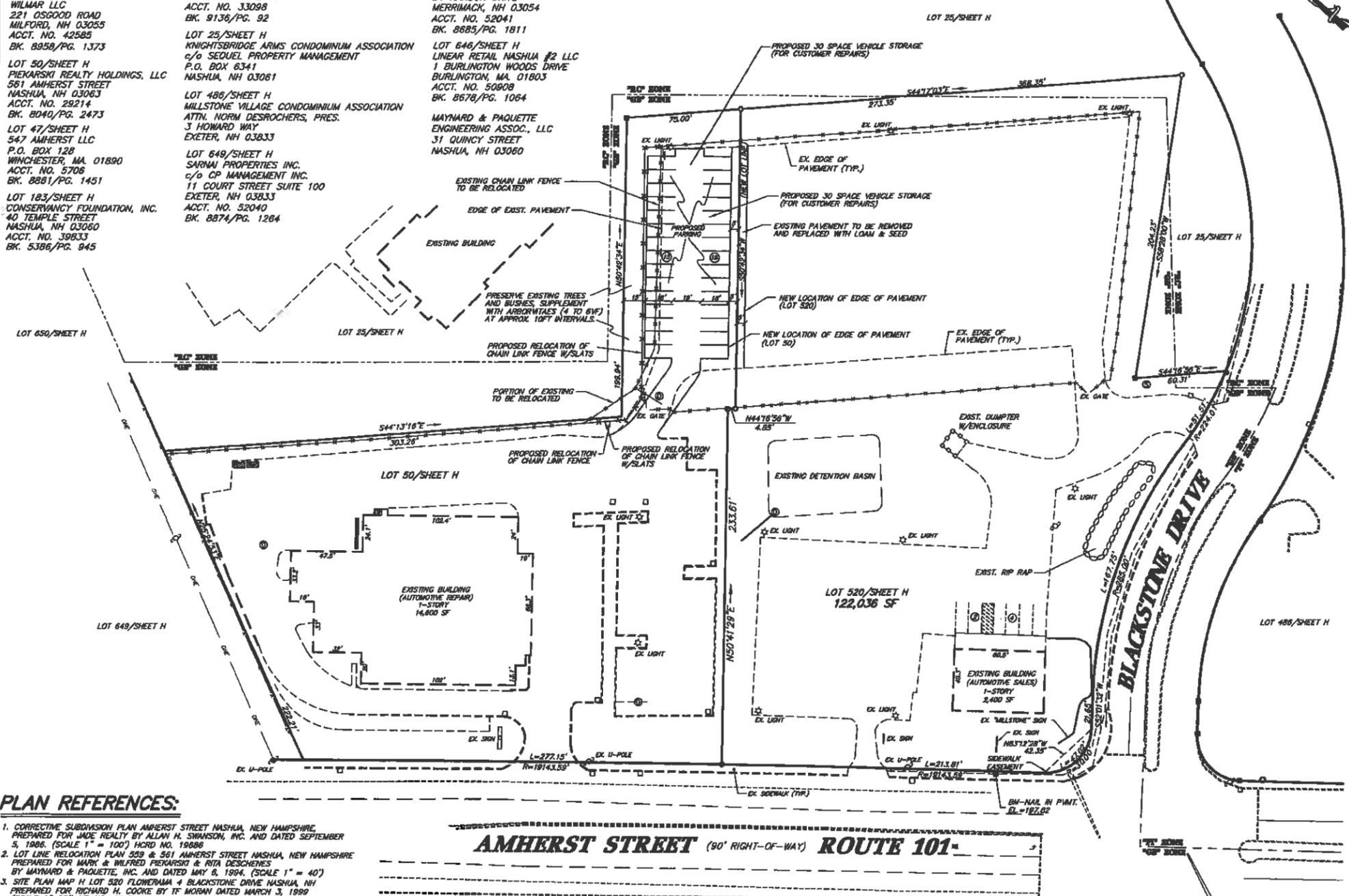
LOT 486/SHEET H  
MILLSTONE VILLAGE CONDOMINIUM ASSOCIATION  
ATTN. NORM DESROCHERS, PRES.  
3 HOWARD WAY  
EXETER, NH 03833

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. 8685/Pg. 1811

LOT 646/SHEET H  
LINEAR RETAIL NASHUA #2 LLC  
1 BURLINGTON WOODS DRIVE  
BURLINGTON, MA 01803  
ACCT. NO. 50908  
BK. 8678/Pg. 1064

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
- ④ STREET ADDRESS

**VICINITY**

**NOTES:**

1. PRESENT ZONING: "GB" GENERAL BUSINESS
2. THE PURPOSE OF THIS PLAN IS TO AMEND MR1943 BY RELOCATING THE LOT LINE BETWEEN LOT 50 & 520 AND TO SHOW THE EXISTING IMPROVEMENTS TO THE SITE.
3. EXISTING USE: AUTOMOTIVE SALES
4. PROPOSED USE: AUTOMOTIVE SALES
5. TOTAL AREA OF PARCEL: 122,036 SF
6. LOT IS PRESENTLY SERVED BY PENNICHUCK WATER AND PUBLIC SEWER.
7. DIMENSIONAL REQUIREMENTS:
 

	EXISTING	PROPOSED
MINIMUM LOT AREA:	10,000 SF	122,036 SF
FRONT YARD SETBACK:	10 FEET	32.1 FEET
SIDE YARD SETBACK:	7 FEET	151.49 FEET
REAR YARD SETBACK:	10 FEET	151.9 FEET
MIN. LOT WIDTH:	50 FEET	441 FEET
MIN. LOT FRONTAGE:	50 FEET	516.59 FEET
MIN. LOT DEPTH:	75 FEET	289 FEET
MIN. OPEN SPACE:	10%	45%
8. REQUIRED ON-SITE PARKING:
  - LUC 45, 2400 SF AUTO SALES/OFFICE @ 1 SP/500 SF, 5 SPACES MIN, 16 SPACES MAX.
  - TOTAL PROPOSED - 6 SPACES, INCLUDING 1 H/C SPACE
9. 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.
10. 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.
11. 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 SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY OF NASHUA.
12. SITE IMPROVEMENTS SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS, GRADES AND NUMBER OF PARKING SPACES.
13. ALL SIGNS SHALL CONFORM TO CHAPTER 190, DIVISION 91, ARTICLE X OF THE CITY OF NASHUA ORDINANCES, AND SIGN PERMITS SHALL BE SECURED PRIOR TO INSTALLATION. (NONE PROPOSED)
14. LIGHTING SHALL BE DIRECTED ON SITE, AWAY FROM TRAFFIC INTERFERENCE, AND SHALL CONFORM TO CHAPTER 190, DIVISION 86, ARTICLE IX OF THE CITY OF NASHUA ORDINANCES. (NONE PROPOSED)
15. LANDSCAPING SHALL CONFORM TO CHAPTER 190, DIVISION 180, ARTICLE XXVII OF THE CITY OF NASHUA ORDINANCES. (NONE PROPOSED)
16. LOT IS SERVED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
17. 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.
18. N.F.I.P. F.I.R.M. COMMUNITY PANEL NUMBER J301100491D INDICATES THAT THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN.
19. THE SITE IS LOCATED WITHIN THE WATERSHED PROTECTION DISTRICT.
20. STREET RETORATION SHALL BE IN ACCORDANCE WITH CHAPTER 285, DIVISION 11 OF THE CITY OF NASHUA ORDINANCE. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED TO THE SATISFACTION OF THE DIVISION OF PUBLIC WORKS. (NO NEW PUBLIC R.O.W.'S THIS PROJECT)
21. PLAN COMPLES WITH MINIMUM REQUIREMENTS.
22. THERE ARE NO WETLANDS ON-SITE.
23. SITE IMPROVEMENTS DEPICTED ON THIS PLAN SHALL CONFORM TO TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND NUMBER OF SPACES.
24. VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT:
  - A) NOVEMBER 12, 2008: VARIANCE TO ALLOW 100% OF LOT TO BE USED FOR AUTO SALES WITH THE FOLLOWING 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.
  - B) AUGUST 28, 2018: TO ALLOW A CONVENIENCE STORE/GASOLINE STATION WITHIN 750 FEET FROM PROPERTY LINE TO ANOTHER GAS STATION - 512 FEET PROPOSED.
  - C) JULY 28, 2008: VARIANCE TO ENCHROACH 23 FEET INTO THE 30 FOOT REQUIRED FRONT YARD SETBACK TO MAINTAIN A LANDSCAPE BLOCK PATIO WITH BENCHES AND SHRUBS.

**PLAN REFERENCES:**

1. CORRECTIVE SUBDIVISION PLAN AMHERST STREET NASHUA, NEW HAMPSHIRE, PREPARED FOR JUDE REALTY BY ALLAN H. SWANSON, INC. AND DATED SEPTEMBER 5, 1986. (SCALE 1" = 100') HCRD NO. 1988B
2. LOT LINE RELOCATION PLAN 520 & 561 AMHERST STREET NASHUA, NEW HAMPSHIRE, PREPARED FOR MARK & WILFRED PIEKARSKI & RITA DESCHENES BY MAYNARD & PAQUETTE, INC. AND DATED MAY 8, 1994. (SCALE 1" = 40')
3. SITE PLAN MAP H LOT 520 FLOWERHAM 4 BLACKSTONE DRIVE NASHUA, NH PREPARED FOR RICHARD H. COOKE BY TF MORAN DATED MARCH 3, 1999 (SCALE 1"=20') NR NO. 1843
4. 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')
5. LOT LINE RELOCATION PLAN LOTS 49 & 50/SHEET H 559 & 581 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

I, THE UNDERSIGNED, DO HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS 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.

WILMAR 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 DECEMBER 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

SITE PLAN - LOT 520/SHEET H  
**4 BLACKSTONE DRIVE**  
NASHUA, NEW HAMPSHIRE

OWNER:  
WILMAR LLC  
221 OSGOOD ROAD  
MILFORD, NH 03055

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)883-7227

KPM	APB	CHECKED	APPROVED	BOOK & PAGE	REVISION	DATE	JOB NUMBER
							12428

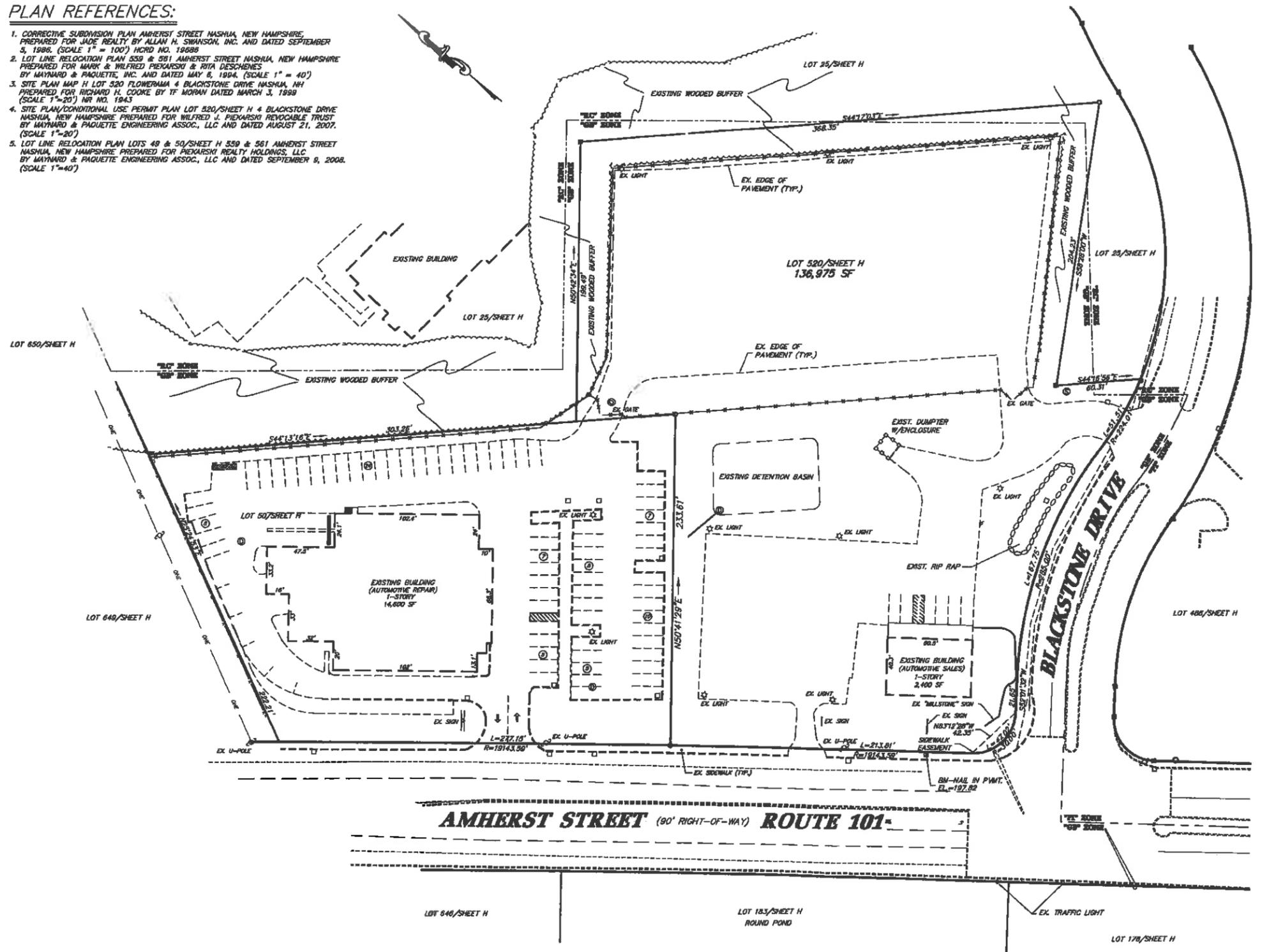
**PLAN REFERENCES:**

1. CORRECTIVE SUBDIVISION PLAN AMHERST STREET NASHUA, NEW HAMPSHIRE, PREPARED FOR JADE REALTY BY ALLAN H. SWANSON, INC. AND DATED SEPTEMBER 5, 1986. (SCALE 1" = 100') HCRD NO. 19886
2. LOT LINE RELOCATION PLAN 559 & 561 AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR MARK & WILFRED PIKARSKI & SIRA DESCHENES BY MAYNARD & PAQUETTE, INC. AND DATED MAY 6, 1994. (SCALE 1" = 40')
3. SITE PLAN MAP H LOT 520 FLOWERMAN & BLACKSTONE DRIVE NASHUA, NH PREPARED FOR RICHARD H. COOKE BY TF MORAN DATED MARCH 3, 1989 (SCALE 1"=20') NR NO. 1943
4. SITE PLAN/CONDITIONAL USE PERMIT PLAN LOT 520/SHEET H & BLACKSTONE DRIVE NASHUA, NEW HAMPSHIRE PREPARED FOR WILFRED J. PIKARSKI REVOCABLE TRUST BY MAYNARD & PAQUETTE ENGINEERING ASSOC., LLC AND DATED AUGUST 21, 2007. (SCALE 1"=20')
5. LOT LINE RELOCATION PLAN LOTS 48 & 50/SHEET H 559 & 561 AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR PIKARSKI REALTY HOLDINGS, LLC BY MAYNARD & PAQUETTE ENGINEERING ASSOC., LLC AND DATED SEPTEMBER 9, 2008. (SCALE 1"=40')

**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**



EXISTING CONDITIONS PLAN - LOT 520/SHEET H  
**4 BLACKSTONE DRIVE**  
**NASHUA, NEW HAMPSHIRE**

OWNER:  
 WILMAR LLC  
 221 OSGOOD ROAD  
 MILFORD, NH 03055

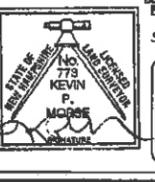
SCALE: 1" = 40'      DATE: FEBRUARY 24, 2020

**Maynard & Paquette**  
 Engineering Associates, LLC  
 Consulting Engineers and Land Surveyors  
 31 Quincy Street, Nashua, N.H. 03060  
 Phone: (603)863-8433 Fax: (603)863-7227

APPROVED BY THE CITY OF NASHUA PLANNING BOARD

SECRETARY	DATE
CHAIRMAN	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 DECEMBER 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



KPM	APB	D	12428
DESIGNED	DRAWN	CHECKED	APPROVED
BOOK & PAGE	REVISION	SIZE	JOB NUMBER

NO.	DATE	REVISIONS PER PLANNING DEPT. & ENGINEERING DEPT. COMMENTS	APP BY
1	4/6/2020		