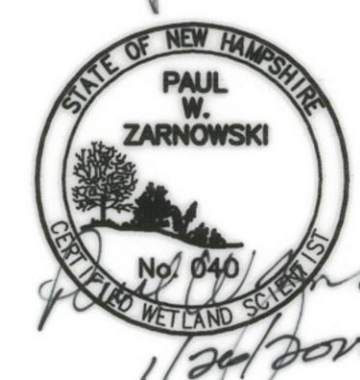
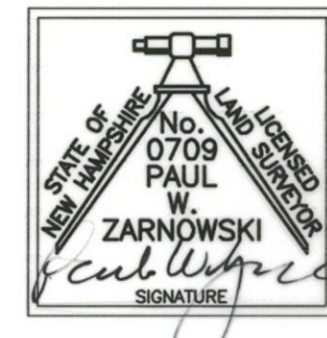


I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN (R.S.A. 676:18)

Paul W. Zarnowski
 RANGEWAY LAND SURVEYING & DESIGN, INC. DATE 1/24/2012
 BY: PAUL W. ZARNOWSKI LLS.



- GENERAL NOTES:**
- 1.) PARCEL ID: TAX MAP 161 LOT 33
 - 2.) PARCEL AREA = 125,672 S.F. = 2.88 ACRES
 - 3.) PARCEL ZONE: INDUSTRIAL (I)
 - 4.) BOUNDARY TAKEN DIRECTLY FROM PLAN REFERENCES.
 - 5.) TOPOGRAPHIC INFORMATION IS BASED ON THE ACTUAL TOPOGRAPHIC AND LOCATION SURVEY BY BENCHMARK ENGINEERING, INC. IN OCTOBER 2010.
 - 6.) PREDOMINANT SCS SOILS GROUP ON THIS LOT ARE C8-CHATFIELD HOLLIS COMPLEX AS SHOWN ON THE SCS SOILS MAP FOR THE TOWN OF HUDSON, NEW HAMPSHIRE.
 - 7.) THIS PROPERTY IS LOCATED OUTSIDE OF THE ESTABLISHED 100-YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL FLOOD INSURANCE MAPS (F.I.R.M.) FOR HUDSON, NH, COMMUNITY PANEL #330092 0519D (EFFECTIVE SEPTEMBER 25, 2009).
 - 8.) LOCATIONS OF UTILITIES WERE COMPILED FROM THE FIELD SURVEY AND INFORMATION OF RECORD. THESE LOCATIONS ARE APPROXIMATE ONLY. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CALL DIG-SAFE AT 1 888 344-7233.
 - 9.) EXISTING USE: 24,000 SF MULTI-TENANT INDUSTRIAL/ WAREHOUSE BUILDING W/ ASSOCIATED PARKING AND LOADING.

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS:
 - A) TO SHOW THE PROPOSED 7,960 SQ. FT. ADDITION AND ASSOCIATED IMPROVEMENTS TO THE EXISTING INDUSTRIAL BUILDING ON MAP 161 LOT 33.
 2. MINIMUM REQUIREMENTS:
 - BUILDING SETBACKS: FRONT = 50'; SIDES/ REAR = 15'
 - MINIMUM FRONTAGE = 150'
 - MINIMUM LOT SIZE = 30,000 S.F.
 3. EXISTING USE: 24,000 S.F. MULTI-TENANT INDUSTRIAL/ WAREHOUSE BUILDING PROPOSED USE: 31,960 S.F. MULTI-TENANT INDUSTRIAL/ WAREHOUSE BUILDING PARKING REQUIREMENTS:
 - 1 SPACE/ 600 SF OR 0.75 SPACE PER EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE 2 LARGEST SUCCESSIVE SHIFTS
 - # SHIFTS: 1; # EMPLOYEES: 20
 - TOTAL PARKING SPACES REQUIRED = 0.75 X 20 EMPLOYEES = 15 SPACES
 - TOTAL PARKING SPACES PROVIDED = 26 SPACES
 - TOTAL HANDICAP SPACES PROVIDED = 3 SPACES
 4. OPEN SPACE CALCULATIONS (40% REQUIRED):
 - EXISTING: 1.62 ACRES GREEN SPACE / 2.88 ACRES = 56.2%
 - PROPOSED: 1.51 ACRES GREEN SPACE / 2.88 ACRES = 52.4%
 5. THE BUILDING IS SERVICED BY THE MUNICIPAL WATER, SEWER & GAS WAIVERS (SITE PLAN REGULATIONS):
 - A. 275-8.B.22 GREEN AREA ALONG ROW LINE (GRANTED 9-28-2011)
 - B. 275-8.B.28 PARKING SPACE SIZE (GRANTED 6-22-2011)
 - C. 275-8.B.31(a) INTERIOR LANDSCAPING (GRANTED 9-28-2011)
 - D. 275-9.B TRAFFIC STUDY (GRANTED 9-28-2011)
 - E. 275-9.C NOISE STUDY (GRANTED 9-28-2011)
 - F. 275-9.D FISCAL & ENVIRONMENTAL IMPACT STUDY (GRANTED 9-28-2011)
 6. SHEETS 3 AND 4 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. SHEETS 1, 2, 5 AND 6 WILL BE ON FILE AT THE TOWN OF HUDSON.
 7. THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES (OVER AND ABOVE THOSE SHOWN ON THESE PLANS) IF REQUIRED.
 8. OUTSIDE STORAGE SHALL BE IN THE DESIGNATED OUTSIDE STORAGE AREAS ONLY. THE MATERIALS STORED WILL INCLUDE BUT ARE NOT LIMITED TO, FIBERGLASS FORMS, CONSTRUCTION EQUIPMENT, ETC. THERE SHALL BE NO HAZARDOUS MATERIALS STORED IN THESE AREAS.
 9. ALL MATERIAL/ EQUIPMENT PRESENTLY STORED WITHIN THE WETLAND BUFFER SHALL BE REMOVED.
 10. A C.A.P. FEE OF \$1,751.20 SHALL BE PAID TO THE TOWN OF HUDSON PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 11. AFTER ISSUANCE OF FOUNDATION PERMIT FOR STRUCTURE AND PRIOR TO THE ISSUANCE OF THE FRAMING PERMIT, THE APPLICANT SHALL SUBMIT TO THE HUDSON COMMUNITY DEVELOPMENT DEPARTMENT A FOUNDATION "AS-BUILT" PLAN ON A TRANSPARENCY AND TO THE SAME SCALE AS THE APPROVED SITE PLAN. THE FOUNDATION "AS-BUILT" SHALL INCLUDE ALL STRUCTURAL DIMENSIONS AND LOT LINE SETBACK MEASUREMENTS TO THE FOUNDATION AND BE STAMPED BY A LICENSED LAND SURVEYOR. ANY DISCREPANCY BETWEEN THE APPROVED SITE PLAN AND FOUNDATION "AS-BUILT" PLAN SHALL BE DOCUMENTED BY THE APPLICANT AND BE PART OF THE FOUNDATION "AS-BUILT" SUBMISSION.
 12. PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A L.L.S. CERTIFIED "AS-BUILT" PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPT., CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
 13. CONSTRUCTION ACTIVITIES ON SITE SHALL BE LIMITED TO BETWEEN 7:00 A.M. AND 7:00 P.M. MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.

SITE PLAN
TAX MAP 161 LOT 33
13 PARK AVE
HUDSON INDUSTRIAL PARK
HUDSON NEW HAMPSHIRE

OWNER/ PREPARED FOR:
 GILDON PROPERTIES, LLC.
 375 MAMMOTH ROAD
 PELHAM, NEW HAMPSHIRE 03076

SCALE: 1"=20' SHEET 4 OF 6 FEBRUARY 1, 2011

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

APPROVED BY THE HUDSON, NH PLANNING BOARD
 9-28-11
 DATE OF MEETING
 SIGNATURE: *[Signature]* DATE: 3/7/12
 SIGNATURE: *[Signature]* DATE: 2/7/12

SITE PLANS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

SHEET 162 LOT 7
 LEONARD WORDEN
 C/O CONCRETE SYSTEMS
 15 COMMERCIAL STREET
 HUDSON, NH 03051
 ZONE: INDUSTRIAL

SHEET 162 LOT 2
 BENDER REALTY CORP.
 18 PARK AVENUE
 HUDSON, NH 03051
 ZONE: INDUSTRIAL

OWNER OF RECORD - TAX MAP 161 LOT 33
[Signature] 2/2/12
 GILDON PROPERTIES, LLC. DATE

| | |
|-------------------------|----------|
| CONDITIONS OF APPROVAL | 10/24/11 |
| TOWN COMMENTS/ BOUNDARY | 9/14/11 |
| PLG BD/ BOUNDARY | 6/14/11 |
| PER CLD | 3/23/11 |
| REVISIONS | DATE |

BENCHMARK ENGINEERING, INC.
 Consulting Engineers Land Planners
 1F Commons Drive, Suite 39
 Londonderry, New Hampshire 03053
 Phone: (603) 437-5000
 Fax: (603) 437-3078

HCRD # 37386