

REFERENCE PLANS:

- 'SITE PLAN - TAX MAP 1 LOTS 50, 50A, 50B AND 50C - GREENVILLE, NEW HAMPSHIRE' - PREPARED FOR NORMAN & LINDA BROWN - SCALE: 1"=50' - PREPARED BY THIS OFFICE, LAST REVISED 05/25/2006.
- 'COMMERCIAL SITE DEVELOPMENT PLAN SET - TAX MAP 1 LOTS 50, 50A, 50B & 50C - OFF FITCHBURG ROAD (ROUTE 31), GREENVILLE, NEW HAMPSHIRE - PREPARED FOR FITCHBURG SAND & GRAVEL CORP. - 11 REPUBLIC ROAD, BILLERICA, MASSACHUSETTS - PREPARED BY POLARIS ENGINEERING CORPORATION, LAST REVISED 05/02/2005.
- 'SUBDIVISION PLAN OF LAND - BLACKBERRY HILL - GREENVILLE, NEW HAMPSHIRE' - SCALE: 1"=50' DATED FEBRUARY 25, 1991 - PREPARED BY MONADNOCK SURVEYING, INC, LAST REVISED 10/05/1991. (HCRD PLAN #26165)

ABUTTERS:

MAP 1 LOT 50, 50A, 50B, & 50C
MCCUDA, LLC. C/O FRED CUDDA (OWNER)
4 NEW PARK ROAD
EAST WINDSOR, CT 06088

MAP 1 LOT 44-2
GREENVILLE RECYCLING, LLC
338 HOWARD STREET
BROCKTON, MA 02301

MAP 1 LOT 45
SNZ, LLC
ATTN: SHELLEY SCHEFLER
12505 QUAIL MEADOW DRIVE
AUBURN, CA 95603

MAP 1 LOT 46
PAUL E. CORMIER
782 FITCHBURG ROAD
GREENVILLE, NH 03048

MAP 1 LOT 51
GREGORY EAD
708 FITCHBURG ROAD
GREENVILLE, NH 03048

MAP 1 LOT 52
JUSTIN A. SEVERANCE
RENE D. SEVERANCE
706 FITCHBURG ROAD
GREENVILLE, NH 03048

MAP 1 LOT 53
DONALD COMBS
124 VALLEY STREET
MANCHESTER, NH 03103

MAP 1 LOT 53-1
MARK F. BRADLEY
MARIE A. BRADLEY
727 FITCHBURG ROAD
GREENVILLE, NH 03048

MAP 1 LOT 57A
MICHAEL C. GREGORY
JOAN MARIE GREGORY
161 MERRIAM HILL ROAD
GREENVILLE, NH 03048

MAP 1 LOT 65A
JUDITH N. WILKINS
JUDITH N. WILKINS REVOC. TRT OF 2017
86 BARRETT ROAD
GREENVILLE, NH 03048

LEGEND:

- - - - - EXISTING 2'-FT CONTOUR
- - - - - EXISTING 10'-FT CONTOUR
- - - - - EDGE OF WETLAND
- - - - - ZONING BOUNDARY
- - - - - SOIL BOUNDARY
- - - - - EDGE OF PAVEMENT
- - - - - EDGE OF GRAVEL AREA
- - - - - EXISTING EASEMENT
- - - - - PROPERTY LINE
- - - - - ABUTTING LOT LINE
- - - - - RIGHT-OF-WAY
- - - - - TREELINE
- - - - - EXISTING BUILDING
- - - - - TRAFFIC CIRCULATION

NOTES:

- THE PURPOSE OF THIS PLAN IS TO UPDATE THE PREVIOUSLY APPROVED SITE PLAN FOR A CHANGE OF USE. THE PREVIOUSLY APPROVED USE WAS FOR TEMPORARY RAW MATERIAL PROCESSING AND DISTRIBUTION. THE PROPOSED USE IS A WELL DRILLING EQUIPMENT PARTS AND SERVICE CONTRACTING BUSINESS, ALLOWED BY RIGHT WITHIN THE COMMERCIAL/INDUSTRIAL DISTRICT.
- OWNER OF RECORD IS MCCUDA, LLC - 4 NEW PARK ROAD, EAST WINDSOR, CT 06088 - H.C.R.D. BOOK 9094 PAGE 0345.
- APPLICANT IS BLAKE EQUIPMENT - PO BOX 1407, HICKORY, NC 28603.
- NORMAL HOUR OF OPERATIONS ARE MONDAY THROUGH FRIDAY, 7AM-7PM. FROM LATE SPRING THROUGH EARLY FALL, HOURS MAY BE EXPANDED TO MONDAY THROUGH FRIDAY, 7AM-9PM AND SATURDAY/SUNDAY, 7AM TO 3PM, AS WORKLOAD DICTATES AND DAYLIGHT HOURS ALLOW.
- THERE ARE FIVE (5) FULL-TIME EMPLOYEES, WORKING ONE (1) SHIFT.
- TYPICAL BUSINESS OPERATIONS INCLUDE: STORAGE AND SALE OF DRILL RIG PARTS AND WELL CASINGS, TEMPORARY STORAGE OF DRILL RIGS AND THREADING OF WELL CASINGS.
- EXISTING FEATURES SHOWN ARE PER REFERENCE PLANS 1, 2, AND 3, SUPPLEMENTED WITH ONSITE INSPECTION BY MERIDIAN STAFF AND CURRENT AERIAL IMAGERY. NO FIELDWORK HAS BEEN PERFORMED BY THIS OFFICE.
- PARKING REQUIREMENTS PER SECTION 4.3 OF THE ZONING ORDINANCE:
PARAMETER REQUIRED SPACES TOTAL
828 SF OFFICE 1/200 SF 4.14
5 EMPLOYEES 1.5/EMPLOYEE 7.50
TOTAL SPACES REQUIRED (PROVIDED) 12 (12)

9. TOPOGRAPHIC INFORMATION IS APPROXIMATE AND PER THE NH GRANIT LIDAR DATABASE.

SOILS INFORMATION PER REFERENCE PLAN 2:

UNIT SYMBOL	UNIT NAME	HSG
77C	MARLOW FINE SANDY LOAM	C
77D	MARLOW FINE SANDY LOAM	C
143B	MONADNOCK FINE SANDY LOAM	B

11. PARCEL(S) ARE LOCATED IN THE COMMERCIAL/INDUSTRIAL (C-1) DISTRICT. MAXIMUM STORIES ARE 2.5, MAXIMUM HEIGHT IS 35 FEET, MINIMUM FRONTAGE OFF TOWN SEWER IS 200 FEET, MINIMUM AREA OFF TOWN SEWER IS 2 ACRES, MINIMUM STREET SETBACK IS 50 FEET, MINIMUM LOT LINE SETBACK IS 15 FEET, MAXIMUM BUILDING COVERAGE IS 25%, GREEN SPACE BELT WIDTH IS 10 FEET, MINIMUM GREEN SPACE IS 25%.

12. THE EXISTING LOTS ARE LOTS OF RECORD AND MEET ALL ZONING REQUIREMENTS, AS LISTED ABOVE.

13. PROPERTY IS SUBJECT TO THE FOLLOWING PERMITS/APPROVALS:
- NHDT DRIVEWAY PERMIT: 030-191-06, DATED 04/06/2006
 - NHDES SITE-SPECIFIC PERMIT: WPS-7442, DATED 04/03/2006
 - NHDES WETLANDS AND NON-SITE-SPECIFIC PERMIT: 2005-01627, DATED 05/23/2006
 - NHDES CONSTRUCTION APPROVAL (SEPTIC): CA2007085701, DATED 01/11/2007
 - TOWN OF GREENVILLE PLANNING BOARD SITE PLAN APPROVAL, 04/28/2005
 - TOWN OF GREENVILLE PLANNING BOARD SITE PLAN UPDATE APPROVAL, [PENDING]

14. THE PROPOSED USE DOES NOT UTILIZE HAZARDOUS OR TOXIC MATERIALS ON SITE.

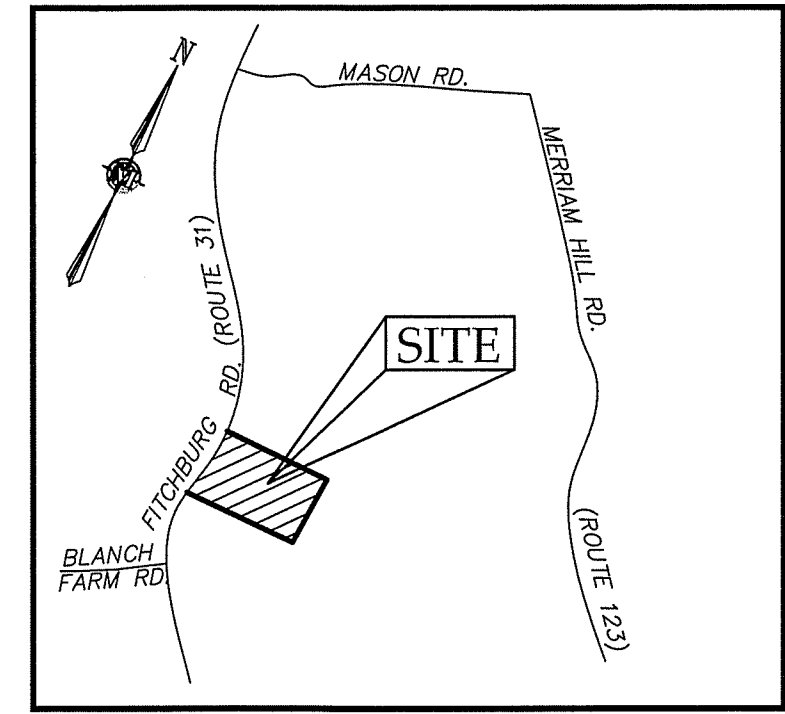
15. THERE ARE NO PROPOSED CHANGES TO THE EXISTING STORMWATER INFRASTRUCTURE. RUNOFF FROM THE GRAVELLED AREA OF THE SITE IS COLLECTED IN VARIOUS SWALES AND CULVERTS AROUND THE SITE BEFORE BEING CONVEYED TO THE PREVIOUSLY APPROVED AND CONSTRUCTED STORMWATER POND. RUNOFF FROM THE ROADWAY IS CONVEYED TO THE LARGE EXISTING WETLAND AREA BY ROADSIDE SWALES AND CULVERTS. THE EXISTING DRAINAGE PATTERNS ON THE SITE WILL NOT BE CHANGED AS A RESULT OF THIS PROPOSAL.

OWNER'S SIGNATURE:

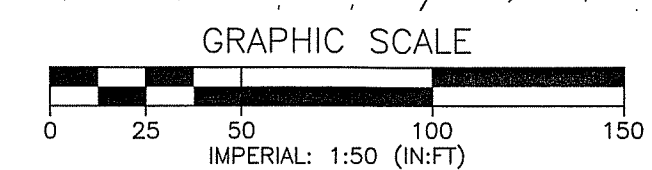
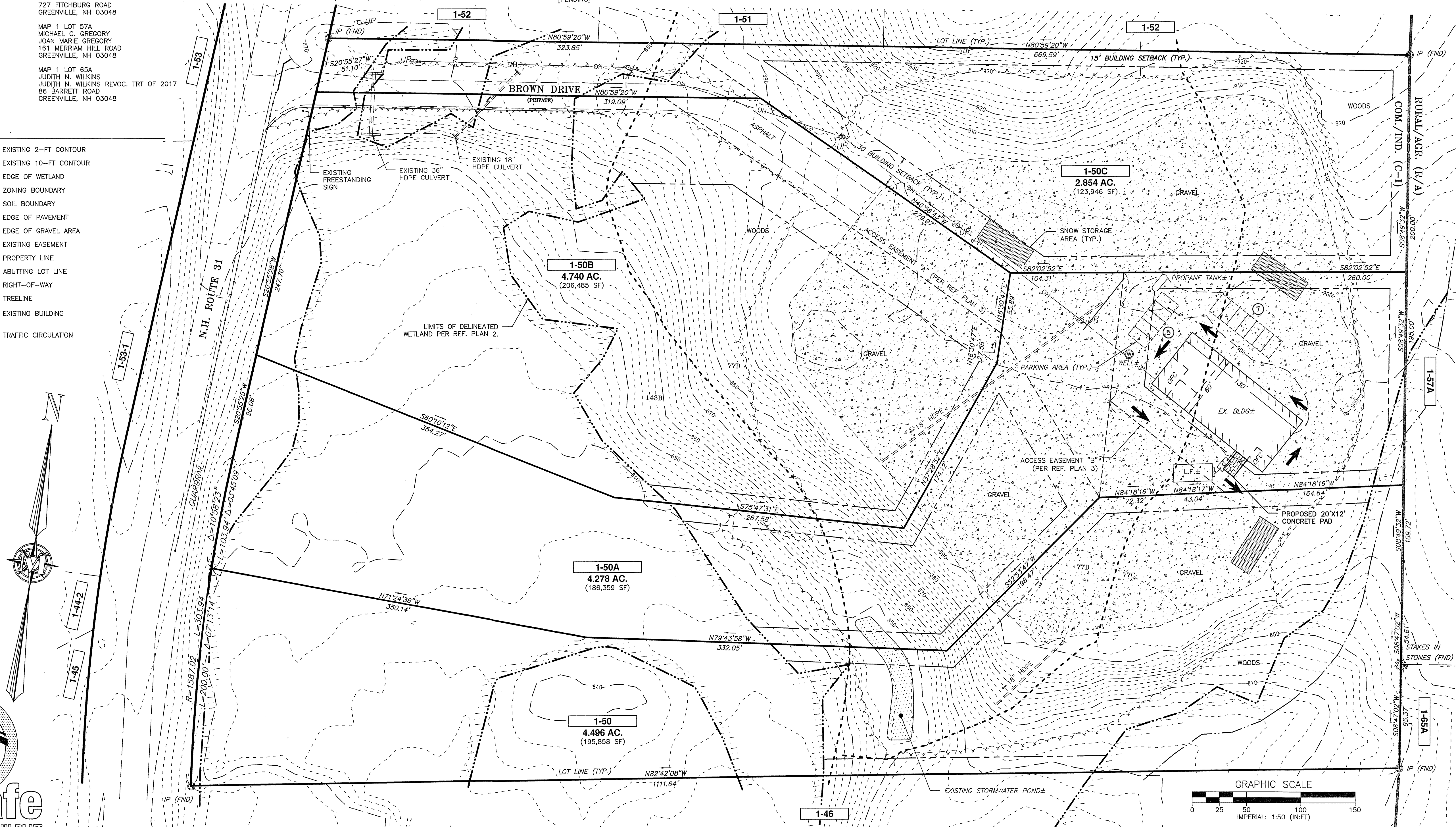
OWNERS SIGNATURE _____ DATE _____

APPROVED BY GREENVILLE PLANNING BOARD

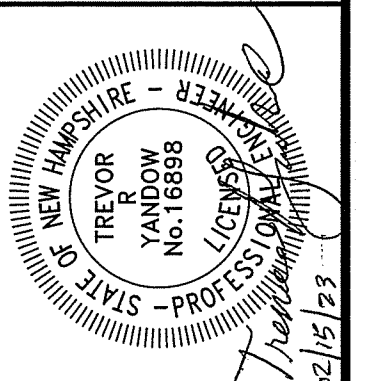
ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____



LOCUS MAP
NOT TO SCALE



MERIDIAN LAND SERVICES, INC.
31 OLD NARRA ROAD, AMHERST, NH 03824 TEL: 603-973-1441
MERIDIANLANDSERVICES.COM FAX: 603-973-1584



REV.	DATE	DESCRIPTION

BLAKE EQUIPMENT
36 BROWN DRIVE
MAP 1 LOT 50, 50A, 50B, AND 50C
GREENVILLE, NEW HAMPSHIRE

CHANGE OF USE SITE PLAN

FEBRUARY 15, 2023
SCALE: 1" = 50'

SP-1
SHEET
FILE: 6924101.dwg
PROJECT: 06924.01
SHEET NO. 1 OF 1

Printed: 2/15/2023 3:29 PM By: BLR
R:\MCS\06924\06924\01_Drawings\VEN\6924101.dwg