

LEGEND

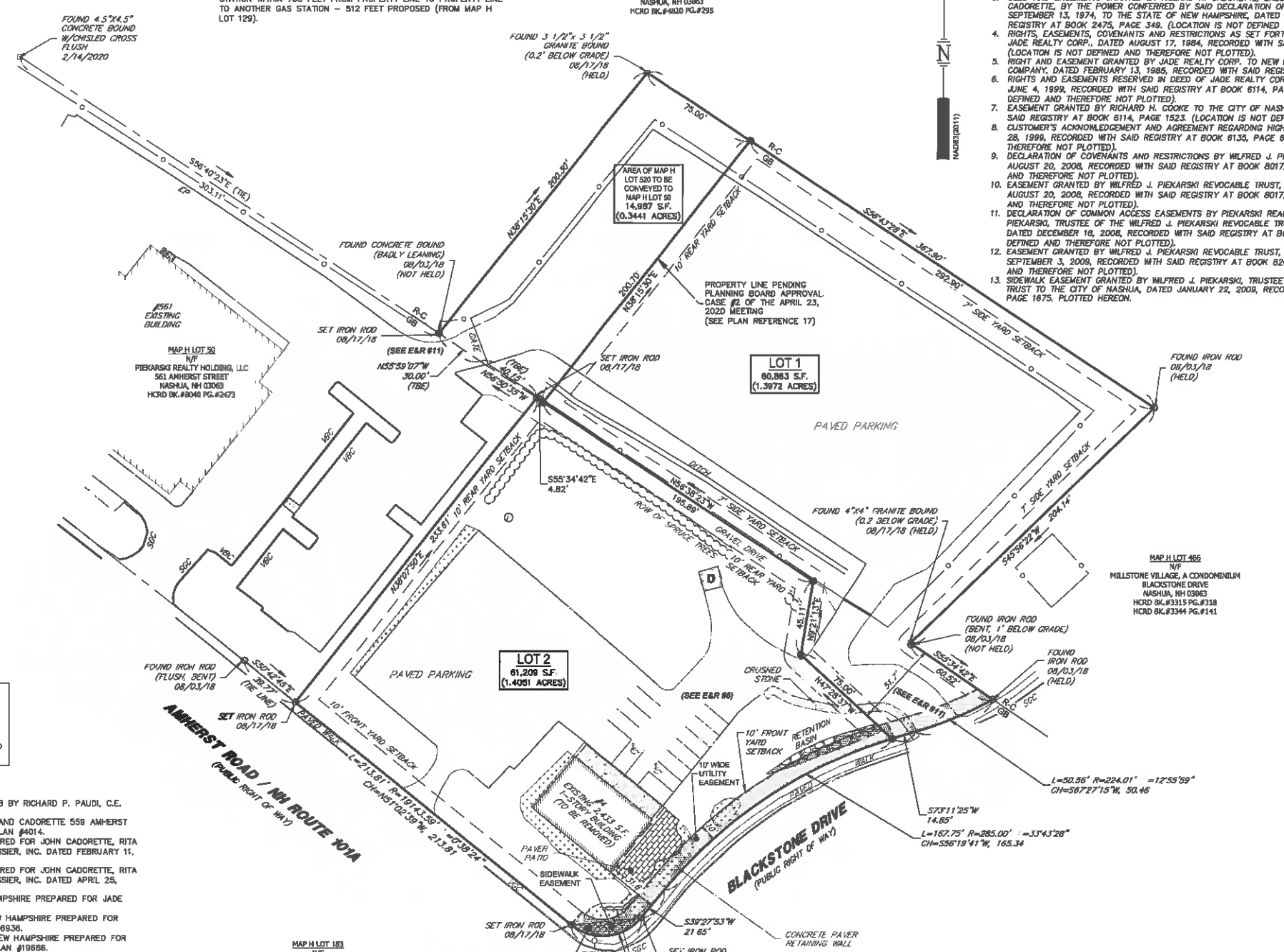
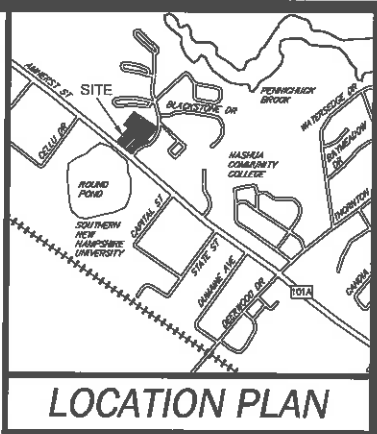
- BK./Pg. BOOK & PAGE
CHRD CHORD
EP EDGE OF PAVEMENT
E&R EASEMENTS AND RESTRICTIONS
GB GENERAL BUSINESS ZONE
HCRD HILLSBOROUGH COUNTY
REGISTRY OF DEEDS
LENGTH
N/F NOW OR FORMERLY
R-C CURB RESIDENCE ZONE
R RADIUS
SGC SLOPED GRANITE CURB
S.F. SQUARE FEET
TBE TO BE ELIMINATED
VBC VERTICAL BITUMINOUS CURB
VOC VERTICAL GRANITE CURB
A CENTRAL ANGLE
MAP H LOT 520 ASSESSORS MAP & PARCEL NUMBER
MONUMENT TO BE SET
HANDICAP PARKING
TRAFFIC SIGNAL
DUMPSTER
PROPERTY LINE
CHAINLINK FENCE
CONCRETE PAVERS
LANDSCAPED AREA
CRUSHED STONE WALK
RIPRAP
CONCRETE
UTILITY EASEMENT
SIDEWALK EASEMENT
PAVEMENT

VARIANCES GRANTED:

ON AUGUST 28, 2018 THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING VARIANCE FROM THE OF THE CITY OF NASHUA LAND USE CODE:
SECTION 190-45 (A) - TO ALLOW A CONVENIENCE STORE/GASOLINE STATION WITHIN 750 FEET FROM PROPERTY LINE TO PROPERTY LINE TO ANOTHER GAS STATION - 512 FEET PROPOSED (FROM MAP H LOT 129).

EASEMENTS AND RESTRICTIONS:

- 1. RIGHTS AND EASEMENTS GRANTED IN DEED OF A. ROLAND CADORETTE AND BLANCHE M. CADORETTE TO JOHN A. CADORETTE AND ELAINE M. CADORETTE, DATED MAY 1, 1992, RECORDED WITH SAID REGISTRY AT BOOK 1683, PAGE 151. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
2. DEED AND EASEMENT GRANTED BY MARIE A. CADORETTE TO THE STATE OF NEW HAMPSHIRE, DATED AUGUST 3, 1976, RECORDED WITH SAID REGISTRY AT BOOK 2473, PAGE 506. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
3. DEED AND EASEMENTS GRANTED BY ROLAND A. CADORETTE, EXECUTOR OF THE ESTATE OF A. ROLAND CADORETTE, BY THE POWER CONFERRED BY SAID DECLARATION OF TRUST IN HILLSBOROUGH COUNTY, DATED SEPTEMBER 13, 1974, TO THE STATE OF NEW HAMPSHIRE, DATED AUGUST 10, 1976, RECORDED WITH SAID REGISTRY AT BOOK 2475, PAGE 348. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
4. RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS AS SET FORTH IN DEED OF JOHN A. CADORETTE TO JADE REALTY CORP., DATED AUGUST 17, 1984, RECORDED WITH SAID REGISTRY AT BOOK 3189, PAGE 613. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
5. RIGHT AND EASEMENT GRANTED BY JADE REALTY CORP. TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED FEBRUARY 13, 1985, RECORDED WITH SAID REGISTRY AT BOOK 3290, PAGE 305.
6. RIGHTS AND EASEMENTS RESERVED IN DEED OF JADE REALTY CORPORATION TO RICHARD H. COOKE, DATED JUNE 4, 1989, RECORDED WITH SAID REGISTRY AT BOOK 6114, PAGE 1521. (EASEMENT LIMITS ARE NOT DEFINED AND THEREFORE NOT PLOTTED).
7. EASEMENT GRANTED BY RICHARD H. COOKE TO THE CITY OF NASHUA, DATED JUNE 4, 1989, RECORDED WITH SAID REGISTRY AT BOOK 6114, PAGE 1523. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
8. CUSTOMER'S ACKNOWLEDGEMENT AND AGREEMENT REGARDING HIGH PRESSURE WATER SERVICE DATED JUNE 28, 1989, RECORDED WITH SAID REGISTRY AT BOOK 6130, PAGE 65. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
9. DECLARATION OF COVENANTS AND RESTRICTIONS BY WILFRED J. PIEKARSKI REVOCABLE TRUST, LLC, DATED AUGUST 20, 2008, RECORDED WITH SAID REGISTRY AT BOOK 8017, PAGE 2370. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
10. EASEMENT GRANTED BY WILFRED J. PIEKARSKI REVOCABLE TRUST, LLC TO THE CITY OF NASHUA, DATED AUGUST 20, 2008, RECORDED WITH SAID REGISTRY AT BOOK 8017, PAGE 2377. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
11. DECLARATION OF COMMON ACCESS EASEMENTS BY PIEKARSKI REALTY HOLDINGS, LLC AND WILFRED J. PIEKARSKI, TRUSTEE OF THE WILFRED J. PIEKARSKI REVOCABLE TRUST U/D/T DECEMBER 17, 1991, SAID DEED DATED DECEMBER 18, 2008, RECORDED WITH SAID REGISTRY AT BOOK 8040, PAGE 2481. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
12. EASEMENT GRANTED BY WILFRED J. PIEKARSKI REVOCABLE TRUST, LLC TO THE CITY OF NASHUA, DATED SEPTEMBER 3, 2008, RECORDED WITH SAID REGISTRY AT BOOK 8203, PAGE 1671. (LOCATION IS NOT DEFINED AND THEREFORE NOT PLOTTED).
13. SIDEWALK EASEMENT GRANTED BY WILFRED J. PIEKARSKI, TRUSTEE OF THE WILFRED J. PIEKARSKI REVOCABLE TRUST TO THE CITY OF NASHUA, DATED JANUARY 22, 2009, RECORDED WITH SAID REGISTRY AT BOOK 8203, PAGE 1675. PLOTTED HEREON.



NOTES:

- 1. THE PARCEL IS LOCATED IN THE GENERAL BUSINESS ZONE (GB) & WATER SUPPLY PROTECTION DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF NASHUA ASSESSOR'S MAP H AS LOT 520. THE PARCEL IS SHOWN IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) ON FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, PANELS 491 & 492 OF 701, CITY OF NASHUA, MAP NUMBERS 33011C0491D & 33011C0492D WITH EFFECTIVE DATE SEPTEMBER 25, 2008.
3. OWNER OF RECORD: MAP H LOT 520 WILMAR, LLC 221 OSOOND ROAD MILFORD, NH 03055 603-863-8900 HCRD BK.#8958 PG.#1373
TOTAL AREA: 137,059 S.F. (3.1484 ACRES)
PROPOSED LOT 1: 60,883 S.F. (1.3972 ACRES)
PROPOSED LOT 2: 61,209 S.F. (1.4051 ACRES)
4. DIMENSIONAL REQUIREMENTS:
MAXIMUM DENSITY: 12.5
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM LOT WIDTH: 50 FT
MINIMUM FRONTAGE: 50 FT
MINIMUM LOT DEPTH: 75 FT
MINIMUM FRONT SETBACK: 10 FT
MINIMUM SIDE SETBACK: 7 FT
MINIMUM REAR SETBACK: 10 FT
MAXIMUM HEIGHT: 60 FT
MAXIMUM STORIES: 5
OPEN SPACE PERCENTAGE: 10
MAXIMUM FLOOR AREA RATIO: 1.25
PER TABLE 18-3 DIMENSIONAL MATRIX OF THE ZONING ORDINANCE OF THE CITY OF NASHUA.
5. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
6. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP H LOT 520 INTO TWO PARCELS AND TO ACCOMPANY A SITE PLAN REVIEW APPLICATION PACKAGE. THIS SHEET DEPICTS THE SUBDIVISION OF LAND AND IS TO BE RECORDED AT THE HCRD. SEE SHEETS S-01 FOR EXISTING SITE FEATURES AND UTILITY LOCATIONS AND SEE SHEETS C-01 THRU C-18 FOR PROPOSED SITE FEATURES AND UTILITIES ON FILE WITH THE CITY OF NASHUA AS PLANNING BOARD CASE # OF THE CITY OF NASHUA'S PLANNING BOARD MEETING HELD ON JUNE 18, 2020.
7. FIELD SURVEY COMPLETED BY TCE ON AUGUST 10, 17, 2018 AND IN MAY 2019 USING A TOPCON DS103 AND A TOPCON FG-5000 DATA COLLECTOR AND TOPCON HIPER-V.
8. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
9. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TPI MORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
10. NO WETLANDS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.

PLANNING BOARD CASE #

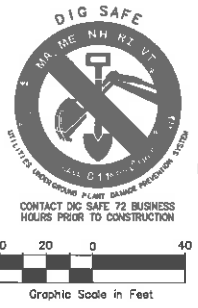
Table with columns for APPROVED: NASHUA PLANNING BOARD, CHAIRMAN, SECRETARY, DATE SIGNED.

PLAN REFERENCES:

- 1. "PLAN OF PROPERTY OF J. B. CADORETTE, NASHUA, N.H." SURVEYED MARCH 1938 BY RICHARD P. PAULI, C.E. HCRD PLAN #648.
2. "SUBDIVISION LAND OF A. ROLAND CADORETTE, NASHUA, N.H. SURVEYED BY ROLAND CADORETTE 559 AMHERST ST. NASHUA, N.H." SURVEY BY ROLAND R. GIROUARD, DATED JAN. 1969. HCRD PLAN #4014.
3. "CONSOLIDATION & LOT LINE RELOCATION PLAN OF LAND IN NASHUA, N.H. PREPARED FOR JOHN CADORETTE, RITA DESCHENES, RACHEL LEDOUX & RONALD A. CADORETTE" BY DAVIS, BENOIT & TESSIER, INC. DATED FEBRUARY 11, 1983. HCRD PLAN #15496.
4. "CONSOLIDATION & LOT LINE RELOCATION PLAN OF LAND IN NASHUA, N.H. PREPARED FOR JOHN CADORETTE, RITA DESCHENES, RACHEL LEDOUX & RONALD A. CADORETTE" BY DAVIS, BENOIT & TESSIER, INC. DATED APRIL 25, 1983. HCRD PLAN #15598.
5. "FINAL SUBDIVISION PLAN (LOT 25 MAP 'H') AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY" BY ALLAN H. SWANSON, INC., DATED 18 MAY 1984. HCRD PLAN #18948.
6. "CONSOLIDATION PLAN (LOT 25 & 486, MAP 'H') AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY" BY ALLAN H. SWANSON, INC., DATED 18 MAY 1984. HCRD PLAN #18938.
7. "CORRECTIVE SUBDIVISION PLAN (LOT 25, MAP 'H') AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY" BY ALLAN H. SWANSON, INC., DATED 5 SEPTEMBER 1986. HCRD PLAN #19886.
8. "AS BUILT CONDOMINIUM PLAN (LOT 25, MAP 'H') KNIGHTS BRIDGE ARMS 'A' CONDOMINIUM BLACKSTONE DRIVE NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY" BY ALLAN H. SWANSON, INC., DATED 29 SEPTEMBER 1987. HCRD PLAN #22207.
9. "LOT LINE RELOCATION PLAN - LOTS 49 & 50 / SHEET H 559 & 561 AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR MARK & WILFRED PIEKARSKI (LOT 50) & RITA DESCHENES (LOT 49)" BY MAYNARD & PAQUETTE, INC. DATED MAY 9, 1994. HCRD PLAN #26977.
10. "LOT LINE RELOCATION PLAN - LOTS 49 & 50 / SHEET H 559 & 581 AMHERST STREET NASHUA, NEW HAMPSHIRE" BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED SEPTEMBER 9, 2008 AND REVISION 01 DATED 9/9/08. HCRD PLAN #36241.
11. "CONSOLIDATION PLAN - LOTS 49 & 520 / SHEET H 559 AMHERST STREET 4 BLACKSTONE DRIVE NASHUA, NEW HAMPSHIRE" BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED SEPTEMBER 9, 2008 AND REVISION 02 DATED 12/17/08. HCRD PLAN #36306.
12. "EASEMENT RELEASE DISPLAY PLAN (MAP 'H', LOT 625) 565 AMHERST STREET NASHUA, NEW HAMPSHIRE PREPARED FOR/RECORD OWNER: JB NASHUA RETAIL, LLC" BY HSI HAYNER/SWANSON, INC. DATED 20 AUGUST 2015. HCRD PLAN #38747.
13. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. U-010-(10) N.H. PROJECT NO. P-1330-B RELOCATION OF N.H. ROUTE 101A CITY OF NASHUA COUNTY OF HILLSBOROUGH" PREPARED BY WRIGHT, PIERCE, BARNES & WYMAN ENGINEERS" DATED SEPTEMBER 1975. HCRD PLAN 09867.
14. "SITE PLAN/CONDITIONAL USE PERMIT PLAN - LOT 520 / SHEET H 4 BLACKSTONE DRIVE NASHUA, NEW HAMPSHIRE" BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED SEPTEMBER 9, 2008 AND REVISION 02 DATED 12/17/08. PLAN IS NOT RECORDED.
15. "CITY OF NASHUA, NEW HAMPSHIRE BOARD OF PUBLIC WORKS SEWAGE WORKS IMPROVEMENTS SPECTACLE BROOK INTERCEPTOR AMHERST STREET STA.115+30 TO STA.127+35" BY CAMP, DRESSER & MCKEE CONSULTING ENGINEERS BOSTON, MASS., DATED OCT. 1982. PLAN NOT RECORDED.
16. "PLAN AND PROFILE BLACKSTONE DRIVE, NASHUA, NEW HAMPSHIRE PREPARED FOR JADE REALTY" PREPARED BY ALLAN H. SWANSON, INC. DATED JUNE 16 1984 WITH REVISION 3 DATED FEBRUARY 5, 1988. PLAN NOT RECORDED.
17. "LOT LINE RELOCATION PLAN - LOTS 50 & 520 SHEET H 4 BLACKSTONE DRIVE & 561 AMHERST STREET NASHUA, NEW HAMPSHIRE" BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, DATED FEBRUARY 24, 2020. PLAN NOT RECORDED.

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MAP H LOT 178
WESTON ASSOCIATES DEVELOPMENT COMPANY, INC.
170 NEWBURY STREET
BOSTON, MA 02116
HCRD BK.#9136 PG.#0092



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN AUGUST 2018 & MAY 2019. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSEURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

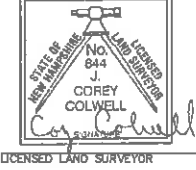


Table with columns: REV, DATE, DESCRIPTION, DR, CK. Includes a signature line and date 05-07-2020.

TAX MAP H LOT 520
SUBDIVISION PLAN
OF
4 BLACKSTONE DRIVE
NASHUA, NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH
OWNED BY
WILMAR LLC
SCALE: 1" = 40' (22x34)
1" = 80' (11x17)
MAY 7, 2020

TFM logo and contact information: Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists. 170 Commerce Way, Suite 102, Portsmouth, NH 03801. Phone (603) 431-2222. Fax (603) 431-0910. www.tfmoran.com