

321 DERRY ROAD SITE PLAN (CHANGE OF USE)

SP# 03-24

STAFF REPORT

May 15, 2024

(See 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 April 23, 2024.

ATTACHMENTS:

- 1) Application with associated waiver request, dated April 23, 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”
- 6) Site Plan Sheet 6 Revision 1, prepared by Keach-Nordstrom Associates, Inc. – Attachment “F”

APPLICATION TRACKING:

- March 12, 2024 – Site plan application received.
- April 10, 2024 – Public hearing continued to May 15, 2024.
- May 15, 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. The applicant has revised the proposed Site Plan to include additional landscaping in several locations on-site.

As part of revisions generated by the public hearing held April 10, 2024, the applicant has revised their landscaping. In reworking the design the applicant has reduced the total paved area slightly, and notably increased the count of trees to provide more shade and cover. The number of shrubs and grasses has been reduced, as have the required number of shrubs due to the change in paved area. The table below outlines the change in plant counts. In addition, Sheet 6 Rev.1 of the prior plan has been provided for comparison purposes. (Attachment “**F**”)

Plant Type	Prior Plan	Current Plan
<i>Tilia cordata</i>	4	11
<i>Clethra alnofolla</i>	24	12
<i>Rhododendron</i>	15	9
<i>Panicum virgotum</i>	49	34

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 deliberation and consideration of the revised plan and waiver request 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: _____

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: 321 Derry Road Site Plan Change of Use, 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 April 23, 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



*Town of Hudson
12 School Street
Hudson, NH 03501*

SITE PLAN APPLICATION

Revised July 24, 2023

The following information must be filed with the Planning Department *at the time of filing a site plan application*:

1. One (1) original completed application with original signatures, and one (1) copy.
2. Three (3) full plan sets (sheet size: 22" x 34").
3. One (1) original copy of the project narrative, and one (1) copy.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
6. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

The following information is required to be filed with the Planning Department *no later than 10:00 A.M., Tuesday ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.*

1. Submission of fifteen (15) 11" X 17" plan sets, revised if applicable.
2. Submission of two (2) full plan sets (sheet size: 22" x 34"), if revised.
3. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.

Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner.

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#: _____
(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 SHEETPLAN NAME: Steel Properties, LLCPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 105 LOT 7DATE: 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:

	<u>Required*</u>	<u>Proposed</u>
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 April 23, 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



April 23, 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, for the proposed number of shrubs:

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 will be decreased as the Applicant is proposing to provide interior parking lot landscaping, where none exists to date. The project improvements include planting 21 shrubs and 34 grasses. Requiring the Applicant to meet the current landscaping regulations by planting 89 shrubs, for the previously developed site, would impose an unreasonable cost for the Applicant. The Applicant will be increasing the landscaped areas and plantings are proposed in all reasonable and allowable areas on site.

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.

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 2.065 acres @ \$600.00 per acre, or \$1,250.00,
whichever is greater. \$ 1,250.00

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. TAX MAP UPDATING FEE: (FLAT FEE) \$ 275.00

TOTAL \$ 1,561.16 (APP FEES)
\$ 1,250.00 (REVIEW)

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

Attachment "A"

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

Attachment "A"

Steel Properties, LLC
8 Christine Drive
Hudson, NH 03051

Steel Properties, LLC
8 Christine Drive
Hudson, NH 03051

ZJBV Properties, LLC
300 Gay Street
Manchester, NH 03101

Thomas M. Clark, Jr. &
Suzanne Dumais
5 Iroquois Circle
Londonderry, NH 03053

Thomas M. Clark, Jr. &
Suzanne Dumais
5 Iroquois Circle
Londonderry, NH 03053

ZJBV Properties, LLC
300 Gay Street
Manchester, NH 03101

B and D Properties, LP
c/o Tate Bros Paving Co., Inc.
72 Old Derry Road
Hudson, NH 03051

B and D Properties, LP
c/o Tate Bros Paving Co., Inc.
72 Old Derry Road
Hudson, NH 03051

102 Hudson, LLC
148 Derry Road
Hudson, NH 03051

P and G Realty Trust/ IND Condo
c/o Meg Asset Management, Inc.
25 Orchard View Drive
Londonderry, NH 03053

P and G Realty Trust/ IND Condo
c/o Meg Asset Management, Inc.
25 Orchard View Drive
Londonderry, NH 03053

102 Hudson, LLC
148 Derry Road
Hudson, NH 03051

RPTC Properties, LLC
315 O Derry Road, Suite 15
Hudson, NH 03051

RPTC Properties, LLC
315 O Derry Road, Suite 15
Hudson, NH 03051

R+S Highland Properties, LLC
315 Derry Road, Unit 1
Hudson, NH 03051

New England Signs & Awnings
315 C Derry Road
Hudson, NH 03051

New England Signs & Awnings
315 C Derry Road
Hudson, NH 03051

R+S Highland Properties, LLC
315 Derry Road, Unit 1
Hudson, NH 03051

Core Venture Realty, LLC
315 Derry Road, Unit 14
Hudson, NH 03051

Core Venture Realty, LLC
315 Derry Road, Unit 14
Hudson, NH 03051

Keach-Nordstrom Assoc., Inc.
10 Commerce Park No., 3B
Bedford, NH 03110

Keach-Nordstrom Assoc., Inc.
10 Commerce Park No., 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

Dubowik, Brooke

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Sent: Thursday, April 4, 2024 11:39 AM
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Brooke Dubowik

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

From: Dhima, Elvis <edhima@hudsonnh.gov>
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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:

Name: Steel Properties, LLC

Address: 8 Christine Drive

Address: Hudson, NH 03051

Telephone # (603) 886-3436

Email: s.chasse@slchassesteelfab.com

DEVELOPER:

PROJECT ENGINEER:

Name: Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Telephone # (603) 627-2881

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

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

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: 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/ 1

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

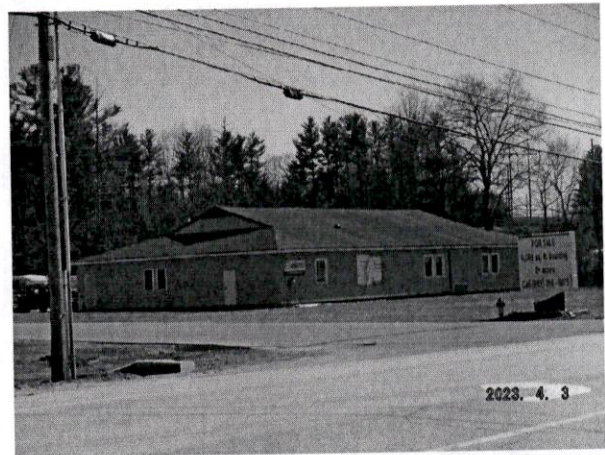
Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 6,078

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

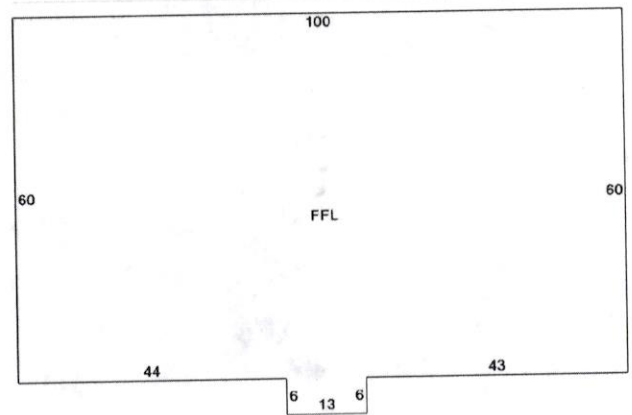
Building Photo



(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.aspx?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.

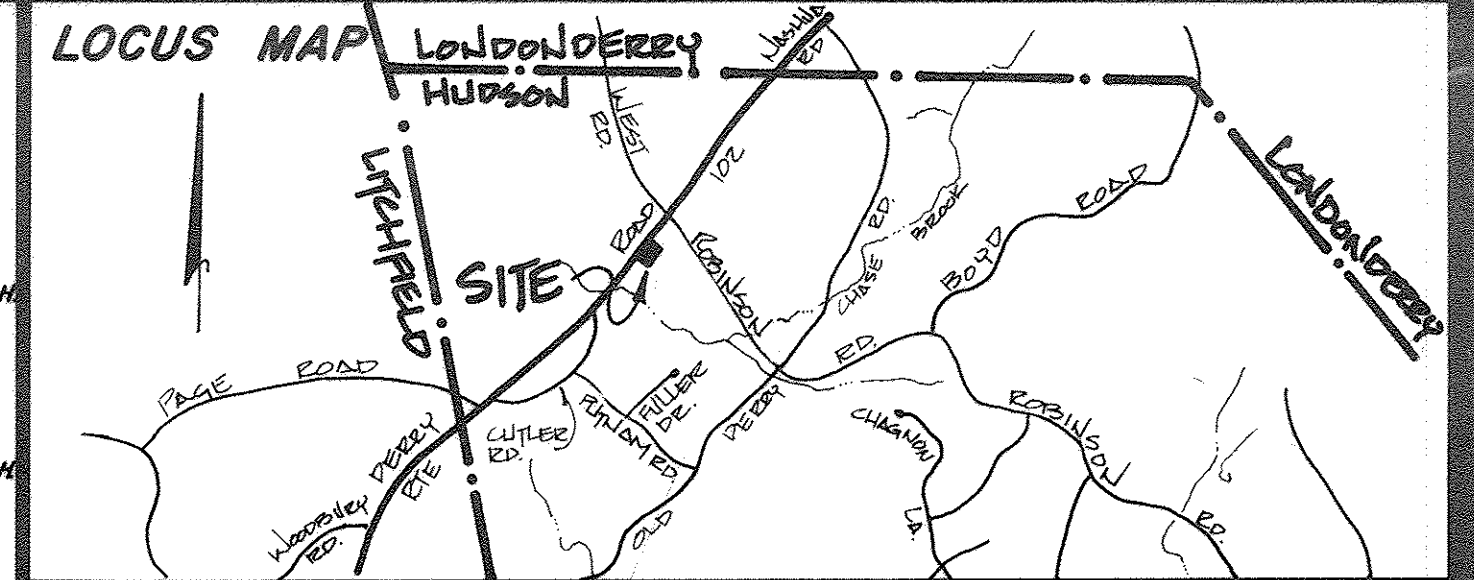
Thank you,

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.

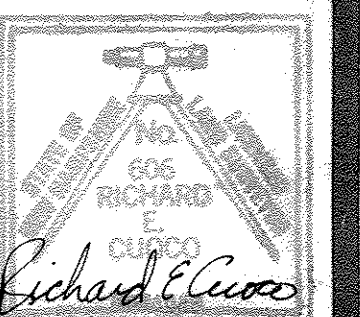
CHAIRPERSON Marjorie Edmiston DATE 6/12/85

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.

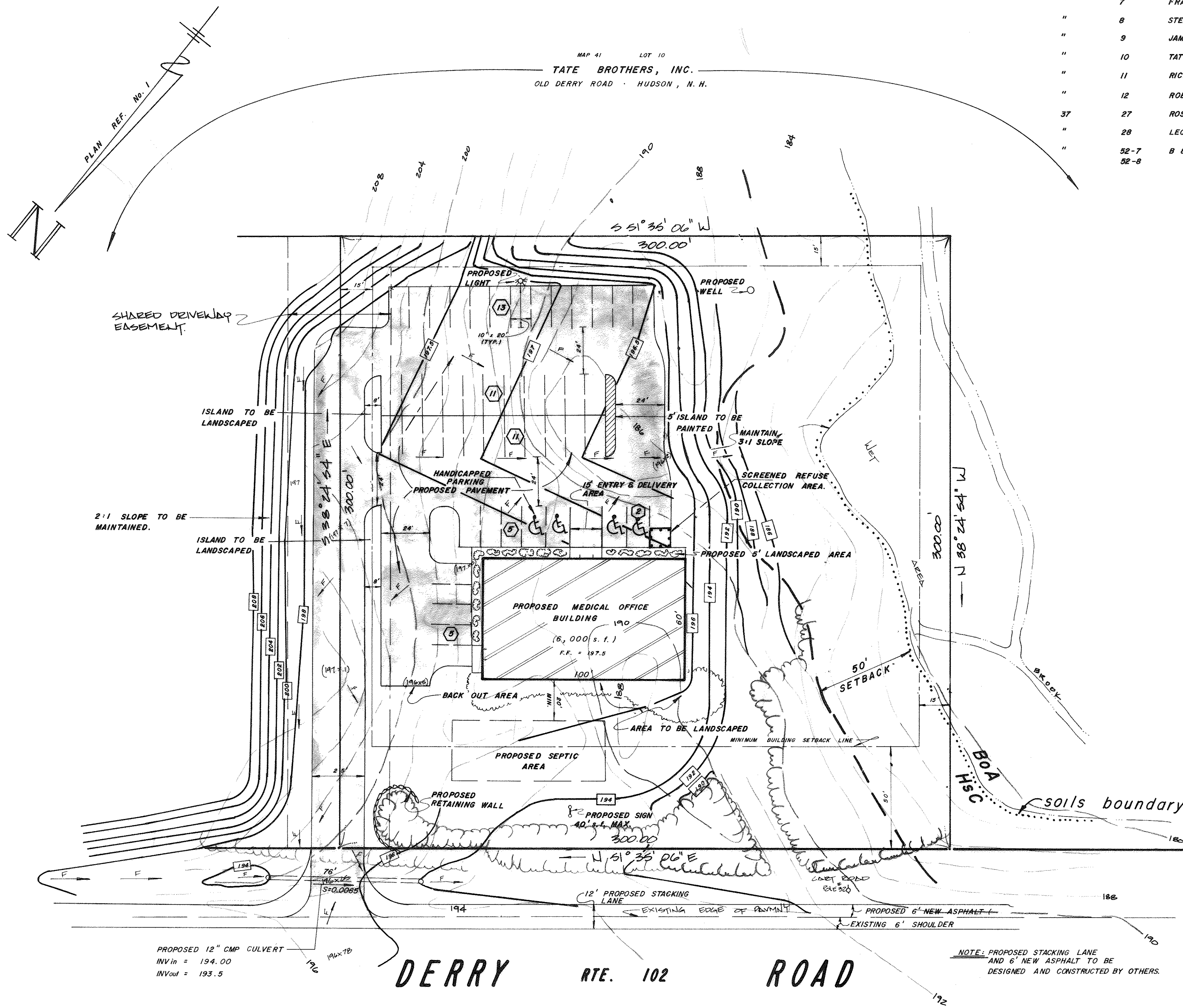


SITE PLAN (MAP 41 LOT 10-2)
DERRY ROAD (RTE. 102)
HUDSON, NEW HAMPSHIRE

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.

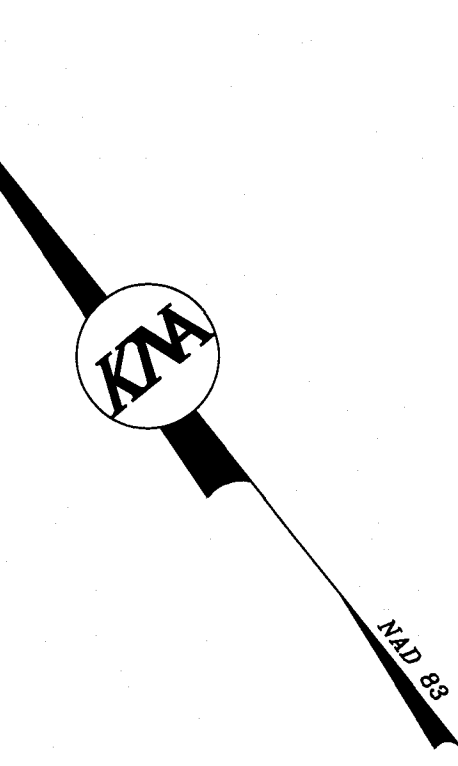
- ELEVATIONS BASED ON U.S.G.S. DATUM. BENCH MARK - P.K. NAIL FOUND IN POLE No 31, ELEVATION = 187.35
- DIRECTION OF DRAINAGE FLOW
- PROPOSED GRADE
- EXISTING CONTOURS
- 196x25 SPOT ELEVATION
- NO SOIL STERILANTS TO BE USED ON SITE.

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

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:

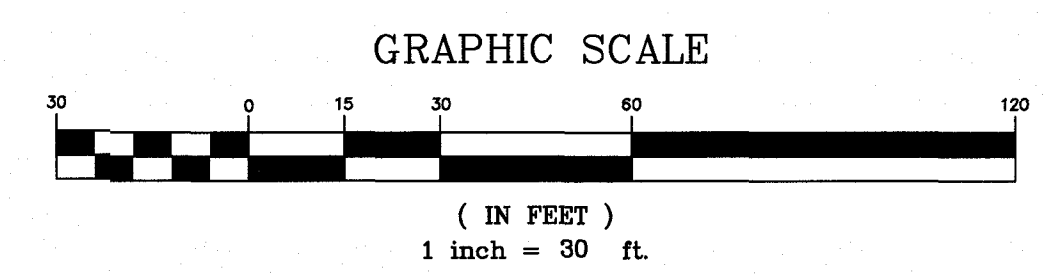
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY 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	19,481 SF
PROPOSED PARKING AREA PAVED:	1,948 SF
10% REQUIRED LANDSCAPE AREA:	1,948 SF
PROVIDED LANDSCAPE AREA:	1,498 SF

REQUIRED PARKING LOT SHADE TREES AND SHRUBS	19,481 SF
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
SHRUBS 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
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 IROQUOIS CIRCLE
LONDONDERRY, N.H. 03053
BK. 6073 PG. 1096
ZONE B "BUSINESS"



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.

LANDSCAPE PLAN
STEEL PROPERTIES LLC

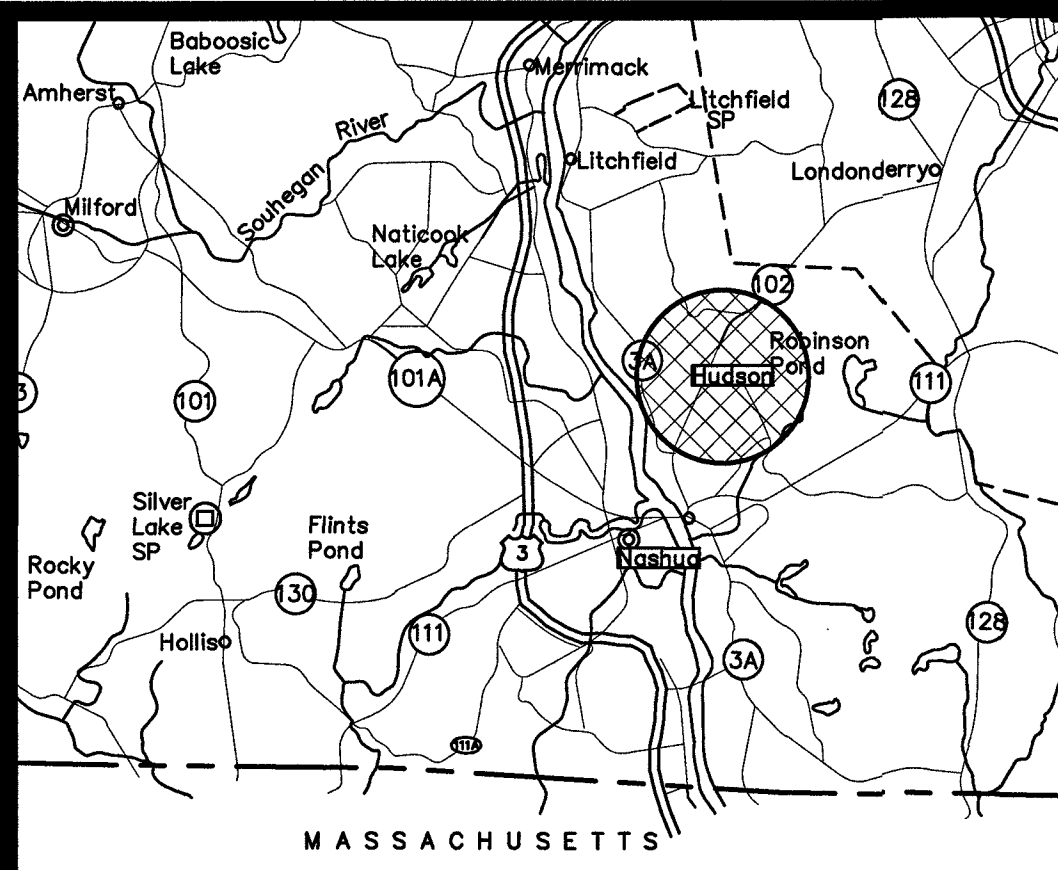
MAP 105 LOT 7
321 DERRY ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

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

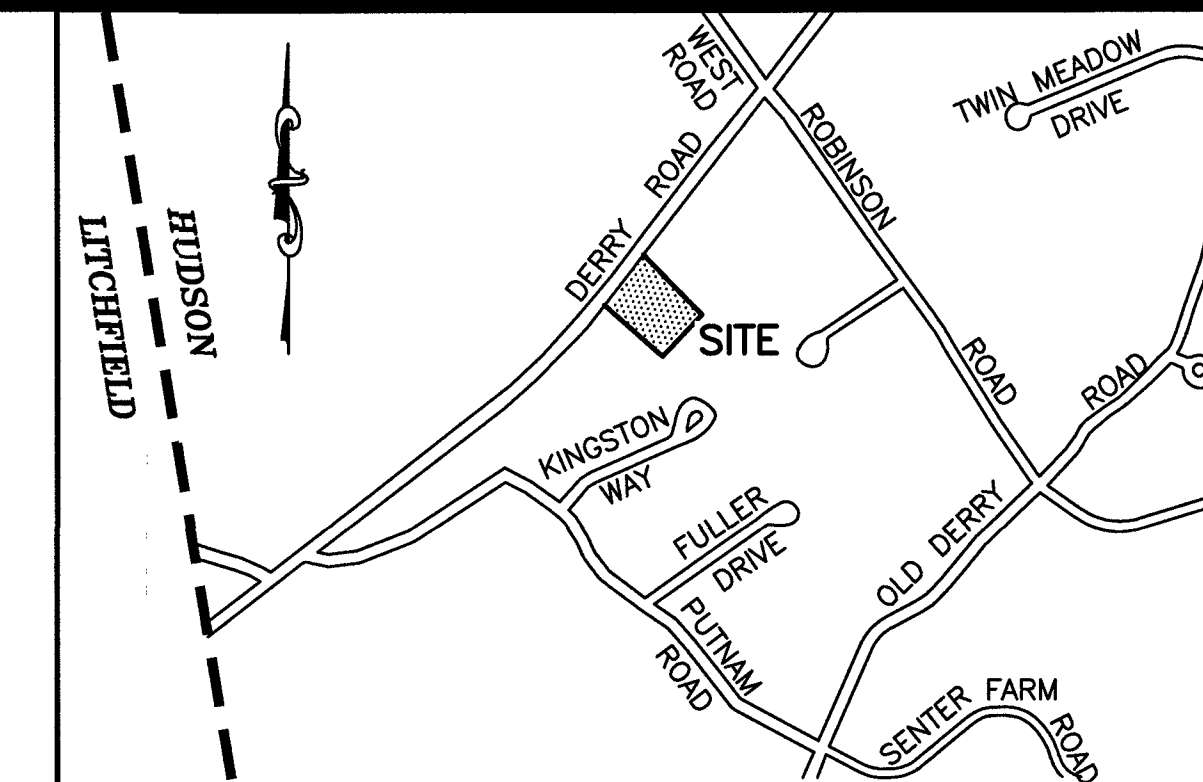
KNA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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

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



VICINITY PLAN
NOT TO SCALE



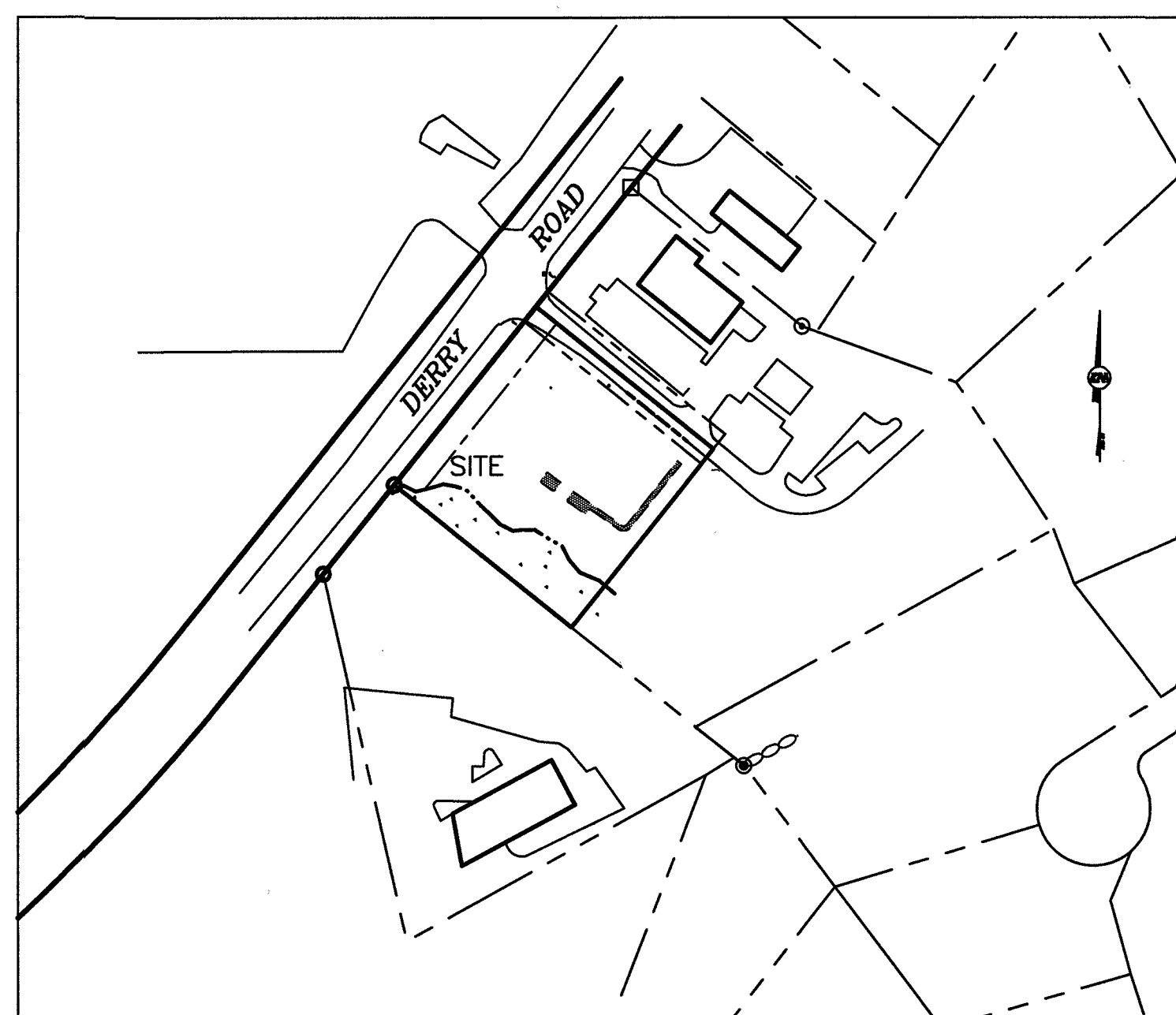
LOCUS PLAN
SCALE: 1" = 1,000'

NON-RESIDENTIAL SITE PLAN STEEL PROPERTIES

MAP 105; LOT 7

321 DERRY ROAD

HUDSON, NEW HAMPSHIRE



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

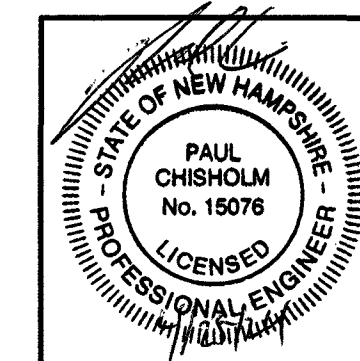
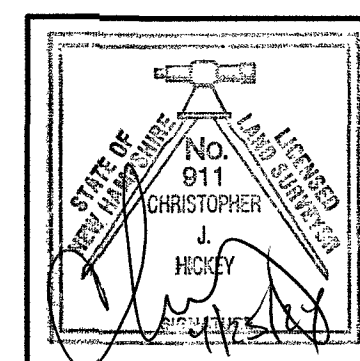
OWNERS/APPLICANTS:
STEEL PROPERTIES LLC
 8 CHRISTINE DRIVE
 HUDSON, NH 03051

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



KMA 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: APRIL 23, 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

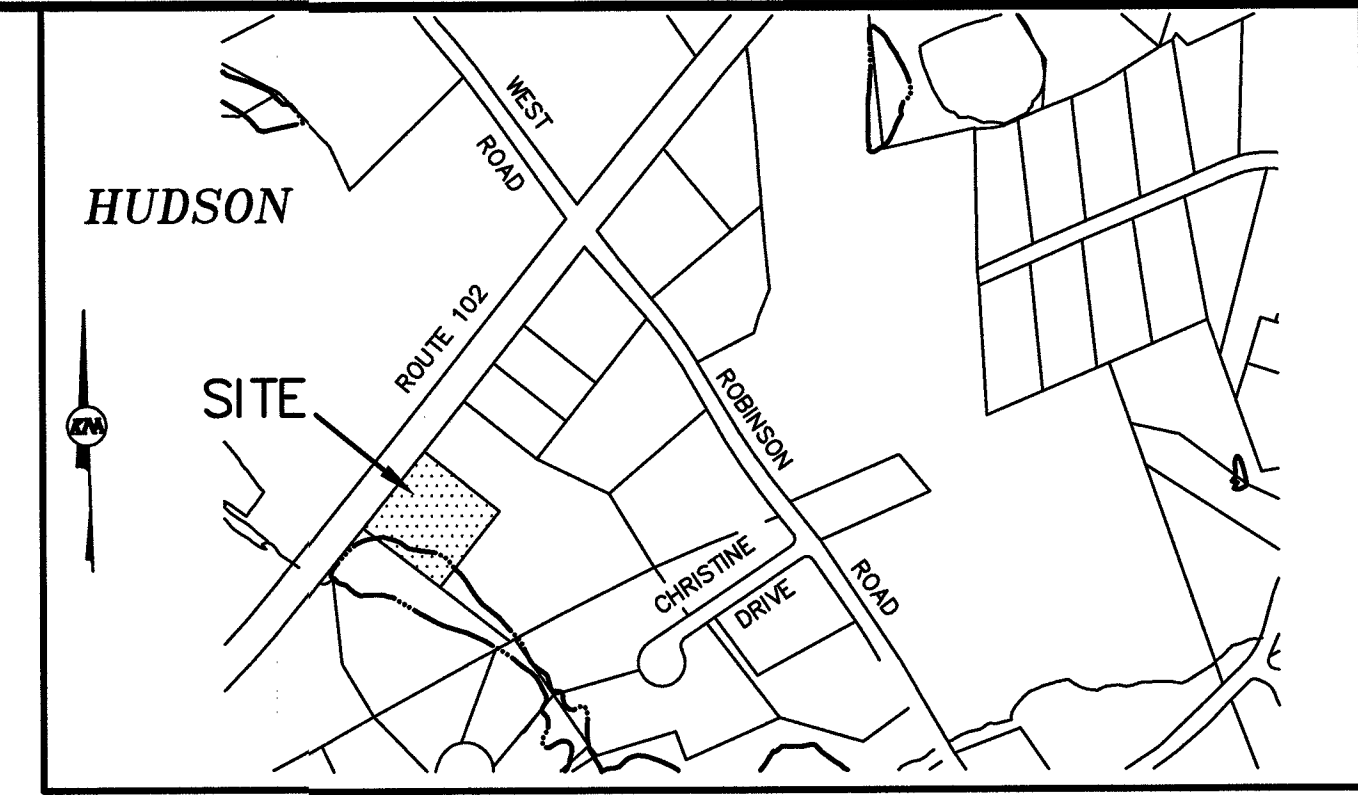
- IP-F IRON PIPE FOUND
- ⊕ BENCHMARK
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WELL
- ⊕ DRAINAGE MANHOLE
- ⊕ CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- OHU OVERHEAD UTILITIES
- UGU UNDERGROUND UTILITIES
- W WATER LINE
- DRAINAGE LINE
- TREELINE
- CCB CAPE COD BERM
- EOP EDGE OF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

SCS SOILS LEGEND

- BoA** BOROHEMISTS 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/SHUT 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:

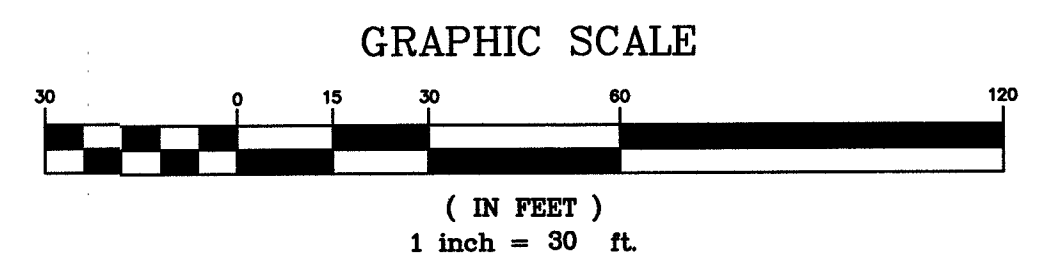
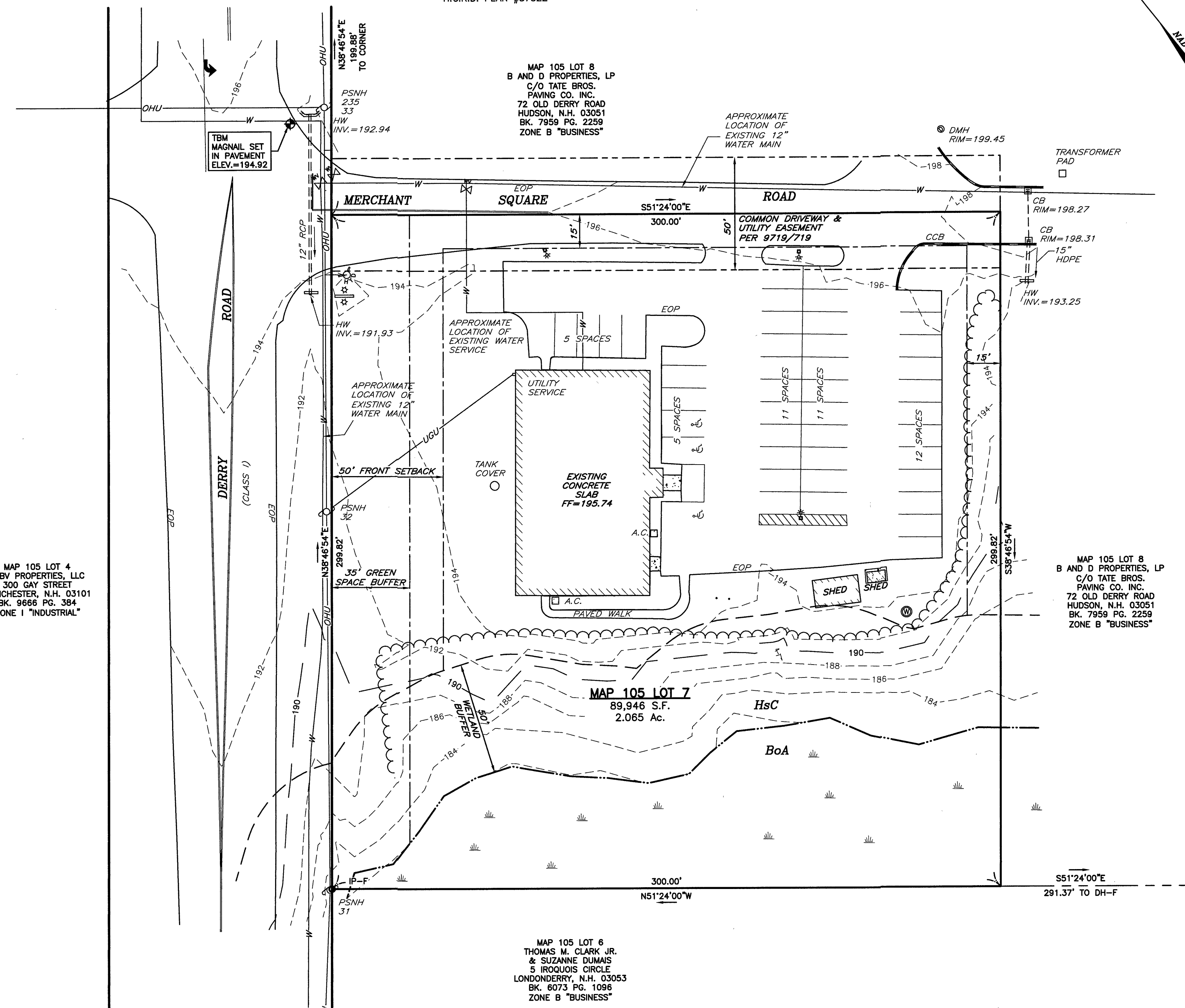
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR ASSESSOR'S MAP 105 LOT 7 IN HUDSON, NEW HAMPSHIRE.
- LOT AREAS 89,946 S.F. OR 2.065 ACRES.
- OWNER OF RECORD: STEEL PROPERTIES LLC 8 CHRISTINE DRIVE HUDSON, N.H. 03051 BK. 9717 PG. 717
- THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS (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 3301100508D, PANEL NUMBER 808 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
ZUBY PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03101
BK. 9666 PG. 384
ZONE I "INDUSTRIAL"



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.



**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



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

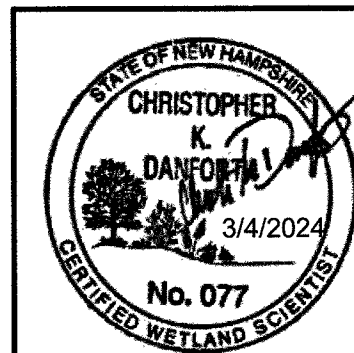
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

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 077#, OF KEACH-NORDSTROM ASSOCIATES INC. OF BEDFORD, NH, PERFORMED THE WETLAND MAPPING IN OCTOBER OF 2023 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987)

CERTIFIED WETLAND SCIENTIST

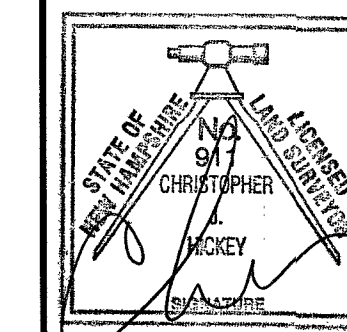
3/4/2024
DATE

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.

LICENSED LAND SURVEYOR

3/4/24
DATE



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MARCH 4, 2024
PROJECT NO: 23-1002-3

SCALE: 1" = 30'
SHEET 1 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
- SWQPA 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

REFERENCE PLANS:

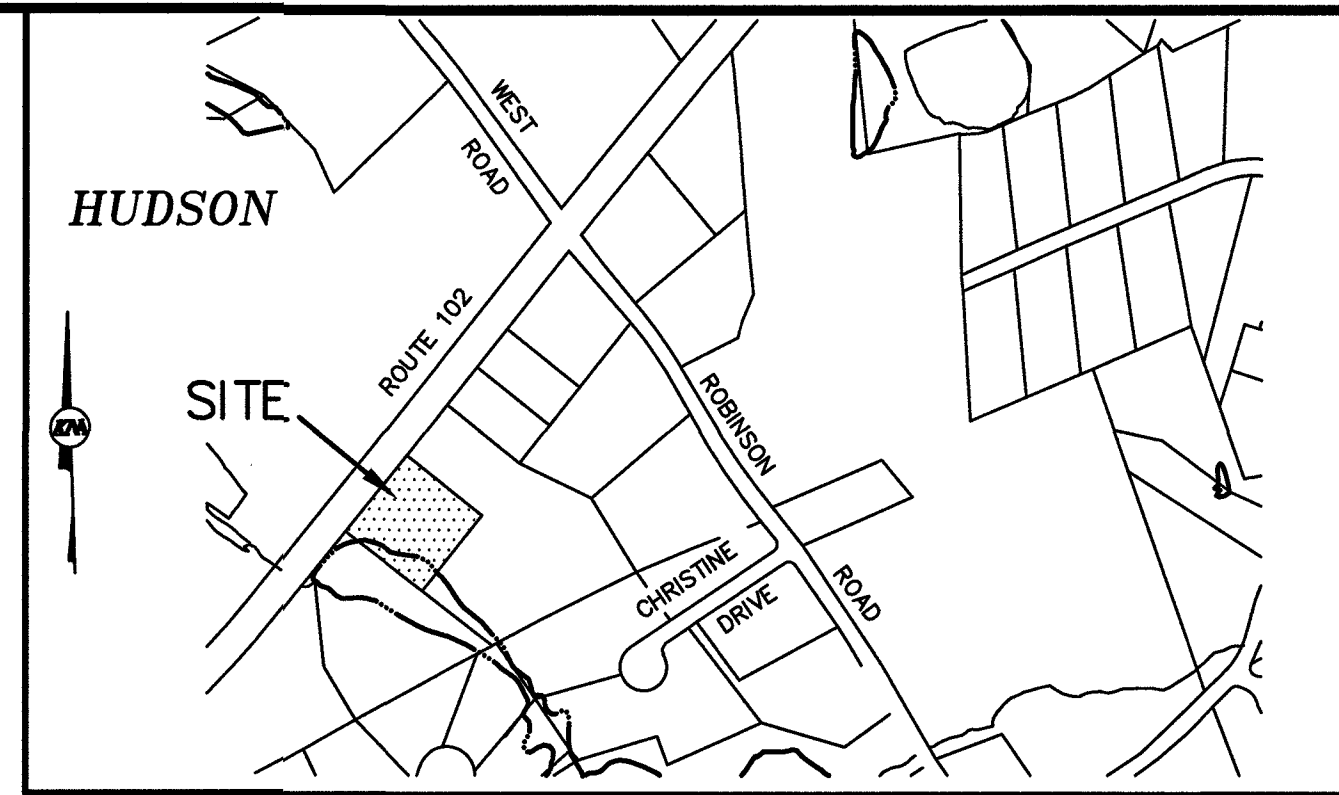
- "SUBDIVISION PLAN LOT 1/SHT 41 DERRY ROAD HUDSON, NEW HAMPSHIRE. SCALE: 1"=100'. DATED: MAY, 1984. PREPARED BY: MAYNARD & PAQUETTE INC. H.C.R.D. PLAN #17871
- "MAP 37/LOT 10-3, 10-4, 10-5 & 10-6 CONSOLIDATION & LOTLINE RELOCATION PLAN S.W.&M. CONSOLIDATION PLAN" SCALE: 1"=50'. DATED: DECEMBER 1, 1986. PREPARED BY: MAYNARD & PAQUETTE INC. H.C.R.D. PLAN #2254
- "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
ZJBY PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03101
BK. 9666 PG. 384
ZONE I "INDUSTRIAL"

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"

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"



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 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 3301C0508D, 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 (INCLUDES 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 ADJUTING 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

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.

OWNER OF MAP 105 LOT 7

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

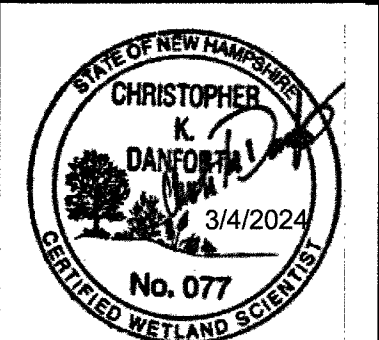
DATE OF MEETING: _____

SIGNATURE DATE: _____

SIGNATURE DATE: _____

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

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

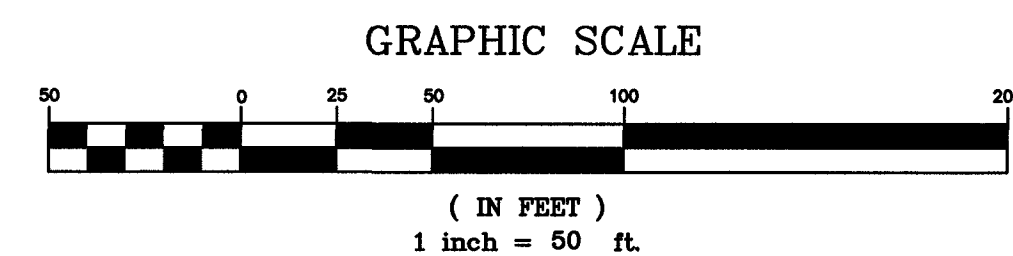
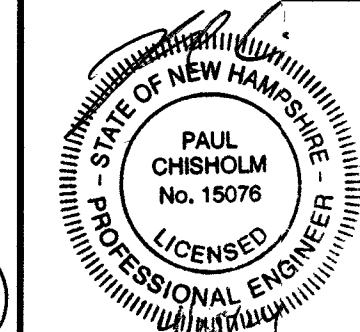
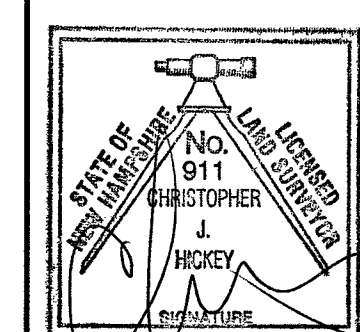
CHRIS DANFORTH CERTIFIED WETLAND SCIENTIST 077#, OF KEACH-NORDSTROM ASSOCIATES INC. OF BEDFORD, NH, PERFORMED THE WETLAND MAPPING IN OCTOBER OF 2023 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987)

CERTIFIED WETLAND SCIENTIST DATE 3/4/2024

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.

LICENSED LAND SURVEYOR DATE 3/1/24



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



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
2	04-23-2024	REVISED PER TOWN COMMENT	BES

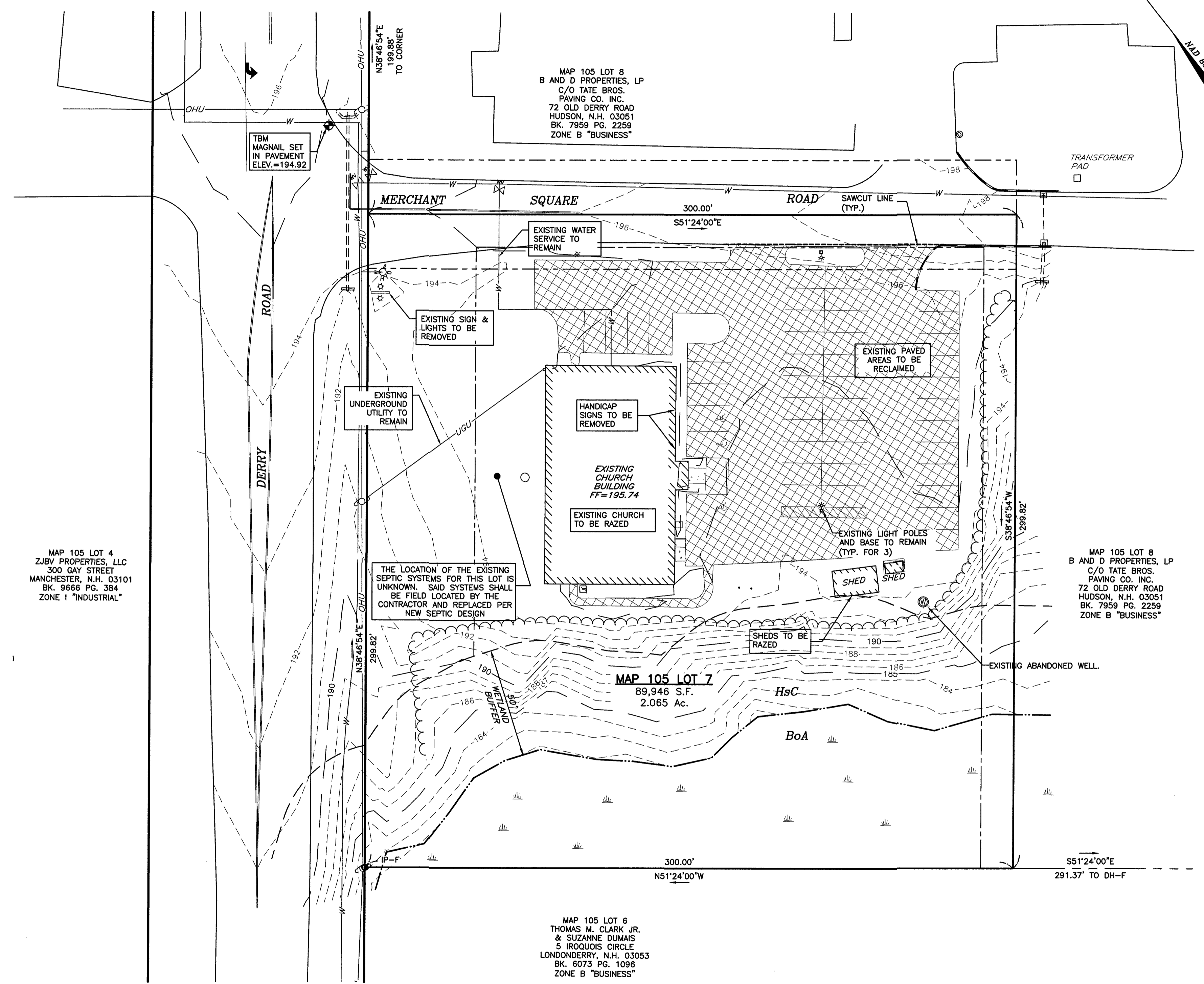
DATE: MARCH 4, 2024 SCALE: 1" = 50'
PROJECT NO: 23-1002-3 SHEET 2 OF 10

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
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- SWQPA 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 ONSITE 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 OFFSITE 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.



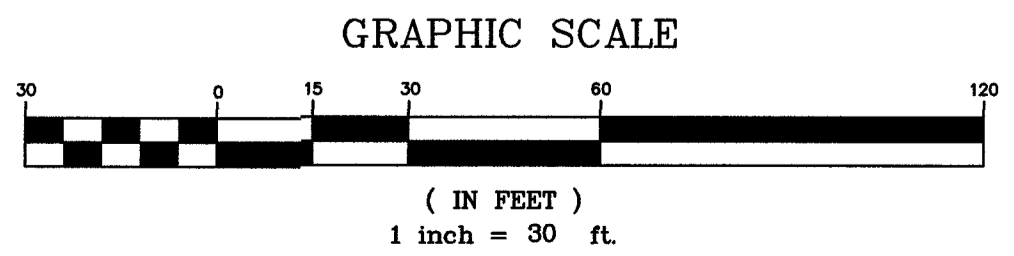
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APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____

 SIGNATURE DATE: _____

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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

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

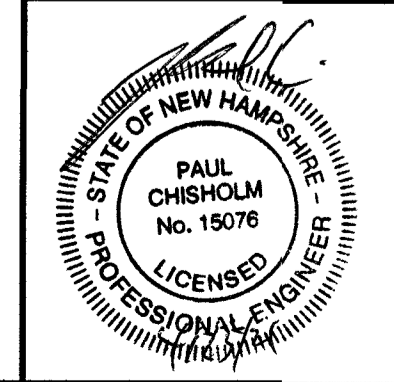
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No.	DATE	DESCRIPTION	BY
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2	04-23-2024	REVISED PER TOWN COMMENT	BES

DATE: MARCH 4, 2024

SCALE: 1" = 30'

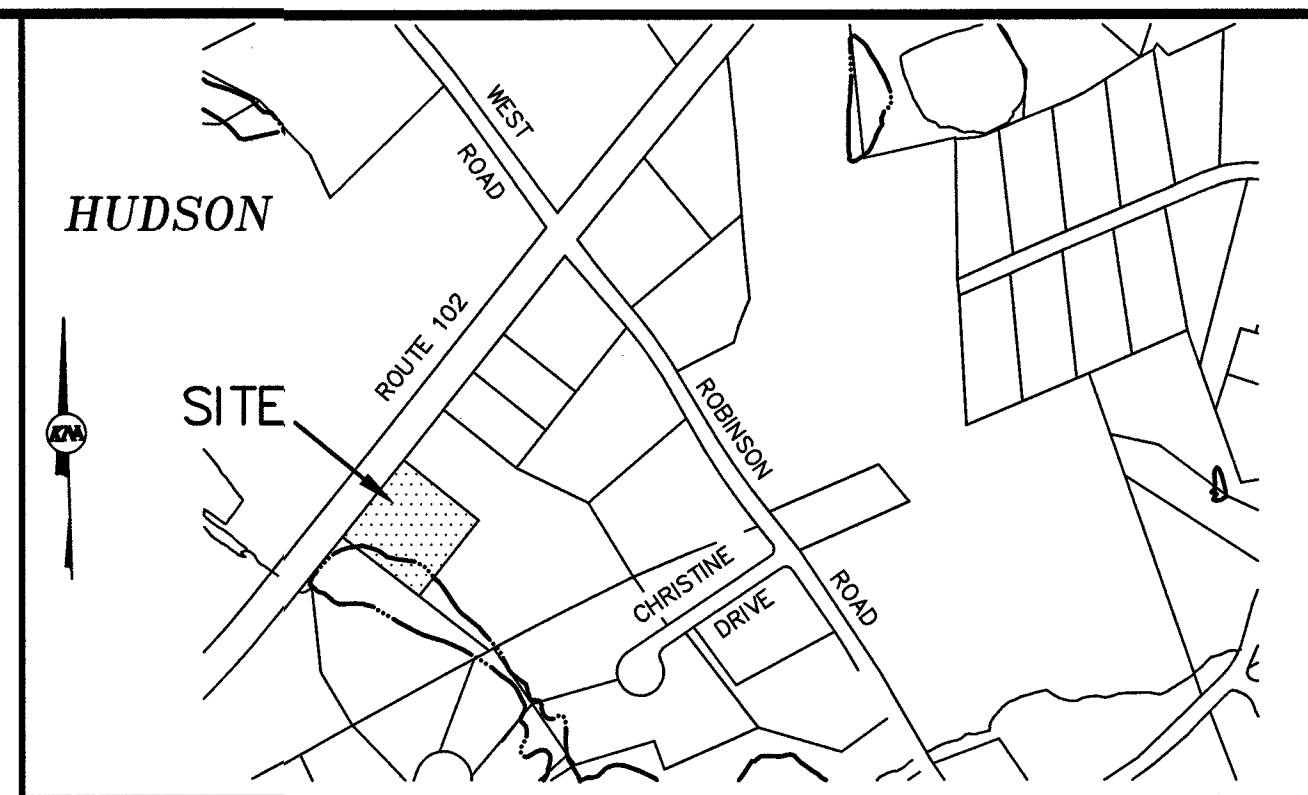
PROJECT NO: 23-1002-3

SHEET 3 OF 10

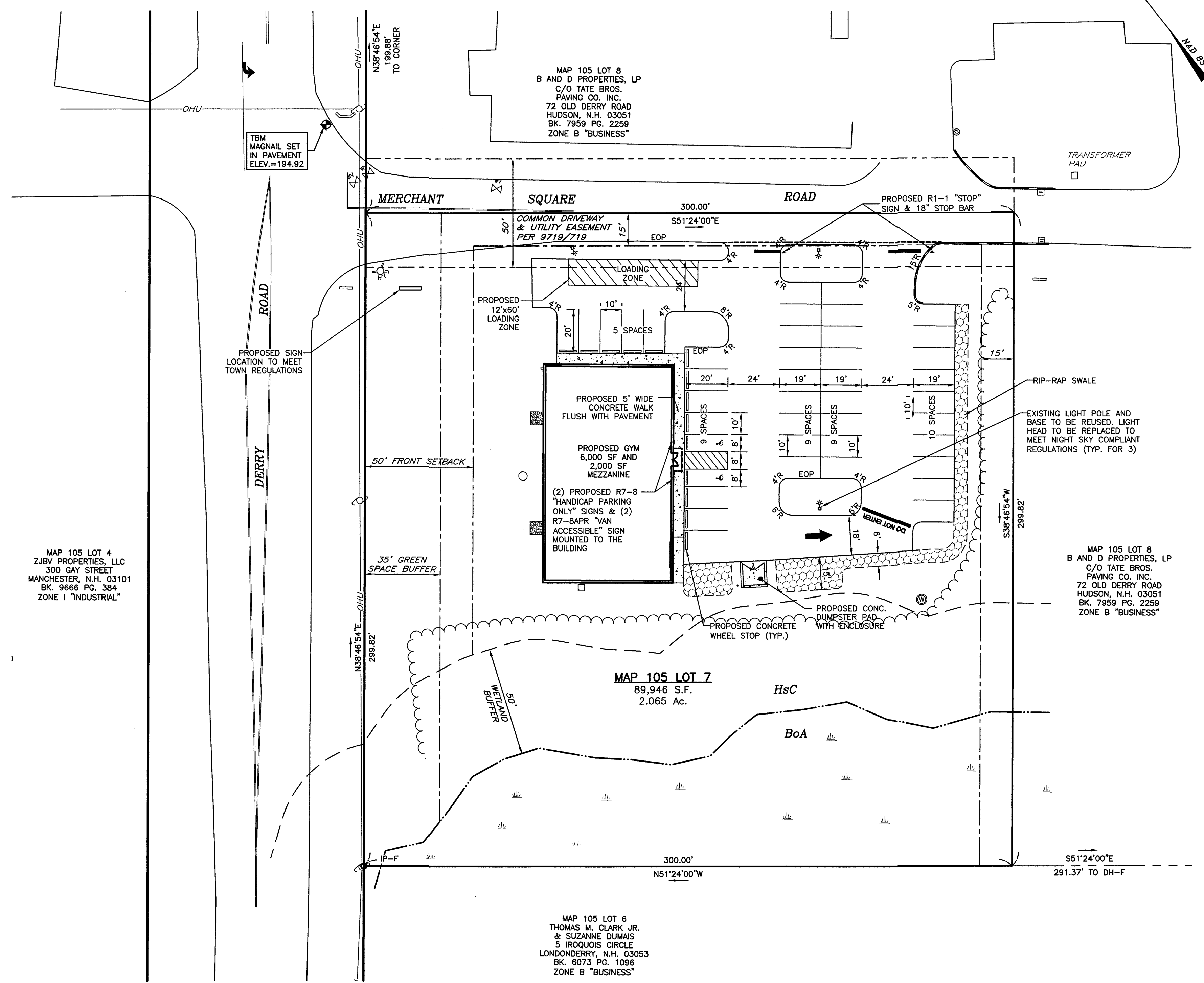


LEGEND

- GB-F GRANITE BOUND FOUND
- SP STONE POST
- ▣ SB-F STONE BOUND FOUND
- DH-S DRILL HOLE SET
- ⊕ BENCHMARK
- UTILITY POLE
- ⊕ STREET LIGHT
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- G GAS LINE
- T TREELINE
- R RETAINING WALL
- EOP EDGE OF PAVEMENT
- SGC SLOPED GRANITE CURB
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- EASEMENT
- ⊕ DECIDUOUS TREE



VICINITY MAP
SCALE: 1" = 1,500'±



MAP 105 LOT 4
ZUBV PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03101
BK. 9668 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 6
THOMAS M. CLARK JR.
& SUZANNE DUMAS
5 IROQUOIS CIRCLE
LONDONDERRY, N.H. 03053
BK. 6073 PG. 1096
ZONE B "BUSINESS"

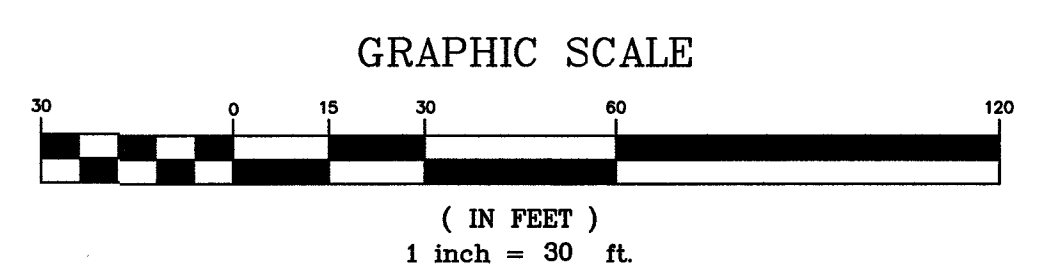


UTILITY NOTE

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SEE SHEET 1 FOR NOTES

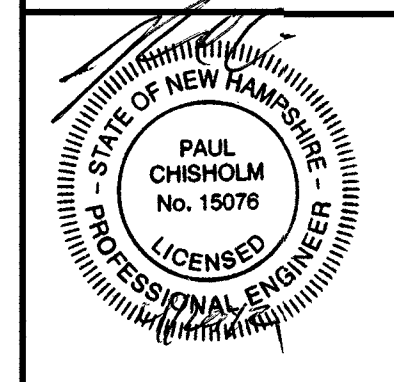
LOAM & SEE ALL DISTURBED AREAS (TYP.)



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

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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PROJECT NO: 23-1002-3 SHEET 4 OF 10

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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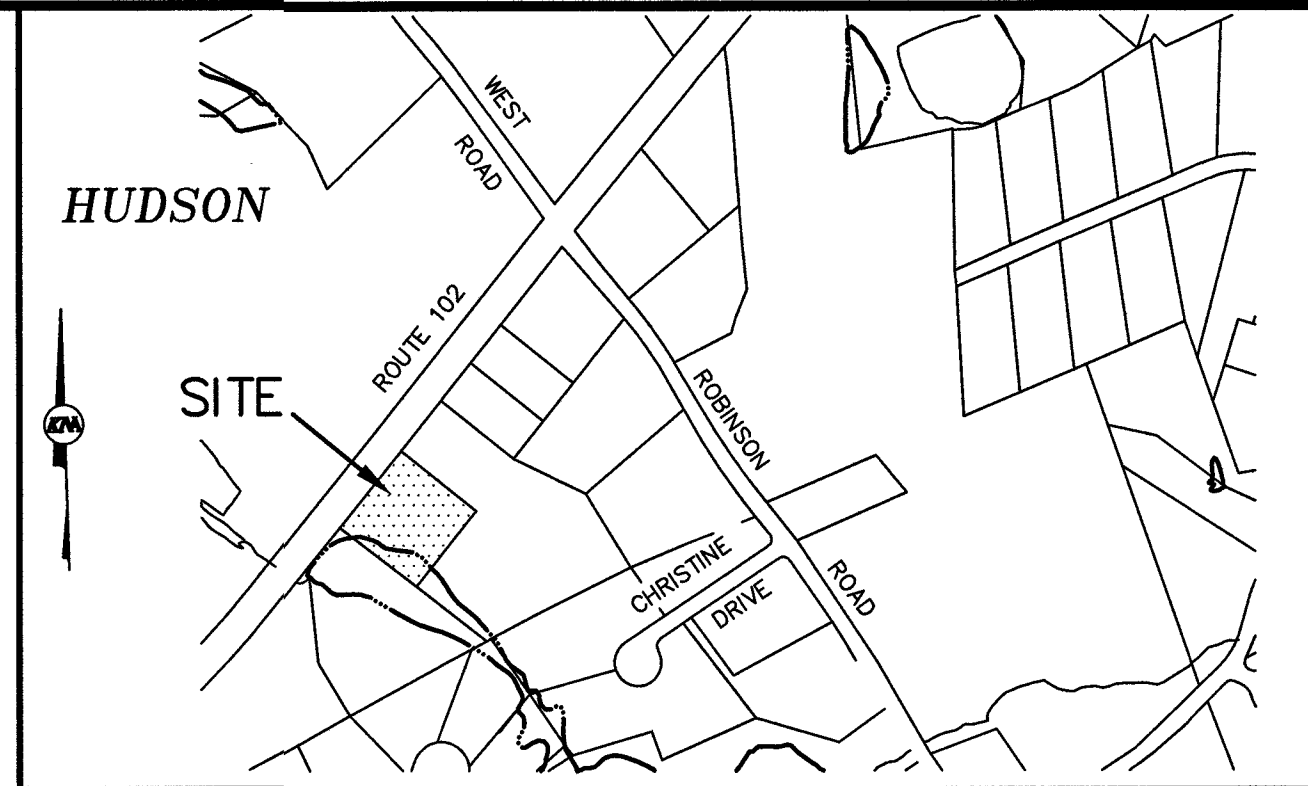
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LEGEND

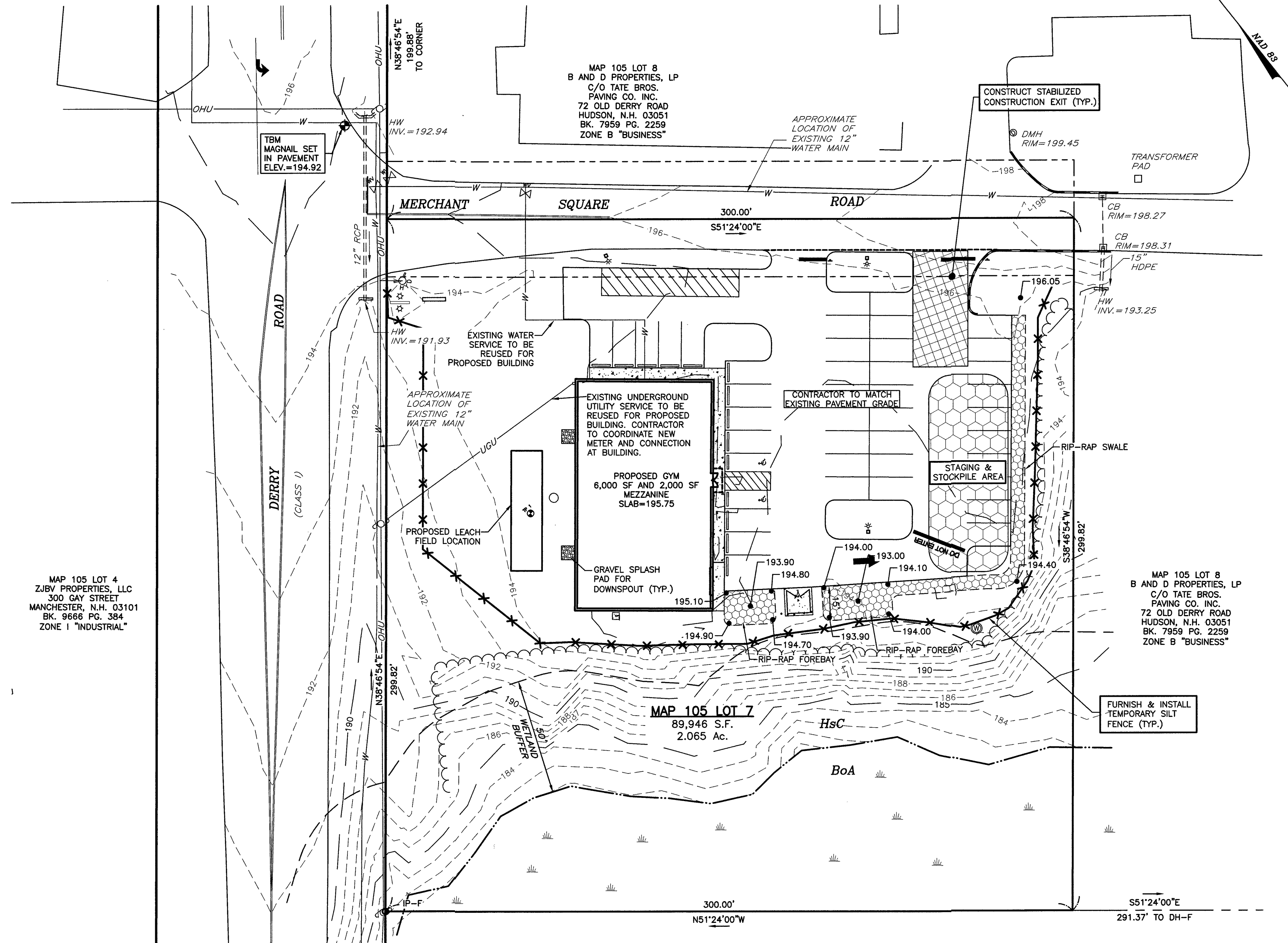
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- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- EASEMENT
- DECIDUOUS TREE



VICINITY MAP
SCALE: 1" = 1,500'±

- CONSTRUCTION NOTES:**
- 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.
 - 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.
 - 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.
 - ALL DISTURBED AREAS SHALL RECEIVE 6" LOAM AND SHALL BE SEEDED.

- EROSION CONTROL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 - 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.
 - WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 - APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 - THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 - 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.
 - 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 DOWNSIDE DRAINAGE SYSTEMS SHALL BE MAINTAINED.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 - 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.
 - 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
ZUBV PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03101
BK. 9666 PG. 384
ZONE 1 "INDUSTRIAL"

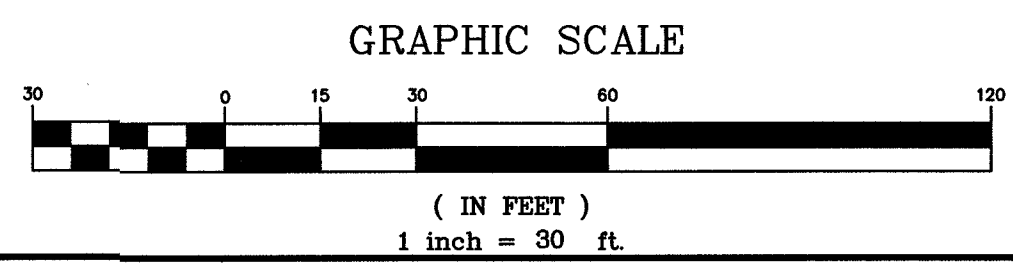
MAP 105 LOT 8
B AND D PROPERTIES, LP
C/O TATE BROS.
PAVING CO., INC.
72 OLD DERRY ROAD
HUDSON, N.H. 03051
BK. 7959 PG. 2259
ZONE B "BUSINESS"

MAP 105 LOT 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. 1095
ZONE B "BUSINESS"

LOAM & SEED ALL DISTURBED AREAS (TYP.)



UTILITY NOTE

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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

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

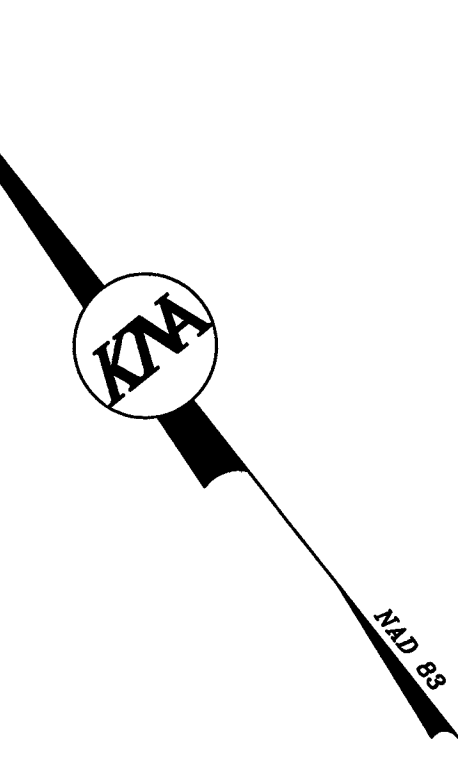
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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PROJECT NO: 23-1002-3 SHEET 5 OF 10

LEGEND

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- 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 SHOW 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:	17,704 SF
10% REQUIRED LANDSCAPE AREA:	1,770 SF
PROVIDED LANDSCAPE AREA:	2,006 SF
REQUIRED PARKING LOT SHADE TREES AND SHRUBS	
PROPOSED PAVED AREA:	17,704 SF
SHADE TREES REQUIRED (17,704/1,800):	11 TREES REQUIRED
(OR 1 TREE/5 PROP. PARKING SPACES)	9 TREES REQUIRED
SHADE TREES PROVIDED:	11 TREES PROPOSED
SHRUBS REQUIRED (17,704/200):	89 SHRUBS, OR
(OR 1.6 x 42 PROP. PARKING SPACES)	68 SHRUBS REQUIRED
SHRUBS PROVIDED:	21 SHRUBS PROPOSED

Botanical Name/ Common Name	Plant Schedule	Size	Label	Quantity	Mature Height
Trees					
<i>Tilia cordata</i> 'Greenspire' / Greenspire Littleleaf Linden		3-3.5" CAL.	TC	11	40-60'
Shrubs					
<i>Clethra alnifolia</i> 'Compacta' / Compact Summersweet		#5 Gal.	CA	12	3-4'
<i>Rhododendron</i> 'Roseum Pink' / Roseum Pink Rhododendron		#5 Gal.	RR	9	6-8'
Grasses					
<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass		#2 Gal.	PV	34	3-4'

MAP 105 LOT 4
ZJBV PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03101
BK. 9066 PG. 384
ZONE I "INDUSTRIAL"

TBM
MAGNAIL SET
IN PAVEMENT
ELEV.=194.92

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"

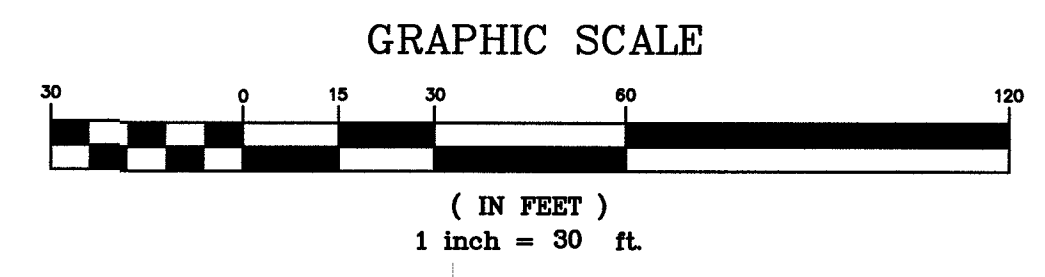
TRANSFORMER
PAD

PROPOSED GYM
6,000 SF AND 2,000 SF
MEZZANINE
SLAB=195.75

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

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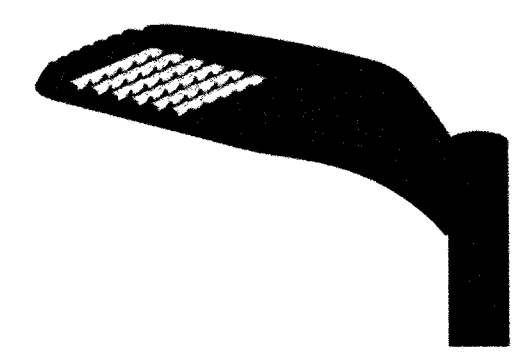
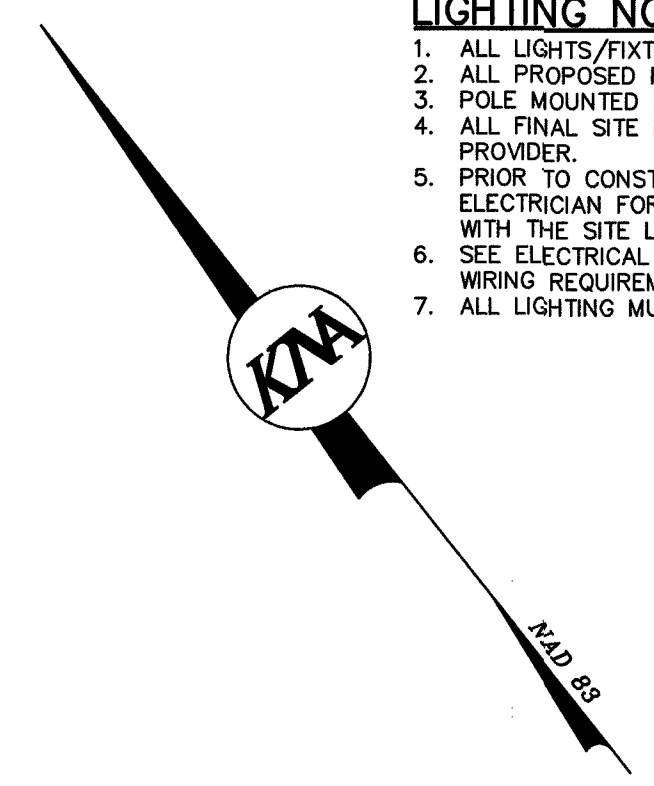
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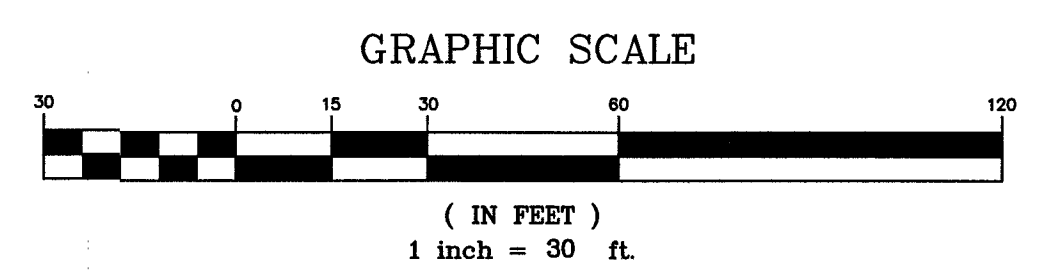
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- - - - - 10' CONTOUR
- - - - - 2' CONTOUR
- - - - - SETBACK
- - - - - EASEMENT
- ⊕ DECIDUOUS TREE

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



MAP 105 LOT 4
ZJBY PROPERTIES, LLC
300 GAY STREET
MANCHESTER, N.H. 03101
BK. 9668 PG. 384
ZONE I "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 IROUOIS CIRCLE
LONDONDERRY, N.H. 03053
BK. 6073 PG. 1096
ZONE B "BUSINESS"



Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
⊕	2	S4	Single	MRM-LED-12L-SIL-4-UNV-DIM-30-70CRI-IL-CXX / 4SQU 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-5W-UNV-DIM-30-70CRI-CXX / 4SQU 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

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.

IN ASSOCIATION WITH:

EXOSURE | KENNETH SWEENEY | APPLICATIONS ENGINEER
C/O: 621 759 1143
5 SCOTT RD | HAMPTON, NH 03842 | 603-501-5800
EXPOSURELIGHTING.COM & ESS-LLC.US

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

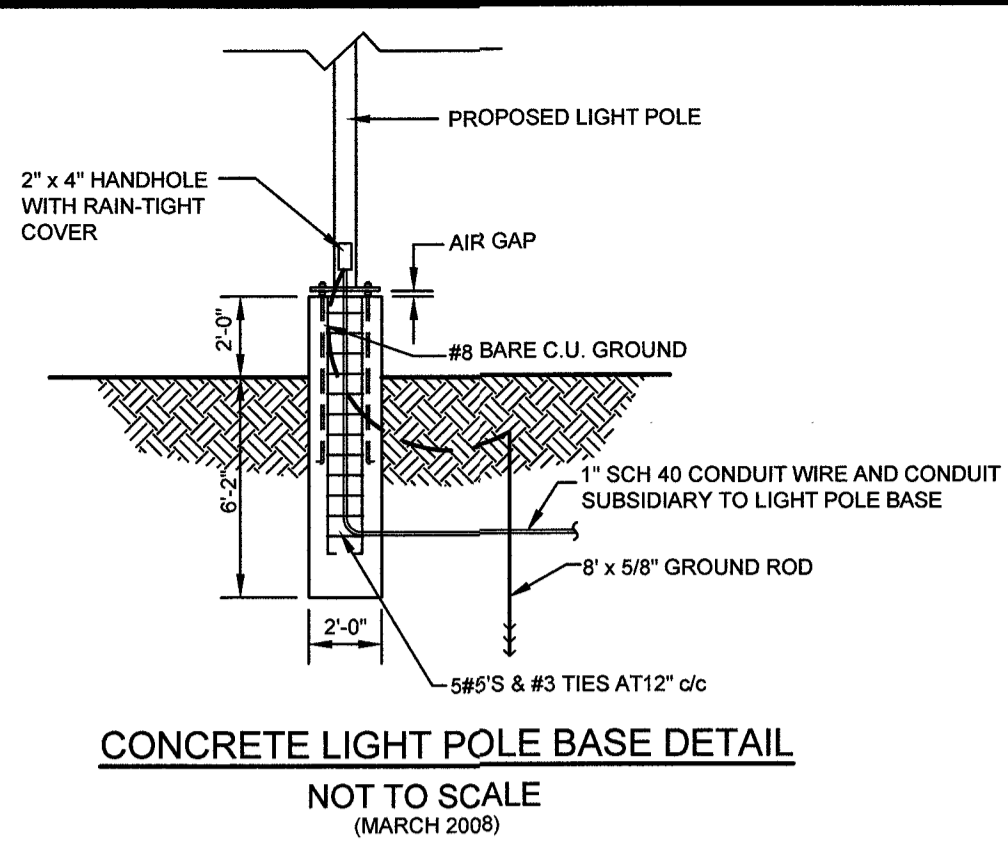
OWNER/APPLICANT:
STEEL PROPERTIES LLC
8 CHRISTINE DRIVE
HUDSON, N.H. 03051
BK. 9717 PG. 717

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

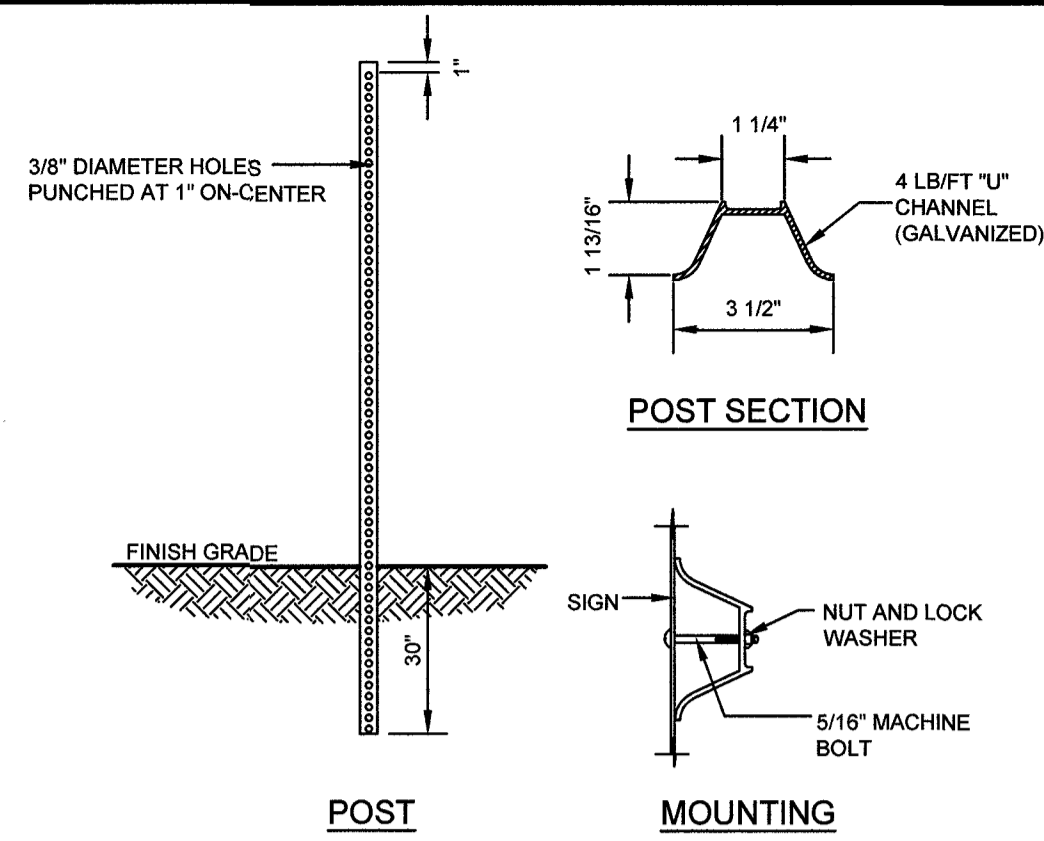
PAUL CHISHOLM
No. 19078
LICENSED PROFESSIONAL ENGINEER

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	03-12-2024	REVISED PER TOWN COMMENT	BES
2	04-23-2024	REVISED PER TOWN COMMENT	BES

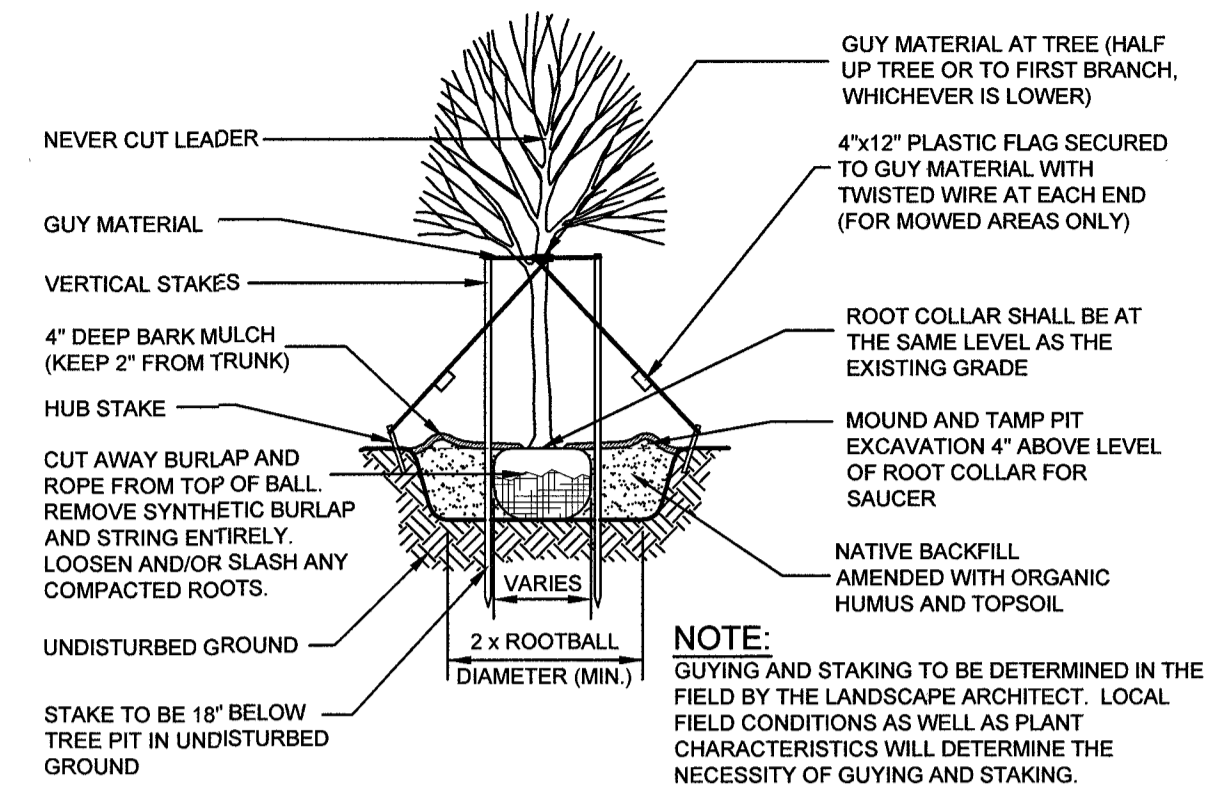
DATE: MARCH 4, 2024 SCALE: 1" = 30'
PROJECT NO: 23-1002-3 SHEET 7 OF 10



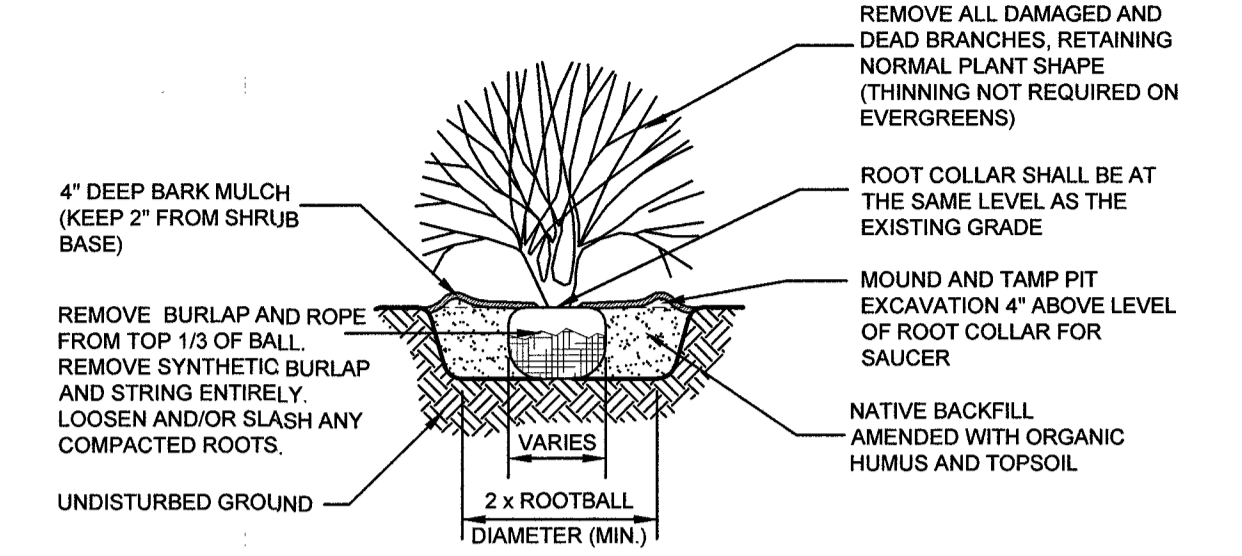
CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE
(MARCH 2008)



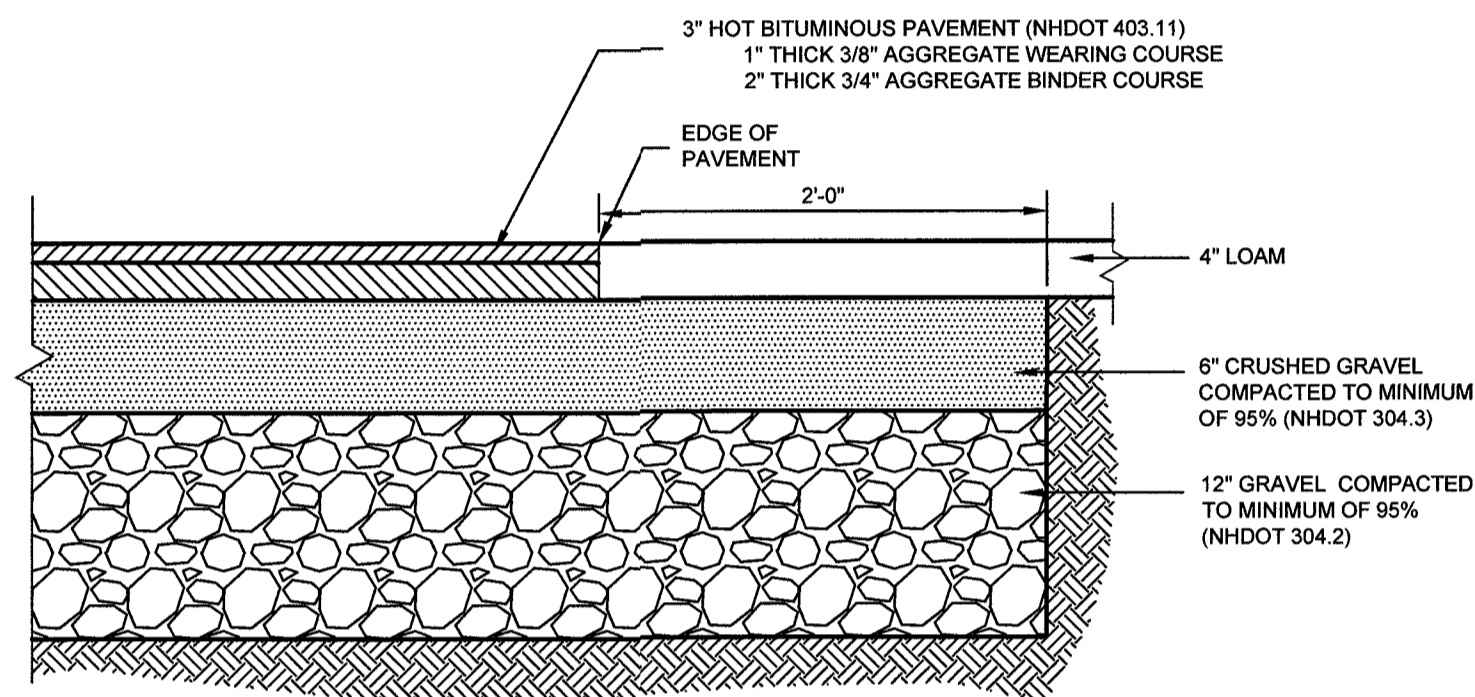
STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)



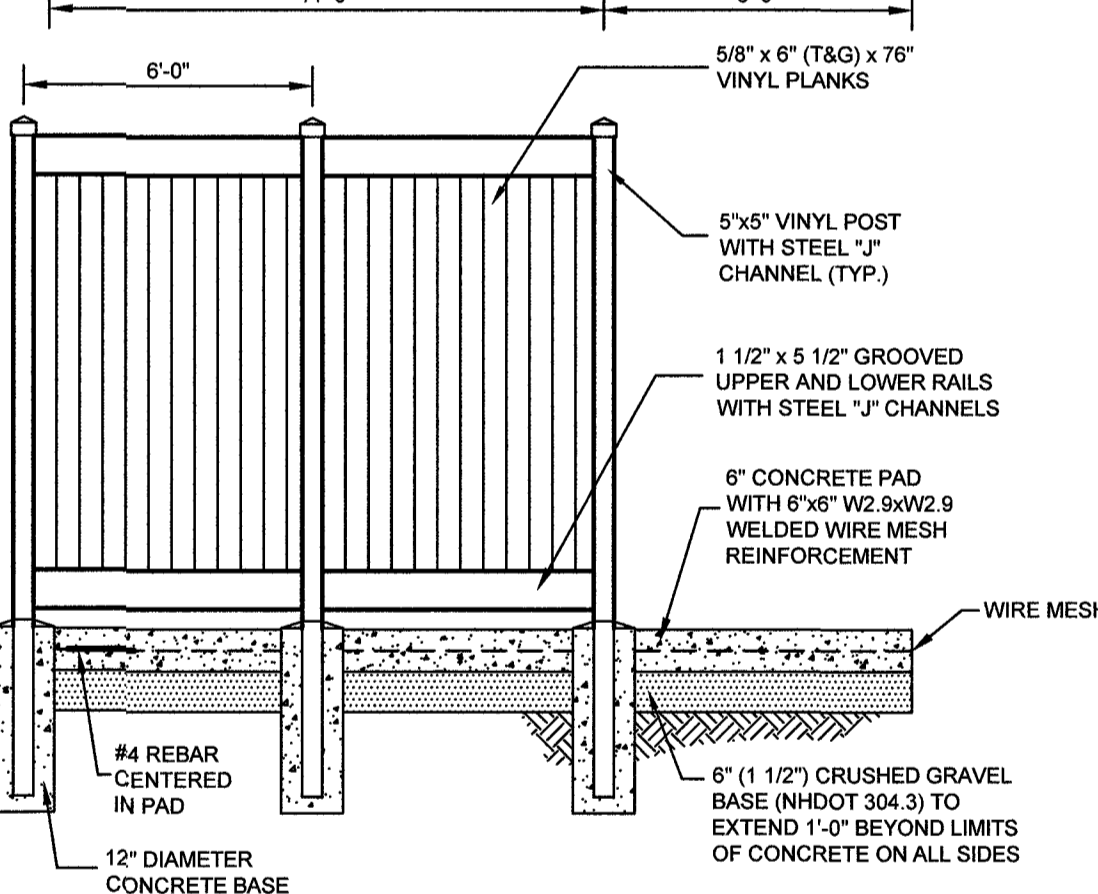
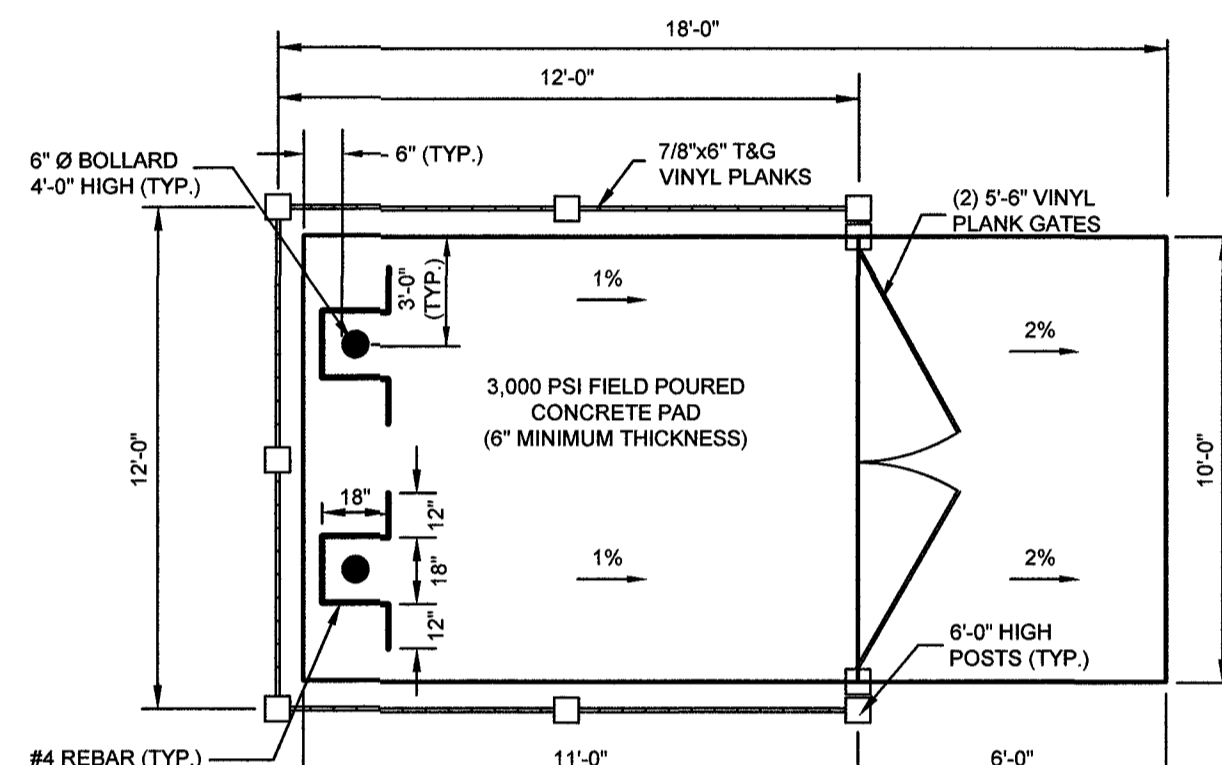
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



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



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



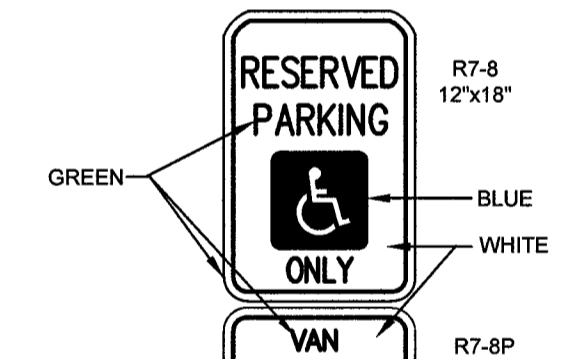
VINYL TRASH ENCLOSURE DETAIL
NOT TO SCALE
(MARCH 2008)



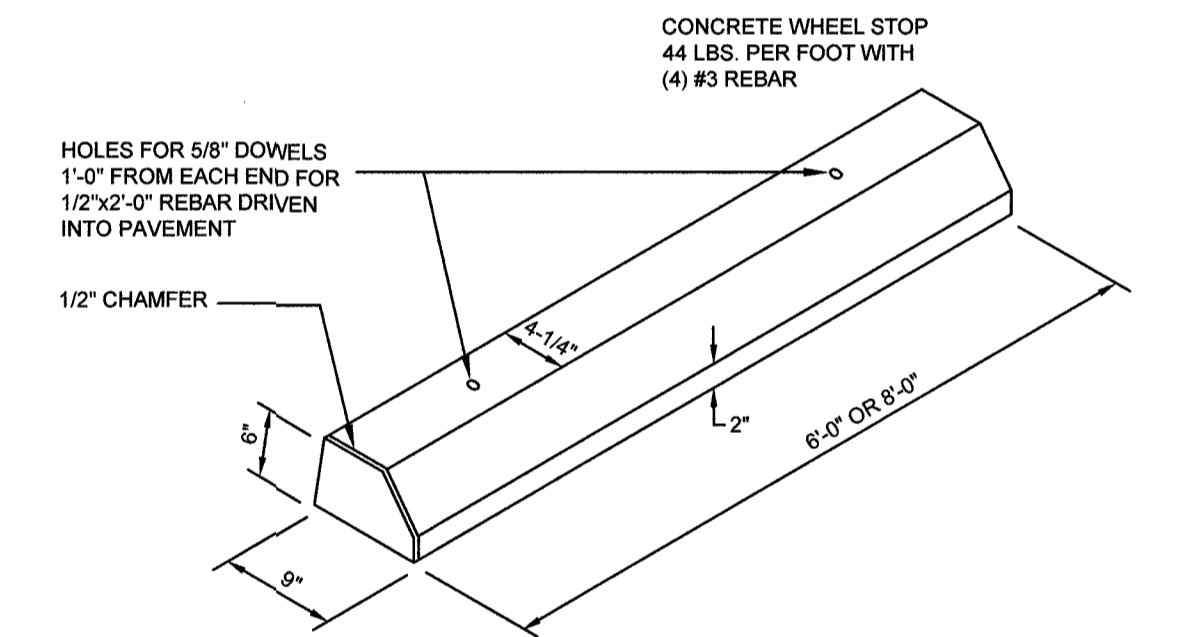
STOP SIGN DETAIL
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(MARCH 2008)



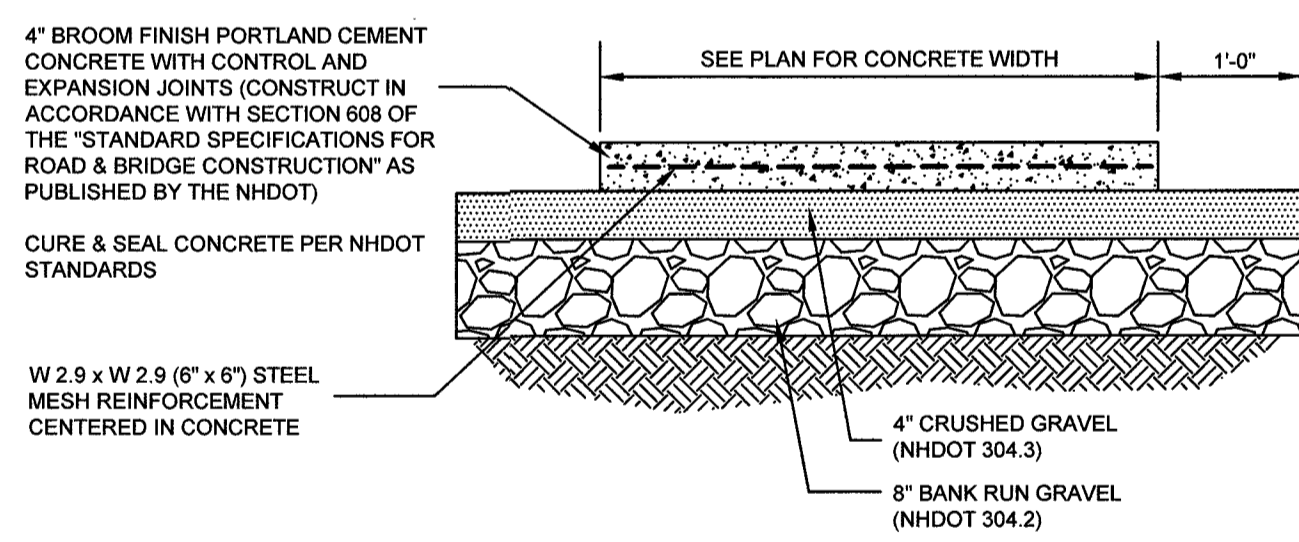
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



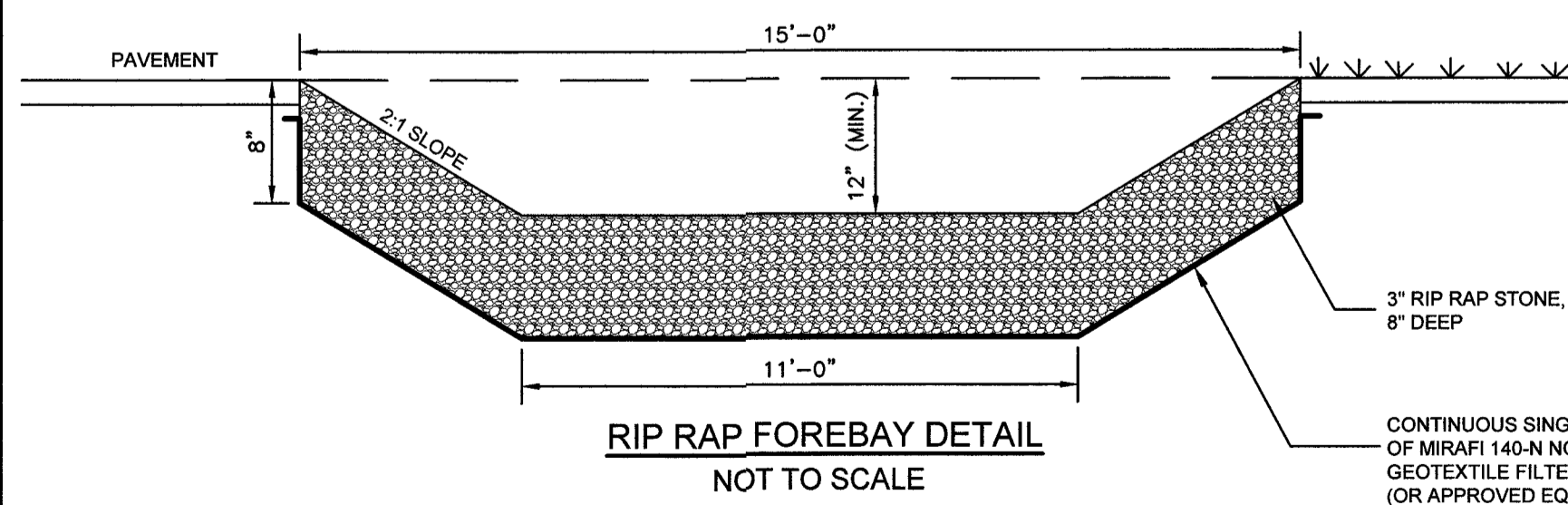
VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(NOVEMBER 2016)



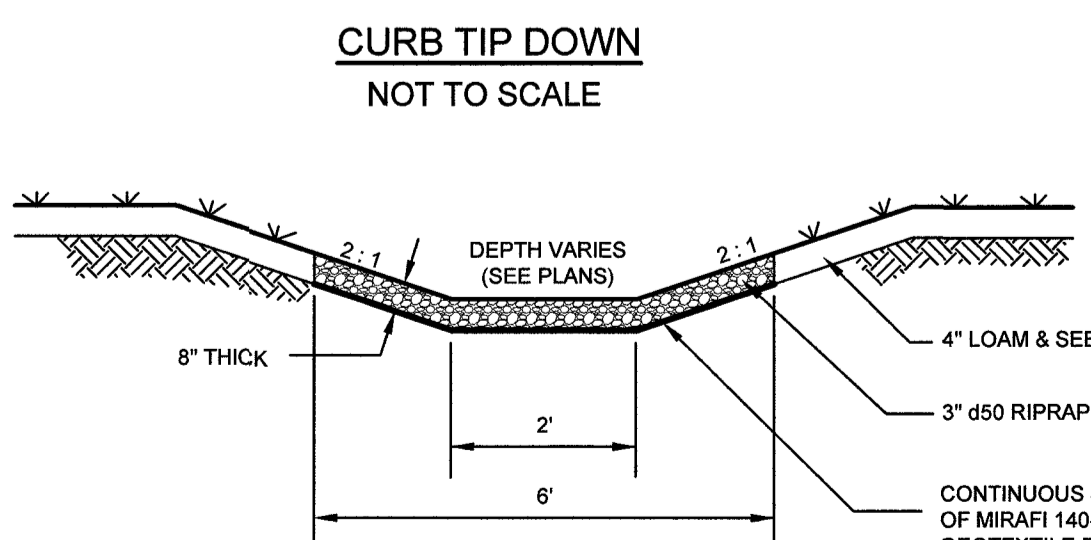
PRECAST CONCRETE WHEEL STOP
NOT TO SCALE
(MARCH 2008)



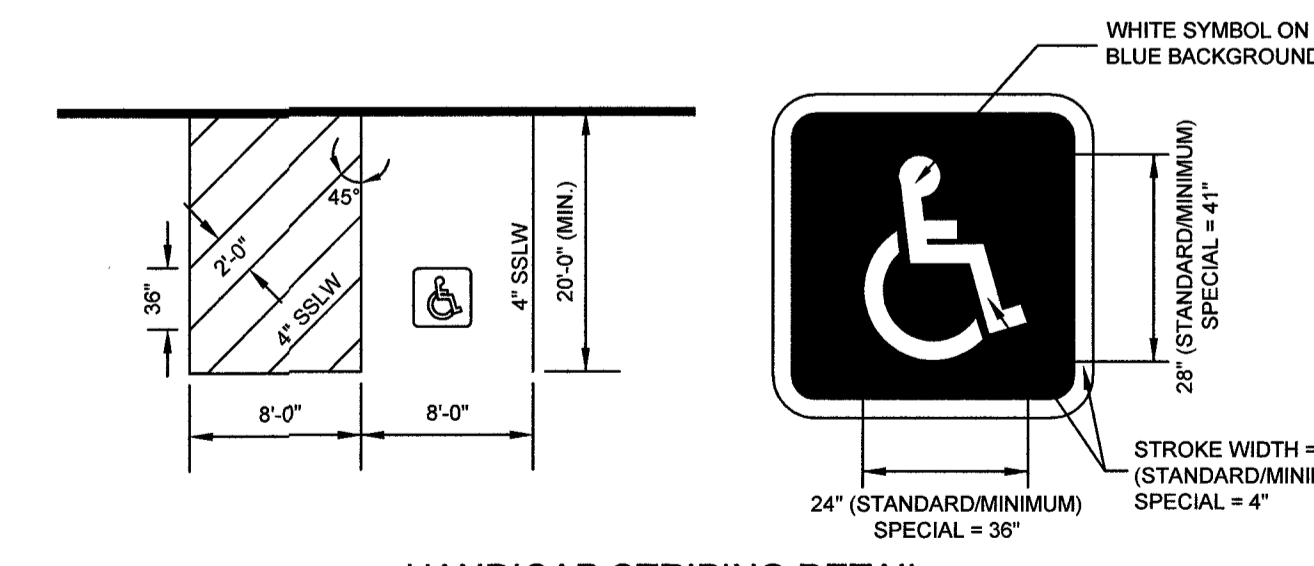
CONCRETE WALK DETAIL
NOT TO SCALE
(MARCH 2008)



RIP RAP FOREBAY DETAIL
NOT TO SCALE



RIP RAP LINED DRAINAGE SWALE DETAIL
NOT TO SCALE



HANDICAP STRIPING DETAIL
NOT TO SCALE
(MARCH 2012)

- STRIPING NOTES:**
- ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THESE STANDARDS AND THE CURRENT EDITION OF MUTCD.
 - WIDTH OF LINES SHALL VARY NO MORE THAN ± 1/4 INCH FROM THAT SPECIFIED.
 - THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.
 - OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.

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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CONSTRUCTION DETAILS
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

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

PAUL CHISHOLM
No. 15076
LICENSED PROFESSIONAL ENGINEER

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	03-12-2024	REVISED PER TOWN COMMENT	BES
2	04-23-2024	REVISED PER TOWN COMMENT	BES

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

TURF ESTABLISHMENT SCHEDULE

PURPOSE:

TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

PREPARATION AND EXECUTION:

- RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
- PLACE LOAM OVER AREAS TO BE SEEDED AND SPREAD.
- FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED; TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
- APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE LIME INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
- APPLY NO PHOSPHATE, SLOW RELEASE FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
- DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
- SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN SEPTEMBER 15 AND OCTOBER 15 AND BETWEEN APRIL 15 AND JUNE 15. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNTILABLE.
- WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH STRAW. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3 : 1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
- PROTECT AND PREVENT AGAINST WASHOUTS, ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEEDED.
- WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 15, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

MAINTENANCE:

ALL SEEDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDED AREA. MAINTAIN SEEDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

- LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
- LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
- FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F. IT IS RECOMMENDED THAT THE SOIL BE TESTED PRIOR TO APPLYING ANY FERTILIZERS TO DETERMINE WHAT LEVELS AND RATES ARE NECESSARY.
- SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
- TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
- SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
- SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.8 POUNDS PER 1,000 S.F.
- MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

MATERIALS:

- LOAM USED FOR TOPSOIL SHALL BE FRABLE, FERTILE, NATURAL, FREE-DRAINING LOAM; FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOIL LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
- LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
- FERTILIZER SHALL BE NO PHOSPHORUS, SLOW RELEASE.
- SEED MIXTURE FOR LAWN AREAS SHALL BE 99% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
 - 25% CREEPING RED FESCUE
 - 25% KENTUCKY BLUEGRASS
 - 25% REDTOP
 - 25% MANHATTAN PERENNIAL RYEGRASS
- TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
 - 15% BLACKWELL OR SHELTER SWITCHGRASS
 - 30% NIAGRA OR KAW BIG BLUESTEM
 - 30% CAMPER OR BLAZE LITTLESTEM
 - 15% NE-27 OR BLAZE SAND LOVEGRASS
 - 10% VIKING BIRDSFOOT TREFOL

INOCULUM SPECIFIC TO BIRDSFOOT TREFOL MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.

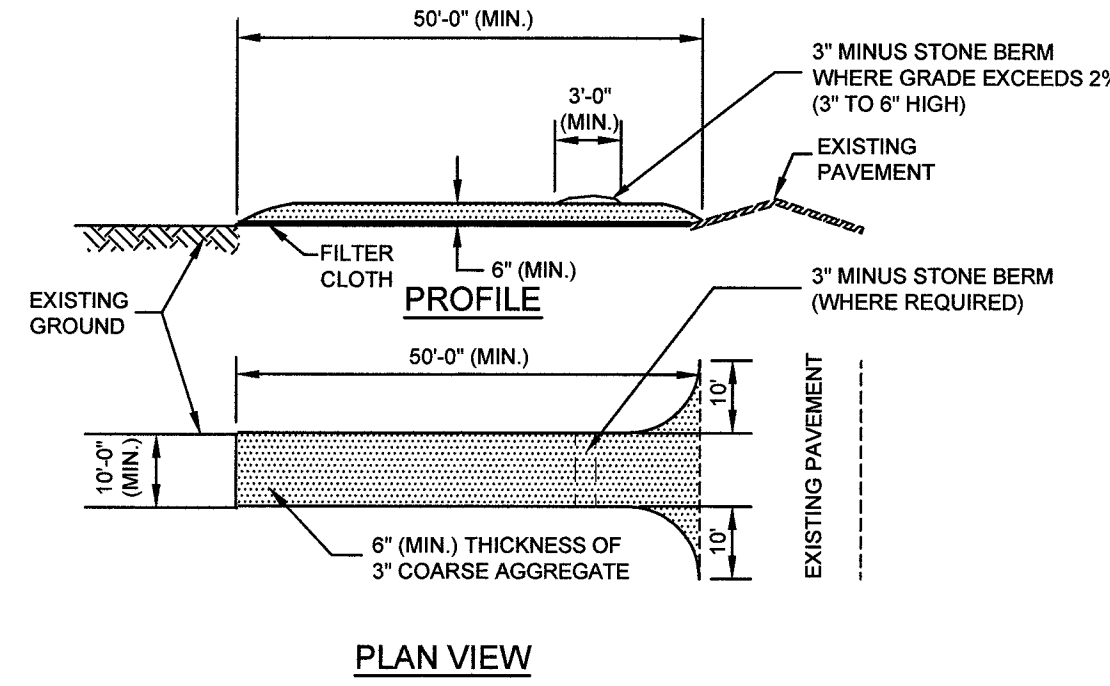
- SEED MIXTURE FOR SLOPE AREAS SHALL BE 99% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
 - 30% CREEPING RED FESCUE
 - 40% PERENNIAL RYE GRASS
 - 15% REDTOP
 - 15% BIRDSFOOT TREFOL

*IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3 : 1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.

- SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF THE FOLLOWING:
 - 25% CREEPING RED FESCUE
 - 15% SWITCH GRASS
 - 15% FOX SEDGE
 - 15% CREEPING BENTGRASS
 - 10% FLATPEA
 - 20% WILDFLOWER VARIETY

STRAW USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOVINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.

- NATIVE PLANTINGS SHOULD BE USED FOR ALL NEW GREENSCAPES.
- ALL WILDFLOWER SEEDING MIXES SHOULD BE FREE OF INVASIVE SPECIES.



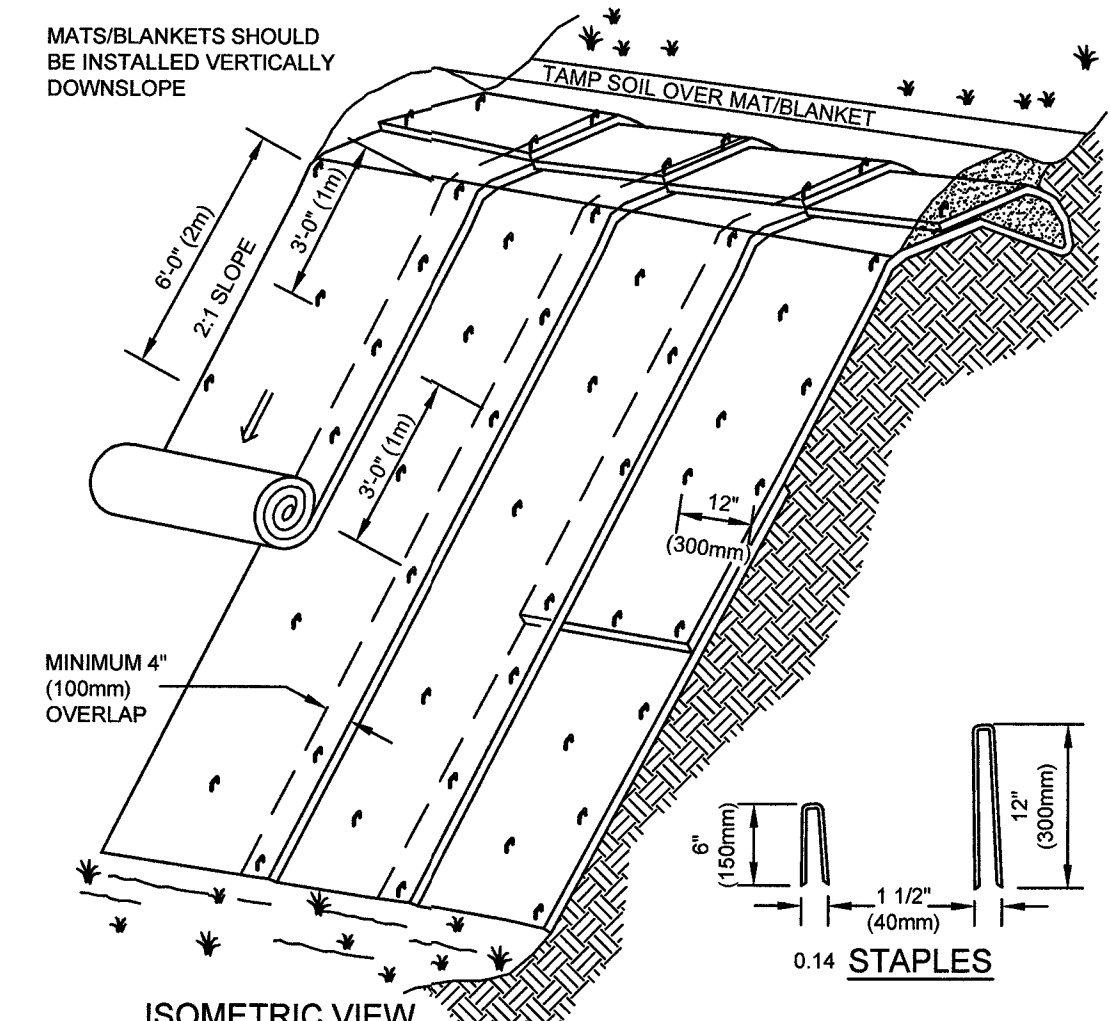
STABILIZED CONSTRUCTION EXIT DETAIL
NOT TO SCALE

MAINTENANCE:

- MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
- IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS:

- STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH MINIMUM STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 3 INCHES.
- THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 3 : 1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS TRACKING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- THE MOUNTABLE BERM IS REQUIRED FOR 50' LONG EXITS.



- NOTES:**
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - EROSION BLANKETS TO BE A BCN150 OR AN APPROVED ALTERNATIVE WHICH MUST CONSIST OF ALL NATURAL FIBERS.

EROSION CONTROL BLANKETS - SLOPE INSTALLATION
NOT TO SCALE
(AUGUST 2011)

CONSTRUCTION SEQUENCE

- THE CONTRACTOR WILL ENSURE THAT NO MORE THAN 5 ACRES IS DISTURBED AT ANY ONE TIME.
- FIRST CUT AND CLEAR TREES AND BRUSH WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
- COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTION ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH STRAW BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
- BEGIN EARTHMOVING OPERATIONS.
- DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
- PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
- COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRIABLE LOAM.
- FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
- CONTINUE TO MONITOR AND MAINTAIN EROSION CONTROL UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
- INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
- COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

CERTIFICATE OF OCCUPANCY PHASING PLAN AGREEMENT:

- THE FOLLOWING SITE IMPROVEMENTS ARE REQUIRED FOR INDIVIDUAL CERTIFICATES OF OCCUPANCY AS CONSTRUCTION PROGRESSES:
 - A. ROAD BASE COAT.
 - B. STOP SIGNS AND TEMPORARY STRIPING OF STOP BARS.
 - C. GRADING AND DRAINAGE.
 - D. LOAM AND SEED THAT SUPPORTS THE SUBJECT UNIT OF THE CERTIFICATE OF OCCUPANCY.
 - E. TEMPORARY STRIPING OF VISITOR PARKING; AND
 - F. UTILITIES.

EROSION CONTROL NOTES:

- EXPPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION UNLESS AN ENVIRONMENTAL MONITOR IS EMPLOYED THROUGHOUT THE DURATION OF CONSTRUCTION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FORTY-FIVE (45) CALENDAR DAYS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
- EROSION CONTROL AND STABILIZATION SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CONSERVATION DISTRICT-VEGETATIVE STANDARD AND SPECIFICATIONS FOR SEEDING GRASSES AND LEGUMES FOR LONG-TERM COVER ON EXCAVATED AREAS.
- ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
- IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
- IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
- THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
- AREAS HAVING FINISH GRADE SLOPES OF 3 : 1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION."
- DETENTION BASINS/SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
- DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
- ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR SILT FENCE INSTALLED IN ACCORDANCE WITH ENV-WO 1506.04, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/2".
- TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

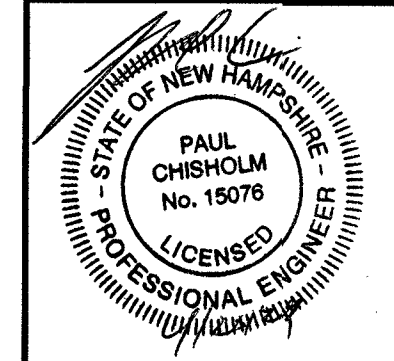
WINTER CONSTRUCTION NOTES:

- ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4 : 1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER MHDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

CONSTRUCTION DETAILS
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) 627-2801



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	03-12-2024	REVISED PER TOWN COMMENT	BES
2	04-23-2024	REVISED PER TOWN COMMENT	BES

DATE: MARCH 4, 2024 SCALE: AS NOTED
PROJECT NO: 23-1002-3 SHEET 9 OF 10

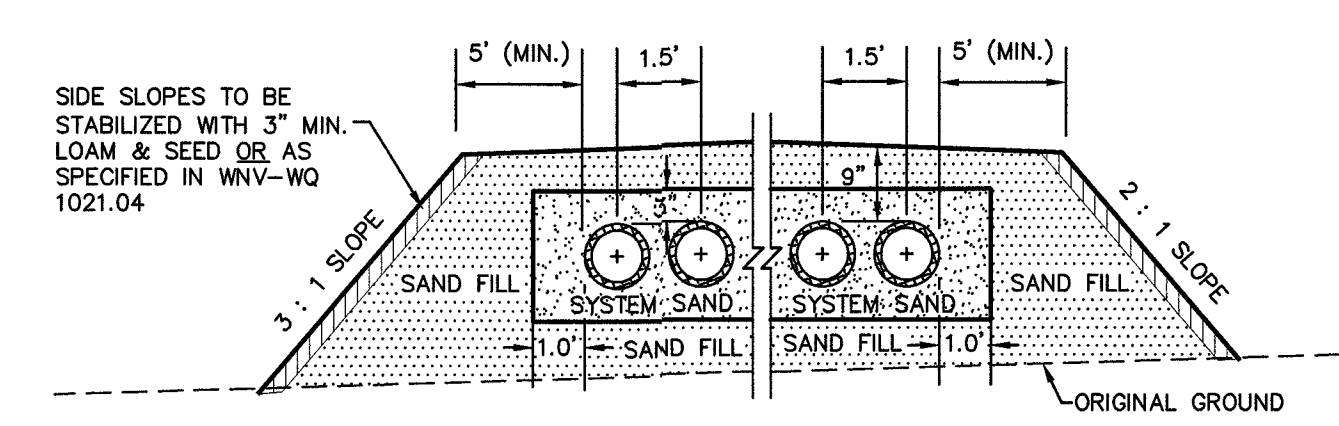
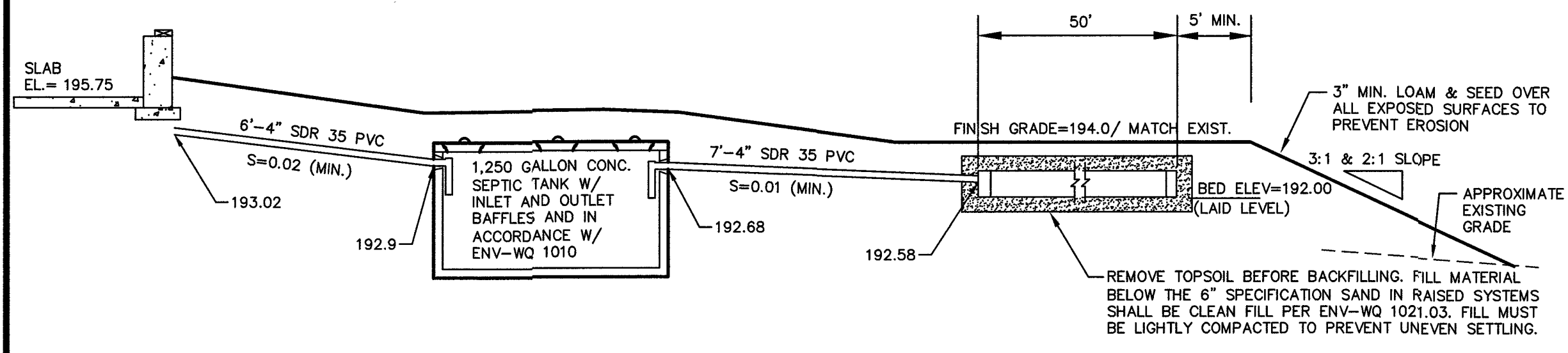
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: OCTOBER 26, 2022

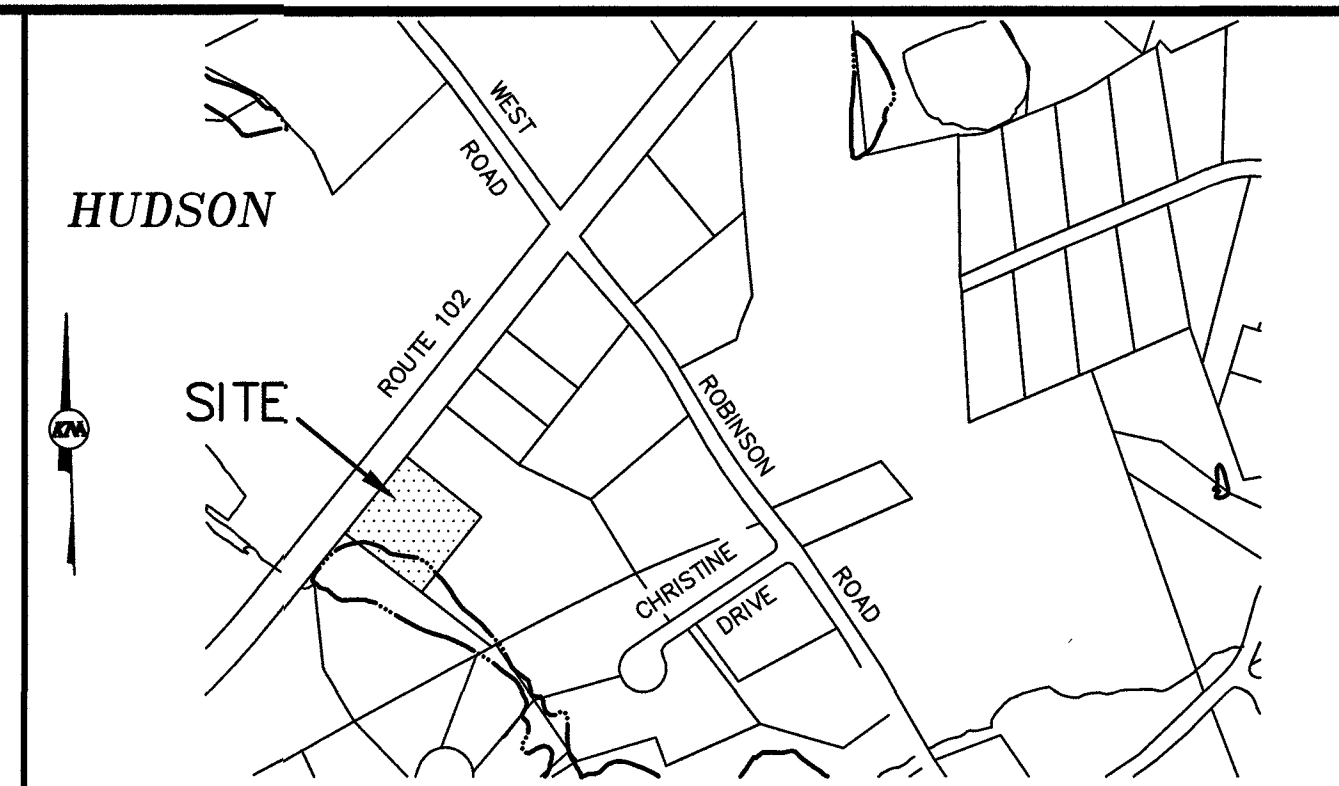
SIGNATURE DATE: _____

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.



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 SECTION OF PROPOSED SANITARY SYSTEM
 -NOT TO SCALE-

TYPICAL "ENVIRO-SEPTIC" CROSS SECTION
 -NOT TO SCALE-

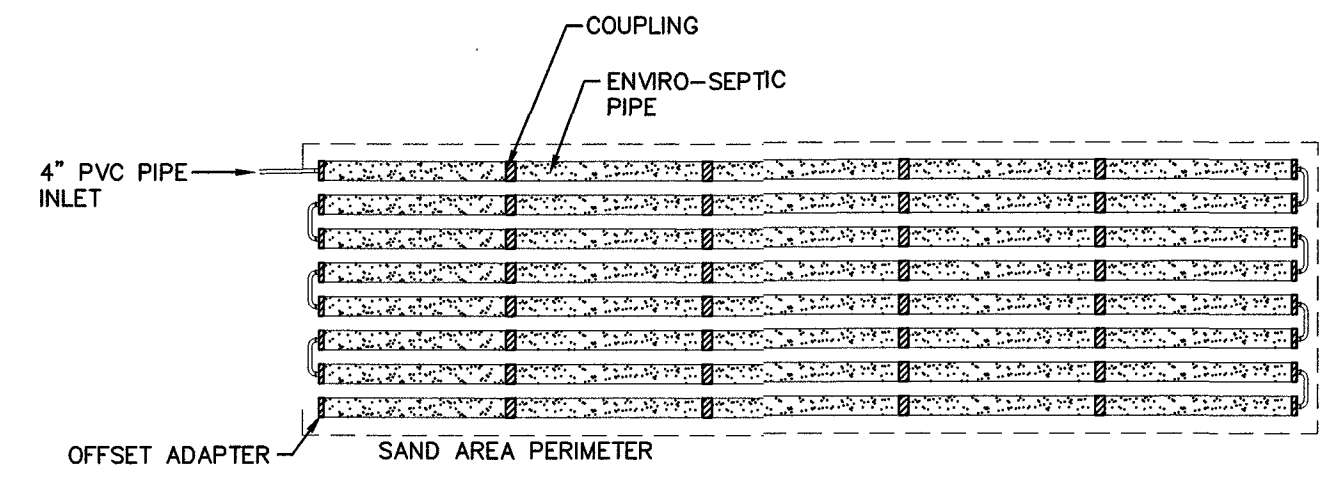
VICINITY MAP
 SCALE: 1" = 1,500'

- NOTE:**
- 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.
 - 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.

- GENERAL NOTES:**
- REFERENCE THIS PARCEL AS HUDSON MAP 105 LOT 7.
 - TOTAL AREA OF PARCEL IS 2.065 ACRES
 - LOT IS TO BE SERVED BY ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM AND MUNICIPAL WATER.
 - 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.
 - 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.
 - REPLACEMENT OF SYSTEM TO BE DONE IN KIND WHEN AND/OR IF NEEDED.
 - 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.
 H&c - HINCKLEY LOAMY SAND; 8 TO 15% SLOPES
 - SYSTEM IS NOT DESIGNED FOR THE DISPOSAL OF HAZARDOUS WASTE OR DISCHARGE FROM A WATER CONDITIONING SYSTEM.
 - THERE IS NOT A BURIAL SITE OR CEMETERY WITHIN 100' OF ANY COMPONENT OF THE ISDS

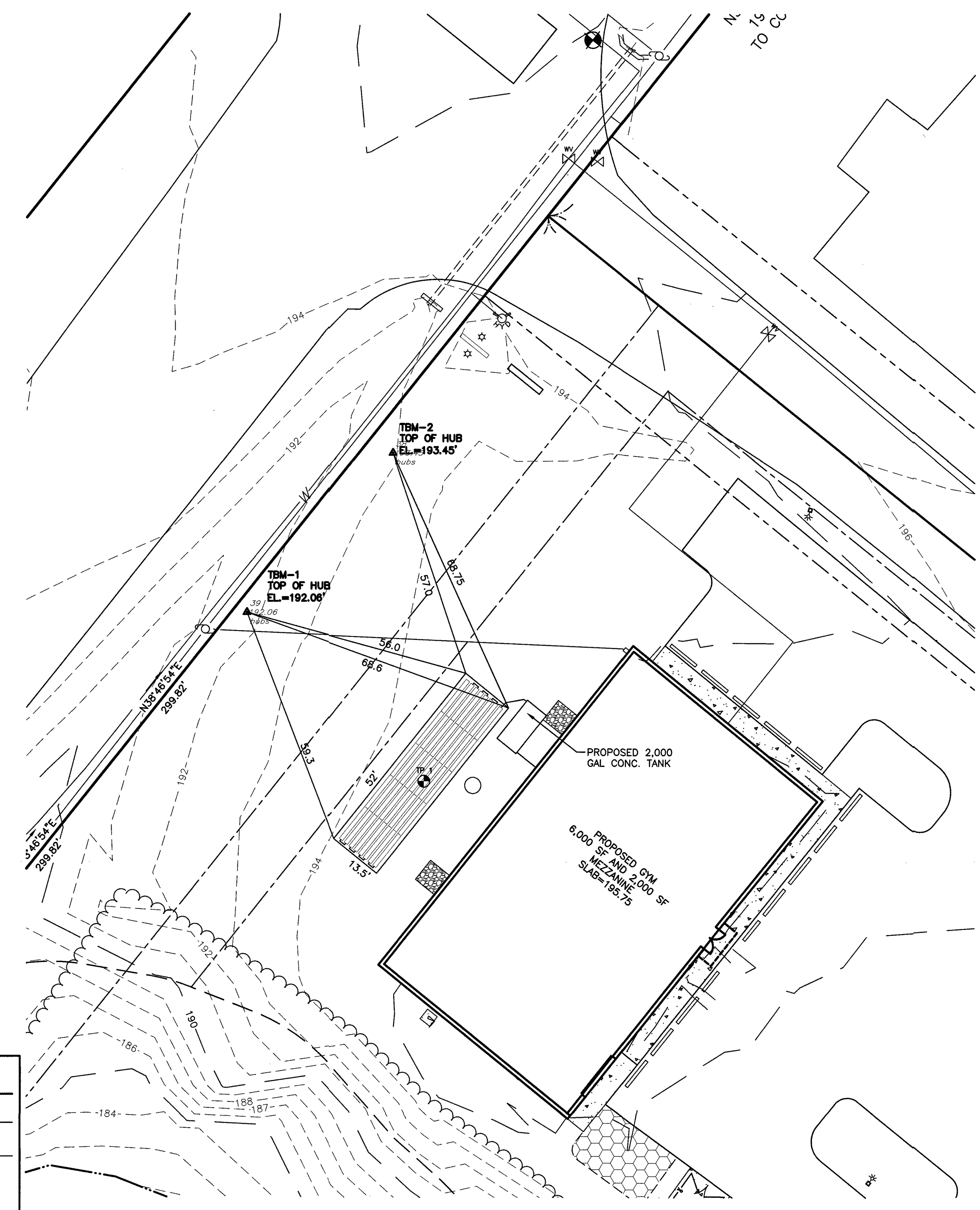
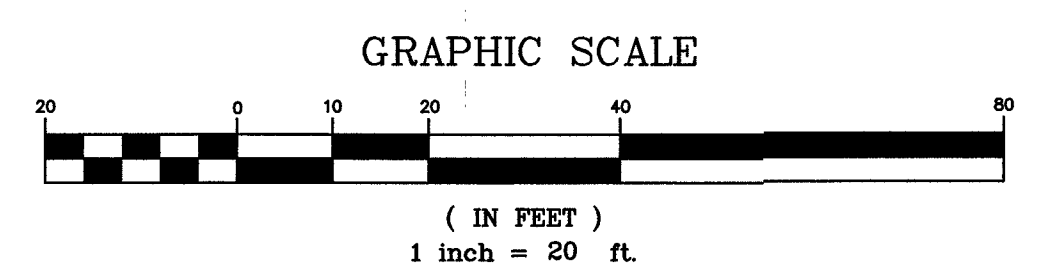
OPERATING REQUIREMENTS
 THE SEPTIC TANK SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SURFACE SCUM AT LEAST ONCE EVERY YEAR. WHEN THE COMBINED THICKNESS OF THE SLUDGE AND SURFACE SCUM EQUALS 1/3 OR MORE OF TANK DEPTH, THE TANK SHALL BE PUMPED BY A LICENSED SEPTIC HAULER.
 TO PREVENT OBSTRUCTION OF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

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 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.

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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TP #1
 LOGGED BY GPC
 PERC TEST @ 20"
 DATE: 2-2-2024
 PERC RATE: 2 MIN./INCH
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

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	

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
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DATE: MARCH 4, 2024 SCALE: 1" = 20'
 PROJECT NO: 23-1002-3 SHEET 10 OF 10