

Planning Department, November 16, 2022

APPLICANT: BC Industries, LLC

DEVELOPER: Same as above.

PROJECT: NA.

LOCATION: Parcel ID 03034, 253 Rockingham Road

PURPOSE: The purpose of this site plan is for the redevelopment of the above referenced property which will include the addition of a 12,000 sf commercial building consisting of 6 bays. The project will retain the existing 1,920 sf commercial building while expanding the parking. Connection to municipal water is proposed. The property is located in the General Commercial District.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan.

WAIVERS: See letter dated October 31, 2022, from SFC Engineering.

LDCR-Section 170-62 A.4.-access drives width/construction.
LDCR-Section 170-26 A.15-roadway cross-section.

STATE PERMITS: NHDOT-revised Driveway Permit (pending/application in file).

RECOMMENDATION: Staff would recommend approval of both the waiver requests and site plan application.

BY:



George H. Sioras, Planning Director

LEGEND

	EXISTING	PROPOSED
EDGE OF PAVEMENT	—	—
PROPERTY LINE	—	—
STONE WALL	—	—
REBAR	○	○
BOUND	□	□
EASEMENT LINE	—	—
BUILDING SETBACK LINE	—	—
ZONING LINE	—	—
TOWN LINE	—	—
DERRY PROPERTY MAP	DPM	—
WINDHAM PROPERTY MAP	WPM	—
TEMPORARY BENCH MARK	TBM	—
CONTOURS	—	—
SPOT ELEVATIONS	X 152.65	152.65
TREE LINE	—	—
CHAIN LINK FENCE	—	—
OVERHEAD UTILITIES	O/E&T	—
UNDERGROUND CABLE	—	—
SANITARY SEWER	S	PS
FORCE MAIN	—	PFM
WATER LINE	—	PW
GAS LINE	—	PG
CATCH BASIN	■	■
DRAIN MANHOLE	⊙	⊙
WATER MANHOLE	⊙	⊙
SEWER MANHOLE	⊙	⊙
WATER GATE	⊙	⊙
FIRE HYDRANT	⊙	⊙
PROPANE TANK	⊙	⊙
BOLLARD	●	●
UTILITY POLE	⊙	⊙
ACCESSIBLE PARKING	⊙	⊙
DRILLED WELL	⊙	⊙
TEST PIT	⊙	⊙
ELECTRIC METER	⊙	⊙
GAS REGULATOR	⊙	⊙
GUY POLE	⊙	⊙
UTILITY POLE W/ STREET LIGHT	⊙	⊙
TELEPHONE MANHOLE	⊙	⊙
DRAINAGE FLOW ARROWS	—	—
SILT SOCK	—	—
FLOOD LIGHT	—	—
TRAFFIC FLOW ARROWS	—	—
SIGN	—	—
RIPRAP	—	—
SOILS BOUNDARY	—	—
HISS SOIL IDENTIFICATION SYMBOL	238BH	—
PIPE FLOW ARROWS	—	—
STORM SEWER	—	—

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NOV 01 2022
Derry Planning Department

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OCT 14 2022
Derry Planning Department

Site Development Plans

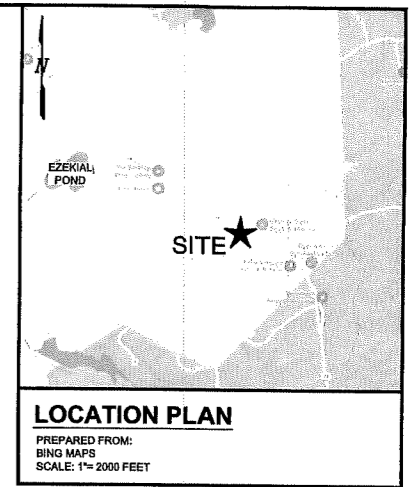
BC Industries LLC

253 Rockingham Road

Derry, NH

May 3, 2022

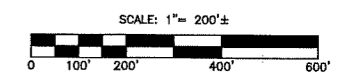
THIS PLAN SET
LAST REVISED ON:
10/7/2022



- NOTES**
- THE PURPOSE OF THIS PLAN IS TO DEPICT AN OVERVIEW FOR COMMERCIAL REDEVELOPMENT OF DERRY PROPERTY MAP 3 LOT 34.
 - THIS PLAN WAS PREPARED FROM DERRY & WINDHAM GIS.
 - THIS PLANSET CONTAINS 14 SHEETS. THE SITE DEVELOPMENT PLAN AND GRADING & UTILITIES PLAN WILL BE RECORDED UPON APPROVAL BY THE PLANNING BOARD. THE FULL SET OF PROJECT PLANS IS ON FILE AT THE DERRY PLANNING DEPARTMENT.

SHEET INDEX

SHEET NUMBER	DESCRIPTION	REVISION NUMBER	DATE
1	TITLE SHEET	1	10/7/2022
2	EXISTING CONDITIONS PLAN	1	10/7/2022
3	DEMOLITION & EROSION CONTROL PLAN	1	10/7/2022
4	CONSTRUCTION PHASING PLAN	-	10/7/2022
5	SITE DEVELOPMENT PLAN	1	10/7/2022
6	GRADING & UTILITIES PLAN	1	10/7/2022
7	DRIVEWAY PROFILE	1	10/7/2022
8	DRIVEWAY PROFILE	1	10/7/2022
9	LANDSCAPE PLAN	1	10/7/2022
10	LIGHTING PLAN	1	10/7/2022
11	EROSION CONTROL DETAILS	1	10/7/2022
12	CONSTRUCTION DETAILS	1	10/7/2022
13	CONSTRUCTION DETAILS	1	10/7/2022
14	CONSTRUCTION DETAILS	1	10/7/2022
15	ISDS PLAN	1	10/7/2022
16	ISDS DETAILS	1	10/7/2022
17	RETAINING WALL ELEVATIONS	-	10/7/2022
18	BUILDING ELEVATIONS	-	10/7/2022



1	TRC Comments: Update Legend & Sheet Index	10/7/2022
No.	Revision	Date
Designed by:	Drawn by: CRN	Checked by: DMF



ABUTTERS

- DPM 3-32
SCOTT F. BUCKLAND
238 ROCKINGHAM ROAD
DERRY, NH 03038
- DPM 3-33, WPM 3-B-681
BACHIR LIB LLC
38 BELLE AVE
LYNN, MA 01905
- DPM 3-35-1
LIFE STORAGE LP
647 MAIN STREET
BUFFALO, NY 14221
- DPM 3-38
247-249 ROCKINGHAM ROAD LLC
84 NEW SALEM STREET
WAKEFIELD, MA 01880
- DPM 3-38-2, WPM 3-B-700
MARTHA MEAD
247 ROCKINGHAM ROAD
DERRY, NH 03038
- WPM 3-B-680
TOWN OF WINDHAM
3 NORTH LOWELL ROAD
WINDHAM, NH 03087

PLANNING BOARD SIGNATURE BLOCK

CHAIR	DATE

DEPARTMENT HEAD SIGNATURE BLOCK

DATE	DATE
10-17-22	10-17-22
10-21-22	10-21-22
10-12-22	10-12-22

Title Sheet
BC Industries LLC
253 Rockingham Road
Derry, NH
Assessors Map 3 Lot 34

SFC
ENGINEERING

183 Rockingham Rd, Unit 3 East
Windham, NH 03087

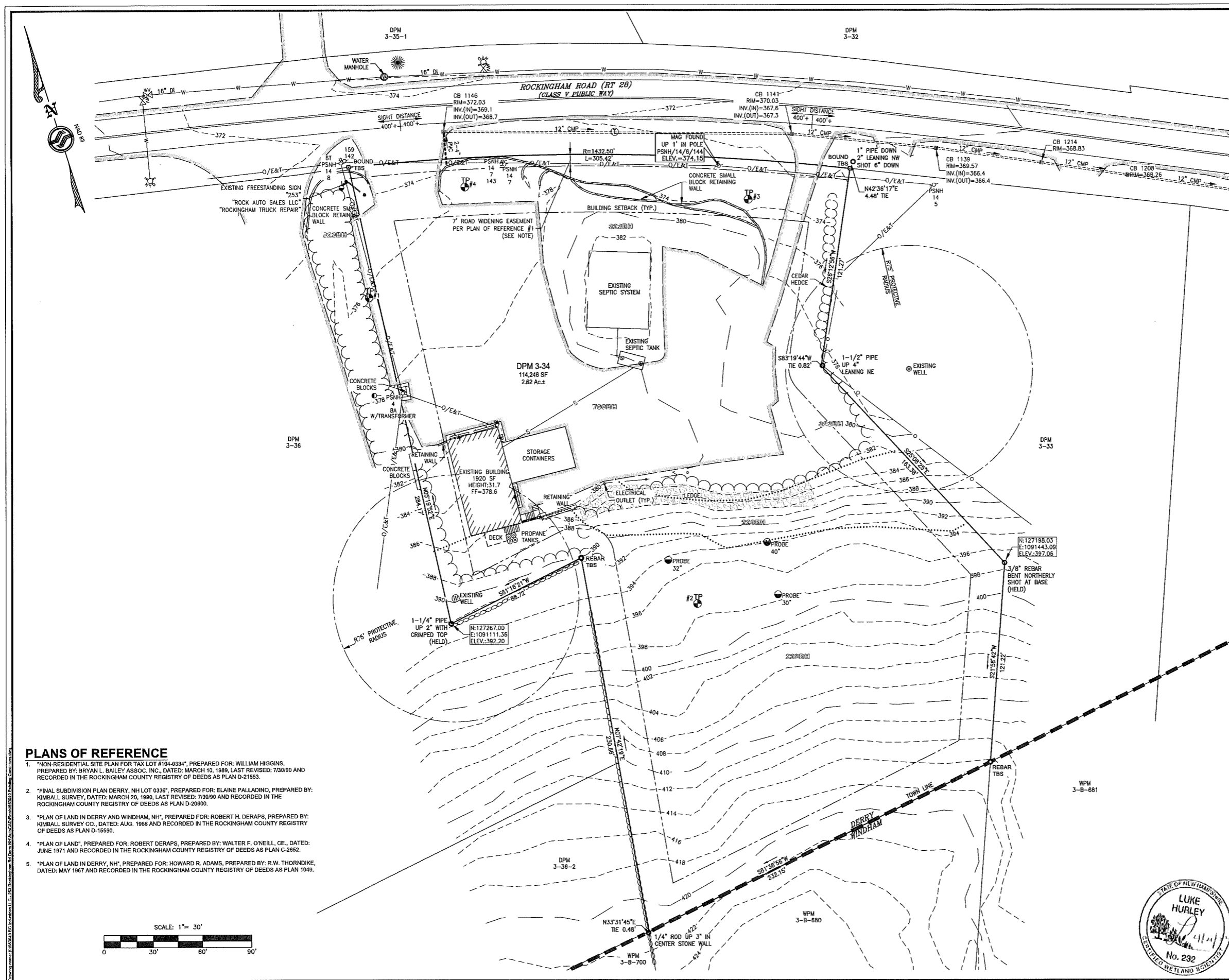
(603) 647-8700
www.sfceng.com

Sheet 1 of 18 Scale: 1" = 200' ± Date: 5/3/2022

Prepared for:
BC Industries LLC
16 South Range Road
Derry, NH 03038

Zoning Classification: General Commercial IV - GC4

THIS PLAN SET SUBMITTED FOR PERMITTING ONLY.
THIS PLAN SET SHALL NOT BE USED FOR CONSTRUCTION.



- ### NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF DERRY PROPERTY MAP 3 LOT 34 CONSISTING OF 2.62 AC.±.
 2. THE OWNER OF RECORD: BC INDUSTRIES LLC
DEED REFERENCE BOOK 6691 PAGE 2861, ROCKINGHAM COUNTY REGISTRY OF DEEDS
 3. THIS PLAN SHOWS CONDITIONS AS DEFINED BY INSTRUMENT FIELD SURVEY ON 10/29/2021 AND 8/11/2022 BY SFC ENGINEERING PARTNERSHIP, INC. THE BOUNDARY INFORMATION SHOWN HEREON WAS PERFORMED IN CONJUNCTION WITH BOUDREAU LAND SURVEYING PLLC. THE BOUNDARY FIELD WORK HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND (1:15,000) OR BETTER.
 4. GOVE ENVIRONMENTAL SERVICES, INC. PERFORMED THE HIGH INTENSITY SOIL SURVEY - HISS IN FEBRUARY 2022.
 5. ZONING DISTRICT: GENERAL COMMERCIAL IV - GC4
MINIMUM LOT SIZE WITH SEPTIC: 1 AC.± 10,000 SF FOR EACH 200 GPD OVER FIRST 200 GPD
MINIMUM FRONTAGE: 125'
FRONT SETBACK: 35'
SIDE SETBACK: 20'
REAR SETBACK: 20'
 6. NO PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF DERRY, COMMUNITY PANEL NUMBER 3301600532E. EFFECTIVE DATE: 5/17/2005 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 7. BENCHMARK: CHC SURVEY GRADE GPS
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83
 8. ALL UNDERGROUND UTILITIES, IF SHOWN, ARE APPROXIMATE. CONTRACTOR TO CONTACT DIGSAFE 72 HOURS PRIOR TO CONSTRUCTION.
 9. WATER LINE LOCATION TAKEN FROM DERRY GIS WATER SYSTEM VIEWER AND FIELD LOCATED EVIDENCE.
 10. THE PROPERTY IS SERVED BY AN ONSITE WATER WELL.
 11. THE PROPERTY IS SERVED BY ONSITE SEPTIC SYSTEM HAVING NHDES APPROVAL CA1996002011 WITH OPERATIONAL APPROVAL DATE OF APRIL 3, 1997 FOR 966 GPD. SEPTIC DEPICTED IS FROM PLAN OF REFERENCE.
 12. USDA WEBSOIL SURVEY LISTS SITE SOIL AS 140C CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15 PERCENT SLOPES, ROCKY.
 13. THE PROPERTY HAS NHDOT DRIVEWAY PERMIT #119-87-24 DATED DECEMBER 1, 1987 FOR TWO DRIVEWAYS. THIS WAS AMENDED OCTOBER 20, 1988 TO LOW VOLUME COMMERCIAL USE.
 14. THE 7' ROAD WIDENING EASEMENT SHOWN HEREON PER PLAN OF REFERENCE #1, JUNE 6, 1990 PLANNING BOARD MINUTES REQUESTED A 7 FOOT CONSTRUCTION AND MAINTENANCE EASEMENT BE SHOWN, NO ADDITIONAL RECORD FOUND.

HIGH INTENSITY MAP SYMBOL - 523BH

DRAINAGE CLASS	IDENTIFIER
1- EXCESSIVELY DRAINED 2- WELL DRAINED 3- MODERATELY WELL DRAINED 4- SOMEWHAT POORLY DRAINED 5- POORLY DRAINED 6- VERY POORLY DRAINED 7- NOT DETERMINED	H- INDICATES HIGH INTENSITY SOIL MAP P- INDICATES PRELIMINARY MAP
PARENT MATERIAL	SLOPE CLASS
1- GLACIOFLUVIAL 2- GLACIAL TILL MATERIAL MARINE OR GLACIOLACUSTRINE 3- VERY FINE SAND AND SILT MARINE OR GLACIOLACUSTRINE 4- LOAMY/SANDY OVER SILTCLAY 5- SILT OR CLAY 6- EXCAVATED, REGRADED, OR FILLED 7- ALLUVIAL DEPOSITES 8- ORGANIC MATERIALS FRESH WATER 9- ORGANIC MATERIALS TIDAL MARSH	B- 0% TO 8% C- 8% TO 15% D- 15% TO 25% E- MORE THAN 25%
RESTRICTIVE FEATURE	
1- NONE 2- BOULDERS, WITH MORE THAN 15% OF SURFACE COVERED 3- MINERAL RESTRICTIVE LAYER(S) ARE PRESENT AT LESS THAN 40 IN. DEPTH 4- BEDROCK 0 IN. TO 20 IN. DEPTH 5- SUBJECT TO FLOODING 6- DOES NOT MEET FILL STANDARDS 7- BEDROCK 20 IN. TO 40 IN. DEPTH 8- BEDROCK COMPLEX	

HIGH INTENSITY MAP SYMBOL 523BH INDICATES A POORLY DRAINED GLACIAL TILL SOIL WITH A RESTRICTIVE FEATURE, ON A SLOPE OF 0 TO 8%.

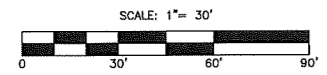
SOURCE: USDA SOIL CONSERVATION SERVICE

HIGH INTENSITY SOIL MAP SYMBOL KEY

NOT TO SCALE

1	TRC Comments: Added Abutter and Additional Boundary Notes	10/7/2022
No.	Revision	Date
Designed by:	Drawn by: JRB	Checked by: DMF

- ### PLANS OF REFERENCE
1. "NON-RESIDENTIAL SITE PLAN FOR TAX LOT #104-0334", PREPARED FOR: WILLIAM HIGGINS, PREPARED BY: BRYAN L. BAILEY ASSOC. INC., DATED: MARCH 10, 1989, LAST REVISED: 7/30/90 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-21563.
 2. "FINAL SUBDIVISION PLAN DERRY, NH LOT 0336", PREPARED FOR: ELAINE PALLADINO, PREPARED BY: KIMBALL SURVEY, DATED: MARCH 20, 1990, LAST REVISED: 7/30/90 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-20600.
 3. "PLAN OF LAND IN DERRY AND WINDHAM, NH", PREPARED FOR: ROBERT H. DERAPS, PREPARED BY: KIMBALL SURVEY CO., DATED: AUG. 1986 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-15590.
 4. "PLAN OF LAND", PREPARED FOR: ROBERT DERAPS, PREPARED BY: WALTER F. O'NEILL, CE., DATED: JUNE 1971 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN C-2652.
 5. "PLAN OF LAND IN DERRY, NH", PREPARED FOR: HOWARD R. ADAMS, PREPARED BY: R. W. THORNDIKE, DATED: MAY 1967 AND RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN 1049.



Existing Conditions Plan
BC Industries LLC
 253 Rockingham Road
 Derry, NH
 Assessors Map 3 Lot 34

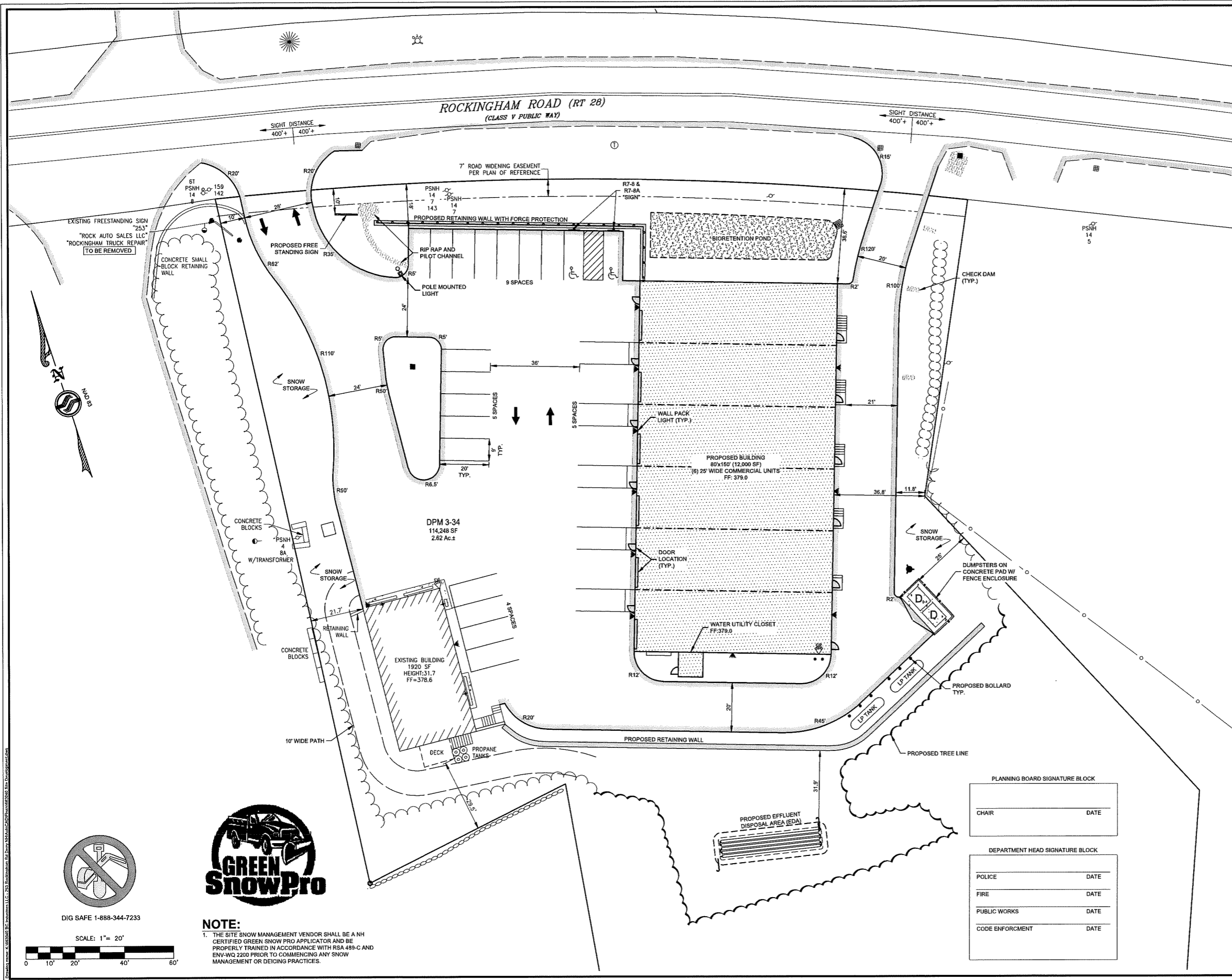
SFC ENGINEERING

183 Rockingham Rd, Unit 3 East
 Windham, NH 03087 (603) 647-8700
 www.sfceng.com

Sheet 2 of 18 Scale: 1" = 30' Date: 5/3/2022

Prepared for:
 BC Industries LLC
 16 South Range Road
 Derry, NH 03038

Zoning Classification: General Commercial IV - GC4



- NOTES**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE REDEVELOPMENT OF DERRY PROPERTY MAP 3 LOT 34 CONSISTING OF 2.62 AC.±.
 - THE PROPOSED DEVELOPMENT FEATURES INCLUDE:
 - A. CONSTRUCTION OF NEW COMMERCIAL BUILDING
 - B. MAINTAIN EXISTING COMMERCIAL BUILDING
 - C. CONSTRUCT NEW PARKING AND IMPROVED DRIVEWAYS
 - D. STORMWATER IMPROVEMENTS
 - E. CONNECTION TO MUNICIPAL WATER
 - F. CONSTRUCTION OF NEW SEPTIC SYSTEM
 - ZONING DISTRICT: GENERAL COMMERCIAL IV - GC4
 REQUIRED: 1.23 AC.±, 125', 35', 20', 20'
 PROVIDED: 2.62 AC., 305'+, 38'+, 21'+, 29'+
 - TOTAL LAND AREA TO BE DISTURBED FOR THIS PROJECT: 59,100 SF.
 - IMPERVIOUS AREA ADDED AS PART OF THIS PROJECT 9,975 SF.
 - TOTAL LOT COVERAGE 37.9%
 - AFTER REDEVELOPMENT THIS PROPERTY WILL BE SERVICED BY MUNICIPAL WATER AND ON-SITE SEWAGE DISPOSAL SYSTEM.
 - PROPOSED BUILDING WILL BE SERVED BY PROPANE TANKS.
 - ALL PARKING SPACES SHALL BE STRIPED WITH WHITE OR YELLOW TRAFFIC PAINT WITH A 4" MINIMUM LINE WIDTH.
 - ALL DISTURBED AREAS SHALL BE DRESSED WITH 4" OF LOAM AND SEEDED UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL CONFORM TO TOWN OF DERRY STANDARDS.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THEY HAVE THE MOST RECENT SET OF PLANS. ALL WORK SHALL BE PERFORMED USING A COMPLETE SET OF PLANS AS SOME ITEMS ARE NOT SHOWN ON ALL SHEETS.
 - THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF CONDITIONS ARE FOUND THAT DO NOT MATCH THESE PLANS.
 - ALL EXTERIOR LIGHTING TO BE SHIELDED AND DOWN CAST ONLY.
 - ALL UNDERGROUND UTILITIES, IF SHOWN, ARE APPROXIMATE. CONTRACTOR TO CONTACT DIGSAFE 72 HOURS PRIOR TO CONSTRUCTION.
 - ON-SITE WATER WELL WILL REQUIRE CAP AND DECOMMISSIONING PER NHDES DRINKING WATER & GROUNDWATER BUREAU REQUIREMENTS WHEN CONNECTION TO MUNICIPAL WATER IS COMPLETED.
 - THE PROPERTY HAS NHDOT DRIVEWAY PERMIT #119-87-24 DATED DECEMBER 1, 1987 FOR TWO DRIVEWAYS. THIS WAS AMENDED OCTOBER 20, 1998 TO LOW VOLUME COMMERCIAL USE. AMENDED PERMIT WILL BE REQUIRED.
 - THE EXISTING FREESTANDING SIGN DOES NOT MEET SETBACK REQUIREMENTS AND WILL BE RELOCATED AS SHOWN. NEW SIGN MUST MEET SIZE REQUIREMENTS PER DERRY ZONING ORDINANCE.
 - REFERENCE ON MARCH 3, 2022 DERRY ZONING BOARD OF ADJUSTMENT TO GRANT A VARIANCE TO ALLOW CONTRACTOR USE IN THE GENERAL COMMERCIAL IV DISTRICT.
 - NO FLOOR DRAINS ARE ALLOWED IN PROPOSED BUILDING.
 - DUMPSTERS SHALL BE LOCATED IN DESIGNATED AREA ONLY.
 - UTILITY POLE #147 BURIAL DEPTH TO BE EVALUATED BY UTILITY OWNER BEFORE REMOVAL OF EXISTING RETAINING WALL AND NEW POLE TO BE SET IF REQUIRED.
 - IF THE BUILDING BECOMES INDIVIDUAL CONDOMINIUM UNITS, THEN DOMESTIC WATER SERVICE FOR EACH UNIT IS TO BE METERED WITH INDIVIDUAL SHUT OFFS AT THE WATER UTILITY CLOSET.
 - PARKING CALCULATIONS WILL BE EVALUATED BASED ON PROPOSED USE UPON ANY NEW OCCUPANCY OF THE UNIT.

PARKING CALCULATIONS

PARKING REQUIREMENT:	1 SPACE PER 300 GFA (OFFICE)	1 SPACE PER 1200 GFA (WAREHOUSE)
EXISTING OFFICE: 768 SF X 1/300 =	3	
EXISTING GARAGE: 1920 SF X 1/1200 =	2	
PROPOSED OFFICE: 6 X 240 SF X 1/300 =	5	
PROPOSED GARAGE: 6 X 1760 SF X 1/1200 =	9	
TOTAL PARKING REQUIRED:	19	
TOTAL PARKING PROVIDED:	23 (2 ACCESSIBLE)	

No.	Revision	Date
1	TRC Comments: Add Notes 20-24, Update Sheet Number	10/7/2022

Designed by: JRB Drawn by: CRN Checked by: DMF

Site Development Plan
BC Industries LLC
253 Rockingham Road
Derry, NH
 Assessors Map 3 Lot 34

SFC ENGINEERING

183 Rockingham Rd, Unit 3 East
 Windham, NH 03087 (603) 647-8700
 www.sfceng.com

Sheet 5 of 18 Scale: 1" = 20' Date: 5/3/2022

Prepared for:
 BC Industries LLC
 16 South Range Road
 Derry, NH 03038

Zoning Classification: General Commercial IV - GC4



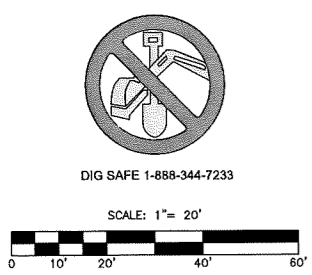
NOTE:
 1. THE SITE SNOW MANAGEMENT VENDOR SHALL BE A NH CERTIFIED GREEN SNOW PRO APPLICATOR AND BE PROPERLY TRAINED IN ACCORDANCE WITH RSA 489-C AND ENV-WQ 2200 PRIOR TO COMMENCING ANY SNOW MANAGEMENT OR DEICING PRACTICES.

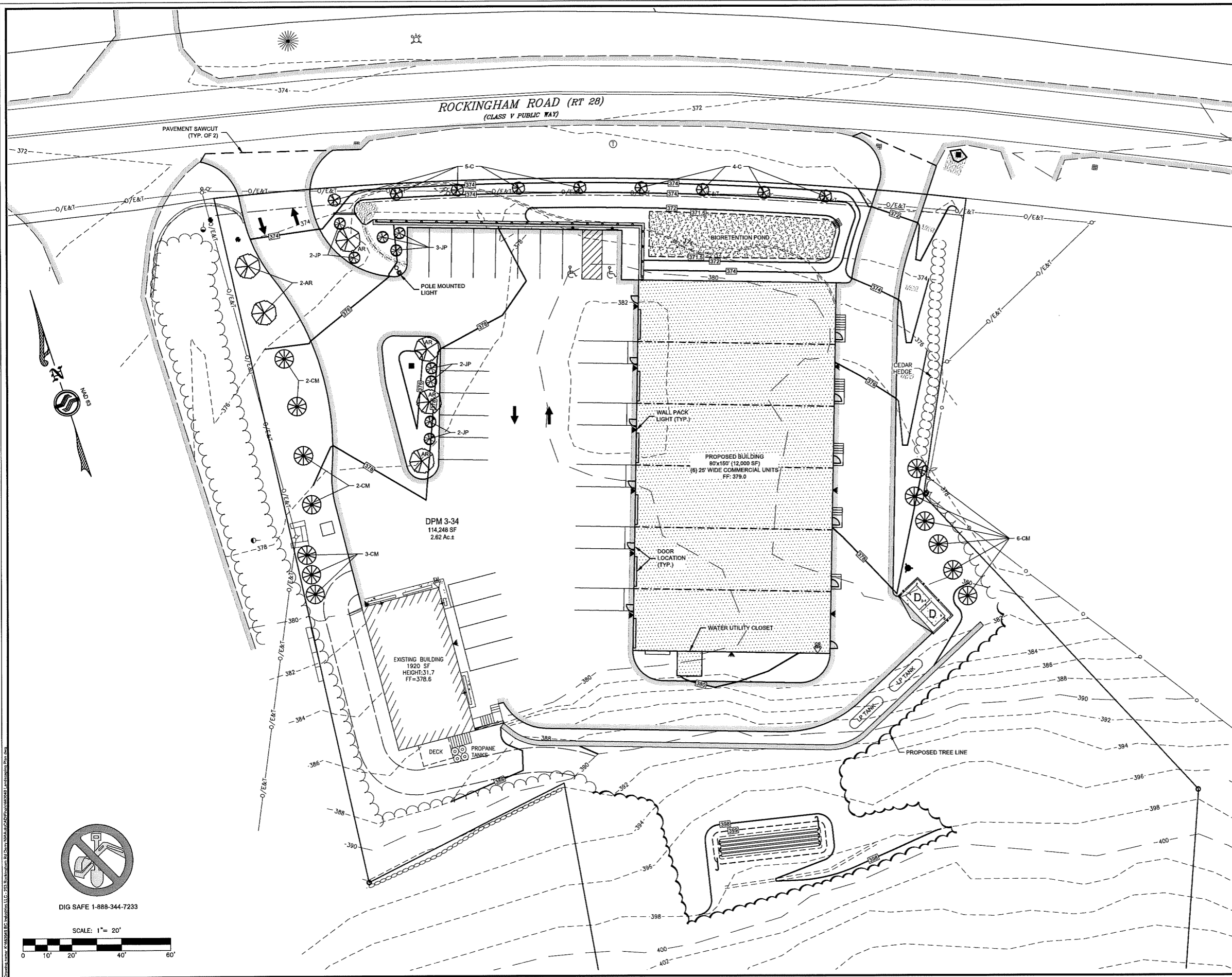
PLANNING BOARD SIGNATURE BLOCK

CHAIR	DATE

DEPARTMENT HEAD SIGNATURE BLOCK

POLICE	DATE
FIRE	DATE
PUBLIC WORKS	DATE
CODE ENFORCEMENT	DATE





- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LANDSCAPING FOR COMMERCIAL REDEVELOPMENT OF DERRY PROPERTY MAP 3 LOT 34.
 2. ALL DISTURBED AREAS TO HAVE 4" LOAM AND SEED.
 3. PLANTINGS ARE TO BE INSPECTED ANNUALLY, ANY REQUIRED PLANTING MATERIALS FOUND TO BE DEAD OR DISEASED TO BE REPLACED IN-KIND.

LANDSCAPE LEGEND

SYMBOL	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	AR	6	RED MAPLE	ACER REDRUM	2-1/2" CAL.	B & B
	JP	9	SEAGREEN JUNIPER	JUNIPER CHINESIS	18" HEIGHT/ SPREAD	CONT.
	CM	13	HEMLOCK	CONIUM MACULATUM	2-1/2" CAL.	B & B
	C	9	GREEN HAWTHORN	CRATAEGUS VIRIDIS	2-1/2" CAL.	B & B

PLANTS LISTED CAN BE SUBSTITUTED BY OWNER FOR SIMILAR SPECIES
 B&B = BALLED & BURLAPPED, CONT. = CONTAINER

1	TRC Comments: Modify Proposed Trees, Updated Landscape Legend & Sheet Number	10/7/2022
No.	Revision	Date
Designed by: DMF		Drawn by: CRN
		Checked by: DMF

Landscape Plan
BC Industries LLC
253 Rockingham Road
Derry, NH
 Assessors Map 3 Lot 34

183 Rockingham Rd, Unit 3 East
 Windham, NH 03087
 (603) 647-8700
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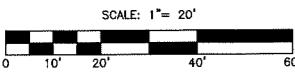
Sheet 9 of 18 Scale: 1" = 20' Date: 5/3/2022

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 16 South Range Road
 Derry, NH 03038

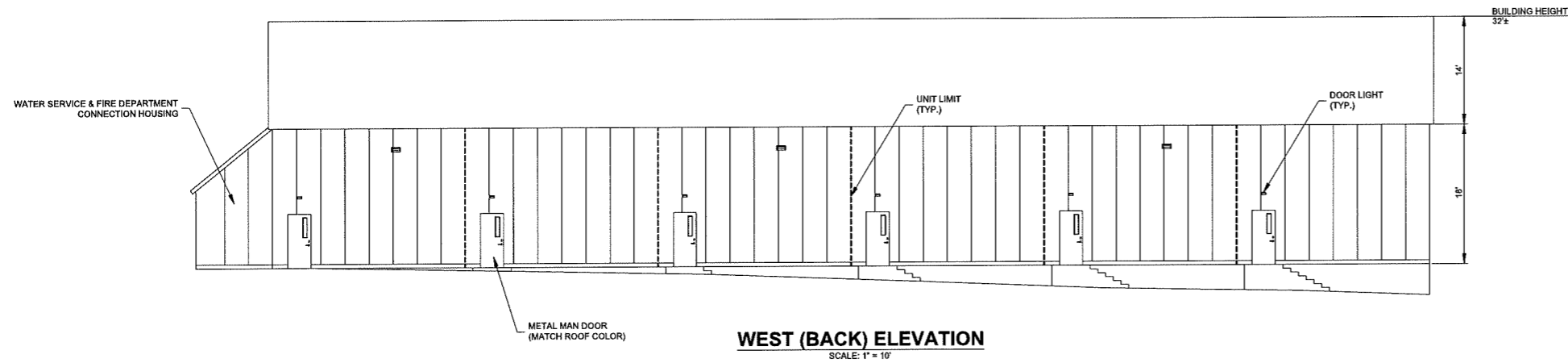
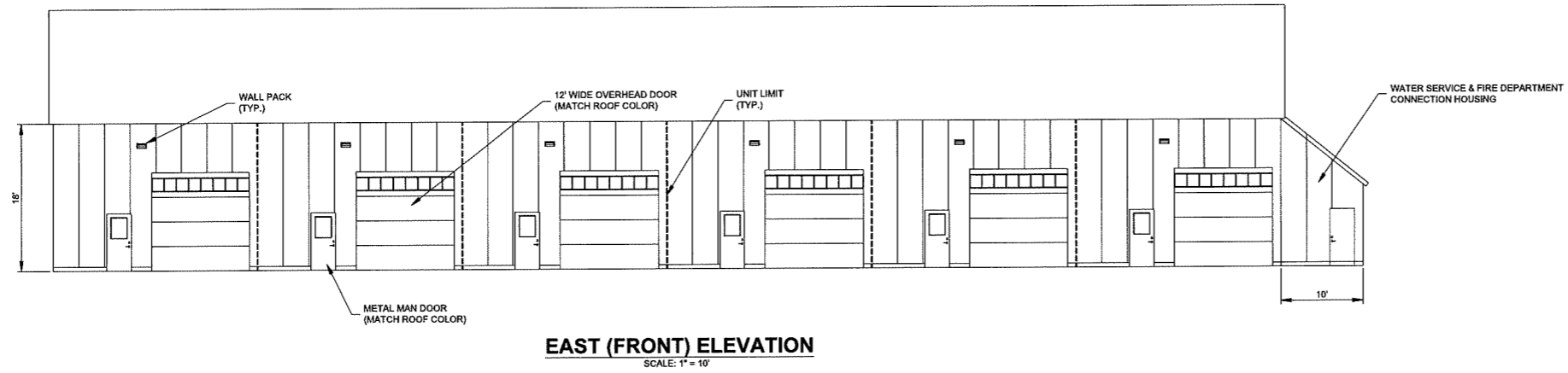
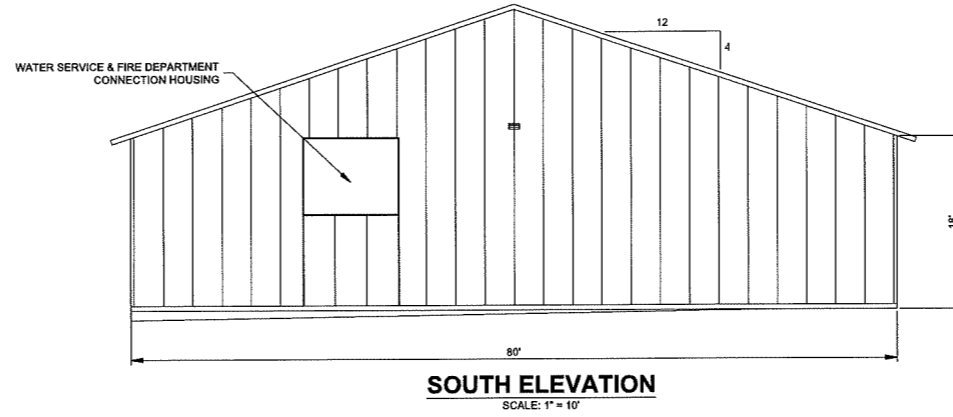
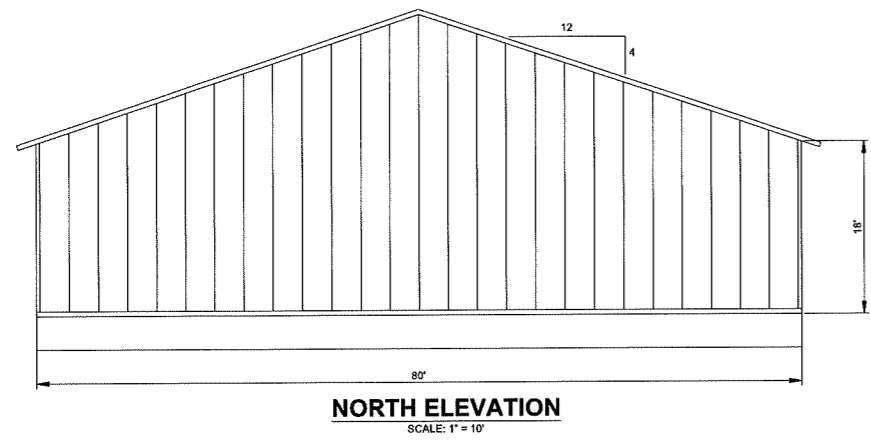
Zoning Classification: General Commercial IV - GC4



DIG SAFE 1-888-344-7233



- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SHOW PRELIMINARY BUILDING ELEVATIONS FOR THE REDEVELOPMENT OF DERRY PROPERTY MAP 3 LOT 34 CONSISTING OF 2.82 AC.±.
 2. THE PROPOSED BUILDING WILL HOUSE 6 UNITS.



No.	Revision	Date
Designed by:	Drawn by: CRN	Checked by: DMF

Preliminary Building Elevations
BC Industries LLC
 253 Rockingham Road
 Derry, NH
 Assessors Map 3 Lot 34

183 Rockingham Rd, Unit 3 East
 Windham, NH 03087

(603) 647-8700
 www.sfceng.com

Sheet 18 of 18 Scale: As Shown Date: 10/7/2022

Prepared for:
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 16 South Range Road
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Zoning Classification: General Commercial IV - GC4