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FEB 25 2021

TOWN OF HUDSON
CONCEPTUAL SITE PLAN APPLICATION PLANNING DEPARTMENT

Date of Application: 2/24/2021 Tax Map #: 101 Lot #: 018-000
Site Address: 2 Rebel Rd + 345 Derry Rd Hudson NH
Name of Project: Babcat of NH
Zoning District: Business District General CSP#: 01-21
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Reeds Ferry
Address: 3 Tracy Ln
Address: Hudson NH 03051
Telephone # 603 234 5213
Email: tcarterton@reedsferry.com

DEVELOPER:

Tegra Equipment (Babcat of NH)
59 Dover Rd
Chichester NH 03258
603 224 -1234
Pete.detone@babcatnh.com
SURVEYOR: Mark, Blanchard @babcatnh.com

PROJECT ENGINEER:

Name: TFM
Address: 48 Constitution Dr
Address: Bedford NH 03110
Telephone # 603 472-4488
Email: Jhill@tfmoran.com

SAME

PURPOSE OF PLAN:

To move Babcat of NH's Dealership across from existing location

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

_____ I have no comments _____ I have comments (attach to form)

_____ Title: _____ Date: _____

(Initials)

Department: _____

Zoning: _____ Engineering: _____ Assessor: _____ Police: _____ Fire: _____ DPW: _____ Consultant: _____

CONCEPTUAL SITE DATA SHEET

PLAN NAME: Conceptual Site Plan- SMT Rebel Road, LLC

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 101 LOT 018-000 + 019-000

DATE: 2/24/2021

Location by Street: 345 Derry Rd Hudson NH / 2 Rebel Rd Hudson NH

Zoning: Business District

Proposed Land Use: sale / rental of trucks/ heavy equipment

Existing Use: Lot 18 : Excavation Contractor Shop (Dubowik Excavation)
Lot 19: sale / storage of sheds- Reeds Ferry Small Buildings

Surrounding Land Use(s): Flex office/ industrial / warehousing

Number of Lots Occupied: 2 (lot 18 and lot 19)

Existing Area Covered by Building: Lot 1: 0 SF (all building in Londonderry)

Existing Buildings to be removed: Lot 19: approx 4000 SF

Proposed Area Covered by Building: Lot 18: (4) 320 SF storage units
Lot 19: (1) 7096 SF Office/ warehouse building

Open Space Proposed: >40%

Open Space Required: 40%

Total Area: S.F.: 49,672 Acres: 1.140 Lot 18=50,000 SF +/-
Lot 19=49,672 SF +/-

Area in Wetland: 0 Area Steep Slopes: 0 net == 99,672 SF

Required Lot Size: 43,560 sf

Existing Frontage: Lot 18: 175ft +/- Rebel Rd & 300 ft +/- Derry Rd
Lot 19: 27 ft +/- Derry Rd (Hudson) & 360ft +/- Hudson Rd (Londonderry)

Required Frontage: 150 ft

Building Setbacks:	Required*	Proposed Lot 18 (storage)	Lot 19 (office)
Front:	<u> </u>	<u>150 ft</u>	<u>66 ft</u>
Side:	<u> </u>	<u>20 ft</u>	<u>15 ft</u>
Rear:	<u> </u>	<u>n/a</u>	<u>n/a</u>

CONCEPTUAL SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: Zone x

Width of Driveways: 24 -30 ft

Number of Curb Cuts: 1 existing on Lot 19/ no existing on Lot 18 (it is in Londonderry)

Proposed Parking Spaces: Lot 18: Parking Located in Londonderry on adjoining lot 9 spaces
Lot 19: 12 spaces

Required Parking Spaces: Lot 18: Parking Located in Londonderry on adjoining lot 9 spaces
Lot 19: 12 spaces

Basis of Required Parking (Use): sale / rental of trucks/ heavy equipment

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions:
(Attach stipulations on separate sheet) Unknown

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____



Tegra Equipment, Inc.
9 Dover Road (Route 4)
Chichester, NH 03258
603 224-1234 Fax: 603 798-4787
www.bobcatnh.com



Project Narrative
Bobcat of NH

Proposed Location(s): 2 Rebel Rd & 345 Derry Rd., Hudson NH

February 25, 2021

Bobcat of NH is looking to move our dealership from our existing location, 2 Tracy Lane Hudson, to the address' above. Bobcat of NH, is a full line dealership of compact construction equipment, consisting of parts, service, sales, and rentals. The combined lots (2 Rebel Rd. & 345 Derry Rd) will house our entire operation and our operations at 2 Tracy Lane will be permanently terminated.

The conceptual idea was to expand the building located at 2 Rebel Rd to house our business operations. The 345 Derry Rd. parcel would be used for storage, detailing, and used equipment. We would have an access road (refer to conceptual site plan) that would combine both parcels without having to access NH Route 102.

Please contact us for further information or questions.

Sincerely,

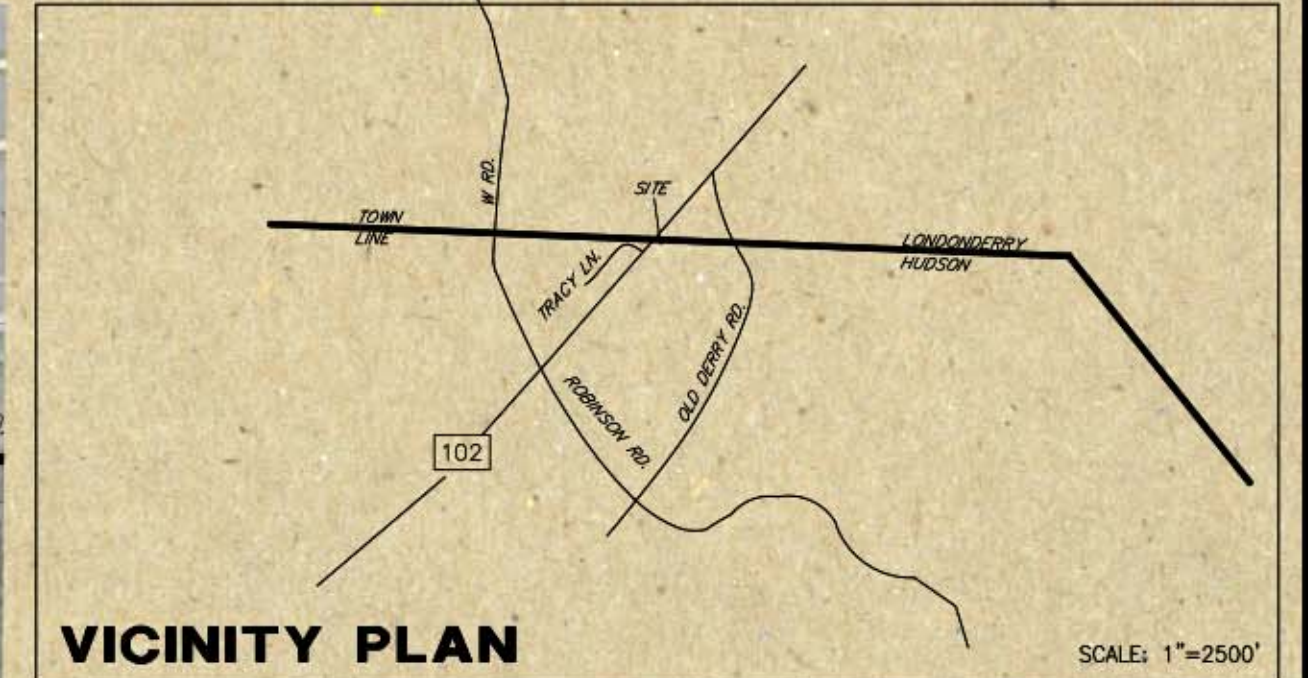
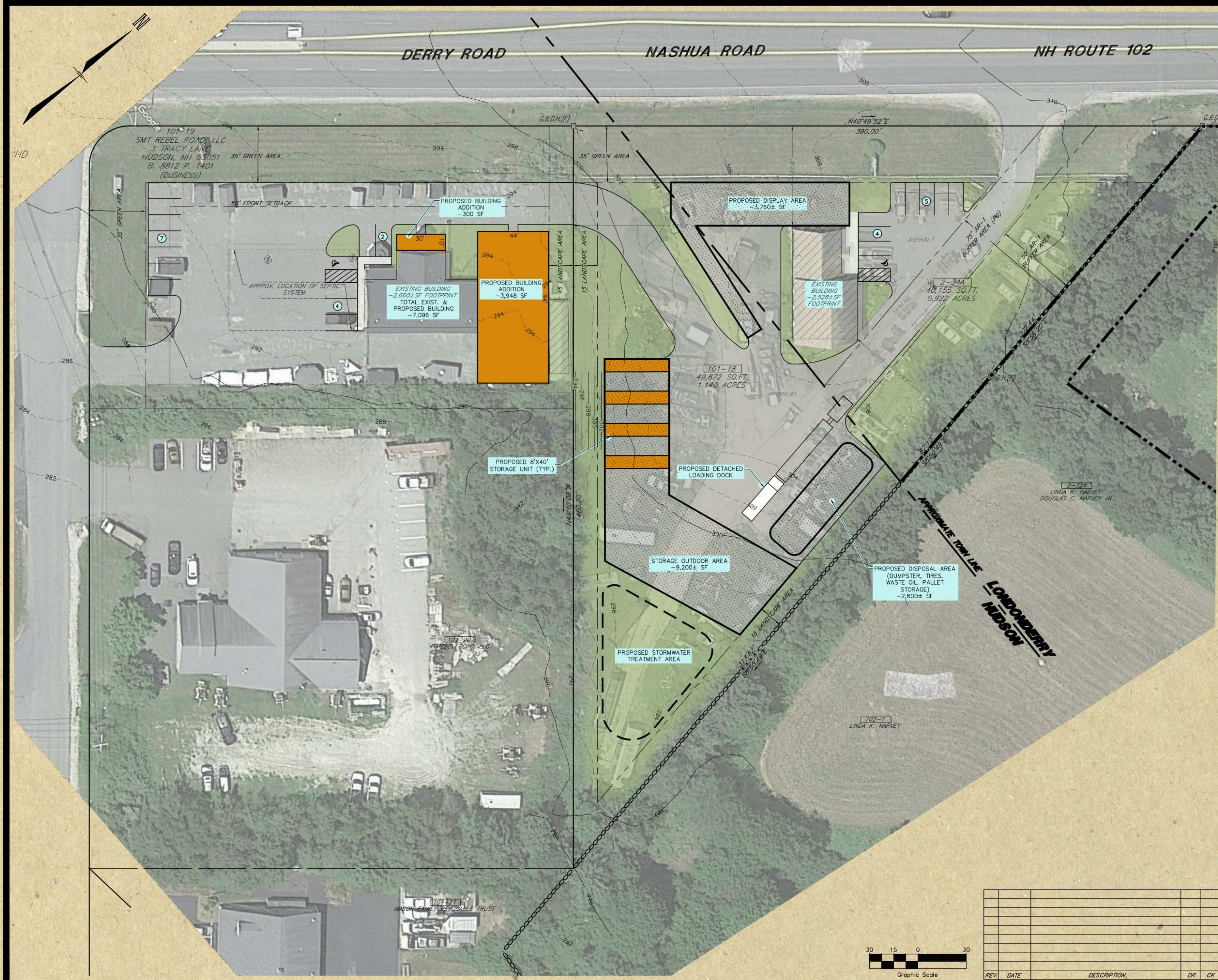
 General Manager
Bobcat of NH

Mark Blanchard-Owner/President
Mark.blanchard@bobcatnh.com

Pete De Tone, General Manager
Pete.detone@bobcatnh.com

(603) 224-1234

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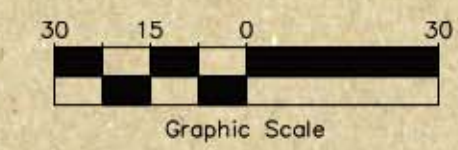
REFERENCE PLANS

1. "SUBDIVISION PLAN MAP 41 LOT 7 - LEE J. ALLARED ET UX - NH ROUTE 102 - HUDSON & LONDONDERRY N. H." DATED 23 MARCH 1984 AND LAST REVISED 7/18/84 - PREPARED BY GEORGE F. KELLER INC. - RECORDED AS H.C.R.D. PLAN NO. 18102 AND R.C.R.D. PLAN D-12769.

NOTES

1. ZONING
 - TOWN OF LONDONDERRY
 - COMMERCIAL II DISTRICT (C-II) & RT 28 PERFORMANCE OVERLAY (PO)
 - LOT AREA 1 AC
 - LOT FRONTAGE 150 FT
 - MINIMUM BUILDING SETBACKS
 - FRONT 60 FT, 4 TIMES BLDG. HT. (PO)
 - SIDE 30 FT, BLDG. HT. [20' MIN.] (PO)
 - REAR 30 FT, BLDG. HT. [20' MIN.] (PO)
 - BUILDING HEIGHT 50 FT, 45' (PO)
 - MIN. GREEN SPACE 33%
 - GREEN SPACE SETBACKS
 - SIDE/REAR 15 FT, 1/2 BLDG. HT. 10' MIN. (PO)
 - FRONT 30 FT, 35' (PO), (STREET TREE AREA & FRONT BUFFER AREA)
 - BUFFER TO AR-1 50', 75' (PO)
 - ROUTE 102 PERFORMANCE OVERLAY ZONE (MAP 2 LOT 34A)
 - TOWN OF HUDSON
 - BUSINESS DISTRICT (B)
 - LOT AREA 43,560 SF
 - LOT FRONTAGE 150 FT TOWN ROAD
 - MINIMUM BUILDING SETBACKS
 - FRONT 50 FT
 - SIDE 15 FT
 - REAR 15 FT
 - BUILDING HEIGHT 38 FT
 - MIN. GREEN SPACE 40%
 - GREEN SPACE SETBACKS 35 FT FROM ROW
2. TOWN OF LONDONDERRY PARKING CALCULATIONS:
 - SALES & RENTAL OF TRUCKS OR HEAVY EQUIPMENT (EQUIPMENT DISPLAY OR STORAGE AREA)
 - 0.5 SPACE/1,000 SF: 18,088 SF (2,528 SF BLDG., 3,760 SF DISPLAY, 2,600 SF DISPOSAL, 9,200 SF OUTDOOR STORAGE) = 9 SPACES
 - PROPOSED: 9 SPACES
 - TOWN OF HUDSON PARKING CALCULATIONS:
 - 1 SPACE/600 SF (7,096 SF)/600 = 12 SPACES
 - PROPOSED: 12 SPACES
3. 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.
4. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
5. 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.
6. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
7. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
8. INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

TAX MAP 101 LOT 18 & 19 / TAX MAP 2 LOT 34A
CONCEPTUAL SITE PLAN
SMT REBEL ROAD, LLC
345 DERRY ROAD / 307 NASHUA ROAD
HUDSON-LONDONDERRY, NEW HAMPSHIRE
 OWNED BY
SMT REBEL ROAD, LLC
 SCALE: 1"=30' FEBRUARY 9, 2021



REV.	DATE	DESCRIPTION	DR	CK

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

17581.06	DR MJH	FB	2167-30	SHEET 1 OF 1
	CK --	CADFILE	17851.06 Survey	