

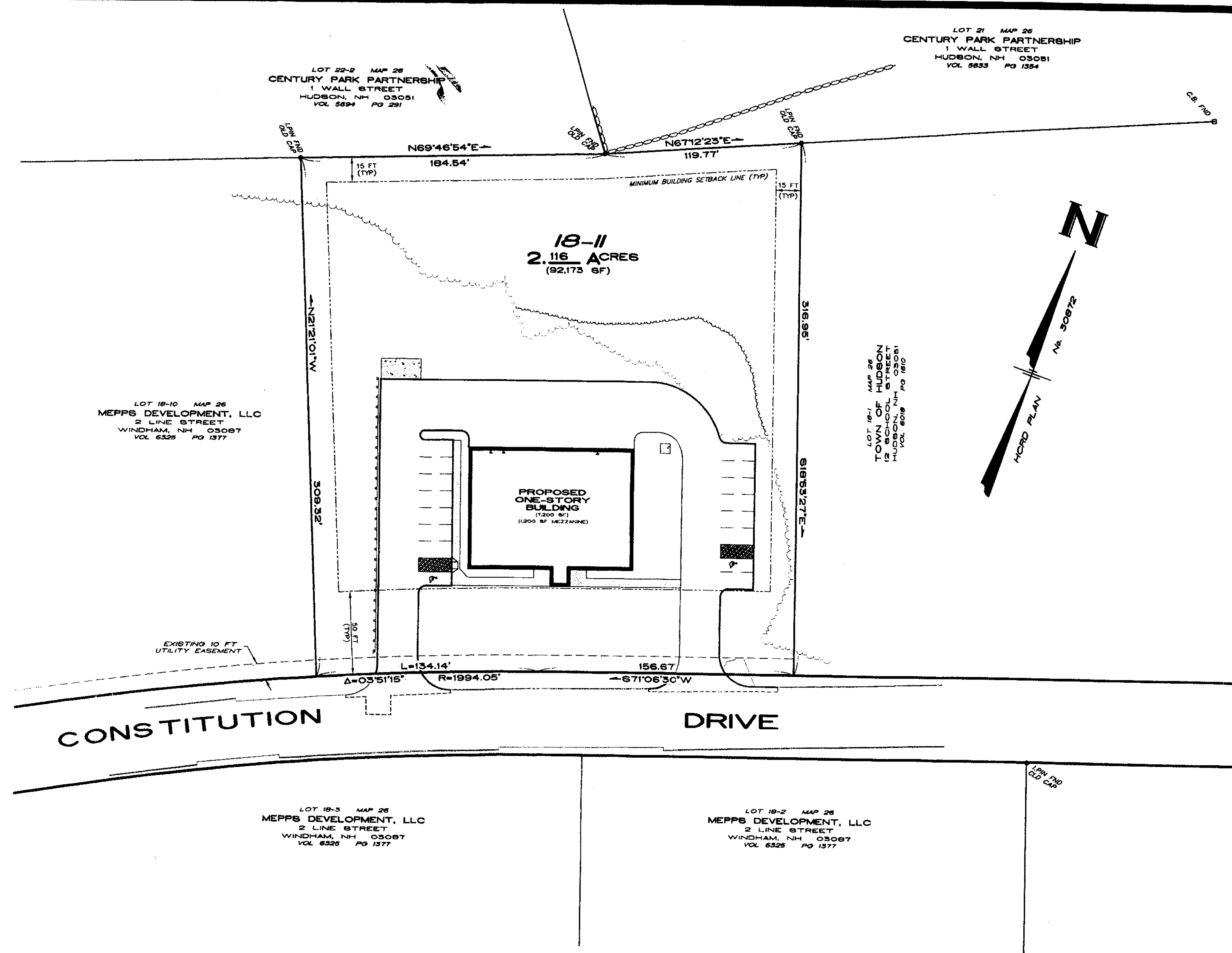
NO.	DATE	REVISION	BY
1	04/05/04	CONDITIONS OF APPROVAL	AMB
2	02/19/04	ADDRESS TOWN COMMENTS	AMB

- LEGEND**
- 100- EXISTING GROUND CONTOUR
 - 100- EXISTING SPOT ELEVATION
 - 100.5+ PROPOSED SPOT GRADE
 - STORM DRAIN & CATCHBASIN
 - STORM DRAIN & MANHOLE
 - STORM DRAIN & HEADWALL
 - SANITARY SEWER & MANHOLES
 - WATER MAIN & HYDRANT
 - WATER MAIN & GATE VALVE
 - GAS LINE & GATE VALVE
 - UTILITY POLE WITH GUY SUPPORT
 - OVERHEAD ELECTRIC & TELEPHONE
 - TREE LINE
 - N.H. HIGHWAY BOUND
 - STONE BOUND
 - IRON PIN
 - IRON PIPE
 - DRILL HOLE & STONE WALL
 - STONE BOUND TO BE SET
 - IRON PIN TO BE SET
 - WETLAND FLAGGING LIMIT
 - BUILDING SETBACK LINE
 - WIRE FENCE
 - CHAINLINK FENCE
 - CAPE COD BERM
 - SLOPE GRANITE CURB
 - STORMWATER RUNOFF DIRECTION
 - HANDICAP PARKING SPACE
 - HANDICAP SIDEWALK RAMP
 - PARKING SPACE COUNT
 - PAINTED WALK/ISLAND

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: 4-24-04

Paul F. Hayner, Jr. SIGNATURE DATE 5/26/2004
Patricia Merritt SIGNATURE DATE 5/26/04

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.



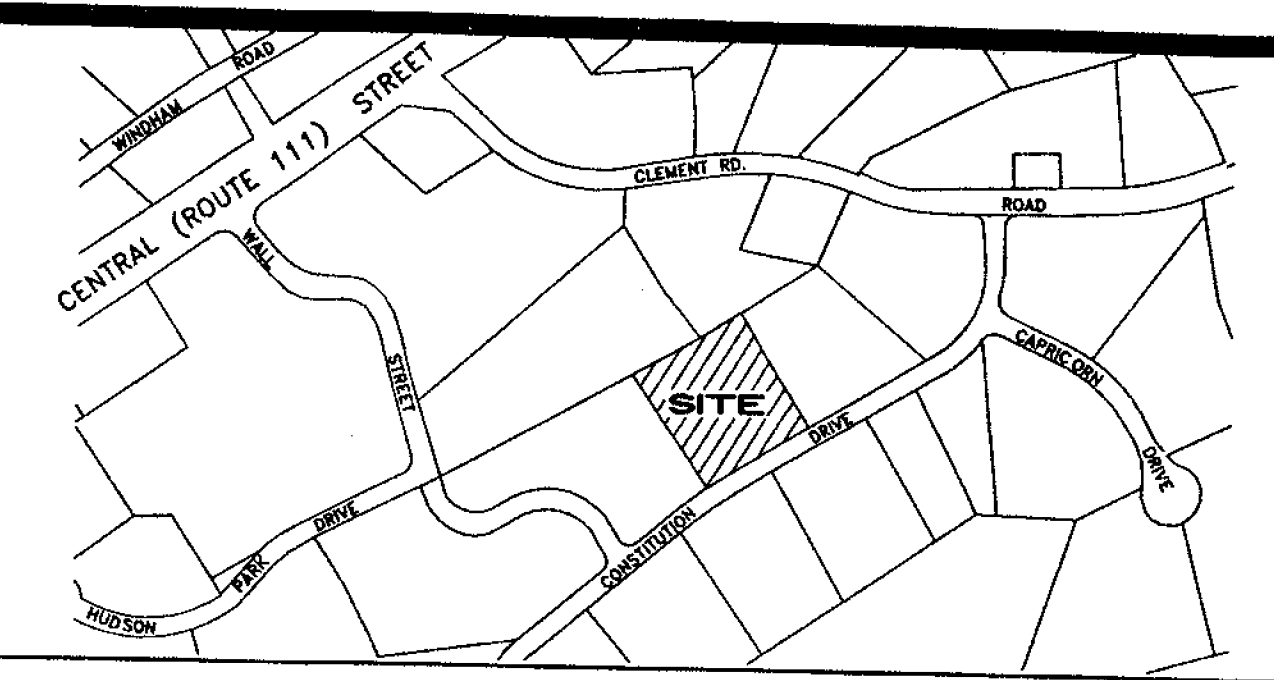
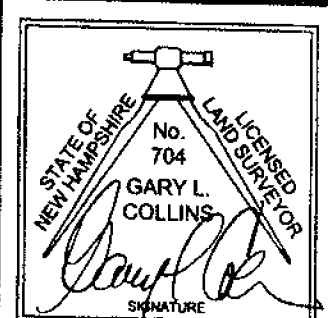
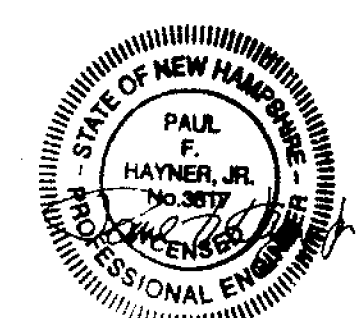
- NOTES - CONT'D:**
- TRASH PICK UP SHALL NOT OCCUR EARLIER THEN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THROUGH SATURDAY ONLY.
 - A CONTRIBUTION OF \$7,500.00 FOR OFF-SITE IMPROVEMENTS TO CLEMENT ROAD TO BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - PRESENT OWNER OF RECORD:
LOT 18-11, MAP 26
RONALD C. & PATRICIA MERRITT
15 HAYNES ROAD
DEERFIELD, NH 03037
VOL 7112, PG. 854

- PLAN REFERENCES:**
- MAP 26, LOT 18, SUBDIVISION PLAN - UNICORN INDUSTRIAL PARK II, CONSTITUTION DRIVE, HUDSON, NEW HAMPSHIRE, DATED: JULY 7, 1999, OWNER OF RECORD: TOWN OF HUDSON, DEVELOPER: ERIC NICKERSON, SCALE: 1"=100', AND PREPARED BY EDWARD N. HERBERT ASSOC., INC. RECORDED: HCRD - PLAN No. 30872
 - FINAL SUBDIVISION PLAN (MAP 26, LOT 18), UNICORN INDUSTRIAL PARK, HUDSON, NEW HAMPSHIRE, PREPARED FOR: LAMPERT & RICHARDSON, SCALE: 1"=100', DATED: JANUARY 8, 1995 WITH REVISIONS THRU 06/28/88, AND PREPARED BY CUOCO & CORMIER, INC. RECORDED: HCRD - PLAN No. 22383

- WAIVERS REQUESTED:**
- 275-9B TRAFFIC STUDY
 - 275-9C NOISE STUDY
 - 275-9D FISCAL IMPACT STUDY
 - 275-9(H) / 275-8B(11) HISS MAPPING
 - 275-9(3) TEST PIT FOR DRAINAGE

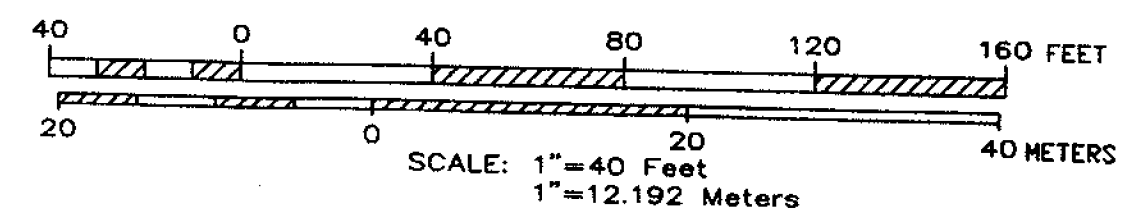
I CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BETWEEN NOVEMBER 2003 AND DECEMBER 2003 AND THAT THE FIELD WORK NECESSARY TO MAKE THESE DETERMINATIONS WAS PERFORMED WITH AN ERROR OF CLOSURE THAT DOES NOT EXCEED 1 PART IN 10,000.

Paul F. Hayner, Jr. DATE 4/6/04



- NOTES:**
- TOTAL SITE AREA: 2.116 ACRES (92,173 SF)
FRONTAGE: 290.81 CONSTITUTION DRIVE
 - PRESENT ZONING: I, INDUSTRIAL
MINIMUM LOT REQUIREMENTS:
AREA: 1 ACRE
FRONTAGE: 150 FT
MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 50 FT
SIDE YARD: 15 FT
REAR YARD: 15 FT
 - LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAP 26.
 - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - PURPOSE OF PLAN:
TO SHOW PROPOSED 8,400 SF, MULTI-TENANT, BUILDING (1,200 SF MEZZANINE / 7,200 SF MANUFACTURING) WITH ACCOMPANYING PARKING AND IMPROVEMENTS
 - PARKING:
REQUIRED:
OFFICE: 1 SPACE/300 SF x 1,200 SF = 4 SPACES
MANUFACTURING: 1 SPACE/600 SF x 7,200 SF = 12 SPACES
TOTAL SPACES REQUIRED: = 16 SPACES
TOTAL SPACES PROVIDED: = 16 SPACES
 - OPEN SPACE:
REQUIRED: 35%
PROVIDED: 71%
 - A CAP FEE IN THE AMOUNT \$3,720 (\$0.32/SF x 7,200 SF MANUF.) (\$1.18 x 1,200 SF OFFICE) PER UNIT (SECTION 4-GENERAL LIGHT INDUSTRIAL) SHALL BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO ANNUAL INFLATION INDEXING AS PERMITTED IN THE IMPACT FEE METHODOLOGY.
 - SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
 - ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE TOWN OF HUDSON REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
 - 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 WITH THE EXCEPTION OF DECKS AND PORCHES (PROVIDED THEY CONFORM WITH THE REQUIREMENTS OF THE TOWN OF HUDSON ZONING BY-LAWS), OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
 - THE PROPOSED SITE DRIVEWAYS HAVE 400 FT OF SITE DISTANCE IN BOTH THE EAST AND WEST DIRECTIONS AS REQUIRED BY THE HUDSON TOWN CODE.
 - HOURS OF OPERATION SHALL BE LIMITED TO NO EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM.
 - NO DELIVERIES SHALL OCCUR BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM.

MASTER SITE PLAN
(LOT 18-11, MAP 26)
MERRITT SITE PLAN
PROPOSED MANUFACTURING BUILDING
15 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE
PREPARED FOR/OWNED BY:
RONALD C. & PATRICIA MERRITT
15 HAYNES ROAD DEERFIELD, NEW HAMPSHIRE 03037 (603) 463-5790



16 JANUARY 2004

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