

321 DERRY ROAD SITE PLAN (CHANGE OF USE)

SP# 03-24

STAFF REPORT

April 10, 2024

SITE: 321 Derry Road, Map 105 / Lot 007

ZONING: Business (B)

PURPOSE OF PLAN: To depict the change of use from a church to a gym, and all associated site improvements.

PLAN UNDER REVIEW:

Non-Residential Site Plan SP# 03-24, Map 105 Lot 007, 321 Derry Road, Hudson, NH; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3, Bedford, NH 03110; prepared for: Steel Properties LLC, 8 Christine Drive, Hudson, NH, 03051; consisting of 10 sheets and general notes 1-24 on Sheet 2; dated March 4, 2024; last revised March 12, 2024.

ATTACHMENTS:

- 1) Application with associated waiver request, dated March 12, 2024 – Attachment “A”.
- 2) Department Comments – Attachment “B”.
- 3) Zoning Determination #24-013, dated February 21, 2024 – Attachment “C”.
- 4) CAP Fee sheet – Attachment “D”.
- 5) Matthew Thornton Health Plan, Inc. Plan, dated 1985 – Attachment “E”

APPLICATION TRACKING:

- March 12, 2024 – Site plan application received.
- April 10, 2024 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The site is approximately 2.07 acres and is located in the Business zone. The proposed site was most recently home to a 6,000 sqft church that has since been razed, with only the parking lot and foundation remaining. The original Site Plan for this site is dated 1985, and was for a medical office, Matthew Thornton Health Plan, Inc. The site is served by municipal water, with a leach field proposed on site. A small section on the southern end of the site is within the “A” or 100-year flood zone, and is contained within the wetlands on the southwestern portion of the property. There is a wetland on the southwestern edge of the site, along Maps 105-006-000 and 105-008-000. The site is accessed by two existing curb cuts on Marchant Square Road, neither of which is proposed to be changed.

DEPARTMENT COMMENTS

Engineering originally provided the following comment:

1. While there does not appear to be any significant increase on impervious area, the applicant shall evaluate treatment options related to the runoff from the site.

Note: The applicant has addressed Engineering’s comment, and there are **NO** outstanding issues. Full Comments can be found in Attachment “**B**”.

WAIVERS REQUESTED

As noted above, the Applicant is seeking one waiver:

Waiver for Landscaping Requirements, **§275-8.C.(7)**, to not require the applicant to meet current landscaping requirements. The Applicant states that the landscaping meets and exceeds the landscaping previously located on the site, and that requiring additional to meet current code would pose an unnecessary financial hardship.

Staff notes that the applicant’s requested waiver language indicates specifically subsection **(d)** of **§275-8.C.(7)**. Note 23 on Sheet 2 states “*A waiver from section 275-8.C.(7) will be required from the Planning Board to reduce the required amount of landscape shrubs.*” The Planning Board may wish to clarify with the candidate if this is the case or if they feel that a broader waiver is required.

STAFF COMMENTS

While the new building being situated entirely on the original slab would normally constitute a Minor Site Plan for a change of use, the addition of the 2,000 sf mezzanine constitutes building differentiation large enough to require a full site plan. Staff notes that no CAP fee is being assessed for this property. The lot was originally home to a medical office, which was already billed at a higher rate per square foot as part of the original cap fees. See **Attachment D** for the specific square foot rates and totals tied to the original and new uses.

RECOMMENDATIONS

Staff recommends acceptance of the application and holding a public hearing, followed by deliberation and consideration of the waiver requests prior to potential approval.

DRAFT MOTIONS:

WAIVER:

I move to grant a waiver from **§275-8.C.(7).(d)**, Landscaping Requirements, to not require a density of one shrub per 200 square feet of paved area where it would be required, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion by: _____ Second: _____ Carried/Failed: _____

ACCEPT the Site Plan Change of Use Application:

I love to accept the site plan application, 321 Derry Road Change of Use SP# 03-24, Map 105/Lot 007.

Motion by: _____ Second: _____ Carried/Failed: _____

CONTINUE the Site Plan Change of Use Application:

I move to continue the site plan application for Non-Residential Site Plan SP# 03-24, Map 105 Lot 007, 321 Derry Road, Hudson, to date certain, _____, 2024.

Motion by: _____ Second: _____ Carried/Failed: _____

APPROVE the Site Plan Change of Use Application:

I move to approve the site plan application for the Site Plan entitled: Non-Residential Site Plan SP# 03-24, Map 105 Lot 007, 321 Derry Road, Hudson, NH; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3, Bedford, NH 03110; prepared for: Steel Properties LLC, 8 Christine Drive, Hudson, NH, 03051; consisting of 10 sheets and general notes 1-24 on Sheet 2; dated March 4, 2024; last revised March 12, 2024 and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations with consideration of the waivers granted; and for the reasons set forth in the written submissions, together with the testimony and factual representations made by the applicant during the public hearing;

Subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified "As-Built" site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved Site Plan.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
5. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall be allowed on Sundays.
6. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

Motion by: _____ Second: _____ Carried/Failed: _____

March 4, 2024

Town of Hudson
Planning Department
12 School Street
Hudson, New Hampshire 03051

Subject: **Non-Residential Site Plan – Steel Properties, LLC**
Tax Map 105; Lot 7
321 Derry Road – Hudson, New Hampshire
KNA Project No. 23-1002-3

Dear Chairman and Board Members:

The above referenced parcel is being submitted for Site Plan approval from the Town of Hudson Planning Board. The property, located at 321 Derry Road, is approximately 2.065 acres in total area. The parcel was previously developed with a church and all associated site appurtenances. The church has since been demolished, but the foundation remains. The project proposes constructing an 8,000-sf gym (6,000-sf with 2,000-sf mezzanine) and all associated site improvements. The attached documents outline the Applicant's request for approval. All required information has been included within the submittal package. Keach Nordstrom Associates, Inc. will be present to further discuss the Non-Residential Site Plan Application at the scheduled hearing.

Enclosed is the following material for your review and approval:

1. Application for Site Plan Package & Project Narrative
(One (1) Original & One (1) Copy)
2. Application Fees: Check #1 = **\$1,561.16**, Check #2 = **\$1,250.00**
3. Waiver Request
4. Abutter's List & Two (2) Sets of Labels
5. Three (3) Full Size Plans
6. PDF

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,

Bridget Souza
Senior Project Engineer
Keach Nordstrom Associates
10 Commerce Park North, Suite 3
Bedford, NH 03110

March 4, 2024

Town of Hudson
Planning Department
12 School Street
Hudson, New Hampshire 03051

Subject: **Non-Residential Site Plan – Steel Properties, LLC**
Tax Map 105; Lot 7
321 Derry Road – Hudson, New Hampshire
KNA Project No. 23-1002-3

To Whom it May Concern:

The proposed site plan application is being submitted for approval to change the use of the property from a church to a gym and all associated site improvements. The property, located at 321 Derry Road, is approximately 2.065 acres in total area. It is located entirely within the Business (B) Zoning District. The parcel was previously developed with an existing church and all associated site appurtenances. The remaining land area consists of undeveloped woodlands, grass and wetlands. The site slopes toward the south/southwest to a wetland complex along the property boundary with Map 105; Lot 6. The church has since been demolished, but the foundation remains. The project proposes to construct an 8,000-sf gym (6,000-sf footprint with 2,000-sf mezzanine) on the existing foundation with only slight modifications for new footings, as required. Other site improvements include parking lot upgrades (restriping & repaving), refuse removal, and a new septic system. The building will be serviced by municipal water and underground utilities. The project is a redevelopment, staying within the limits of the existing development area. There is an overall decrease in impervious areas of 375 sf. No impacts to the wetlands are proposed.

If you have questions or comments regarding this project, please contact this office at your convenience.

Sincerely,


Bridget Souza

Senior Project Engineer
Keach Nordstrom Associates, Inc.
10 Commerce Park North Suite 3
Bedford, NH 03110

SITE PLAN APPLICATION

Date of Application: March 5, 2024 Tax Map #: 105 Lot #: 7

Site Address: 321 Derry Road

Name of Project: Steel Properties, LLC

Zoning District: Business (B) General SP#: 03-24
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Steel Properties, LLC

Address: 8 Christine Drive

Address: Hudson, NH 03051

Telephone # (603) 886-3436

Email: s.chasse@slchassesteelfab.com

PROJECT ENGINEER:

SURVEYOR:

Name: Keach-Nordstrom Assoc., Inc.

Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of this plan is to depict the change of use from a church to a gym and all associated site improvements.

(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: ___

SITE DATA SHEET

PLAN NAME: Steel Properties, LLC

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 105 LOT 7

DATE: March 5, 2024

Location by Street: 321 Derry Road

Zoning: Business (B)

Proposed Land Use: Gym

Existing Use: Church

Surrounding Land Use(s): Industrial, Service Shops, Store, Health Club

Number of Lots Occupied: One (1)

Existing Area Covered by Building: 0-SF (Church removed, only foundation remains)

Existing Buildings to be removed: None (Church removed, only foundation remains)

Proposed Area Covered by Building: 8,000-SF (6,000-SF & 2,000-SF Mezzanine)

Open Space Proposed: 63.4%

Open Space Required: 40%

Total Area: S.F.: 89,946 Acres: 2.065

Area in Wetland: 15,729-SF Area Steep Slopes: 6,479-SF

Required Lot Size: 43,560-SF

Existing Frontage: 299.82-FT (Derry Road)

Required Frontage: 150-FT

Building Setbacks: Required* Proposed

| | | |
|--------|--------------|------------------|
| Front: | <u>50-FT</u> | <u>82.46-FT</u> |
| Side: | <u>15-FT</u> | <u>68.95-FT</u> |
| Rear: | <u>15-FT</u> | <u>157.02-FT</u> |

SITE DATA SHEET

(Continued)

Flood Zone Reference: 33011CO508D, Portion of Property in Flood Zone A

Width of Driveways: 24-FT

Number of Curb Cuts: Two (2) Existing (Merchant Square Road)

Proposed Parking Spaces: 42 Spaces (Including 2 ADA Spaces)

Required Parking Spaces: 40 Spaces

Basis of Required Parking (Use): Personal Service Establishment
1 Space/ 200-SF of Gross Leasable Areas

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

Waiver Requests

| <i>Town Code Reference:</i> | <i>Regulation Description:</i> |
|-----------------------------|--------------------------------|
| <u>275-8.C.(7)</u> | <u>Landscaping</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

| | |
|-------------------------------|-------------|
| (For Town Use Only) | |
| Data Sheets Checked By: _____ | Date: _____ |

SITE PLAN APPLICATION AUTHORIZATION

I hereby apply for *Site Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Site Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: Stephen L. Chasse Date: 3-1-2024

Print Name of Owner: STEPHEN CHASSIE, STEEL PROPERTIES LLC

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: Stephen L. Chasse Date: 3-1-2024

Print Name of Developer: STEPHEN CHASSIE, STEEL PROPERTIES LLC

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Steel Properties, LLC

Street Address: 321 Derry Road

I Steve Chasse hereby request that the Planning Board waive the requirements of item 275-8.C(7) of the Hudson Land Use Regulations in reference to a plan presented by Keach-Nordstrom Associates, Inc.

_____ (name of surveyor and engineer) dated March 4, 2024 for property tax map(s) 105 and lot(s) 7 in the Town of Hudson, NH.


As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

See Attached Waiver Request

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

See Attached Waiver Request

Signed: _____

Applicant or Authorized Agent

March 4, 2024

Town of Hudson
Planning Department
12 School Street
Hudson, New Hampshire 03051

Subject: **Waiver Request – Steel Properties, LLC**
Tax Map 105; Lot 7
321 Derry Road – Hudson, New Hampshire
KNA Project No. 23-1002-3

Dear Chairman and Board Members:

Keach-Nordstrom Associates, Inc. is submitting an application for Planning Board approval for the above referenced project and as such, we are requesting a waiver from **Section 275-8.C.(7) Landscaping** of the Town of Hudson Site Plan Regulations:

Hardship reason(s) for granting this waiver:

This is an existing development. The Applicant’s proposal, to change the use of the property, will utilize the existing foundation, and parking improvements will remain completely within the existing pavement limits. The total square footage of impervious surfaces on the property is not expected to increase. The Applicant is proposing to provide interior parking lot landscaping, where none exists to date, and other landscaping provisions. However, requiring the Applicant to meet the current landscaping regulations for the previously developed site would cause an unnecessary financial hardship for the Applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of this regulation is to provide adequate landscaping for new developments in an effort to limit impervious surfaces. The parcel was previously developed, and the Applicant is proposing to keep the developed areas within the existing pavement limits. Additionally, the Applicant is providing interior parking lot landscaping, where none currently exists, and other landscaping provisions throughout the property in an effort to bring the site closer to compliance with the regulations. Therefore, granting this waiver would not be contrary to the spirit and intent of the Town of Hudson Site Plan Regulations.

KNA will be present to further discuss the Waiver at the scheduled hearing. If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,

Bridget Souza

Senior Project Engineer
Keach Nordstrom Associates, Inc.

Civil Engineering

Land Planning

Landscape Architecture

SCHEDULE OF FEES

A. REVIEW FEES:

| <u>1. Site Plan Use</u> | <u>Project Size/Fee</u> | |
|---|--|-----------------------|
| Multi-Family | \$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50 | \$ <u> -</u> |
| Commercial/Semi Public/Civic or Recreational @8,000-SF | \$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft. thereafter. | \$ <u> 1,256.00</u> |
| Industrial | \$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter. | \$ <u> -</u> |
| No Buildings | \$30.00 per 1,000 sq.ft. of proposed developed area | \$ <u> -</u> |

CONSULTANT REVIEW FEE: (Separate Check)

| | |
|---|----------------------|
| Total <u> 2.065 </u> acres @ \$600.00 per acre, or \$1,250.00, whichever is greater. | \$ <u> 1,250.00</u> |
|---|----------------------|

This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town’s attorney review of any application plan set documents.

B. POSTAGE:

| | |
|--|---------------------------|
| <u> 5 </u> Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$5.01 (or Current Certified Mail Rate) @ \$5.08 | \$ <u> 25.40</u> |
| <u> 7 </u> Indirect Abutters (property owners within 200 feet) @\$0.66 (or Current First Class Rate) @\$0.68 | \$ <u> 4.76</u> |

| | |
|---|----------------------------|
| C. <u>TAX MAP UPDATING FEE:</u> (FLAT FEE) | \$ <u> 275.00</u> |
|---|----------------------------|

| | |
|--------------|-------------------------------|
| TOTAL | \$ <u>1,561.16 (APP FEES)</u> |
| | \$ <u>1,250.00 (REVIEW)</u> |

SCHEDULE OF FEES

(Continued)

| | |
|---------------------------|----------------------|
| (For Town Use) | |
| AMOUNT RECEIVED: \$ _____ | DATE RECEIVED: _____ |
| RECEIPT NO.: _____ | RECEIVED BY: _____ |

NOTE: fees below apply only upon plan approval, not collected at time of application.

D. RECORDING:

*****The applicant shall be responsible for the recording of the approved plan, and all documents as required by an approval, at the Hillsborough County Registry of Deeds (HCRD), located at 19 Temple Street, Nashua, NH 03061. Additional fees associated with recording can be found at HCRD.*****

E. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

*****The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant's application, plan and related materials.*****

Abutters List
Steel Properties, LLC
Hudson, NH
KNA#23-1002-3

Last updated: March 1, 2024

| | | |
|-----------------------|--|---|
| Tax Map 105 | Lot 7 | Owner/Applicant Steel Properties, LLC 8 Christine Drive Hudson, NH 03051 |
| Tax Map 105 | Lot 4 | Direct Abutters ZJBV Properties, LLC 300 Gay Street Manchester, NH 03101 |
| 105 | 5 | P and G Realty Trust/ IND Condo c/o Meg Asset Management, Inc. 25 Orchard View Drive Londonderry, NH 03053 |
| 105 | 6 | Thomas M. Clark, Jr. & Suzanne Dumais 5 Iroquois Circle Londonderry, NH 03053 |
| 105 | 8 | B and D Properties, LP c/o Tate Bros Paving Co., Inc. 72 Old Derry Road Hudson, NH 03051 |
| Tax Map 105 | Lot 9 | Indirect Abutters 102 Hudson, LLC 148 Derry Road Hudson, NH 03051 |
| 105 | 5-1, 5-2, 5-4 5-6, 5-7, 5-8 & 5-17 | R+S Highland Properties, LLC 315 Derry Road, Unit 1 Hudson, NH 03051 |
| 105 | 5-3 | New England Signs & Awnings 315 C Derry Road Hudson, NH 03051 |

| | | |
|-----|---|---|
| 105 | 5-9, 5-10, 5-11 5-12, 5-13 & 5-14 | Core Venture Realty, LLC 315 Derry Road, Unit 14 Hudson, NH 03051 |
| 105 | 5-15 | RPTC Properties, LLC 315 O Derry Road, Suite 15 Hudson, NH 03051 |

Professionals to be notified:

Engineer/Surveyor
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Owner Affidavit

I, Steve Chasse, authorized representative of Steel Properties, LLC and owner of the property referenced on Tax Map 105 as Lot 7, located at 321 Derry Road, Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner: *Stephen Chasse, MEMB.*

Printed Name of Owner: STEPHEN CHASSE

Address of Owner: 8 Christine Drive

Hudson, NH 03051

Date: 3-1-2021

Dubowik, Brooke

From: Dhima, Elvis
Sent: Thursday, April 4, 2024 11:39 AM
To: Dubowik, Brooke
Subject: Re: Hudson - 321 Derry Road - Project Submitted to PB
Attachments: image001.png; image001.png; image002.png; image001.png; 03-12-2024 - Revised Plan Set - 321 Derry Rd.pdf

Yeap all set

Elvis Dhima P.E.
Town Engineer
12 School Street
Hudson, NH 03051
Sent from my iPhone

On Apr 4, 2024, at 11:36 AM, Dubowik, Brooke <bdubowik@hudsonnh.gov> wrote:

Brooke Dubowik

Planning Administrative Aide II
12 School Street
Hudson, NH 03051
603-816-1267 (Direct)

From: Dhima, Elvis <edhima@hudsonnh.gov>
Sent: Thursday, April 4, 2024 11:35 AM
To: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Subject: Re: Hudson - 321 Derry Road - Project Submitted to PB

Can u send me the plans ?

Also I heard town hall is closing

E

Elvis Dhima P.E.
Town Engineer
12 School Street
Hudson, NH 03051
Sent from my iPhone

On Apr 4, 2024, at 11:23 AM, Dubowik, Brooke <bdubowik@hudsonnh.gov> wrote:

E,
Have they addressed this with the new set of plans? Is this still outstanding?

Brooke Dubowik

Planning Administrative Aide II
12 School Street
Hudson, NH 03051
603-816-1267 (Direct)

From: Dhima, Elvis <edhima@hudsonnh.gov>
Sent: Thursday, March 7, 2024 11:58 AM
To: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Subject: RE: Hudson - 321 Derry Road - Project Submitted to PB

Brooke

Please see below

1. While there does not appear to be any significant increase on impervious area, applicant shall evaluate treatment options related to the runoff from the site.

Thanks

E

Elvis Dhima, P.E.
Town Engineer

12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Thursday, March 7, 2024 11:43 AM
To: Dhima, Elvis <edhima@hudsonnh.gov>
Subject: FW: Hudson - 321 Derry Road - Project Submitted to PB

Brooke Dubowik

Planning Administrative Aide II
12 School Street
Hudson, NH 03051
603-816-1267 (Direct)

From: Bridget Souza <bsouza@keachnordstrom.com>
Sent: Thursday, March 7, 2024 9:23 AM
To: SReichert@fando.com
Cc: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Subject: Hudson - 321 Derry Road - Project Submitted to PB

**EXTERNAL: Do not open attachments or click links unless you recognize
and trust the sender.**

Good morning Steve,

KNA submitted the referenced project to the Town of Hudson earlier this week. I have attached the plans and submittal package for your review. Smaller project, straightforward. Please let me know if you would like a hard copy or have any questions.

Thank you,

Bridget Souza, EIT

Senior Project Engineer

Keach-Nordstrom Associates, Inc.

PLEASE NOTE OUR OFFICE HOURS MONDAY- THURSDAY 7:30AM-5:00PM

FRIDAY 8:00AM- 12:00PM

10 Commerce Park North, Suite 3

Bedford, NH 03110

t. (603) 627-2881 | f. (603) 627-2915

bsouza@keachnordstrom.com www.keachnordstrom.com

SITE PLAN APPLICATION

Date of Application: March 5, 2024 Tax Map #: 105 Lot #: 7

Site Address: 321 Derry Road

Name of Project: Steel Properties, LLC

Zoning District: Business (B) General SP#: 03-24
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Steel Properties, LLC

Address: 8 Christine Drive

Address: Hudson, NH 03051

Telephone # (603) 886-3436

Email: s.chasse@slchassesteelfab.com

PROJECT ENGINEER:

SURVEYOR:

Name: Keach-Nordstrom Assoc., Inc.

Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of this plan is to depict the change of use from a church to a gym and all associated site improvements.

(For Town Use Only)

Routing Date: 3/8/24 Deadline Date: 3/15/24 Meeting Date: tbd

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

(Initials)

Title: Chief Assessor Date: 3-11-24

Department: _____

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

SITE PLAN APPLICATION

Date of Application: March 5, 2024 Tax Map #: 105 Lot #: 7

Site Address: 321 Derry Road

Name of Project: Steel Properties, LLC

Zoning District: Business (B) General SP#: 03-24
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Steel Properties, LLC

Address: 8 Christine Drive

Address: Hudson, NH 03051

Telephone # (603) 886-3436

Email: s.chasse@slchassesteelfab.com

PROJECT ENGINEER:

SURVEYOR:

Name: Keach-Nordstrom Assoc., Inc.

Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of this plan is to depict the change of use from a church to a gym and all associated site improvements.

(For Town Use Only)

Routing Date: 3/8/24 Deadline Date: 3/15/24 Meeting Date: tbd

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

DRH Title: David Hebert Date: 3/11/24
(Initials)

Department: _____

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

SITE PLAN APPLICATION

Date of Application: March 5, 2024 Tax Map #: 105 Lot #: 7

Site Address: 321 Derry Road

Name of Project: Steel Properties, LLC

Zoning District: Business (B) General SP#: 03-24
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Steel Properties, LLC

Address: 8 Christine Drive

Address: Hudson, NH 03051

Telephone # (603) 886-3436

Email: s.chasse@slchassesteelfab.com

PROJECT ENGINEER:

SURVEYOR:

Name: Keach-Nordstrom Assoc., Inc.

Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of this plan is to depict the change of use from a church to a gym and all associated site improvements.

(For Town Use Only)

Routing Date: 3/8/24 Deadline Date: 3/15/24 Meeting Date: tbd

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

SCM Title: Captain Steve McElhinney Date: 03/11/24

(Initials)

Department: _____

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

SITE PLAN APPLICATION

Date of Application: March 5, 2024 Tax Map #: 105 Lot #: 7

Site Address: 321 Derry Road

Name of Project: Steel Properties, LLC

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Telephone # (603) 627-2881

(603) 627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of this plan is to depict the change of use from a church to a gym and all associated site improvements.

(For Town Use Only)

Routing Date: 3/8/24 Deadline Date: 3/15/24 Meeting Date: td

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

CS Title: ZONING ADMIN Date: 3-11-24
(Initials)

Department: _____

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



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #24-13

013 (70)

February 21, 2024

1ST Class Mail & Email

Keach-Nordstrom Associates, Inc.
10 Commerce Park No, Ste3
Bedford, NH 03110

Re: 321 Derry Road Map 105 Lot 007-000
District: Business (B)

Dear Kate,

Your request, is to re-develop the property including reconstructing the building and proposing s change in use as a gym. (Plan Provided)

Zoning Review:

Our records indicate this parcel is an existing lot of record with an existing use as C-1 Church (religious purposes) in the §334-21 Table of Principal Uses.

Determination:

I would classify this proposal use as D-20 (Indoor Commercial Recreation) which is permitted in the Business district per §334-21 Table of Principal Uses. Due to the change of use category from C-1 to D-20 and the change to the building sq. ft. and, other associated changes you would need to do full site plan review by the Planning Board per §334-16.1 Site Plan Approval. Please contact the Planning Department at (603) 886-6008 for application details

Sincerely,

Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
csullivan@hudsonnh.gov

cc: Public Folder
Brooke Dubowik - Planning Admin Aide
Owner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

ZD # 24-013



LAND USE DEPARTMENT
12 School Street
Hudson, NH 03051
(603) 886-6008
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 02/20/2024

Property Location 321 Derry Road

Map 105 Lot 7 Sublot 000

Zoning District if known Business (B)

Type of Request

- Zoning District Determination
- Use Determination
- Set-Back Requirements
- Process for Subdivision/ Site Plan if required
- Other

Description of request / determination: (Please attach all relevant documentation)

The owner of the parcel is proposing to re-develop the site with a proposed gym. The parcel was previously developed with a church building, that has since been demolished however, the foundation remains in place. The proposed gym will utilize this existing foundation. Other improvements include re-paving & re-striping the parking lot, completely within the existing pavement limits, and a new septic system. Due to the scope of the project, does this qualify for minor site review or will full site plan review be required?

Applicant Contact Information:

Name: Keach-Nordstrom Associates, Inc.
 Address: 10 Commerce Park No, Ste 3, Bedford, NH 03110
 Phone Number: 603-627-2881
 Email: kcooper@keachnordstrom.com

(unofficial) For Office use

ATTACHMENTS: TAX CARD GIS

NOTES:

ZONING DETERMINATION LETTER SENT DATE: 2/21/24 emailed + mailed first class.

321 DERRY RD

Location 321 DERRY RD

Mblu 105/ 007/ 000/ /

Acct# 7307

Owner STEEL PROPERTIES LLC

Assessment \$582,400

PID 5782

Building Count 1

Current Value

| Assessment | | | | | |
|----------------|-----------|----------------|--------------|-----------|-----------|
| Valuation Year | Building | Extra Features | Outbuildings | Land | Total |
| 2023 | \$250,600 | \$0 | \$29,600 | \$302,200 | \$582,400 |

Parcel Addresses

| Additional Addresses |
|---|
| No Additional Addresses available for this parcel |

Owner of Record

Owner STEEL PROPERTIES LLC
Co-Owner
Address 8 CHRISTINE DR.
HUDSON, NH 03051

Sale Price \$0
Book & Page 9717/719
Sale Date 07/27/2023
Validity Code 31

Ownership History

| Ownership History | | | | |
|--------------------------------|------------|-------------|---------------|------------|
| Owner | Sale Price | Book & Page | Validity Code | Sale Date |
| STEEL PROPERTIES LLC | \$550,000 | 9717/717 | 36 | 07/27/2023 |
| FAITH BAPTIST CHURCH OF NASHUA | \$575,000 | 8599/0198 | 00 | 08/29/2013 |
| TATE FAMILY INVESTMENTS, LLC | \$315,000 | 8491/2343 | 24 | 11/08/2012 |

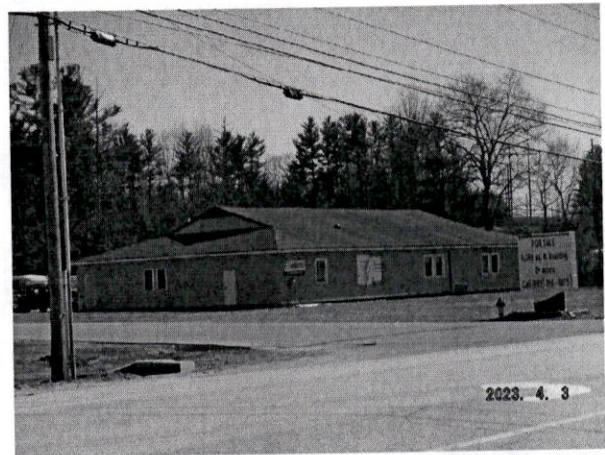
Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 6,078

Building Percent Good: 50
Replacement Cost
Less Depreciation: \$250,600

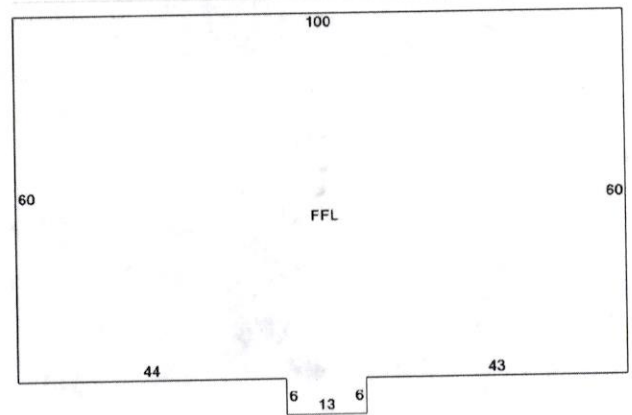
Building Photo



(https://images.vgsi.com/photos/hudsonnhPhotos/A0023\DSCF0756_2306)

| Building Attributes | |
|---------------------|-----------------|
| Field | Description |
| Style: | Office Bldg |
| Grade | Fair/Avg |
| Stories: | 1 |
| Exterior Wall 1 | Comp Clapboard |
| Exterior Wall 2 | Stone Veneer |
| Roof Structure | Gable |
| Roof Cover | Asphalt Shingle |
| Interior Wall 1 | Drywall |
| Interior Floor 1 | Carpet |
| Heat Fuel | Propane |
| Heat Type | Forced Air |
| AC Percent | 100 |
| Full Baths | 0 |
| Half Baths | 3 |
| Heat/AC | |
| Baths/Plumbing | AVERAGE |
| Ceiling/Wall | |
| Rooms/Partitions | Typical |
| Wall Height | 10.00 |
| % Sprinkler | 100 |

Building Layout



([ParcelSketch.ashx?pid=5782&bid=5782](#))

| Building Sub-Areas (sq ft) | | | |
|----------------------------|-----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| FFL | First Floor, Finished | 6,078 | 6,078 |
| | | 6,078 | 6,078 |

Extra Features

| Extra Features |
|----------------------------|
| No Data for Extra Features |

Land

Land Use

Use Code 3400
Description OFFICE BLDG MDL-94

Land Line Valuation

Size (Acres) 2.07
Assessed Value \$302,200

Outbuildings

| Outbuildings | | | |
|---------------------|----------------------------------|----------------|-----------------------|
| Code | Description | Size | Assessed Value |
| LITESN | Exterior Light On Pole | 2.00 UNITS | \$1,300 |
| PAVASP | Asphalt Paving | 17300.00 UNITS | \$20,800 |
| SGNIL | Internally Lighted Sign | 36.00 SQ. FT | \$1,500 |
| SHEDWD | Shed-Wood | 240.00 UNITS | \$6,000 |
| SHEDNV | Shed No Value - Less Than 100 Sf | 40.00 UNITS | \$0 |

Valuation History

| Assessment | | | | | |
|-----------------------|-----------------|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Building | Extra Features | Outbuildings | Land | Total |
| 2023 | \$250,600 | \$0 | \$29,600 | \$302,200 | \$582,400 |
| 2022 | \$525,500 | \$0 | \$23,600 | \$302,200 | \$851,300 |



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

CAP FEE WORKSHEET - 2024

Date: 04-02-24 Zone # 1 Map/Lot: 105/007-000

321 Derry Road

Project Name: 321 Derry Road Site Plan – Change of Use

Proposed ITE Use #1: Health Club (Gym)

Proposed Building Area (square footage): 8,000 (6,000 + 2,000 Mezzanine) S.F.

CAP FEES: (ONE CHECK NEEDED)

- | | | | |
|----|-----------------------|---|---------------------|
| 1. | (Bank 09) 2070-701 | Traffic Impact Fee | \$ <u>21,360.00</u> |
| | Proposed: | Health Club \$2.67 per s.f (8,000 x \$2.67) | |
| 2. | (Bank 09) 2070-701 | Traffic Impact Fee | \$ <u>32,640.00</u> |
| | Existing: | Medical Office \$5.44 per s.f. (6,000 x \$5.44) | |

The proposed change of use has a lower Traffic Impact Fee compared to the existing site plan. Therefore, NO CAP Fee is requested.

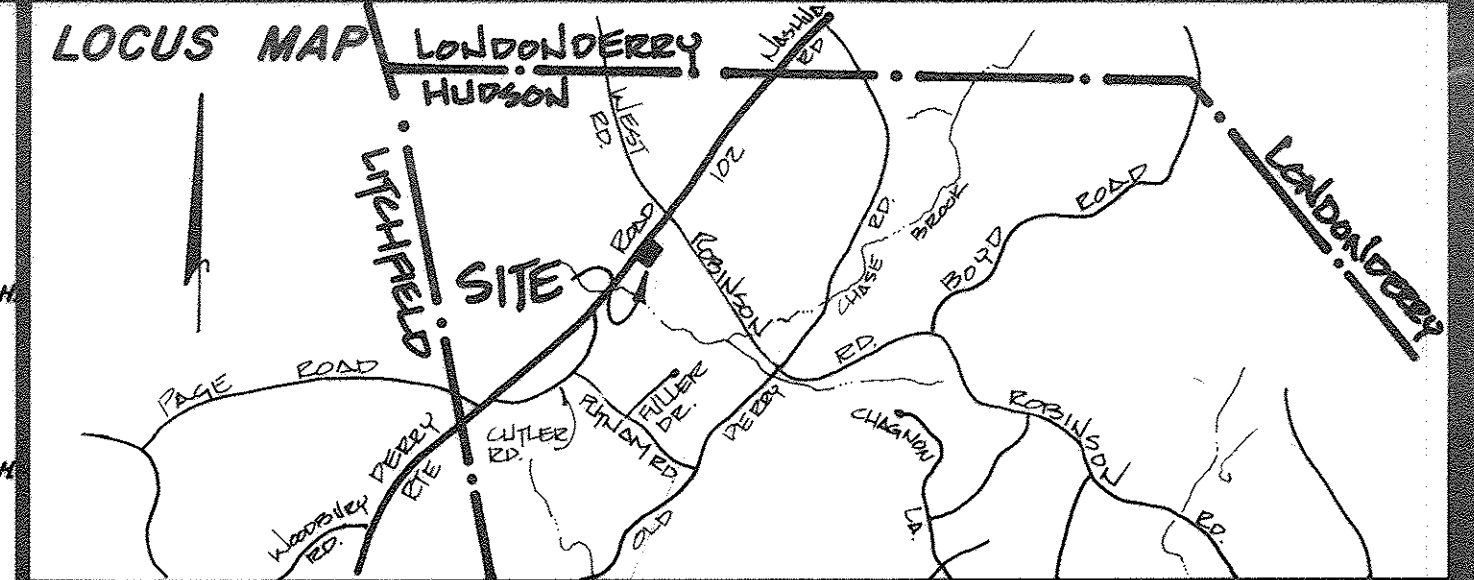
Thank you,

Brocke Dubowik

Planning Administrative Aid II

ABUTTERS LIST

| MAP | LOT | NAME |
|-----|------|--|
| 41 | 1 | WALTER F. DUCHARME JR. - 76 RIVER RD. HUDSON, N.H. |
| " | 7 | FRANK JATKWICZ - 209 ROBINSON RD. HUDSON, N.H. |
| " | 8 | STELLA V. & STELLA JATKWICZ - 203 ROBINSON RD. HUDSON, N.H. |
| " | 9 | JAMES W. & IRENE B. KING - 201 ROBINSON RD. HUDSON, N.H. |
| " | 10 | TATE BROTHERS, INC. - OLD DERRY ROAD HUDSON, N.H. |
| " | 11 | RICHARD W. & WILLIAM M. TATE - 70 OLD DERRY RD. HUDSON, N.H. |
| " | 12 | ROBERT & PEGGY ST. ONGE - TELLO ROAD WINDHAM, N.H. |
| 37 | 27 | ROSE YANIS - 307 DERRY ROAD HUDSON, N.H. |
| " | 28 | LEONARD A. & JANE M. VIGEANT - 23 PUTNAM RD. HUDSON, N.H. |
| " | 52-7 | B & D DEVELOPMENT, INC. - 70 OLD DERRY RD. HUDSON, N.H. |
| " | 52-8 | |



REFERENCE PLAN

1. SUBDIVISION PLAN, DERRY ROAD HUDSON, N.H., PREPARED FOR: TATE BROTHERS, INC., SCALE: 1" = 100', DATED MAY, 1984.

NOTES

- PRESENT ZONING - RURAL.
- PROPOSED USE: LIGHT COMMERCIAL - MEDICAL OFFICE BUILDING.
- TOTAL SITE AREA: 2.066 AC. (90,000 s.f.)
- LOT NUMBERS REFER TO TOWN OF HUDSON ASSESSORS SHEET 41 & 37.
- LOT TO BE SERVICED BY INDIVIDUAL WELL AND INDIVIDUAL SEPTIC SYSTEM.
- TOTAL NUMBER OF PARKING SPACES REQUIRED - 20 SPACES
NUMBER OF PARKING SPACES PROVIDED - 43 SPACES
HANDICAPPED - 4 SPACES
TOTAL - 47 SPACES
- PROPOSED SIGNS AND LIGHTING SHALL CONFORM TO THE TOWN OF HUDSON ZONING REGULATIONS, ARTICLE IX.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXIST. UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO AND/OR DURING CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- SOILS TYPE: H5C - HINCKLEY, B0A - BOEHMISTS.

APPROVED BY:
HUDSON PLANNING BOARD

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

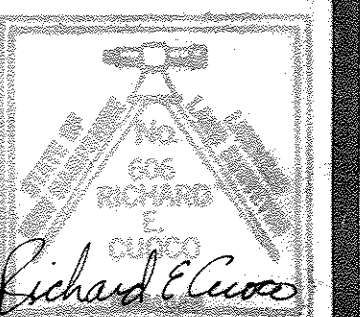
CHAIRPERSON Margaret Edmiston DATE 6/12/85

SECRETARY Janet B. Gaudin DATE 6/12/85

ACKNOWLEDGMENT

Richard W. Tate March 6, 85
RICHARD W. TATE - OWNER OF RECORD
DATE
Dave Cawley 3/11/85
DAVE CAWLEY - ADMINISTRATOR
DATE
MATTHEW THORNTON HEALTH PLAN

I CERTIFY THAT THE BOUNDARY WAS TAKEN FROM PLAN REFERENCE No. 1 AND THIS OFFICE IS NOT RESPONSIBLE OF IT'S VALIDITY AND ACCURACY. I FURTHER CERTIFY THAT AN ACTUAL TOPOGRAPHIC SURVEY WAS MADE ON THE GROUND IN FEBRUARY 1985 AND THAT THIS PLAN IS IN ACCORDANCE WITH THE TOWN OF HUDSON SITE PLAN REGULATIONS.

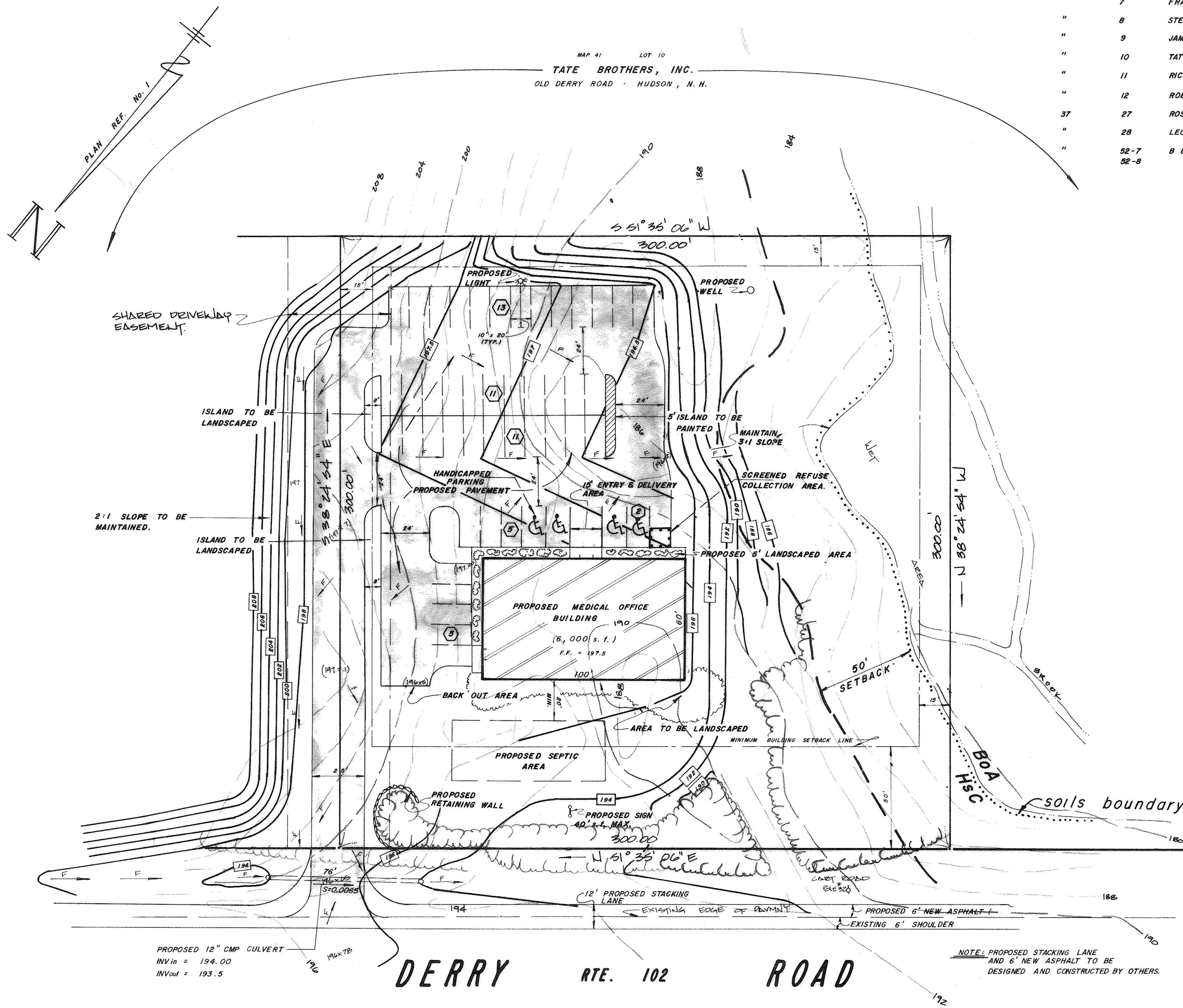


SITE PLAN (MAP 41 LOT 10-2)
DERRY ROAD (RTE. 102)
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
MATTHEW THORNTON HEALTH PLAN, INC.
591 WEST HOLLIS STREET NASHUA, NEW HAMPSHIRE 03062 (883-0323)

MARCH 6, 1985 SCALE: 1" = 30'

CCI **CUOCO & CORMIER, INC.**
CIVIL ENGINEERS - LAND SURVEYORS
P.O. BOX 3574 903-882-1812

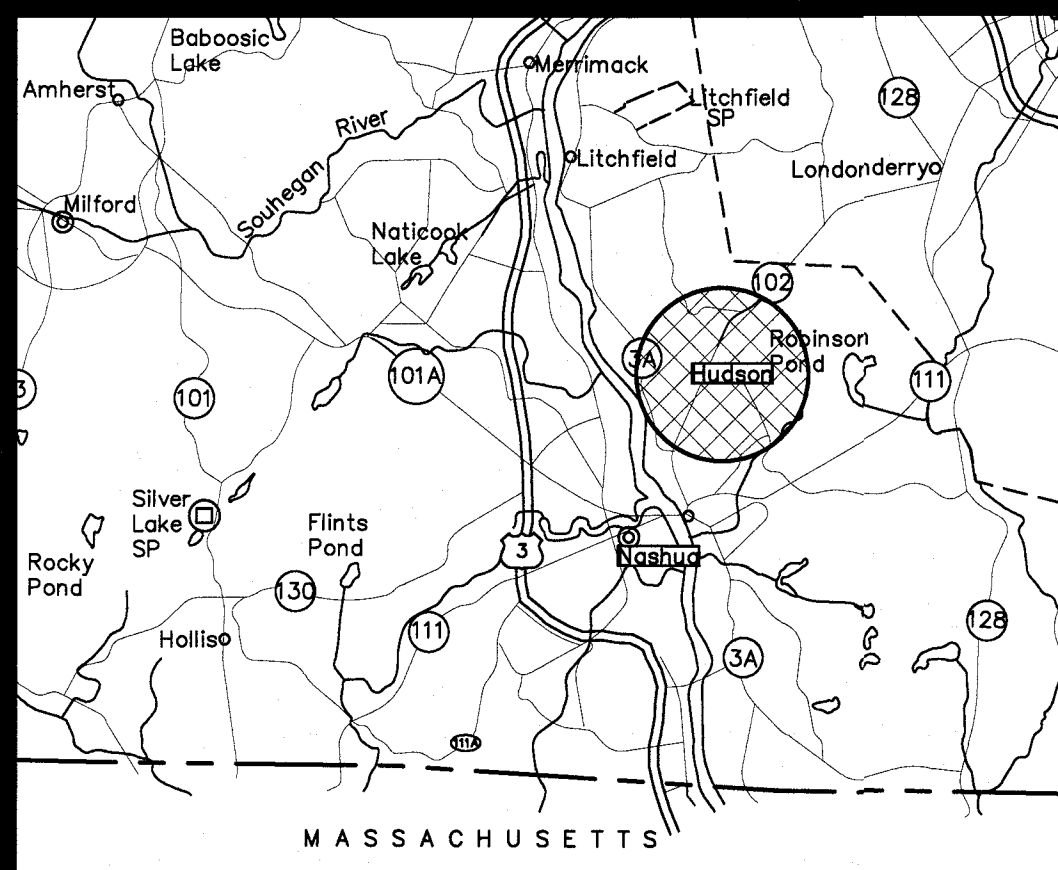


NOTES cont.

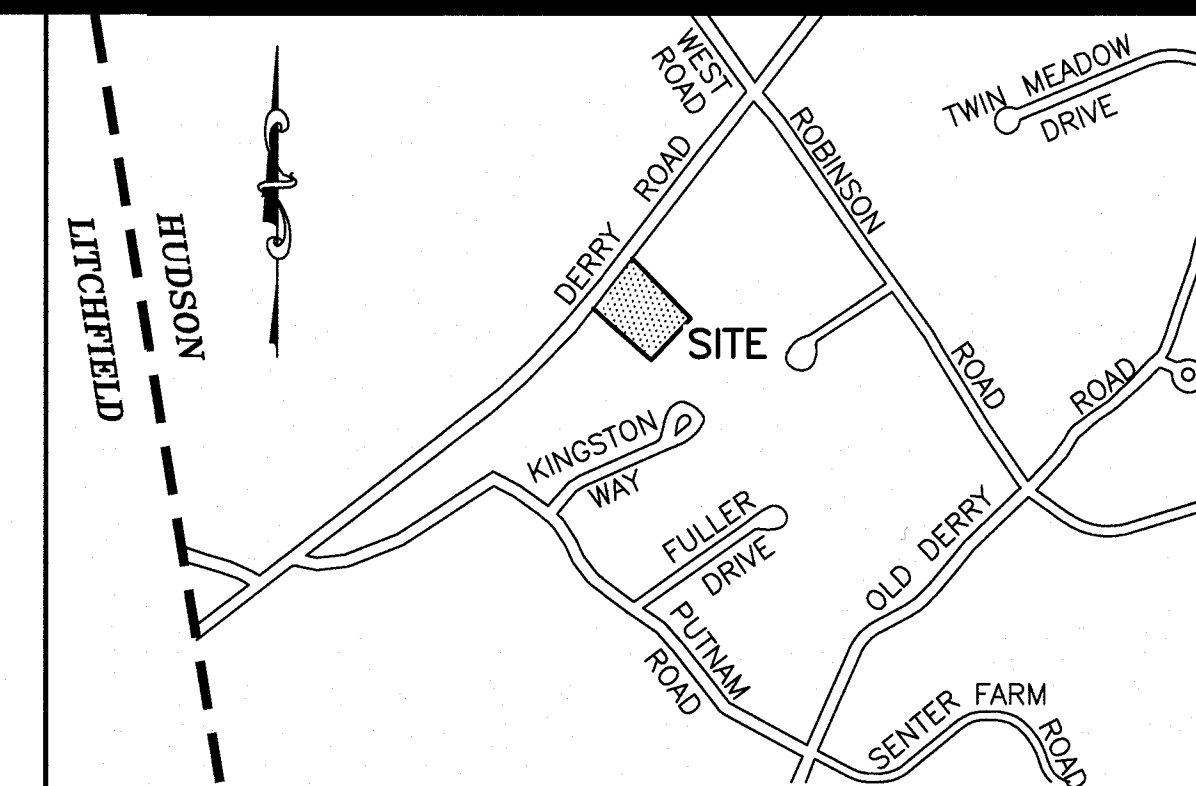
- ELEVATIONS BASED ON U.S.G.S. DATUM. BENCH MARK - P.K. NAIL FOUND IN POLE No 31, ELEVATION = 187.35
- DIRECTION OF DRAINAGE FLOW
- PROPOSED GRADE
- EXISTING CONTOURS
- 196x25 SPOT ELEVATION
- NO SOIL STERILANTS TO BE USED ON SITE.

MAP 41 LOT 1
WALTER DUCHARME
76 RIVER ROAD HUDSON, N.H.

| No | DATE | REVISION | BY |
|----|---------|---|-----|
| 1 | 4/22/85 | Parking Lot Grades/Landscaping/Soils Line Note 15 | RRC |

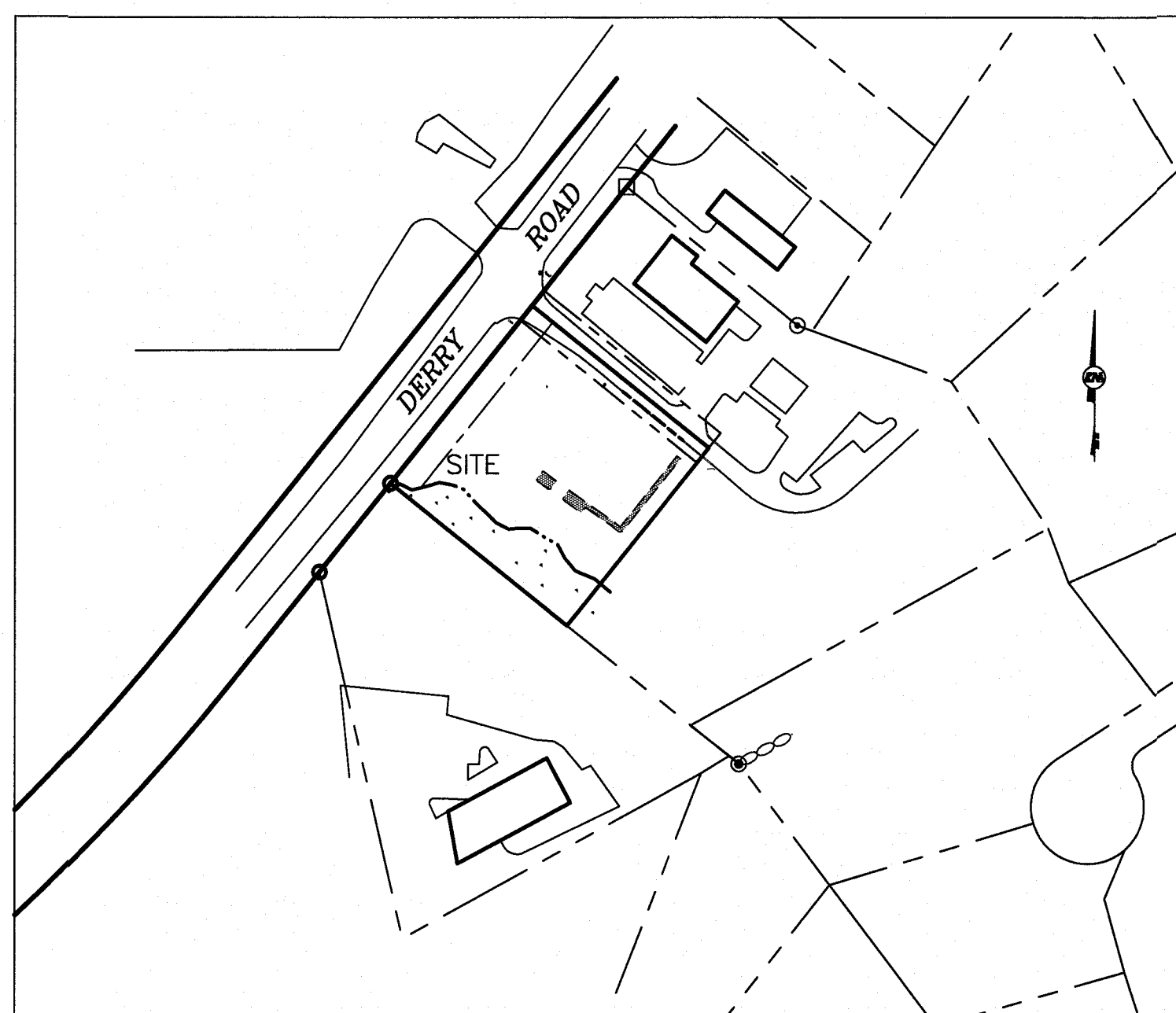


VICINITY PLAN
NOT TO SCALE



LOCUS PLAN
SCALE: 1" = 1,000'

NON-RESIDENTIAL SITE PLAN STEEL PROPERTIES MAP 105; LOT 7 321 DERRY ROAD HUDSON, NEW HAMPSHIRE



EXISTING FEATURES WITHIN 200 FEET
SCALE: 1" = 200'

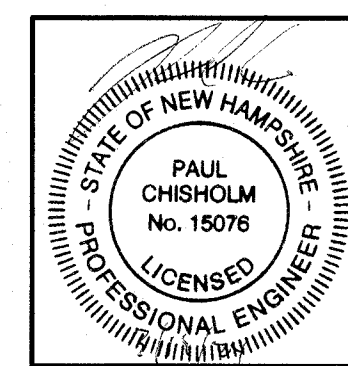
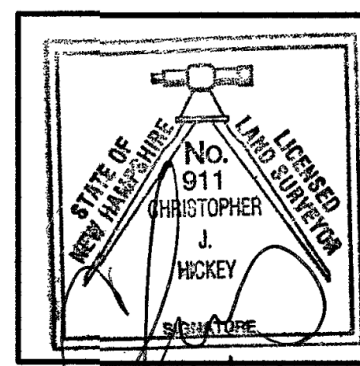
OWNERS/APPLICANTS:
STEEL PROPERTIES LLC
8 CHRISTINE DRIVE
HUDSON, NH 03051

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881

SHEET TITLE

SHEET No.

| | |
|---|-----|
| EXISTING CONDITIONS PLAN | 1 |
| OVERVIEW PLAN | 2 |
| REMOVALS/DEMOLITION PLAN | 3 |
| NON-RESIDENTIAL SITE LAYOUT PLAN | 4 |
| UTILITY, GRADING & EROSION CONTROL PLAN | 5 |
| LANDSCAPE PLAN | 6 |
| LIGHTING PLAN | 7 |
| CONSTRUCTION DETAILS | 8-9 |
| EFFLUENT DISPOSAL DESIGN PLAN | 10 |



KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

MARCH 4, 2024
REVISED THROUGH: MARCH 12, 2024
PROJECT NO. 23-1002-3

| | |
|---|---|
| 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 DATE OF MEETING: _____ |
| | _____ SIGNATURE DATE: _____ |
| | _____ SIGNATURE DATE: _____ |
| 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. | |

LEGEND

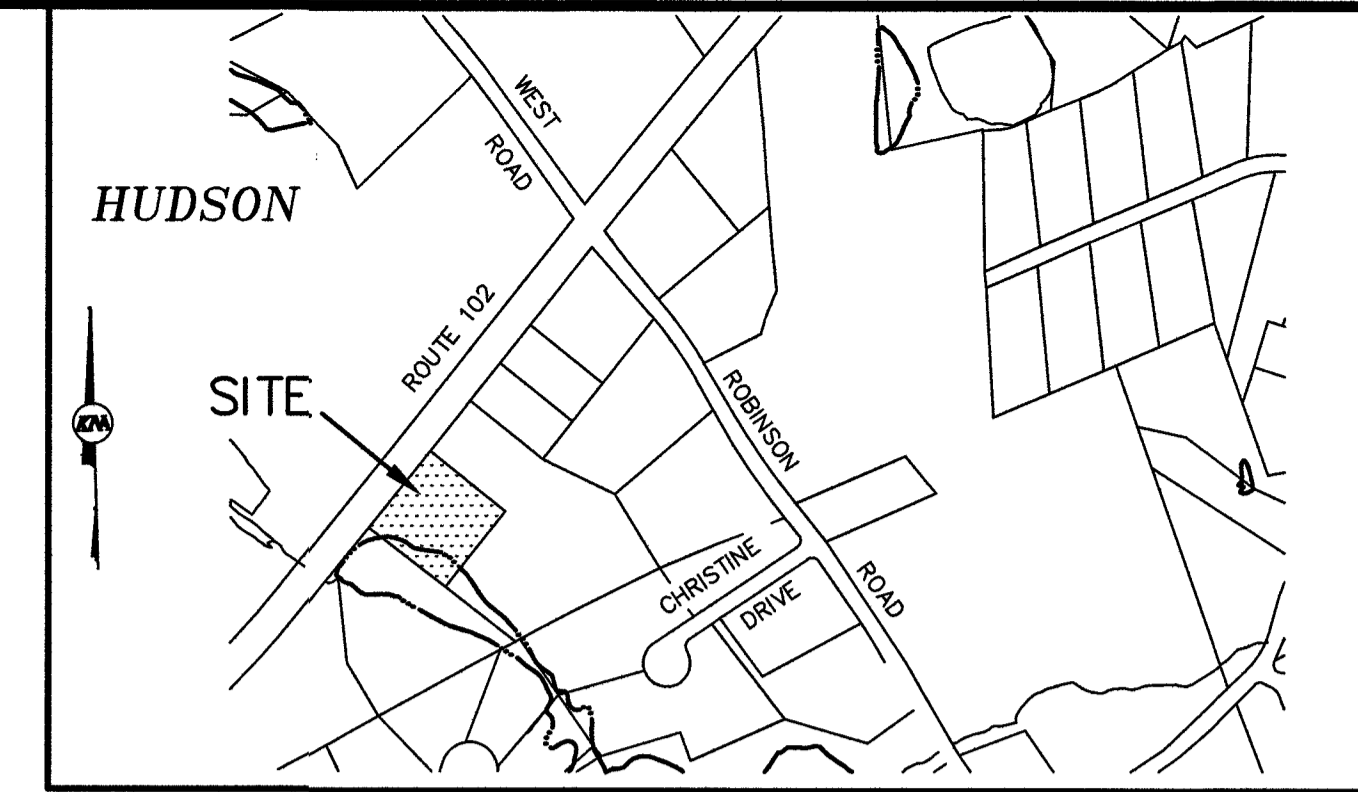
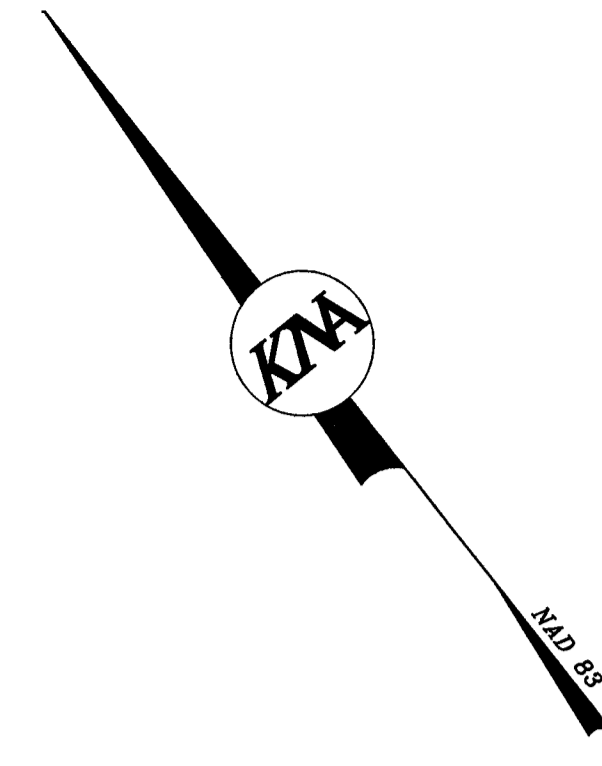
- IP-F IRON PIPE FOUND
- ⊕ BENCHMARK
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WELL
- ⊕ DRAINAGE MANHOLE
- ⊕ CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- OHU OVERHEAD UTILITIES
- UGU UNDERGROUND UTILITIES
- W WATER LINE
- DRAINAGE LINE
- TREELINE
- CCB CAPE COD BERM
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- WETLAND BUFFER

SCS SOILS LEGEND

- BoA BOROMHEMISTS NEARLY LEVEL
 - HsC HINCKLEY LOAMY SAND 8 TO 15 PERCENT SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY HILLSBOROUGH COUNTY

REFERENCE PLANS:

- "SUBDIVISION PLAN LOT 1/SHT 41 DERRY ROAD HUDSON, NEW HAMPSHIRE: SCALE: 1"=100'. DATED: MAY, 1984. PREPARED BY: MAYNARD & PAQUETTE INC. H.C.R.D. PLAN #17871
- "MAP 37/LOT 10-3, 10-4, 10-5 & 10-6 CONSOLIDATION & LOTLINE RELOCATION PLAN S.W.&M. CONSOLIDATION PLAN" SCALE: 1"=50'. DATED: DECEMBER 1, 1986. PREPARED BY: MAYNARD & PAQUETTE INC. H.C.R.D. PLAN #22254
- "MASTER SUBDIVISION PLAN (LOTS 8, 11-1, 12 & 14, MAP 105) TATE SUBDIVISION" SCALE: 1"=60'. DATED: 11 OCTOBER 2005. PREPARED BY: HAYNER/SWANSON, INC. H.C.R.D. PLAN #34519
- "MASTER SITE PLAN B&D PROPERTIES" SCALE: 1"=60'. DATED: FEBRUARY 3, 2012. PREPARED BY: THIS OFFICE H.C.R.D. PLAN #37522

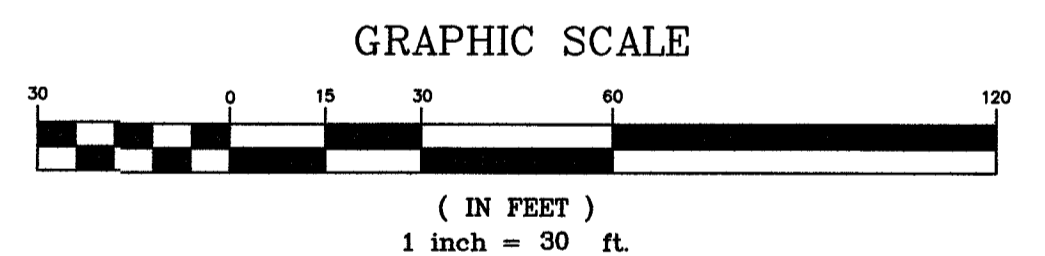
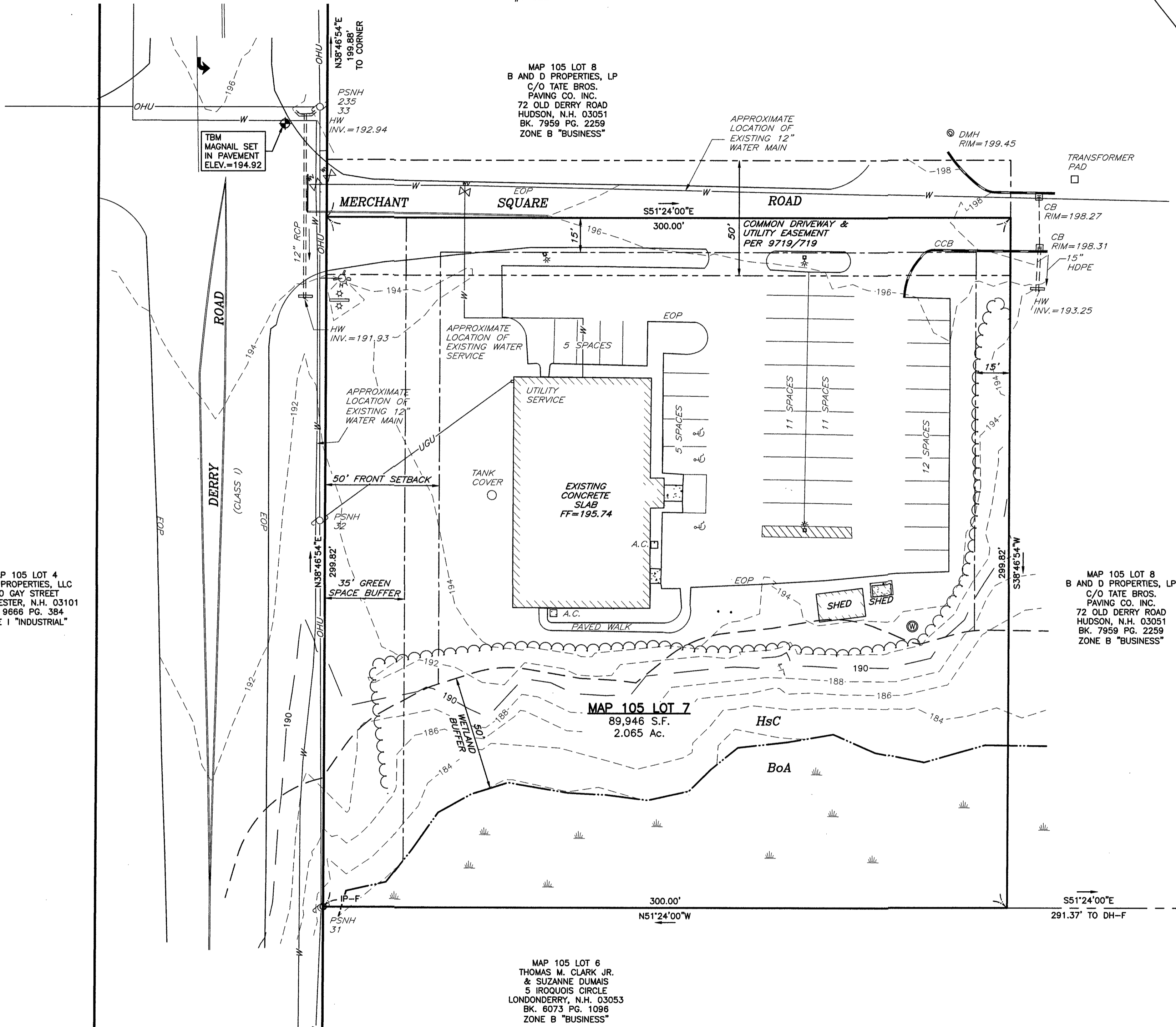


VICINITY MAP
SCALE: 1" = 1,500'±

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR ASSESSOR'S MAP 105 LOT 7 IN HUDSON, NEW HAMPSHIRE.
- LOT AREAS 89,946 S.F. OR 2.065 ACRES.
- OWNER OF RECORD: STEEL PROPERTIES LLC 8 CHRISTINE DRIVE HUDSON, N.H. 03051 BK. 9717 PG. 717
- THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS.
MINIMUM BUILDING SETBACKS:
- FRONT 50 FT
- SIDE 15 FT
- REAR 15 FT
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER OF 2023.
- HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD83 OBTAINED USING REAL TIME SURVEY METHODS.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0508D, PANEL NUMBER 508 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD ZONE A WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, 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.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- EXISTING BUILDING HEIGHT: 20'±

MAP 105 LOT 4
ZJBY PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03101
BK. 9666 PG. 384
ZONE 1 "INDUSTRIAL"



EXISTING CONDITIONS PLAN
STEEL PROPERTIES LLC
MAP 105 LOT 7
321 DERRY ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
STEEL PROPERTIES LLC
8 CHRISTINE DRIVE
HUDSON, N.H. 03051
BK. 9717 PG. 717

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

| REVISIONS | | | |
|-----------|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

DATE: MARCH 4, 2024 SCALE: 1" = 30'
PROJECT NO: 23-1002-3 SHEET 1 OF 10



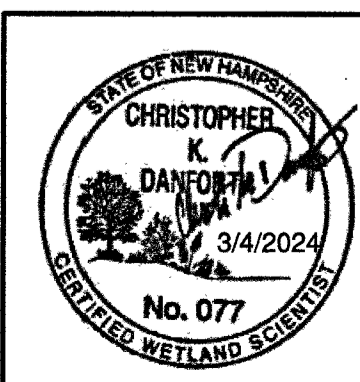
UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

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
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____

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.



WETLAND CERTIFICATION
CHRIS DANFORTH CERTIFIED WETLAND SCIENTIST 0774, OF KEACH-NORDSTROM ASSOCIATES INC. OF BEDFORD, NH, PERFORMED THE WETLAND MAPPING IN OCTOBER OF 2023 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987)
DATE: 3/4/2024
CERTIFIED WETLAND SCIENTIST

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING OCTOBER OF 2023. SAID SURVEY HAS AN ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
DATE: 3/4/24
LICENSED LAND SURVEYOR

LEGEND

- GB-F GRANITE BOUND FOUND
- SP STONE POST
- SB-F STONE BOUND FOUND
- DH-S DRILL HOLE SET
- ⊕ BENCHMARK
- UTILITY POLE
- ⊕ STREET LIGHT
- ⊕ SIGN
- ⊕ GAS VALVE
- ⊕ CATCH BASIN
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- ⊕ EDGE OF GRAVEL
- ⊕ 10' CONTOUR
- ⊕ 2' CONTOUR
- ⊕ SETBACK
- ⊕ EASEMENT
- ⊕ DECIDUOUS TREE

REFERENCE PLANS:

- "SUBDIVISION PLAN LOT 1/SHT 41 DERRY ROAD HUDSON, NEW HAMPSHIRE. SCALE: 1"=100'. DATED: MAY, 1984. PREPARED BY: MAYNARD & PAQUETTE INC. H.C.R.D. PLAN #17871
- "MAP 37/LOT 10-3, 10-4, 10-5 & 10-6 CONSOLIDATION & LOTLINE RELOCATION PLAN S.W.&M. CONSOLIDATION PLAN" SCALE: 1"=50'. DATED: DECEMBER 1, 1986. PREPARED BY: MAYNARD & PAQUETTE INC. H.C.R.D. PLAN #22254
- "MASTER SUBDIVISION PLAN (LOTS 8, 11-1, 12 & 14, MAP 105) TATE SUBDIVISION" SCALE: 1"=60'. DATED: 11 OCTOBER 2005. PREPARED BY: HAYNER/SWANSON, INC. H.C.R.D. PLAN #34519
- "MASTER SITE PLAN B&D PROPERTIES" SCALE: 1"=60'. DATED: FEBRUARY 3, 2012. PREPARED BY: THIS OFFICE. H.C.R.D. PLAN #37522

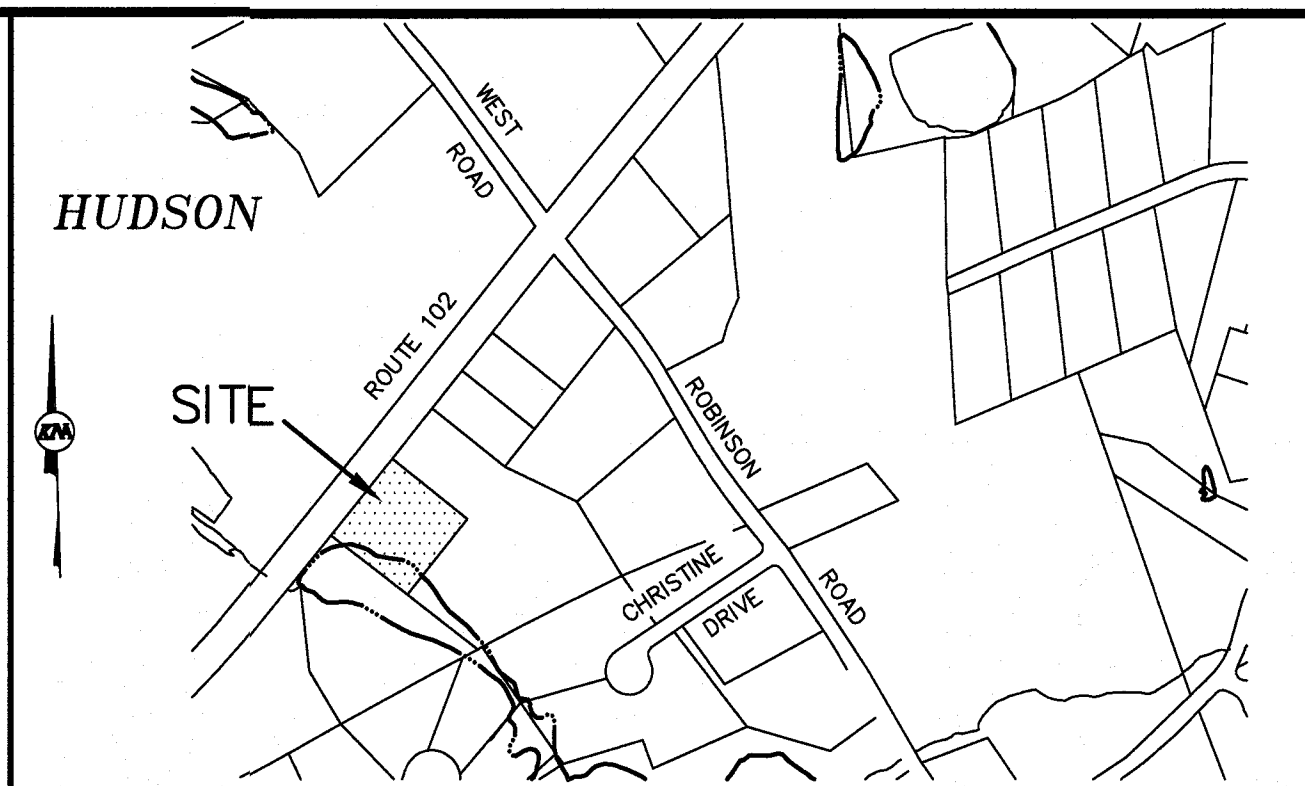
MAP 105 LOT 4
JBY PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03051
BK. 9666 PG. 384
ZONE 1 "INDUSTRIAL"

MAP 105 LOT 8
B AND D PROPERTIES, LP
C/O TATE BROS.
PAVING CO. INC.
72 OLD DERRY ROAD
HUDSON, N.H. 03051
BK. 7959 PG. 2259
ZONE B "BUSINESS"

MAP 105 LOT 8
B AND D PROPERTIES, LP
C/O TATE BROS.
PAVING CO. INC.
72 OLD DERRY ROAD
HUDSON, N.H. 03051
BK. 7959 PG. 2259
ZONE B "BUSINESS"

MAP 105 LOT 7
89,946 S.F.
2.065 Ac.

MAP 105 LOT 6
THOMAS M. CLARK JR.
& SUZANNE DUMAIS
5 TROQUOIS CIRCLE
LONDONDERRY, N.H. 03053
BK. 6073 PG. 1086
ZONE B "BUSINESS"



VICINITY MAP
SCALE: 1" = 1,500'±

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED NON-RESIDENTIAL SITE PLAN FOR ASSESSOR'S MAP 105 LOT 7 IN HUDSON, NEW HAMPSHIRE.
- LOT AREA: 89,946 S.F. ± OR 2.065 ACRES.±
- OWNER OF RECORD:
STEEL PROPERTIES LLC
8 CHRISTINE DRIVE
HUDSON, N.H. 03051
BK. 9717 PG. 719
- THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM BUILDING SETBACKS:
- FRONT: 50 FT
- SIDE: 15 FT
- REAR: 15 FT
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER OF 2023.
- HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD88 OBTAINED USING REAL TIME SURVEY METHODS.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0508D, PANEL NUMBER 508 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD ZONE A WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, 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.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- PARCEL WILL BE SERVED BY MUNICIPAL WATER AND PRIVATE SEPTIC SYSTEM.
- PARKING CALCULATIONS:
REQUIRED (PERSONAL SERVICE ESTABLISHMENTS):
= ONE SPACE PER 200 SF OF GROSS LEASABLE AREAS
= 8,000 SF / 200 SPACES PER 200 SF = 40 SPACES
PROVIDED:
42 PARKING SPACES (INCLUDING 2 ADA SPACES)
- PROPOSED BUILDING HEIGHT ≈ 26.5'±
- ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION THEREOF.
- OPEN SPACE CALCULATIONS:
EXISTING = 41,332 SF (46.0%)
PROPOSED = 41,673 SF (46.3%)
- SITE LIGHTING SHALL BE SHOWN ON THE PLAN, DIRECTED ONTO THE SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
- APPROVAL OF THIS PLAN SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, AN L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON LAND USE DIVISION CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
- PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. NO SNOW MAY BE PLOWED OR STORED ON THE ABUTTING PARCELS. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE APPLICANT'S CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRE-CONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
- THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
- A WAIVER FROM SECTION 275-B.C(7) WILL BE REQUIRED FROM THE PLANNING BOARD TO REDUCE THE REQUIRED AMOUNT OF LANDSCAPE SHRUBS.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDED IN NOTES 1-24, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.



UTILITY NOTE

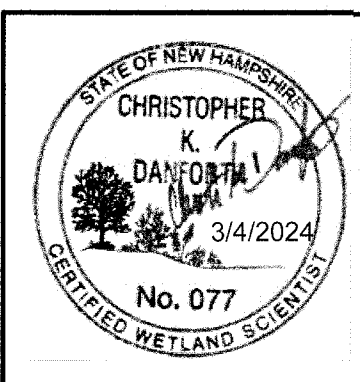
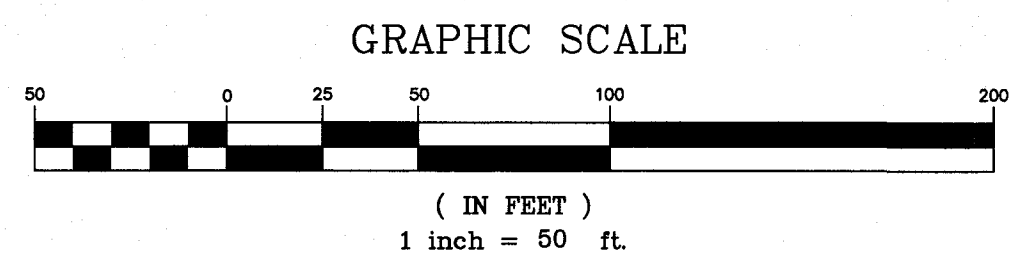
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OWNER OF MAP 105 LOT 7

SIGNATURE: *Christopher L. Chisholm*
DATE: 3-1-2024

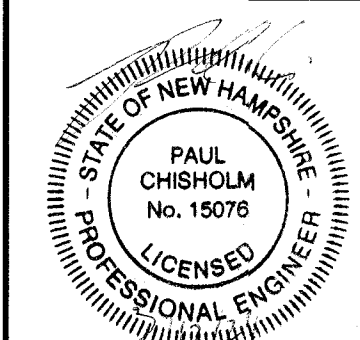
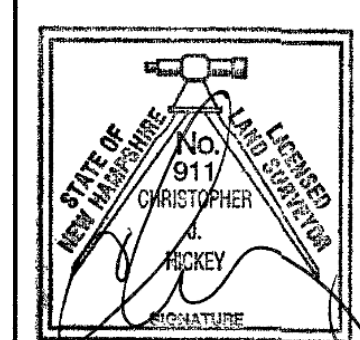
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____
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WETLAND CERTIFICATION
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Christopher K. Danforth
CERTIFIED WETLAND SCIENTIST DATE: 3/4/2024

SURVEYOR CERTIFICATION
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Christopher K. Danforth
LICENSED LAND SURVEYOR DATE: 3/4/24



OVERVIEW PLAN
STEEL PROPERTIES LLC
MAP 105 LOT 7
321 DERRY ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
STEEL PROPERTIES LLC
8 CHRISTINE DRIVE
HUDSON, N.H. 03051
BK. 9717 PG. 717

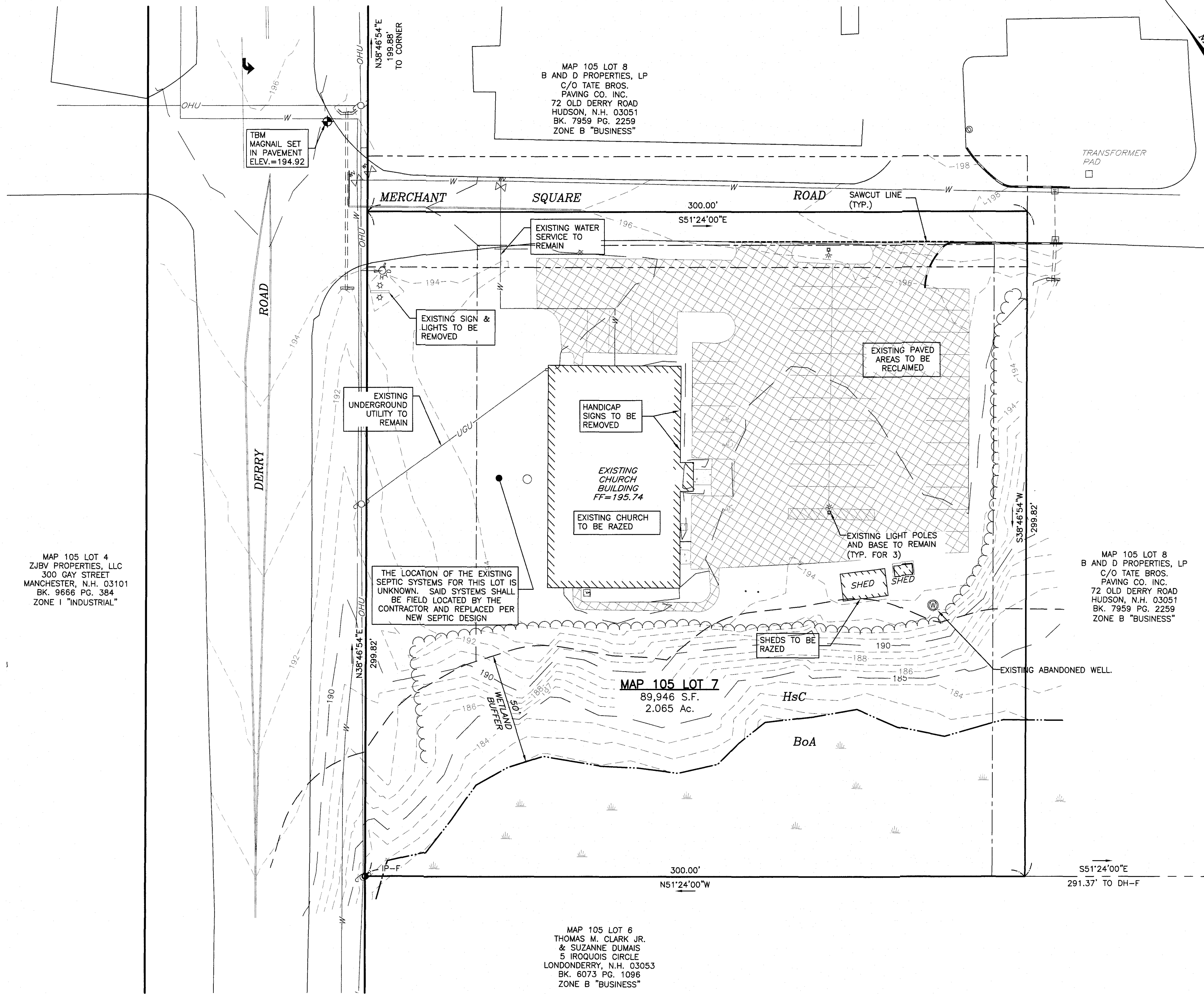
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

| REVISIONS | | | |
|-----------|------------|--------------------------|-----|
| No. | DATE | DESCRIPTION | BY |
| 1 | 03-12-2024 | REVISED PER TOWN COMMENT | BES |
| | | | |
| | | | |
| | | | |

DATE: MARCH 4, 2024 SCALE: 1" = 50'
PROJECT NO: 23-1002-3 SHEET 2 OF 10

LEGEND

- GB-F GRANITE BOUND FOUND
- SP STONE POST
- SB-F STONE BOUND FOUND
- DH-S DRILL HOLE SET
- ⊕ BENCHMARK
- UTILITY POLE
- STREET LIGHT
- SIGN
- ⊕ GAS VALVE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- SHORELAND REFERENCE LINE
- WETLAND
- WETLAND BUFFER
- PRIMARY STRUCTURE SETBACK
- WOODLAND BUFFER
- SWOPA LINE
- OHU OVERHEAD UTILITIES
- G GAS LINE
- TREELINE
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- SGC SLOPED GRANITE CURB
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- EASEMENT
- DECIDUOUS TREE
- SAWCUT LINE
- ▨ PAVEMENT OR GRAVEL TO BE REMOVED



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED, OR REPLACED.
2. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS, AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
3. STRIP, STOCKPILE, AND REUSE ON-SITE GRAVEL AND FILL AREAS WHERE APPROPRIATE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE DESIGN ENGINEER.
4. REMOVE ALL ASPHALT, CURBING, CONCRETE, VEGETATION, TREES, SHRUBS, LIGHT POLES, SIGNAGE, AND STRUCTURES WITHIN THE HATCHED AREA, UNLESS OTHERWISE NOTED.
5. EXISTING ASPHALT REMOVED FROM THE SITE AS PART OF THIS SITE PLAN SHALL BE GROUND AND REUSED AS FILL OR TRUCKED OFF-SITE AND DISPOSED OF BY AN APPROVED METHOD.
6. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
7. ALL WORK PERFORMED ON BEHALF OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HUDSON'S ENGINEERING TECHNICAL GUIDELINES & TYPICAL DETAILS, LATEST EDITION.
8. THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION MEETING WITH ENGINEERING SERVICES TO DISCUSS SITE INSPECTIONS, SCHEDULES, SPECIAL CONDITIONS, ETC.
9. SITE CONTRACTOR SHALL ESTABLISH TEMPORARY PERIMETER CONTROLS PRIOR TO THE START OF SITE EXCAVATION.
10. CONTRACTOR SHALL WORK WITH LOCAL UTILITY PROVIDERS DURING SHUT DOWN AND REMOVAL EFFORTS.
11. ALL ITEMS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.

**REMOVALS/DEMOLITION PLAN
STEEL PROPERTIES LLC**

MAP 105 LOT 7
321 DERRY ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:

STEEL PROPERTIES LLC
8 CHRISTINE DRIVE
HUDSON, N.H. 03051
BK. 9717 PG. 717

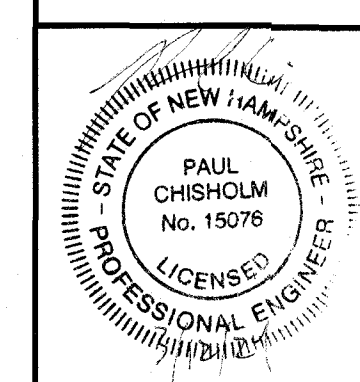
K/A KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

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DATE: MARCH 4, 2024 SCALE: 1" = 30'
PROJECT NO: 23-1002-3 SHEET 3 OF 10



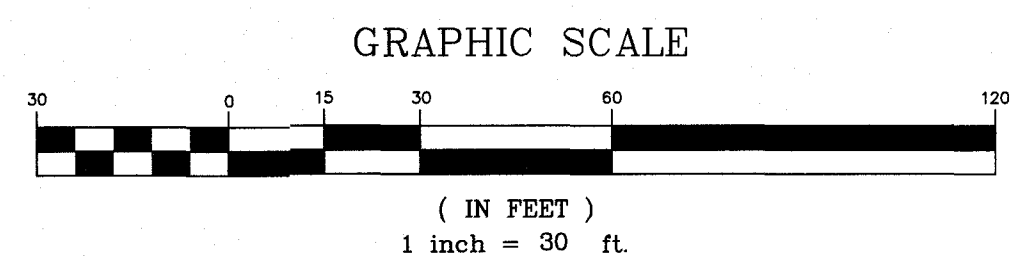
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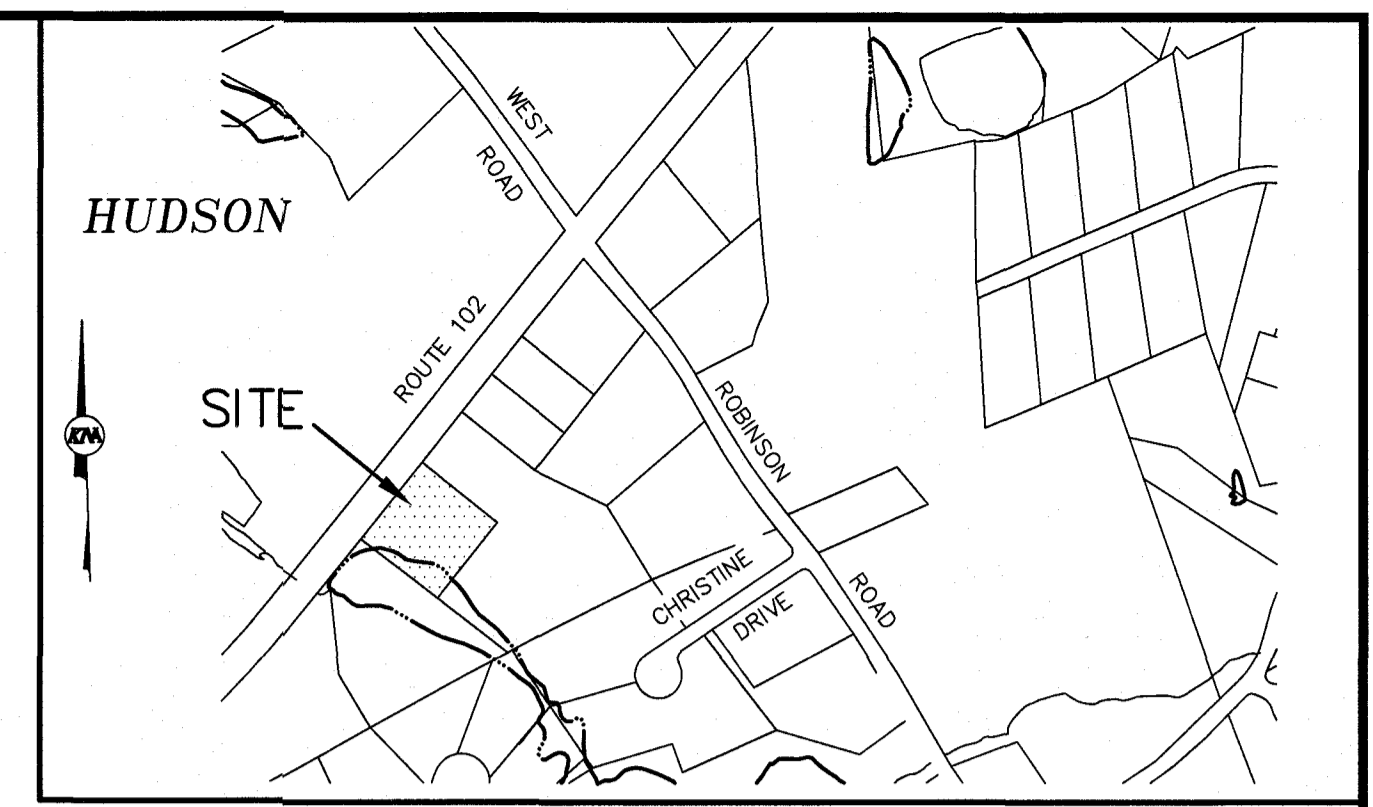
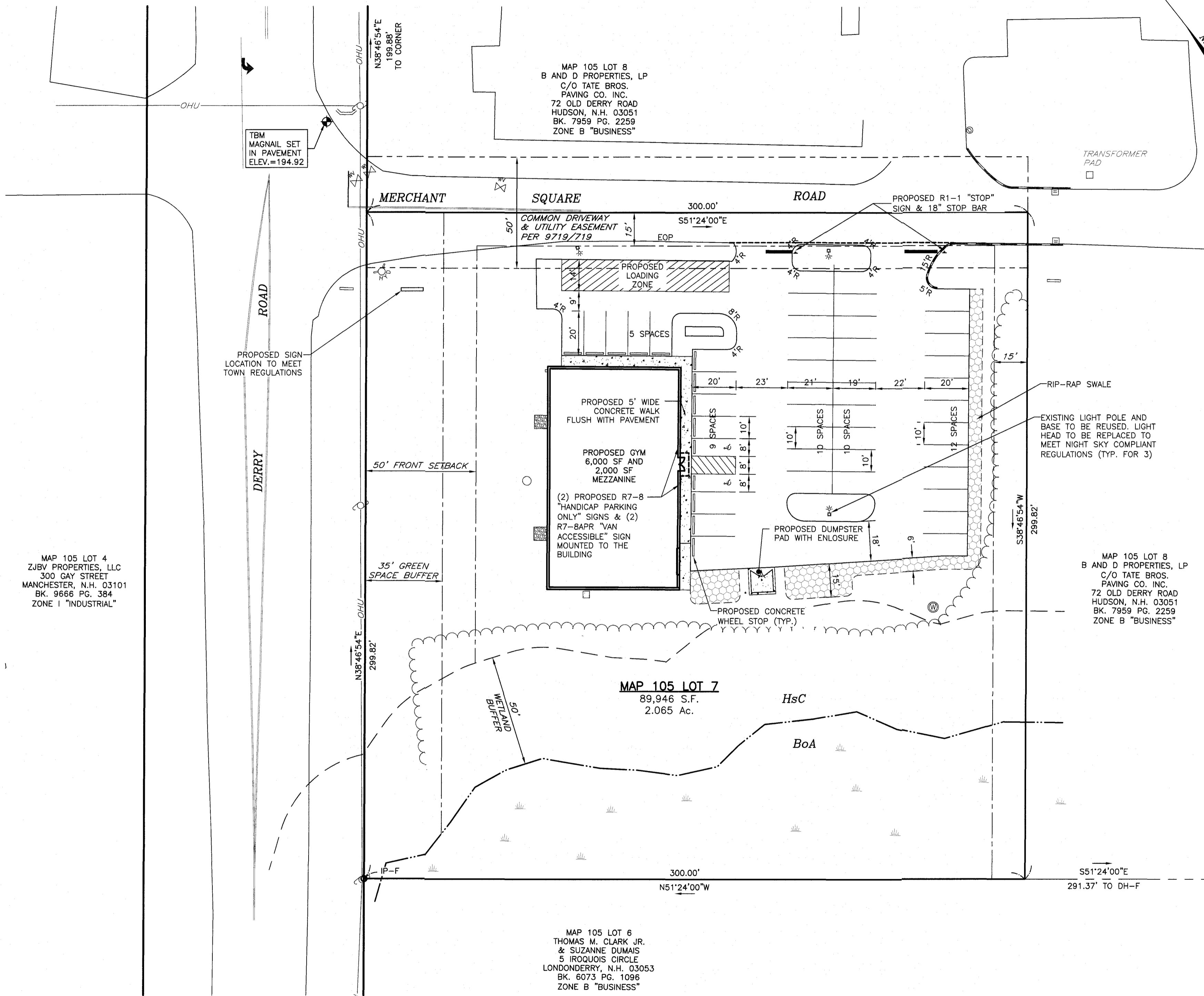
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LEGEND

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- SP STONE POST
- SB-F STONE BOUND FOUND
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- ⊕ BENCHMARK
- ⊕ UTILITY POLE
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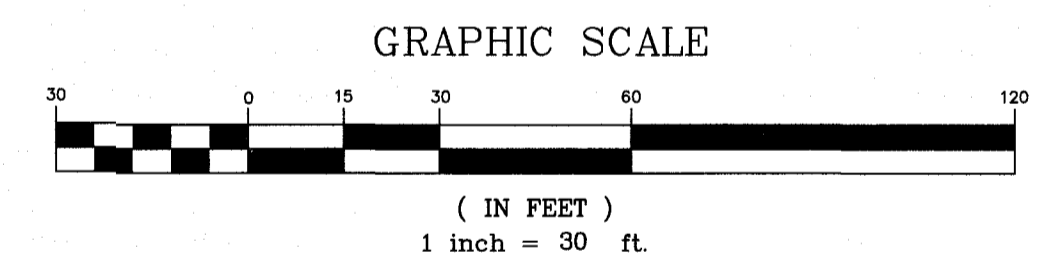
VICINITY MAP
SCALE: 1" = 1,500'±

MAP 105 LOT 4
ZJBV PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03101
BK. 9666 PG. 384
ZONE 1 "INDUSTRIAL"



SEE SHEET 1 FOR NOTES

LOAM & SEE ALL
DISTURBED AREAS (TYP.)



UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

NON-RESIDENTIAL SITE PLAN
STEEL PROPERTIES LLC
MAP 105 LOT 7
321 DERRY ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY
OWNER/APPLICANT:
STEEL PROPERTIES LLC
8 CHRISTINE DRIVE
HUDSON, N.H. 03051
BK. 9717 PG. 717

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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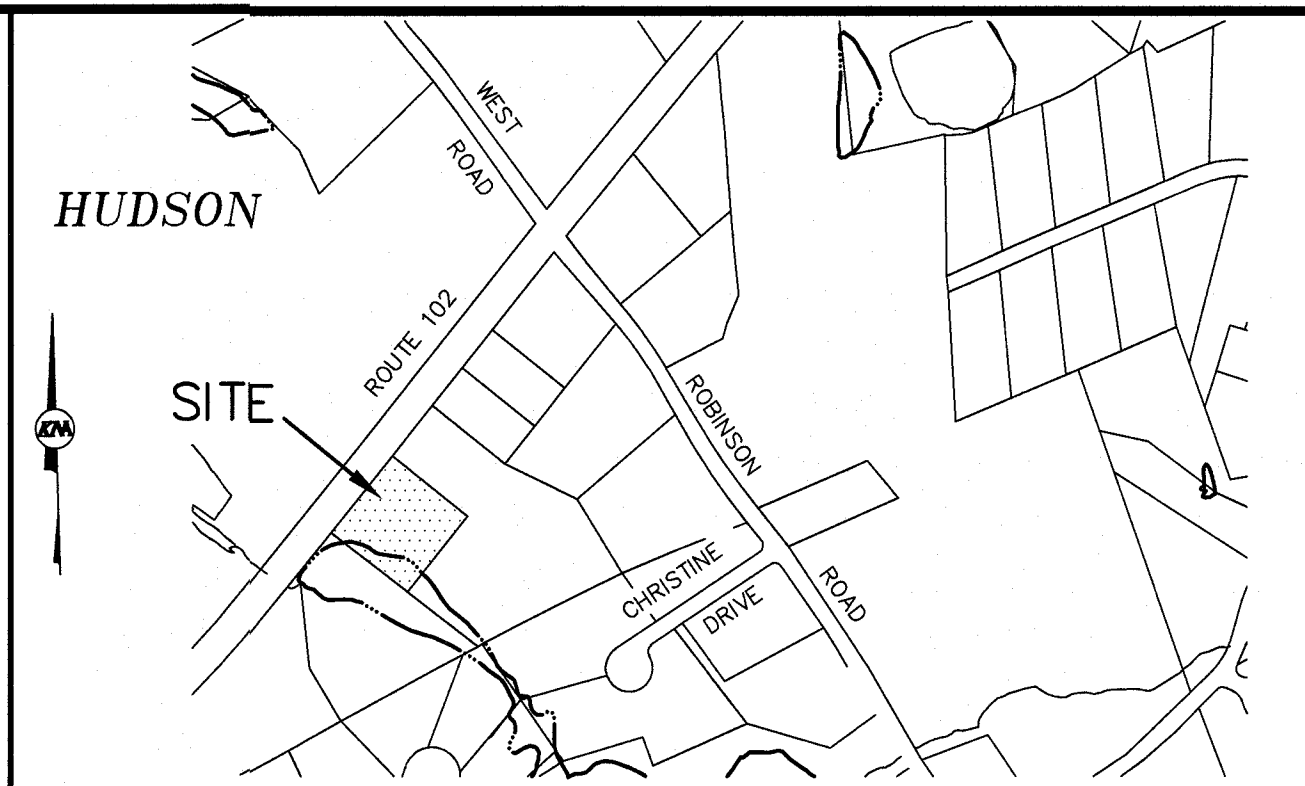
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DATE: MARCH 4, 2024 SCALE: 1" = 30'
PROJECT NO: 23-1002-3 SHEET 4 OF 10

LEGEND

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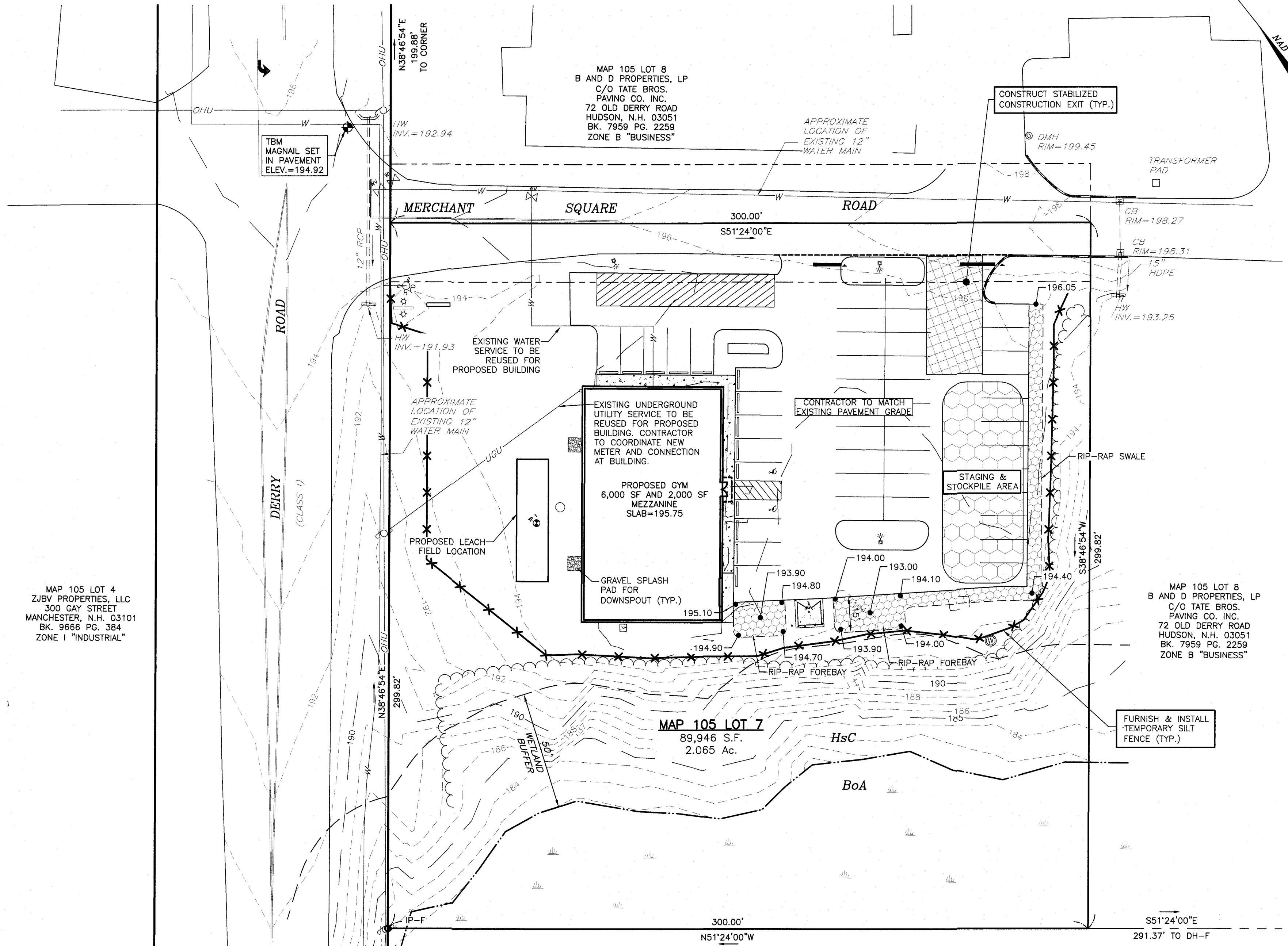
VICINITY MAP
SCALE: 1" = 1,500'±

CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK PERFORMED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
2. PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL DISTURBED AREAS SHALL RECEIVE 6" LOAM AND SHALL BE SEEDDED.

EROSION CONTROL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010, AS AMENDED FROM TIME TO TIME.
3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDELE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
10. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.



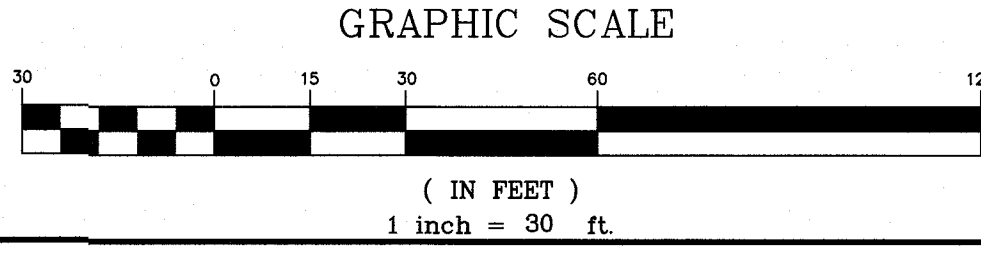
MAP 105 LOT 4
ZJBV PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03101
BK. 9666 PG. 384
ZONE 1 "INDUSTRIAL"

MAP 105 LOT 8
B AND D PROPERTIES, LP
C/O TATE BROS.
PAVING CO. INC.
72 OLD DERRY ROAD
HUDSON, N.H. 03051
BK. 7959 PG. 2259
ZONE B "BUSINESS"

MAP 105 LOT 7
89,946 S.F.
2.065 Ac.

MAP 105 LOT 6
THOMAS M. CLARK JR.
& SUZANNE DUMAIS
5 IROQUOIS CIRCLE
LONDONDERRY, N.H. 03053
BK. 6073 PG. 1096
ZONE B "BUSINESS"

LOAM & SEED ALL DISTURBED AREAS (TYP.)



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

SCS SOILS LEGEND

- BoA BOROHEMISTS NEARLY LEVEL
 - HsC HINCKLEY LOAMY SAND 8 TO 15 PERCENT SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY HILLSBOROUGH COUNTY

EROSION & SEDIMENT CONTROL LEGEND

- SILT FENCE
- ▨ STABILIZED CONSTRUCTION EXIT
- ▩ STAGING AND STOCKPILE AREA

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
DATE OF MEETING: _____

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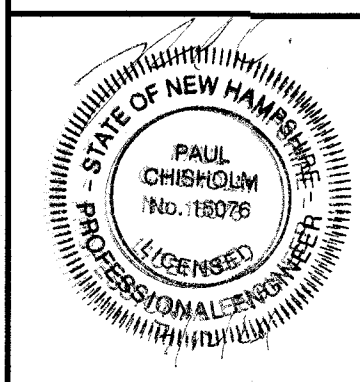
SIGNATURE DATE: _____

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UTILITY, GRADING & EROSION CONTROL PLAN
STEEL PROPERTIES LLC
MAP 105 LOT 7
321 DERRY ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
STEEL PROPERTIES LLC
8 CHRISTINE DRIVE
HUDSON, N.H. 03051
BK. 9717 PG. 717

K/A KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

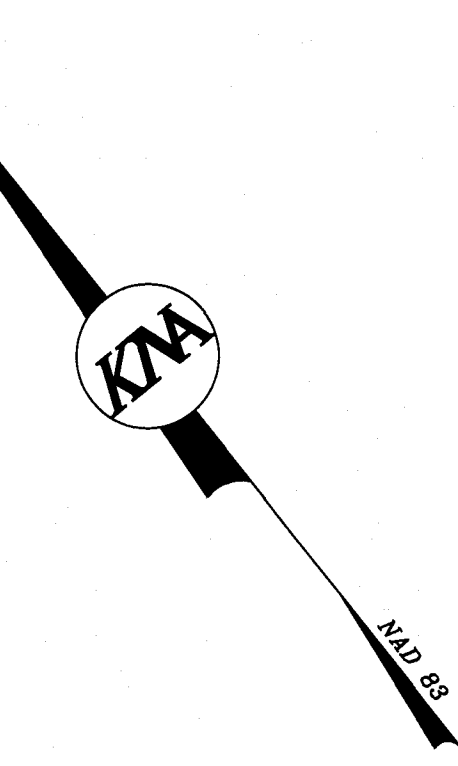


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|-----------|------------|--------------------------|-----|
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| | | | |
| | | | |

DATE: MARCH 4, 2024 SCALE: 1" = 30'
PROJECT NO: 23-1002-3 SHEET 5 OF 10

LEGEND

- GB-F GRANITE BOUND FOUND
- SP STONE POST
- SB-F STONE BOUND FOUND
- DH-S DRILL HOLE SET
- ⊕ BENCHMARK
- UTILITY POLE
- STREET LIGHT
- SIGN
- GAS VALVE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- SHORELAND REFERENCE LINE
- WETLAND
- WETLAND BUFFER
- PRIMARY STRUCTURE SETBACK
- WOODLAND BUFFER
- SWOPA LINE
- OHU OVERHEAD UTILITIES
- G GAS LINE
- TREELINE
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- SGC SLOPED GRANITE CURB
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- EASEMENT
- DECIDUOUS TREE



LANDSCAPE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
5. PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
6. PLANT TYPES SHOWN ARE SUBJECT TO AVAILABILITY. SUBSTITUTE MATERIALS CAN BE IMPLEMENTED WITH APPROVAL FROM KEACH NORDSTROM ASSOCIATES PRIOR TO CONSTRUCTION.

LANDSCAPE CALCULATIONS

REQUIRED PARKING LOT INTERIOR LANDSCAPE AREA
 PROPOSED PARKING AREA PAVED: 19,481 SF
 10% REQUIRED LANDSCAPE AREA: 1,948 SF
 PROVIDED LANDSCAPE AREA: 1,498 SF

REQUIRED PARKING LOT SHADE TREES AND SHRUBS
 PROPOSED PAVED AREA: 19,481 SF
 SHADE TREES REQUIRED (19,481/1,600): 12 TREES REQUIRED
 (OR 1 TREE/5 PROP. PARKING SPACES) 10 TREES REQUIRED
 SHRUBS PROVIDED: 12 TREES PROPOSED
 SHADE TREES REQUIRED (19,481/200): 97 SHRUBS, OR
 (OR 1.6 x 49 PROP. PARKING SPACES) 78 SHRUBS REQUIRED
 SHRUBS PROVIDED: 15 SHRUBS PROPOSED

| Botanical Name/ Common Name | Plant Schedule | Size | Label | Quantity | Mature Height |
|--|----------------|-------------|-------|----------|---------------|
| Trees | | | | | |
| <i>Tilia cordata</i> 'Greenspire' / Greenspire Littleleaf Linden | TC | 3-3.5" CAL. | TC | 4 | 40-60' |
| Shrubs | | | | | |
| <i>Clethra alnifolia</i> 'Compacta' / Compact Summersweet | CA | #5 Gal. | CA | 24 | 3-4' |
| <i>Rhododendron</i> 'Roseum Pink' / Roseum Pink Rhododendron | RR | #5 Gal. | RR | 15 | 6-8' |
| Grasses | | | | | |
| <i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass | PV | #2 Gal. | PV | 49 | 3-4' |

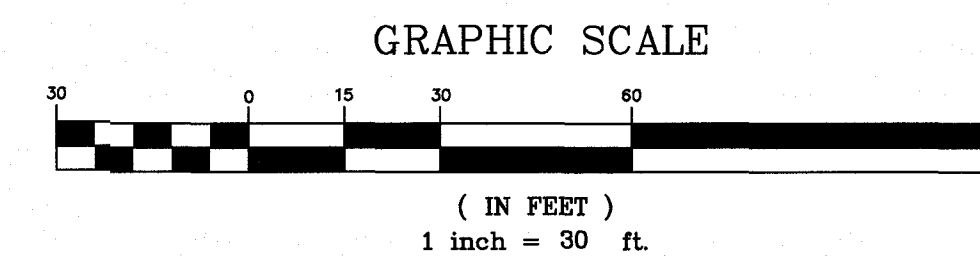
MAP 105 LOT 4
 ZJBV PROPERTIES, LLC
 300 GAY STREET
 MANCHESTER, N.H. 03101
 BK. 9666 PG. 384
 ZONE 1 "INDUSTRIAL"

MAP 105 LOT 8
 B AND D PROPERTIES, LP
 C/O TATE BROS.
 PAVING CO. INC.
 72 OLD DERRY ROAD
 HUDSON, N.H. 03051
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MAP 105 LOT 7
 89,946 S.F.
 2.065 Ac.

MAP 105 LOT 6
 THOMAS M. CLARK JR.
 & SUZANNE DUMAIS
 5 IROQUOIS CIRCLE
 LONDONDERRY, N.H. 03053
 BK. 6073 PG. 1096
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LANDSCAPE PLAN
STEEL PROPERTIES LLC
 MAP 105 LOT 7
 321 DERRY ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER/APPLICANT:
 STEEL PROPERTIES LLC
 8 CHRISTINE DRIVE
 HUDSON, N.H. 03051
 BK. 9717 PG. 717

KNA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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DATE: MARCH 4, 2024 SCALE: 1" = 30'
 PROJECT NO: 23-1002-3 SHEET 6 OF 10

LEGEND

- GB-F GRANITE BOUND FOUND
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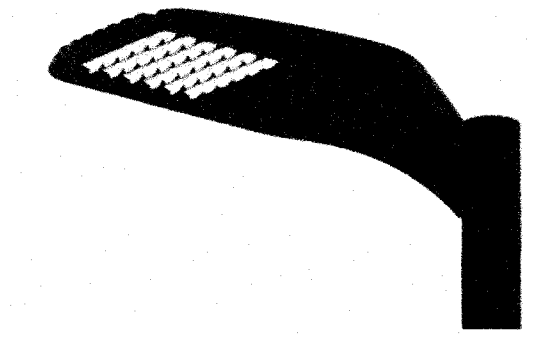
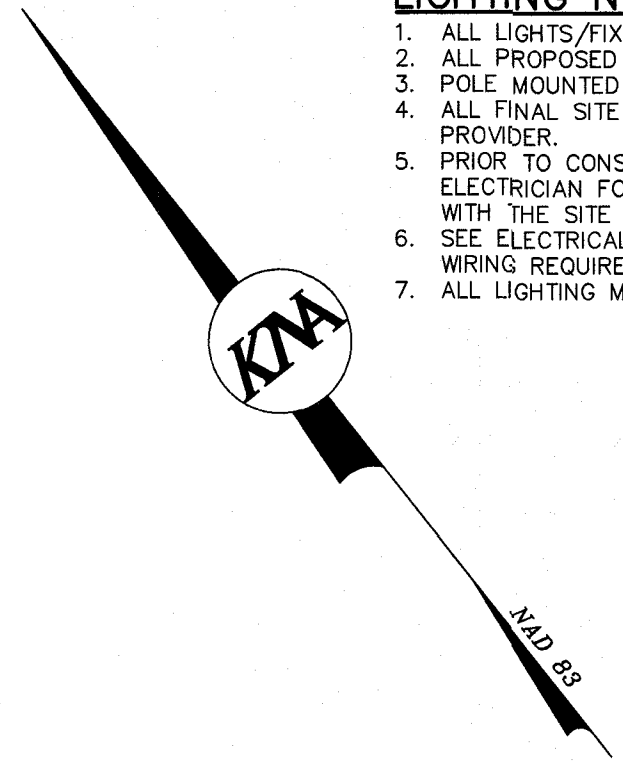
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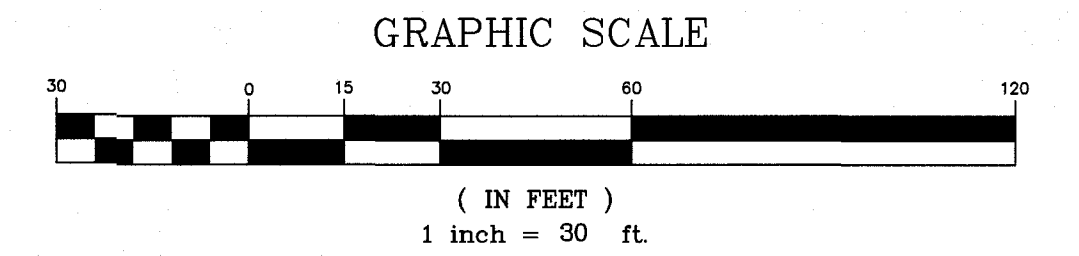
MAP 105 LOT 6
THOMAS M. CLARK JR.
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5 IROQUOIS CIRCLE
LONDONDERRY, N.H. 03053
BK. 6073 PG. 1096
ZONE B "BUSINESS"

LIGHTING NOTES:

1. ALL LIGHTS/FIXTURES SHALL BE AS SPECIFIED BY EXPOSURE LIGHTING.
2. ALL PROPOSED FIXTURES ARE TO BE FULL CUTOFF.
3. POLE MOUNTED FIXTURES SHALL BE MOUNTED AT HEIGHTS SPECIFIED IN TABLE.
4. ALL FINAL SITE LIGHTING AND CONDUIT LAYOUT SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDER.
5. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ELECTRICIAN FOR THE EXACT LOCATION, LAYOUT, CONDUIT SIZE AND CIRCUITS ASSOCIATED WITH THE SITE LIGHTING.
6. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING LIGHT INSTALLATION AND WIRING REQUIREMENTS.
7. ALL LIGHTING MUST COMPLY WITH THE TOWN OF RAYMOND DEVELOPMENT REGULATIONS.



MIRANDA MEDIUM
AREA LIGHT



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

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| Symbol | Qty | Label | Arrangement | Description | Tag | [MANUFAC] |
|--------|-----|-------|-------------|---|--|----------------------|
| □ | 2 | S4 | Single | MRM-LED-12L-SIL-4-UNV-DIM-30-70CRI-IL-CXX / 48QU B3 S11G20 S AB BC (20' AFG) | BOLT CIRCLE ON EXISTING BASE MUST BE VERIFIED | LSI INDUSTRIES, INC. |
| □□ | 1 | S5-2 | Back-Back | MRM-LED-09L-SIL-SW-UNV-DIM-30-70CRI-CXX / 48QU B3 S11G20 D180 AB BC (20' AFG) | BOLT CIRCLE OF EXISTING BASE MUST BE VERIFIED | LSI INDUSTRIES, INC. |

PARKING LOT AREAS
Illuminance (Fc)
Average = 1.25
Maximum = 3.9
Minimum = 0.3
Avg/Min Ratio = 4.17
Max/Min Ratio = 13.00

IN ASSOCIATION WITH:

ESS
Exposure Lighting Control and Fabrication

KENNETH SWEENEY | APPLICATIONS ENGINEER
CELL: 603.753.1000
650077RD | HANOVER, NH 03042 | 603.621.5300
EXPOSURELIGHTING.COM & ELL-LLC.US

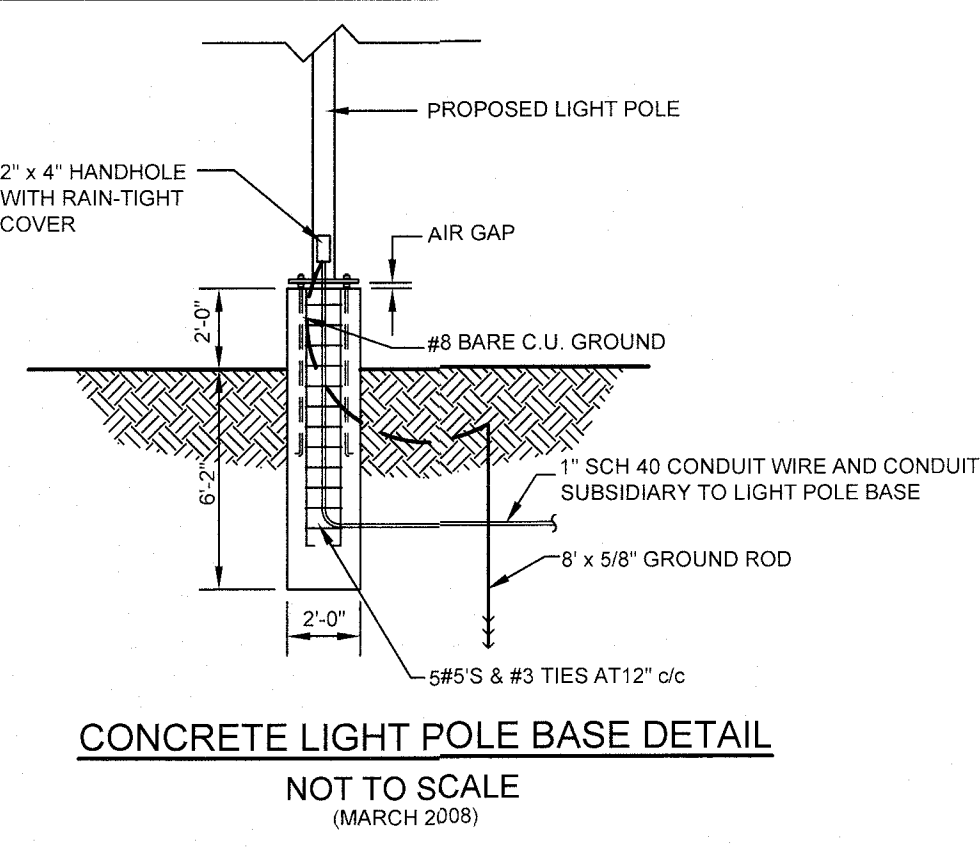
LIGHTING PLAN
STEEL PROPERTIES LLC
 MAP 105 LOT 7
 321 DERRY ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER/APPLICANT:
 STEEL PROPERTIES LLC
 8 CHRISTINE DRIVE
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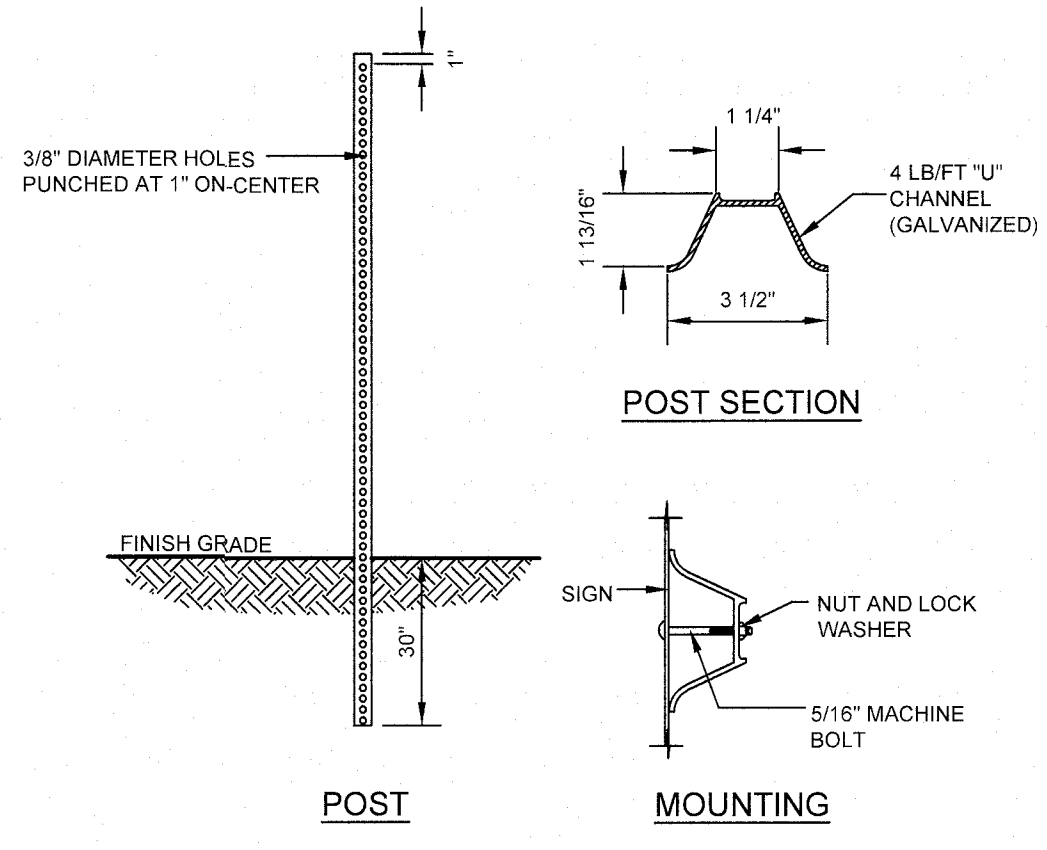
KMA
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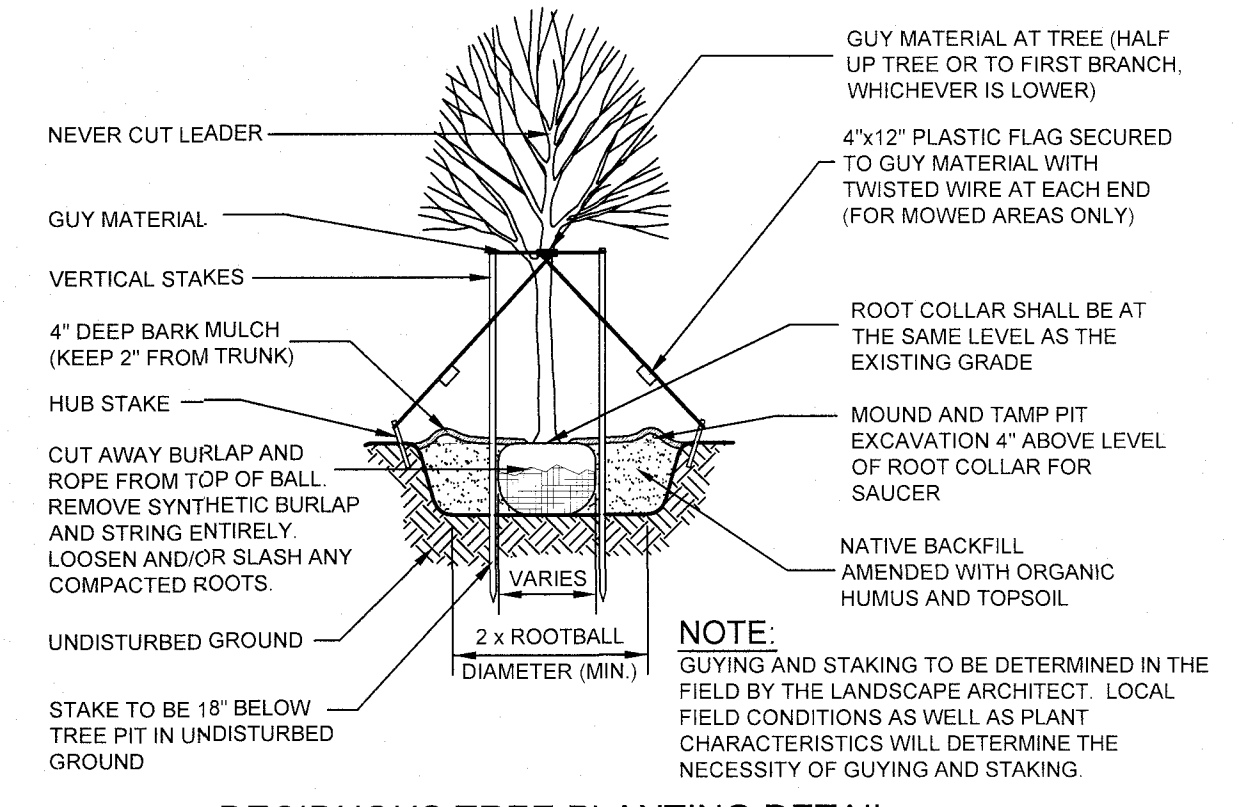
DATE: MARCH 4, 2024 SCALE: 1" = 30'
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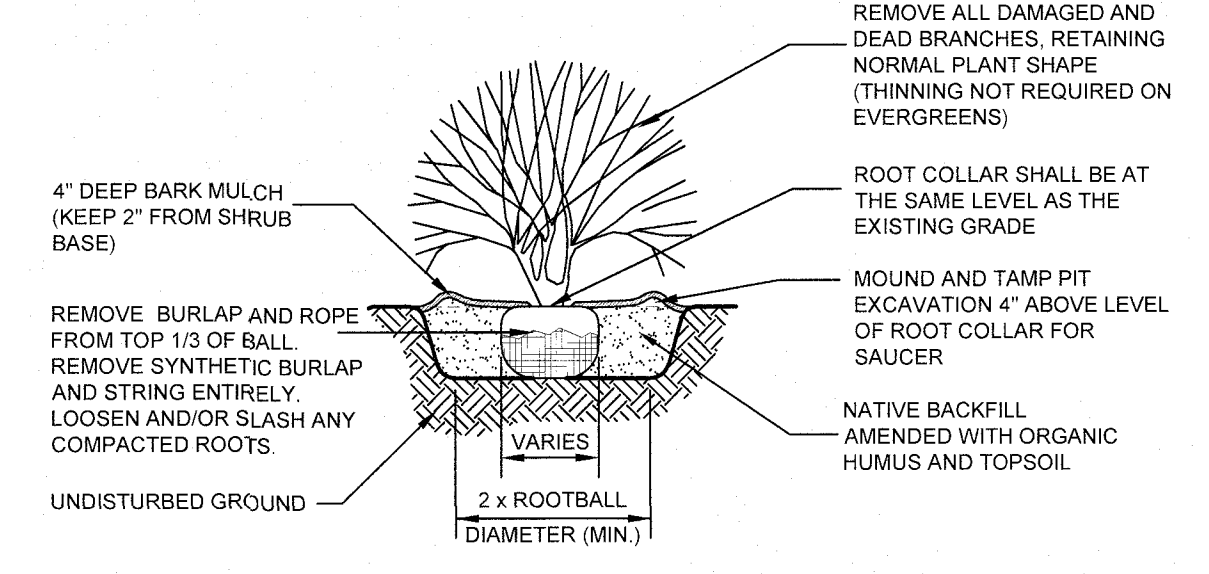
CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE
(MARCH 2008)



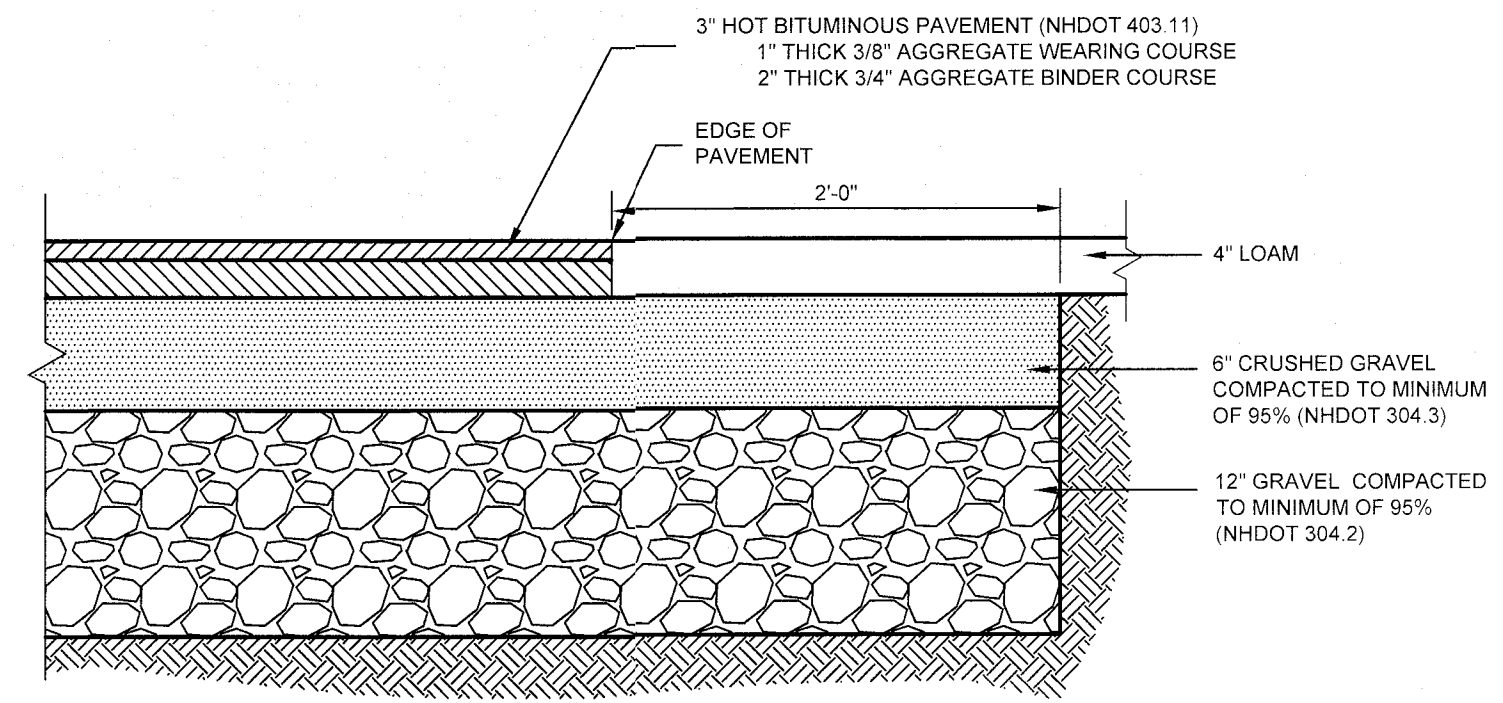
STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)



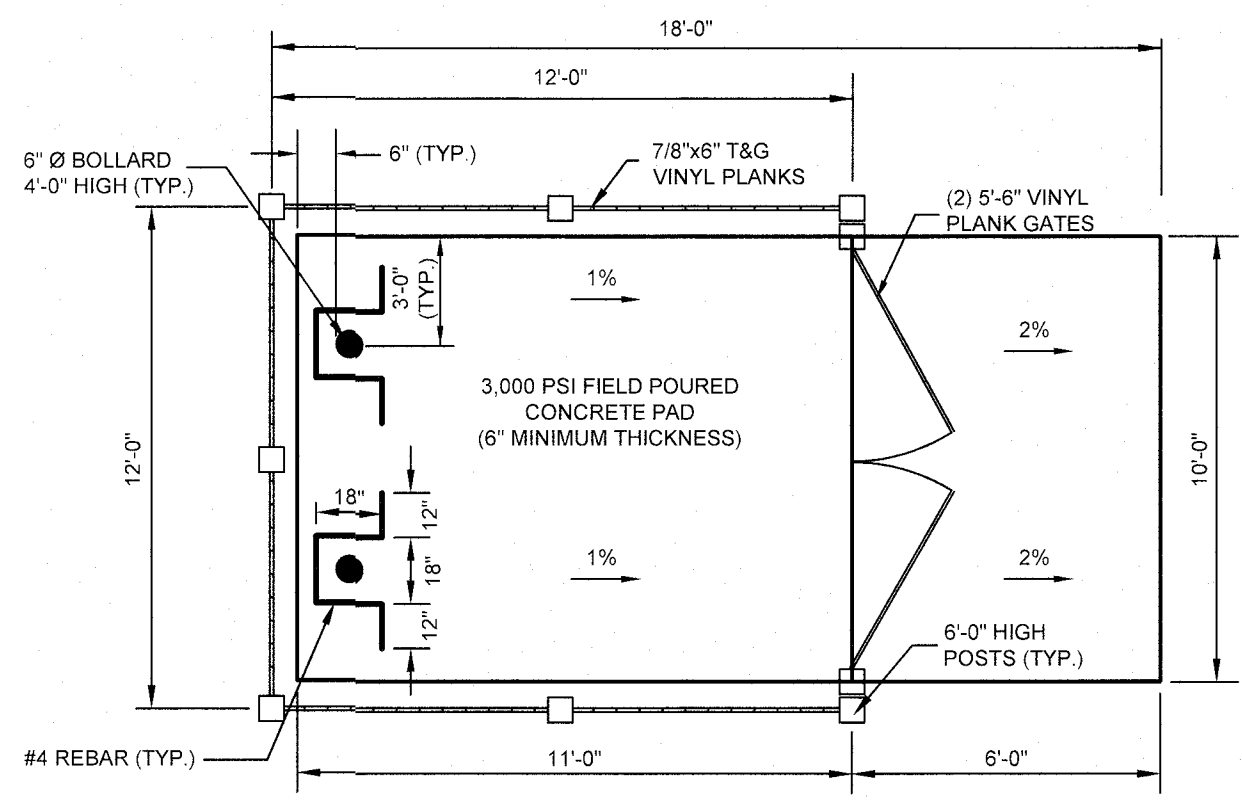
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



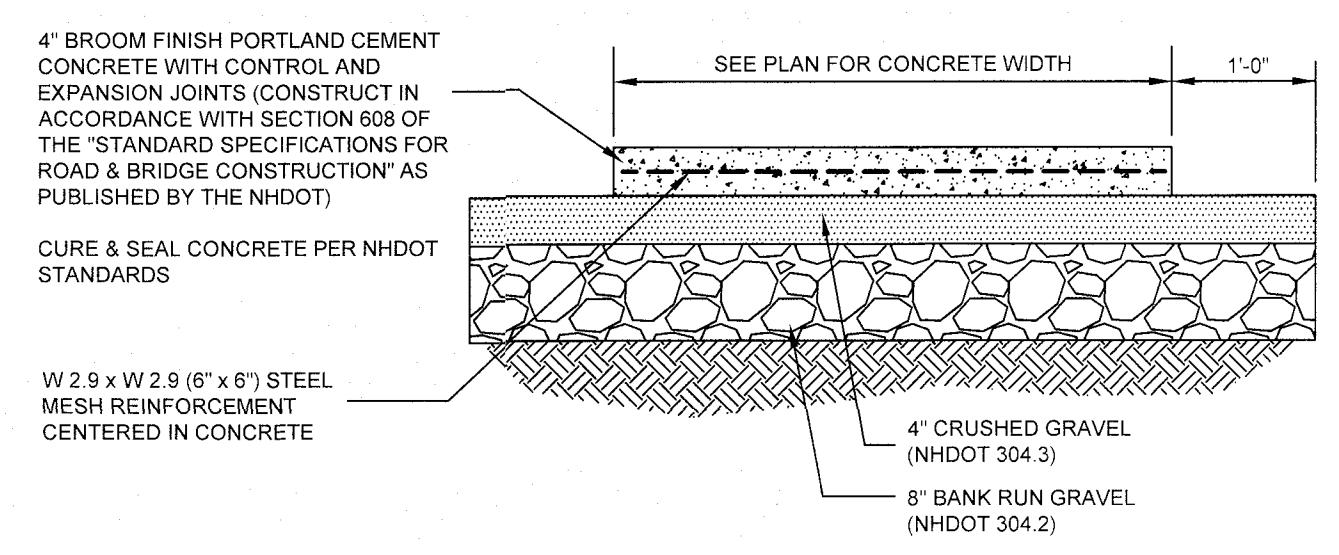
BALLED & BURLAP SHRUB PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



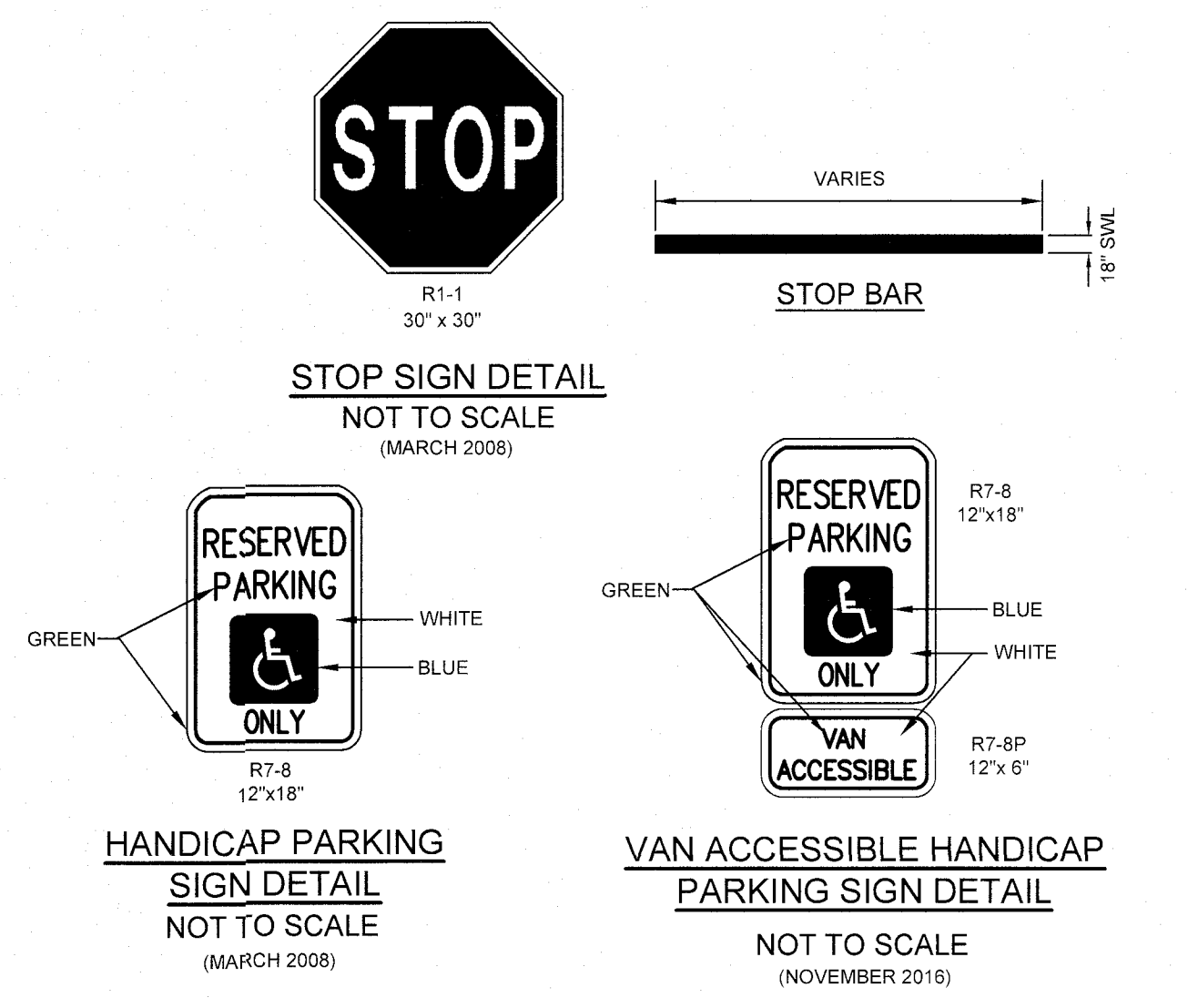
DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



VINYL TRASH ENCLOSURE DETAIL
NOT TO SCALE
(MARCH 2008)

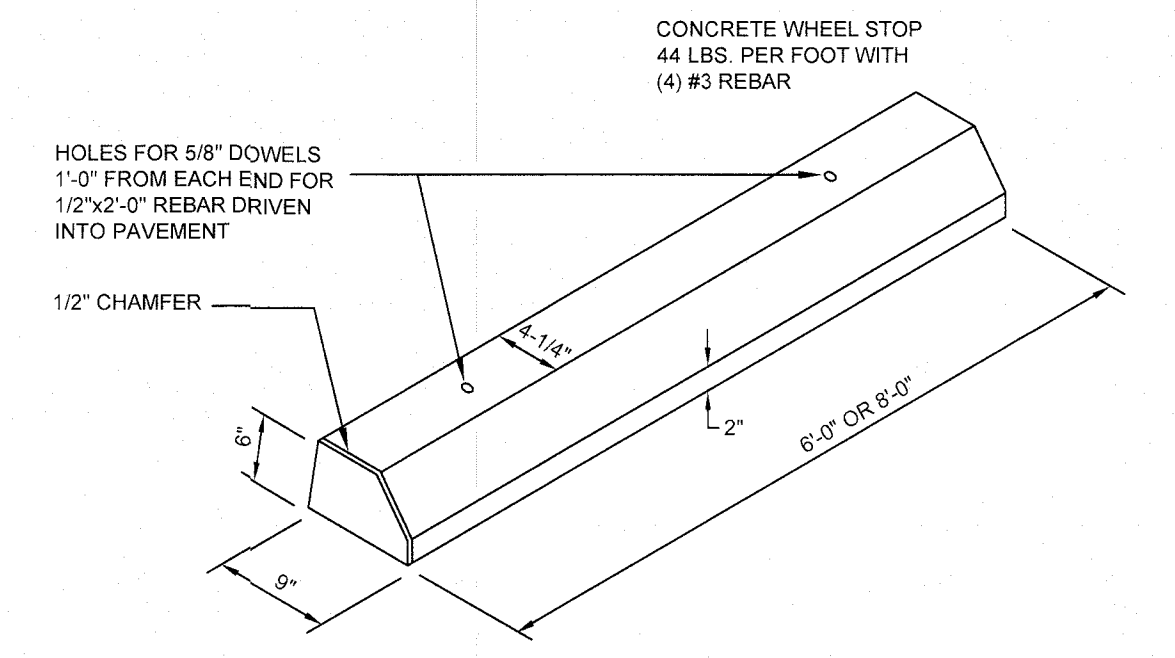


CONCRETE WALK DETAIL
NOT TO SCALE
(MARCH 2008)

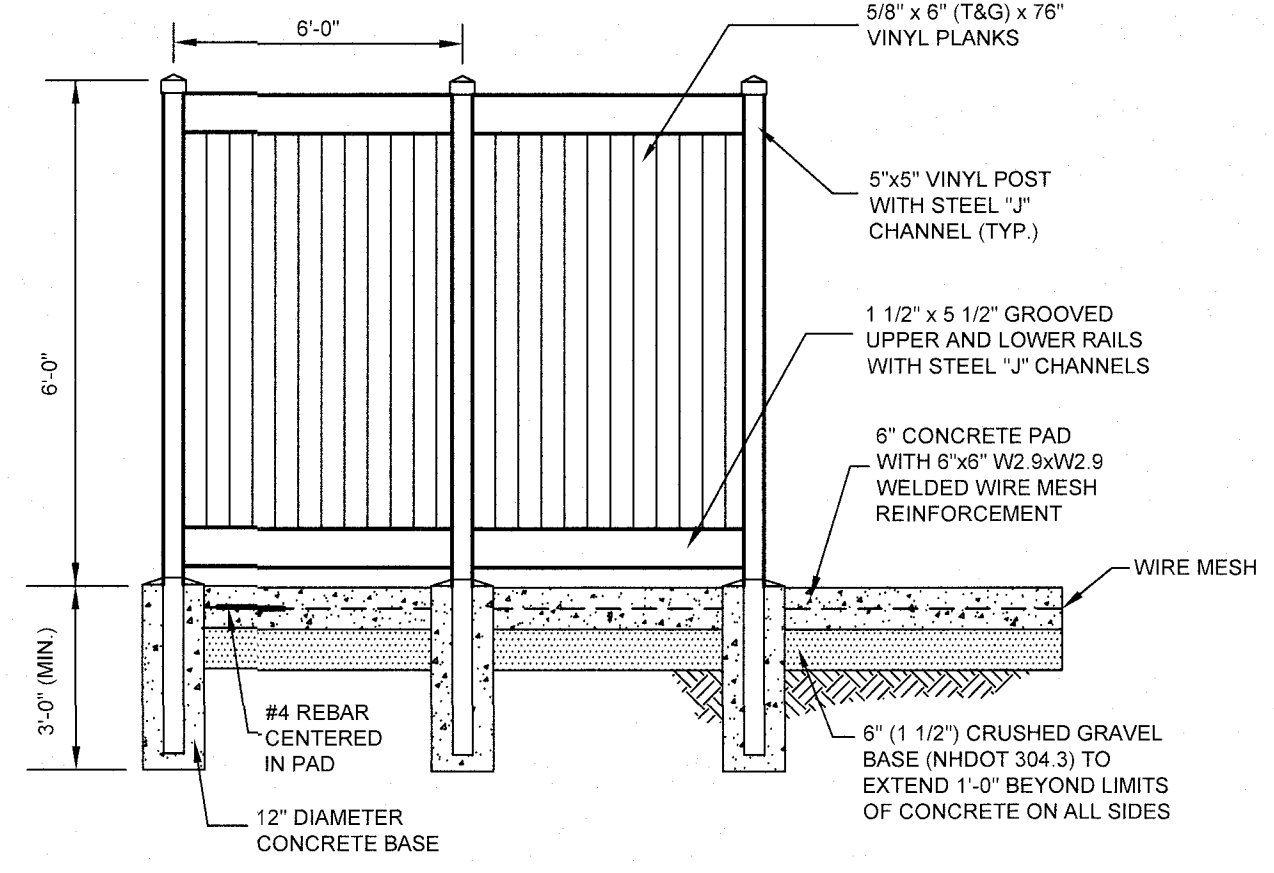


HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(MARCH 2008)

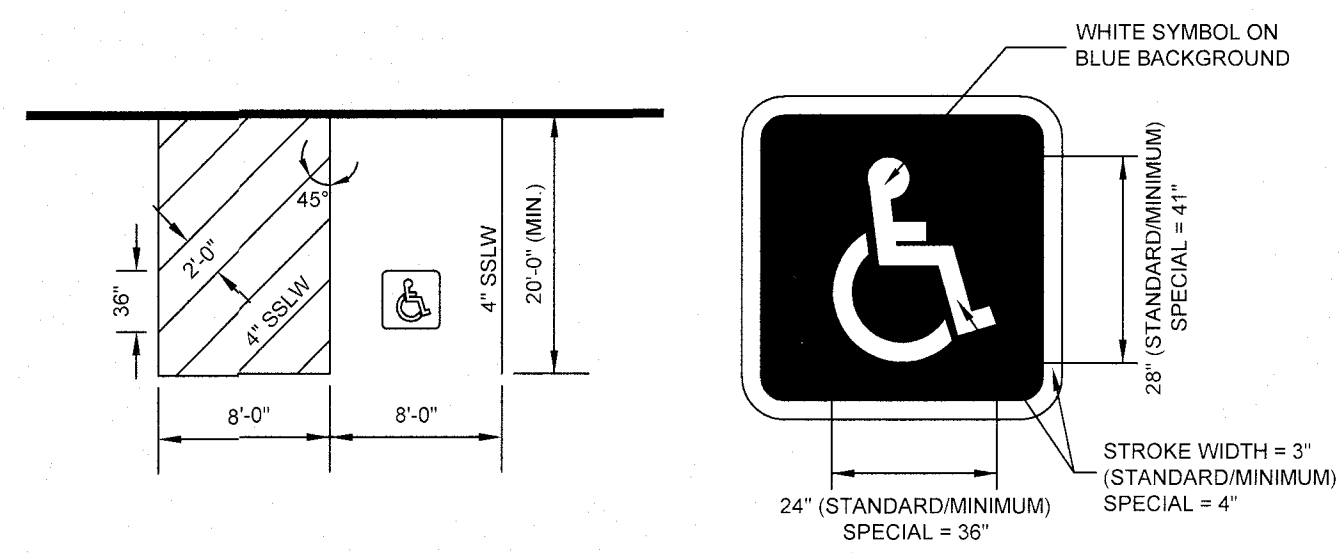
VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(NOVEMBER 2016)



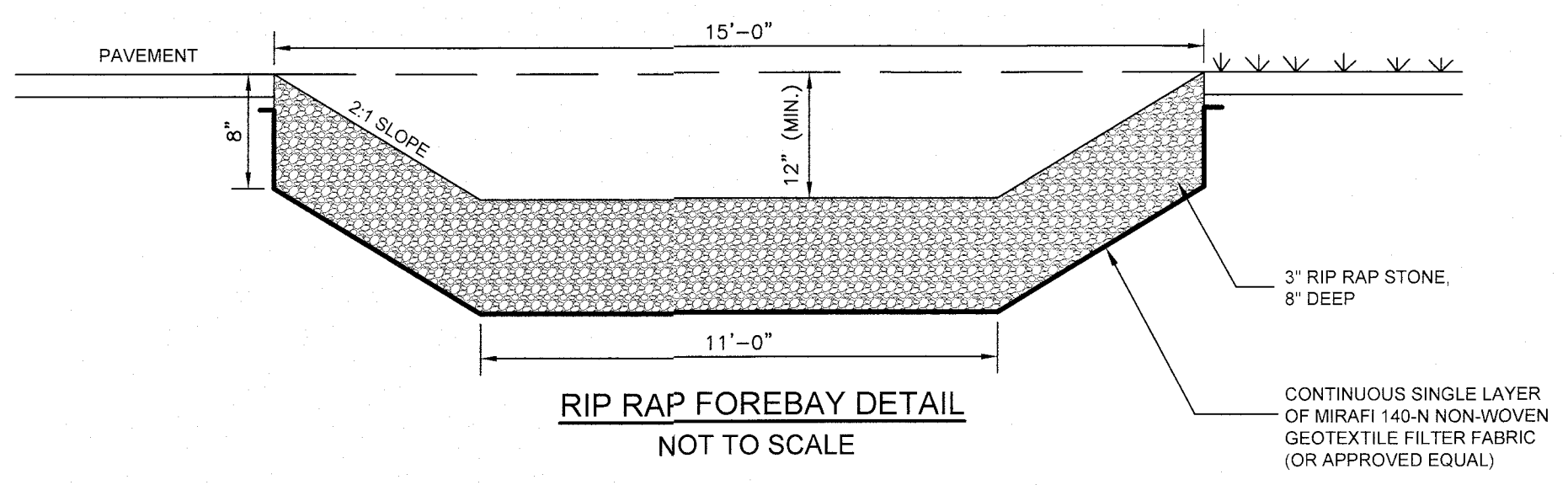
PRECAST CONCRETE WHEEL STOP
NOT TO SCALE
(MARCH 2008)



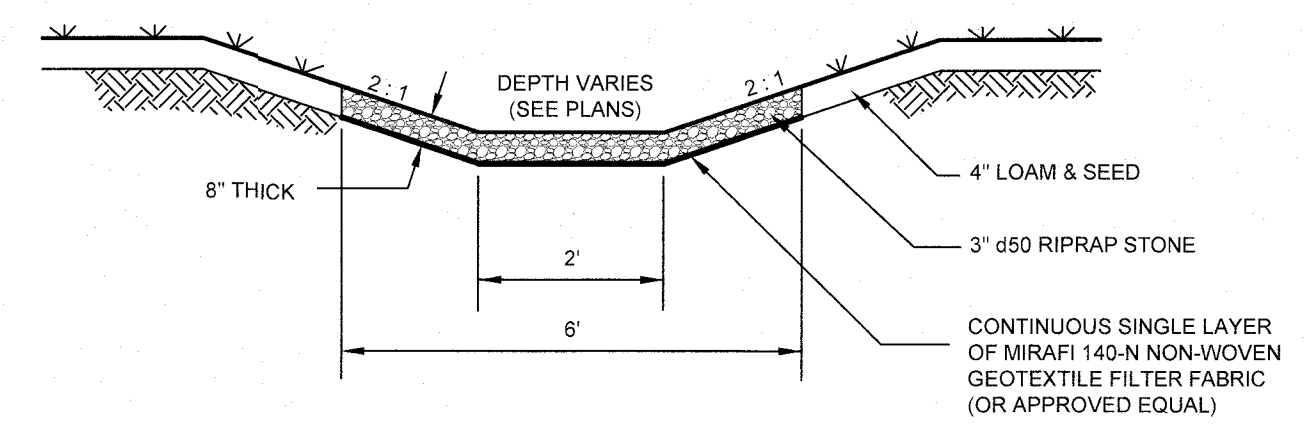
CURB TIP DOWN
NOT TO SCALE



HANDICAP STRIPING DETAIL
NOT TO SCALE
(MARCH 2012)



RIP RAP FOREBAY DETAIL
NOT TO SCALE



RIP RAP LINED DRAINAGE SWALE DETAIL
NOT TO SCALE

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CONSTRUCTION DETAILS
STEEL PROPERTIES LLC

MAP 105 LOT 7
321 DERRY ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
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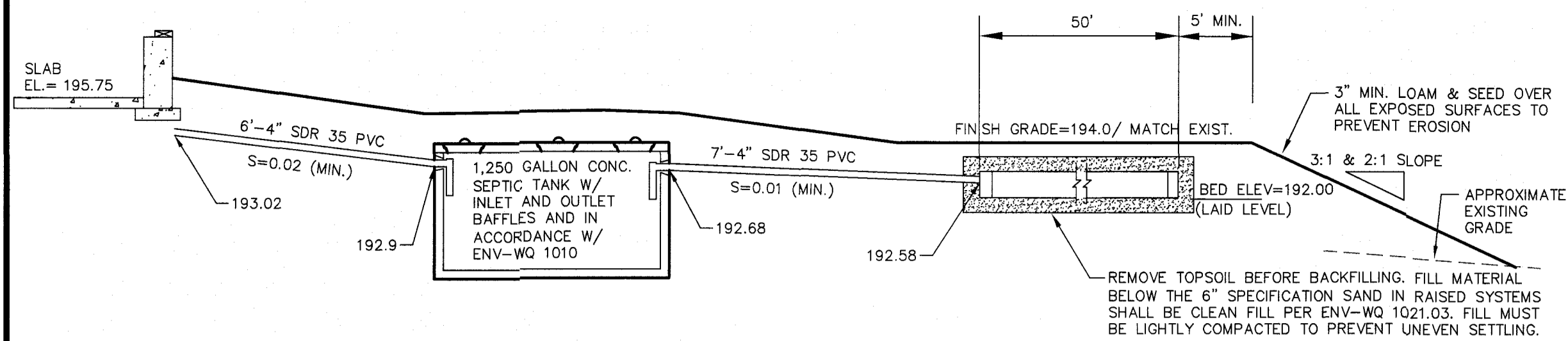
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Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

| No. | DATE | DESCRIPTION | BY |
|-----|------------|--------------------------|-----|
| 1 | 03-12-2024 | REVISED PER TOWN COMMENT | BES |

DATE: MARCH 4, 2024 SCALE: AS NOTED
PROJECT NO: 23-1002-3 SHEET 8 OF 10

PAUL CHISHOLM
No. 15076
LICENSED PROFESSIONAL ENGINEER



TYPICAL SECTION OF PROPOSED SANITARY SYSTEM

-NOT TO SCALE-

NOTE:

1. SEPTIC TANK, DISTRIBUTION BOX AND ENVIRO-SEPTIC COMPONENTS TO BE SUPPLIED BY SHEA CONCRETE, INC., OR EQUAL. SEPTIC TANK MUST COMPLY WITH ENV-WQ 1010 SPECIFICATIONS.
2. ENVIRO-SEPTIC LEACHING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN CURRENT EDITION OF THE PRESBY WASTEWATER TREATMENT SYSTEM - NEW HAMPSHIRE DESIGN AND INSTALLATION MANUAL FOR ADVANCED ENVIRO-SEPTIC® AND ENVIRO-SEPTIC® WASTEWATER TREATMENT SYSTEMS.

OPERATING REQUIREMENTS

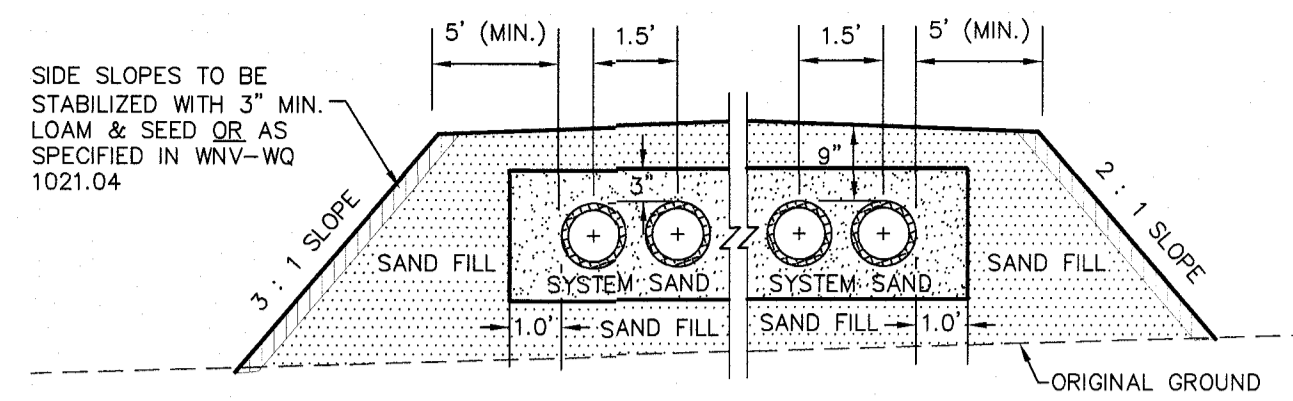
THE SEPTIC TANK SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SURFACE SCUM AT LEAST ONCE EVERY YEAR. WHEN THE COMBINED THICKNESS OF THE SLUDGE AND SURFACE SCUM EQUALS 1/3 OR MORE OF TANK DEPTH, THE TANK SHALL BE PUMPED BY A LICENSED SEPTIC HAULER.

TO PREVENT OBSTRUCTION OF THE DISTRIBUTION LINES AND LEACH FIELD, GREASE AND BULKY WASTES SHALL NOT BE FLUSHED OR INTRODUCED INTO THE SEPTIC SYSTEM.

TOXIC OR HAZARDOUS MATERIALS SHALL NOT BE INTRODUCED INTO THE SEPTIC SYSTEM.

TO PREVENT DAMAGE TO THE DISTRIBUTION LINES AND LEACH FIELD, VEHICLES, LIVESTOCK AND ANY OTHER HEAVY OBJECTS SHALL NOT BE ALLOWED ON THE LEACH FIELD UNLESS IT IS DESIGNED TO MEET H-20 LOADING.

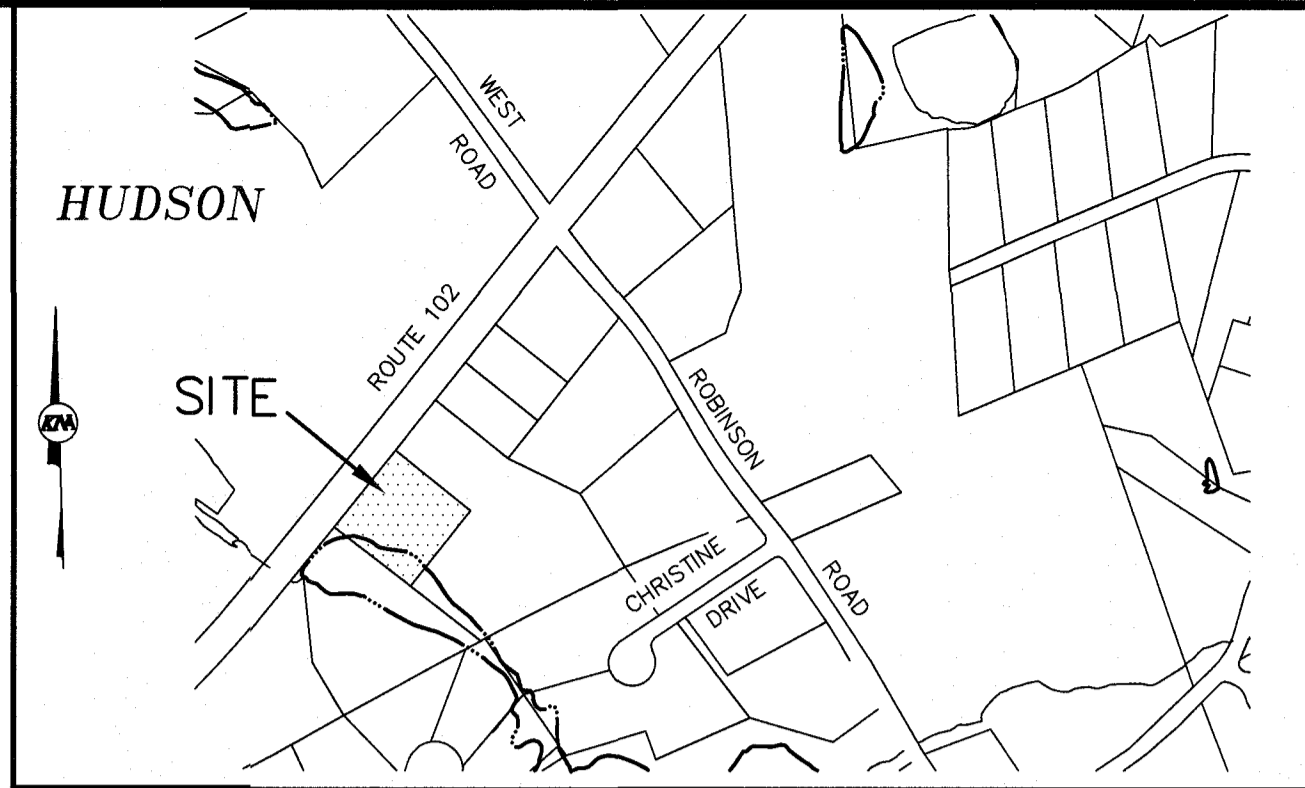
IF WET AREAS APPEAR ON THE GROUND SURFACE OR IF ODORS OCCUR, THE SYSTEM SHALL BE INSPECTED FOR THE SOURCE OF THE PROBLEM, AND ACTION SHALL BE TAKEN TO CORRECT THE PROBLEM(S).



FILL SPECIFICATION
 SYSTEM SAND TO BE 6" MINIMUM OF MEDIUM TO COARSE GRAVELLY SAND WITH AN EFFECTIVE PARTICLE SIZE OF 0.25 MM TO 2.00 MM, WITH NO GREATER THAN 2% PASSING A #200 SIEVE AND NO PARTICLES LARGER THAN 3/4" AROUND THE CIRCUMFERENCE OF THE ENVIRO-SEPTIC PIPE (SEE THE LATEST EDITION OF THE "ENVIRO-SEPTIC AND SIMPLE SEPTIC LEACHING SYSTEM DESIGN AND INSTALLATION MANUAL" FOR DETAILED SAND AND FILL REQUIREMENTS. ALL OTHER FILL USED IN RAISED SYSTEMS SHALL BE CLEAN BANK RUN SAND, FREE FROM TOPSOIL, HUMUS, DREDGING, DEBRIS, OR STONES LARGER THAN 6" IN ANY DIMENSION IN ACCORDANCE WITH ENV-WQ 1021.03.

TYPICAL "ENVIRO-SEPTIC" CROSS SECTION

-NOT TO SCALE-



VICINITY MAP

SCALE: 1" = 1,500'±

GENERAL NOTES:

1. REFERENCE THIS PARCEL AS HUDSON MAP 105 LOT 7.
2. TOTAL AREA OF PARCEL IS 2.065 ACRES
3. LOT IS TO BE SERVED BY ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM AND MUNICIPAL WATER.
4. ALL THE CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR.
5. NO WATER WELLS OR OPEN WATER WAYS WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM. NO POORLY DRAINED SOILS WITHIN 50 FEET OF PROPOSED SYSTEM. NO VERY POORLY DRAINED SOILS WITHIN 75- FEET OF PROPOSED SYSTEM.
6. REPLACEMENT OF SYSTEM TO BE DONE IN KIND WHEN AND/OR IF NEEDED.
7. SOIL MAPPING TAKEN FROM THE LATEST PUBLICATION OF THE U.S.D.A.-S.C.S. SOIL SURVEY; SUGGESTS THE SUBJECT PARCEL CONSISTS OF THE FOLLOWING MAPPING UNITS.
 H9C - HINCKLEY LOAMY SAND; 8 TO 15% SLOPES
8. SYSTEM IS NOT DESIGNED FOR THE DISPOSAL OF HAZARDOUS WASTE OR DISCHARGE FROM A WATER CONDITIONING SYSTEM.
9. THERE IS NOT A BURIAL SITE OR CEMETERY WITHIN 100' OF ANY COMPONENT OF THE ISDS

DESIGN CRITERIA

PROPOSED USE: GYM 10 GPD PER MEMBER @ 80 MEMBERS
 PERCOLATION RATE: 2 MIN./INCH @ TP#1

REQUIRED LEACHING AREA USING ENVIRO-SEPTIC PIPE
 376. F. OF ENVIRO-SEPTIC PIPE
 (PER ENVIRO-SEPTIC DESIGN MANUAL)

LEACHING AREA PROVIDED
 400 F. ENVIRO-SEPTIC PIPE
 8 ROWS @ 50 L.F. EACH

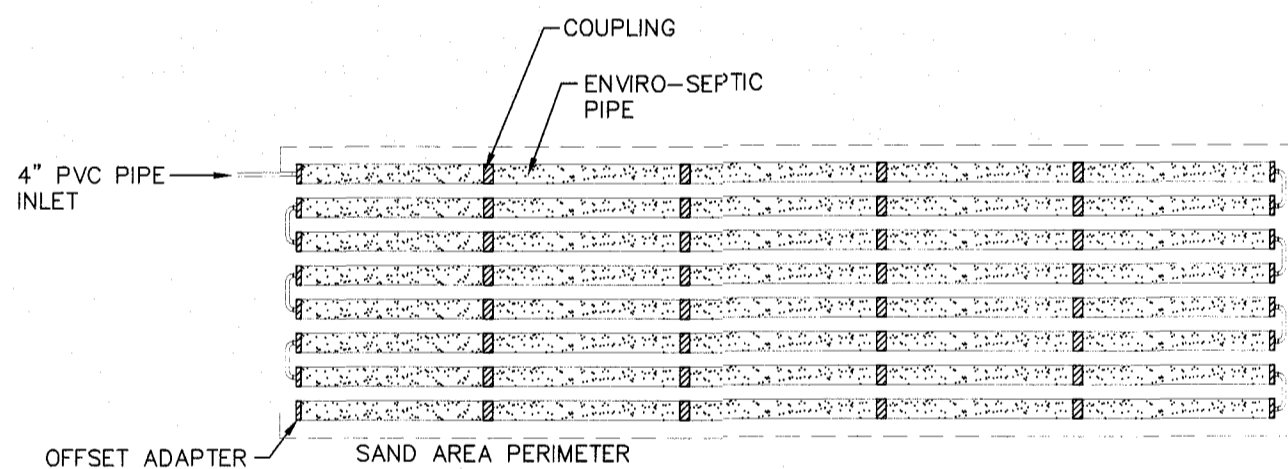
SEPTIC TANK CAPACITY REQUIRED
 LIQUID CAPACITY AS PER ENV-WQ ENV-WQ 1010.02, 600
 GPD-1,500 GPD = 1,250 GAL OR 2 TIMES GPD

SEPTIC TANK CAPACITY PROVIDED
 1-2,000 GALLON PRECAST CONCRETE SEPTIC TANK;
 PROPOSED SEPTIC TANK SHALL COMPLY WITH ALL CONDITIONS SET FORTH IN ENV-WQ 1010.

NOTE: THIS SYSTEM HAS NOT BEEN DESIGNED FOR USE WITH A GARBAGE DISPOSAL.

DESIGN INTENT:

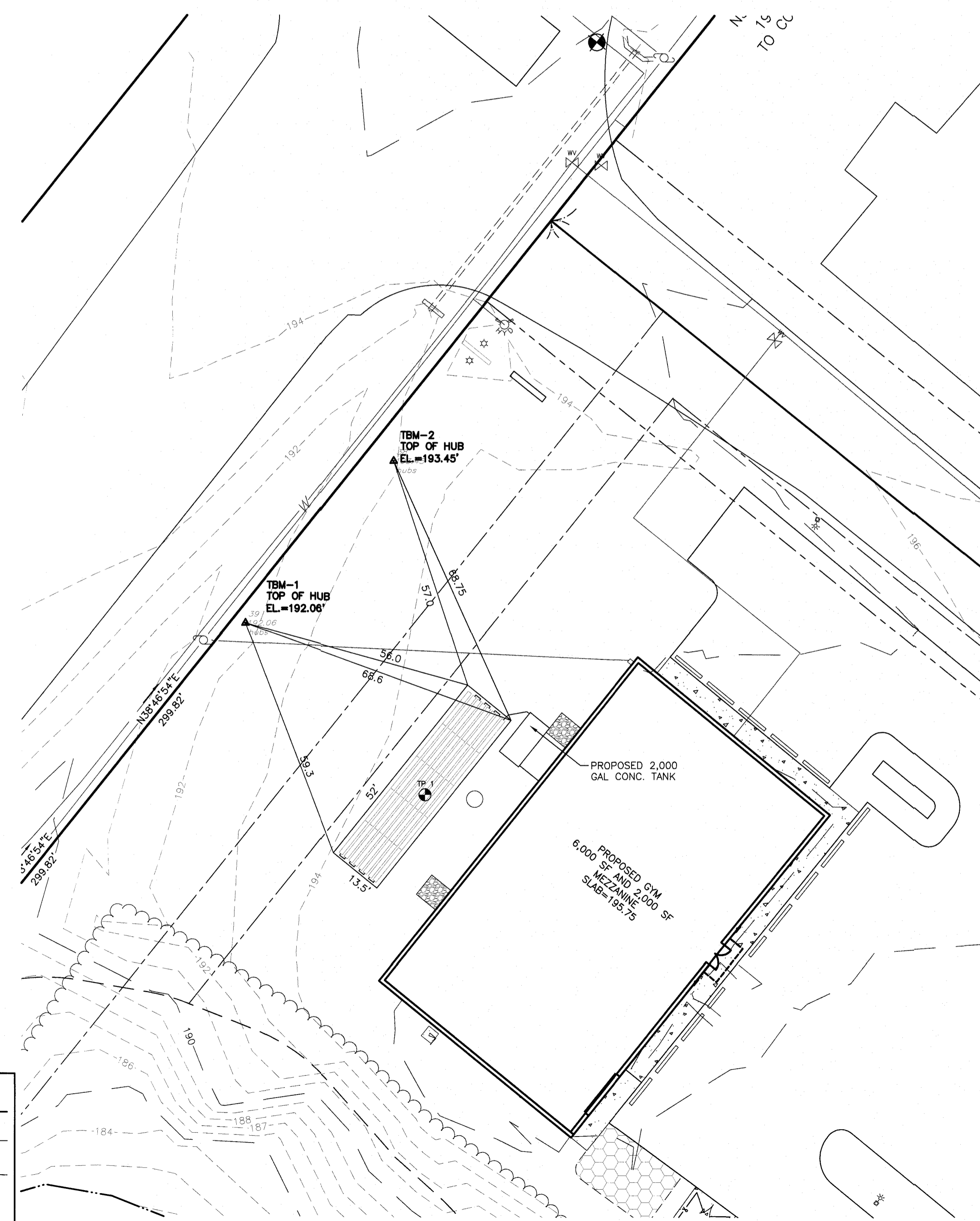
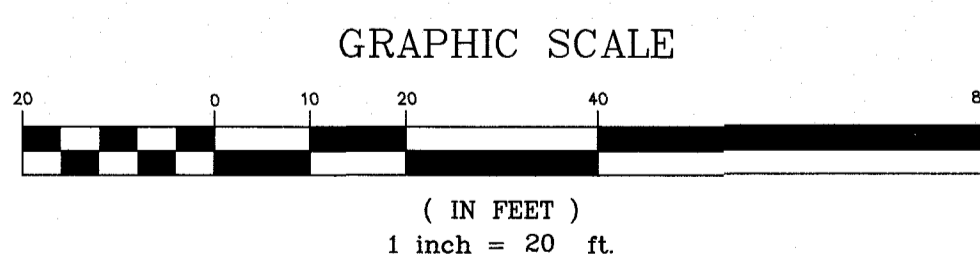
BOTTOM OF EFFLUENT DISPOSAL AREA TO BE SET NO LOWER THAN 2' BELOW THE HIGHEST EXISTING GRADE (EL. 194.0 AS DEPICTED ON THE PLAN) IN ORDER TO EXCEED A 30-INCH SEPARATION FROM THE E.S.H.W.T. AND THE BOTTOM OF THE EFFLUENT DISPOSAL PIPE WHEN USING AN "ENVIRO-SEPTIC" WASTEWATER TREATMENT SYSTEM.



NOTE: EFFLUENT DISPOSAL AREA SHOWN IS A "SERIAL DISTRIBUTION" SYSTEM AS DEPICTED IN THE NEW HAMPSHIRE DESIGN AND INSTALLATION MANUAL FOR ADVANCED ENVIRO-SEPTIC®, AND ENVIRO-SEPTIC® WASTEWATER TREATMENT SYSTEMS (2019 EDITION).

EDA PLAN DETAIL

SCALE: 1" = 10'



NOTE:
 THIS SEPTIC SYSTEM DESIGN PLAN SPECIFIES THE USE OF AN ENVIRO-SEPTIC® LEACHING SYSTEM WHICH CAN NOT BE SUBSTITUTED WITH ANY OTHER SIMILAR MATERIAL.

| TP #1 | |
|-------|--|
| 0" | TOP SOIL |
| 12" | 10YR 5/4, GRANULAR, FRIABLE, LOAMY SAND FILL, GRAVELLY |
| 36" | 10YR 5/6, SANDY LOAM, GRANULAR |
| 50" | 10YR 7/6, SAND, MASSIVE |
| 80" | BOTTOM OF HOLE |

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
 DATE OF MEETING: _____

 SIGNATURE DATE: _____

 SIGNATURE DATE: _____

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.

EFFLUENT DISPOSAL DESIGN
STEEL PROPERTIES LLC

MAP 105 LOT 7
 321 DERRY ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER/APPLICANT:
 STEEL PROPERTIES LLC
 8 CHRISTINE DRIVE
 HUDSON, N.H. 03051
 BK. 9717 PG. 717

KMA KEACH-NORDSTROM ASSOCIATES, INC.
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