

ABUTTERS:

DIRECT ABUTTERS:

MAP 251/ LOT 023
FINISH LINE PDS, LLC
94 RIVER RD. STE 101
HUDSON, NH 03051

MAP 251/ LOT 002
TAYMAR REALTY, LLC
440 MIDDLESEX ROAD STE 19
TYNGSBORO, MA 01879-1070

MAP 251/ LOT 004
SLOSEK, THOMAS E., TR.
1 WALKER ROAD
HUDSON, NH 03051

MAP 251/ LOT 022
HUDSON, TOWN OF
12 SCHOOL STREET

HUDSON, NH 03051
MAP 251/ LOT 024
SANTOS, STACY
15 MARTIN LN.
LITCHFIELD, NH 03052

MAP 251/ LOT 025
WINSLOW FARM SUBDIVISION
12 SCHOOL STREET
HUDSON, NH 03051

MAP 251/ LOT 026
GIFFIN, KENNETH A., TR.
10 WINSLOW FARM ROAD
HUDSON, NH 03051

MAP 251/ LOT 027
LESSARD, JOSHUA C.
12 WINSLOW FARM RD.
HUDSON, NH 03051

MAP 252 / LOT 020
BUREAU, PAULA M.
14 WINSLOW FARM ROAD
HUDSON, NH 03051

MAP 252 / LOT 021
COCHRAN, DAVID ALLEN, TR.
16 WINSLOW FARM ROAD
HUDSON, NH 03051

MAP 252 / LOT 022
GRASRUCK, ANTHONY
4 MCKINNEY DR
HUDSON, NH 03051

ABUTTERS WITHIN 200 FT:

MAP 251/ LOT 005
PATEL, AJIT
8 NOTTINGHAM RD.
TYNGSBORO, MA 01879

MAP 251/ LOT 018
JMC HUDSON PROPERTIES, LLC
5 LEHOUX DR.
HOOKSETT, NH 03106

MAP 251/ LOT 019
5 SECURITY DR. OF HUDSON, LLC
3 SECURITY DRIVE
HUDSON, NH 03051

MAP 251/ LOT 020
3 SECURITY DRIVE, LLC
3 SECURITY DR.
HUDSON, NH 03051

MAP 251/ LOT 021
1 SECURITY DR OF HUDSON, LLC
3 SECURITY DR
HUDSON, NH 03051

MAP 252 / LOT 023
KOZICK, JESSICA R.
6 MCKINNEY DR
HUDSON, NH 03051

MAP 252 / LOT 039
VIGNOLA, BRUCE
58 PINE ROAD
HUDSON, NH 03051

MAP 252 / LOT 040
VIGNOLA, ALAN M
32 COURTNEY RD.
NORTH WOODSTOCK, NH 03262

MAP 256 / LOT 005
HUBERT, LINDA, TRUSTEE
P.O. BOX 365
PELHAM, NH 03076-0365

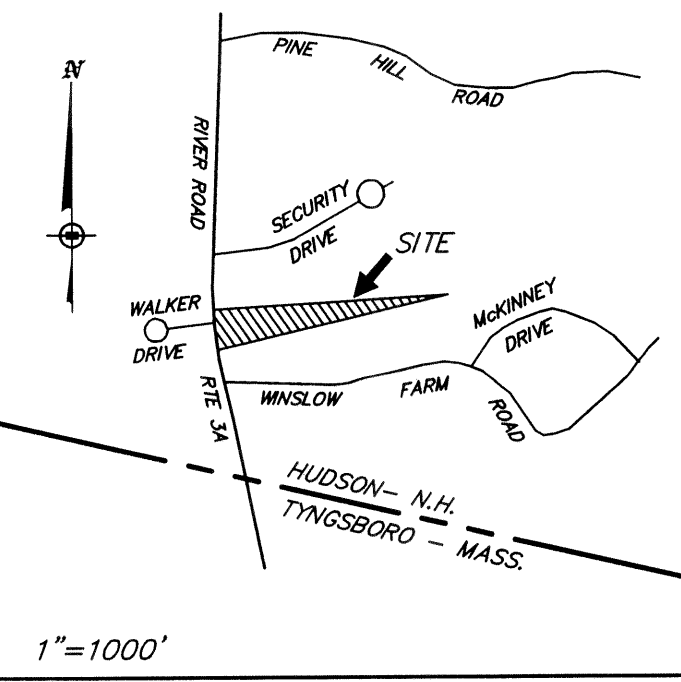
SURVEYOR:

JOHN YULE
MAYNARD & PAQUETTE
31 QUINCY STREET
NASHUA, NH 03060

NOTES:

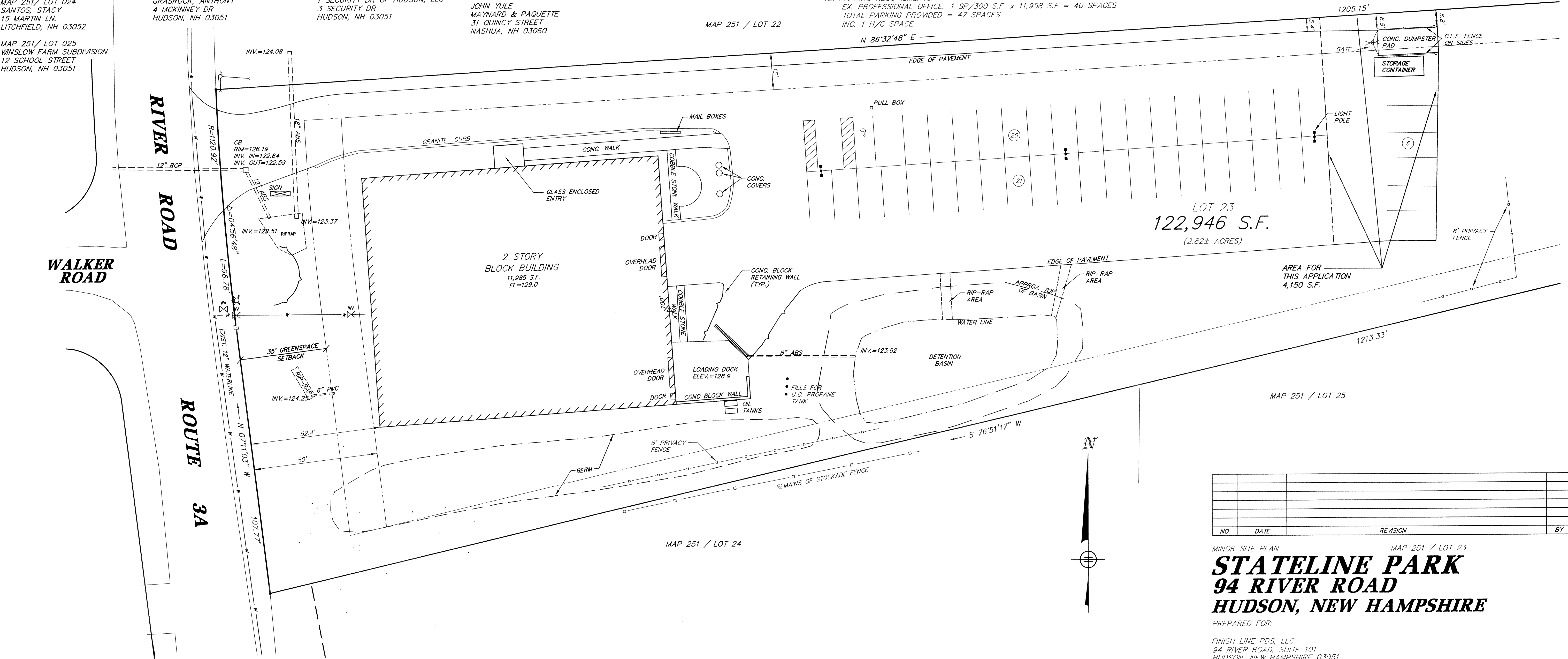
1. THE PURPOSE OF THIS PLAN IS TO SHOW ALL CURRENTLY CONSTRUCTED IMPROVEMENTS NOT SHOWN ON PREVIOUS APPROVED SITE PLANS.
2. PRESENT ZONING: GENERAL (G-1)
3. EXISTING USE: OFFICE SPACE
4. PROPOSED USE: OFFICE SPACE
5. TOTAL LOT AREA: 122,946 S.F. = 2.82 AC.
6. DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 87,120 S.F.
MIN. YARD SETBACKS:
FRONT: 50 FT
SIDE: 15 FT
REAR: 15 FT
MIN. LOT FRONTAGE: 200 FT
8. OPEN SPACE REQUIRED: 40%
OPEN SPACE EXISTING: 61%
9. THE LOT IS PRESENTLY SERVED BY TOWN WATER AND ON SITE SEPTIC SYSTEM.
10. SOIL CONSERVATION SERVICE MAP 33 INDICATES ON SITE SOILS AS:
WdB - WINDSOR LOAMY SAND, 3-8% SLOPES
11. N.F.I.P. F.I.R.M. COMMUNITY PANEL 33011C0508D INDICATES THAT THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
12. PARKING REQUIREMENTS:
EX. PROFESSIONAL OFFICE: 1 SP/300 S.F. x 11,958 S.F. = 40 SPACES
TOTAL PARKING PROVIDED = 47 SPACES
INC. 1 H/C SPACE

- IRON PIN FOUND
- - - - MINIMUM BUILDING SETBACK
- EXISTING BUILDING
- LIGHT POLE
- UTILITY POLE
- FENCE (TYPE LABELED)



LEGEND

VICINITY



NO.	DATE	REVISION	BY

MINOR SITE PLAN MAP 251 / LOT 23
STATELINE PARK
94 RIVER ROAD
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
FINISH LINE PDS, LLC
94 RIVER ROAD, SUITE 101
HUDSON, NEW HAMPSHIRE 03051

SCALE: 1"= 20' DATE: JANUARY 27, 2025

ENGINEERING ASSOCIATES, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

I CERTIFY THAT THIS PLAN WAS PREPARED FROM
A FIELD SURVEY LAST MADE ON THE GROUND
IN OCTOBER 2024, HAVING A MAXIMUM ERROR OF
CLOSURE OF 1:10,000.

APPROVED BY THE HUDSON, N.H. 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 RECIEVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW
REGULATIONS OF THE HUDSON
PLANNING BOARD, THE SITE PLAN
APPROVAL GRANTED HEREIN
EXPIRES TWO (2) YEARS FROM
DATE OF APPROVAL.

FINISH LINE PDS, LLC (AUTHORIZED REPRESENTATIVE) DATE

DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER