

ABUTTERS:

LOT 83/SHEET 38
145 TEMPLE STREET, LLC
145 TEMPLE STREET
NASHUA, NH 03080
BK. 8158/Pg. 2121
ACCT. NO. 8,500

LOT 90/SHEET 38
18 COMMERCIAL ST. REALTY, LLC
15 1/2 MAIN STREET
NASHUA, NH 03080
BK. 9058/Pg. 130
ACCT. NO. 28,272

LOTS 85 & 86/SHEET 38
LED M. LORRAINE J. LAVIE
183 EAST HOLLIS STREET
NASHUA, NH 03080
BK. 8408/Pg. 827
ACCT. NO. 18,720

LOT 87/SHEET 38
62 WEST HOLLIS STREET, LLC
31 BRIDGE STREET
NASHUA, NH 03080
BK. 8018/Pg. 412
ACCT. NO. 18,848

LOT 86/SHEET 38
CITY OF NASHUA
229 MAIN STREET
NASHUA, NH 03080
BK. 8942/Pg. 1804
ACCT. NO. 13,888

LOT 28/SHEET 38
JAMES & CATHERINE DECOLA
NICHOLAS & CYNTHIA QUARATIELLO
P.O. BOX 401
NORTH READING, MA. 01864-1851
BK. 8883/Pg. 548
ACCT. NO. 23,874

LOT 85/SHEET 38
PUBLIC SERVICE OF NH
ATTN. SOUTHERN DIVISION MGR.
P.O. BOX 330
MANCHESTER, NH 03105
BK. 1228/Pg. 343
ACCT. NO. 44,038

LOT 84/SHEET 38
S-4 SHEPHERD AVENUE REALTY, LLC
338 MAIN STREET
NASHUA, NH 03080
BK. 8437/Pg. 2472
ACCT. NO. 27,384

LOT 88/SHEET 38
RICHARD A. DEFELICE
151 TEMPLE STREET
NASHUA, NH 03080
BK. 8832/Pg. 2599
ACCT. NO. 2,386

LOT 35/SHEET 38
ZBY PROPERTIES, LLC
300 GAY STREET
MANCHESTER, NH 03103
BK. 8134/Pg. 820
ACCT. NO. 7,842

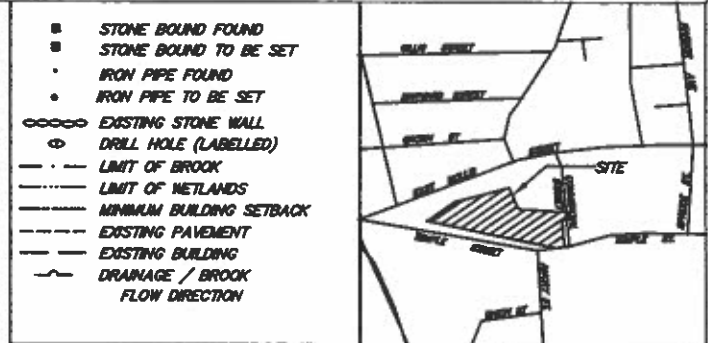
LOT 82/SHEET 38
CAPITOL SUPPLY ASSOCIATES
8 STOVES STREET
CONCORD, NH 03301-4837
BK. 8388/Pg. 228
ACCT. NO. 8,878

LOT 87/SHEET 38
LOT 44/SHEET 37
BOSTON & MAINE RAILROAD
0-0 GULFORD TRANSPORTATION
IRON HORSE ROAD
NORTH BILLERICA, MA. 01862
ACCT. NO. 50808

MAYNARD & PAQUETTE ENGINEERING
ASSOCIATES, LLC
31 QUINCY STREET
NASHUA, NH 03080

PLAN REFERENCES

1. SITE PLAN, 145 TEMPLE STREET, NASHUA, NH; FOR: G.V. MOORE LUMBER CO. & EMILE CHAGNON; BY: MAYNARD & PAQUETTE ENG. ASSOC., LLC; SCALE: 1"=40'
DATED: NOVEMBER, 16, 2000, PLAN IS ON FILE AT THE CITY OF NASHUA PLANNING DEPT.

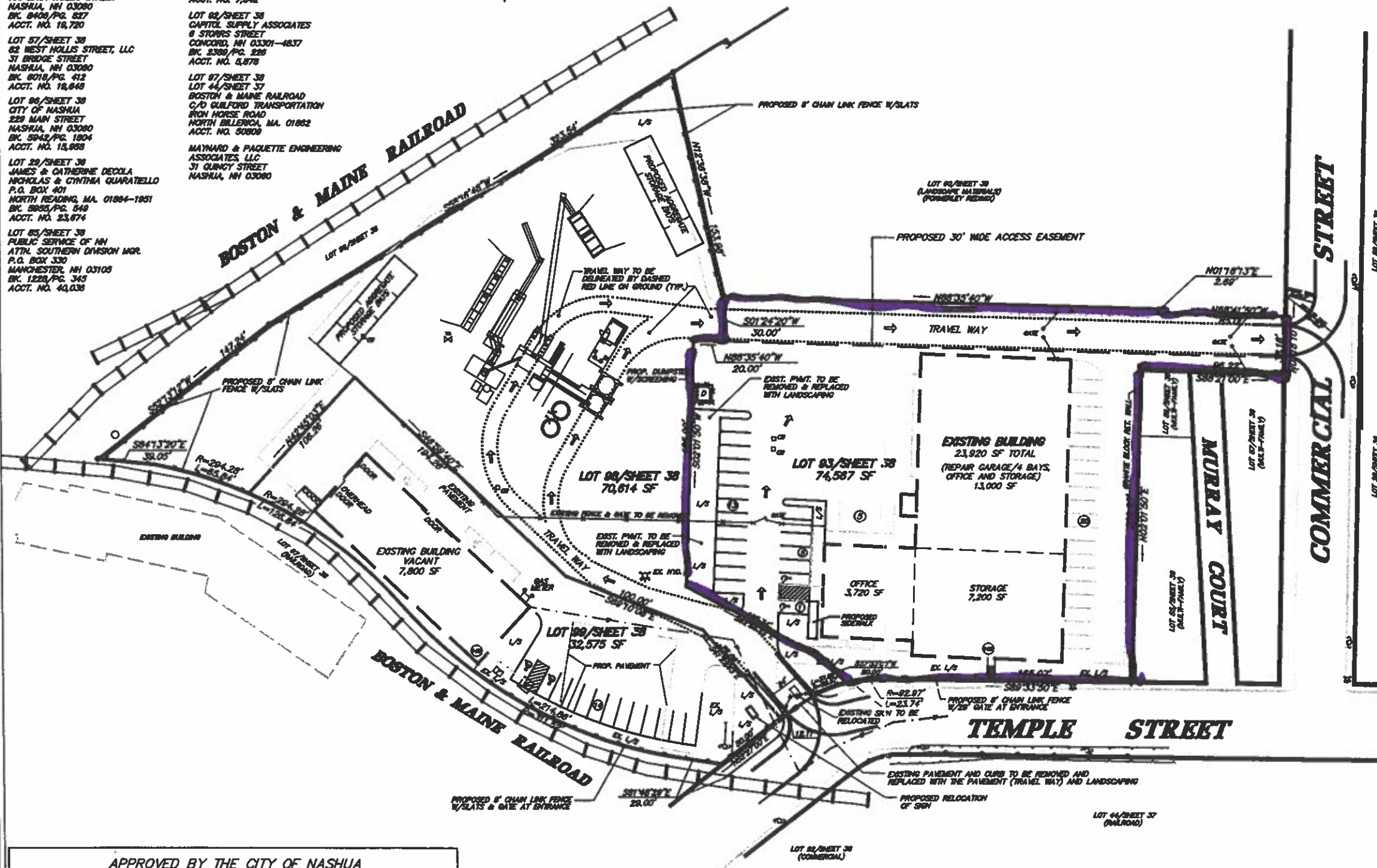


LEGEND

VICINITY

NOTES

1. PRESENT ZONING: "G"
2. TOTAL LOT AREA: 74,867 SF
3. EXISTING USE: GENERAL INDUSTRIAL
4. PROPOSED USE: OFFICE, STORAGE & IN HOUSE REPAIR GARAGE (4 BAYS)
5. THE PURPOSE OF THIS PLAN IS TO AMEND PLAN NR1811 TO INDICATE THE EXISTING AND PROPOSED USES AND TO SHOW THE PROPOSED AND EXISTING PARKING AND LANDSCAPING FOR THE SITES.
6. DIMENSIONAL REQUIREMENTS:
GENERAL INDUSTRIAL - "G"
MINIMUM LOT AREA - 5,000 SF
FRONT YARD SETBACK - 10 FEET
SIDE YARD SETBACK - 10 FEET
REAR YARD SETBACK - 15 FEET
MIN. OPEN SPACE - 10% MIN. (12% PROPOSED)
MIN. LOT WIDTH - 50 FEET
MIN. LOT DEPTH - 70 FEET
MIN. LOT FRONTAGE - 50 FEET
7. PARKING REQUIREMENTS:
REPAIR GARAGE (4 BAYS): 13,000 SF @ 1/1,000 SF = 26 SPACES
OFFICE: 3,720 SF @ 1/1,000 SF = 4 SPACES
STORAGE: 7,200 SF @ 1/1,000 SF = 7 SPACES
SPACES REQUIRED - 37 SPACES
SPACES PROVIDED - 44 SPACES
8. LOT IS SERVICED BY MUNICIPAL SEWER AND PENNINGTUCK WATER WORKS.
9. PLAN COMPLIES WITH MINIMUM REQUIREMENTS.
10. FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED. (NO BUILDINGS PROPOSED)
11. THE 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 ADVISED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN PRIOR TO PROCEEDING WITH THE WORK.
12. THE SITE IS LOCATED WITHIN ZONE X, OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER F.L.R.M. COMMUNITY MAP NUMBER 33011003146, EFFECTIVE DATE: 4/18/2011.
13. FOR EXISTING AND PROPOSED ON-SITE/OFF-SITE FEATURES, SEE EXISTING CONDITIONS PLAN, SHEET 2.
14. UTILITIES INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVING NEW DEVELOPMENTS SHALL BE PROVIDED BY OVERHEAD WIRING. PER WAWR REQUEST.
15. STREET RESTORATION SHALL BE IN ACCORDANCE WITH CHAPTER 288 DIVISION 13 ARTICLE II OF THE CITY OF NASHUA ORDINANCES. 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 PROPOSED). THERE ARE NO WETLANDS ON THE SITE.
16. PROPOSED CROSS ACCESS EASEMENTS AND CROSS PARKING EASEMENTS WILL BE RECORDED FOR THE PROPOSED AND EXISTING PARKING ON THIS LOT (LOT 83) AND LOT 88 AND LOT 86.
17. ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLAN AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
18. ALL SITE LIGHTING SHALL BE SHOWN ON THE PLAN, DIRECTED ONTO SITE AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS. NO NEW LIGHTING IS PROPOSED.
19. ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
20. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM TO TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND STIPULATIONS.
21. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE 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.
22. PRIOR TO ANY WORK BE CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW THE WORK PROPOSED.
23. HOURS OF OPERATION: 8AM TO 6PM, MONDAY - SATURDAY



APPROVED BY THE CITY OF NASHUA
PLANNING BOARD

SECRETARY

DATE

CHAIRMAN

DATE

I, THE UNDERSIGNED, DO HEREBY AGREE TO PERFORM ALL THE SITE IMPROVEMENTS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE CITY OF NASHUA PLANNING DEPARTMENT.

Richard De Felice
GREENRIDGE LLC 12-22-2021
DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 & 2 AND A FIELD SURVEY MADE ON THE GROUND IN NOVEMBER 2021 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

SITE PLAN LOT 83/SHEET 38
145 TEMPLE STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
APPLICANT:
GREENRIDGE LLC
145 TEMPLE STREET
NASHUA, NH 03080
PHONE NO.: 617-459-8775

OWNER:
145 TEMPLE STREET, LLC
145 TEMPLE STREET
NASHUA, NH 03080
PHONE NO.: 617-459-8775

SCALE: 1" = 40'

DATE: DECEMBER 13, 2021



Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH, 03080
Phone: (603)683-8453 Fax: (603)683-7227

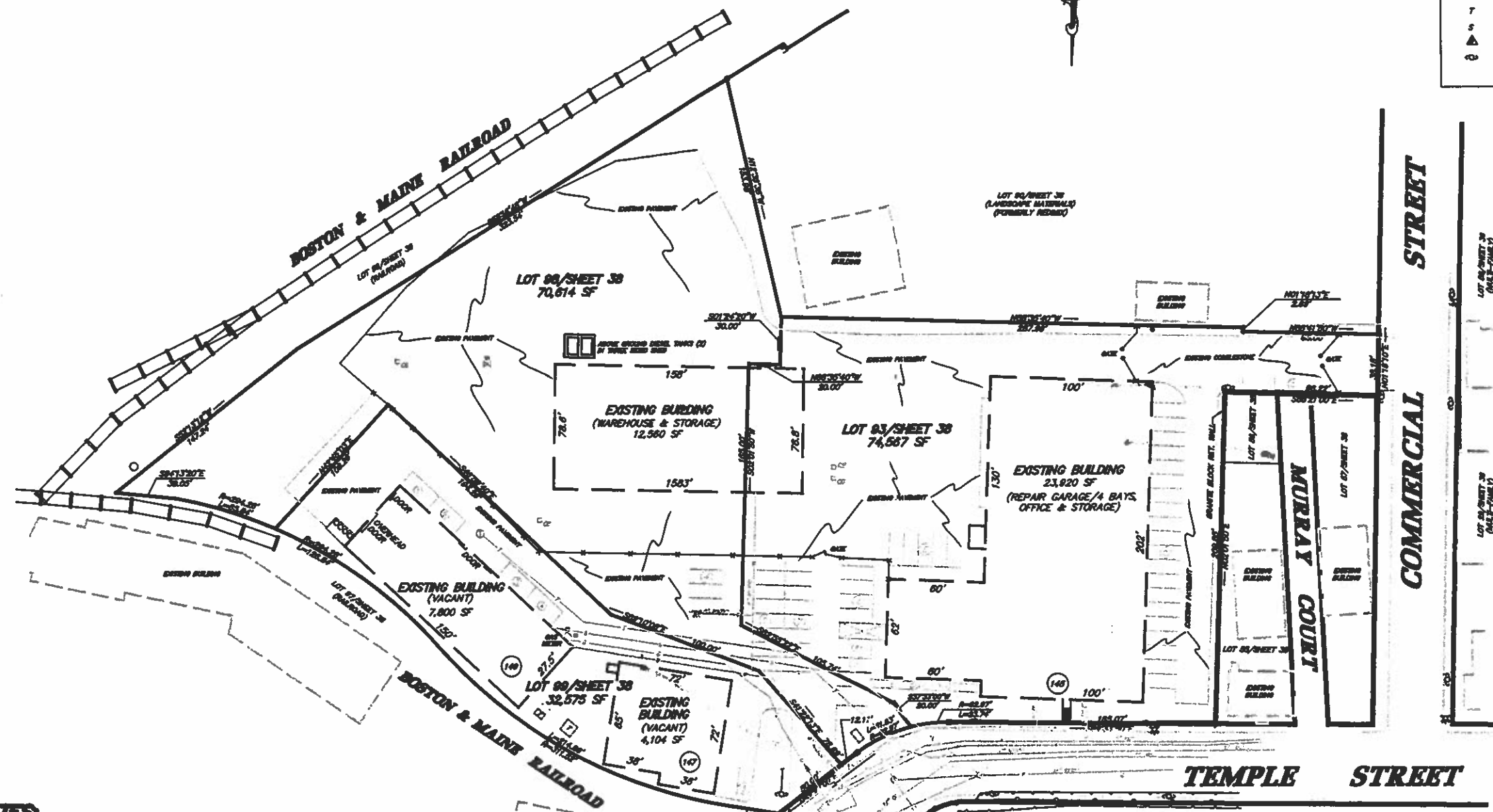
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LEGEND

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT
- - - EXISTING BUILDING
- G GAS
- W WATER
- T TELEPHONE
- S SEWER
- ▲ DRAIN MANHOLE
- U-U-POLE

VICINITY



NOTES

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 & 2 AND A FIELD SURVEY MADE ON THE GROUND IN NOVEMBER 2021 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

EXISTING CONDITIONS PLAN
145 TEMPLE STREET
 NASHUA, NEW HAMPSHIRE

PREPARED FOR:
 APPLICANT: GREENRIDGE LLC
 145 TEMPLE STREET
 NASHUA, NH 03060

OWNER:
 145 TEMPLE STREET, LLC
 145 TEMPLE STREET
 NASHUA, NH 03060

SCALE: 1" = 40'
 DATE: DECEMBER 13, 2021

MP Maynard & Paquette
 Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 31 Quinoy Street, Nashua, NH 03060
 Phone: (603)883-8493 Fax: (603)883-7227

KPM	APB	DESIGNED	DRAWN	CHECKED	APPROVED	DATE	SCALE	D	12725
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 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC
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