



PARCEL ID - 2-26  
TANA PROPERTIES  
LIMITED PARTNERSHIP  
40 TEMPLE STREET  
NASHUA, NH 03063  
BOOK 3620 PAGE 364

PARCEL ID - 2-28-24  
FICHERA REALTY, LLC  
20A NORTHWEST BOULEVARD UNIT 213  
NASHUA, NH 03063  
BOOK 8359 PAGE 1810  
PLAN NO. 10618

PARCEL ID - 2-28-22  
TANA PROPERTIES  
LIMITED PARTNERSHIP  
40 TEMPLE STREET  
NASHUA, NH 03063  
BOOK 3620 PAGE 364

PARCEL ID - 2-29  
GERALD C. GLOVER  
106 WITCHES SPRING ROAD  
HOLLIS, NH 03049  
BOOK 4384 PAGE 229  
PLAN REFERENCE

PARCEL ID - 2-1  
S&J BRISTOL PROPERTIES, LLC  
60 WITCHES SPRING ROAD  
HOLLIS, NH 03049  
BOOK 8513 PAGE 1320  
PLAN NO. 24811

PARCEL ID - 46-16  
99 TRUSTEE  
THE GLOVER FAMILY TRUST  
100 WITCHES SPRING ROAD  
HOLLIS, NH 3049  
BOOK 8653 PAGE 1512  
PLAN NO. 28837

PARCEL ID - 46-15  
S&J BRISTOL PROPERTIES, LLC  
60 WITCHES SPRING ROAD  
HOLLIS, NH 03049  
BOOK 8513 PAGE 1320  
PLAN NO. 24811

### REFERENCE PLANS

1. GHZHHURJKK75TGFNCV

### NOTES

- CURRENT ZONING IS INDUSTRIAL (I) AMHERST/RESIDENTIAL AGRICULTURAL (RA) HOLLIS ZONING DISTRICT.
 

	REQUIRED AMHERST/HOLLIS	PROVIDED AMHERST/HOLLIS
MIN. LOT SIZE:	1.0 AC./2.0 AC.	6.52 AC.
MIN. LOT FRONTAGE:	200'/200'	EXIST.
MIN. BUILDING SETBACKS:		
FRONT	*50'(100')/NA	123.5'/NA
SIDE	30'/35'	88.4'/NA
REAR	30'/35'	NA/165'
MAX. BUILDING HEIGHT:	50'/38'	<38'
MAX. FLOOR AREA RATIO:	40%/NA	3.5%
MIN. OPEN SPACE:	30%/NA	>30%

\*THE ONE-HUNDRED (100) FOOT OPTION ALLOWS PARKING AREAS TO THE FRONT OF THE STRUCTURE, WHICH PARKING AREAS SHALL BE SET BACK A MINIMUM OF FIFTY (50) FEET FROM THE EDGE OF THE HIGHWAY RIGHT-OF-WAY. THERE SHALL BE NO OUTSIDE STORAGE OF MATERIALS OR EQUIPMENT BETWEEN THE FRONT OF ANY BUILDINGS AND THE STREET. ALL STORAGE AND/OR EQUIPMENT PARKING AREAS SHALL BE FENCED, SCREENED, LANDSCAPED OR OTHERWISE PROTECTED FROM VIEW.
- PARKING CALCULATIONS:  
REQUIRED: 1 SP/600 SF (10,000 SF) = 17 SPACES  
PROPOSED: 18 SPACES
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:  
DRAINAGE PRIVATE  
SEWER PRIVATE  
WATER PENNACLUCK WATER WORKS  
GAS LIBERTY UTILITIES  
ELECTRIC EVERSOURCE  
TELEPHONE CONSOLIDATED  
CABLE COMCAST
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
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**TOTAL LOT AREA**  
283,935 S.F.  
6.52 ACRES

48-1  
112,346 S.F.  
2.58 ACRES  
(HOLLIS)

12" RCP  
INV IN=197.1'  
INV OUT=197.0'

N82°16'58"E  
2840.28'  
(TO T.L. BOUND)

N82°16'58"E  
5521.10'

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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HORIZONTAL SCALE 1"=1'  
1 0.5 0

REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 2 LOT 28-23 (Amherst)  
TAX MAP 48 LOT 1 (Hollis)

## CONCEPTUAL SITE PLAN

### 30 NORTHERN BOULEVARD AMHERST, NEW HAMPSHIRE

OWNED BY & PREPARED FOR:  
**GOLDEN VALLEY WAY HOLDINGS, LLC**  
1553 EAST GOLDEN VALLEY WAY  
FRESNO, CA 93730

SCALE: 1" = 40'      DECEMBER 04, 2025

	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone (603) 472-4488
	Land Surveyors	Fax (603) 472-9747
	Landscape Architects	www.tfmoran.com
	Scientists	

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	CK NG	CADFILE	76292-10 GVWH CONCEPT	