

**ABUTTERS**

LOT 83/SHEET 38  
145 TEMPLE STREET, LLC  
145 TEMPLE STREET  
NASHUA, NH 03080  
BK. 8130/PG. 2121  
ACCT. NO. 6,500

LOT 80/SHEET 38  
18 COMMERCIAL ST. REALTY, LLC  
15 1/2 MAIN STREET  
NASHUA, NH 03080  
BK. 8038/PG. 130  
ACCT. NO. 28,272

LOTS 85 & 88/SHEET 38  
LEO M. LORRAINE J. LAVOIE  
183 EAST HOLLIS STREET  
NASHUA, NH 03080  
BK. 8406/PG. 827  
ACCT. NO. 18,720

LOT 57/SHEET 38  
62 WEST HOLLIS STREET, LLC  
31 BRIDGE STREET  
NASHUA, NH 03080  
BK. 8018/PG. 412  
ACCT. NO. 18,848

LOT 84/SHEET 38  
CITY OF NASHUA  
228 MAIN STREET  
NASHUA, NH 03080  
BK. 8842/PG. 1804  
ACCT. NO. 15,858

LOT 28/SHEET 38  
JAMES & CATHERINE DECOLA  
NICHOLAS & CYNTHIA QUARATIELLO  
P.O. BOX 401  
NORTH READING, MA. 01864-1851  
BK. 8885/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. 345  
ACCT. NO. 48,038

LOT 88/SHEET 38  
2-4 SHEDS AVENUE REALTY, LLC  
338 MAIN STREET  
NASHUA, NH 03080  
BK. 8437/PG. 2472  
ACCT. NO. 27,284

LOT 89/SHEET 38  
RICHARD A. DEPELKE  
151 TEMPLE STREET  
NASHUA, NH 03080  
BK. 8832/PG. 2599  
ACCT. NO. 2,388

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  
6 STORRS STREET  
CONCORD, NH 03301-4837  
BK. 2388/PG. 228  
ACCT. NO. 5,878

LOT 87/SHEET 38  
LOT 44/SHEET 37  
BOSTON & MAINE RAILROAD  
C/O GULFORD TRANSPORTATION  
IRON HORSE ROAD  
NORTH BILLERICA, MA. 01862  
ACCT. NO. 58888

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**
- STONE BOUND FOUND
  - STONE BOUND TO BE SET
  - IRON PIPE FOUND
  - IRON PIPE TO BE SET
  - EXISTING STONE WALL
  - DRILL HOLE (LABELLED)
  - LIMIT OF BROOK
  - LIMIT OF WETLANDS
  - MINIMUM BUILDING SETBACK
  - EXISTING PAVEMENT
  - EXISTING BUILDING
  - DRAINAGE / BROOK FLOW DIRECTION



**LEGEND**

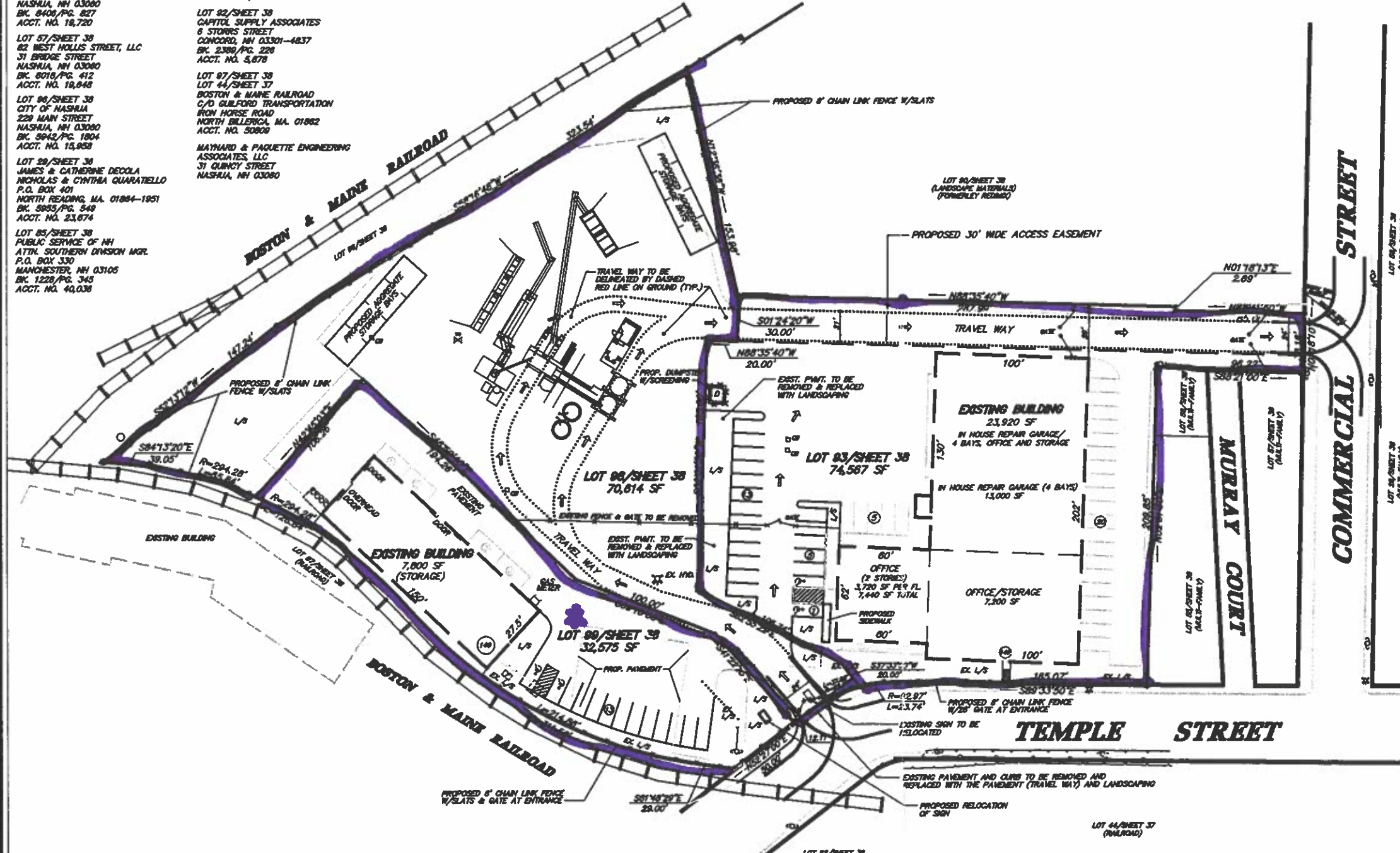
**VICINITY**

**NOTES**

1. PRESENT ZONING: "I"
2. TOTAL LOT AREA: 32,575 SF
3. EXISTING USE: STORAGE AND FUTURE OFFICE
4. PROPOSED USE: STORAGE
5. THE PURPOSE OF THIS PLAN IS TO AMEND PLAN NH1511 TO INDICATE THE EXISTING AND PROPOSED USES AND TO SHOW THE PROPOSED AND EXISTING PARKING AND LANDSCAPING FOR THE SITE.
6. DIMENSIONAL REQUIREMENTS:
 

| GENERAL INDUSTRIAL - "I"               | TRANSIT-ORIENTED DEV. - "TO"           |
|--|--|
| MINIMUM LOT AREA - 5,000 SF            | MINIMUM LOT AREA - 5,000 SF            |
| FRONT YARD SETBACK - 10 FEET           | FRONT YARD SETBACK - 0 FEET            |
| SIDE YARD SETBACK - 10 FEET            | SIDE YARD SETBACK - 10 FEET            |
| REAR YARD SETBACK - 10 FEET            | REAR YARD SETBACK - 15 FEET            |
| MIN. OPEN SPACE - 10% MIN. (12% PROP.) | MIN. OPEN SPACE - 10% MIN. (12% PROP.) |
| MIN. LOT WIDTH - 50 FEET               | MIN. LOT WIDTH - 50 FEET               |
| MIN. LOT DEPTH - 75 FEET               | MIN. LOT DEPTH - 75 FEET               |
| MIN. LOT FRONTAGE - 50 FEET            | MIN. LOT FRONTAGE - 50 FEET            |
7. PARKING REQUIREMENTS:
 

|   |
|---|
| STORAGE: 7,800 SF @ 1/1,000 SF = 8 SPACES |
| PARKING REQUIRED - 8 SPACES               |
| PARKING PROVIDED - 17 SPACES              |
7. LOT IS SERVED BY MUNICIPAL SEWER AND PENNACHTUCK WATER WORKS.
8. PLAN COMPLIES WITH MINIMUM REQUIREMENTS.
9. 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.
10. 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 NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN PRIOR TO PROCEEDING WITH THE WORK.
11. THE SITE IS LOCATED WITHIN ZONE "I" OUTSIDE OF THE 1% ANNUAL CHANCE FLOOD PLAIN, PER F.L.R.M. COMMUNITY MAP NUMBER 3301100314E, EFFECTIVE DATED: 4/18/2011.
12. FOR EXISTING AND PROPOSED ON-SITE/OFF-SITE FEATURES, SEE EXISTING CONDITIONS PLAN, SHEET 2.
13. 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 WAWER REQUEST.
14. STREET RESTORATION SHALL BE IN ACCORDANCE WITH CHAPTER 285 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).
15. THERE ARE NO WETLANDS ON THE SITE.
16. PROPOSED CROSS ACCESS EASEMENTS & CROSS PARKING EASEMENTS WILL BE RECORDED FOR THE FOR THE PROPOSED AND EXISTING PARKING ON THIS LOT (LOT 80) AND LOT 83 AND LOT 88.
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 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 BEING CONDUCTED A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH PLANNING STAFF AND OTHER CITY DEPARTMENTS AS NECESSARY TO REVIEW THE WORK PROPOSED.
23. HOURS OF OPERATION: 8AM TO 6PM, MONDAY - SATURDAY



SITE PLAN  
**149 TEMPLE STREET**  
NASHUA, NEW HAMPSHIRE

PREPARED FOR:  
APPLICANT: GREENRIDGE LLC  
145 TEMPLE STREET  
NASHUA, NH 03080  
PHONE NO.: 617-459-9775  
OWNER: 145 TEMPLE STREET, LLC  
145 TEMPLE STREET  
NASHUA, NH 03080  
PHONE NO.: 617-459-9775

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

**MP** Maynard & Paquette  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
31 Quincy Street, Nashua, N.H. 03080  
Phone: (603)883-8493 Fax: (603)883-7227

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.

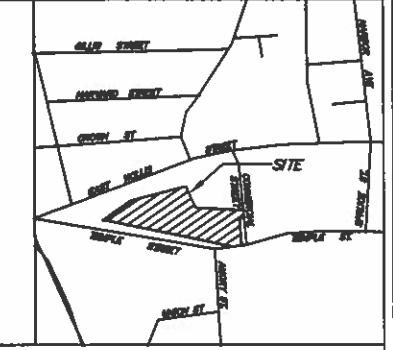
*R. D. Fili*  
GREENRIDGE LLC 12-13-2021  
DATE

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.

**PLAN REFERENCES**

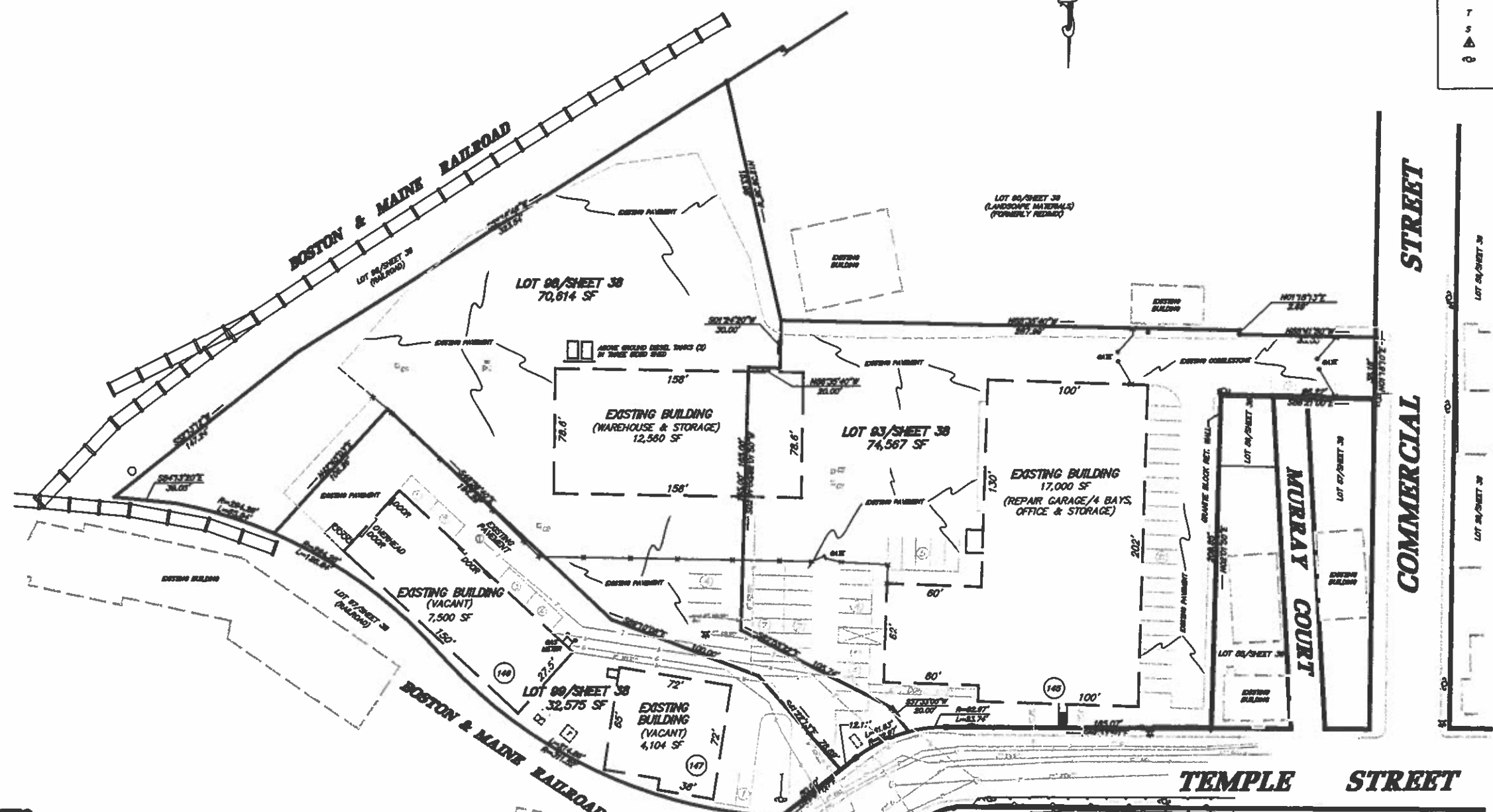
1. SITE PLAN, 145 TEMPLE STREET, NASHUA, NH; FOR: G.V. MOORE LUMBER CO. & EMILE CHAGNON; BY: MAYNARD & PAQUETTE ENG. ASSOC., LLC; SCALE: 1"=40'  
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|     |                          |
|-----|--------------------------|
| ■   | STONE BOUND FOUND        |
| □   | 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                   |



**LEGEND**

**VCNTY**



**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  
**149 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

**Maynard & Paquette**  
 Engineering Associates, LLC  
 Consulting Engineers and Land Surveyors  
 81 Quinoy Street, Nashua, NH 03060  
 Phone: (603)863-8438 Fax: (603)863-7227

|   |          |
|---|----------|
| APB   | BY       |
| REVISIONS PER PLANNING DEPT. COMMENTS (7-12-2022) | REVISION |
| DATE  |          |
| DATE  |          |
| DATE  |          |
| DATE  |          |
| DATE  |          |
| DATE  |          |
| DATE  |          |
| DATE  |          |
| DATE  |          |

|        |       |       |        |             |          |            |
|--------|-------|-------|--------|-------------|----------|------------|
| KPM    | APB   |       |        |             | D        | 12725      |
| DESIGN | INSTR | CHECK | APPROV | BOOK & FILE | REVISION | SIX        |
|        |       |       |        |             |          | JOB NUMBER |

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 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC  
 DWG. NO. 2  
 OF 2