

PROPOSED SITE IMPROVEMENT PLANS

FOR

LINCOLN PROPERTY COMPANY

PROPOSED DEVELOPMENT

LOCATION OF SITE

5 WENTWORTH DRIVE

HILLSBOROUGH COUNTY

TOWN OF HUDSON, NH

MAP 215, LOT 1

REFERENCES AND CONTACTS

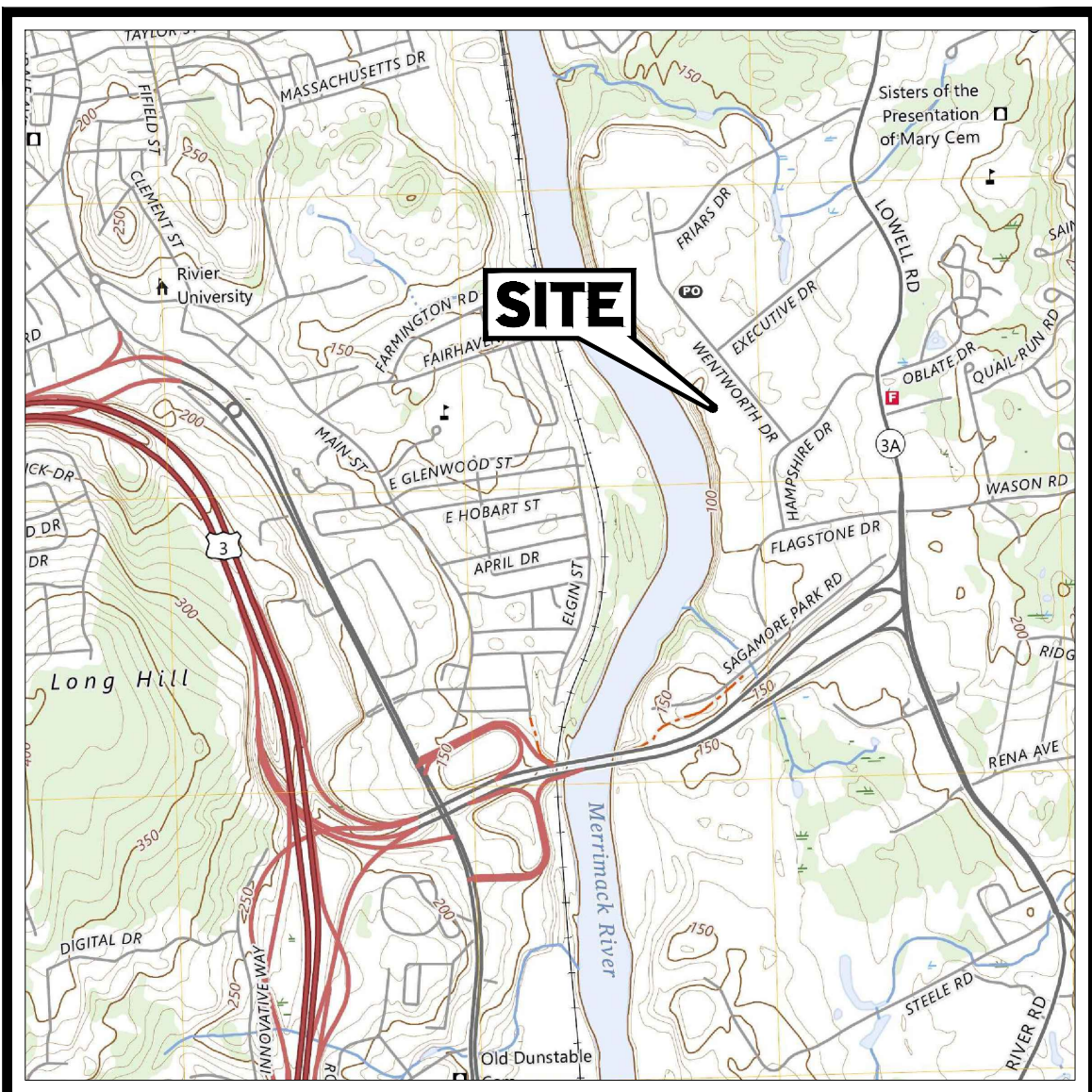
REFERENCES

♦ BOUNDARY & TOPOGRAPHIC SURVEY:

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
DATED: 01/10/2025
JOB # / SURVEY JOB #03-240500-00
ELEVATIONS: NAVD 1988

BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DR
FAYETTEVILLE, AR 72703
DATED: 6/22/2022
JOB # / SURVEY JOB #1322000260
ELEVATIONS: NAVD 1988

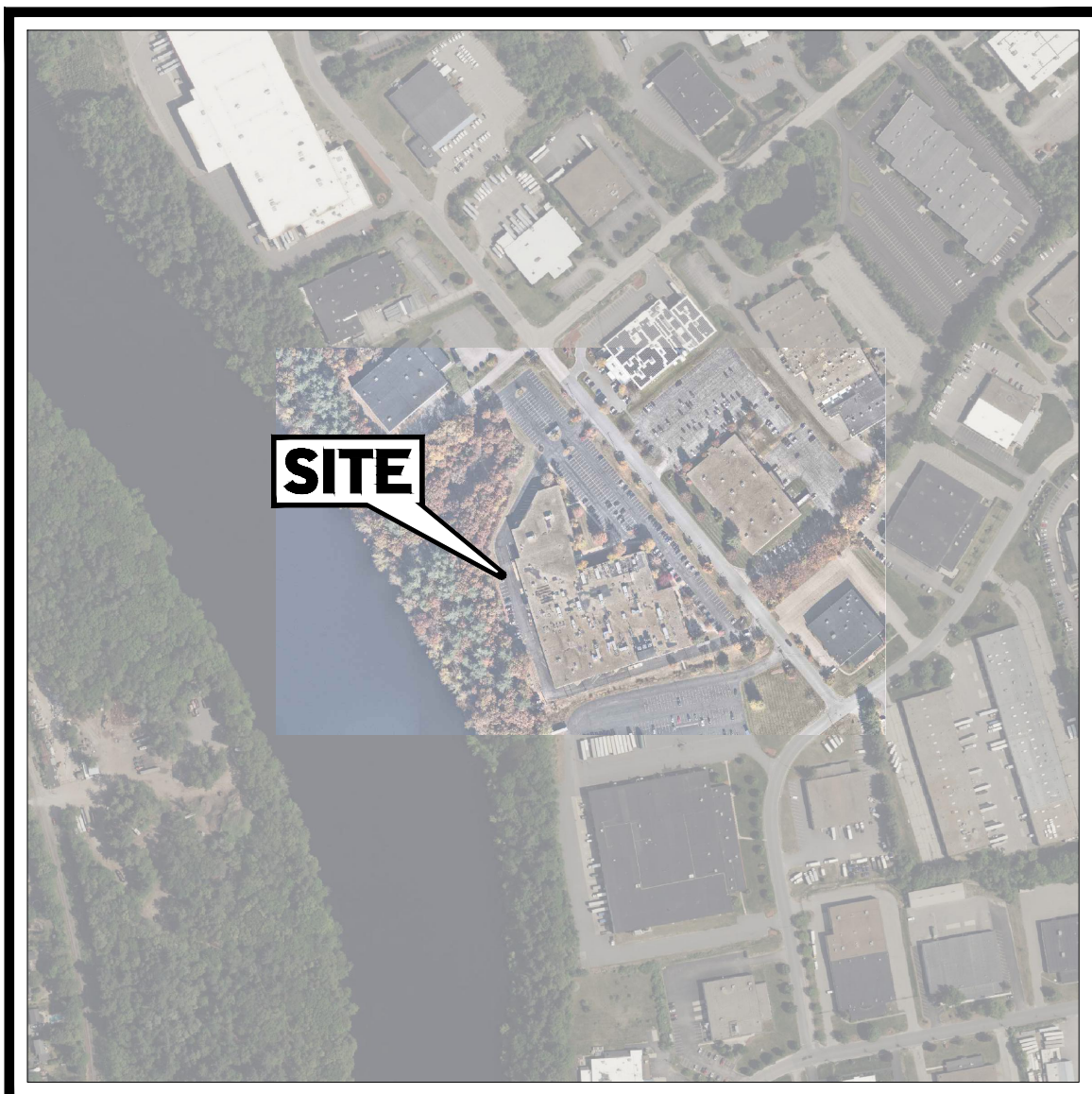
THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



USGS MAP

SCALE: 1" = 2,000'

SOURCE: USGS NASHUA SOUTH QUADRANGLE



LOCATION MAP

SCALE: 1" = 500'

SOURCE: MICROSOFT CORPORATION

OWNER

LPCH NEW HAMPSHIRE L.P.
62 WALNUT STREET
WELLESLEY, MA 02481

DEVELOPER

LPCH NEW HAMPSHIRE L.P.
62 WALNUT STREET
WELLESLEY, MA 02481

PREPARED BY

BOHLER //

OWNER SIGNATURE

Ethan Robert
OWNER NAME (PRINTED)

OWNER SIGNATURE
4/23/25
DATE

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE

SIGNATURE DATE

SITE PLAN IS VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

GENERAL NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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PROJECT No.: NHA240062.00-08
DRAWN BY: AO
CHECKED BY: KWC
DATE: 4/16/2025
CAD I.D.: P-CIVL-CNDS

PROJECT:

SITE IMPROVEMENT PLANS

FOR

LINCOLN PROPERTY COMPANY

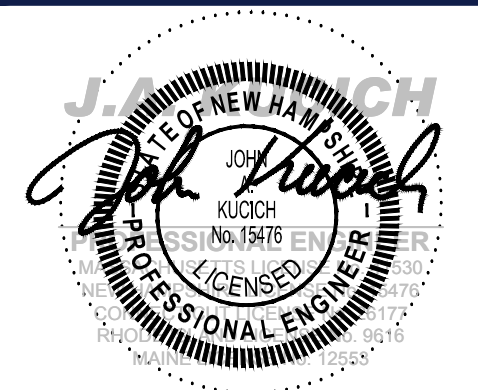
PROPOSED DEVELOPMENT

MAP: 215 | LOT: 1
5 WENTWORTH DRIVE
HILLSBOROUGH COUNTY
TOWN OF HUDSON, NH

BOHLER //

3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900

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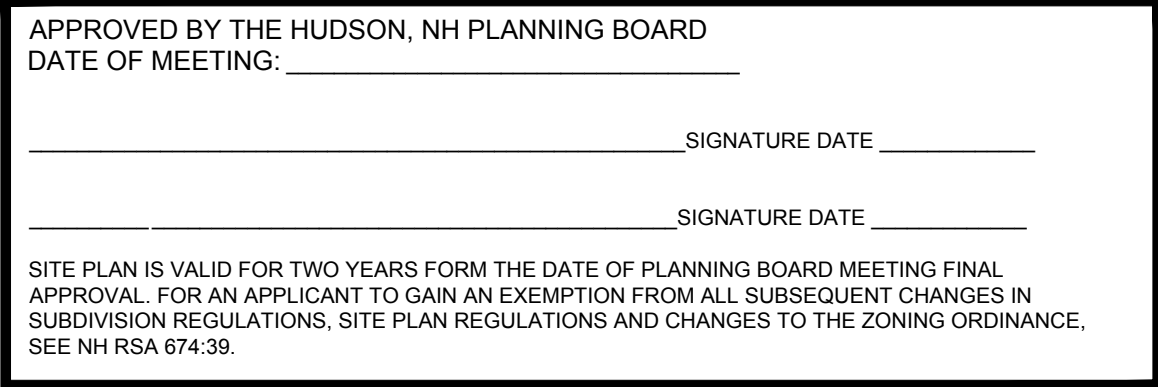
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

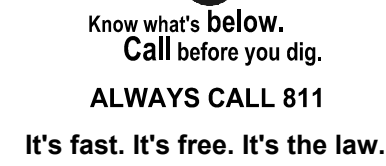
ORG. DATE - 4/16/2025



**THIS PLAN TO BE UTILIZED
FOR DEMOLITION PURPOSES
ONLY**



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PROJECT No.: NHA240062.00-0E
DRAWN BY: AC
CHECKED BY: KWC
DATE: 4/16/2025
CAD I.D.: P-CIVL-PROF

PROJECT:

— FOR —

**LINCOLN PROPERTY
COMPANY**

**MAP: 215 | LOT: 1
5 WENTWORTH DRIVE
HILLSBOROUGH COUNTY
TOWN OF HUDSON, NH**

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SHEET NUMBER:

C-201

ORG. DATE - 4/16/2025

\\BOHLER\NET\SHARES\MA-PROJECTS\2024\NH\240062.00\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\CIVIL PROP-NH\240062.00-08-1-LAYOUT-C-301 OVERALL SITE

PLAN REFERENCES:

1. MASTER SITE PLAN - PROP BUILDING ADDITION PREPARED FOR ATRIUM MEDICAL CORPORATION, SCALE 1" = 80' DATED: SEPTEMBER 18, 1998 BY HAYNER/SWANSON, INC. RECORDED HCRD#29633

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE

SIGNATURE DATE

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ZONING TABLE				
ZONE: I - INDUSTRIAL USE: INDUSTRIAL MAP: 215 LOT(S): 1				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	LINCOLN PROPERTY COMPANY 53 STATE STREET BOSTON, MA 02109			
PROPERTY OWNER:	LPCH NEW HAMPSHIRE L.P. 62 WALNUT STREET WELLESLEY, MA 02481			
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	\$334-27 ATTACHMENT 4	30,000 SF (0.69 AC) / 43,560 SF (1 AC) (1)	14.23 AC (+/-)	NO CHANGE
MIN LOT FRONTAGE	\$334-27 ATTACHMENT 4	150.0'	150'<	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	\$334-27 ATTACHMENT 4	50.0' FROM STREET R/W	108.2'	NO CHANGE
SIDE YARD	\$334-27 ATTACHMENT 4	15.0' FROM SIDE LOT LINE	45.6'	NO CHANGE
REAR YARD	\$334-27 ATTACHMENT 4	15.0' FROM REAR LOT LINE	229.4'	NO CHANGE
MAX PERMITTED HEIGHT	\$334-14	50.0'	23.3'	NO CHANGE
(1) 30,000 SF WITH TOWN WATER AND SEWER / 43,560 WITHOUT TOWN WATER AND SEWER				

PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN NUMBER OF STALLS	\$ 275-8	271	270	259 (W)
INDUSTRIAL: REQUIRED FOR INDUSTRIAL USE = 1 SPACES + 600 SF GFA 162, 163 SF (+/-) / 600 = 271				

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PROJECT No.: NHA240062.00-08
DRAWN BY: AO
CHECKED BY: KWC
DATE: 4/16/2025
CAD I.D.: P-CIVL-PROP

PROJECT:

SITE IMPROVEMENT PLANS

FOR

LINCOLN PROPERTY
COMPANY

PROPOSED
DEVELOPMENT

MAP: 215 | LOT: 1
5 WENTWORTH DRIVE
HILLSBOROUGH COUNTY
TOWN OF HUDSON, NH

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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 4/16/2025

OWNER SIGNATURE

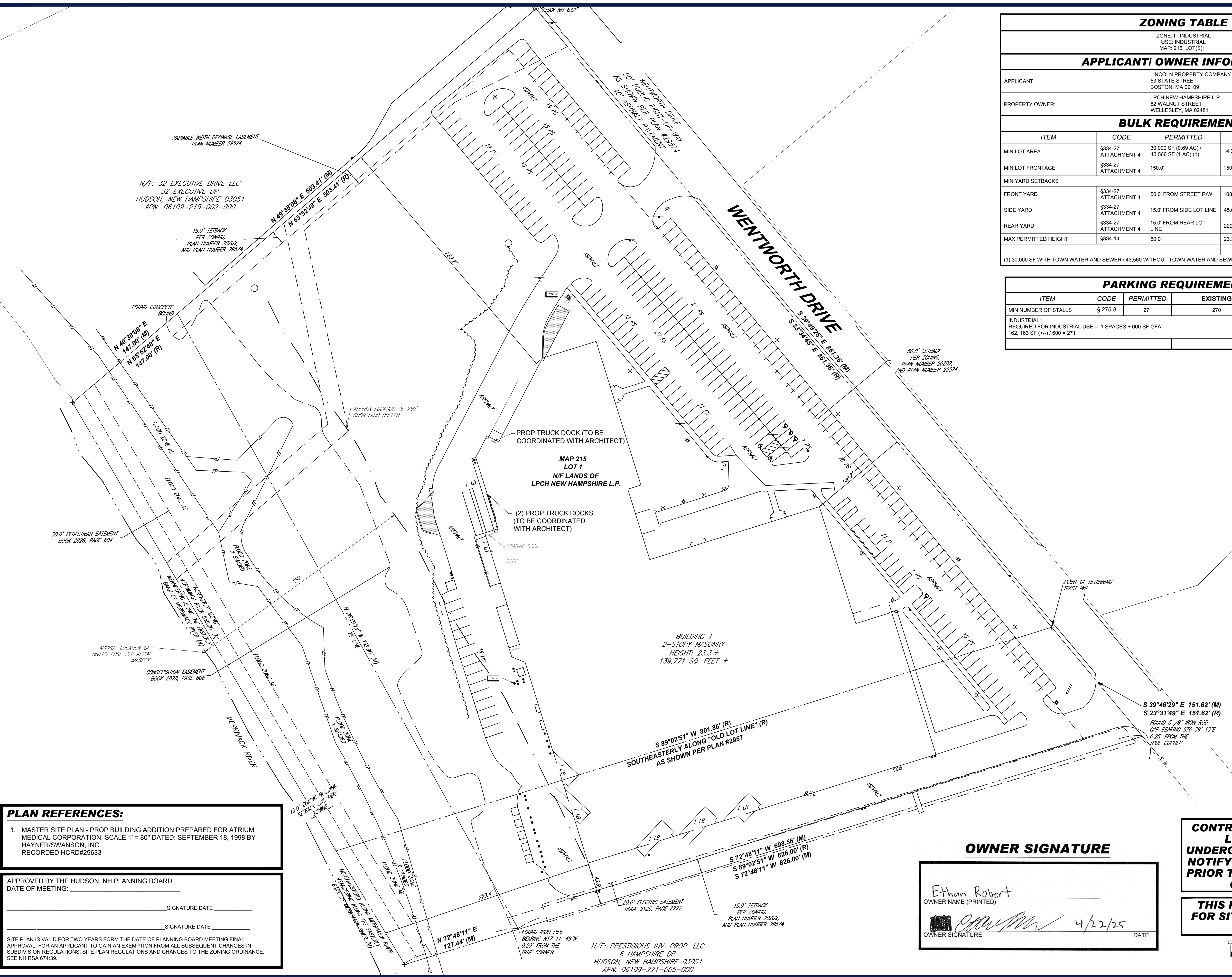
Ethan Robert
OWNER NAME (PRINTED)

OWNER SIGNATURE
4/22/25
DATE

CONTRACTOR SHALL VERIFY
LOCATION OF ALL
UNDERGROUND UTILITIES AND
NOTIFY ENGINEER OF RECORD
PRIOR TO COMMENCEMENT OF
CONSTRUCTION

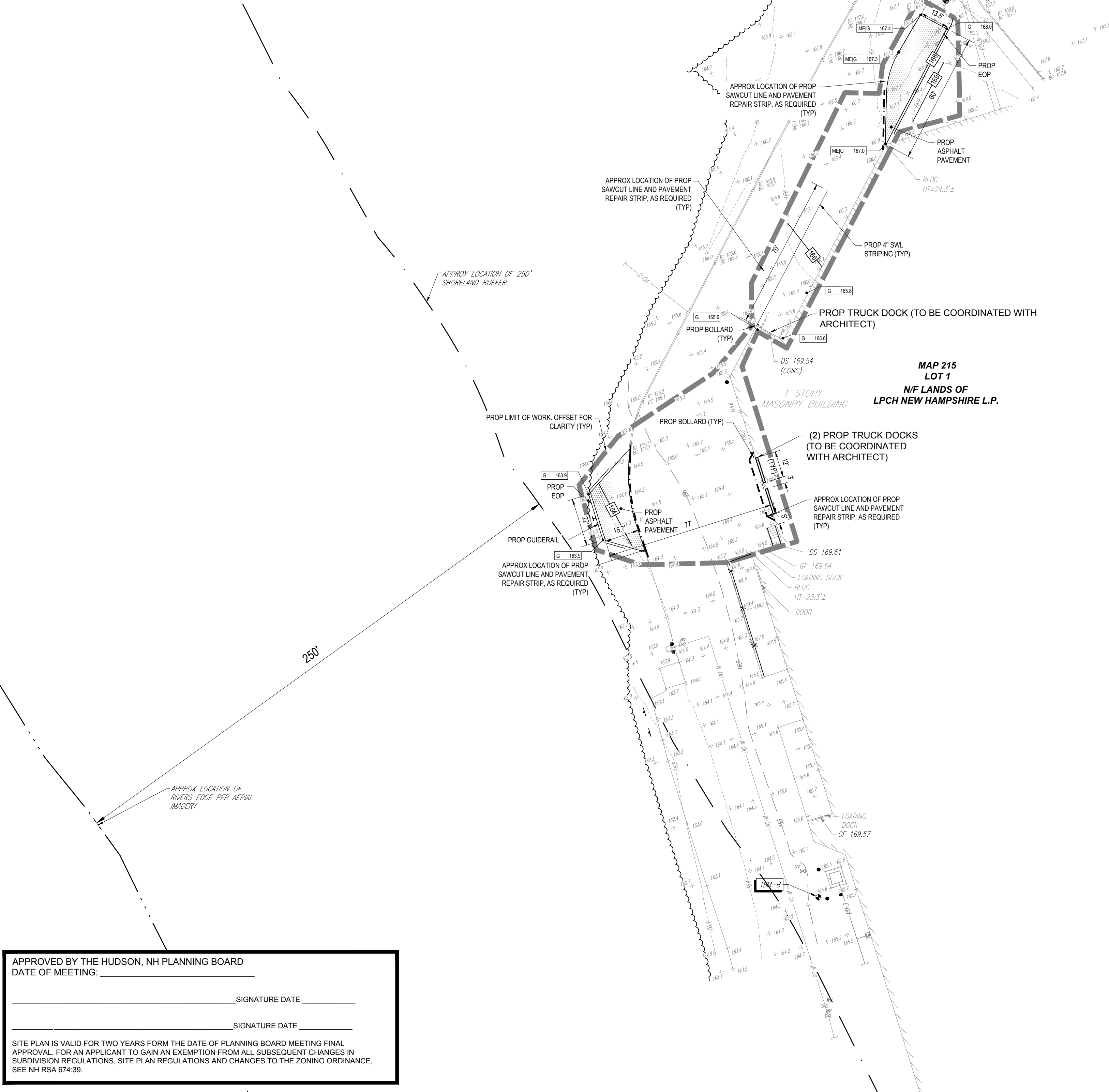
THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY

50 25 12.5 0 50
SCALE: 1" = 50'





\\BOHLER\ENGINEERING\PROJECTS\2024\NH\240062_20\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\CIVIL-PROP-NHAS40062-00-0B---LAYOUT C-302 SITE



APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

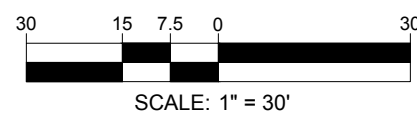
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**CONTRACTOR SHALL VERIFY
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NOTIFY ENGINEER OF RECORD
PRIOR TO COMMENCEMENT OF
CONSTRUCTION**

**THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
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CAD I.D.: P-CIVIL-PROP

PROJECT:

SITE IMPROVEMENT PLANS

FOR

**LINCOLN PROPERTY
COMPANY**

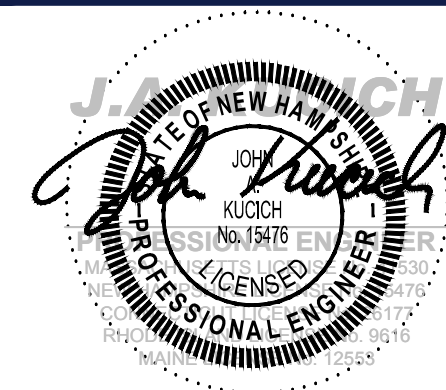
PROPOSED
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MAP: 215 | LOT: 1
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SHEET TITLE:

**SITE &
GRADING
PLAN**

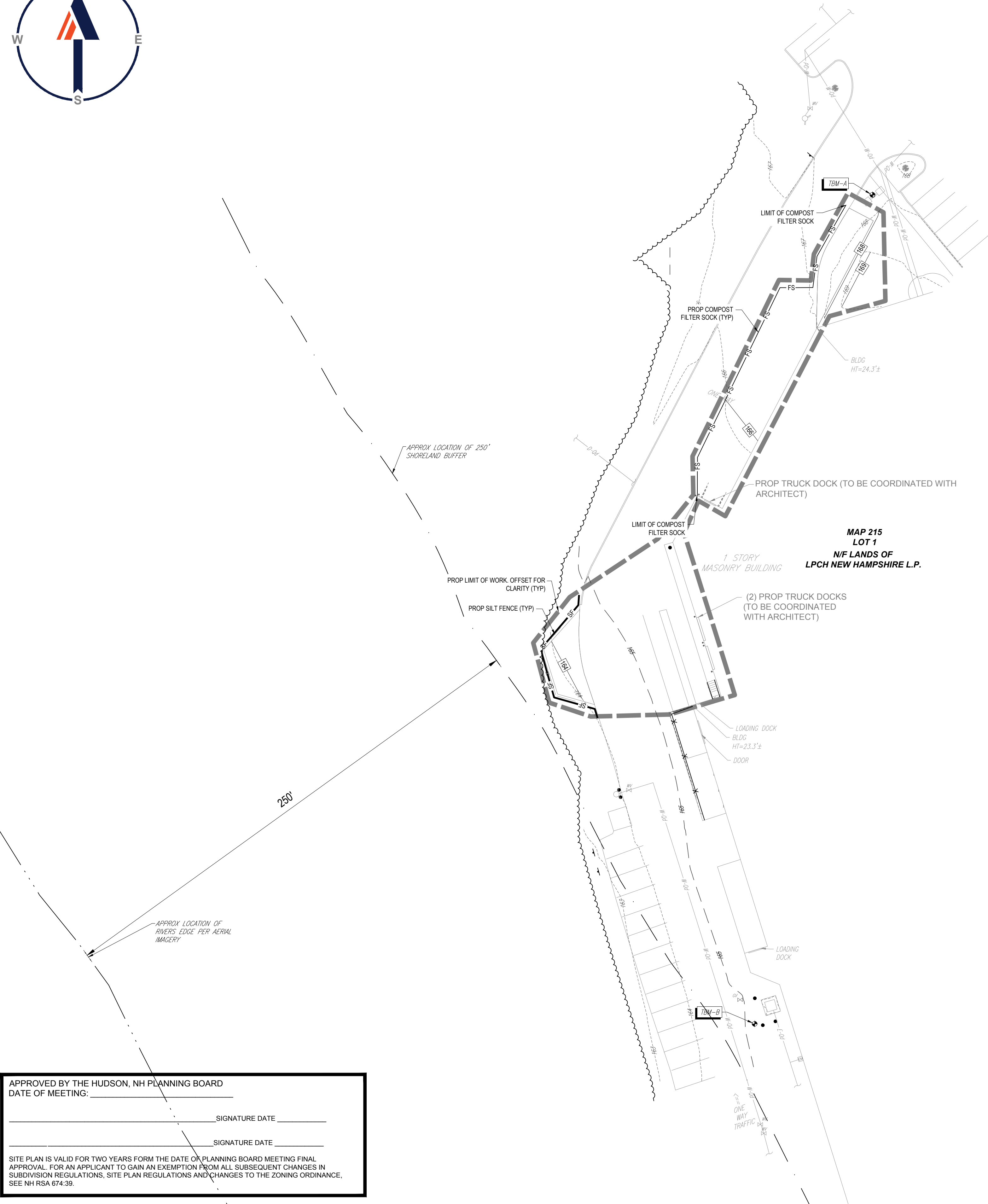
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C-302

ORG. DATE - 4/16/2025



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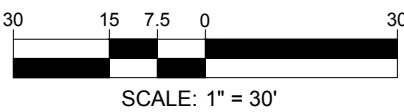
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BUILDING 1
2-STORY MASONRY
HEIGHT: 23.3'±
1,39,771 SQ. FEET ±

THIS PLAN TO BE UTILIZED FOR
SOIL EROSION AND SEDIMENT
CONTROL PURPOSES ONLY



TM

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PROJECT No.: NHA240062.00-08

DRAWN BY: AO

CHECKED BY: KWC

DATE: 4/16/2025

CAD I.D.: P-CIVIL-PROP

PROJECT:

SITE
IMPROVEMENT
PLANS

FOR

LINCOLN PROPERTY
COMPANY

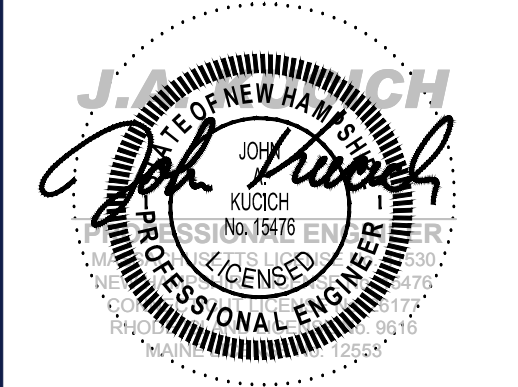
PROPOSED
DEVELOPMENT

MAP: 215 | LOT: 1
5 WENTWORTH DRIVE
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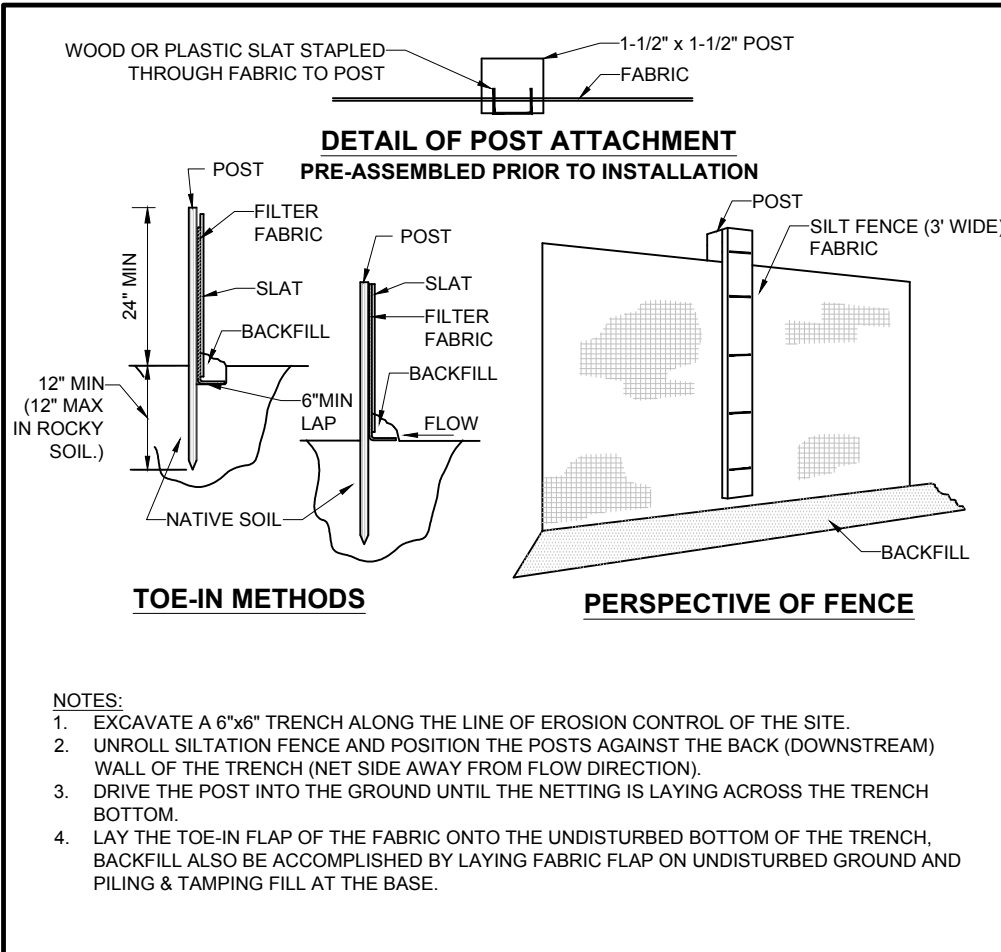
SOIL EROSION
AND SEDIMENT
CONTROL PLAN

SHEET NUMBER:

C-801

ORG. DATE - 4/16/2025

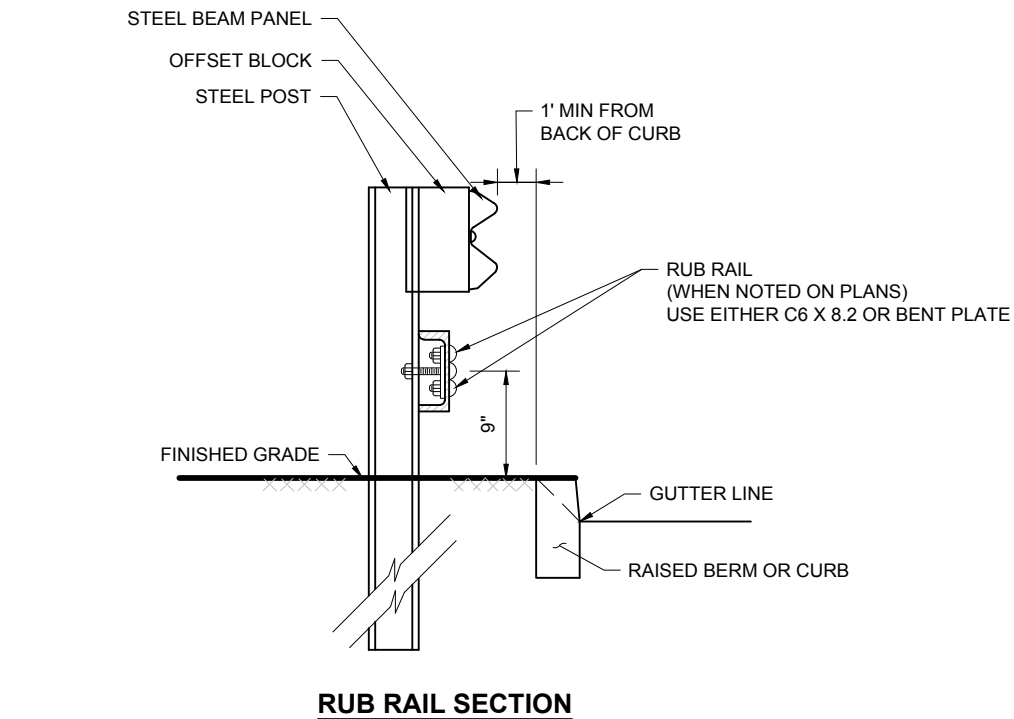
\\BOHLER\ENG\NET\SHARES\MA-PROJECTS\2024\NH\240062_200\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\IP-CIVIL-CNDS\NH\240062_00-0B---3-LAYOUT- C-901.DETL



SILT FENCE

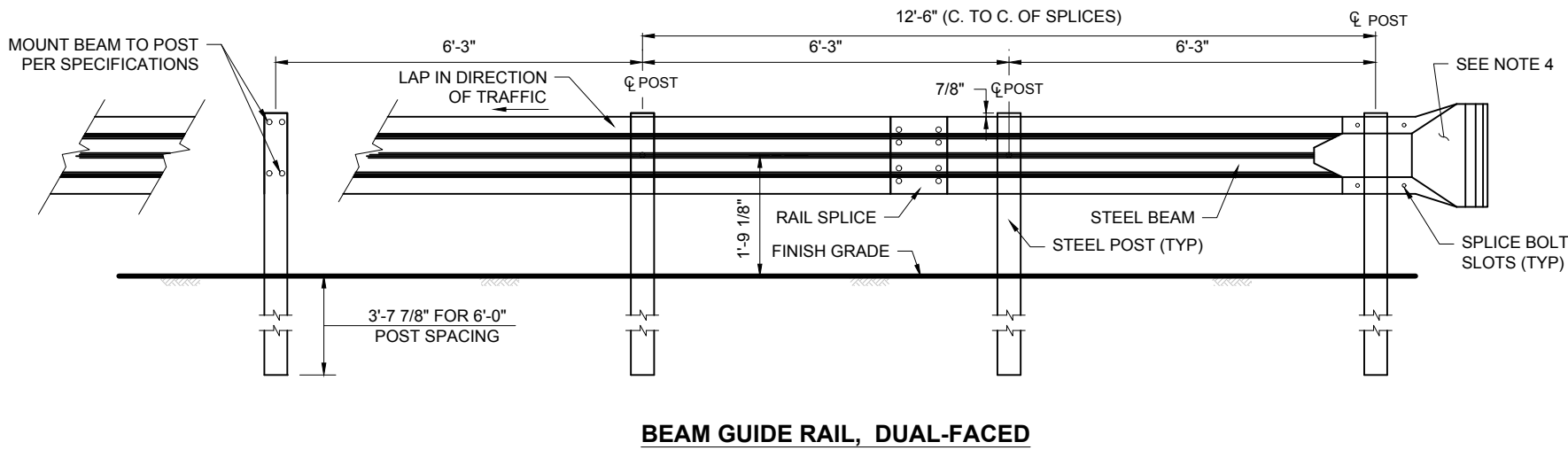
NOT TO SCALE

(NE-0040101 - 09/2023)



NOTES:

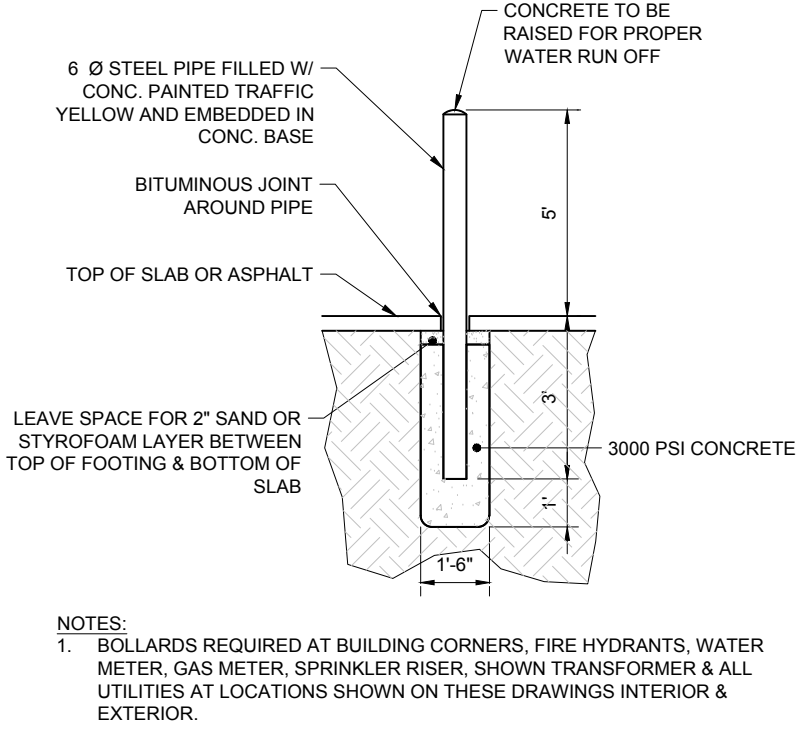
- ALL DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
- RAIL ELEMENTS SHALL BE FURNISHED SHOPCURVED, CONCAVE OR CONVEX, FOR RADII BETWEEN 20 FEET AND 150 FEET.
- ALL GUIDE RAIL ELEMENTS, FASTENERS, BOLTS AND TERMINAL END SECTIONS SHALL CONFORM TO AASHTO M180 AND ASSOCIATED AMENDMENTS OR UPDATES.
- USE END SECTION (BUFFER) UNLESS THE CONSTRUCTION PLANS CALL FOR ANOTHER TYPE OF END TREATMENT.
- SEE NHDOT STANDARD DETAILS FOR OTHER REQUIREMENTS



METAL GUIDERAIL

NOT TO SCALE

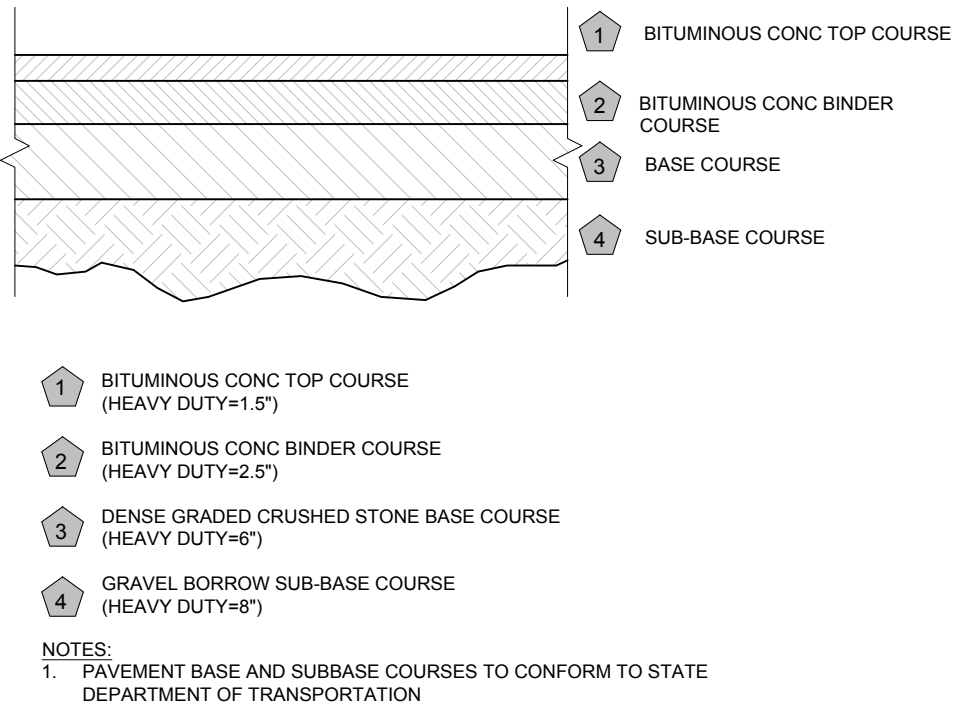
(NE-S090201 - 09/2024)



BOLLARD

NOT TO SCALE

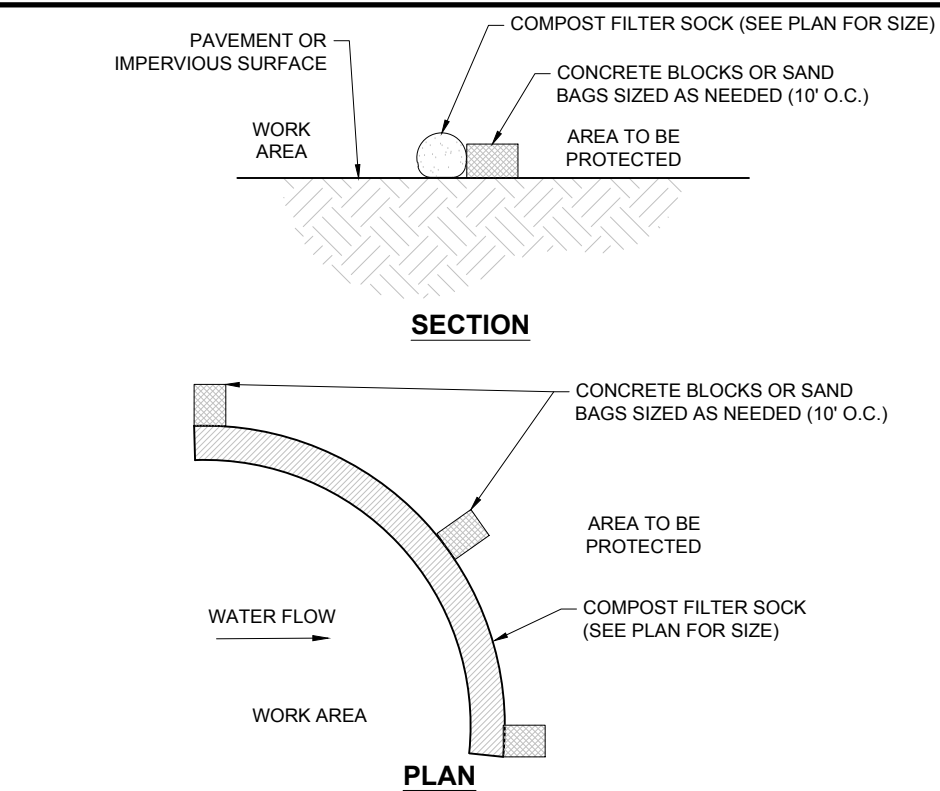
(NE-S070101 - 09/2023)



PAVEMENT SECTION

NOT TO SCALE

(NE-S010101 - 10/2024)



- NOTES:
- ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS.
 - FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
 - FILTER MEDIA TO BE DISPERSED ON SITE AT COMPLETION OF CONSTRUCTION AFTER STABILIZATION IS ACHIEVED. AS DETERMINED BY ENGINEER IN OWNER.

OR APPROVED
EQUIVALENT

COMPOST FILTER SOCK IN PAVED CONDITION

NOT TO SCALE

(NE-0040202 - 09/2023)

APPROVED BY THE HUDSON, NH PLANNING BOARD
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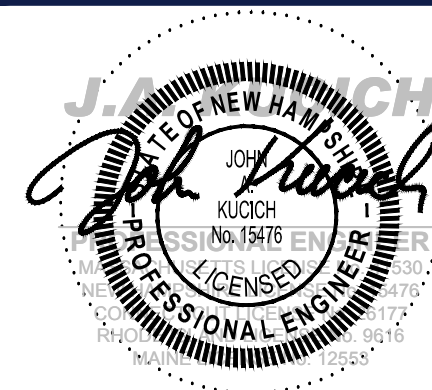
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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-901

ORG. DATE - 4/16/2025