

LOCUS PLAN
SCALE: 1" = 1,000'

GENERAL NOTES:

- THE EXISTING CONDITIONS, TOPOGRAPHIC AND BOUNDARY INFORMATION BASED UPON PLAN ENTITLED "SITE PLAN - BELLETT LUMBER - HOOKSETT, NH" AS PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., DATED 11-12-05 AS ON FILE AT THE TOWN OF HOOKSETT PLANNING DEPARTMENT. SAD PLAN WAS PROVIDED TO A&M BY THE TOWN OF HOOKSETT FOR USE ON THIS PROJECT.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING LOCAL, NHDOT, NHDES, MUTCD, AND AASHTO.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.

LEGEND

PROP. PROPERTY LINE	---
BUILDING	▬
SIDEWALK	▬
SIGN	▬
BUILDING ARCHITECTURE	▬
BUILDING INTERIOR WALLS	▬
SETBACK LINE	---
PARKING COUNT	10
PARKING STRIPING	▬
TUBULAR SEDIMENT BARRIER	▬
CATCH BASIN FILTER	▬

LIST OF WAIVERS

SITE PLAN REVIEW REGULATIONS

- PART 1 - SECTION 11.15: WAIVER TO ALLOW THE INSTALLATION OF AN ADDITIONAL OVERHEAD POWER TO THE SITE PER THE DIRECTION OF EVERSOURCE DESIGN ENGINEERS.
- PART 2 - SECTION 3.01 (12): WAIVER TO ALLOW PLAN REQUIREMENTS TO BE LOCATED WITH THE PLAN SET RATHER THAN SPECIFICALLY ON THE COVER SHEET.
- PART 3 - SECTION 3.03 (4.d.1): WAIVER TO NOT PROVIDE A LANDSCAPING PLAN AS NO NEW LANDSCAPING IS PROPOSED AND PERIMETER LANDSCAPING APPEARS TO HAVE BEEN INSTALLED PER THE PREVIOUSLY APPROVED SITE PLAN AND IS IN GOOD CONDITION.
- PART 3- SECTION 3.06 & PART 1 - SECTION 16.01 & CHECKLIST ITEM 49: WAIVER TO NOT PROVIDE A PHOTOMETRIC PLAN FOR THE EXISTING WALL MOUNTED FIXTURES TO REMAIN. ANY NEW BUILDING MOUNTED LIGHTS OR SITE LIGHTING SHALL BE FULL CUT-OFF AND IN COMPLIANCE WITH SECTION 16.
- SITE PLAN CHECKLIST ITEM (36) & (44): WAIVER TO NOT SHOW METES AND BOUNDS FOR THE EXISTING PARCEL BOUNDARY. NO PROPOSED EARTHMOVING ACTIVITIES NOR BUILDING CONSTRUCTION ARE PROPOSED FOR THIS CHANGE OF USE APPLICATION, THEREFORE USE OF THE SITE PLAN OF RECORD WAS PROVIDED TO A&M TO USE AS A BASE THIS APPLICATION.

ZONING SUMMARY TABLE COMMERCIAL DISTRICT - COM

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM FRONT YARD SETBACK	50 FT	32.3 FT (1) (CATE) 70.1 FT (HACKETT)	23.3 FT
MINIMUM SIDE YARD SETBACK	25 FT	33.1 FT	33.1 FT
MINIMUM REAR YARD SETBACK	25 FT	N/A	N/A
MINIMUM LOT AREA	44,000 SF	119,624 SF	119,624 SF
MINIMUM LOT FRONTAGE	150 FT	541± FT	541± FT
MAXIMUM IMPERVIOUS LOT COVERAGE	79% (2)	73.8%	73.8%
MINIMUM GREEN SPACE	15%	26.2%	26.2%

ZONING TABLE NOTES:

- EXISTING NON-CONFORMING STRUCTURE TO REMAIN
- A VARIANCE WAS GRANTED ON FEBRUARY 11, 2003 TO PERMIT A MAXIMUM OF 79% IMPERVIOUS LOT COVERAGE

LANDSCAPE REGULATIONS

	REQUIRED	PROVIDE	NOTES
PART 3, SECTION 3.04B(4)(b)(1) ONE TREE REQUIRED PER 50 FEET OF R.O.W.	24 TREES	35 TREES	APPROXIMATELY 1,200 LF OF FRONTAGE EXISTS

SITE PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO CONVERT AN EXISTING VACANT WAREHOUSE BUILDING TO A MATERIAL RECYCLING FACILITY CONSISTING OF MAINLY INDOOR OPERATIONS.
- THE OWNER OF RECORD FOR LOT 62 ON TAX MAP 13 IS CATE ROAD LLC, 293 LITTLETON ROAD, CHELMSFORD, MA, BOOK 3659 PAGE 2252 AT THE MERRIMACK COUNTY REGISTRY OF DEEDS
- TOTAL AREA OF LOT : 119,624 SQUARE FEET, OR 2.747 ACRES
EXISTING BUILDING AND PAVEMENT AREA: 92,236 SF
EXISTING COVERAGE: 73.8%
GREEN SPACE: 26.2%
- SAID LOT LIES IN THE COMMERCIAL DISTRICT;
 - MINIMUM LOT 44,000 SF
 - MINIMUM FRONTAGE 200 FEET
 - SETBACKS ARE FRONT 50 FEET, SIDE AND REAR 25 FEET
- EXISTING USE: WAREHOUSE
PROPOSED USE: RECYCLING/INDOOR CRUSHING
A VARIANCE WAS GRANTED ON MARCH 12, 2024 BY THE TOWN OF HOOKSETT ZONING BOARD TO ALLOW RECYCLING/INDOOR CRUSHING (A NON-NUISANCE INDUSTRIAL USE) ON THE SITE
- THE PROPOSED CHANGE OF USE IS NOT ANTICIPATED TO GENERATE NOISE LEVELS THAT EXCEED 5 DBA OVER THE AMBIENT BACKGROUND LEVEL PER DEVELOPMENT REGULATIONS, PART III, SECTION 3.12. NO NOISE FROM A COMMERCIAL ESTABLISHMENT SHOULD OCCUR BETWEEN THE HOURS OF 10 PM AND 7 AM THAT IS PLAINLY AUDIBLE IN A RESIDENTIAL NEIGHBORHOOD.
- PARKING CALCULATIONS: USE = RECYCLING/INDOOR CRUSHING
PARKING REQUIRED = 1 PER EMPLOYEE + 5
PARKING REQUIRED = 2 + 5 = 7
PARKING PROVIDED = 10 (1 HANDICAP)
- THE SITE IS SERVICED BY ON SITE WELLS AND SEPTIC SYSTEM EXISTING SEPTIC SYSTEM HAS A DESIGN CAPACITY OF 966 GPD
- THE ENTIRE SITE LIES WITHIN THE GROUNDWATER RESOURCE CONSERVATION DISTRICT AS DEFINED BY TOWN OF HOOKSETT STRATIFIED DRIFT AQUIFER MAP DEVELOPED BY NHDES, DATED MARCH 1999
- SITE IS DESIGNATED AS ZONE C, (AREAS OF MINIMAL FLOODING) ON FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 330115 0005 C WITH AN EFFECTIVE DATE OF MARCH 12, 1982
- SCS SOILS INFORMATION SHOWN HEREON WAS TAKEN FROM THE LATEST SCS SOIL MAPPING SHEET 82 FOR MERRIMACK COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, 26B - WINDSOR LOAMY FINE SAND - 3 TO 8 PERCENT SLOPES 12C - HICKLEY GRAVELLY FINE SANDY LOAM - 8 TO 15 PERCENT SLOPES
- PARCEL IS SUBJECT TO THE CONDITIONS OF THE ZONING BOARD OF ADJUSTMENT'S DECISION ON FEBRUARY 11, 2003 LOT WAS APPROVED TO HAVE A MAXIMUM OF 79% IMPERVIOUS LOT COVERAGE
- NO LIGHTING UPGRADES ARE PROPOSED. ANY NEW EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- ALL EXISTING ON-SITE CATCH BASINS ARE DEEP SUMP TYPE WITH OIL/WATER SEPARATORS. IN ADDITION, A PLUG SYSTEM TO CONTAIN SPILLS BEFORE THEY ENTER THE RETENTION POND IS PROVIDED. NO CHANGE TO DRAINAGE PATTERN OR STRUCTURES PROPOSED.
- THE EXISTING GATE AT CATE ROAD ENTRANCE TO REMAIN CLOSED AND UNLOCKED UNDER NORMAL CONDITIONS THE PURPOSE OF THE GATE IS TO PROVIDE EMERGENCY AND MAINTENANCE ACCESS
- BUILDING WILL MEET THE REQUIREMENTS OF THE FIRE LANE ORDINANCE. EXISTING BUILDING WILL NOT BE SPRINKLERED.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE TOWN OF HOOKSETT COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THE SUBJECT PROPERTY AT THIS TIME.
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH THE NHDES REGULATIONS.
- APPROVAL OF THIS PLAN SHALL EXPIRE FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AS RECORDED IN THE PLANNING BOARD MINUTES, UNLESS THE RIGHT TO DEVELOP HAS VESTED.

APPROVED - TOWN OF HOOKSETT PLANNING BOARD

CHAIRMAN/VICE CHAIRMAN

DATE APPROVED

DATE SIGNED

SITE PLAN AMENDMENT PLAN INDEX

SHEET #	SHEET TITLE	REVISION DATE
C-101	LAYOUT AND MATERIALS PLAN	04-05-24
C-102	TRUCK TURNING PLAN	04-05-24
C-103	EXTERIOR ELEVATIONS	04-05-24
C-501	DETAILS	04-05-24
C-502	DETAILS	04-05-24

NOTE: ALL PLANS WILL BE ON FILE AND AVAILABLE AT THE TOWN OF HOOKSETT PLANNING DEPARTMENT

LIST OF PREVIOUS APPROVALS

ZONING BOARD

- A VARIANCE WAS GRANTED ON MARCH 12, 2024 BY THE TOWN OF HOOKSETT ZONING BOARD TO ALLOW RECYCLING/INDOOR CRUSHING (A NON-NUISANCE INDUSTRIAL USE) ON THE SITE, GRANTED
- A VARIANCE WAS GRANTED ON FEBRUARY 11, 2003 TO PERMIT A MAXIMUM OF 79% IMPERVIOUS LOT COVERAGE, GRANTED



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	04-03-24	MISC UPDATES PER TRC MEETING

APPLICANT:

GTS CONSTRUCTION
25 POWERS ROAD
HOLLIS, NH 03049

PROJECT:

CHANGE OF USE PLAN
MAP 13, LOT 62
3 CATE ROAD
HOOKSETT, NEW HAMPSHIRE

PROJECT NO.	3351-01	DATE:	03-20-24
SCALE:	1" = 40'	DWG. :	C351-01_LAYOUT & MATERIALS
DRAFTED BY:	MM	CHECKED BY:	MAM

PREPARED BY:



ALLEN & MAJOR
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WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE:

SITE PLAN

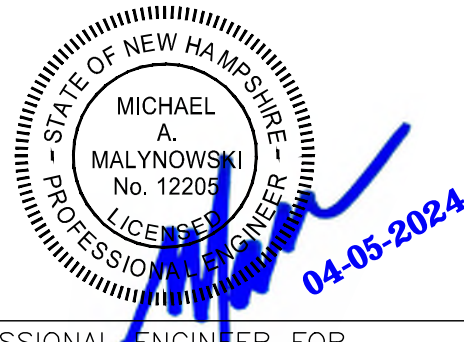
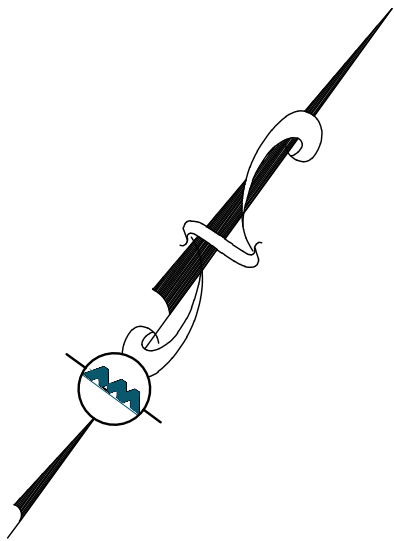
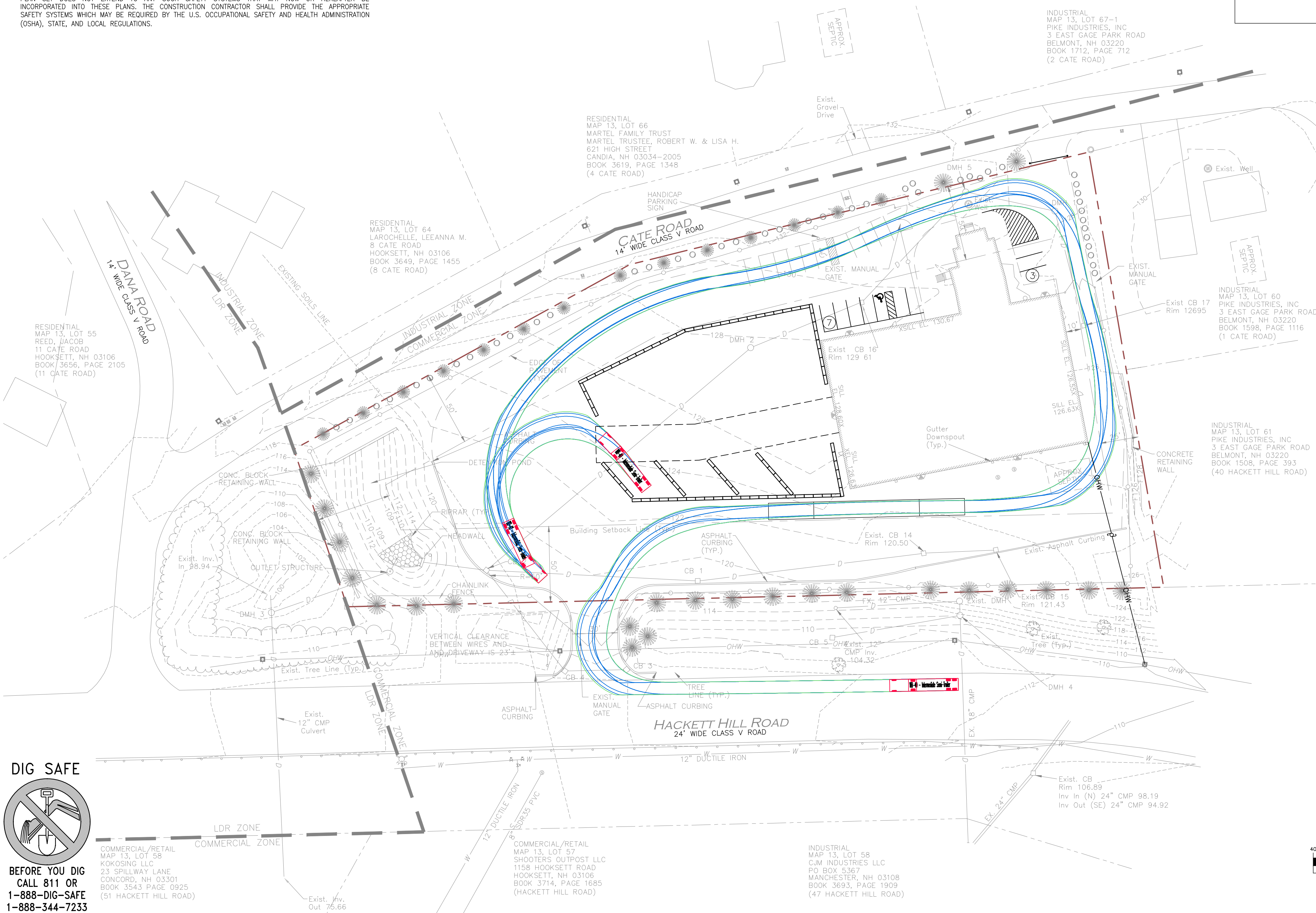
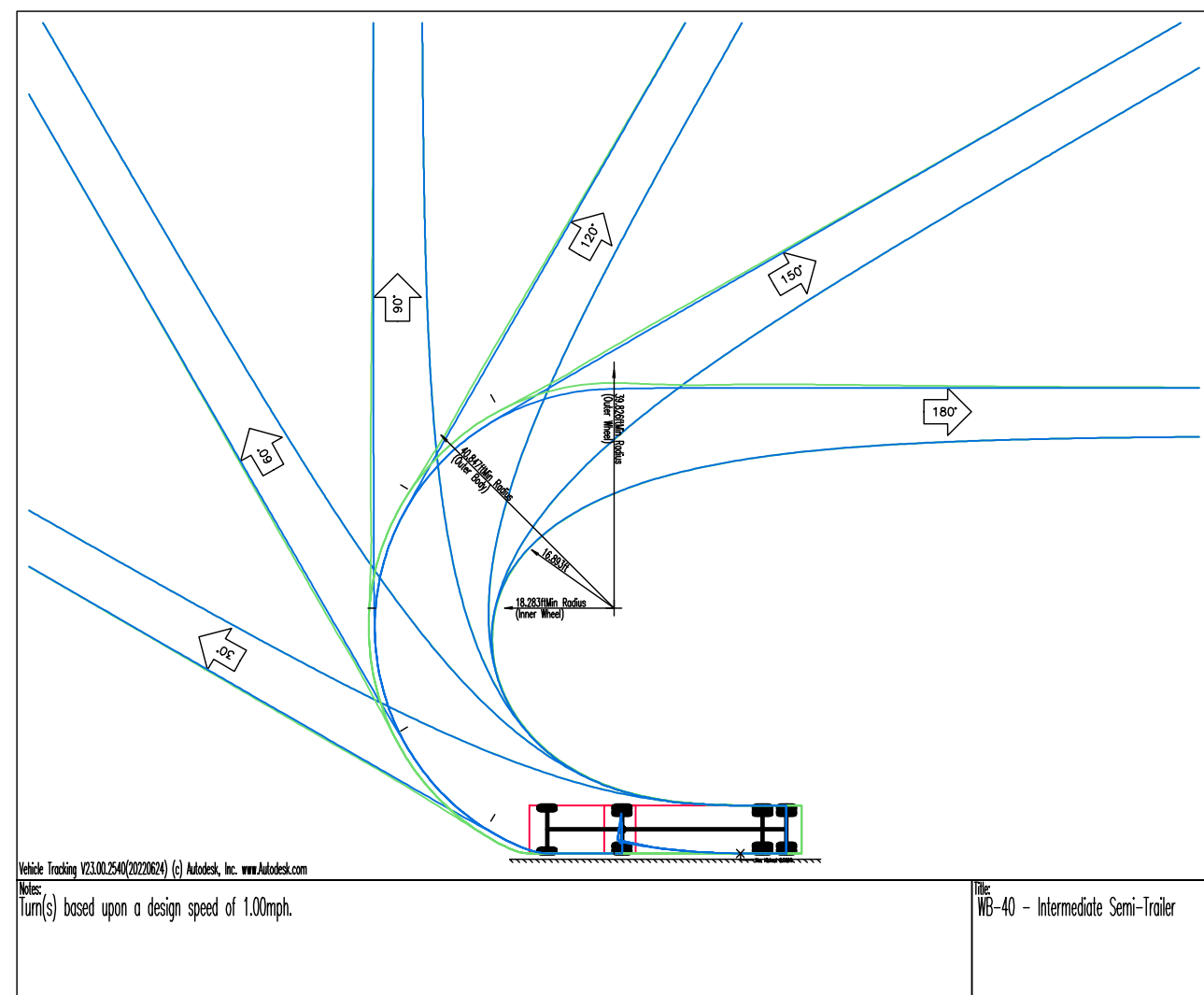
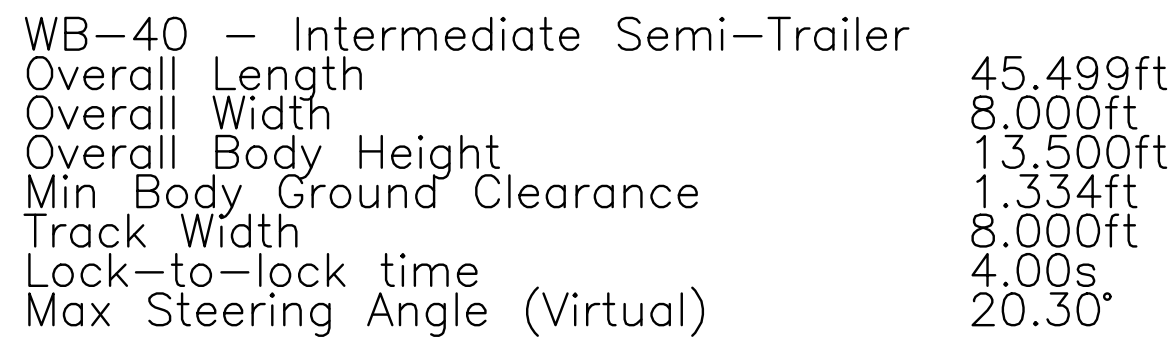
SHEET NO.

C-101


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	04-03-24	MISC UPDATES PER TRC MEETING
REV	DATE	DESCRIPTION

APPLICANT:

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25 POWERS ROAD
HOLLIS, NH 03049

PROJECT:

CHANGE OF USE PLAN
MAP 13, LOT 62
3 CATE ROAD
HOOKSETT, NEW HAMPSHIRE

PROJECT NO.	3351-01	DATE:	03-20-24
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SCALE: 1" = 40' DWG. : C-3351-01_LAYOUT & MATERIALS

DRAFTED BY: MM CHECKED BY: MAM

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DRAWING TITLE:	SHEET No.
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TRUCK TURNING PLAN	C-102
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EAST ELEVATION FROM CATE STREET
NOT TO SCALE 1



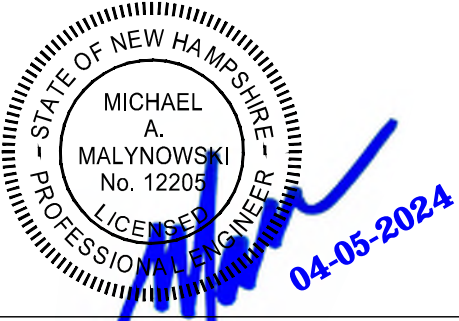
EAST ELEVATION FACING HACKETT HILL ROAD
NOT TO SCALE 2



WEST ELEVATION FACING CATE STREET
NOT TO SCALE 3



NORTH ELEVATION
NOT TO SCALE 4



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DRAWING TITLE: EXISTING EXTERIOR ELEVATION	SHEET No. C-103
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MISCELLANEOUS PAVEMENT MARKING
NOT TO SCALE

FIXED BOLLARD
NOT TO SCALE

ACCESSIBLE PARKING SIGN POST
NOT TO SCALE

6.0'X 2.0'X 2.0' O.D. FULL BIN BLOCK DETAIL
NOT TO SCALE

STANDARD STALL

HANDICAP STALL

HANDICAP & STANDARD PARKING STRIPING
NOT TO SCALE

TYPICAL HYDRANT INSTALLATION

NOT TO SCALE

TYPICAL TRENCH DETAIL


NOT TO SCALE

TYPICAL THRUST BLOCKS


NOT TO SCALE

PROTOTYPICAL FREE STANDING SIGN

NOT TO SCALE



04-05-2024

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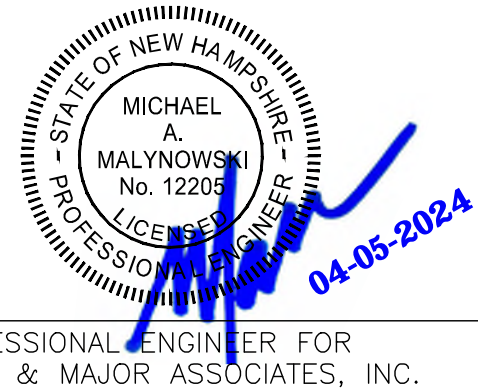
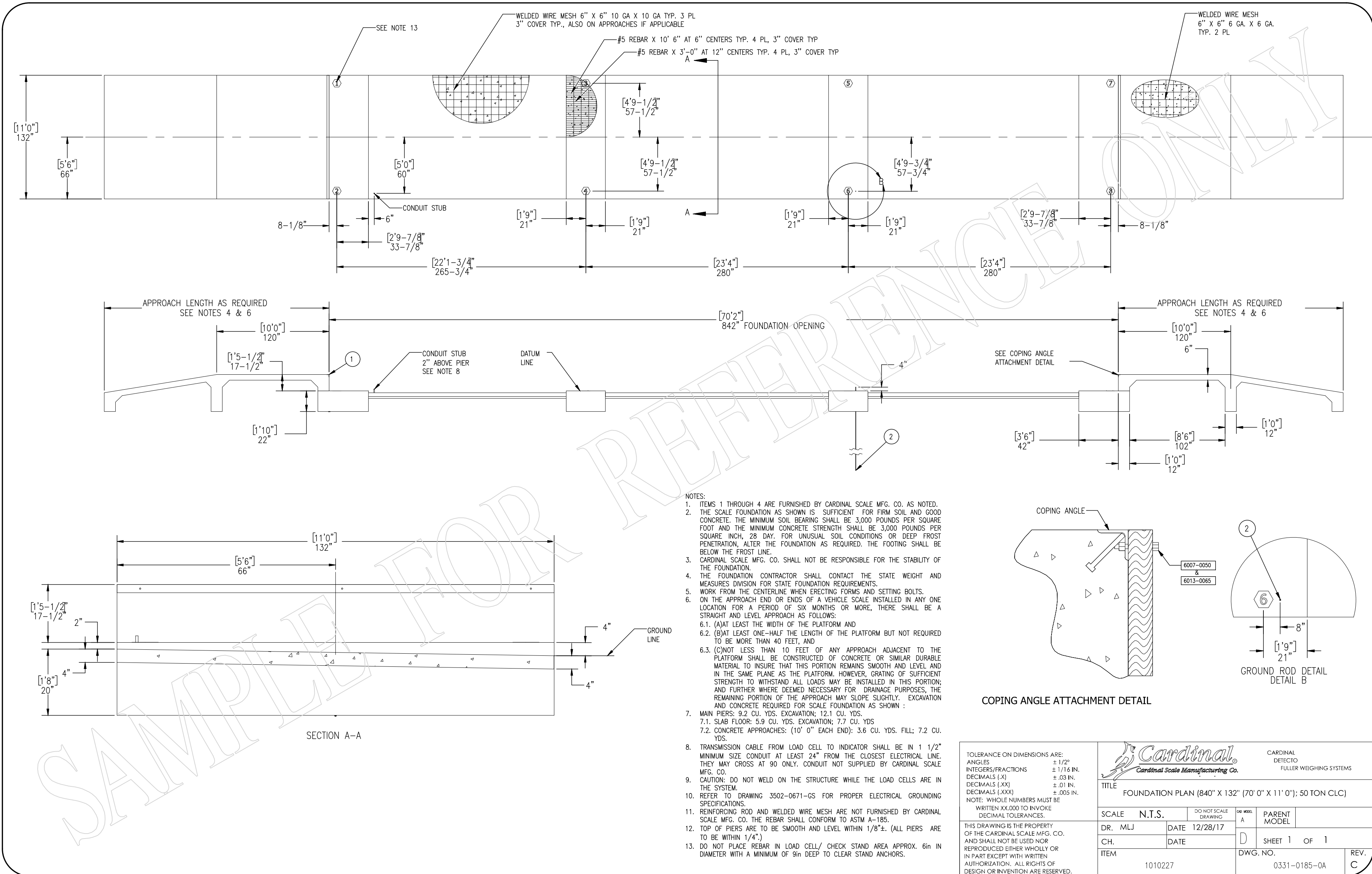
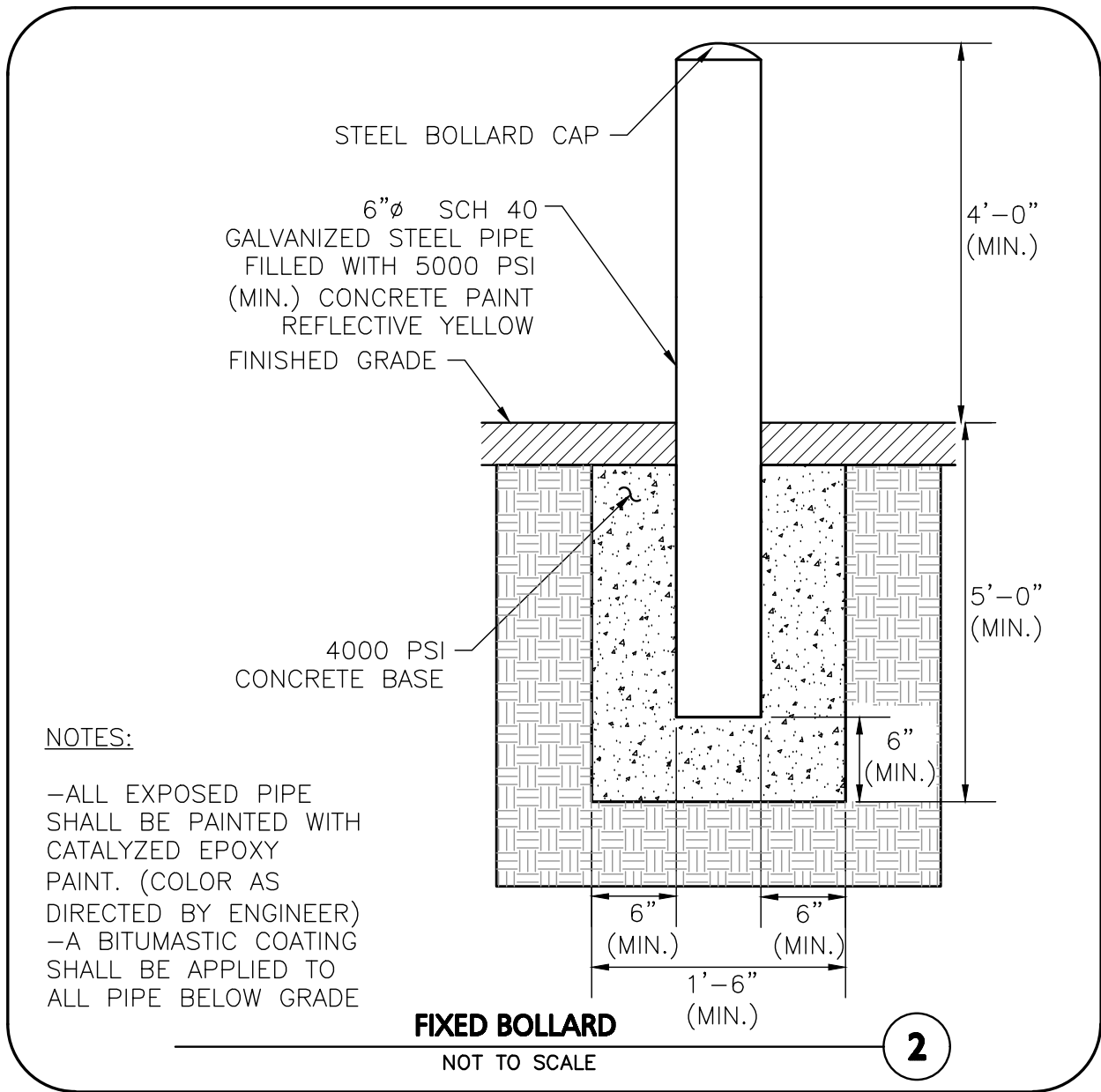
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DRAWING TITLE:	SHEET No.
DETAILS	C-501

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1	04-03-24	MISC UPDATES PER TRC MEETING

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GTS CONSTRUCTION
25 POWERS ROAD
HOLLIS, NH 03049

PROJECT:

CHANGE OF USE PLAN
MAP 13, LOT 62
3 CATE ROAD
HOOKSETT, NEW HAMPSHIRE

PROJECT NO. 3351-01
AS SHOWN

DATE: 03-20-24

SCALE:

DWG.: C-3351-01_DETAILS

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DRAWING TITLE: DETAILS

SHEET NO. C-502