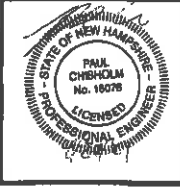


- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW INFORMATION REGARDING A PROPOSED VEHICLE STORAGE LOT, CAPABLE OF STORING 406 VEHICLES, AND NO OTHER PURPOSE.
 - TOTAL SITE AREA = 220,698 SF, OR 5.006 ACRES.
 - TAX MAPS 128 LOTS 31, 32 & 84 AND MAP 132 LOTS 38 & 84 INDICATE CITY OF NASHUA TAX ASSESSORS MAP AND LOT NUMBER.
 - PRESENT OWNER OF RECORD
 ROSCOMMON INVESTMENTS, LLC
 147 DANIEL WEBSTER HIGHWAY
 NASHUA, NH 03060
- | PRESENT ZONING: | URBAN RESIDENCE DISTRICT (R-A) | HIGHWAY BUSINESS DISTRICT (HB) |
|----------------------------|--------------------------------|--------------------------------|
| MINIMUM BUILDING SETBACKS: | | |
| - FRONT | 25 FT | 20 FT |
| - SIDE | 10 FT | 10 FT |
| - REAR | 25 FT | 20 FT |
| LOT DIMENSIONS: | REQUIRED | PROPOSED LOT 38 |
| - AREA | 20,000 SF | 220,698 SF |
| - FRONTAGE | 80 FT | 208.98 FT |
| - WIDTH | 100 FT | 208.98 FT |
| - DEPTH | 80 FT | 107.13 FT |
| - OPEN SPACE | 20% | 42.5% |
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER OF 2017.
 - HORIZONTAL DATUM IS NAD 83, NORTH ORIENTATION IS NAD 83, VERTICAL DATUM IS NGVD29.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CITY OF NASHUA NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 330097 0822E PANEL NUMBER 656 OF 701, EFFECTIVE DATE: APRIL 19, 2011 INDICATES THAT NO PORTION OF THE SUBJECT PREMISES IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREIN ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
 - PROPOSED SNOW STORAGE AREAS ARE SHOWN AS APPROXIMATE. PLOWING SHALL BE DONE IN SUCH A FASHION AS TO NOT DAMAGE OR ADVERSELY IMPACT ANY LANDSCAPED FEATURES. SHOULD THE VOLUME OF ACCUMULATED SNOW EXCEED THE CAPACITY OF THE ON-SITE STORAGE AS SHOWN ON THIS PLAN, THE EXCESS SNOW SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS.
 - THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE CITY OF NASHUA TO SCHEDULE A PRECONSTRUCTION MEETING WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
 - ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-23, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
 - THE CITY SHALL RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
 - THIS SITE IS SERVICED BY PENNACHTUCK WATER AND SEWER.
 - ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLAN AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
 - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURES SHOWN ON THIS PLAN IN ANY WAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT APPROVAL FROM THE CITY.
 - STREET RESTORATION TO BE IN ACCORDANCE WITH NRO 288-13.
 - THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS SET FORTH IN THE NASHUA LAND USE CODE.
 - DRAIN LINES WILL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
 - ALL LIGHTING SHALL CONFORM TO THE NASHUA LAND USE CODE.
 - A BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE CITY'S RIGHT OF WAY.
 - NEW UTILITIES, BOTH MAIN AND SERVICE CONNECTIONS, SHALL BE PROVIDED UNDERGROUND AND INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
 - THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 185,840 SQUARE FEET.
 - UTILITY INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVICING 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.
 - HOURS OF OPERATION AND ALL SITE DELIVERIES WILL BE FROM 7 A.M. TO 7 P.M.
 - A WAIVER HAS BEEN REQUESTED OF THE PLANNING BOARD FROM SECTION 190-27B(3) OF THE LAND USE CODE FOR THE REQUIREMENT OF SHOWING EXISTING CONDITIONS ADJACENT TO THE SITE.
 - ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
 - THE SITE ADDRESS WILL BE 131 WEST GLENWOOD STREET, WHICH SHALL BE POSTED ON THE FRONT GATE.
 - VEHICLE STORAGE SPACES ARE SHOWN FOR REPRESENTATION PURPOSES ONLY AND DO NOT NEED TO BE STRIPED.

NON-RESIDENTIAL SITE PLAN
VEHICLE STORAGE LOT
 MAP 128 LOTS 31, 32 & 84
 MAP 132 LOTS 38 & 84
 WEST GLENWOOD STREET
 NASHUA, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER/APPLICANT:
 ROSCOMMON INVESTMENTS, LLC
 147 DANIEL WEBSTER HIGHWAY
 NASHUA, NH 03060
 (603) 888-5050

KM KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architects
 10 Commerce Park North, Suite 88, Bedford, NH 03110 Phone (603) 627-8881



REVISIONS			
No.	DATE	SUBSCRIPTION	BY
1	4/27/21	REVISED PER PLANNER COMMENTS	PCM

DATE: MARCH 9, 2021
 PROJECT NO: 17-1011-1
 SCALE: 1"=50'
 SHEET 3 OF 16

OWNER OF RECORD

SIGNATURE: _____

DATE: _____

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

OWNER/APPLICANT

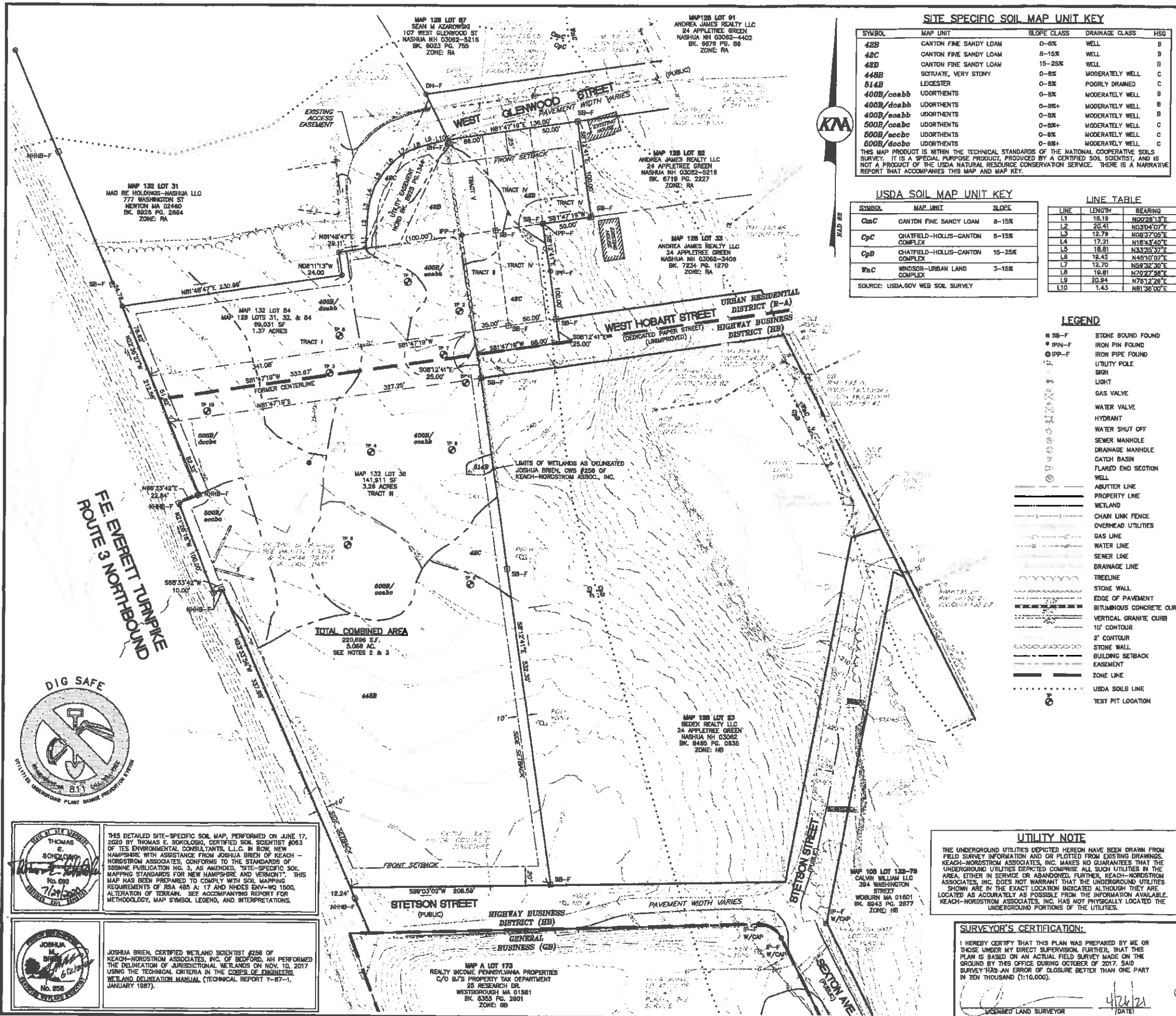
APPROVED - NASHUA CITY PLANNING BOARD

SECRETARY _____ DATE _____

CHAIRMAN _____ DATE _____

MAP 128 LOT 23
 BEDK REALTY LLC
 24 APPLE TREE GRN
 NASHUA NH 03082
 BK. 8425 PG. 0635
 ZONE: HB

MAP A LOT 173
 REALTY INCOME PENNSYLVANIA PROPERTIES
 C/O B/S PROPERTY TAX DEPARTMENT
 25 RESEARCH DR.
 WESTBOROUGH MA 01581
 BK. 8355 PG. 2801
 ZONE: GB



SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS	HSG
42B	CANTON FINE SANDY LOAM	0-8%	WELL	B
42C	CANTON FINE SANDY LOAM	8-15%	WELL	B
42D	CANTON FINE SANDY LOAM	15-25%	WELL	B
448B	SITUATE, VERY STONY	0-8%	MODERATELY WELL	C
514B	LEICESTER	0-8%	POORLY DRAINED	C
400B/oaabb	UDORTMENTS	0-8%	MODERATELY WELL	B
400B/daabb	UDORTMENTS	0-8%+	MODERATELY WELL	B
400B/oaabb	UDORTMENTS	0-8%	MODERATELY WELL	B
500B/oaabc	UDORTMENTS	0-8%+	MODERATELY WELL	C
500B/oaabc	UDORTMENTS	0-8%	MODERATELY WELL	C
600B/daabc	UDORTMENTS	0-8%+	MODERATELY WELL	C

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.

USDA SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE
CaC	CANTON FINE SANDY LOAM	8-15%
CpC	CHATFIELD-HOLLIS-CANTON COMPLEX	8-15%
CpD	CHATFIELD-HOLLIS-CANTON COMPLEX	15-25%
WbC	WINDSOR-URBAN LAND COMPLEX	3-15%

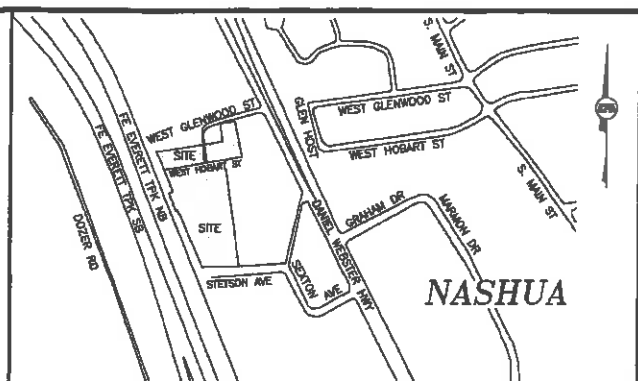
SOURCE: USDA.GOV WEB SOIL SURVEY

LINE TABLE

LINE	LENGTH	BEARING
L1	15.19	N0028°13'E
L2	20.41	N0304°07'E
L3	12.79	N0837°05'E
L4	17.21	N18°43'40"E
L5	18.81	N33°35'37"E
L6	19.42	N45°10'07"E
L7	12.70	N59°32'30"E
L8	15.81	N70°27'38"E
L9	20.94	N75°12'28"E
L10	1.43	N81°36'00"E

LEGEND

- SB-F STONE BOUND FOUND
- IPIN-F IRON PIN FOUND
- IPPF-F IRON PIPE FOUND
- UTILITY POLE
- SIGN
- LIGHT
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- FLARED END SECTION
- WELL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAINAGE LINE
- TREELINE
- STONE WALL
- EDGE OF PAVEMENT
- BITUMINOUS CONCRETE CURB
- VERTICAL GRANITE CURB
- 10' CONTOUR
- 2' CONTOUR
- STONE WALL
- BUILDING SETBACK EASEMENT
- ZONE LINE
- USDA SOILS LINE
- TEST PIT LOCATION



VICINITY PLAN
SCALE: 1" = 500' +/-

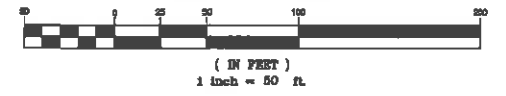
NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR HORD BOOK 9045 PAGE 874, ASSESSOR'S MAP 128 LOTS 31, 32 & 84 AND MAP 132 LOTS 38 & 84 IN NASHUA, NEW HAMPSHIRE AND NO OTHER PURPOSE.
- THIS PLAN IS BASED ON REFERENCE PLAN #1.
- TOTAL SITE AREA = 220,696 SF, OR 5.068 ACRES (SEE NOTE 2).
- TAX MAP 128 LOTS 31, 32 & 84 AND MAP 132 LOTS 38 & 84 INDICATE CITY OF NASHUA TAX ASSESSORS MAP AND LOT NUMBER.
- OWNER OF RECORD
ROSCOMMON INVESTMENTS, LLC
147 DANIEL WEBSTER HIGHWAY
NASHUA, NEW HAMPSHIRE 03060
BK. 9045 PG. 874
PRESENT ZONING: URBAN RESIDENCE DISTRICT (R-A)
MINIMUM BUILDING SETBACKS:
- FRONT 25 FT
- SIDE 10 FT
- REAR 25 FT
HIGHWAY BUSINESS DISTRICT (HB)
- FRONT 10 FT
- SIDE 10 FT
- REAR 20 FT
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER OF 2017.
- HORIZONTAL DATUM IS NAD 83, NORTH ORIENTATION IS NAD 83, VERTICAL DATUM IS NAVD83.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CITY OF NASHUA NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 33007 00522 PANEL NUMBER 852 OF 701 EFFECTIVE DATE: APRIL 18, 2011 INDICATES THAT NO PORTION OF THE SUBJECT PREMISES IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

REFERENCE PLANS:

- LOT LINE ADJUSTMENT & CONSOLIDATION PLAN BETWEEN THE LANDS OF ROSCOMMON INVESTMENTS, LLC & MAG RE HOLDINGS-NASHUA, LLC, 117 WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC., DATED JUNE 15, 2020 AND LAST REVISED NOVEMBER 3, 2020.
- COUNTRY CLUB HEIGHTS ANNEX, NASHUA, N.H. OWNED BY A.H. CHAPMAN LAND COMPANY, BY: EN SHEPHERD, SCALE 1"=100', HORD PLAN #336.
- FINAL BOUNDARY PLAN-LAND OF SIKENOWICZ, WEST GLENWOOD STREET, NASHUA, N.H. PREPARED FOR: JENH & MARLYN SIKENOWICZ & CORNER, INC. HORD PLANS #28733 & 28813.
- INDOT PROJECT PLANS OF CENTRAL NEW HAMPSHIRE TURNPIKE PROJECT(S), 1000B, 10624-F & 10624-J ON FILE WITH THE INDOT, CONCORD, NEW HAMPSHIRE.
- EASEMENT PLAN, MAP 132 LOT 31, 117 WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE, DATED: 30 SEPTEMBER 2016, SCALE: 1"=30', PREPARED BY HAYNER/SWANSON INC. HORD PLAN #99110.
- PROPOSED VEHICLE STORAGE LOT, 117 WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE, DATED 23 JUNE 2016, SCALE: 1"=30', PREPARED BY HAYNER/SWANSON INC. ON FILE WITH THE CITY OF NASHUA PLAN #NR2200.

GRAPHIC SCALE



EXISTING CONDITIONS PLAN
VEHICLE STORAGE LOT

MAP 128 LOTS 31, 32 & 84
MAP 132 LOTS 38 & 84
WEST GLENWOOD STREET
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
ROSCOMMON INVESTMENTS, LLC
147 DANIEL WEBSTER HIGHWAY
NASHUA, NH 03060
(603) 888-5050

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 5B, Bedford, NH 03110 Phone (603) 627-8881

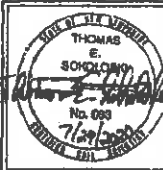
UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING OCTOBER OF 2017. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).
JOSHUA B. BASSO
REGISTERED LAND SURVEYOR
DATE: 4/26/21

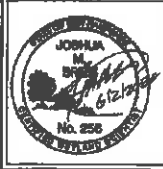


REVISIONS		
No.	DATE	DESCRIPTION

DATE: MARCH 9, 2021
PROJECT NO: 17-1011-1
SCALE: 1"=50'
SHEET 1 OF 16



THIS DETAILED SITE-SPECIFIC SOIL MAP, PERFORMED ON JUNE 17, 2020 BY THOMAS E. SOKOLOWSKI, CERTIFIED SOIL SCIENTIST #063 OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. IN BOW, NEW HAMPSHIRE WITH ASSISTANCE FROM JOSHUA BRIEN OF KEACH-NORDSTROM ASSOCIATES, CONFORMS TO THE STANDARDS OF 85SSNH PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT". THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 484:17 AND NIDES ENV-NO 1500, ALTERATION OF TERRAIN. SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL LEGEND, AND INTERPRETATIONS.



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #258 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON NOV. 10, 2017 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

TOTAL COMBINED AREA
220,696 S.F.
5.068 AC.
SEE NOTES 2 & 3

MAP A LOT 173
REALTY INCOME PENNSYLVANIA PROPERTIES
C/O BJ'S PROPERTY TAX DEPARTMENT
25 RESEARCH DR.
WESTBOROUGH MA 01581
BK. 8355 PG. 2801
ZONE: 06

MAP 128 LOT 23
BEDEX REALTY LLC
24 APPLE TREE GREEN
NASHUA NH 03062
BK. 8485 PG. 0836
ZONE: HB

MAP 105 LOT 138-78
CALVIN WILLIAM LLC
384 WASHINGTON STREET
WOBBURN MA 01601
BK. 8945 PG. 2877
ZONE: HB

F.E. EVERETT TURNPIKE
ROUTE 3 NORTHBOUND

LIMITS OF WETLANDS AS DELINEATED
JOSHUA BRIEN, CWS #258 OF
KEACH-NORDSTROM ASSOC., INC.

URBAN RESIDENTIAL DISTRICT (R-A)
HIGHWAY BUSINESS DISTRICT (HB)

MAP 128 LOT 82
ANDREA JAMES REALTY LLC
24 APPLE TREE GREEN
NASHUA NH 03062-5218
BK. 6718 PG. 2227
ZONE: RA

MAP 128 LOT 81
ANDREA JAMES REALTY LLC
24 APPLE TREE GREEN
NASHUA NH 03062-4402
BK. 4578 PG. 56
ZONE: RA

MAP 132 LOT 31
MAG RE HOLDINGS-NASHUA LLC
777 WASHINGTON ST
NEWTON MA 02460
BK. 8925 PG. 2884
ZONE: RA

MAP 128 LOT 84
MAP 128 LOTS 31, 32 & 84
89,031 SF
1.37 ACRES

MAP 132 LOT 38
141,811 SF
3.26 ACRES
TRACT II

EXISTING ACCESS EASEMENT

PAVEMENT WIDTH VARIES

GENERAL BUSINESS (GB)

FRONT SETBACK

STETSON STREET (PUBLIC)

WEST HOBART STREET (DEDICATED PAPER STREET) (UNIMPROVED)

WEST GLENWOOD STREET (PUBLIC)

STETSON AVE (PUBLIC)

STETSON AVE (PUBLIC)

STETSON AVE (PUBLIC)

STETSON AVE (PUBLIC)

STETSON AVE (PUBLIC)

STETSON AVE (PUBLIC)

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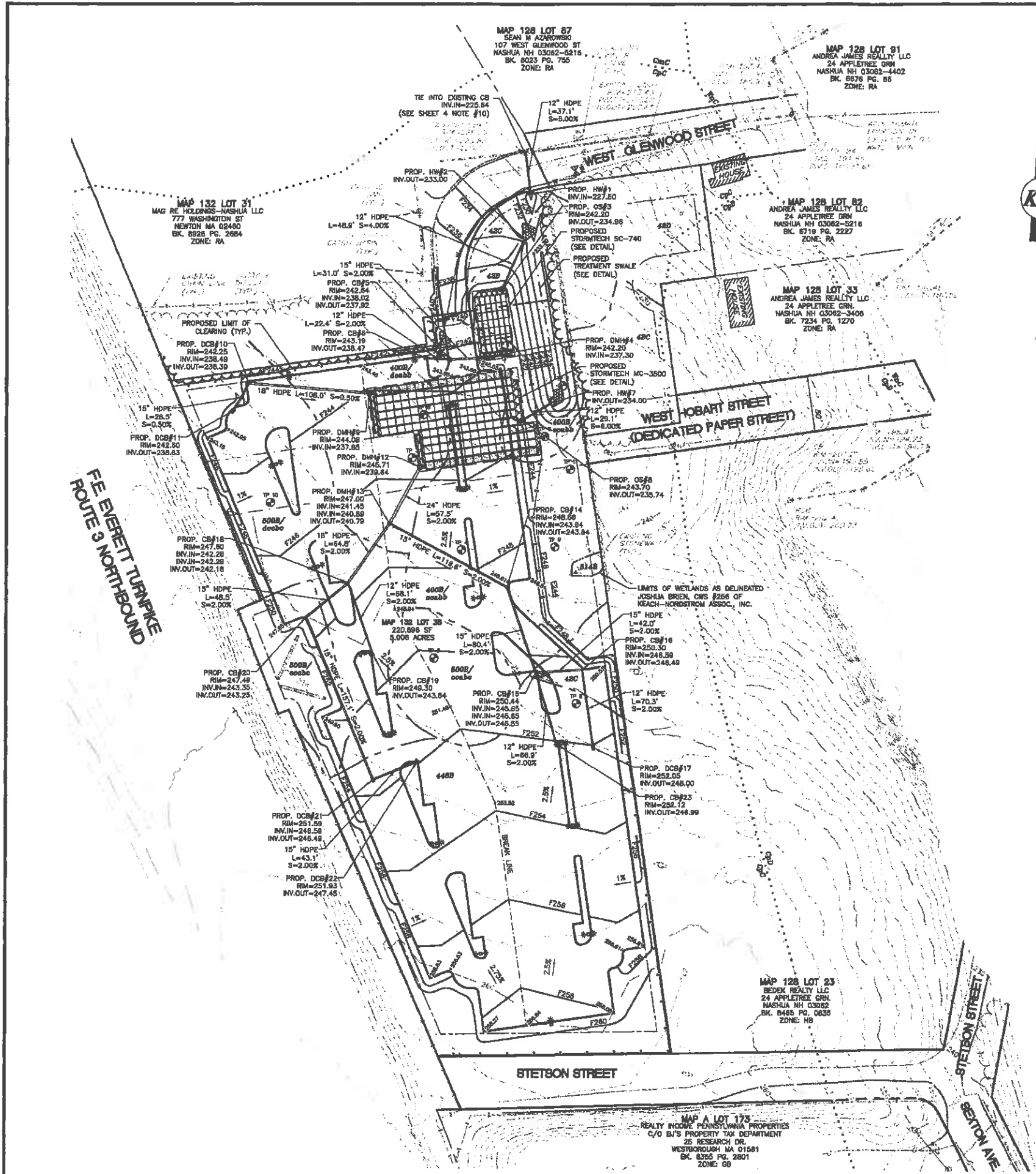
STETSON AVE (PUBLIC)

STETSON AVE (PUBLIC)

STETSON AVE (PUBLIC)

STETSON AVE (PUBLIC)

STETSON AVE (PUBLIC)



LEGEND

- SB-F STONE BOUND FOUND
- IPIN-F IRON PIN FOUND
- IPP-F IRON PIPE FOUND
- SIGN
- LIGHT
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- FLARED END SECTION
- WELL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAINAGE LINE
- TREE LINE
- STONE WALL
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- 10' CONTOUR
- 2' CONTOUR
- STONE WALL
- BUILDING SETBACK
- EASEMENT
- ZONE LINE
- USDA SOILS LINE
- TEST PIT LOCATION
- PROPOSED SIGN
- PROPOSED SINGLE AREA LIGHT
- PROPOSED DOUBLE AREA LIGHT
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED BITUMINOUS CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TREE LINE
- PROPOSED WATER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED 2' CONTOUR
- PROPOSED SWALE

CONSTRUCTION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE SYSTEMS FOR THIS SITE.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK PERFORMED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, NASHUA, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HDPE. CATCH BASINS SHALL BE TYPE B, AND HAVE 3" SUMP UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. ALL WATER UTILITIES SHALL CONFORM TO PENNSHUCK WATER WORKS REGULATIONS.
7. THE WATER AND ELECTRICAL UTILITIES SHOWN HERE SHALL BE COORDINATED WITH THE FINAL BUILDING PLANS PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
8. CATCH BASINS WITH A DOUBLE GRATE SHOULD HAVE A 5 FOOT INNER DIAMETER.
9. EXISTING CATCH BASINS THAT ARE BEING TIED INTO SHALL BE INSPECTED BY THE CONTRACTOR DURING CONSTRUCTION. IF THE STRUCTURES ARE DAMAGED PRIOR TO OR DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING THEM.

USDA SOIL MAP UNIT KEY

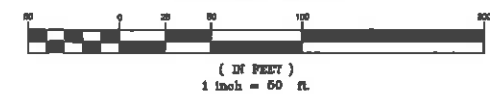
SYMBOL	MAP UNIT	SLOPE CLASS
CaC	CANTON FINE SANDY LOAM	8-15%
CpC	CHATFIELD-HOLLIS-CANTON	8-15%
CqD	CHATFIELD-HOLLIS-CANTON	15-25%
WuC	WINDSOR-URBAN LAND COMPLEX	3-15%

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS	HSG
48B	CANTON FINE SANDY LOAM	0-8%	WELL	B
48C	CANTON FINE SANDY LOAM	8-15%	WELL	B
48D	CANTON FINE SANDY LOAM	15-25%	WELL	B
448B	SITUATE, VERY STONY	0-8%	MODERATELY WELL	C
514B	LEICESTER	0-8%	POORLY DRAINED	C
400B/caabb	UDORTHENTS	0-8%	MODERATELY WELL	B
400B/deabb	UDORTHENTS	0-8%+	MODERATELY WELL	B
400B/coabb	UDORTHENTS	0-8%	MODERATELY WELL	B
500B/coabc	UDORTHENTS	0-8%+	MODERATELY WELL	C
500B/dacbc	UDORTHENTS	0-8%	MODERATELY WELL	C
500B/dacbc	UDORTHENTS	0-8%+	MODERATELY WELL	C

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.

GRAPHIC SCALE



**GRADING & DRAINAGE PLAN
VEHICLE STORAGE LOT**

MAP 128 LOTS 31, 32 & 84
MAP 132 LOTS 38 & 84
WEST GLENWOOD STREET
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
ROSCOMMON INVESTMENTS, LLC
147 DANIEL WEBSTER HIGHWAY
NASHUA, NH 03080
(603) 888-5050

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
19 Commerce Park North, Suite 50, Bedford, NH 03110 Phone (603) 687-8801



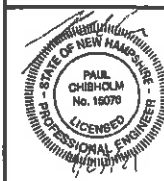
UNDERGROUND INFILTRATION NOTE

THIS PROJECT INCLUDES AN UNDERGROUND DETENTION AND INFILTRATION SYSTEM. A LETTER SIGNED BY A QUALIFIED ENGINEER MUST BE PROVIDED TO DES STATING THAT THE INDIVIDUAL OBSERVED ANY UNDERGROUND DETENTION, INFILTRATION, OR FILTERING SYSTEMS PRIOR TO BACKFILLING, AND WHETHER, IN HIS OR HER PROFESSIONAL OPINION, THE SYSTEM(S) CONFORM TO THE APPROVED PLANS AND SPECIFICATION.

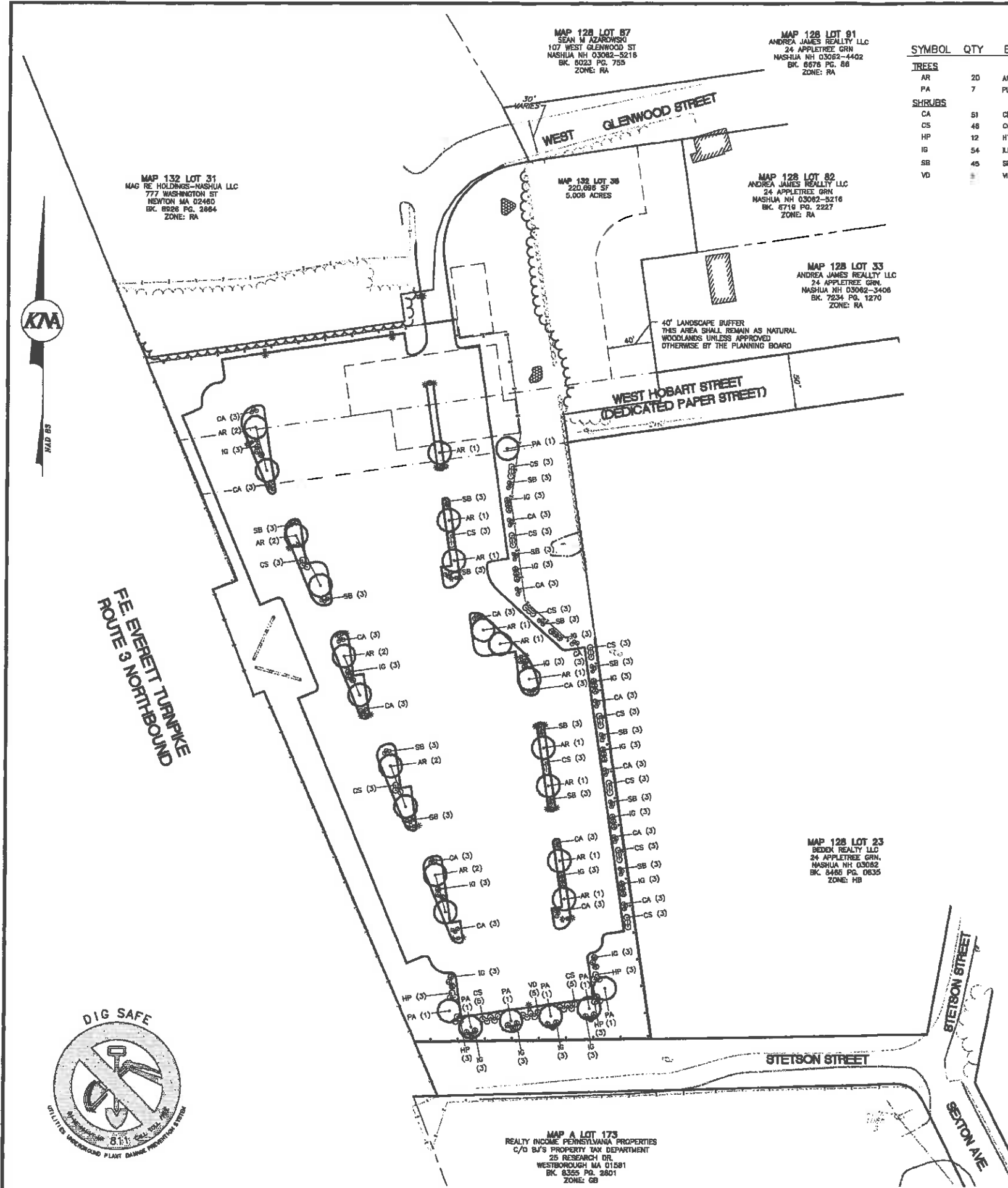
REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: MARCH 9, 2021 SCALE: 1"=50'
PROJECT NO: 17-1011-1 SHEET 4 OF 16



MAP A LOT 173
REALTY INCOME PENNSYLVANIA PROPERTIES
C/O BI'S PROPERTY TAX DEPARTMENT
25 RESEARCH DR.
WESTBOROUGH MA 01581
BK. 6355 PG. 2601
ZONE: G8



PLANT LIST

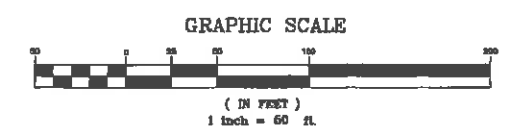
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
TREES					
AR	20	ACER RUBURUM 'REDPONT'	REDPONT RED MAPLE	2.5-3' CAL.	40-80'
PA	7	PLATANUS X ACERIFOLIA 'EXCLAMATION'	EXCLAMATION PLANETREE	2.5-3' CAL.	40-80'
SHRUBS					
CA	61	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	2-2.5'	3-4'
CS	48	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE RED-OSIER DOGWOOD	2-2.5'	5-6'
HP	12	HYDRANGEA PANICULATA 'GRANDIFLORA'	PEECEE PANICLE HYDRANGEA	2-2.5'	10-15'
IG	54	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2.5-3' B&B	5-6'
SB	45	SPIRAEA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	2-2.5'	2-3'
VD	1	MBURNUM DENTATUM	ARROWHEAD MBURNUM	2-3' B&B	8-10'

LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPE AREA:
 ISLANDS (40' LENGTH EACH)
 SHADE TREES REQUIRED = 2 SHADE TREES / ISLAND
 = 2 x 10 = 20 SHADE TREES REQUIRED
 SHADE TREES PROPOSED: 20 SHADE TREES PROVIDED
 SHRUBS REQUIRED: 1 SHRUB + 1 SHRUB / 5' OF ISLAND LENGTH
 = 40 / 5 = 8 + 1 = 9 SHRUBS REQUIRED PER ISLAND
 SHRUBS PROPOSED: 9 SHRUBS PROVIDED PER ISLAND

LANDSCAPE YARD REQUIREMENTS:
 SHADE TREES REQUIRED: 1 SHADE TREE / 40 LF OF FRONTAGE
 SHRUBS REQUIRED: 1 SHRUB + 1 SHRUB / 5' OF FRONTAGE
 206.5 LINEAR FEET OF FRONTAGE ON STETSON STREET
 SHADE TREES REQUIRED = 206.5 / 40 = 5 SHADE TREES REQUIRED
 SHADE TREES PROPOSED: 6 SHADE TREES PROVIDED
 SHRUBS = 206.5 / 5 = 41 + 1 = 42 SHRUBS REQUIRED
 SHRUBS PROPOSED: 45 SHRUBS PROVIDED

REQUIRED BUFFER YARDS:
 MAP 132 LOT 38 (H&I) BUFFER FOR MAP 128 LOTS 32 & 33 (R-1B):
 BUFFER TYPE E: REQUIRED PROPOSED
 40' BUFFER NATURAL BUFFER TO REMAIN INTACT



LANDSCAPE PLAN
VEHICLE STORAGE LOT
 MAP 128 LOTS 31, 32 & 84
 MAP 132 LOTS 38 & 84
 WEST GLENWOOD STREET
 NASHUA, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER/APPLICANT:
 ROSCOMMON INVESTMENTS, LLC
 147 DANIEL WEBSTER HIGHWAY
 NASHUA, NH 03080
 (603) 888-5050

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 19 Commerce Park North, Suite 20, Bedford, NH 03110 Phone (603) 827-8881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MARCH 9, 2021 SCALE: 1"=50'
 PROJECT NO: 17-1011-1 SHEET 7 OF 16



MAP A LOT 173
 REALTY INCOME PENNSYLVANIA PROPERTIES
 C/O SJ'S PROPERTY TAX DEPARTMENT
 25 RESEARCH DR.
 WESTBOROUGH MA 01581
 BK. 0335 PA. 2501
 ZONE: G8

MAP 128 LOT 23
 BEDEK REALTY LLC
 24 APPLE TREE GRN.
 NASHUA, NH 03082
 BK. 0485 PA. 0635
 ZONE: HB

MAP 128 LOT 33
 ANDREA JAMES REALTY LLC
 24 APPLE TREE GRN.
 NASHUA, NH 03082-3408
 BK. 7234 PA. 1270
 ZONE: RA

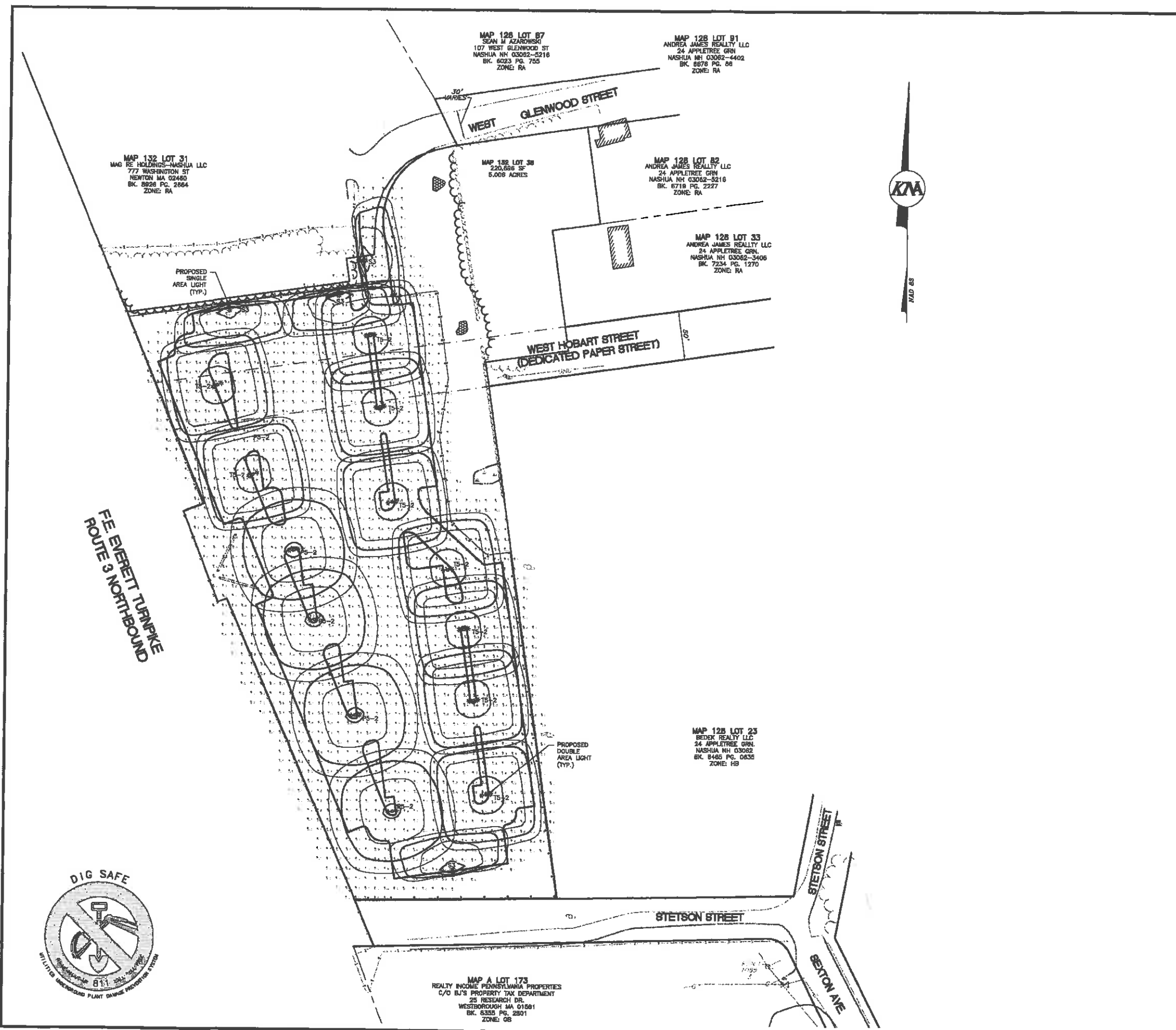
MAP 128 LOT 82
 ANDREA JAMES REALTY LLC
 24 APPLE TREE GRN.
 NASHUA, NH 03082-5216
 BK. 6719 PA. 2227
 ZONE: RA

MAP 128 LOT 87
 SEAN W AZAROWSKI
 107 WEST GLENWOOD ST
 NASHUA, NH 03082-5218
 BK. 8023 PA. 755
 ZONE: RA

MAP 132 LOT 38
 220,000 SF
 5.008 ACRES

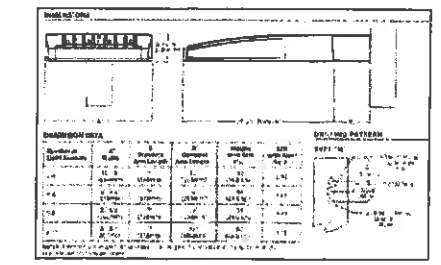
MAP 132 LOT 31
 MAG RE HOLDINGS-NASHUA LLC
 777 WASHINGTON ST
 HEYTON MA 02460
 BK. 0326 PA. 2064
 ZONE: RA



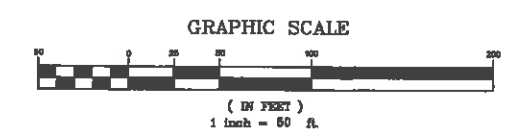


- LIGHTING NOTES:**
- ALL LIGHTS/FIXTURES SHALL BE AS SPECIFIED BY CHARRON LIGHTING.
 - ALL PROPOSED LIGHTS/FIXTURES ARE TO BE FULL CUTOFF.
 - FIXTURES SHALL BE MOUNTED AT HEIGHTS AS SPECIFIED IN TABLE.
 - PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ELECTRICIAN FOR THE EXACT LOCATION, LAYOUT, CONDUIT SIZE AND CIRCUITS ASSOCIATED WITH THE SITE LIGHTING.

LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
☉	4	S3	SINGLE	GLEON-AF-01-LED-E1-SL3-HSB/SSS4A20SPM (2' AFG)
☉☉	9	T6-2	BACK-BACK	GLEON-AF-01-LED-E1-IMQ/SSS4A20SPM (2' AFG)
☉☉☉	4	P6-2	BACK-BACK	GLEON-AF-01-LED-E1-SWD/SSS4A20SPM (2' AFG)



GLEON AERIAL/SITE LUMINAIRE



IN ASSOCIATION WITH:

CHARRON
BRIGHTER.

P.O. BOX 4550
MANCHESTER, NH 03106
(603) 634-6827
FAX (603) 634-9784
SALES@CHARRONINC.COM

LIGHTING PLAN
VEHICLE STORAGE LOT
MAP 128 LOTS 31, 32 & 84
MAP 132 LOTS 38 & 84
WEST GLENWOOD STREET
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
ROSCOMMON INVESTMENTS, LLC
147 DANIEL WEBSTER HIGHWAY
NASHUA, NH 03080
(603) 888-5050

KMA
KRACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 887-8881

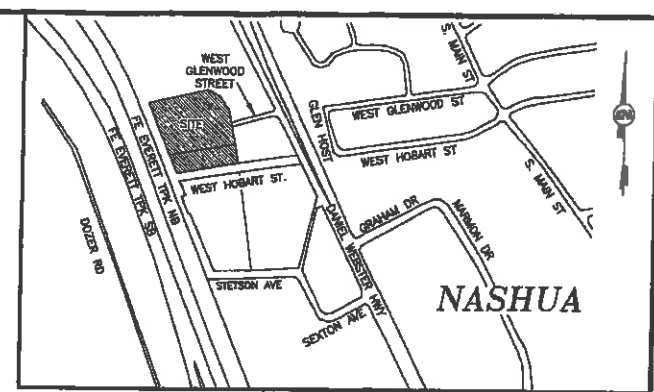
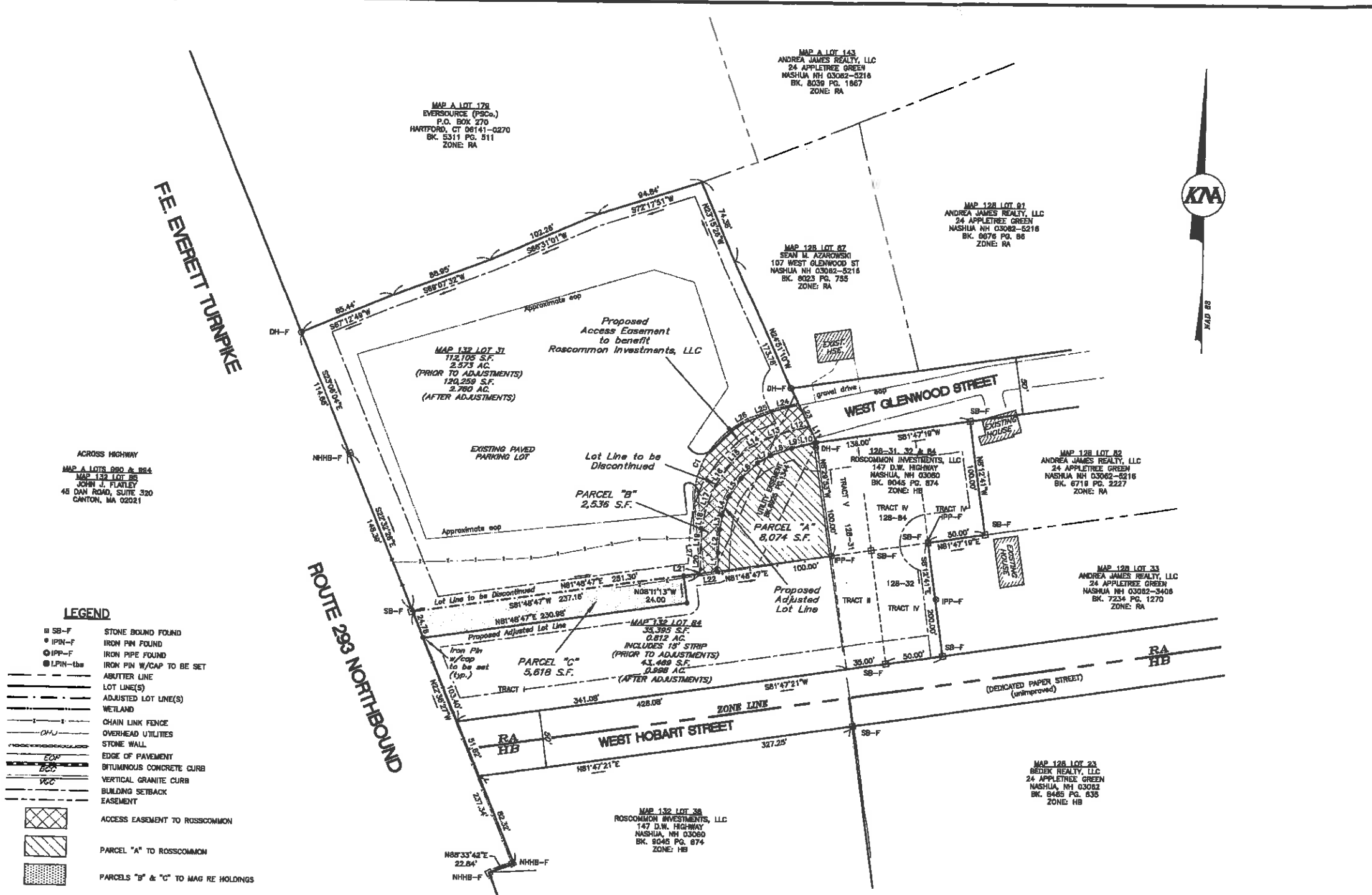
DIG SAFE
811
UTILITY RECORDING PLANT DAMAGE PREVENTION SYSTEM

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MARCH 9, 2021
PROJECT NO: 17-1011-1
SCALE: 1"=50'
SHEET 8 OF 16

PAUL CHISHOLM
No. 16578
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE

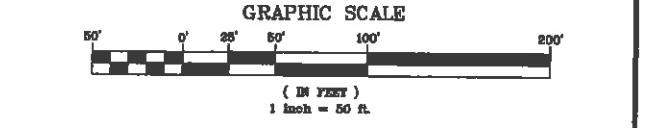
Previously approved



VICINITY PLAN
SCALE: 1" = 500' +/-

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED LOT LINE ADJUSTMENTS AND CONSOLIDATIONS ON ASSESSOR'S MAP 128 LOT 84 AND MAP 132 LOT 31 SITUATED ON THE WESTERLY END OF WEST GLENWOOD STREET IN NASHUA, NEW HAMPSHIRE. FURTHER TO SHOW INFORMATION FOR A PROPOSED ACCESS EASEMENT FOR THE BENEFIT OF ROSCOMMON INVESTMENTS, LLC AND NO OTHER PURPOSE.
 - LOT AREAS PRIOR TO ADJUSTMENTS: MAP 132 LOT 31: 112,105 SF, OR 2.573 ACRES. MAP 132 LOT 84: 35,395 SF, OR 0.812 ACRES.
 - PARCEL "A" IS TO BE CONSOLIDATED WITH MAP 132 LOT 84. PARCELS "B" & "C" TO BE CONSOLIDATED WITH MAP 132 LOT 31.
 - ZONING: URBAN RESIDENCE DISTRICT (R-A)
MINIMUM BUILDING SETBACKS:
- FRONT 25 FT
- SIDE 10 FT
- REAR 25 FT
HIGHWAY BUSINESS DISTRICT (HB)
- FRONT 20 FT
- SIDE 10 FT
- REAR 20 FT
 - BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN DECEMBER OF 2017 AND JANUARY OF 2018 HAVING A MINIMUM ERROR OF CLOSURE OF NOT LESS THAN ONE PART IN TEN THOUSAND (1:10,000).
 - HORIZONTAL DATUM IS NAD 83, NORTH ORIENTATION IS NAD 83, VERTICAL DATUM IS NAVD83.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CITY OF NASHUA NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 330077 ONSZ PANEL NUMBER 632 OF 701, EFFECTIVE DATE: APRIL 15, 2011 INDICATES THAT NO PORTION OF THE SUBJECT PREMISES IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE ROCKINGHAM COUNTY REGISTER OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
 - BOUNDARY INFORMATION FOR MAP 132 LOT 31 IS BASED ON REFERENCE PLAN 1. THE BEARINGS SHOWN ON REFERENCE PLAN 4 HAVE BEEN TRANSLATED TO MATCH THE BEARING SYSTEM OF THE SURVEY WORK BY THIS OFFICE.
 - SUBJECT TRACTS HAVE AVAILABLE MUNICIPAL SEWER SERVICE AND PENNICHUCK WATER WORKS WATER SERVICE.
 - ANY FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED WITHIN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
 - A WARNER IS REQUESTED FROM SECTION LUC 190-282(B)(9) SINCE AN EXISTING CONDITIONS PLAN IS DETAILED IN THE ACCOMPANYING SITE PLAN.

- REFERENCE PLANS:**
- EASEMENT PLAN, MAP 132 LOT 31, 117 WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE. DATED: 30 SEPTEMBER 2016. SCALE: 1"=30'. PREPARED BY HAYNER/SWANSON INC. HCRD PLAN #59110.
 - BOUNDARY PLAN - SENGOWICZ PROPERTY, WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE. SCALE: 1"=50'. DATED: JANUARY 22, 2016. PREPARED BY THIS OFFICE. RECORDED AT THE HCRD AS PLAN #36572.



Lot Line Adjustment & Consolidation Plan
between the lands of
ROSCOMMON INVESTMENTS, LLC & MAG RE HOLDINGS-NASHUA, LLC
MAP 132 LOTS 31 & 84 and MAP 128 LOTS 31, 32 & 84
117 WEST GLENWOOD STREET
NASHUA, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNERS OF RECORD:
ROSCOMMON INVESTMENTS, LLC MAG RE HOLDINGS-NASHUA, LLC
147 D.W. HIGHWAY 777 WASHINGTON STREET
NASHUA, NH 03060 NEWTON, MA 02460
H.C.R.D. BK. 9045 PG. 874 H.C.R.D. BK. 8926 PG. 2664
(603) 888-5050 (617) 928-5400

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 887-8861

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/24/20	MINOR REVISIONS	PGM

DATE: JUNE 15, 2020 SCALE: 1"=50'
PROJECT NO: 17-1011-1 SHEET 1 OF 1

- LEGEND**
- SB-F STONE BOUND FOUND
 - IPN-F IRON PIN FOUND
 - IPP-F IRON PIPE FOUND
 - IFIN-UB IRON PIN W/CAP TO BE SET
 - ABUTTER LINE
 - LOT LINE(S)
 - ADJUSTED LOT LINE(S)
 - WETLAND
 - CHAIN LINK FENCE
 - OVERHEAD UTILITIES
 - STONE WALL
 - EDP EDGE OF PAVEMENT
 - BCB BITUMINOUS CONCRETE CURB
 - VCC VERTICAL GRANITE CURB
 - BUILDING SETBACK
 - EASEMENT
 - ACCESS EASEMENT TO ROSCOMMON
 - PARCEL "A" TO ROSCOMMON
 - PARCELS "B" & "C" TO MAG RE HOLDINGS

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	16.18	N09°26'13"E	L12	15.78	S78°16'50"W
L2	20.41	N03°04'07"E	L13	22.00	S70°27'58"W
L3	12.79	N08°37'05"E	L14	16.03	S59°32'30"W
L4	17.21	N18°43'40"E	L15	22.84	S45°10'07"W
L5	18.81	N33°35'37"E	L16	22.28	S33°35'37"W
L6	19.42	N45°10'07"E	L17	20.49	S18°43'40"W
L7	12.70	N58°32'30"E	L18	14.84	S08°37'05"W
L8	19.81	N70°27'58"E	L19	21.49	S03°04'07"W
L9	20.94	N78°12'28"E	L20	16.54	S00°26'13"W
L10	1.43	N81°38'00"E	L21	2.26	S03°52'30"E
L11	15.48	N28°16'58"W	L22	15.00	N81°48'47"E
			L23	22.44	S28°17'03"E
			L24	19.04	N78°18'50"E
			L25	24.56	N70°27'58"E
			L26	10.87	S59°32'30"W
			L27	59.83	N05°12'25"W

CURVE TABLE

CURVE	TRADIUS	ARC LENGTH	CHORD	LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	184.76	180.32	S27°10'02"W	64°44'55"	

OWNER'S SIGNATURE BLOCK

ROSCOMMON INVESTMENTS, LLC DATE: 6/18/2020

MAG RE HOLDINGS-NASHUA, LLC DATE: 6/22/20

APPROVED - NASHUA CITY PLANNING BOARD

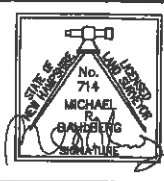
CHAIRMAN DATE

SECRETARY DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING DECEMBER OF 2017 AND JANUARY OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

Michael J. Sandberg 7-27-2020
LICENSED LAND SURVEYOR DATE



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.