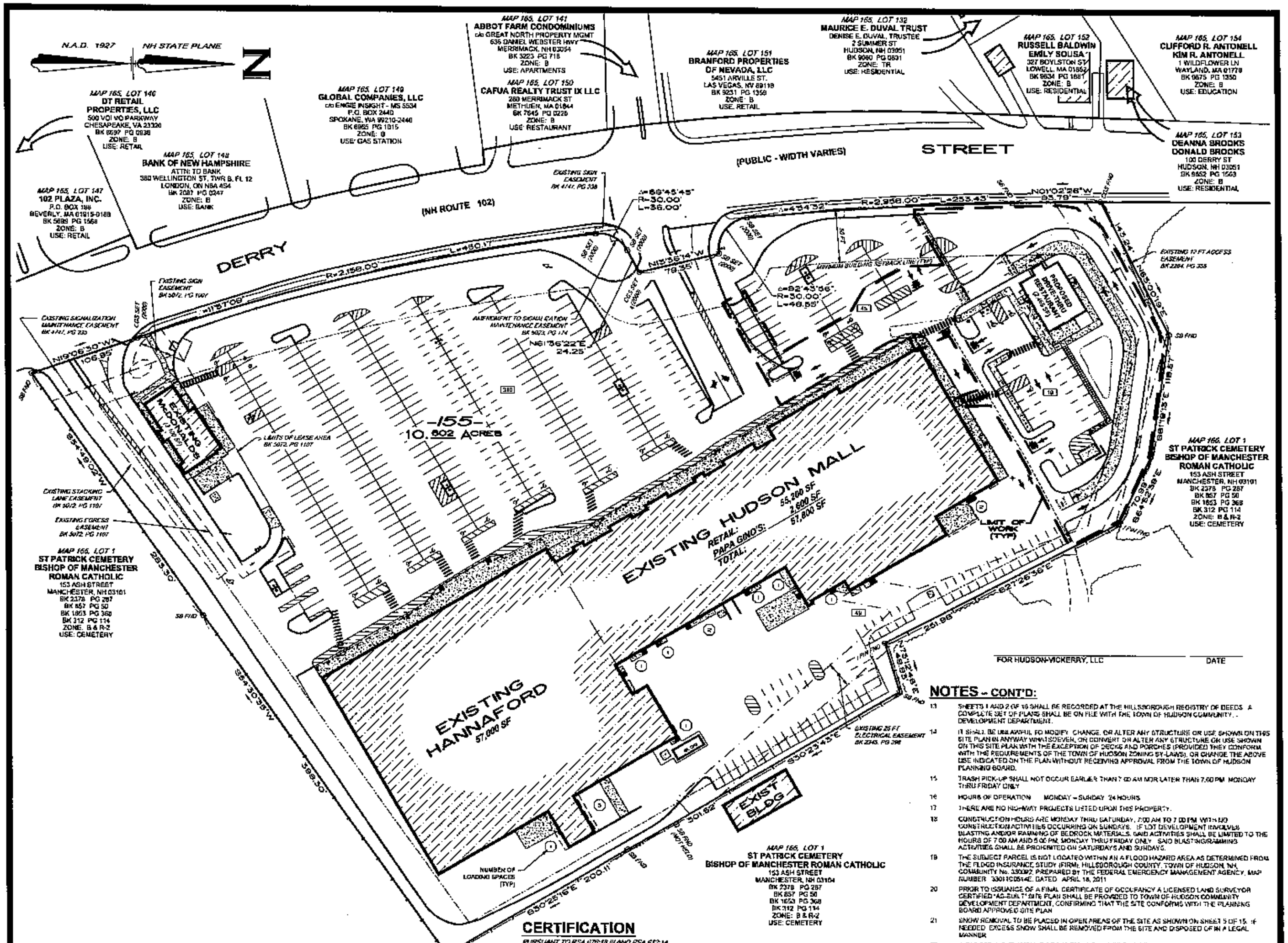

FOR HUDSON-VICKERRY, LLC

DATE

NOTES - CONT'D:

13. SHEETS 1 AND 2 OF 16 SHALL BE RECORDED AT THE HILLSBOROUGH REGISTRY OF DEEDS. A COMPLETE SET OF PLANS SHALL BE ON FILE WITH THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT.
14. 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.
15. TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM MONDAY THRU FRIDAY ONLY.
16. HOURS OF OPERATION: MONDAY - SUNDAY 24 HOURS
17. THERE ARE NO HIGHWAY PROJECTS LISTED UPON THIS PROPERTY.
18. CONSTRUCTION HOURS ARE MONDAY THRU SATURDAY, 7:00 AM TO 7:00 PM, WITH NO CONSTRUCTION ACTIVITIES OCCURRING ON SUNDAYS. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM AND 5:00 PM, MONDAY THRU FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON SATURDAYS AND SUNDAYS.
19. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NH, COMMUNITY No. 330092, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011C0514E, DATED APRIL 18, 2011
20. PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY A LICENSED LAND SURVEYOR CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
21. SNOW REMOVAL TO BE PLACED IN OPEN AREAS OF THE SITE AS SHOWN ON SHEET 5 OF 15. IF NEEDED, EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
22. A CAP FEE IN THE AMOUNT OF $46,736.40 SHALL BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
23. THE DEVELOPMENT AGREEMENT FOR THIS PROJECT SHALL BE PLACED ON FILE WITH THE TOWN OF HUDSON PLANNING DEPARTMENT AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE INSPECTION AND MAINTENANCE PLAN FOR STORMWATER SHALL BE INCLUDED IN THE DEVELOPMENT AGREEMENT.
24. PRESENT OWNER OF RECORD:
    MAP 165 LOT 155
    HUDSON-VICKERRY, LLC
    c/o THE MEG COMPANIES
    25 ORCHARD VIEW DRIVE
    LONDONDERRY, NH 03053
    BK 8977 PG 1987

CERTIFICATION

PURSUANT TO RSA 676:18,III AND RSA 672:14

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.

I FURTHER CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/08.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE

DENNIS C. POLLOCK, LLS

STATE OF NEW HAMPSHIRE · JAMES N. PETROPULOS No. 10274 · LICENSED · PROFESSIONAL ENGINEER

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:* ______ *CHAIRMAN:* ______ *SIGNATURE DATE:* ______ *SECRETARY:* ______ *SIGNATURE DATE:* ______ SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

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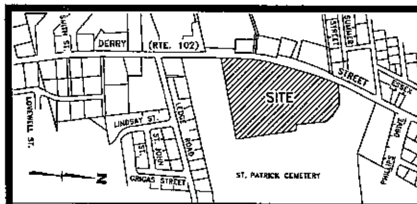

VICINITY MAP

SCALE: 1" = 500'±

NOTES:

1. LOT AREA (MAP 165, LOT 155) 10.802± ACRES (461,823± SF)
2. PRESENT ZONING: B - BUSINESS
   MINIMUM LOT REQUIREMENTS
   - LOT AREA 30,000 SF
   - LOT FRONTAGE 150 FT
   MINIMUM BUILDING SETBACKS REQUIREMENTS
   - FRONT YARD 50 FT
   - SIDE YARD 35 FT
   - REAR YARD 15 FT
   MAXIMUM BUILDING HEIGHT: 10 FT
3. LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 165 & 166
4. SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER, GAS AND OVERHEAD ELECTRIC AND TELECOMMUNICATION UTILITIES
5. PURPOSE OF PLAN
   TO SHOW PROPOSED DRIVE-THRU RESTAURANT ALONG WITH ACCOMPANYING PARKING AND SITE IMPROVEMENTS ON MAP 165, LOT 155.
6. PARKING.

LOT 155:		
EXISTING		= 466 SPACES
REQUIRED (MINIMUM):		
EXISTING MALL (RETAIL):	1 SPACE/200 SF X 55,200 SF	= 276 SPACES
EXISTING MALL (HANNAFORD)	1 SPACE/200 SF X 57,000 SF	= 286 SPACES
EXISTING MCDONALDS:	1 SPACE/100 SF X 3,100 SF	= 31 SPACES
EXISTING PAPA GINO'S	1 SPACE/100 SF X 2,600 SF	26 SPACES
PROPOSED DRIVE-THRU RESTAURANT	1 SPACE/100 SF X 2,465 SF	= 25 SPACES
TOTAL		= 644 SPACES
PROPOSED		= 423 SPACES

7. LOADING
   REQUIRED 15 SPACES
   PROVIDED 14 SPACES
8. OPEN SPACE:
   REQUIRED 35 %
   EXISTING 9.8± %
   PROPOSED: 13.5± %
9. BUILDING HEIGHT
   EXISTING: 21± FT (25± FT AT LOADING DOCKS)
   PROPOSED: 16 FT
10. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.
11. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT (LATEST EDITION)
12. SITE LIGHTING SHALL BE SHOWN ON THE PLAN, DIRECTED ONTO THE SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS

No.	DATE	REVISION	BY
2	07/24/24	ADDRESS TOWN COMMENTS	EDB
1	05/02/24	ADDRESS TOWN COMMENTS	EDB

MASTER SITE PLAN
(MAP 165, LOT 155)

PROPOSED DRIVE-THRU RESTAURANT

77 DERRY STREET
HUDSON, NEW HAMPSHIRE

PREPARED FOR/ RECORD OWNER:

HUDSON-VICKERRY, LLC

c/o THE MEG COMPANIES 25 ORCHARD VIEW DRIVE LONDONDERRY, NH 03053 (603) 434-8700

SCALE: 1"=50 Feet
1"=15.240 Meters

16 FEBRUARY 2024

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street, Nashua, NH 03062, (603) 883-2057
131 Middlesex Turnpike, Burlington, MA 01803, (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 1161 | DRAWING NAME: 170858-F051 | 1708-SB | 1 OF 16
DRAWING LOC: J:\1000\1708\DWG\1708 SB