

A21-0072

MAP 126 LOT 87  
SEAN M AZAROWSKI  
107 WEST GLENWOOD ST  
NASHUA NH 03082-5218  
BK. 6023 PG. 755  
ZONE: RA

MAP 128 LOT 81  
ANDREA JAMES REALTY LLC  
24 APPLETREE GRN  
NASHUA NH 03082-4402  
BK. 6676 PG. 86  
ZONE: RA

MAP 128 LOT 82  
ANDREA JAMES REALTY LLC  
24 APPLETREE GRN  
NASHUA NH 03082-5218  
BK. 1719 PG. 2227  
ZONE: RA

MAP 128 LOT 33  
ANDREA JAMES REALTY LLC  
24 APPLETREE GRN  
NASHUA NH 03082-3408  
BK. 7234 PG. 1270  
ZONE: RA

MAP 132 LOT 31  
MAG RE HOLDINGS NASHUA LLC  
777 WASHINGTON ST  
NEWTON MA 02460  
BK. 8928 PG. 2664  
ZONE: RA

MAP 132 LOT 38  
220,898 SF  
5,008 ACRES

MAP 128 LOT 23  
BEDOX REALTY LLC  
24 APPLETREE GRN  
NASHUA NH 03082  
BK. 8485 PG. 0635  
ZONE: HB

MAP A LOT 173  
REALTY INCOME PENNSYLVANIA PROPERTIES  
C/O B'S PROPERTY TAX DEPARTMENT  
26 RESEARCH DR.  
WESTBOROUGH MA 01581  
BK. 0365 PG. 2801  
ZONE: GB

**LEGEND**

- SB-F STONE BOUND FOUND
- IPIN-F IRON PIN FOUND
- IPPP-F IRON PIPE FOUND
- UTILITY POLE
- SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- FLARED END SECTION
- WELL
- PROPOSED SIGN
- PROPOSED DOUBLE AREA LIGHT
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- OVERHEAD UTILITIES
- TREELINE
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- STONE WALL
- BUILDING SETBACK
- EASEMENT
- ZONE LINE
- PROPOSED BITUMINOUS CURB
- PROPOSED EDGE OF PAVEMENT
- SNOW STORAGE
- PROPOSED TREELINE
- PROPOSED STORMWATER SYSTEM

**LINE TABLE**

LINE	LENGTH	BEARING
L1	16.19	N00°28'13"E
L2	20.41	N03°04'07"E
L3	12.78	N08°37'05"E
L4	17.21	N18°43'40"E
L5	18.81	N33°35'37"E
L6	16.42	N45°10'07"E
L7	12.70	N58°32'30"E
L8	18.81	N70°27'56"E
L9	20.84	N76°12'28"E
L10	1.43	N81°58'00"E

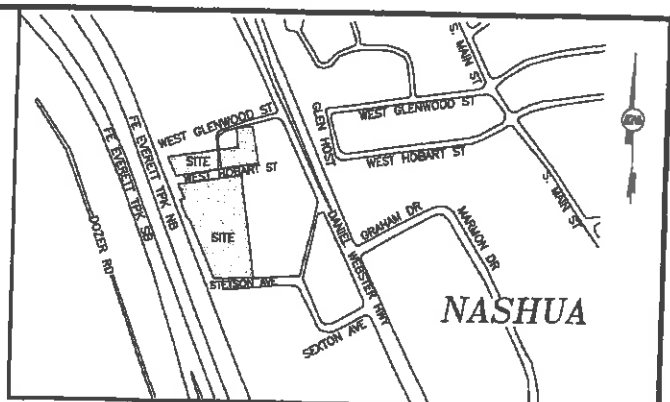
**REFERENCE PLANS:**

- 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 SHEFFIELD, SCALE 1"=100', HCRD PLAN #536.
- FINAL BOUNDARY PLAN-LAND OF SIENKIEWICZ, WEST GLENWOOD STREET, NASHUA, N.H. PREPARED FOR: JOHN & MARILYN SIENKIEWICZ, BY: CUOCO & COSMIR, INC. HCRD PLANS #28735 & 28813.
- NHDOT PROJECT PLANS OF CENTRAL NEW HAMPSHIRE TURNPIKE PROJECT(S), 1000B, 10624-F & 10624-J ON FILE WITH THE NHDOT, CONCORD, NEW HAMPSHIRE.
- EASEMENT PLAN, MAP 132 LOT 31, 117 WEST GLENWOOD STREET, NASHUA, NEW HAMPSHIRE, DATED: 30 SEPTEMBER 2018, SCALE: 1"=30'. PREPARED BY HATNER/SWANSON INC. HCRD PLAN #39110.

**PERMITS:**

PERMITS REQUIRED:  
NHDOS ALTERATION OF TERRAIN  
NPDOS NOTICE OF INTENT

PERMIT NUMBER:  
PENDING  
REQUIRED PRIOR TO CONSTRUCTION



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

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW INFORMATION REGARDING A PROPOSED VEHICLE STORAGE LOT, CAPABLE OF STORING 408 VEHICLES, AND NO OTHER PURPOSE.
  - TOTAL SITE AREA = 220,898 SF, OR 5.008 ACRES.
  - TAX MAP 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 03080
- | PRESENT ZONING:            | URBAN RESIDENCE DISTRICT (R-6) | 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                      | 220,898 SF                     |
| - FRONTAGE                 | 80 FT                          | 208.58 FT                      |
| - WIDTH                    | 100 FT                         | 208.58 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 MAG 83, VERTICAL DATUM IS NAVD83.
  - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) PANEL NUMBER 652 OF 701, EFFECTIVE DATE: APRIL 16, 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.
  - 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 PENNICHUCK 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 RECEIVING APPROVAL FROM THE CITY.
  - STREET RESTORATION TO BE IN ACCORDANCE WITH NRO 285-13.
  - 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 186,840 SQUARE FEET.
  - UTILITY INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVING 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 190-279(E) 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 STRIPPED.

**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 03080  
(603) 888-5050

**K/A KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 827-2861

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

DATE: MARCH 8, 2021 SCALE: 1"=50'  
PROJECT NO: 17-1011-1 SHEET 3 OF 16

**OWNER OF RECORD**

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

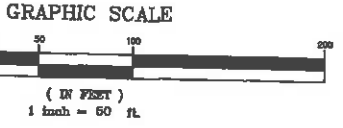
THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNER/APPLICANT

**APPROVED - NASHUA CITY PLANNING BOARD**

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



F. EVERETT TURNPIKE  
ROUTE 5 NORTHBOUND



K/A

MAD 88

STETSON STREET

BETON AVE

IP-F W/CAP

PS-11

ORC

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