

SITE PLAN


TENANT ADDENDUM

FRIARS DRIVE

PARCEL 209-001-000

@ SAGAMORE INDUSTRIAL PARK

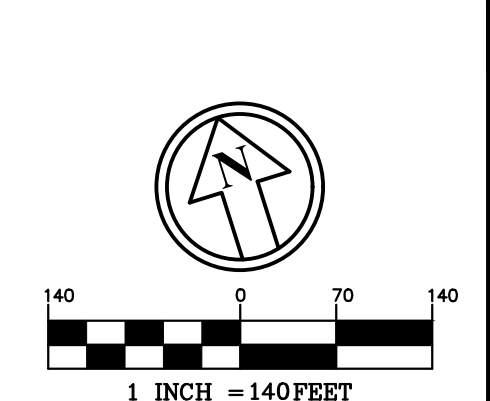
HUDSON, NEW HAMPSHIRE



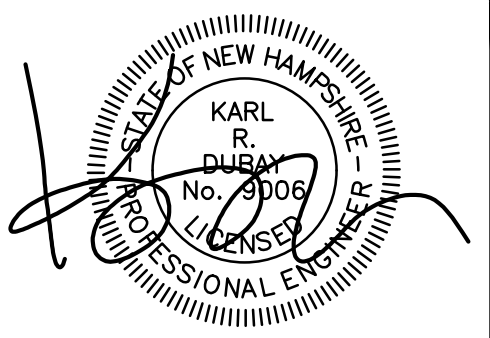
The Dubai Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors

TheDubayGroup.com



140 0 70 140
 1 INCH = 140 FEET



KARL R. DUBAY
 No. 23008
 PROFESSIONAL ENGINEER

SHEET INDEX

- 1 Addendum Title Sheet
- 2 Addendum Overview Plan
- 3 Addendum Parking Summary
- 4 Addendum Site & Landscape Plan
- 5 Addendum Grading Plan

REVISIONS:			
REV.	DATE	COMMENT:	BY:
1	11/29/22	MISC. REVS PER F&O COMMENTS	JUG

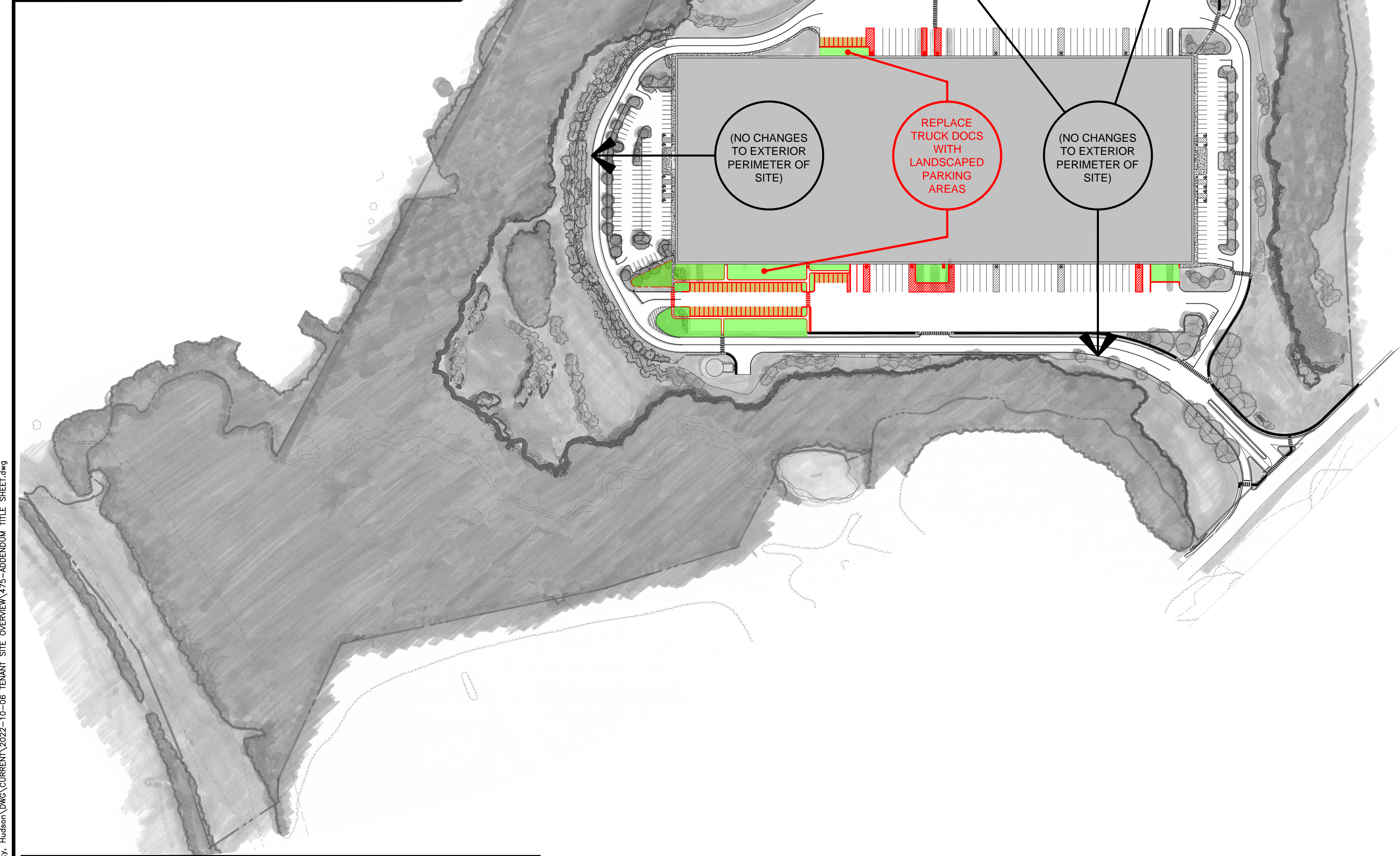
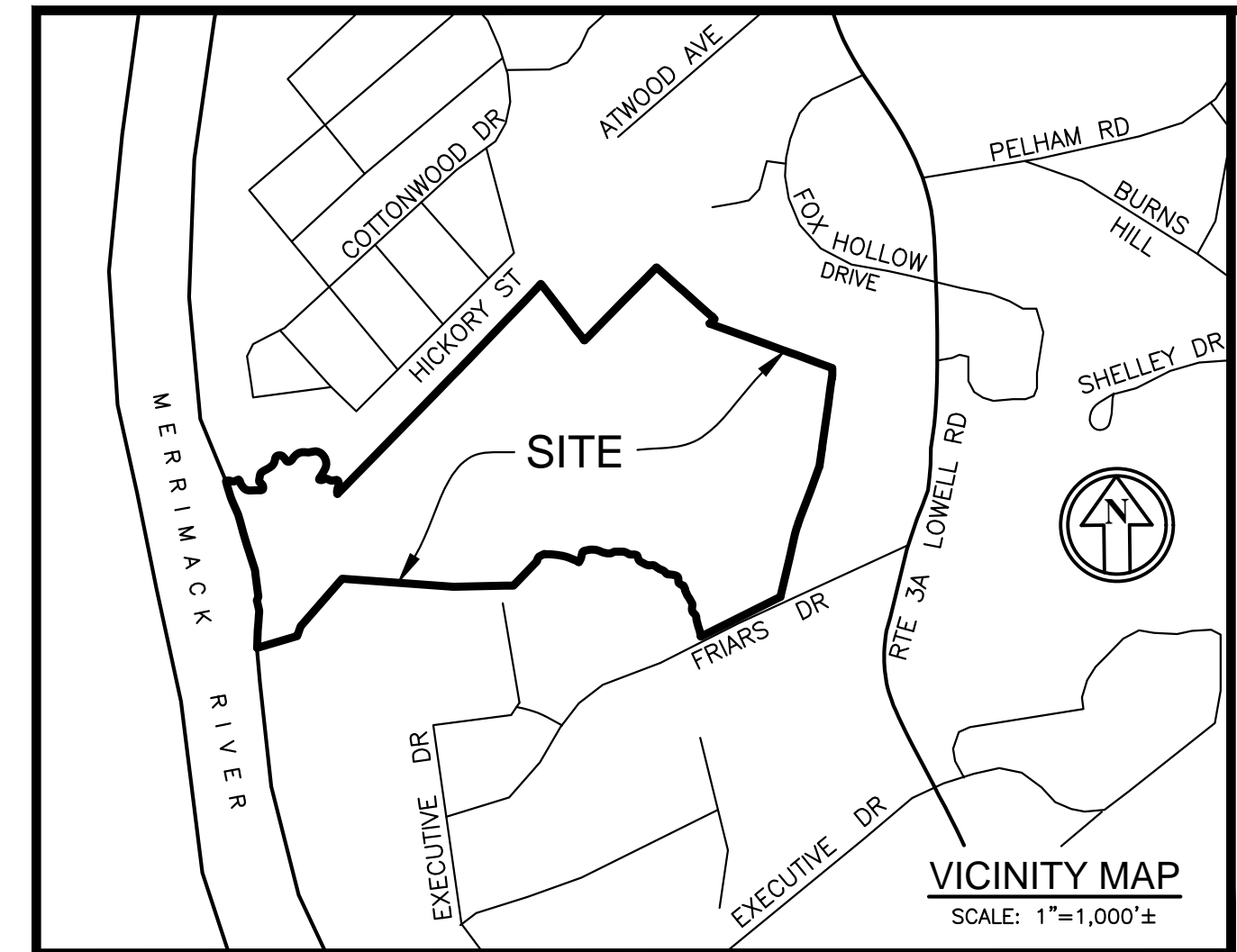
DRAWN BY: JGG
 CHECKED BY: KRD
 DATE: OCTOBER 24, 2022
 SCALE: 1"=140'±
 FILE: 475-ADDENDUM TITLE SHEET
 DEED REF:

PROJECT: **SITE PLAN ADDENDUM**
 TAX MAP 209 LOT 001-000
 48 FRIARS DRIVE
 HUDSON, NH

PREPARED FOR
GFI PARTNERS

OWNER
LOWELL ROAD PROPERTY OWNER DE, LLC.
 133 PEARL STREET #300
 BOSTON, MA 02110


SHEET TITLE:
ADDENDUM TITLE SHEET



NOTE:

1. THIS PLAN SET IS INTENDED TO DEPICT MINOR SITE AMENDMENTS AS SHOWN, REFER TO THE APPROVED SITE PLANS, PERMITS, DEVELOPMENT AGREEMENT, AND DETAILS WHICH ARE ON FILE, AND REMAIN VALID AND CONTROL THE OVERALL PROJECT DEVELOPMENT.

<p>PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.</p>	<p>APPROVED BY THE HUDSON, NH PLANNING BOARD</p> <p>DATE OF MEETING: _____</p> <p>CHAIRMAN _____ SIGNATURE DATE: _____</p> <p>SECRETARY _____ SIGNATURE DATE: _____</p> <p>SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.</p>
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 11/29/2022
 DATE
 OWNER/DEVELOPER: LOWELL ROAD
 PROPERTY OWNER DC, LLC
 C/O GFI PARTNERS, STEVEN E. GOODMAN
 133 PEARL STREET #300
 BOSTON, MA 02110

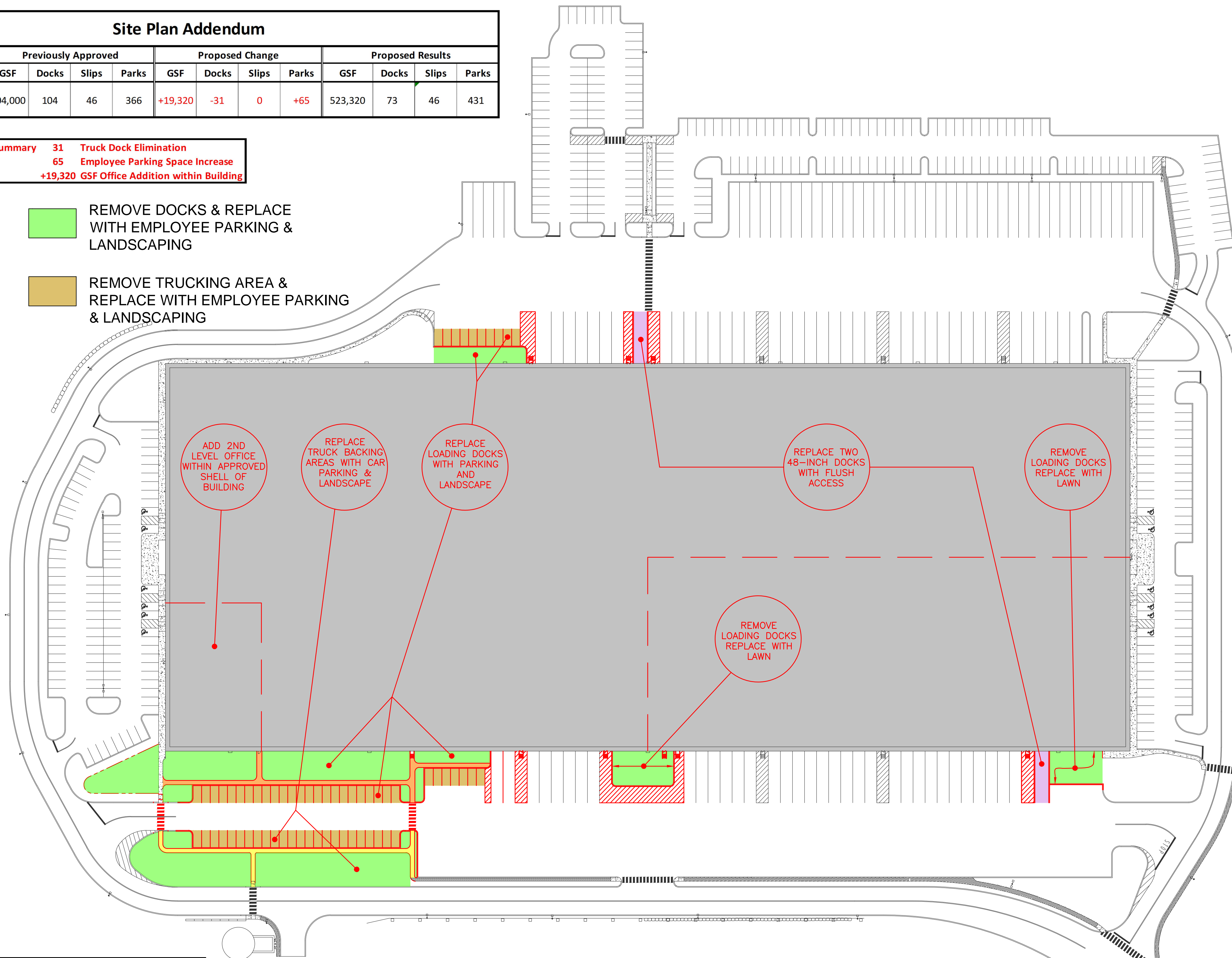
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Site Plan Addendum

Facilities Assignment	Previously Approved				Proposed Change				Proposed Results			
	GSF	Docks	Slips	Parks	GSF	Docks	Slips	Parks	GSF	Docks	Slips	Parks
Total	504,000	104	46	366	+19,320	-31	0	+65	523,320	73	46	431

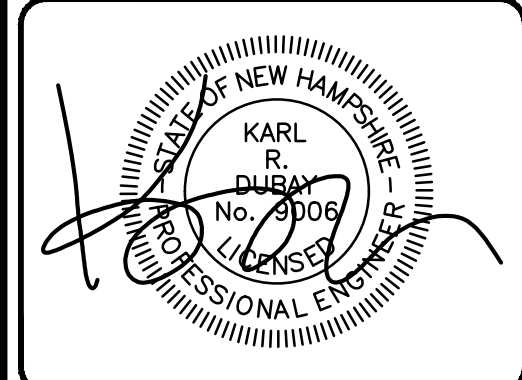
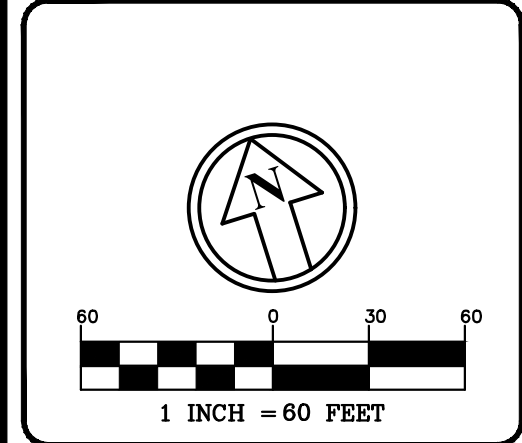
Summary 31 Truck Dock Elimination
 65 Employee Parking Space Increase
 +19,320 GSF Office Addition within Building

- REMOVE DOCKS & REPLACE WITH EMPLOYEE PARKING & LANDSCAPING
- REMOVE TRUCKING AREA & REPLACE WITH EMPLOYEE PARKING & LANDSCAPING



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DRAWN BY: REK
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 DATE: OCTOBER 24, 2022
 SCALE: 1" = 60'
 FILE: 475-overview-TENTANT
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PROJECT: **SITE PLAN ADDENDUM**
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 BOSTON, MA 02110

SHEET TITLE:
ADDENDUM OVERVIEW PLAN

N:\PROJECTS\475-Five Way Realty, Hudson\DWG\CURRENT\2022-10-06 TENTANT SITE OVERVIEW\475-overview-TENTANT.dwg

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

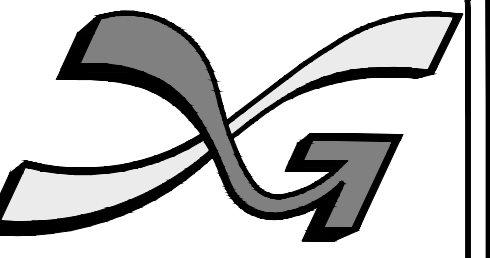
APPROVED BY THE HUDSON, NH PLANNING BOARD
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CHAIRMAN _____ SIGNATURE DATE: _____
 SECRETARY _____ SIGNATURE DATE: _____

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N:\PROJECTS\475-Five Way Realty, Hudson\DWG\CURRENT\2022-10-06 TENANT SITE OVERVIEW\475-PARKCALCS-TENANT.dwg

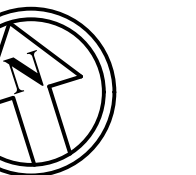
NOTE:
SINGLE ACCESS LANE PARKING AREAS ARE EXEMPT FROM PARKING LOT LANDSCAPING REGULATIONS SECTION 275-8.C.7 PER 275-8.C.7.e HOWEVER, ALL OF THE PARKING AREAS FOR THE PURPOSES OF THE SPIRIT OF THE REGULATIONS ARE DEPICTED AND DESIGNED TO MEET 275.8.C.7 NOTWITHSTANDING BEING EXEMPT.



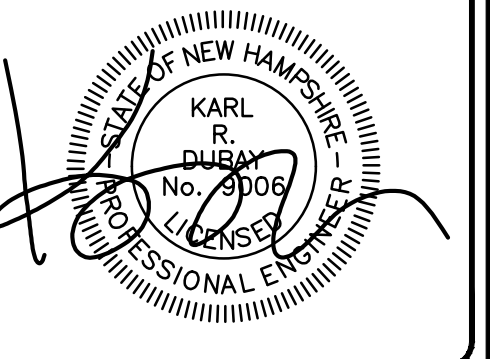
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DRAWN BY: JJC
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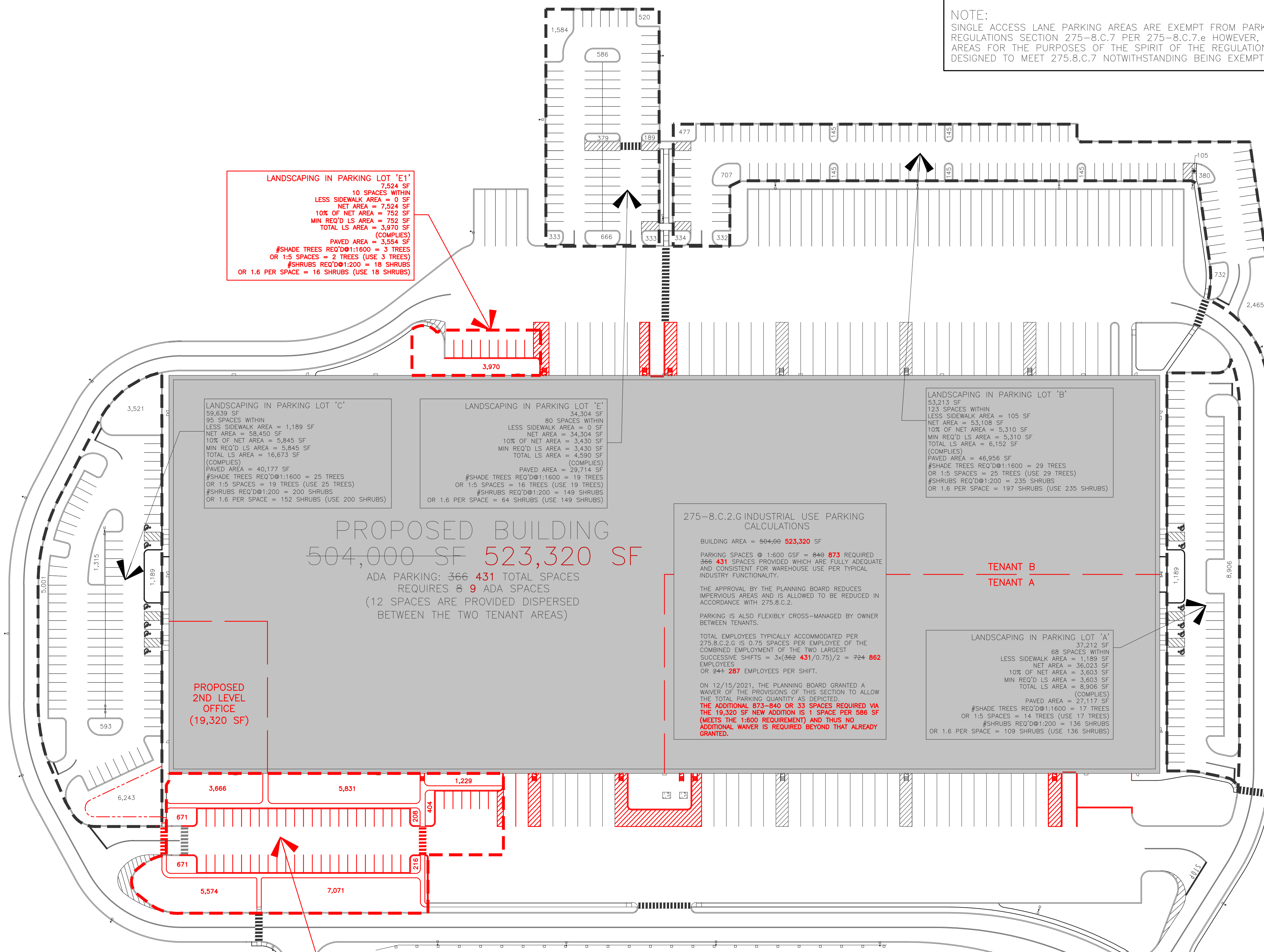
PROJECT: **SITE PLAN ADDENDUM**
TAX MAP 209 LOT 001-000
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SHEET TITLE:
ADDENDUM PARKING SUMMARY

PROJECT #475 SHEET 3 of 5



LANDSCAPING IN PARKING LOT 'E1'
7,524 SF
10 SPACES WITHIN
LESS SIDEWALK AREA = 0 SF
NET AREA = 7,524 SF
10% OF NET AREA = 752 SF
MIN REQ'D LS AREA = 752 SF
TOTAL LS AREA = 3,970 SF
(COMPLIES)
PAVED AREA = 3,554 SF
#SHADE TREES REQ'D@1:1600 = 3 TREES
OR 1:5 SPACES = 2 TREES (USE 3 TREES)
#SHRUBS REQ'D@1:200 = 18 SHRUBS
OR 1.6 PER SPACE = 16 SHRUBS (USE 18 SHRUBS)

LANDSCAPING IN PARKING LOT 'C'
59,639 SF
95 SPACES WITHIN
LESS SIDEWALK AREA = 1,189 SF
NET AREA = 58,450 SF
10% OF NET AREA = 5,845 SF
MIN REQ'D LS AREA = 5,845 SF
TOTAL LS AREA = 16,673 SF
(COMPLIES)
PAVED AREA = 40,177 SF
#SHADE TREES REQ'D@1:1600 = 25 TREES
OR 1:5 SPACES = 19 TREES (USE 25 TREES)
#SHRUBS REQ'D@1:200 = 200 SHRUBS
OR 1.6 PER SPACE = 152 SHRUBS (USE 200 SHRUBS)

LANDSCAPING IN PARKING LOT 'E'
34,304 SF
80 SPACES WITHIN
LESS SIDEWALK AREA = 0 SF
NET AREA = 34,304 SF
10% OF NET AREA = 3,430 SF
MIN REQ'D LS AREA = 3,430 SF
TOTAL LS AREA = 4,590 SF
(COMPLIES)
PAVED AREA = 29,714 SF
#SHADE TREES REQ'D@1:1600 = 19 TREES
OR 1:5 SPACES = 16 TREES (USE 19 TREES)
#SHRUBS REQ'D@1:200 = 149 SHRUBS
OR 1.6 PER SPACE = 64 SHRUBS (USE 149 SHRUBS)

LANDSCAPING IN PARKING LOT 'B'
53,213 SF
123 SPACES WITHIN
LESS SIDEWALK AREA = 105 SF
NET AREA = 53,108 SF
10% OF NET AREA = 5,310 SF
MIN REQ'D LS AREA = 5,310 SF
TOTAL LS AREA = 6,152 SF
(COMPLIES)
PAVED AREA = 46,956 SF
#SHADE TREES REQ'D@1:1600 = 29 TREES
OR 1:5 SPACES = 25 TREES (USE 29 TREES)
#SHRUBS REQ'D@1:200 = 235 SHRUBS
OR 1.6 PER SPACE = 197 SHRUBS (USE 235 SHRUBS)

275-8.C.2.G INDUSTRIAL USE PARKING CALCULATIONS
BUILDING AREA = 504,000 ~~523,320~~ SF
PARKING SPACES @ 1:600 GSF = 840 ~~873~~ REQUIRED
366 ~~431~~ SPACES PROVIDED WHICH ARE FULLY ADEQUATE AND CONSISTENT FOR WAREHOUSE USE PER TYPICAL INDUSTRY FUNCTIONALITY.
THE APPROVAL BY THE PLANNING BOARD REDUCES IMPERVIOUS AREAS AND IS ALLOWED TO BE REDUCED IN ACCORDANCE WITH 275.8.C.2.
PARKING IS ALSO FLEXIBLY CROSS-MANAGED BY OWNER BETWEEN TENANTS.
TOTAL EMPLOYEES TYPICALLY ACCOMMODATED PER 275.8.C.2.G IS 0.75 SPACES PER EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE TWO LARGEST SUCCESSIVE SHIFTS = $3 \times (366 \times 431 / 0.75) / 2 = 724$ ~~862~~ EMPLOYEES
OR 244 ~~287~~ EMPLOYEES PER SHIFT.
ON 12/15/2021, THE PLANNING BOARD GRANTED A WAIVER OF THE PROVISIONS OF THIS SECTION TO ALLOW THE TOTAL PARKING QUANTITY AS DEPICTED.
THE ADDITIONAL 873-840 OR 33 SPACES REQUIRED VIA THE 19,320 SF NEW ADDITION IS 1 SPACE PER 586 SF (MEETS THE 1:600 REQUIREMENT) AND THUS NO ADDITIONAL WAIVER IS REQUIRED BEYOND THAT ALREADY GRANTED.

LANDSCAPING IN PARKING LOT 'A'
37,212 SF
68 SPACES WITHIN
LESS SIDEWALK AREA = 1,189 SF
NET AREA = 36,023 SF
10% OF NET AREA = 3,603 SF
MIN REQ'D LS AREA = 3,603 SF
TOTAL LS AREA = 8,906 SF
(COMPLIES)
PAVED AREA = 27,117 SF
#SHADE TREES REQ'D@1:1600 = 17 TREES
OR 1:5 SPACES = 14 TREES (USE 17 TREES)
#SHRUBS REQ'D@1:200 = 136 SHRUBS
OR 1.6 PER SPACE = 109 SHRUBS (USE 136 SHRUBS)

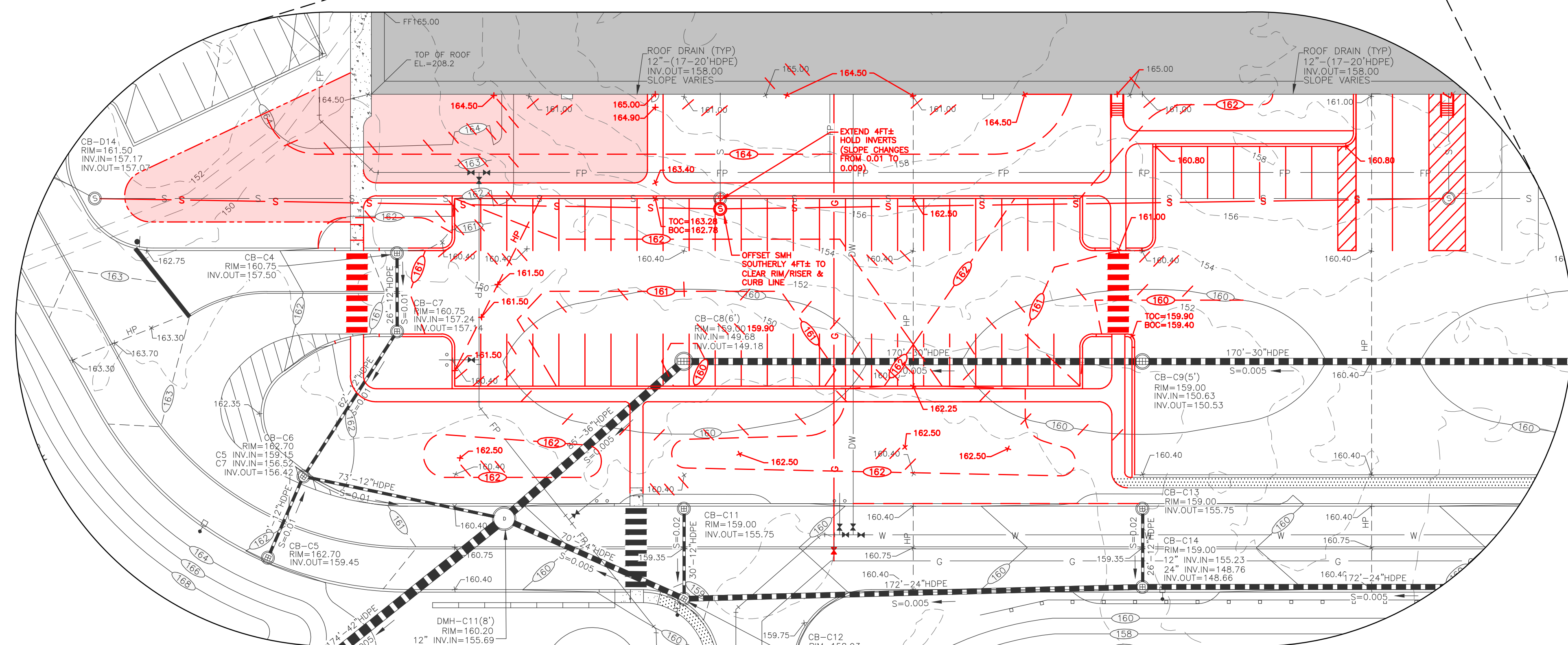
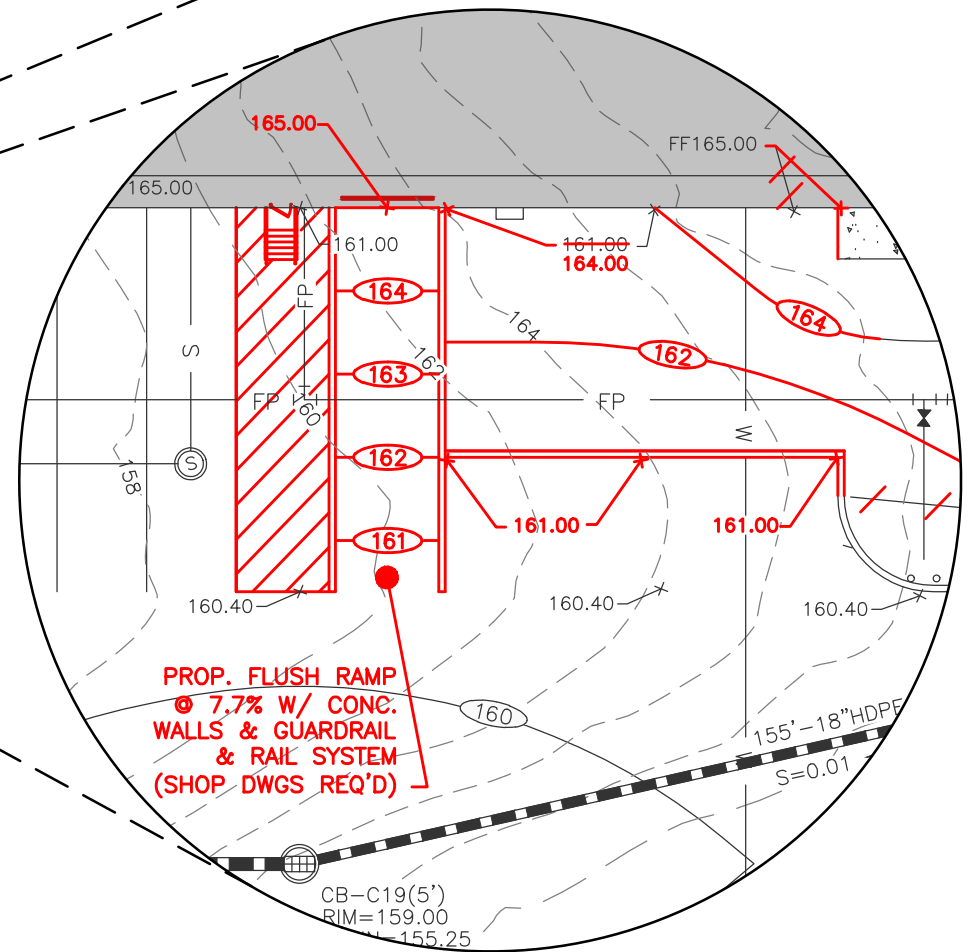
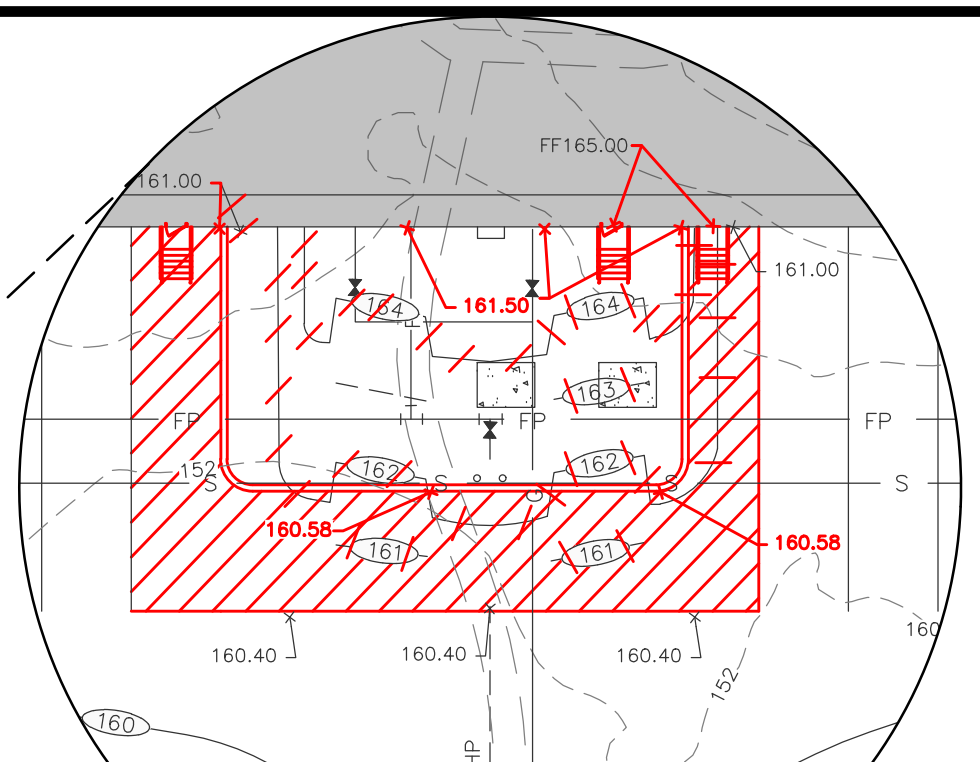
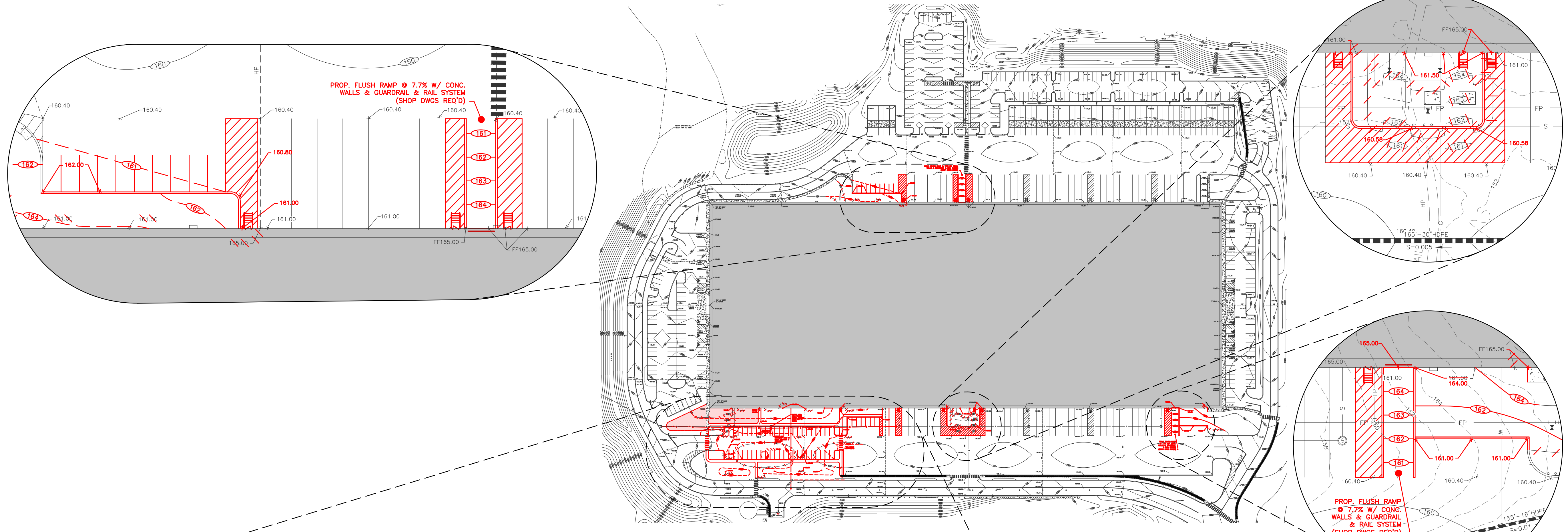
LANDSCAPING IN PARKING LOT 'C1'
58,308 SF
55 SPACES WITHIN
LESS SIDEWALK AREA = 4,505 SF
NET AREA = 51,803 SF
10% OF NET AREA = 5,180 SF
MIN REQ'D LS AREA = 5,180 SF
TOTAL LS AREA = 25,541 SF
(COMPLIES)
PAVED AREA = 26,262 SF
#SHADE TREES REQ'D@1:1600 = 17 TREES
OR 1:5 SPACES = 11 TREES (USE 17 TREES)
#SHRUBS REQ'D@1:200 = 132 SHRUBS
OR 1.6 PER SPACE = 88 SHRUBS (USE 132 SHRUBS)

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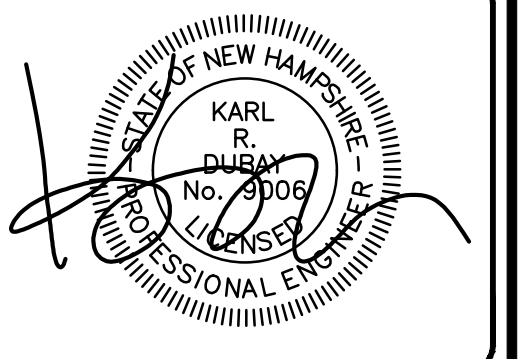
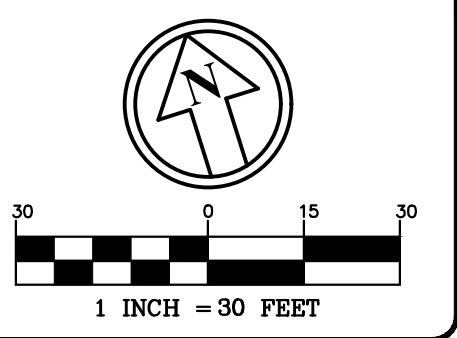
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SHEET TITLE:
ADDENDUM GRADING PLAN

PROJECT #475 SHEET 5 of 5

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REQUIRED PERMITS:

	PERMIT #	DATE
1) NHDES SEWER CONNECTION PERMIT	PENDING	_____

