

ABUTTERS:

LOT 93/SHEET 38
145 TEMPLE STREET, LLC
145 TEMPLE STREET
NASHUA, NH 03060
BK. 9158/P.G. 2121
ACCT. NO. 6,500

LOT 90/SHEET 38
16 COMMERCIAL ST. REALTY, LLC
15 1/2 MAIN STREET
NASHUA, NH 03060
BK. 9058/P.G. 130
ACCT. NO. 28,272

LOTS 55 & 56/SHEET 38
LEO H. LORRAINE & LAVOIE
193 EAST HOLLIS STREET
NASHUA, NH 03060
BK. 8406/P.G. 827
ACCT. NO. 19,720

LOT 57/SHEET 38
82 WEST HOLLIS STREET, LLC
31 BRIDGE STREET
NASHUA, NH 03060
BK. 6018/P.G. 412
ACCT. NO. 19,648

LOT 98/SHEET 38
CITY OF NASHUA
228 MAIN STREET
NASHUA, NH 03060
BK. 5942/P.G. 1804
ACCT. NO. 15,958

LOT 28/SHEET 38
JAMES & CATHERINE DECOLA
NICHOLAS & CYNTHIA QUARATELLO
P.O. BOX 401
NORTH READING, MA. 01864-1951
BK. 5955/P.G. 349
ACCT. NO. 23,674

LOT 85/SHEET 38
PUBLIC SERVICE OF NH
ATTN. SOUTHERN DIVISION MGR.
P.O. BOX 330
MANCHESTER, NH 03105
BK. 1228/P.G. 345
ACCT. NO. 40,036

LOT 58/SHEET 36
2-4 SHEDDS AVENUE REALTY, LLC
339 MAIN STREET
NASHUA, NH 03060
BK. 9437/P.G. 2472
ACCT. NO. 27,264

LOT 89/SHEET 38
RICHARD A. DEFELICE
151 TEMPLE STREET
NASHUA, NH 03060
BK. 8832/P.G. 2599
ACCT. NO. 2,386

LOT 35/SHEET 39
2,6V PROPERTIES, LLC
300 GAY STREET
MANCHESTER, NH 03103
BK. 9134/P.G. 920
ACCT. NO. 7,842

LOT 92/SHEET 38
CAPITOL SUPPLY ASSOCIATES
6 STORRS STREET
CONCORD, NH 03301-4837
BK. 2389/P.G. 226
ACCT. NO. 5,878

LOT 97/SHEET 38
LOT 44/SHEET 37
BOSTON & MAINE RAILROAD
C/O GUILFORD TRANSPORTATION
IRON HORSE ROAD
NORTH BILLERICA, MA. 01862
ACCT. NO. 50869

MAYNARD & PAQUETTE ENGINEERING
ASSOCIATES, LLC
31 QUINCY STREET
NASHUA, NH 03060

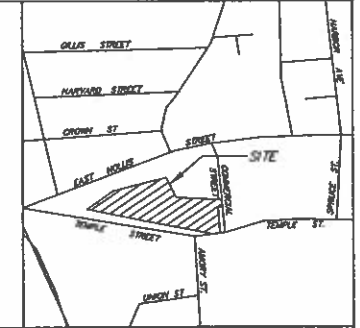
PLANT LIST

- (AR) ARBORVITAE - EMERALD GREEN, 5'-6"
- (RP) PUM RHODODENDRON - 5'-6"
- (OW) DOGWOOD/ORNAMENTAL SHADE TREES - 2" C
- (WS) WHITE SPRUCE - PLANTING SIZE 4'-6"

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.

- 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: "G1" / T00
2. TOTAL LOT AREA: 74,567 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 NR1511 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 - "G1"
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 - 75 FEET
MIN. LOT FRONTAGE - 50 FEET
7. PARKING REQUIREMENTS:
REPAIR GARAGE (4 BAYS): 13,000 SF @ 1/300 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 - 45 SPACES
8. LOT IS SERVICED BY MUNICIPAL SEWER AND PENNACUCK WATER WORKS.
9. PLAN COMPLES 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 FOUNDATION DRAINS)
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 NOTIFIED 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 J301100304E, EFFECTIVE DATE: 4/16/2011.
13. FOR EXISTING AND PROPOSED UTILITIES, 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 WAIVER REQUEST.
15. STREET RESTORATION SHALL BE IN ACCORDANCE WITH CHAPTER 285 DIVISION 13 ARTICLE 8 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).
16. THERE ARE NO WETLANDS ON THE SITE.
17. PROPOSED CROSS ACCESS EASEMENTS AND CROSS PARKING EASEMENTS WILL BE RECORDED FOR THE PROPOSED AND EXISTING PARKING ON THIS LOT (LOT 93) AND LOT 98 AND LOT 99.
18. ALL LANDSCAPING SHALL BE AS SHOWN ON THE PLAN AND CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS.
19. 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.
20. ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
21. 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.
22. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN AN ANY WAY WHATSOEVER, OR CONVERT OR ALTER AND STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
23. 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.
24. HOURS OF OPERATION: 8AM TO 4PM, MONDAY - SATURDAY.
25. THIS PORTION OF TEMPLE STREET IS IN THE STREET CLOSING MORATORIUM UNTIL SEPT. 8, 2023 UNLESS GRANTED PRIOR TO APPROVAL BY THE BOARD OF PUBLIC WORKS AND PER NRO 285-13(6).
26. STREET OPENING PERMIT REQUIRED PRIOR TO ANY WORK IN THE RIGHT-OF-WAY.
27. PRIOR TO HOLDING A PRE-CONSTRUCTION MEETING A FINANCIAL GUARANTEE WILL BE POSTED FOR WORK IN THE RIGHT-OF-WAY.
28. TRAFFIC PERSONNEL SHALL BE ON SITE DURING HOURS OF OPERATION OF ASPHALT PLANT. NO EXTING 6AM TO 1PM TO TEMPLE STREET. SIGNAGE TO BE INSTALLED AT TEMPLE STREET ENTRANCE.

TEST PITS:

- TEST PIT NO. 1**
0'-6" - YELLOW FINE SAND
6'-8" - MED. COARSE SAND
NO WATER @ 8'
PERC RATE 3 MIN/INCH
- TEST PIT NO. 2**
0'-6" - YELLOW FINE SAND
6'-8" - YELLOW FINE SAND
NO WATER @ 8'
PERC RATE 3 MIN/INCH
- TEST PIT NO. 3**
0'-3" - LIGHT YELLOW MED. SAND
5'-6" - DARK COARSE SAND
6'-8" - CLAY W/SOME SAND
WATER @ 5'
PERC RATE 3 MIN/INCH

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.

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.

145 TEMPLE STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR:
APPLICANT: GREENRIDGE LLC
145 TEMPLE STREET
NASHUA, NH 03060
PHONE NO.: 617-459-9775

OWNER:
145 TEMPLE STREET, LLC
145 TEMPLE STREET
NASHUA, NH 03060
PHONE NO.: 617-459-9775

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

ENGINEERING
MP
ASSOCIATES

Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

KPM	APB				4	D	12725
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

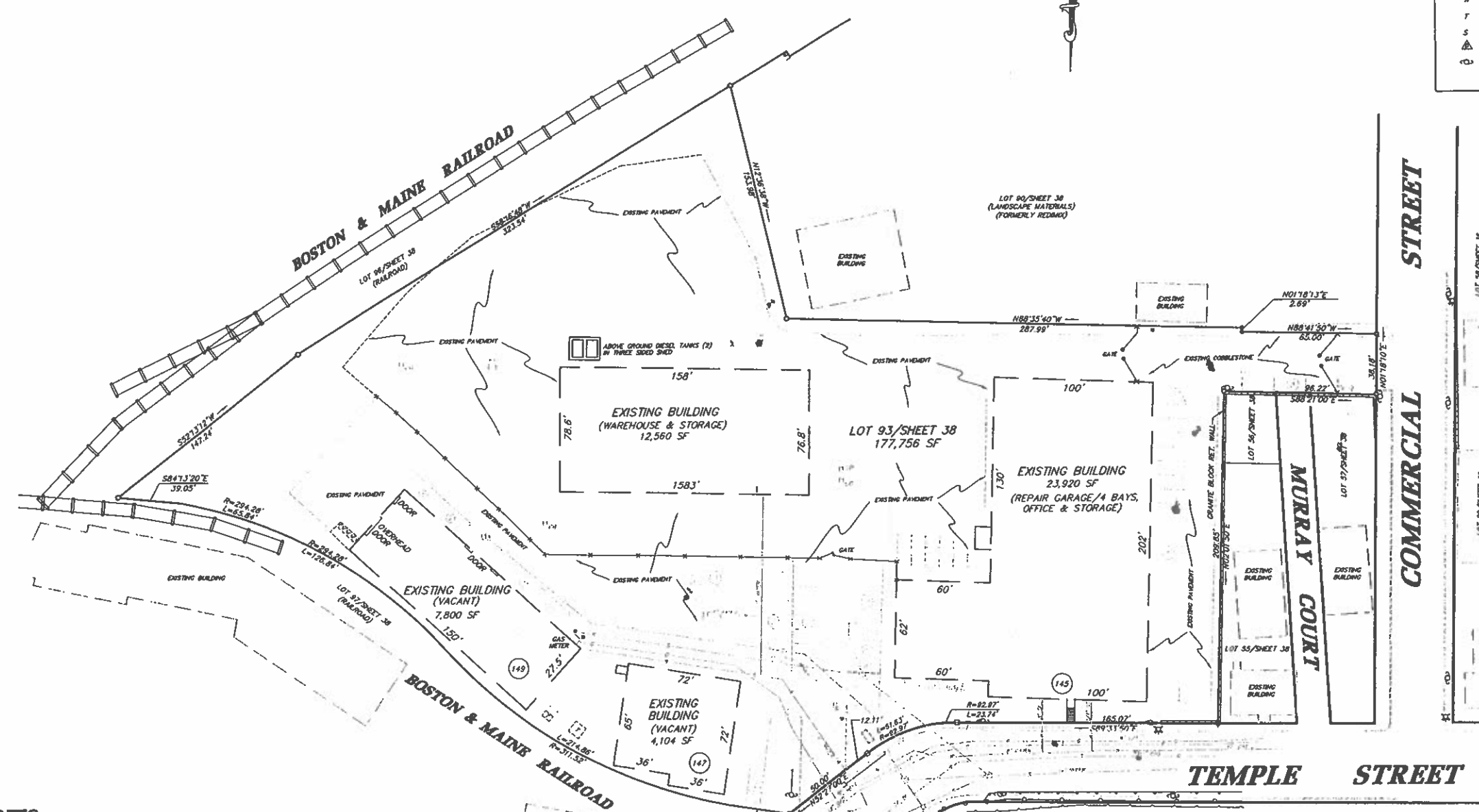
PLAN REFERENCES

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
- MINIMUM BUILDING SETBACK
- - - EXISTING PAVEMENT
- - - EXISTING BUILDING
- G GAS
- W WATER
- T TELEPHONE
- S SEWER
- △ DRAIN MANHOLE
- 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

ENGINEERING
MP
ASSOCIATES

Maynard & Paquette
 Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 31 Quincy Street, Nashua, N.H. 03080
 Phone: (603)883-8433 Fax: (603)883-7227

NO.	DATE	REVISION	BY
1	1-10-2023	REMOVED PROPOSED LOT LINES	APB
2	5-4-2022	NO CHANGES TO THIS SHEET	APB
3	4-4-2022	NO CHANGES TO THIS SHEET	APB
4	2-10-2022	REVISIONS PER PLANNING DEPT. COMMENTS (1-18-2022)	APB

KPM	APB					D	12725
DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

© COPYRIGHT, ALL RIGHTS RESERVED. P001
 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC
 DWG. NO. 2
 OF 2