

LEGEND

	MAJOR CONTOUR		FOUND IRON
	MINOR CONTOUR		FOUND MONUMENT
	PROPERTY LINE		INLET SQUARE
	AUTUMN LINE		SANITARY MANHOLE
	OVERHEAD WIRE		WATER VALVE
	TRAILLINE		GAS VALVE
	CHAIN FENCE		SION
	EDGE OF PAVEMENT		UTILITY POLE
	CURB LINE		GUY WIRE
	BOUNDARY		MAIL BOX
	6" GAS LINE		HYDRANT
			FIRE DEPT. CONNECTION
			ROLLARD (POST)
			BOULDER

PARKING:

EXISTING: 48 SPACES

REQUIRED:

1 SPACE PER 600 SF OF GROSS FLOOR AREA
 $(25,658 \text{ SF} / 600 \text{ SF}) = 42.43 \rightarrow 43$ SPACE REQUIRED

PROVIDED:

2 HANDICAPPED SPACES
32 REGULAR SPACES
14 EV SPACES

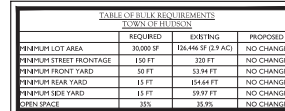
LOADING:

REQUIRED:

1 SPACE PER 5,000 SF OF GROSS FLOOR AREA
1 ADDITIONAL SPACE FOR EVERY 10,000 SF OF GROSS FLOOR AREA
 $(1 \text{ SPACE PER } 5,000 \text{ SF}) \times (1 \text{ PER } 10,000) = 3$ LOADING SPACE REQUIRED

PROVIDED:

(ADEQUATE AVAILABLE SPACE IN THE REAR OF THE BUILDING)



1. THE SUBJECT PROPERTY IS KNOWN AS LOT 10 ON SHEET 222 OF THE OFFICIAL MAP OF THE TOWN OF HUDSON, NEW HAMPSHIRE, DATED APRIL, 1998 AND 1999.

2. THE PROPERTY IS LOCATED IN THE MUNICIPALITY OF ZONE DETRIMENT WITHIN THE MUNICIPAL ZONING REGULATION ZONE AND CONTAINS A TOTAL TRACT AREA OF 13.4245 ACRES, 2.3023 ACRES.

3. OWNER:
R.J. KELLY CO. INC.
15 CAMBRIDGE STREET
BOSTON, MA 02103
212-624-6236

APPLICANT:
BMAN AUTOMOTIVE INC.
1705 N. HANCOCK ROAD
PLYMOUTH MI 48170
817-791-2553

ENGINEER:
COLLIERS ENGINEERING & DESIGN, C.T.C.
300 LIFE BOULEVARD,
SUITE 101
WOODCLIFF LAKE, NEW JERSEY 07477
908-321-0411

4. THE SUBJECT PROPERTY IS PRESENTLY A WARDHOUSE BUILDING WITH ASSOCIATED PARKING. THE APPLICANT PROPOSES TO RENOVATE THE EXISTING OF THE BUILDING TO BE USED AS A SHOP SPACE, PARTS, SERVICE, OFFICE AREA, AND A CUSTOMER AREA.

5. ZONE DATA: MUNICIPALITY, B. ZONE

6. SURVEYAL PLANS OF LAND IN QUESTION, NEW HAMPSHIRE FOR R.J. KELLY CO., INC. BY HAYDEN SWANSON INC., DATED JULY 29, 2002, RECORDED UNDER PLAN # 4121.

7. BACKGROUND AND TOPOGRAPHIC SURVEY INFORMATION UNDER HEARON E. 4121 FROM A LAND TITLE, "RECORD BOUNDARY & TOPOGRAPHIC SURVEY FOR BEANS & RAGNONE DRIVE, TOWN OF HUDSON, NEW HAMPSHIRE, NEW HAMPSHIRE," DATED 08/18/97, BY COLLIERS ENGINEERING & DESIGN.

8. NO FRESHWATER WETLANDS ARE KNOWN TO EXIST ON THE SITE.

9. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD PLAIN MAP OF NEW HAMPSHIRE, DATED SEPTEMBER 25, 2000 PREPARED BY THE FEDERAL, REGIONAL AND STATE AGENCIES.

10. ALL ELEVATIONS REFER TO NAVD 83 DATUM.

11. THE SITE IS DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE, HEARON E. 4121 SURVEY.

12. NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDING STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.

13. THE SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCIES REVIEW AND APPROVAL. THE SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION.

14. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT INTENDED AS A SUBSTITUTE OR CORRECTION.

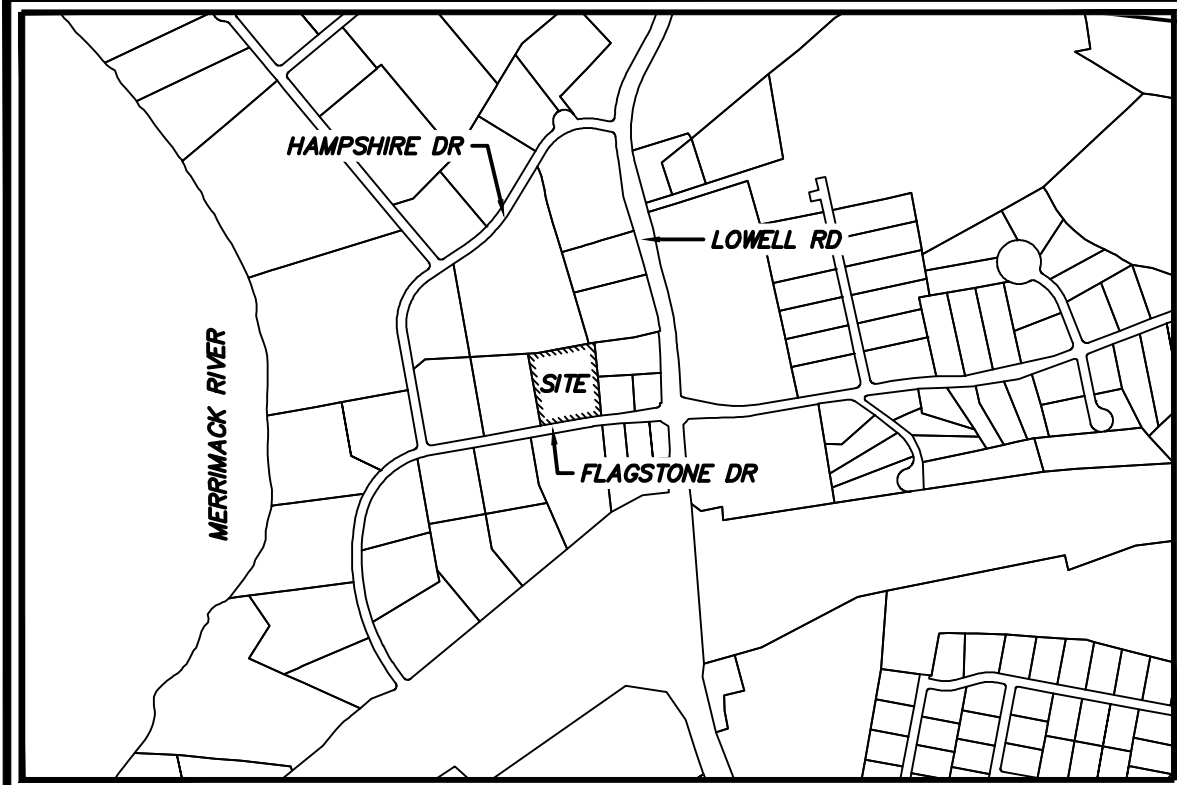
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

**FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM**

SHEET NUMBER:

1 OF 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



VICINITY MAP
HUDSON, NH
NTS

GENERAL NOTES:

- THE RECORD OWNERS OF THE LOCUS PARCEL IS AS FOLLOW:
SOUTHERN NH INDUSTRIAL OWNER II, LLC., BY DEED DATED AUGUST 2, 2022 AND
RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) IN BOOK 9643,
PAGE 2729.
- THE PROPERTY IS SHOWN AS LOT 13 ON THE TOWN OF HUDSON TAX MAP 222, AND IS
LOCATED IN THE INDUSTRIAL (I) DISTRICT.
- SPACE AND BULK CRITERIA FOR THE INDUSTRIAL DISTRICT IS AS FOLLOWS:
MINIMUM LOT SIZE: 30,000 S.F.
MINIMUM STREET FRONTAGE: 150 FEET
MINIMUM FRONT YARD: 50 FEET*
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 15 FEET
- * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 2.9 ACRES.
- BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE HILLSBOROUGH
COUNTY REGISTRY OF DEEDS (H.C.R.D.).
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY
COLLIERS ENGINEERING & DESIGN INC. IN MARCH OF 2025 AND PLAN REFERENCE BA. A
FULL BOUNDARY SURVEY HAS NOT BEEN PERFORMED FOR THIS PARCEL BY CED
- TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON FIELD WORK PERFORMED
BY COLLIERS ENGINEERING & DESIGN IN MARCH OF 2025.
- PLAN REFERENCES:
A. "BOUNDARY PLAN OF LAND IN HUDSON, NEW HAMPSHIRE FOR R.J. KELLY CO., INC." BY
HAYNERSWANSON, INC., DATED JULY 19, 2022, RECORDED UNDER PLAN NO. 41512.
- PLAN ORIENTATION IS GRID NORTH, NEW HAMPSHIRE PLANE COORDINATE SYSTEM,
ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS
OBSERVATIONS.
- NO EVIDENCE OF ENCROACHMENTS WERE OBSERVED DURING THE COURSE OF THE
SURVEY.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY
LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIVASCE 38-02.
UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES.
CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC.
(1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO
CONSTRUCTION AND/OR EXCAVATION.
- LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD
AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HUDSON, NEW
HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY-PANEL NUMBER 3301C0656D,
HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009. THE ENTIRETY OF THE LOCUS
PROPERTY FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOOD
HAZARD.
- A WETLAND DELINEATION WAS NOT PERFORMED ON THIS PROJECT SITE

SURVEYORS CERTIFICATION:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF
STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED
AND THAT NO NEW WAYS ARE SHOWN (NH REV STAT § 676:18).

SEAN P. PIERCE, NH LS 1032

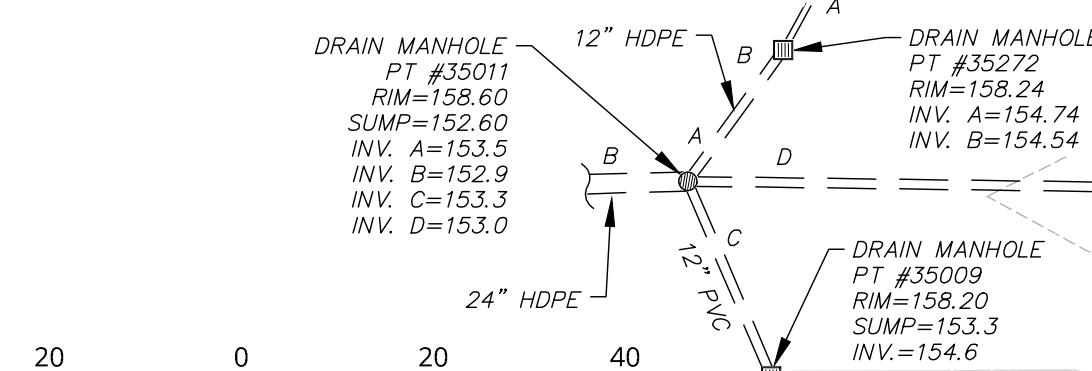
04/01/25
DATE

LEGEND

- | | | | |
|-----|------------------|---|-----------------------|
| 75 | MAJOR CONTOUR | ○ | FOUND IRON |
| 74 | MINOR CONTOUR | □ | FOUND MONUMENT |
| --- | PROPERTY LINE | □ | INLET SQUARE |
| --- | ABUTTER LINE | ○ | SANITARY MANHOLE |
| --- | OVERHEAD WIRE | ○ | WATER VALVE |
| --- | TREELINE | ○ | GAS VALVE |
| --- | CHAIN FENCE | ○ | SIGN |
| --- | EDGE OF PAVEMENT | ○ | UTILITY POLE |
| --- | CURB LINE | ○ | GUY WIRE |
| --- | BUILDING | ○ | MAIL BOX |
| --- | U/G GAS LINE | ○ | HYDRANT |
| --- | | ○ | FIRE DEPT. CONNECTION |
| --- | | ○ | BOLLARD (POST) |
| --- | | ○ | BOULDER |

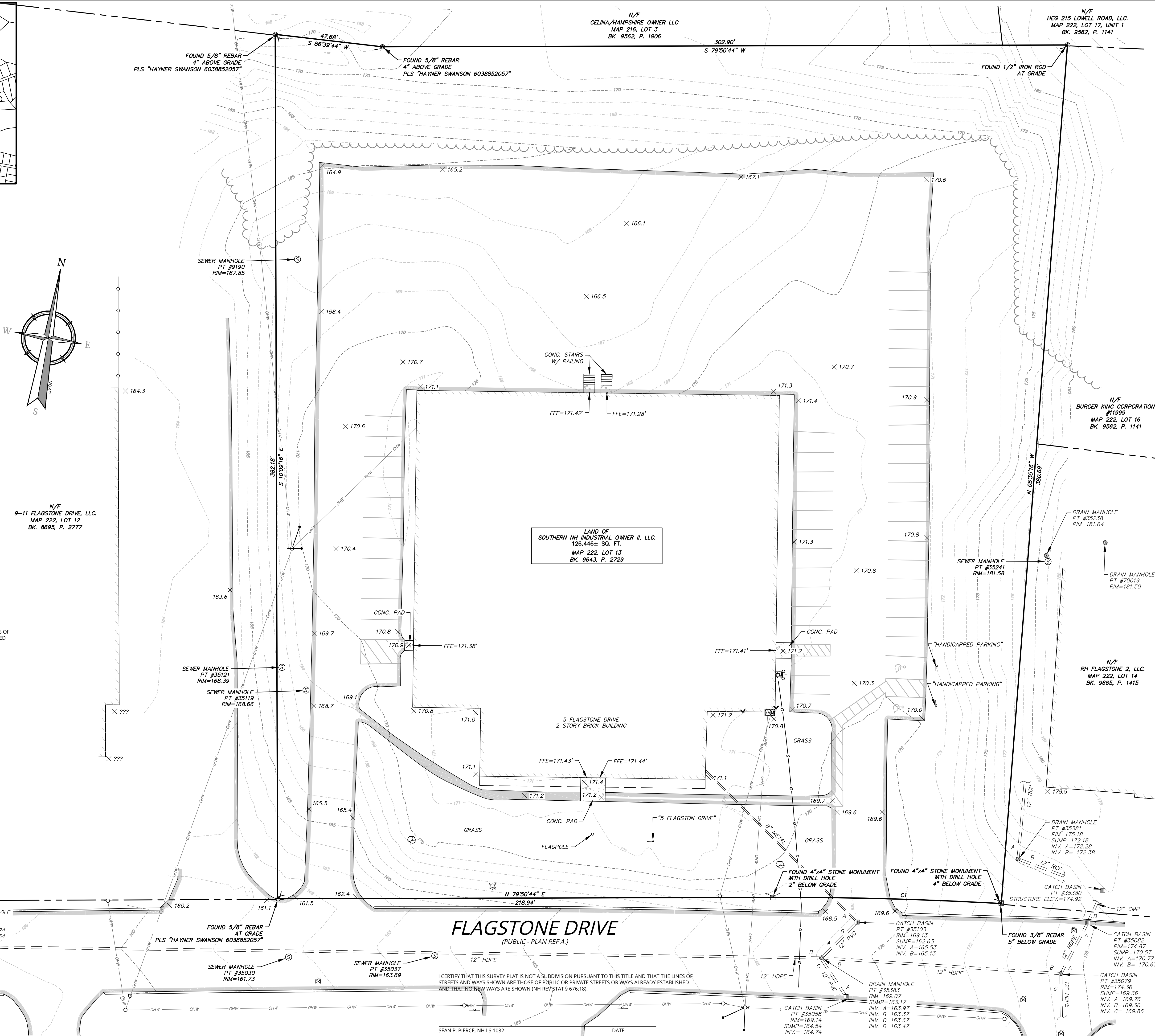
CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	1725.00'	101.06'	3° 21' 24"	N 81° 31' 26" E 101.05'



SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



Colliers

Engineering
& Design

www.colliersengineering.com

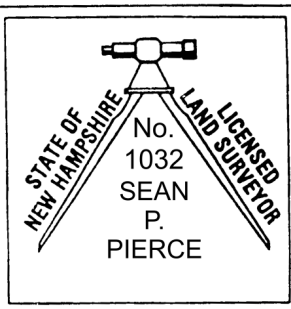
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing
and all the information contained herein is authorized for use only by the party for
whom the services were contracted and to whom it is certified. This drawing may not
be copied, reprinted, distributed, or relied upon for any other purpose
without the express written consent of Colliers Engineering & Design.



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV. DATE DRAWN BY DESCRIPTION ISSUED TO CLIENT



LIMITED BOUNDARY &
TOPOGRAPHIC SURVEY

FOR
RIVIAN
RECORD OWNER:
SOUTHERN NH INDUSTRIAL
OWNER II, LLC., BY DEED
DATED AUGUST 2, 2022
BK. 9643, P. 2729

5 FLAGSTONE DRIVE

TOWN OF HUDSON
HILLSBOROUGH COUNTY
NEW HAMPSHIRE

Colliers

Engineering
& Design

SCALE: 1" = 20' DATE: 3/11/2025 DRAWN BY: EWP CHECKED BY: JRE
PROJECT NUMBER: 25002384A DRAWING NAME: V-SURV-25002384A

LIMITED BOUNDARY &
TOPOGRAPHIC SURVEY

1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.