





# Eagles Nest Estates OSD Subdivision

## STAFF REPORT

8 July 2015

**SITE:** Bush Hill Road - Map 186, Lot 24 Map 194, Lots 9 & 10 Map 195, Lot 1 - SB# 02-15

**ZONING:** G-1

**PURPOSE OF PLAN:** Proposed 66-lot Open Space Development (OSD). Project includes a proposed lot-line adjustment between Map 186, Lot 24 and Map 186; Lot 20-4. The newly adjusted Map 186, Lot 24 will be consolidated with Map 194, Lots 9 & 10, Map 195, Lot 1, and Map 201, Lot 7. The consolidated tract will then be subdivided into 65 open-space residential lots. Deferred Date Specific from the 13 May 2015 Meeting.

**PLAN UNDER REVIEW ENTITLED:** Open Space Development Eagles Nest Estates, Map 186; Lots 20 – 4 & 24, Map 194; Lots 9 & 10, Map 195; Lot 1 and Map 201; Lot 7, Bush Hill Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 7 JAN 2015, last revised 20 APR 2105, consisting of Sheets 1 – 101, Sheets L1 – L8, S1 – S5 and Y1 – Y5, together with Notes 1 – 42 on Sheet 2 of 102 (said plans are attached hereto). Please note, the Cover Sheet references only digit Sheets 1 – 101, while the digit labeled sheets cite of 102. This error needs to be corrected in the final plan set.

### ATTACHMENTS:

- 1) GPI Traffic Report SUBJECT: Proposed Residential Development White Service Road (Franklin Street) Hudson, NH Response to Traffic Peer Review Comments dated June 8, 2015 – “A”.
- 2) Keach-Nordstrom Response Letter to CLD’s 2d Comments Report, which was handed-out at the June 10<sup>th</sup> Planning Board Meeting; Keach-Nordstrom’s letter is dated June 30, 2015 – “B”.

### REQUESTED WAIVERS (NOTE 13, SHEET 2):

- 1) HTC 289-6(D) - Fiscal Impact Study
- 2) HTC 289-37 - Plan Schedule Form

### OUTSTANDING ISSUES:

- 1) In accordance with Planning Board action at the June 10, 2015 Meeting, for this meeting the Applicant was to submit:
  - A) Traffic data concerning the projected traffic impact this development will pose upon Hawkview Rd. and Gibson Rd. **STATUS:** Please see the attached GPI Traffic Report SUBJECT: Proposed Residential Development White Service Road (Franklin Street) Hudson, NH Response to Traffic Peer Review Comments dated June 8, 2015 (“A”). In essence, the report cites that there will be no measurable impact on either road, resulting from the Eagles Nest Subd.
  - B) Revised plans concerning the construction of a traffic island on Franklin St. **STATUS:** the project engineers were not able to design the subject island without further impacting wetlands. In going over this issue with the engineers, they are prepared to explain this matter at the hearing. Also, in regard to outstanding Fire Dept issues concerning the design of the intersections and cul-de-sacs within the proposed

subdivision, the engineers have addressed these matters in their Response letter, i.e., the last 4 pages of this letter – “B”.

- 2) In accordance with Planning Board action taken at the June 10, 2015 Meeting, for this meeting Staff was requested to provide:

A cost estimate to reclaim and repave Hawkview Rd. projected-out for the next 5 years. **STATUS:** Road Agent, Kevin Burns, forwarded an email message to this author, citing that there has not been an increase in bituminous concrete cost over the past five years, and to the best of his knowledge, he expects this flat-line trend to continue over the next five years. To this effect, Kevin Burns’ previous memorandum on this matter stands, which reads in its entirety, as follows:

**Memorandum**

To: John Cashell, Town Planner  
From: Kevin Burns, Road Agent  
Date: June 8, 2015

**Re: Eagles Nest Estates**

I have reviewed the latest proposed plan for Eagles Nest Estates and withdraw my previous objections to the original plan. I am satisfied that all of the drainage facilities outside of the right of way will be maintained by the association and not the Town of Hudson.

While meeting with Tony Basso we also discussed offsite improvements. Gibson Road was just improved in 2013. During the improvements the road from Kimball Hill Road to the intersection of Hawkview Road was widened from 18 to 22 feet. The existing pavement was reclaimed and the road repaved with 3 inches of new asphalt. The remainder of the dead end section was reclaimed and repaved to the Pelham Town Line.

I discussed with Tony that Hawkview Road itself is in need of being reclaimed and repaved in the near future. I estimate it would cost the town approximately \$44,000 to reclaim, fine grade, compact and pave the binder course for 1,630 feet of Hawkview. A contribution of \$700 per lot would cover this work.

The Highway Department could absorb the cost of the finish pavement at \$20,000 out of annual paving budget.

Of course, this is just a suggestion to the Planning Board on a need in that area.

**NOTE:** to the effect of the above, and for the board’s consideration, the below **DRAFT MOTION** to approve this subdivision includes a condition incorporating the proposed Hawkview Rd. offsite road improvement contribution of \$700 per lot.

- C) A legal opinion from Town Counsel, relative to determining the status of whether or not so called “spite strips” are allowed, as proposed by the Applicant, and as shown on the submitted Subdivision Plan. **STATUS:** After consulting with Town Counsel, Atty. Dave LeFevre, concerning this issue, he is preparing a legal opinion, which will be

provided in time for the meeting. In the meantime, he did state to this author that RSA 674:36, II (b), (c) & (e) requires the proper arrangement and coordination of streets within subdivisions, and the Planning Board's Subdivision regulation 286-18.T, basically prohibits the subject "spite strip".

- 3) This OSD Subdivision Application was accepted by the Planning Board at the initial public hearing held on March 13, 2015.
  
- 4) At the June 10<sup>th</sup> meeting, the board debated on whether or not to allow a waiver concerning HTC 289-37 - Plan Schedule Form. **STATUS:** the Planning Board's determination on this matter remains pending, with staff providing below for the board's consideration a waiver to grant.

**APPLICATION TRACKING:**

- 9 FEB 2015 - Application submitted.
- 11 MAR 2015 - Initial Public Hearing held, application accepted and deferred date specific to the 13 MAY 2015 Meeting.
- 13 MAY 2015 – Per the applicant's written request, deferred date specific to the 10 JUN 2015 Meeting.
- 10 JUN 2015 - Hearing continued, deferred date specific to the July 8, 2015 meeting.

**RECOMMENDATION:** After the Applicant has had the opportunity to address remaining board concerns, as well as those of the public, the board may want to move toward taking final action on this Plan. For the board's consideration in this regard, please see the below DRAFT MOTIONS.

**DRAFT MOTIONS:**

I move to defer further review of the Eagles Nest OSD Subdivision, date specific, to the July 22d or August 12th, 2015 Planning Board meeting.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**REQUESTED WAIVERS (found in Note 13, Sheet 2):**

- 1) HTC 289-6(D) - Fiscal Impact Study
- 2) HTC 289-37 - Plan Schedule Form

**1) HTC 289-6.D. – Fiscal Impact Study**

I move to grant the requested waiver: HTC 289-6.D. - Fiscal Impact Study - because said study, in addition to the submitted plans, CAP fees and other submitted application materials, is not necessary to evaluate the fiscal impact of this development, and as such, the granting of this waiver is not contrary to the spirit and intent of the Subdivision of Land Regulations.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**2) HTC 289-37 – Plan Schedule Form**

I move to grant the requested waiver HTC 289-37 – Plan Schedule – because at the present time the Town of Hudson does not restrict the pace of residential development, nor does the Planning Board anticipate the need to implement same in the foreseeable, and as such, the granting of this waiver is not contrary to the spirit and intent of the Subdivision of Land Regulations.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

#### **MOTION TO APPROVE:**

I move to approve the subdivision plan entitled: Open Space Development Eagles Nest Estates, Map 186; Lots 20 – 4 & 24, Map 194; Lots 9 & 10, Map 195; Lot 1 and Map 201; Lot 7, Bush Hill Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 7 JAN 2015, last revised 18 JUN 2105, consisting of Sheets 1 – 101, Sheets L1 – L8, S1 – S5 and Y1 – Y5, together with Notes 1 – 43 on Sheet 2 of 102, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above Subdivision Plan-of-Record (hereafter referred to as the Plan).
2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement, as well as all Easement Deeds; further, the number of plan sheets shall be properly enumerated prior to the Plan's endorsement by the Planning Board.
3. A CAP amount of \$892.01, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
4. A public school impact fee in the amount of \$3,578.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
5. A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
6. This approval is subject to final engineering review.
7. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems, and the perpetual maintenance of the stormwater treatment structures and treatment and retention basins outside of the ROW, shall be the responsibility of the future homeowner's association comprised of all the homeowners within this subdivision.
8. The number of dwelling lots for this subdivision shall be limited to 66.
9. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.

10. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday. No construction activities shall occur on Saturday and Sunday (refer to Note 32, Sheet 2 of 102 on the Plan).
11. The developer shall be responsible for the installation of a road status sign at the entrance drives to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations, and as stated in Note 21, Sheet 2 of the Plan.
12. An offsite traffic improvement fee, in the amount of \$700, shall be paid prior to the issuance of a Certificate of Occupancy for each dwelling within this subdivision, and this fee shall be expended exclusive to the planned Town efforts to reclaim and repave Hawkview Road, as cited in the Road Agent's memorandum to the board dated 8 JUN 2015 (see said memorandum in file).

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**NOTE: Please take the time to read the Plan Notes on Sheet 2 of 102; they are extensive and cover many issues that are important to the board and town, relative to making sure this development and its public construction items are completed in full accord with town standards and practices.**



June 30, 2015

Town of Hudson  
Attn: Mr. John Cashell, Town Planner  
12 School Street  
Hudson, NH 03051

Re: Eagles Nest Estates Subdivision – Revised Project Plans  
Bush Hill Road, Hudson NH  
KNA# 11-0202-1

Dear Mr. Cashell,

Enclosed, please find revised plans for the above referenced project. Enclosed with this letter are the following items for your use:

1. Two (2) sets of full size revised project plans;
2. Seventeen (17) sets of half size plans;
3. A CD containing pdf files of the above referenced material (including this letter), and
4. Two (2) copies of the letter from GPI addressing CLD review comments.

Please note that our office has delivered copies of the above material directly to CLD for review and comment.

The project plans have been revised to address the remaining CLD engineering review comments that are contained within a letter dated June 8, 2015. Additionally, this letter also directly responds to the comments from the Hudson Fire Department on March 1, 2015. In response to the comments contained within those letters, we offer the following plan changes and/or explanations:

**CLD Comments:**

**1. Subdivision Review Codes**

- b. *Former CLD Comment: HR 289-19.A. The applicant should note the need for easements for all cisterns. The easements should clearly indicate to whom easement rights and maintenance responsibilities are granted. The applicant should also provide a copy of the proposed access and drainage easement for Map 186, Lot 20-4, the Hawkview Road access and drainage easement, evidence of rights or coordination of work within the Circumferential Highway right-of-way; BK 5198, PG 1944, and the White Road Service right-of-way.*

**Current CLD Comment:**

- The applicant has shown cistern easement areas on the plans. The applicant has also stated that the easement documents indicate to whom the easement rights and maintenance responsibilities are granted. Copies of these easement documents were not included in CLD's review copy.  
**No response required.**
- The applicant has stated that the access and drainage easements noted above were previously submitted to the Town. Copies of these easements were not included in CLD's review copy.  
**No response required.**
- The applicant has further noted that the previously proposed access and drainage easements for Map 186/Lot 20-4 and Hawkview Road emergency access road are no longer needed with the elimination of the emergency access roads.  
**No response required.**
- The applicant noted that the New Hampshire Department of Transportation (NHDOT) review of the work proposed within the Circumferential Highway right-of-way and White Service Road right-of-way is still pending. The applicant should forward copies of all correspondence with the NHDOT to the Town.  
**Copies of all correspondence were previously submitted to the Town.**

**3. Roadway Design**

- d. *Former CLD Comment: HR 289-18.P. The applicant should review the plans for box culvert #160 because it appears to be mislabeled as box culvert #130 on the culvert schedule on sheet 66. The box culvert at service road STA 1+95 is not numbered and does not appear to be included in the culvert schedule on sheet 66. Box culverts and culvert numbers should be called out on the drainage plans.*

**Current CLD Comment:** The applicant has stated that #130 is the correct number for the referenced culvert, however this appears as #160 on the culvert schedule on sheet 68. The applicant has noted that culvert #232 at STA 1+95 has been eliminated with the elimination of the emergency access roadway at Kara's Crossing Drive.

**Culvert #160 on sheet 68 has been revised to state #130.**

- e. *Former CLD Comment: HR 289-18.Y. The applicant has proposed a road slope greater than 2% for the first 100 feet from the intersection at both ends of Kara's Crossing Drive emergency access road and at the west of Hawkview emergency access road. Also, the applicant should verify the actual crown slope on Bush Hill Road to confirm that the proposed 3.12% will match the existing condition.*

**Current CLD Comment:** The applicant has eliminated the emergency access roadway at Kara's Crossing Drive, but the slope at the west end of Hawkview Road extension is still 3.13%. The applicant has removed the proposed slope at Bush Hill Road and has noted that the existing cross slope is to remain.

**The slope of 3.13% is the cross slope of Standish Lane. The Town of Hudson cross slope requirement is 3/8" per foot which equates to 3.125% and rounded to the 100<sup>th</sup> decimal place shows 3.13%.**

- j. *Former CLD Comment: The applicant should provide guardrail (and end section) calculations showing that guardrail warrants have been fully evaluated. The calculations will assist in understanding as to why guardrail has not been proposed in several areas where we would expect to see guardrail or longer sections of guardrail.*

**Current CLD Comment:** The applicant has provided references to AASHTO Roadside Design Guide calculations regarding clear-zone requirements, and noted based on these requirements there are no critical foreslopes that would require guardrail within the project clear-zones. The applicant has also noted that 25' EAGRT end sections have been specified, but plan details also include type G end sections. The applicant should note on the roadway plans which type of end section is required at each guardrail installation. Also, it is noted that the cross section at STA 23+00 shows guardrail, but none is shown on the roadway plans (guardrail starts at approximate STA 23+50). The applicant should coordinate the plan and section. **The guardrail detail "type G" shown on sheet 67 has been removed. Only the 25' EAGRT is to be used on site. The guardrail from cross section 23+00 has been removed.**

- o. *Former CLD Comment: The applicant has not shown the intent for use of Americans with Disabilities Act (ADA)-compliant curb ramps within the subdivision. A detail should be provided and all locations intended to use detectable warnings should be clearly shown on the plan set.*

**Current CLD Comment:** The applicant has revised the roadway plans to show the use of detectable warning pavers at all intersections. The applicant has also added a detail for the detectable warning pavers. The pavers should also be shown on the proposed sidewalk detail with appropriate dimensioning. Additionally, we recommend that ADA compliant sidewalk cross slope information be added to the Ramp Detail at Driveway to clarify the intent for driveway grading across the sidewalk zone.

**The sidewalk ramp detail was revised to show the pavers (see sheet 64). The ramp detail was revised to indicate the maximum slope for the first 11' of the driveway (see sheet 65).**

- t. *HR 275-9.B. Traffic Study Review Comments-We have reviewed the subdivision plan as well as the updated Traffic Impact Study (TIS) prepared by Greenman-Pedersen, Inc. (GPI) for this project dated May 18, 2015 as well as their responses to our previous comments from our February 24, 2015 letter and have the following comments:*

- 9) *Former CLD Comment: In summary, while the additional traffic from the proposed subdivision does not create a capacity concern at the new intersection being created, the study's limited scope does not address other nearby intersections that could be adversely impacted by the site-generated traffic. Furthermore, given that the majority of existing traffic is already exceeding the speed limit, consideration should be given to additional measures to reduce speed and increase awareness of the newly proposed intersection. Finally, the length of*

*the new roadway presents concerns that additional permanent access points are not fully available should access to Franklin Street be compromised.*

**New CLD Comment:** It should be noted that sight distance information was not provided at the two additional intersections that were analyzed in the updated TIS. Although these are existing intersections, the proposed subdivision will be adding traffic at these locations. As such, the applicant should ensure that they are not exacerbating any existing deficiency at either of these intersections.

**Comment will be addressed by GPI.**

- u. **New CLD Comment:** The revised Hawkview Road extension created a driveway at Lot 187/9 that enters the new roadway at an approximate 45 degree angle. The applicant should modify the drive tie to better conform with driveway geometry requirements.

**The driveway exists at an angle that does not account for the future extension of Hawkview Road nor is within the bounds of their property line. The roadway was designed to work with that driveway vertically, but since our client does not own this property, we are restricted to only the alteration of said driveway within the proposed right of way. Our client is willing to work with the abutter to provide a better angle.**

- v. **New CLD Comment:** The plans do not include painted crosswalks at any of the intersection sidewalk tipdown locations. The applicant should provide striping and signage details also.

**To better situate crosswalks at stop signs, the sidewalk has been relocated to the other side of Standish Lane and Franklin Street. Since all intersections are located on the right side of the roadways, having the crosswalk on right side of the road will allow pedestrians to cross at the properly stop controlled intersection. This also limited the number of cross walks that are needed to two (Warren Road and Hawkview Road). The appropriate stripping details have been added to the plan set (see sheet 65).**

- w. **New CLD Comment:** The applicant should adjust the plan view sidewalk labels to better show the intended location of the sidewalk. Some labels point to the grass panel location which could cause confusion during construction.  
**Revised as requested. Also, the typical roadway cross section detail should help the contractor understand that a grass panel is to be located between the edge of the roadway and the beginning of the sidewalk.**

- x. **New CLD Comment:** The applicant has noted that the roadways subgrade is to be "as determined by the Engineer". Since some fill sections exceed twenty (20) feet, we recommend that additional details be provided, including maximum fill lifts, compaction requirements and the need to clear and grub before any filling begins.

**The intent is to follow Section 209 of NHDOT specifications and to use granular backfill (NHDOT 209.1) for all fill sections. The typical roadway**

cross section details on sheet 64 have been modified to reference the noted specifications.

**4. Drainage Design/Stormwater Management (HR 289-20.C./Chapter 290)**

- a. *Former CLD Comment: The applicant should keep the Town informed of all communication with New Hampshire Department of Environmental Services (NHDES) in relation to the Alteration of Terrain (AoT) Permit and Wetland Permit being requested to ensure NHDES comments do not alter drainage design/calculations.*

**Current CLD Comment:** CLD has not seen a copy of this NHDES AoT comment letter was not included in CLD's review package. To ensure comments do not drastically change the drainage design or even the "spirit" of the drainage design, a copy should be submitted to CLD for coordination of comments.

**AoT comments were extremely mild in nature and will be resubmitted for final approval once we receive response from Kim Tuttle with Fish and Game. A copy of the package and response sent to AoT will be provided to the town once finished.**

**5. Sewer/Septic Design/Conflicts and Utility Design/Conflicts**

- b. *Former CLD Comment: HR 289-19.D. Although a septic review was not performed as part of this review, some septic areas are shown in areas proposed to have cuts below the ESHWT elevations. We also note that several lots have depicted ledge within 75 feet of the proposed disposal site; therefore, special design details will be required.*

**Current CLD Comment:** The applicant has performed additional test pitting and moved the 4,000 square foot area at Lot #3 out of the area of the proposed cut. The applicant has not provided details for areas where ledge is within 75 of the proposed septic areas.

**We have reviewed the Town of Hudson Regulations and have not found any reference to the need for special design details for ledge within 75 feet of a septic area. However, we are aware that DES requires the illustration of any exposed ledge within 75 feet of a septic area. The plans do illustrate ledge that was found on the property. Ledge can be located very close to a septic area so long as a suitable receiving layer has been found for the septic area. That said, the NHDES subdivision review is still ongoing. A copy of the final permit will be sent to the Town once we receive it.**

- i. **New CLD Comment:** The plan does not include any details for gas line installation. None is shown on the roadway profiles or included in the other utility layout details. The applicant should confirm that no gas service is intended for the development at this time.

**Gas is not present within the area of the proposed subdivision.**

According to CLD, the following items require Town input. Our office will help address the concern as necessary, but we have not received any input from the Town on these noted items:

### 1. Subdivision Review Codes

- c. *Former CLD Comment: HR 289-20.A.(1). The applicant has not provided the finish floor elevation of the proposed homes on the plan set.*

**Current CLD Comment:** The applicant has noted that the exact locations and finish floor elevations for the future houses are unknown at this time. Note #41 has been added to sheet #2 referencing this regulation. The applicant has also noted that all septic plans will include the house location, drainage and grading associated with the lot development and all septic plans are to be reviewed and approved by the Town Engineer.

**No response required.**

### 3. Roadway Design

- b. *Former CLD Comment: The applicant needs to show how the driveway grading will coordinate with the proposed 4,000-square-foot areas. As designed, there are several locations where cuts are proposed in designated septic areas that will bring the grades below the estimated seasonal high water table (ESHWT) elevations. (in one case, a cut is proposed to provide sight distance, so therefore, it would not allow for a raised system to be constructed.)*

**Current CLD Comment:** The applicant has relocated one 4k area out of a cut slope/sight distance location (lot 3), and notes that all 4k areas not appear to be outside the limits of the proposed cut slope associated with the proposed roadway. The applicant has also schematically shown a driveway at lot #36 to illustrate driveway grading at a lot with a significant cut. The applicant has shown that the sample drive grading requires grading onto the abutters lot. The Town and applicant should review to determine where additional grading/slope easements may be required.

**The 4K area is to prove suitability of the lot for subdivision purposes only. The 4K area is not necessarily the location of the proposed future septic system. Should the septic be placed within the illustrated 4k area, the actual size of the septic system for a typical house would be approximately 1/8<sup>th</sup> the size of the 4K area. This means that a large portion of the 4K area is available for development (i.e grading for a driveway) if needed. The need for any slope easements will need to be determined once the house location is picked, septic designed, and driveway graded. This will not occur until the lots are under agreement and the future homeowner and builder select a preferred layout.**

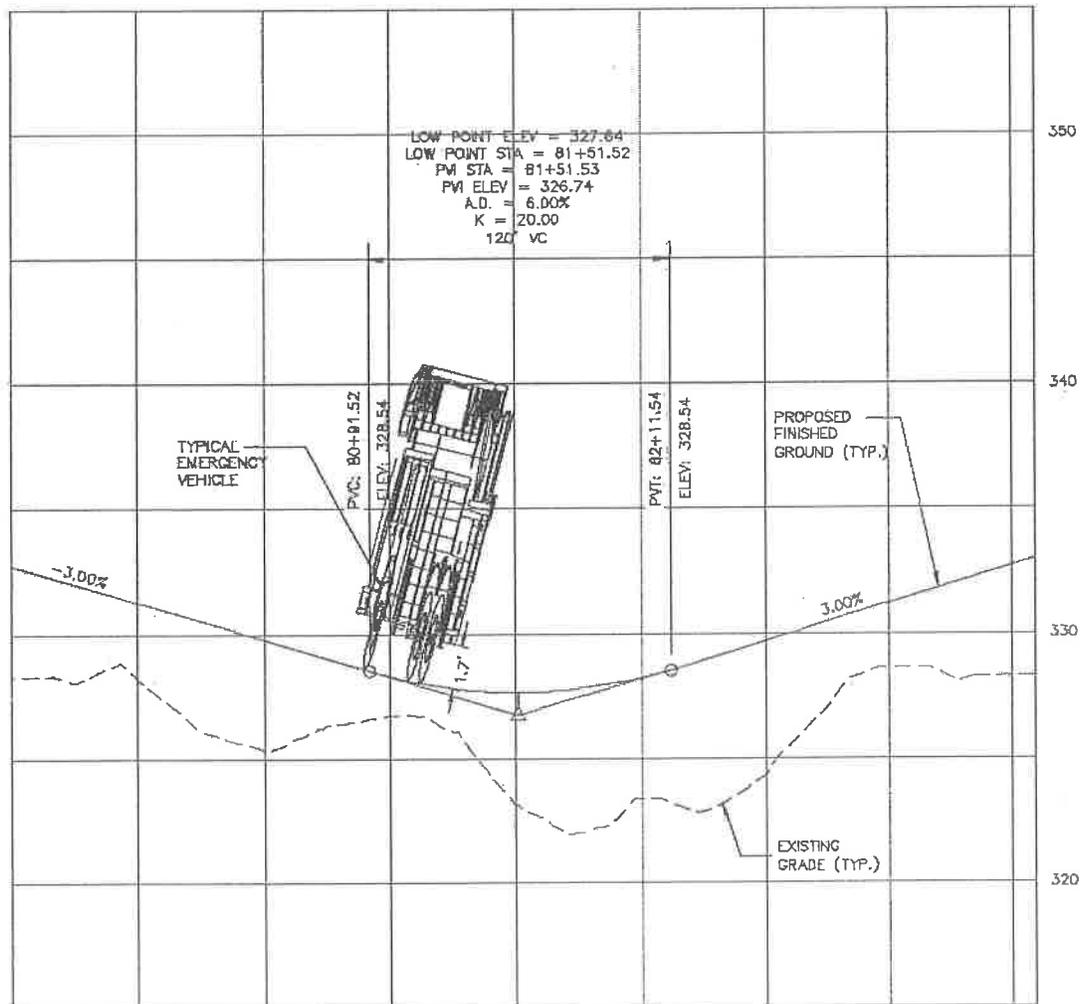
- c. *Former CLD Comment: HR 289-18.C.(2) The applicant proposed a sag with a K value less than 40 and a crest with a K value less than 30 within the Standish Road cul-de-sac and on the emergency access road between Standish Road and Kara's Crossing Drive. The applicant should add station numbers and elevations for PVAs proposed at the intersections.*

**Current CLD Comment:** The applicant has noted that because this condition exists in a cul-de-sac with generally lower speeds, the lower K values are not a concern. If the Town wishes to consider allowing these K valves to remain, the applicant should demonstrate to the Town that long vehicles including camping trailers, manufactured

homes and fire apparatus will be able to successfully navigate without any pavement damage.

The reason for designing to a minimum K value within a sag curve is to determine a stopping sight distance that coincides with the vehicles head light's illumination distance. AASHTO recommends a K value of 10 when travelling at 15 mph which is a generous speed within a cul-de-sac. A K value of 20 far exceeds this minimum threshold.

To further demonstrate that this reduction in vertical curve length has no significant navigation issues for any vehicle, we have prepared an exhibit embedded below.



A typical emergency vehicle will clear the vertical curve by 1.7' and will cause no damage to the pavement. For a 120' vertical curve, the algebraic difference would need to be significantly higher to cause any damage.

- f. Former CLD Comment: HR 289-27.B.(3)The applicant has provided a typical section detail and cross sections for the proposed culvert locations but has not provided

*cross sections at designated intervals for the proposed roads. At a minimum, the applicant should provide additional cross sections at critical locations, such as areas of larger cuts and fills, areas where stormwater grading is close to the road, and areas where additional grading behind the sidewalk is needed to redirect water from flowing across the sidewalk. Also, the proposed right-of-way line should be added to the sections provided to clearly show how elements of the walls relate to the right-of-way and/or open space limits.*

**Current CLD Comment:** The applicant has added cross sections at critical locations and included the proposed right-of-way line on all of the cross sections. However, there are several cross sections that depict the toe of slope immediately adjacent to proposed sidewalks, with no drainage swale or other element to redirect water from flowing across the sidewalk. The Town should evaluate the need to modify the section and determine whether cross-section waiver is required.

**We are not opposed to specifying a toe drain in certain locations. However, many of the areas where the proposed roadway is in cut have contributing drainage areas that are small. Accordingly, the toe drain might not be warranted in all cut locations. We have not received any input from the Town on this comment, but we are happy to work with them regarding this.**

- g. *Former CLD Comment: HR 289 Attachment 1. The proposed cul-de-sac geometry does not appear to match the detail shown on Attachment 1.*

**Current CLD Comment:** The applicant has noted that the 28-foot roadway width exceeds the minimum required by the Attachment 1 sketch (20 feet). The Town should confirm that the proposed cul-de-sac dimensions are acceptable.

**No response required.**

- i. *Former CLD Comment: The applicant has shown the new Standish Lane connecting to Franklin Street that is in the Limited Access New Hampshire Department of Transportation (NHDOT) right-of-way. The applicant should provide evidence to the Town that the NHDOT accepts this configuration.*

**Current CLD Comment:** The applicant has noted that project plans have been submitted to the NHDOT for review and comment. All correspondence received from the NHDOT should be forwarded to the Town for their records.

**All correspondence with NHDOT have been and will be forwarded in the future to the Town.**

- k. *Former CLD Comment: The applicant has noted that it is intended that the emergency access roads are not to be bonded or constructed until Phase 3. We recommend that a secondary access be bonded as soon as the road length exceeds the Town's "dead ends" requirements.*

**Current CLD Comment:** The applicant has eliminated the emergency access roads from the project. The Town should determine if the Hawkview Road extension should be bonded and included in the initial phase of project construction in order to provide additional access to the development prior to full build.

**The planning board strongly encouraged that this portion of the project be completed during the last phase of the project due to the nature of construction**

disturbance to neighboring abutters. The theory behind their reasoning is to minimize the construction activity that will be allowed through and within Hawkview Road.

- m. *Former CLD Comment: The applicant has shown a proposed sidewalk on the typical section for the emergency access road, but has not shown that the grading accommodates a sidewalk in the plan view of those locations. The applicant should coordinate the typical cross section and plan view so all are clear as to the intent to or not to install sidewalk on the access roads.*

**Current CLD Comment:** The applicant has eliminated the emergency access roads from the plan set. The Hawkview Road extension includes proposed sidewalk to approximate STA 5+85 (the southernmost existing drive). The Town should confirm that they have agreed to the proposed endpoint of the sidewalk.

**No response required.**

- y. **New CLD Comment:** HR 289 Attachment 3. The applicant has proposed a super-elevated crown section on Standish Lane. The Town should confirm that a waiver is not required. If the super-elevation remains, the Typical Roadway Cross Section detail should be modified to add specific station numbers and road names for the alternate cross slope locations.

**A detail for the portion of super elevated roadway has been added to sheet 64. Specific cross sections illustrating the critical transition points for the super elevation section are on sheets 62-63. Station numbering and road names have been added to the typical cross sections.**

#### 4. Drainage Design/Stormwater Management (HR 289-20.C./Chapter 290)

- e. *Former CLD Comment: The applicant should provide maintenance/access paths (and any associated easement rights) to individual drainage basins within the development.*

**Current CLD comment:** The applicant has provided access to all street side ponds and access drives to ponds 233 and 245. Copies of proposed easement documents were not included in CLD's review set and should be forwarded to the Town for review.

**Typical easement documents were previously provided to the Town for review.**

#### 5. Sewer/Septic Design/Conflicts and Utility Design/Conflicts

- e. *Former CLD Comment: The applicant has shown several proposed 30,000-gallon fire cistern locations on the plans; however, we were unable to find a corresponding typical detail. The Town has also noted that all cisterns will remain private and the Town will not take ownership for responsibility of these structures.*

**Current CLD Comment:** The applicant has added typical details for the proposed fire cisterns. The applicant has stated that they are not aware of any comments from the Fire Department requiring the applicant to own/maintain the cisterns. The Town Engineering Department previously indicated that the Town will not take ownership of the cisterns. The Town should review the need to require a load rating for the cisterns.

**No response required.**

- f. *Former CLD Comment: The applicant has proposed several overlapping well radii on the plans (outside of the building setback) that may require individual easements from abutting lots.*

**Current CLD Comment:** The applicant has noted that the overlapping well radii are no more than 10 feet over the property lines, the NHDES requires all ISDS to be set back at least 10 feet over the property lines, the NHDES requires all ISDS to be set back at least 10 feet from the property line, local building setbacks are 7.5 feet for structures, and they do not believe that easements are required. It is noted that more than half of all proposed well radii in the development extend onto abutting property creating the potential for contamination and liability concerns.

**We are not aware of any potential for contamination because of the fact that DES does not allow a septic system within 10 feet of the property line. As a result of the DES requirement to place a septic no closer than 10 feet from a property line, the required 75' well radius can be maintained.**

- g. *Former CLD Comment: No street lighting is proposed for the subdivision*

**Current CLD Comment:** The applicant has stated that their understanding is that the Town does not want or require street lighting.

**No response required.**

## 7. State and Local Permits

- d. *Former CLD Comment: The applicant has noted that the NHDES AoT Permit is pending. A copy of the application and supporting material s were received by CLD for review.*

**Current CLD Comment:** The applicant should forward copies of all approved permits to the Town for their records.

**All approved permits will be submitted to the Town once received.**

- e. *Former CLD Comment: The applicant has noted that the NHDES Dredge and Fill (or Wetlands) Permit is pending. A copy of the application and supporting materials were received by CLD for review.*

**Current CLD Comment:** The applicant should forward copies of all approved permits to the Town for their records.

**All approved permits will be submitted to the Town once received.**

- f. *Former CLD Comment: The applicant has noted that the NHDES Subdivision Permit is pending.*

**Current CLD Comment:** The applicant should forward copies of all approved permits to the Town for their records.

**All approved permits will be submitted to the Town once received.**

## 8. Other

- a. *Former CLD Comment: The plan should clearly note who the open space will be owned by (the Town or the Residents of the Development).*

**Current CLD Comment:** The applicant has stated that the ownership of the open spaces is defined within the declaration of covenants and restrictions and that each lot has a 1/66<sup>th</sup> ownership in the common land. The applicant stated that the declaration, association bylaws, easement documents, etc. were all previously submitted to the Town. Copies of these documents were not included in the review copies received by CLD.

**No response required.**

**Fire Department Comments:**

1. *The proposed subdivision does not have a second means of access, as required by NFPA 1141.*

**The current layout of the subdivision provides a second means of access to Hawkview Road. This layout has removed the emergency accesses roadways from the project.**

2. *The street addresses will need to be obtained from the Hudson Fire Department before the issuance of any building permits.*

**Note 23 on sheet 2 has been added to state this requirement.**

3. *The Hudson Fire Department does not see any conflict with the proposed street names put forward by the developer. The should be formally adopted prior to the issuance of any building permits*

**Note 43 on sheet 2 has been added to state this requirement.**

4. *Driveways and road surface shall not exceed a grade of 10% without mitigation measures being agreed upon with Hudson Fire Department, as required by NFPA 1141.*

**Note 26 on sheet 2 has been added to state this requirement.**

5. *The proposed cistern locations and sizes are acceptable to the Fire Department. We request that the developer provide the Fire Department with construction details for the cisterns prior to the final review by the Planning Board. The Fire Department would also request some clarification from the Planning Board regarding two items:*

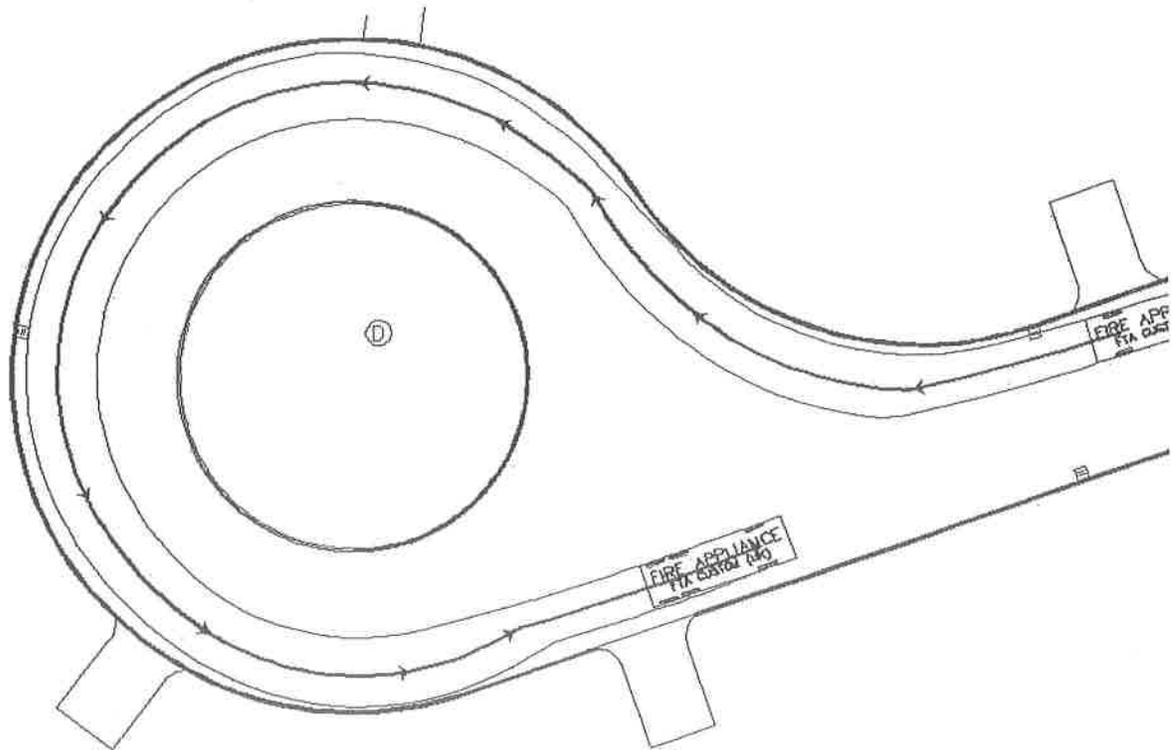
- A. *It is our understanding that the required bond on the road will also cover the construction of the cisterns. With that said, what would be the process for utilizing this bond if repairs are needed?*

**No applicant response required. This question is directed to the Planning Board.**

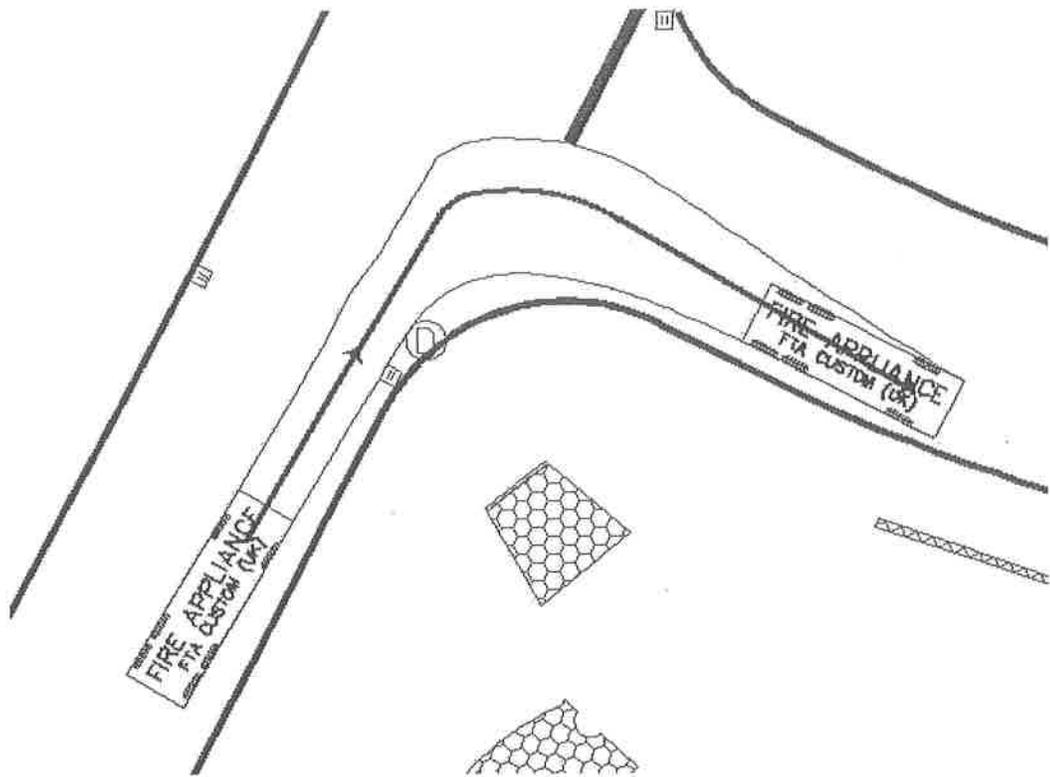
- B. *This is the first development in several years that is proposing multiple cisterns for fire protection. The Fire Department would remind the Planning Board that with the acceptance of this roadway we will also be accepting the future maintenance costs related to the cisterns. The requirements for cisterns are outlined in the NFPA standards, which are utilized for subdivision review. We believe a discussion should take place in order to setup supporting mechanisms for future maintenance costs.*

No applicant response required. This question is directed to the Planning Board.

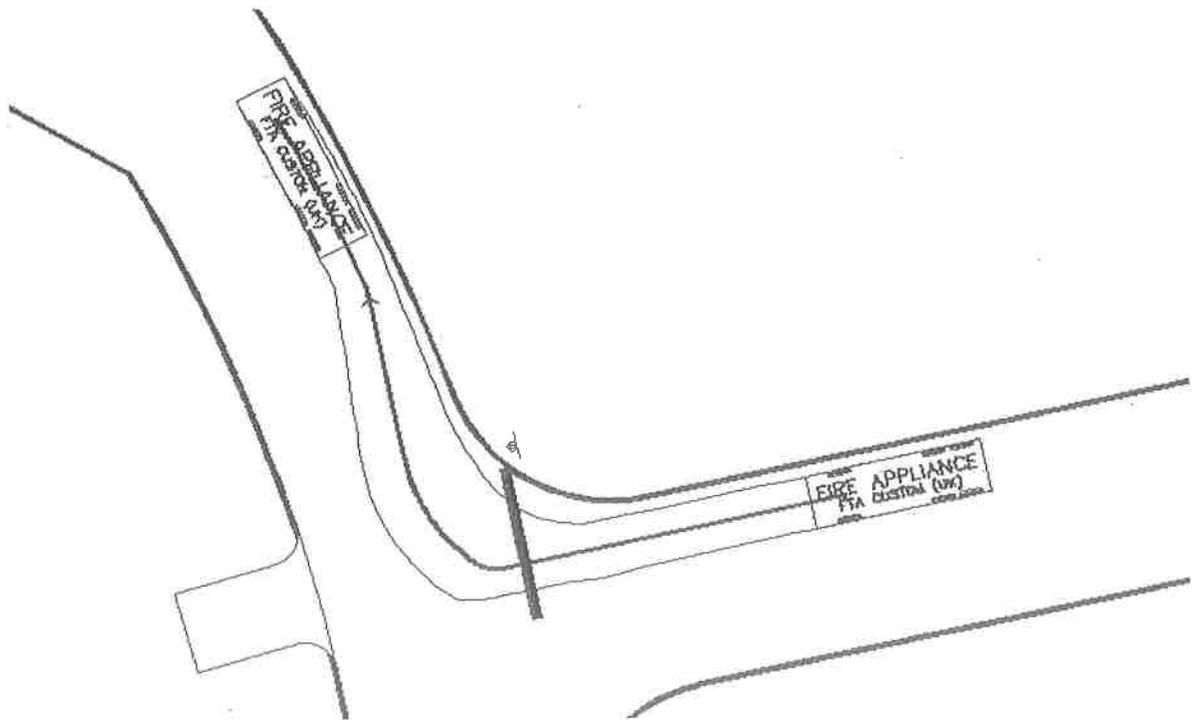
6. *The Fire Department has concerns regarding the streets within the development. It appears that all of the roadways are within the construction standards adopted by the Town of Hudson, but they are at the maximum 7% that is allowable. We request that the developer consider widening the intersection to accommodate larger pieces of fire apparatus that will be utilized to provide service to the residents of this development. We agree that the subdivision must have intersections that are wide enough to accommodate larger vehicles the provide service to the residents. To help with the concern, exhibits have been embedded below to show how a large fire apparatus can maneuver at the intersection with plenty of space as proposed. A Hudson typical section provides a 14' wide drive lane along with the proposed radius of our roadway is ample space to maneuver at the intersection. Please see below for the aforementioned exhibits.*



Fire Truck Around Proposed Standish Lane Cul-De-Sac



**Fire Truck at Franklin Street and Standish Lane Intersection**



**Fire Truck at Hawkview Road and Standish Lane Intersection**

We trust that the enclosed items and noted revision and/or explanations will address the above listed comments. As always, please do not hesitate to contact this office with further questions, comments or need additional material.

Best regards,

A handwritten signature in black ink, appearing to read "Brenton Cole", with a long horizontal flourish extending to the right.

Brenton Cole, P.E.  
Project Engineer

# Rapid Manufacturing

STAFF REPORT

7 July 2015

**SITE:** 32 Executive Drive -- Map 2015, Lot 002 -- SP#05-15

**ZONING:** Industrial (I)

**PURPOSE OF PLAN:** Expand front office portion of building (3,540 sf), construct parking spaces and installed 1-loading dock. Application Acceptance and Hearing.

**PLAN UNDER REVIEW ENTITLED:** Amended Site Plan Rapid Manufacturing 32 Executive Drive, Hudson, NH, Map 215/Lot 002, prepared by Maynard & Paquette Engineering Associates, LLC, dated: 20 May 2015 (no revision date), consisting of Sheet 1 of 1 and Notes 1 – 20 (said plans attached hereto).

## **ATTACHMENTS:**

- 1) Site Plan Application, Checklist, building elevation and locus photo, date stamped 1 JUN15 – “A”.
- 2) 2008 (Most Recent) Development Agreement for 32 Executive Drive – HCRD Doc#9022849, Bk. 8084, Pg. 1741 – “B”.
- 3) CLD’s (Most Recent) Comments Report, for this property, dated 5 NOV 2008 “C”.
- 4) Comments/Memos from Road Agent, Kevin Burns, HFD Deputy Fire Chief, John O’Brien, Asst. Assessor, Jim Michaud, former Zoning Admin., Kevin Desmond, and HPD – “D”.
- 5) 2008 (Most Recent) Notice of Approval for Subject Property – “E”.
- 6) CAP Fee Worksheet – “F”.
- 7) 2008 HCRD Recorded Site-Plan-of-Record – HCRD #36404 – “G”.

## **WAIVERS APPROVED IN 2008:**

1. HTC 275-8B(11) - HISS Mapping
2. HTC 275-9(B) - Traffic Study
3. HTC 275-9(C) - Noise Study
4. HTC 275-9(D) - Fiscal Impact Study

## **STAFF COMMENTS/OUTSTANDING ISSUES:**

This is an Amended Site Plan Application, relative to the proposed 3,540 sf office addition to the front of the existing building located at 32 Executive Drive. In this regard, please see the attached Application “A”, and Note 3 of the attached Amended Site Plan. Please note, in 2008 a Site Plan was approved for this property, to include: Phase I - 9,290 sf of Office Space and Phase II – 6,100 sf of Mfg. Space. Relative to this previous Site Plan Approval, nothing was constructed; however, the approved Site Plan and Development Agreement were recorded at the HCRD (in this regard, please see attachments “B”, “C”, “E” & “G” of this staff report).

**RECOMMENDATION:** Since the subject locus was approved for a much larger 2-Phase Project (i.e., 15,390 sf v. 3,540 sf) in 2008, with all verifying documentation and former Plan-of-Record attached hereto, the present Application, calling to amend the previous, is abbreviated in scale and character.

However, if approved by the board, the newly submitted Amended Site Plan will correctly supersede the previously recorded Site Plan and Development Agreement. That is, in accordance with the below DRAFT MOTIONS, which have been prepared for the board's consideration. Taking the abovementioned outstanding issues/comments into consideration, and the fact that this application is ready for application acceptance, for Wednesday night's initial public hearing, staff recommends:

- (i) Board vote for application acceptance;
- (ii) Open and conduct the public hearing;
- (iii) Allow the applicant to present the project and address all of the issues involved in this application.
- (iv) Hear any pro/con public input, and if there is no objection, move to approve the Site Plan Application.

**APPLICATION TRACKING:**

- 06/01/2015 - Amended Site Plan Review Application submitted.
- 07/08/2015 - Initial public hearing scheduled.

**DRAFT MOTIONS:**

I move to accept the Site Plan application for Rapid Mfg., located at 32 Executive Drive, Map 215/Lot 002.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

I move to defer further review of the Rapid Mfg. Amended Site Plan Application, date specific, to the August 12, 2015 Planning Board Meeting.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

**WAIVERS APPROVED IN 2008:**

- |                   |   |                     |
|-------------------|---|---------------------|
| 5. HTC 275-8B(11) | - | HISS Mapping        |
| 6. HTC 275-9(B)   | - | Traffic Study       |
| 7. HTC 275-9(C)   | - | Noise Study         |
| 8. HTC 275-9(D)   | - | Fiscal Impact Study |

**MOTION to APPROVE:**

I move to grant approval for the Site Plan entitled: Amended Site Plan Rapid Manufacturing, 32 Executive Drive, Hudson, NH, Map 215/Lot 002, prepared by Maynard & Paquette Engineering Associates, LLC, dated: 20 May 2015 (no revision date), consisting of Sheet 1 of 1 and Notes 1 – 20, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement,

which shall be recorded at the HCRD, together with the Amended Site Plan-of-Record (hereinafter referred to as the Plan).

- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement, together with any applicable easement deeds shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1- 20, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of foundation permit for the structure and prior to the issuance of 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" plan 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.
- 5) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 6) This approval shall be subject to final engineering review.
- 7) This Amended Site Plan, together with the subject Development Agreement, shall supersede the previously recorded 2008 approved Site Plan (HCRD Plan #36404), as well as its associated Development Agreement (HCRD Bk. 8084 Pg. 1741).

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**Note:** All pertinent terms and conditions of approval not listed in the above-cited DRAFT MOTION are included in the Plan Notes 1 – 20 of the Master Site Plan, Sheet 1 of 1.

"A"



PRELIMINARY & FINAL SITE PLAN APPLICATION FOR PLAN REVIEW (Also for Wireless) TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: JUNE 1, 2015 Tax Map # 215 Lot # 2
Name of Project: RAPID MANUFACTURING
Zoning District: I-INDUSTRIAL General SP#
ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:
Name: 32 EXECUTIVE DR, LLC
Address: (RAPID MFG)
Address: 32 EXECUTIVE DR
Telephone # 603 402 2269
Fax # 603 204 5678
Email: DOUG L @RAPIDMFG.COM

PROJECT ENGINEER SURVEYOR
Name: MAYNARD & PAQUETTE ENGINEERING ASSOC, LLC
Address: 23 EAST PEARL ST
Address: NASHUA NH 03060
Telephone # 603 883 8384
Fax # 603 883 7227
Email: MPEALLC@AOL.COM

PURPOSE OF PLAN:
EXPAND FRONT OFFICE PORTION OF BLDG, CONSTRUCT APPROX 50
PARKING SPACES, INSTALL LOADING DOCK (SEE ACRD # 36404)

For Town Use
Plan Routing Date: Sub/Site Date:
I have no comments I have comments (attach to form)
Title: Date:
DEPT: Zoning Engineering Assessor Police Fire Planning
Consultant Highway Department
Fees Paid:

**SITE DATA SHEET**

PLAN NAME: RAPID MANUFACTURING

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 215 LOT 2

DATE: JUNE 1, 2015

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Location by Street: 32 EXECUTIVE DR

Zoning: I - INDUSTRIAL

Proposed Land Use: I - "

Existing Use: I - "

Surrounding Land Use(s): I - "

Number of Lots Occupied: ONE

Existing Area Covered by Building: 49,000

Existing Buildings to be removed: —

Proposed Area Covered by Building: 20% /

Open Space Proposed: 44% /

Open Space Required: 35% /

Total Area: S.F.: 199,379 Acres: 4.58

Area in Wetland: 0 Area Steep Slopes: ~~10%~~ 80% / 9

Required Lot Size: 30,000

Existing Frontage: 226.77

Required Frontage: 150

Building Setbacks:

|        | <u>Required*</u> | <u>Proposed</u> |
|--------|------------------|-----------------|
| Front: | <u>50</u>        | <u>230</u>      |
| Side:  | <u>15</u>        | <u>40</u>       |
| Rear:  | <u>50 RIVER</u>  | <u>200% /</u>   |

**SITE PLAN DATA SHEET**  
(Continued)

Flood Zone Reference: YES

Width of Driveways: 24 FT

Number of Curb Cuts: ONE

Proposed Parking Spaces: 88

Required Parking Spaces: 68

Basis of Required Parking (Use): INDUSTRIAL (1 SP/600)

Dates/Case #/Description/Stipulations  
of ZBA, Conservation Commission,  
NH Wetlands Board Actions:  
(Attach stipulations on separate sheet) N/A

| Hudson Town Code  |                  |                               |
|---|------------------|-------------------------------|
| <u>Waivers Requested:</u>   | <u>Reference</u> | <u>Regulation Description</u> |
|  | 1. _____         | _____                         |
|   | 2. _____         | _____                         |
|   | 3. _____         | _____                         |
|   | 4. _____         | _____                         |
|   | 5. _____         | _____                         |
|   | 6. _____         | _____                         |
|   | 7. _____         | _____                         |
|   | 8. _____         | _____                         |

(Left column for Town Use)

Impact Fees:  
C.A.P Fee: ADDITION OF 3,540 SF @ \$ \_\_\_ / SF

Development Agreement  
Proposed: No

-----  
*For Town Use*

|                              |             |
|------------------------------|-------------|
| Data Sheet Checked By: _____ | Date: _____ |
|------------------------------|-------------|

**APPLICATION FOR SITE PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements:

| Applicant<br>Initials |   | Staff<br>Initials |
|-----------------------|---|-------------------|
| <u>PLM</u>            | a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled public hearing/conceptual review date. | <u>JC</u>         |
| <u>✓</u>              | b) A Site Plan narrative <u>describing the purpose,</u> <del>locations, long-range plans, impacts on traffic, schools, and utilities</del>  | <u>JC</u>         |
| <u>✓</u>              | c) Plan scale at not less the one inch equals fifty feet (1" = 50')   | <u>JC</u>         |
| <u>✓</u>              | d) Locus plan with 1,000' minimum radius of site to surrounding area  | <u>JC</u>         |
| <u>✓</u>              | e) Plan date by day/month/year  | <u>JC</u>         |
| <u>✓</u>              | f) Revision block inscribed on the plan   | <u>JC</u>         |
| <u>✓</u>              | g) Planning Board approval block inscribed on the plan  | <u>JC</u>         |
| <u>✓</u>              | h) Title of project inscribed on the plan   | <u>JC</u>         |
| <u>✓</u>              | i) Names and addresses of property owners and their signatures inscribed on the plan  | <u>JC</u>         |
| <u>✓</u>              | j) North point inscribed on the plan  | <u>JC</u>         |
| <u>✓</u>              | k) Property lines: exact locations and dimensions   | <u>JC</u>         |
| <u>✓</u>              | l) Square feet and acreage of site  | <u>JC</u>         |
| <u>✓</u>              | m) Square feet of each building (existing and proposed)   | <u>JC</u>         |
| <u>✓</u>              | n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.  | <u>JC</u>         |

Applicant  
Initials

Staff  
Initials

- o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract
- N/A p) Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract
- N/A q) Pertinent highway projects
- r) Assessor's Map and Lot number(s)
- N/A s) Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan
- t) Delineate zoning district on the plan
- N/A u) Storm water drainage plan *SEE RECORD PLAN # 36404*
- N/A v) Topographical elevations at 2-foot intervals contours: existing and proposed *SEE RECORD 36904*
- N/A w) Utilities: existing and proposed
- x) Parking: existing and proposed
- y) Parking space: length and width
- z) Aisle width/maneuvering space
- aa) Landscaping: existing and proposed
- ab) Building and wetland setback lines
- ac) Curb cuts
- ad) Rights of way: existing and proposed
- ae) Sidewalks: existing and proposed
- N/A af) Exterior lighting plan
- N/A ag) Sign locations: size and design
- ah) Water mains and sewerage lines *SEE RECORD 36404*
- ai) Location of dumpsters on concrete pads
- aj) All notes from plats

JC ATTACHED  
 2008 PLAN.  
 JC ATTACHED  
 2008 PLAN.  
 N/A  
 JC  
 N/A WAIVERS GRANTED  
 IN 2008.  
 JC SEE ATTACHED 2008  
 PLANS.  
 JC  
 JC  
 JC  
 JC  
 JC SEE ALSO 2008 PLAN  
 JC  
 JC  
 JC  
 JC  
 N/A  
 N/A  
 SEE 2008 PLAN.  
 ✓  
 ✓

| Applicant Initials |   | Staff Initials             |
|--------------------|---|----------------------------|
| <u>N/A</u>         | ak) Buffer as required by site plan regulations   | <u>N/A</u>                 |
| <u>✓</u>           | al) Green and open space requirements met with both types of spaces inscribed on the plan   | <u>JC</u>                  |
| <u>N/A</u>         | am) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil, Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan. | <u>N/A</u>                 |
| <u>✓</u>           | an) Wetlands (and poorly-drained and very poorly-drained soils, also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan.                       | <u>JC</u>                  |
| <u>✓</u>           | ao) "Valid for one year after approval" statement inscribed on the plan.  | <u>JC</u>                  |
| <u>✓</u>           | ap) Loading bays/docks  | <u>JC</u>                  |
| <u>✓</u>           | aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature   | <u>JC</u>                  |
| <u>✓</u>           | ar) Error of closure (1 in 10,000 or better)  | <u>JC</u>                  |
| <u>N/A</u>         | as) Drafting errors/omissions   | <u>N/A</u>                 |
| <u>✓</u>           | at) Developer names, addresses, telephone numbers and signatures  | <u>JC</u>                  |
| <u>TOWN</u>        | au) Photographs, electronic/digital display or video of site and area   | <u>PROVIDED AT MEETING</u> |
| <u>✓</u>           | av) Attach one (1) copy of the building elevations  | <u>ATTACHED TO PERMITS</u> |
| <u>N/A</u>         | aw) Fiscal impact study   | <u>N/A</u>                 |
| <u>N/A</u>         | ax) Traffic study   | <u>WAVE GRANT</u>          |
| <u>N/A</u>         | ay) Noise study   | <u>WAVE GRANT</u>          |

NO SURVEY OR STAMP NO LOT LINE CHANGES PROPOSED.

Applicant  
Initials

Staff  
Initials

✓ az)

Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents

*JC*

P/A ba)

Copy of applicable Town, State, Federal approval/permits to include but not limited to the following:

*LMRLAC  
SUBMISSION  
REQUIRED PRIOR  
TO CONSTRUCTION  
JC*

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- septic construction approval
- dredge and fill permit
- curb cut permit
- shore-land protection certification in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

✓ bb)

Presentation plan (colored, with color-coded bar chart)

*JC*

✓ bc)

Fees paid to clerk

✓ bd)

Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

*JC*

\*Under the purview of the Planning Board, any and all items may be waived.

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**APPLICATION FOR SITE PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Site Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: \_\_\_\_\_



- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

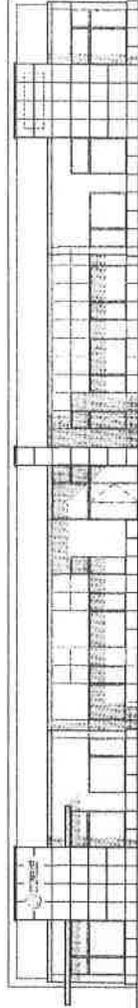
Signature of Developer: \_\_\_\_\_

*SAME*

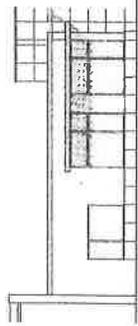
- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

APPLICATION IS DUE AT NOON 21 days prior to the Planning Board Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.

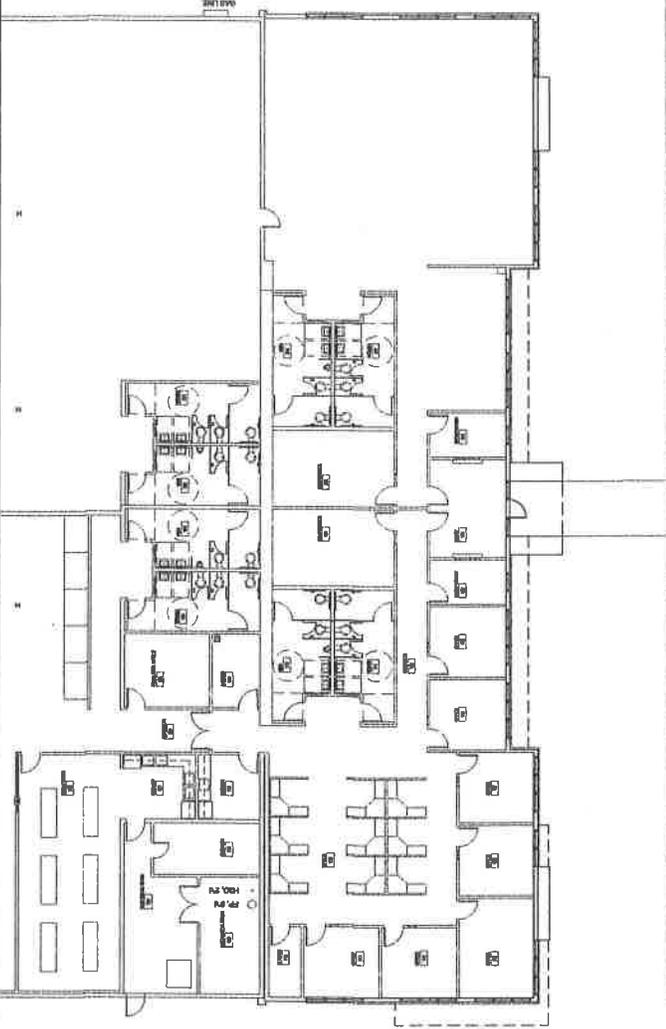




STREET ELEVATION  
 SCALE: 1/8" = 1'-0"



LEFT SIDE PARTIAL ELEVATION  
 SCALE: 1/8" = 1'-0"



ELEVATION PLAN  
 SCALE: 1/8" = 1'-0"



# Rapid Mfg. - 32 Executive Drive



July 2, 2015

Parcels - Aerials

Parcels

1 inch = 285 feet



*Carmela O'Connell*

#546  
TOWN of HUDSON

"B"

|           |       |
|-----------|-------|
| FEES      | 26.59 |
| SURCHARGE | 2.00  |
| CASH      | 0     |

### SITE PLAN DEVELOPMENT AGREEMENT

This Agreement is entered into this 4th day of March 2009, between C & M Machine Products, Inc., Owner, and the **Town of Hudson**, a municipal corporation, at 12 School Street, Hudson, New Hampshire. It represents the understanding of the parties regarding the granting by the Hudson Planning Board of site plan approval in accordance with the ordinances of the Town of Hudson, and to contain improvements pursuant to the plans and conditions referenced below.

WHEREAS, the Applicant is proposing to conform to ZBA stipulation to submit a Site Plan to Planning Board, and to update existing conditions.

WHEREAS, the Hudson Planning Board has been duly authorized to regulate the subdivision of land and to approve and disapprove site plans for multifamily dwelling units and nonresidential developments pursuant to RSA 674 et seq.

WHEREAS, Applicant has applied for approval for the above described project in compliance with Town zoning ordinances and the rules and regulations of Hudson Planning Board.

WHEREAS, site plan approval is conditioned upon the execution of a Development Agreement.

In consideration for the Hudson Planning Board granting site plan approval, the parties hereby agree as follows:

Final site plan approval is granted for the Site Plan entitled: C & M Machine Products, 32 Executive Drive, Map 215/Lot 2, Hudson, NH, prepared by Maynard & Paquette, Engineering Associates, LLC, dated Feb. 21, 2008, revised thru Nov. 14, 2008, consisting of Sheets 1 - 5 and Notes 1 - 19, Hillsborough County Registry of Deeds Plan No. HCRD# 36404, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the plan.
- 2) All improvements shown on the Site Plan-of-Record, including Notes 1-19, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 3) The building rendering Plan-of-Record, representing a facsimile of the building upon completion of Phase I of II, is included in the permanent file and entitled: Architect Rendering Phase 1 of C & M Machine Products, Inc., 32 Executive Drive, Hudson, NH, dated November 2008.
- 4) A cost allocation procedure (CAP) amount of \$3,901.80 shall be paid prior to the issuance of a Certificate of Occupancy for Phase I, and \$2,562.00 shall be paid prior to the issuance of a Certificate of Occupancy for Phase II, for a total CAP amount of \$6,463.80
- 5) Prior to the issuance of a final certificate of occupancy for each of the two phases, a L.L.S certified "As-Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms to the Planning Board approved site plan.
- 6) Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
- 7) Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 5:00 P.M., Monday through Saturday.
- 8) This plan shall be subject to final engineering review and approval prior to Planning Board endorsement of the Site Plan-of-Record.
- 9) Prior to endorsement of the Plan, the correct above-cited CAP amount shall be inscribed on said plan, together with the citation regarding the two phases of construction.
- 10) Prior to endorsement of the Plan, it shall be amended to include reference to blasting/ramming of bedrock material and the restriction of said activities to between 8:00 A.M. and 5:00 P.M. Monday – Friday. Such activities shall be prohibited on Saturdays and Sundays.
- 11) Note to be added to the plan stating that fertilizer shall not be used within the 250' Shoreland Protection buffer.

## I

All conditions contained in the notes of the plan are incorporated herein by reference as approved by the Planning Board. Furthermore, all representations of fact or intention made by the applicant or any of applicant's representatives during testimony before the Planning Board relative to the obtaining of approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

## II

Applicant shall comply with all subdivision, site review and zoning regulations which have been promulgated by the Town and which are in effect as of the date of this Agreement. If this Agreement contains terms, including but not limited to variance and special exception stipulations granted by the Hudson Zoning Board of Adjustment, which are stricter or impose higher standards than the above-mentioned regulations, the stricter or higher standards shall control. All improvements shall meet the standards of workmanship as required by the Town, as required by the New Hampshire Water Supply and Pollution Control Commission, as required by the New Hampshire Department of Transportation, and as required by the New Hampshire Wetlands Board.

## III

Applicant shall obtain all necessary local, state and federal permits prior to commencing work and shall comply fully with their terms.

## IV

Applicant shall comply with the plan as submitted to, reviewed by and approved by the Planning Board, including but not limited to, notations set forth on the plan. Deviation from or amendments to the plan may only be made with the written approval of the Planning Board, or the Town Engineer, as appropriate.

## V

It is the intent of the signatories to the Agreement that only they can sue to enforce the Agreement's terms. The Agreement confers no rights on third parties.

## VI

The Applicant's promise to perform improvements incorporated herein is an obligation independent from any alleged breach by the Town, once the Planning Board has given the developer site plan/subdivision approval and work on the site has begun.

## VII

At the time of plan recording, Applicant shall also execute and deliver to the Town easements for sewer, drainage, water, utilities as may be specified by the Hudson Planning Board, or otherwise specified on the plan.

## VIII

Applicant agrees that if in the future the Town determines that Applicant has committed a material breach of this Agreement or has violated any Town zoning, subdivision, site plan or any State land use or environmental law or regulation or building code, and said material breach or violation is decided against Applicant by a court of competent jurisdiction in a legal action by the Town against Applicant, Applicant agrees to pay, on demand, all reasonable attorney fees, court costs, sheriff charges and related costs incurred by the Town in connection with the breach or violation to the extent that said fees, costs and charges would not have been incurred had the breach or violation not occurred.

## IX

A note shall be added to the recorded plan. This note shall state the existence of this Development Agreement, and that a copy of it is on file with the Planning Department or other designated Town department. This Agreement shall be recorded with the plan.

## X

This agreement shall run with the land and shall be binding on any subsequent purchaser of the proposed development on applicant's heirs and assigns, and on any successor entity.

**XI**

Severability: If any section, clause, provision, article or portion of this contract shall be invalidated by any court of competent jurisdiction, such holding shall not invalidate any other section of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.

**C & M MACHINE PRODUCTS, INC.**

Pamela Lovie  
Witness

George Villemare  
by  
George Villemare, Owner *AV*

**TOWN OF HUDSON, NH**

Pamela Lovie  
Witness

James Barnes  
by  
James Barnes, Chairman  
Hudson Planning Board



v  
C  
?

November 5, 2008

Mr. John Cashell, Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051

Re: Town of Hudson Planning Board Reviews  
C & M Machine Products Site Plan, 32 Executive Drive  
Tax Map 215, Lot 2; PO #1350-552  
CLD Reference No. 03-0249.0920

Dear Mr. Cashell:

CLD has reviewed the second submission of materials related to the above-referenced project received on October 23, 2008. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004 and June 4, 2007.

The project consists of construction of three additions totaling 11,865-square feet and associated site improvements on the 4.46-acre previously developed lot. The site utilizes Town water and sewer systems.

The following items have outstanding issues:

#### 4. Drainage Design /Stormwater Management

- a. *Former CLD Comment: Hudson Regulations (HR) 275-9A (1) The applicant proposed an increase in the volume of stormwater leaving the site at analysis points A02, A03 and A04. The applicant's drainage calculations state "the proposed site plans drainage system provides ample treatment of the proposed runoff," however, no NHDES approved treatment is proposed to any stormwater on site, this is extremely important because the site abuts the Merrimack River. The applicant should also provide information showing that the increase in runoff volume will not have any adverse impacts downstream.*

**Current CLD Comment:** The applicant has revised the drainage report. No treatment is provided for the additional runoff from the added impervious parking area on the south side of the site which does not meet HR 290-4B(1). The current proposal shows a decrease in stormwater volume leaving the site and has proposed exfiltration at leaching catch basins and a leaching trench within the north basin. The applicant has provided test pit information for this area including seasonal high groundwater elevations and percolation test data and has accounted for frozen conditions. We note that only 1 foot of separation is provided between the leaching catch basin bottoms and seasonal high groundwater which does not meet HR 290-4C(2)(n) which requires the separation of 4 feet.



Mr. John Cashell  
CLD Reference No. 03-0249.0920  
November 5, 2008  
Page - 2

#### 5. Landscaping

- *Former CLD Comment: HR 275-8B (31) The applicant has not provided any landscaping calculations and the site does not appear to meet the landscaping requirements.*

**Current CLD Comment:** The applicant has stated the existing landscaping in front of the site will be maintained. The applicant should review the need for a waiver.

#### 7. State and Local Permits (HR 275-9G)

- a. *Former CLD Comment: The Merrimack River is a 4<sup>th</sup> order stream and it appears that some of the site falls within 250 feet of the reference line as described in RSA 483-B; Comprehensive Shoreland Protection Act (CSPA). The applicant should show the 150-foot and 250-foot "buffer" from the shoreland reference line upon the plans. The applicant should calculate the impervious area within 250 feet of the reference line, to ensure that according to RSA 483-B; no more than 20 percent of the ground cover may be impervious surface. The applicant should ensure that the project does not classify for the Shoreland Protection Act in any way as listed in RSA 483-B.*

**Current CLD Comment:** The applicant has shown the buffers on the plan set and calculated the impervious area. The applicant has noted that fertilizer is to be used. We note that using this within the shoreland area may require a permit. The applicant should review the need for the permit.

#### 8. Other

- *Former CLD Comment: The applicant should show snow storage areas on the plan set.*

**Current CLD Comment:** The applicant has shown one snow storage area to the south of the site entrance. It does not appear that it will be adequate for the entire parking lot area. The applicant should confirm the intent for excess snow to be removed from the site.

The following items have been resolved:

#### 1. Site Plan Review Codes

- a. *Former CLD Comment: Hudson Regulations (HR) 275-8B (11)/275-9(H) Soil types and location of soil boundaries, as determined by High Intensity Soil Survey (HISS), signed and stamped by a certified soil scientist were not provided. The applicant should review the need for a waiver.*

**Current CLD Comment:** The applicant has listed a waiver request on the plan set. No further CLD comment.



Mr. John Cashell  
CLD Reference No. 03-0249.0920  
November 5, 2008  
Page - 3

- b. *Former CLD Comment: HR 275-8B (17) The applicant should provide a clearer plan for review. The existing topography is very light and therefore could not be reviewed on the plan provided.*

Current CLD Comment: The applicant has provided a clearer plan and it does not appear that there will be any major grade changes to the site. No further CLD comment.

- c. *Former CLD Comment: HR 275-8B (20) As noted above, some existing features were shown very lightly on the plan set provided and therefore we were unable to review them, including existing parking spaces and loading areas.*

Current CLD Comment: The applicant has provided an adequate number of parking and loading spaces. No further CLD comment.

- d. *HR 275-9B A Traffic Study was not provided as part of this review. The applicant has requested a waiver.*
- e. *HR 275-9C A Noise Impact Study was not provided as part of this review. The applicant has requested a waiver.*
- f. *HR 275-9D A Fiscal and Environmental Impact Study was not provided as part of this review. The applicant has requested a waiver.*
- g. *HR 275-9G See comments below.*

## 2. Driveway Review Codes

- a. *Former CLD Comment: HR 193-10 The applicant has not proposed any changes to the site driveway. No further CLD comment.*
- b. *Former CLD Comment: HR 275-8B (30) The applicant has shown off-street loading spaces on the plan set; however, it appears that tractor trailer size vehicles will have difficulty accessing the area because of the surrounding parking spaces. We also note that the loading areas block two parking spaces shown on the plan set.*

Current CLD Comment: The applicant has removed the blocked parking spaces and is proposing the loading area where it currently exists with only the addition of striping. We continue to believe that truck turning is tight in that area; however, that applicant has stated that the facility has used it for many years without issue. No further CLD comment.

## 3. Utility Design/Conflicts

- *Former CLD Comment: HR 275-9E The applicant should more clearly show the existing utilities on the plan set. As noted above, the plan received for review is very light and illegible.*

Current CLD Comment: The applicant has darkened the plans and the utilities are now more visible. No further CLD comment.



Mr. John Cashell  
CLD Reference No. 03-0249.0920  
November 5, 2008  
Page - 4

#### 4. Drainage Design /Stormwater Management

- b. *Former CLD Comment: HR 290-3A The applicant should provide a site specific construction stormwater management and erosion control plan that meets the town regulations.*

Current CLD Comment: The applicant has provided a site specific construction stormwater management and erosion control plan and comments have been incorporated into appropriate areas of this letter. No further CLD comment

- c. *Former CLD Comment: The applicant should provide test pit information for the detention basin showing the seasonal high groundwater elevation.*

Current CLD Comment: The applicant has provided the recommended information showing that seasonal high groundwater is not within the detention basin. No further CLD comment.

- d. *Former CLD Comment: The applicant has shown two existing trees in the north detention pond area. The applicant should provide information as to whether the trees are to remain.*

Current CLD Comment: The applicant has added a note to the plans that the trees are to be removed. No further CLD comment.

- e. *Former CLD Comment: The applicant should provide information as to how equipment would reach the basin outlet to clean and maintain the basin. The applicant should review the need for a maintenance path.*

Current CLD Comment: The applicant has added additional pavement to the rear of the site to access the basin. No further CLD comment.

- f. *Former CLD Comment: We note that the top of the detention basin elevation is the same as the finished floor elevation of the building addition. We recommend that the applicant provide information about the water elevation in the basin during a 50 and 100 year design storm event to minimize the likelihood of building flooding.*

Current CLD Comment: The applicant has stated that the overflow weir at elevation 165.5 would allow the water to overtop before any flooding occurs in the building. No further CLD comment.

- g. *Former CLD Comment: The detention basin detail does not match Pond 5P within the drainage calculations. Plans show a 24-inch-diameter horizontal opening and the calculations show a 2' x 2' horizontal opening. The plans also show a perforated 4 foot PVC pipe that is unaccounted for within the drainage calculations. The applicant should coordinate the outlet detail and tables with the drainage calculations.*

Current CLD Comment: The basin outlet structure has been eliminated from the plan set. No further CLD comment.



Mr. John Cashell  
CLD Reference No. 03-0249.0920  
November 5, 2008  
Page - 5

h. *Former CLD Comment: The applicant should show a rip rap outlet protection detail on the plan set to coordinate with the outlet protection dimensions listed on the plan set.*

*Current CLD Comment: The applicant has added a riprap detail to the plan set. No further CLD comment.*

**6. Erosion Control/Wetland Impacts**

a. *Former CLD Comment: The applicant should show proposed stockpile locations with the necessary erosion control measures on the plan set due to the close proximity of the Merrimack River.*

*Current CLD Comment: The applicant has shown stockpile area on the plan set and erosion control. No further CLD comment.*

b. *The Town should reserve the right to require additional erosion control measures during construction.*

**7. State and Local Permits (HR 275-9G)**

b. *We note that an Industrial Pretreatment Permit revision will be needed.*

c. *Additional local utility permitting may be required.*

We will continue our review upon receipt of the additional or clarified information. Please feel free to call if you have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Heidi J. Marshall".

Heidi J. Marshall, P.E.

HJM:imp

Enclosure

cc: Town of Hudson Engineering Division - File  
Maynard & Paquette Engineering Associates, LLC  
23 East Pearl Street  
Nashua, NH 03060  
Fax: 883-7227



540 Commercial Street Manchester, NH 03101  
(603) 668-8223 • Fax: (603) 668-8802  
cld@cldengineers.com • www.cldengineers.com  
New Hampshire • Vermont • Maine

**TO:** File

**FROM:** Erin L. Lombardi, E.I.T. *ELL*

**DATE:** November 5, 2008

**RE:** Town of Hudson Planning Board Reviews  
C&M Machine Products Site Plan, 32 Executive Drive  
Tax Map 215, Lot 2; PO #1350-552  
CLD Reference No. 03-0249.0920

The following list itemizes the documents reviewed related to the C&M Machine Products Site Plan review comments.

- Letter from Town of Hudson to CLD, dated September 22, 2008, received October 23, 2008, including the following:
  1. Copy of letter of transmittal from Maynard & Paquette Engineering Associates, LLC to the Town of Hudson, dated October 21, 2008.
  2. Copy of letter from Maynard & Paquette Engineering Associates, LLC to the Town of Hudson, dated October 17, 2008.
  3. Copy of *Subdivision/Site Plan Waiver Request Forms*, not dated.
  4. Copy of *Drainage Calculations*, prepared by Maynard & Paquette Engineering Associates, LLC, dated September 15, 2008, revised October 15, 2008, including the following:
    - a. Copy of *Existing Drainage Worksheet*, Dwg. No. D1 of \_\_, dated February 21, 2008, revised October 16, 2008.
    - b. Copy of *Proposed Drainage Worksheet*, Dwg. No. D2 of \_\_, dated February 21, 2008, revised October 16, 2008.
  5. Copy of plan set for *C&M Machine Products, 32 Executive Drive, Hudson, New Hampshire*, prepared by Maynard & Paquette Engineering Associates, LLC, dated February 21, 2008, revised October 16, 2008, including the following:
    - a. Copy of *Site Plan*, Dwg. No. 1 of 5.
    - b. Copy of *Lighting, Landscaping & Details Plan*, Dwg. No. 2 of 5.
    - c. Copy of *Construction Stormwater Management & Erosion Control Plan Plan View and Construction Notes Drawing 1 of 2*, Dwg. No. 3 of 5.
    - d. Copy of *Construction Stormwater Management & Erosion Control Plan Construction Erosion Control Details Drawing 2 of 2*, Dwg. No. 4 of 5.
    - e. Copy of *Area Plan*, Dwg. No. 5 of 5.

ELL:imp

cc: John Cashell – Town of Hudson Planner  
Town of Hudson Engineering Division – File

"D"



PRELIMINARY & FINAL SITE PLAN APPLICATION FOR PLAN REVIEW (Also for Wireless) TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: JUNE 1, 2015 Tax Map # 215 Lot # 2

Name of Project: RAPID MANUFACTURING

Zoning District: I-INDUSTRIAL General SP# 05-15  
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: 32 EXECUTIVE DR, LLC  
Address: (RAPID MFG)  
Address: 32 EXECUTIVE DR  
Telephone # 603 402 2269  
Fax # 603 204 5678  
Email: DOUG L @RAPIDMFG.COM

/

PROJECT ENGINEER

SURVEYOR

Name: WAYNARD F PRODUCE ENGINEERING ASSOC, LLC  
Address: 23 EAST PEAR ST  
Address: NASHUA NH 03080  
Telephone # 603 883 8384  
Fax # 603 883 7227  
Email: MPEALLC@AOL.COM

/

PURPOSE OF PLAN:

EXPAND FRONT OFFICE PORTION OF BLDG, CONSTRUCT APPROX 50  
PARKING SPACES, INSTALL LOADING DOCK (SEE ACRD #36404)

For Town Use

Plan Routing Date: 6-1-15 Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

RM Title: ROAD AGENT Date: 6/8/15  
(Initials)

DEPT:  
 \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
 \_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid: \_\_\_\_\_



PRELIMINARY & FINAL SITE PLAN APPLICATION  
FOR PLAN REVIEW (Also for Wireless)  
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: JUNE 1, 2015 Tax Map # 215 Lot # 2

Name of Project: RAPID MANUFACTURING

Zoning District: I-INDUSTRIAL General SP# 05-15  
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: 32 EXECUTIVE DR, LLC

Address: (RAPID MFG)

Address: 32 EXECUTIVE DR

Telephone # 603 402 2269

Fax # 603 204 5678

Email: DOUG L @RAPIDMFG.COM

PROJECT ENGINEER

SURVEYOR

Name: RAYMOND F PRAQUATE ENGINEERING ASSOC, LLC

Address: 23 EAST PEARL ST

Address: NASHUA NH 03080

Telephone # 603 883 8384

Fax # 603 883 7227

Email: M.PEALLC@AOL.COM

PURPOSE OF PLAN:

EXPAND FRONT OFFICE PORTION OF BLDG, CONSTRUCT APPROVED  
PARKING SPACES, INSTALL LOADING DOCK (SEE ACRD #36464)

|  |   |
|--|---|
| For Town Use   |   |
| Plan Routing Date: <u>6-1-15</u>                       | Sub/Site Date: _____                                      |
| <input checked="" type="checkbox"/> I have no comments | <input type="checkbox"/> I have comments (attach to form) |
| <u>JOB</u><br>(Initials)                               | Title: <u>Deputy Fire Chief</u> Date: <u>6/13/16</u>      |
| DEPT:  |   |
| <input type="checkbox"/> Zoning                        | <input type="checkbox"/> Engineering                      |
| <input type="checkbox"/> Assessor                      | <input type="checkbox"/> Police                           |
| <input type="checkbox"/> Consultant                    | <input checked="" type="checkbox"/> Fire                  |
| <input type="checkbox"/> Highway Department            | <input type="checkbox"/> Planning                         |
| Fees Paid: _____                                       |   |



PRELIMINARY & FINAL SITE PLAN APPLICATION  
FOR PLAN REVIEW (Also for Wireless)  
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: JUNE 1, 2015 Tax Map # 215 Lot # 2

Name of Project: RAPID MANUFACTURING

Zoning District: J-INDUSTRIAL General SP# 05-15  
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: 32 EXECUTIVE DR, LLC

Address: (RAPID MFG)

Address: 32 EXECUTIVE DR

Telephone # 603 402 2269

Fax # 603 204 5678

Email: DOUG L @RAPID MFG.COM

PROJECT ENGINEER

SURVEYOR

Name: WYMAN & PARSONS ENGINEERING ASSOC, LLC

Address: 23 EAST PEARL ST

Address: NASHUA NH 03060

Telephone # 603 883 8384

Fax # 603 883 7227

Email: M.PEAL.LC@NOL.COM

PURPOSE OF PLAN:

EXPAND FRONT OFFICE PORTION OF BLDG, CONSTRUCT APPROVED  
PARKING SPACES, INSTALL LOADING DOCK (SEE ACRD #36404)

*For Town Use*

Plan Routing Date: 6-1-15 Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

(Initials) JN Title: Asst. Assessor Date: 6-5-15

DEPT:  
 \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
 \_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid: \_\_\_\_\_



PRELIMINARY & FINAL SITE PLAN APPLICATION FOR PLAN REVIEW (Also for Wireless) TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: JUNE 1, 2015 Tax Map # 215 Lot # 2

Name of Project: RAPID MANUFACTURING

Zoning District: I-INDUSTRIAL General SP# 05-15  
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: 32 EXECUTIVE DR, LLC

Address: (RAPID MFG)

Address: 32 EXECUTIVE DR

Telephone # 603 402 2269

Fax # 603 204 5678

Email: DOUG L @RAPID MFG.COM

PROJECT ENGINEER

SURVEYOR

Name: RAYMOND F PAQUETTE ENGINEERING ASSOC, LLC

Address: 23 EAST PEARL ST

Address: NAHSAH NH 03060

Telephone # 603 883 8384

Fax # 603 883 7227

Email: M.PEA.LLC@AOL.COM

PURPOSE OF PLAN:

EXPAND FRONT OFFICE PORTION OF BLDG, CONSTRUCT APPROVED PARKING SPACES, INSTALL LOADING DOCK (SEE ACRD #36404)

For Town Use

Plan Routing Date: 6-1-15 Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

KW Title: Zoning Administrator Date: 6-9-15  
(Initials)

DEPT:  Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
\_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid: \_\_\_\_\_



PRELIMINARY & FINAL SITE PLAN APPLICATION  
FOR PLAN REVIEW (Also for Wireless)  
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: JUNE 1, 2015 Tax Map # 215 Lot # 2

Name of Project: RAPID MANUFACTURING

Zoning District: I-INDUSTRIAL General SP# 05-15  
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: 32 EXECUTIVE DR, LLC

Address: (RAPID MFG)

Address: 32 EXECUTIVE DR

Telephone # 603 402 2269

Fax # 603 204 5678

Email: DOUG L @RAPID MFG.COM

PROJECT ENGINEER

SURVEYOR

Name: MAYNARD & PAQUETTE ENGINEERING ASSOC, LLC

Address: 23 EAST PEARL ST

Address: NAHSAH NH 03060

Telephone # 603 883 8384

Fax # 603 883 7227

Email: MPEA.LLC@AOL.COM

PURPOSE OF PLAN:

EXPAND FRONT OFFICE PORTION OF BLDG, CONSTRUCT APPROVED  
PARKING SPACES, INSTALL LOADING DOCK (SEE ACRD #36464)

For Town Use

Plan Routing Date: 6-1-15 Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

DP (Initials) Title: LIEUTENANT Date: 6/10/15

DEPT:  
 \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor  Police / \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
 \_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid: \_\_\_\_\_



TOWN OF HUDSON  
PLANNING BOARD

" E "

NOTICE OF APPROVAL



12 School Street

Hudson, New Hampshire 03051

603/886-6005

November 17, 2008

Owner or Applicant: Paul Villemire, Trustee  
32 Executive Drive Realty  
32 Executive Drive  
Hudson, NH 03051

C & M Machine Products, Inc.  
32 Executive Drive  
Hudson, NH 03051

On Wednesday, November 12, 2008, the Hudson Planning Board heard subject case SP# 14-08 "C & M Machine Products (Additions)"

SUBJECT: Purpose of plan: To construct additions to the existing building and additional paved parking and maneuvering areas. Project to be constructed in three phases. Application Acceptance & Hearing.

LOCATION: 32 Executive Drive – Map 215/Lot 2

You are hereby notified of the subject plat presented before the Planning Board and the following action:

The Planning Board voted to approve application acceptance.

The Planning Board voted to approve the following waivers:

1. HTC 275-9H -- HISS Study
2. HTC 275-9B -- Traffic Study
3. HTC 275-9C -- Noise Study
4. HTC 275-9D -- Fiscal Impact Study

The Planning Board voted to approve the Site Plan entitled: C & M Machine Products, 32 Executive Drive, Map 215/Lot 2, Hudson, NH prepared by Maynard & Paquette, Engineering Associates, LLC, dated Feb. 21, 2008, revised thru Oct. 16, 2008, consisting of Sheet 1 – 5 and Notes 1 – 19, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the plan.
- 2) All improvements shown on the Site Plan-of-Record, including Notes 1-19, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 3) The building rendering Plan-of-Record, representing a facsimile of the building upon completion of Phase I of II, is included in the permanent file and entitled: Architect Rendering Phase 1 of C & M Machine Products, Inc., 32 Executive Drive, Hudson, NH, dated November 2008.
- 4) A cost allocation procedure (CAP) amount of \$3,901.80 shall be paid prior to the issuance of a Certificate of Occupancy for Phase 1, and \$2,562.00 shall be paid prior to the issuance of a Certificate of Occupancy for Phase II, for a total CAP amount of \$6,463.80
- 5) Prior to the issuance of a final certificate of occupancy for each of the two phases, a L.L.S certified "As-Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms to the Planning Board approved site plan.
- 6) Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
- 7) Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 5:00 P.M., Monday through Saturday.

Approval Notice – C & M Machine Products

November 17, 2008

Page 3

- 8) This plan shall be subject to final engineering review and approval prior to Planning Board endorsement of the Site Plan-of-Record.
- 9) Prior to endorsement of the Plan, the correct above-cited CAP amount shall be inscribed on said plan, together with the citation regarding the two phases of construction.
- 10) Prior to endorsement of the Plan, it shall be amended to include reference to blasting/ramming of bedrock material and the restriction of said activities to between 8:00 A.M. and 5:00 P.M. Monday – Friday. Such activities shall be prohibited on Saturdays and Sundays.
- 11) Note to be added to the plan stating that fertilizer shall not be used within the 250' Shoreland Protection buffer.

All representations of fact or intention made by the applicant or any applicant's representative during testimony before the Planning Board relative to the obtaining approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

Signed: \_\_\_\_\_

  
John M. Cashell  
Town Planner

Date: \_\_\_\_\_

11-17-08

cc: Maynard & Paquette Eng. Assoc.

**"F"**

## RAPID MFG. CAP FEE WORKSHEET - 2015

Date: 07-01-2015 Sector # 7 Map/Lot: 215/002

Project Name: RAPID MFG.

Proposed ITE Use #1: Office Space Addition

Proposed Building Area (square footage): 3,540 S.F.

### CAP FEES: (ONE CHECK NEEDED)

|    |           |            |   |
|----|-----------|------------|---|
| 1. | (Bank 09) |            |   |
|    | 2070-090  | Route 3A:  | <u>\$2,478.00 (3,540 sf X 0.70, per SF)</u> |
|    | 2070-091  | Route 102: | <u>\$1,982.40 ( 3,540 sf X 0.56)</u>        |
|    | 2070-086  | Route 111: | <u>\$3,009.00 (3,540 sf X 0.85)</u>         |

Total CAP Fee \$7,469.40



"G"

**ABUTTERS:**

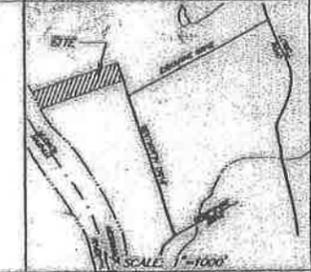
- MAP 215/LOT 2 (OWNER)  
THE WILSONS, TRUSTEE  
THE EXECUTIVE DRIVE REALTY  
THE EXECUTIVE DRIVE  
HUDSON, NH 03051
- MAP 215/LOT 1  
WINDSOR LLC  
CAPRI STREET  
HUDSON, NH 03051
- MAP 215/LOT 3  
CONLEY'S REALTY TRUST  
VICTOR BRITON, TRUSTEE  
THE EXECUTIVE DRIVE  
HUDSON, NH 03051
- MAP 215/LOT 4  
CLIFF ANTONELLI TRUST  
ALBERTO REALTY TRUST  
1 BEECHCROFT LANE  
WATFORD, MA 01724
- MAP 215/LOT 5  
WENTWORTH DRIVE LLC  
27 FRANK DRIVE  
HUDSON, NH 03051

**PROFESSIONALS:**  
MAYNARD & PAGUETTE  
ENGINEERING ASSOCIATES, LLC  
23 EAST PEARL STREET  
HUDSON, NH 03051

**WAIVERS**

1. NTC 275-80(1) HESS
2. NTC 275-80 TRAFFIC STUDY
3. NTC 275-80 NOISE STUDY
4. NTC 275-80 FISCAL IMPACT STUDY

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- LIMIT OF BROOK
- LIMIT OF WETLANDS
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING BUILDING
- DRAINAGE / BROOK
- FLOW DIRECTION

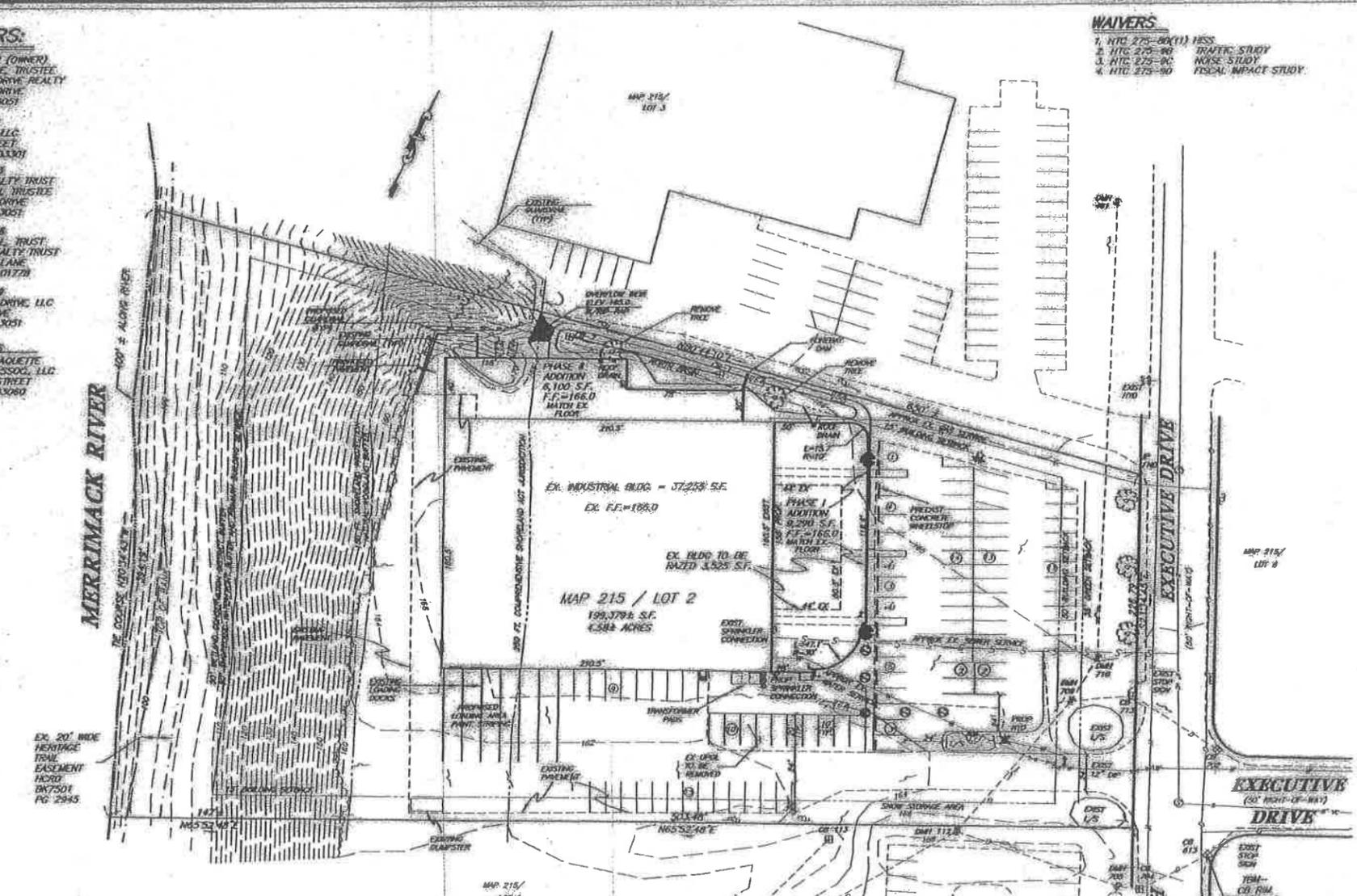


**LEGEND**

**VICINITY**

**NOTES:**

1. PRESENT ZONING: "I" INDUSTRIAL
2. EXISTING AND PROPOSED USE: INDUSTRIAL
3. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT ADDITION(S) TO THE EXISTING BUILDING AND ADDITIONAL PAVED PARKING AND MANEUVERING AREAS TO BE CONSTRUCTED IN 2 PHASES OVER THE NEXT 1 TO 3 YEARS. EXISTING INDUSTRIAL BLDG. AREA = 37,235 S.F. EXISTING ANNEX BLDG. AREA = (3,525) S.F. (TO BE RAZED PHASE I) PROPOSED ADDITION(S) PHASE I ADDITION = 9,250 S.F. PHASE II ADDITION = 6,100 S.F. NEW BUILDING FOOT PRINT = 49,120 S.F. (NET 11,865 S.F. ADDITION)
4. TOTAL AREA OF PARCEL: 4.584 ACRES (199,379 S.F.)
5. LOT NUMBERS REFER TO HUDSON ASSESSOR'S MAP 215.
6. IRON PIPES TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET AT ALL POINTS OF EASEMENT ALONG THE RIGHT-OF-WAY OF A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. LOT IS SERVICED BY EXISTING TOWN SEWER AND MUNICIPAL WATER. DEVELOPMENT AGREEMENT DATED \_\_\_\_\_ IS ON FILE WITH THE TOWN OF HUDSON AND IS RECORDED AT THE H.C.R.D.
8. A COST ALLOCATION PROCEDURE (C.A.P.) AMOUNT OF \$4,801.80 SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR PHASE I AND \$2,562.00 SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR PHASE II, FOR A TOTAL CAP AMOUNT OF \$7,363.80.
9. SOIL CONSERVATION SERVICE MAP 28 LISTS SOILS AS: "WU" - WINDSOR LOAMY SAND, 3-8% SLOPES "WU2" - WINDSOR LOAMY SAND, 15-35% SLOPES
10. N.E.P. FIELD COMMENT - PANEL NUMBER 58002 (0) 118 INDICATES THAT A PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAN OF THE MERRIMACK RIVER (APPROX. ELEV. 112.5').
11. MINIMUM BUILDING REQUIREMENTS: LOT SIZE = 30,000 S.F. ROAD FRONTAGE = 150 FT. BUILDING SETBACKS: FRONT YARD = 50 FT. SIDE AND REAR YARD = 15 FT. TOP OF BANK = 50 FT.
12. OPEN SPACE REQUIRED: 35% OPEN SPACE PROVIDED: 47.6% FOR 49,120 S.F. BLDG. FOOT PRINT (PHASES I & II)
13. PARKING REQUIREMENTS: 1 SP/1000 S.F. EXISTING INDUSTRIAL BLDG. 37,235 S.F. PROPOSED NET ADDITIONAL BLDG. S.F. 11,865 S.F. = 12 ADDITIONAL SPACES REQUIRED TOTAL PARKING REQUIRED = 12 SPACES
14. PARKING PROVIDED: EXISTING = 73 SPACES INCL 2 1/2 CROSSED TOTAL = 90 SPACES
15. LOADING SPACE REQUIREMENTS: 1 SPACE FOR 150 GROSS 5,000 S.F. = 1 SPACE 1 SPACE FOR EACH ADDITIONAL GROSS 10,000 S.F. = 6 SPACES TOTAL REQUIRED = 7 SPACES TOTAL PROVIDED: 6 LOADING SPACES (12 FT X 60 FT)
16. APPROPRIATE EROSION CONTROL MEASURES (STRAW BALES, SILT SCREEN FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS.



**PLAN REFERENCES:**

1. SITE PLAN, C&M MACHINE PRODUCTS, HUDSON, NEW HAMPSHIRE, DATED FEBRUARY 12, 1997, LAST REVISED APRIL 4, 1997, PREPARED FOR C&M MACHINE PRODUCTS, INC., PREPARED BY MAYNARD & PAGUETTE, INC., H.C.R.D. # 20067.
2. SUBDIVISION PLAN OF LAND, THE REALTY TRUST, HUDSON, NEW HAMPSHIRE, DATED DECEMBER 14, 1978, LAST REVISED 7/31/79, PREPARED BY T.E. MORAN, INC., H.C.R.D. # 18390.
3. RESUBDIVISION PLAN, ROBERT ROBBINS & TEND CORP. & UPACO ADHESIVES INC., HUDSON, NEW HAMPSHIRE, DATED NOVEMBER 14, 1973, LAST REVISED APRIL 7, 1976, PREPARED BY T.E. MORAN, INC., H.C.R.D. # 8006.

17. ALL DISTURBED AREAS SHALL BE LOANED AND SEEDED UPON COMPLETION OF SITE GRADING.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED BY WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
19. DRAINAGE EASEMENTS ARE PER DEVELOPMENT AGREEMENT, HORD, BICENTY, P0210K, DATED MAY 7, 1997.
20. IF DEVELOPMENT OF THE SITE INVOLVES BLASTING AND / OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY ONLY. SAID BLASTING / RAMMING ACTIVITIES SHALL BE PROHIBITED ON SATURDAYS AND SUNDAYS.
21. ROOF DRAINS FROM NORTHERN HALF OF EXISTING BUILDING AND FROM PHASE I & II ADDITIONS ARE TO BE DIRECTED TO STORMWATER TREATMENT NORTH BASIN.
22. FERTILIZER SHALL NOT BE USED WITHIN 250 FOOT SHORELAND PROTECTION BUFFER.

APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
DATE OF MEETING: 11-18-08

*[Signature]* SIGNATURE DATE: 12-4-08

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE ON THIS 11th DAY OF FEBRUARY, 2009.

*[Signature]* AUTHORIZED REPRESENTATIVE  
C & M MACHINE PRODUCTS  
GEORGE WILLEMARE  
DATE: 11/24/2008

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 THRU 3 AND A FIELD SURVEY MADE ON THE GROUND IN SEPTEMBER 2008 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000, IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF HUDSON.



SITE PLAN  
**C & M MACHINE PRODUCTS**  
**32 EXECUTIVE DRIVE**  
**HUDSON, NEW HAMPSHIRE**

PREPARED FOR:  
C & M MACHINE PRODUCTS, INC.  
32 EXECUTIVE DRIVE  
HUDSON, NEW HAMPSHIRE 03051

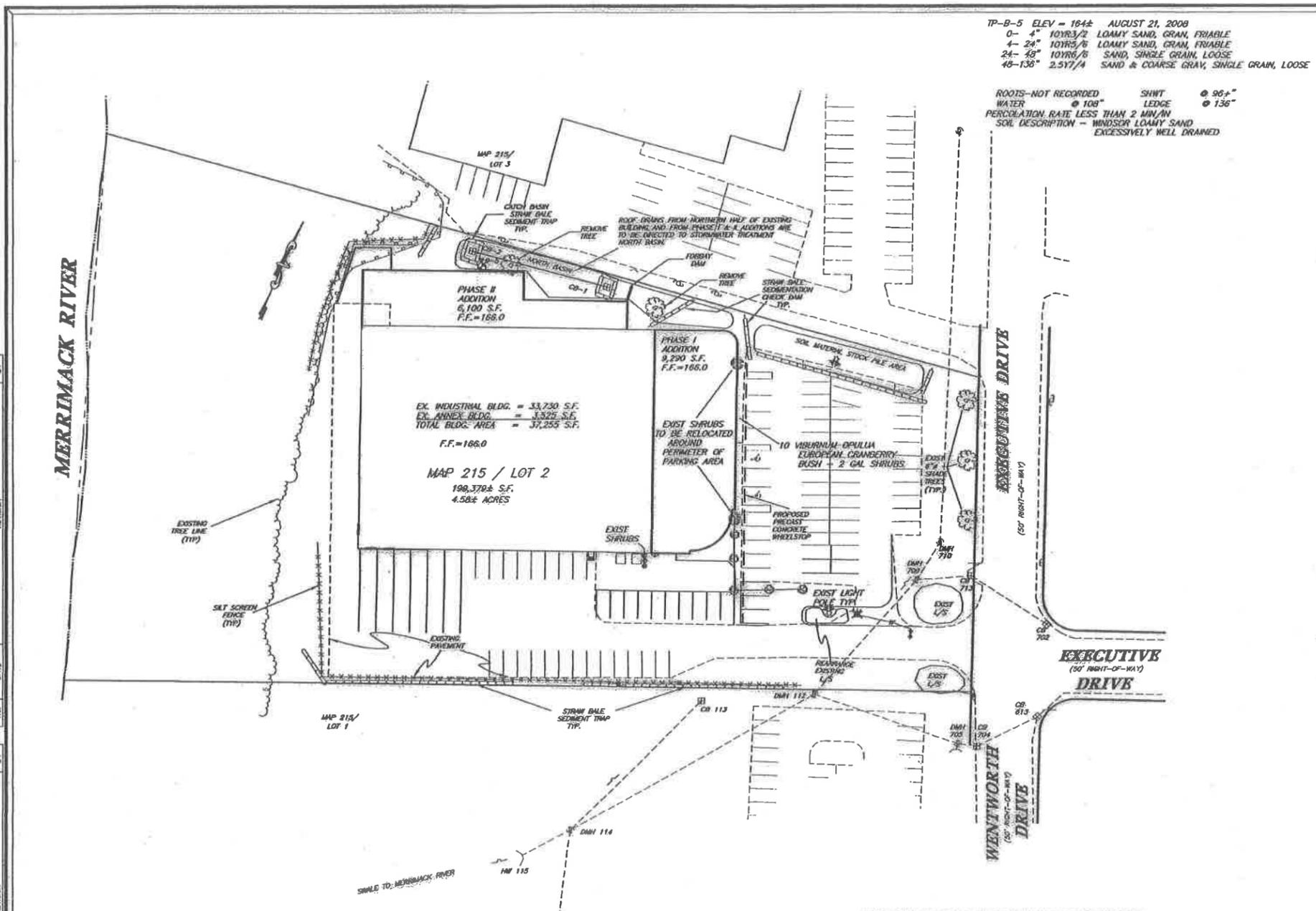
SCALE: 1" = 40'  
DATE: FEBRUARY 21, 2009  
**Maynard & Paguette**  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
23 East Pearl Street, Hudson, NH 03051  
Phone: 603/883-8433 Fax: 603/883-7227

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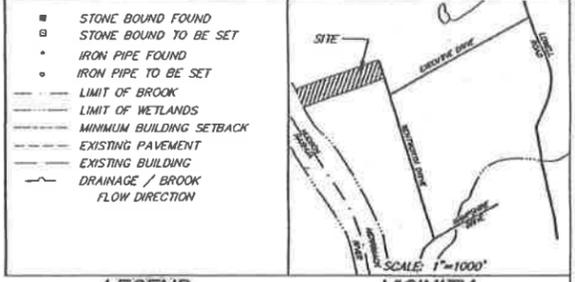


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TP-B-5 ELEV = 184± AUGUST 21, 2008  
 0- 4" 10YR3/2 LOAMY SAND, GRAM, FRIABLE  
 4- 24" 10YR3/6 LOAMY SAND, GRAM, FRIABLE  
 24- 48" 10YR3/6 SAND, SINGLE GRAM, LOOSE  
 48-138" 2.5Y7/4 SAND & COARSE GRAM, SINGLE GRAM, LOOSE

ROOTS - NOT RECORDED SHWT @ 96±"  
 WATER @ 108±" LEDGE @ 136±"  
 PERCOLATION RATE LESS THAN 2 MIN/IN  
 SOIL DESCRIPTION - WINDSOR LOAMY SAND  
 EXCESSIVELY WELL DRAINED



**CONSTRUCTION NOTES**

**A. GENERAL**  
 EROSION AND SEDIMENT CONTROL PRACTICES INCLUDE THE USE OF THE FOLLOWING: STRAW BALE BARRIERS, SILT SCREEN FENCE BARRIERS, TEMPORARY SEDIMENTATION BASINS, PERMANENT DETENTION/SEDIMENTATION BASINS, GRASS AND/OR ROCK LINED SWALES, DIVERSIONS WITH LEVEL SPREADERS.

1. ALL PERMANENT AND TEMPORARY EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS OF NEW HAMPSHIRE", AUGUST 1992, PREPARED BY NHDES AND ROCO IN COOPERATION WITH USDA-SCS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE DONE IN COMPLIANCE WITH THE EPA'S PHASE II STORM WATER REGULATIONS. THE CONTRACTOR SHALL FILE THE EPA NOTICE OF INTENT (NOI) FORM AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION. THE ENTIRE CONTENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE RETAINED ON SITE BY THE CONTRACTOR AND MADE AVAILABLE TO ALL LOCAL, STATE, AND FEDERAL CODE ENFORCEMENT PERSONNEL.
3. THE SMALLEST PRACTICAL AREA OF LAND NECESSARY FOR ROAD AND LOT DEVELOPMENT SHALL BE EXPOSED AT ONE TIME. IN NO CASE SHALL THIS AREA EXCEED THAT WHICH SHALL ACHIEVE PERMANENT VEGETATION COVER PRIOR TO THE NEXT WINTER SEASON.
4. FILL MATERIAL USED FOR ROADWAY CONSTRUCTION SHALL BE FREE FROM STAMPS, WEEDS, ROOTS, AND OTHER ALIEN MATERIALS.
5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4 INCHES OF CLEAN, SCREENED LOAM PLACED BEFORE BEING SEEDED AND MULCHED.
6. THE SWALES FOR ALL CATCH BASINS SHALL BE PERIODICALLY CLEANED, WITH THE SEDIMENT REMOVED TO A SECURE LOCATION SO AS TO PREVENT SILTATION OF NATURAL DRAINAGE AND WATERWAYS.
7. Baled HAY AND WILLOW SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS AND STEMS, AND SHALL BE DRY.
8. SILT SCREEN FENCES SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH SIGNIFICANT STORM. ALL DAMAGED FENCES SHALL BE REPLACED OR REPAIRED. SEDIMENT DEPOSITS SHALL BE REMOVED PERIODICALLY AND SHALL NOT BE ALLOWED TO ACCUMULATE TO THE POINT OF AFFECTING THE FUNCTION OF THE FENCES.

**B. STRUCTURAL MEASURES**  
 STRAW BALE BARRIERS/SILT SCREEN FENCES: STRAW BALE BARRIERS AND/OR SILT SCREEN FENCES ARE TO BE INSTALLED IN THE AREAS SHOWN ON THE PLAN. THEY ARE INTENDED PRIMARILY TO INTERCEPT AND FILTER SWALE VOLUMES OF "SHEET FLOW" RUNOFF, OR AS SEDIMENT TRAPS IN SMALL SWALES. STRAW BALES HAVE A USEFUL LIFE OF THREE MONTHS WHEN WET AND THEREFORE MUST BE INSPECTED AND REPAIRED OR REPLACED PERIODICALLY. SILT SCREEN FENCES WILL FUNCTION SIX MONTHS OR LONGER IF KEPT FREE OF SEDIMENT ACCUMULATIONS. (SEE DETAILS FOR ADDITIONAL INFORMATION.)  
 SWALES: TEMPORARY AND/OR PERMANENT SWALES ARE TO BE INSTALLED AS SHOWN ON THE PLAN. SWALES ARE USED TO CONVERT SHEET FLOW TO CHANNEL FLOW AND CONVEY THE RUNOFF TO A PERMANENT CHANNEL, STORM DRAIN, OR DETENTION/SEDIMENT STRUCTURE. SWALES ARE INTENDED TO INTERCEPT RUNOFF AND DIVERT IT FROM AN EXPOSED OR NEWLY SEEDS SLOPE TOWARD AN ACCEPTABLE OUTLET (GRASS SWALES, SEDIMENTATION POND, ETC.) OR TO REDUCE THE VELOCITY OF RUNOFF FLOWING DOWN FROM A DRAINAGE AREA. (SEE DETAIL FOR ADDITIONAL INFORMATION.)

**CONTINUE NOTES ON:**  
 CONSTRUCTION STORMWATER MANAGEMENT & EROSION CONTROL PLAN  
 CONSTRUCTION EROSION CONTROL DETAILS DRAWING 2 OF 2

CONSTRUCTION STORMWATER MANAGEMENT & EROSION CONTROL PLAN MAP 215 / LOT 2  
 PLAN VIEW AND CONSTRUCTION NOTES DRAWING 1 OF 2

**C & M MACHINE PRODUCTS**  
**32 EXECUTIVE DRIVE**  
**HUDSON, NEW HAMPSHIRE**

PREPARED FOR:  
 C & M MACHINE PRODUCTS, INC.  
 32 EXECUTIVE DRIVE  
 HUDSON, NEW HAMPSHIRE 03051

SCALE: 1" = 40' DATE: FEBRUARY 21, 2008  
  
**Maynard & Paquette**  
 Engineering Associates, LLC  
 Consulting Engineers and Land Surveyors  
 23 East Pearl Street, Nashua, NH 03060  
 Phone: (603)883-8433 Fax: (603)883-7227 M 2.15, L 2

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APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
 DATE OF MEETING: 11-18-08  
  
 SIGNATURE DATE: MBR 4 2009  
  
 SIGNATURE DATE: 2-21-09

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

- OWNER, HIS SUCCESSOR AND ASSIGNS DUTIES & REQUIREMENTS:**
- 1) COMPLIANCE WITH ALL REQUIREMENTS OF TOWN OF HUDSON DEVELOPMENT REGULATIONS CHAPTER 290: STORMWATER MANAGEMENT AND EROSION CONTROL ARE REQUIRED FOR BOTH PRE AND POST CONSTRUCTION.
  - 2) PER N.H.S. 290-10A STORMWATER DISCHARGES ASSOCIATED WITH COMMERCIAL INDUSTRIAL ACTIVITIES: EACH COMMERCIAL AND INDUSTRIAL FACILITY APPROVED UNDER THIS REGULATION IS REQUIRED TO PERFORM ANNUAL SITE INSPECTIONS (AT A MINIMUM). THE SITE INSPECTION MUST BE DOCUMENTED AND AT A MINIMUM SHOULD INCLUDE: REVIEW OF STORMWATER FLOW PATTERNS, CONDITION OF ANY SEDIMENT OR CONTAMINANT CONTROL DEVICES, WATER QUALITY NOTATIONS, CORRECTIVE ACTIONS AND TIME FRAMES IF UNACCEPTABLE WATER QUALITY RUNOFF IS NOTED, AND THE NAME AND POSITION OF THE INSPECTOR. ALL RECORDS OF THE INSPECTIONS MUST BE MADE AVAILABLE TO THE TOWN OR AUTHORIZED AGENT UPON REQUEST.

HC RD 36404

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 ALL RIGHTS RESERVED 2008-2009  
 C & M MACHINE PRODUCTS, INC.  
 A MEMBER OF THE ENGINEERING ASSOCIATES, LLC  
 LICENSE TO COPY THIS PLAN/PATENT ANYWAY WITHOUT INCURRING PENALTY



**ABUTTERS:**

MAP 215/LOT 2 (OWNER)  
PAUL WILLEHART, TRUSTEE  
32 EXECUTIVE DRIVE REALTY  
32 EXECUTIVE DRIVE  
HUDSON, NH 03051

MAP 215/LOT 1  
5 WENTWORTH, LLC  
9 CAPITAL STREET  
CONCORD, NH 03301

MAP 215/LOT 3  
ONELIPHAS REALTY TRUST  
VICTOR BRETON, TRUSTEE  
34 EXECUTIVE DRIVE  
HUDSON, NH 03051

MAP 215/LOT 6  
CLIFF ANTONELL, TRUST  
BLUEBERRY REALTY TRUST  
1 WILDFLOWER LANE  
WAYLAND, MA 01778

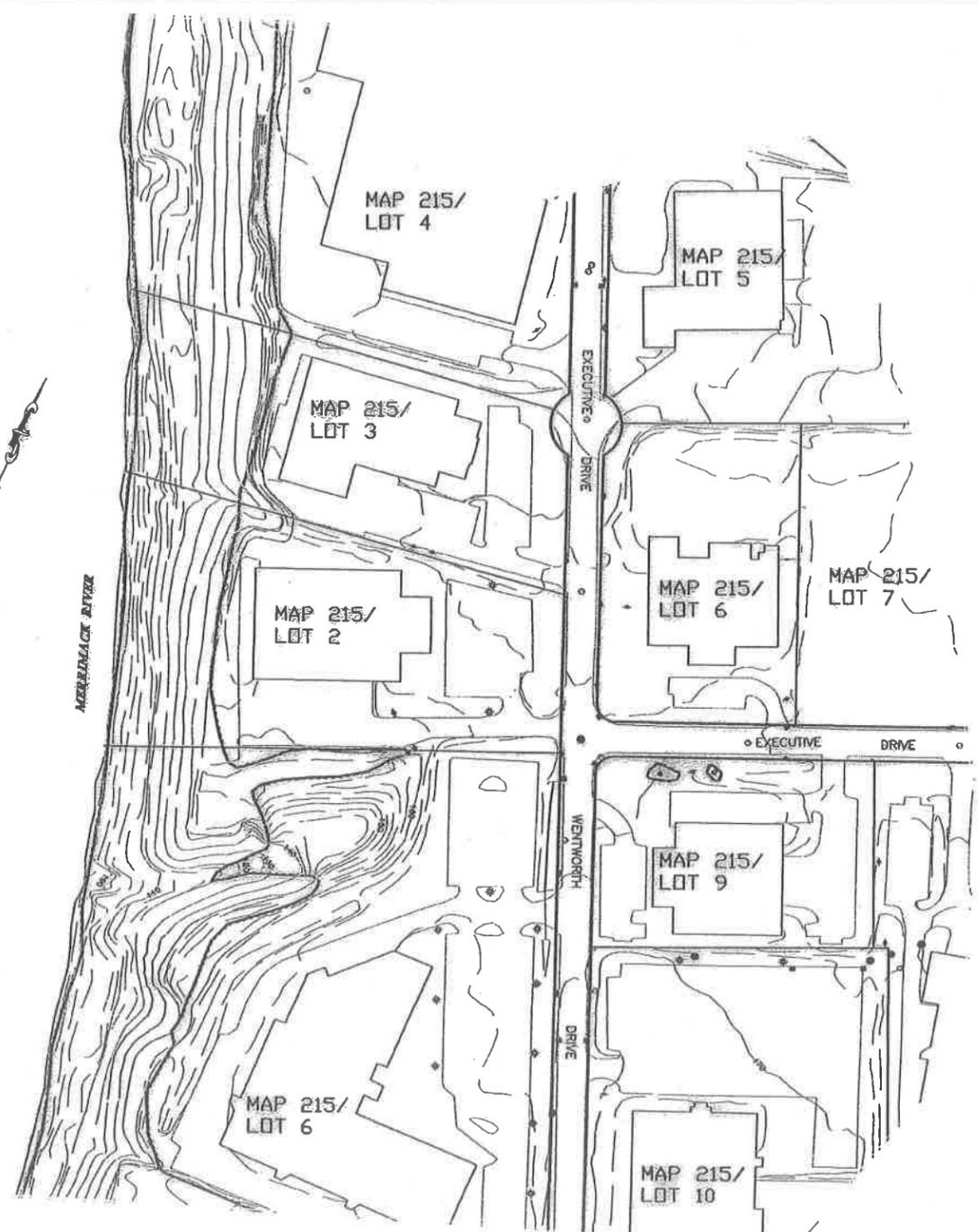
MAP 215/LOT 9  
2 WENTWORTH DRIVE, LLC  
22 FRIARS DRIVE  
HUDSON, NH 03051

**PROFESSIONALS**

MAYNARD & PAQUETTE  
ENGINEERING ASSOC., LLC  
23 E. PEARL STREET  
NASHUA, NH 03060

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**LEGEND**

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- LIMIT OF BROOK
- LIMIT OF WETLANDS
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING BUILDING
- DRAINAGE / BROOK
- FLOW DIRECTION

**VICINITY**

SCALE: 1"=1000'

AREA PLAN MAP 215 / LOT 2  
**C & M MACHINE PRODUCTS**  
**32 EXECUTIVE DRIVE**  
**HUDSON, NEW HAMPSHIRE**

PREPARED FOR:  
C & M MACHINE PRODUCTS, INC.  
32 EXECUTIVE DRIVE  
HUDSON, NEW HAMPSHIRE 03051

SCALE: 1" = 100' DATE: FEBRUARY 21, 2008

**ENGINEERING**  
**MP**  
**ASSOCIATES**

**Maynard & Paquette**  
**Engineering Associates, LLC**  
Consulting Engineers and Land Surveyors  
23 East Pearl Street, Nashua, N.H. 03060  
Phone: 603/883-8433 Fax: 603/883-7227

M 215, L 2

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APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
DATE OF MEETING: 11-12-08

*[Signature]* SIGNATURE DATE: 11-12-08

*[Signature]* SIGNATURE DATE: 11-12-08

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO OBTAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBMITTAL REGULATIONS, SITE PLAN REGULATIONS, AND CHANGES TO THE ZONING ORDINANCE, SEE RSA 676:30.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

HC RD 36404

© copyright. All rights reserved. 2008-2008. ALL RIGHTS RESERVED. THIS PLAN IS TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREON.

# Rolling Woods Amended Open Space Development (OSD) Residential Subdivision

## Staff Report

July 08, 2015

**SITE:** 4 Bockes Road -- Map 144/Lot 021 -- SB# 05-14

**ZONING:** R-2 - Minimum Lot Size Without Town Water & Sewer Single-Family Dwelling 43,560 sf.  
Duplex 60,000 sf Minimum Frontage 120 ft.

**PURPOSE OF PLAN:** to propose a 16-lot OSD Residential Subdivision at 4 Bockes Road, which consists of 26.82 acres +/- . This development also proposes to extend York Drive in order to create a 3-lot conventional subdivision. Application Acceptance & Hearing.

**PLAN UNDER REVIEW ENTITLED:** Residential Subdivision Rolling Woods, Map 144/Lot 21, Bockes and York Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 23 May 2014, latest revision date: 15 June 2015, consisting of Sheets 1 - 25 and Notes 1 - 26 (said plans are attached hereto).

**APPLICANT REPRESENTATIVE:** Tony Basso, Keach -Nordstrom Associates, Inc.

### ATTACHMENTS:

1. Project Narrative, Site Plan Application, Checklist Forms, aerial site photo, Warrantee Deed, 2014 Zoning Determination, 2014 Motion to Recommend Wetlands Special Exception by Con Com, 2014 Planning Board Notice of Approval, 2014 ZBA Meeting Minutes, RE: granting of Wetland Special Exception - Attachment "A".
2. Comments/Memos from HFD Fire Chief, Rob Buxton, Asst. Assessor, Jim Michaud and the
3. HPD - "B".
4. NHDES Subsurface Notice of Acceptance Permit Application - "C".
5. Planning Board Meeting Minutes/Decisions for 07/09/14, RE: Original Approval for Rolling Woods OSD Subdivision Plans - "D".
6. HUDSON PLANNING BOARD MEETING MINUTES 07/09/2014, RE: Final Action Minutes for above-cited original Rolling Woods OSD Subdivision Plans - "E".
7. C.A.P. Fee Worksheet - "F".

### OUTSTANDING ISSUES & RECOMMENDATION:

- 1) This OSD Subdivision is back before the board, i.e., after being approved by the Planning Board on July 9, 2014, because the planned municipal water service connection for this subdivision failed to materialize. Thus, the differences between this newly proposed plan and the one approved last July include:
  - a) Each of the 16 proposed lots will be serviced by individual wells.
  - b) There will be 2 cisterns, i.e., a 30,000 gallon and 10,000 gallon. One will be located along Rolling Woods Drive, off Bockes Rd. and the other off York Dr. Please refer to Sheets 8 & 10 of the Plan set for the specific location of each cistern.

- 2) Please see attachments “D” & “E” for a review of action and debate conducted by the applicant, the public and board members concerning the July 9, 2014 approved OSD subdivision of this subject property, together with: the 2014 Motion to Recommend Wetlands Special Exception by Con Com, the 2014 Planning Board Notice of Approval, and the 2014 ZBA Meeting Minutes, RE: Granting of Wetland Special Exception – Attachment “A”.
- 3) Note the only waiver involving this Subdivision is “Road Standards”, which is cited as Note 16, on Sheet 1 of 25 of the Plan.
- 4) At the hearing the Applicant’s engineer will depict the locations of the cisterns.
- 5) Note 19 needs to be amended to reflect the accurate CAP Fee amount of \$787.48.

**APPLICATION TRACKING:**

- 06/18/2015 – OSD Subdivision Plan application submitted;
- 07/08/2015 - Initial public hearing scheduled.

**DRAFT MOTIONS:**

I move to accept the proposed 16-Lot Subdivision application for Rolling Woods Open Space Development (OSD) Residential Subdivision, located at 4 Bockes Road -- Map 144/Lot 021.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

I move to defer further review of the Rolling Woods Open Space Development (OSD) Residential Subdivision, located at 4 Bockes Road -- Map 144/Lot 021 date specific to the August 12, 2015 meeting.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

**Requested Waiver (Granted 07/09/2014):**

**HTC 289-18:B (1) (3)(4), C(2) & R(1) – Road Standards**

Mr. Della-Monica moved to grant the requested waiver HTC 289-18:B (1)(3)(4), C(2) & R(1) – Road Standards – because the proposed construction improvements to York Drive, which this waiver is exclusive to, exceed those of the existing portion of York Drive; further, said construction improvements will benefit the Town, relative snow removal operations, emergency services and stormwater management, as supported by Town’s Road Agent. Motion seconded by Mr. Massey. Vote: 6-1-0 (RM) opposed – motion carried.

**MOTION TO APPROVE:**

I move to approve the subdivision plan entitled: Residential Subdivision Rolling Woods, Map 144/Lot 21, Bockes and York Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 23 May 2014,

latest revision date: 15 June 2015, consisting of Sheets 1 – 25 and Notes 1 – 26, in accordance with the following terms and conditions:

- . All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above Site Plan-of-Record (hereafter referred to as the Plan).
- . Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and Municipal Water and Drain Easement Deeds pertaining to such easements as shown on the Plan.
- . A CAP amount of \$787.48, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy. Prior to Planning Board endorsement of the Plan, Note 19 on Sheet 1 of 25 shall be amended to reflect said CAP Fee amount.
- . A public school impact fee in the amount of \$3,578.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
- . A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
- . This approval is subject to final engineering review.
- . Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems.
- . The number of dwelling lots for this subdivision shall be limited to 16, which includes the 3 lots fronting on the extension of York Drive.
- . If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
- . Construction activities involving the lots shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Friday. Interior construction activities are allowed on Saturday between 7:00 A.M. and 6:00 P.M. Both interior and exterior construction activities are prohibited on Sunday. Note: this condition shall be properly inscribed on Sheets 3 and 4 of the Plans prior to Planning Board endorsement of same.
- . 1. The developer shall be responsible for the installation of a road status sign at the entrance drives to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations.
- . 2. York Road from McCrady to the end, shall be reclaimed and repaved 22 feet wide. The new portion of York Road shall be paved 22 feet wide.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.



June 17, 2015

**Rolling Woods – Amended Residential Subdivision**

Map 144; Lot 21  
4 Bockes Road  
Hudson, NH 03051

**PROJECT NARRATIVE**

The parcel, referenced on Hudson's Tax Map 144 as Lot 21, is located entirely within the Residential (R-2) Zoning District. The undeveloped, 26.8 acre parcel consists mainly of woodlands with narrow paths/trails and wetland pockets scattered throughout. The property is also bisected by a PSNH power line easement. On July 9, 2014, the Town of Hudson Planning Board approved the Rolling Woods Residential Subdivision which proposed a 17-Lot open space subdivision with access via an extension of York Road, and proposed cul-de-sac named Rolling Woods Drive. Stormwater management provisions, municipal water service, onsite septic systems, fire hydrants, and other site improvements were also included in the proposal.

The subject application proposes to amend the previously approved subdivision. The current proposal will reduce the subdivision to 16 open space lots, provide private onsite wells for each lot, and install cisterns along the proposed roadways for fire protection. As agreed upon by the Town of Hudson Fire Chief, one 30,000 gallon cistern is proposed along Rolling Woods Drive, and one 10,000 gallon cistern along York Road. No changes to the roadways or stormwater management systems are proposed.



**SUBDIVISION PLAN APPLICATION FOR PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: 6/18/15 Tax Map # 144 Lot # 21

Name of Project: Rolling Woods Amended Residential Subdivision

Zoning District: \_\_\_\_\_ General SB# 06-15  
(For Town Use) (For Town Use)

ZBA Action: Wetland Special Exception

PROPERTY OWNER:

DEVELOPER:

Name: Stinson Hills, LLC

LaMontagne Builders, Inc.

Address: 317 South River Road

317 South River Road

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a 16-Lot Open Space Subdivision and associated site improvements.

(FOR TOWN USE)

Plan Routing Date: 6-22-15 Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

\_\_\_\_\_  
(Initials) Title: \_\_\_\_\_ Date: \_\_\_\_\_

DEPT:  
 Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

---

Fees Paid \_\_\_\_\_

SITE DATA SHEET

Plan Name: Rolling Woods Amended Residential Subdivision

Plan Type: Subdivision Plan

Legal Description:           Map 144                    Lot 21

                                  Map \_\_\_\_\_            Lot \_\_\_\_\_

Date: 6/18/15

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Location:                    4 Bockes Road

Total Area:                S.F. 1,168,411                    Acres: 26.823

Area in Wetlands:         2.5 Acres

Zoning:                     Residential (R-2)

Lots Not Meeting  
Required Dimensions:     None

Required Area:            21,780 SF

Required Frontage:        75 FT

Water and Waste System  
Proposed:                 Private wells and onsite septic systems

Number of Lots With  
Existing Buildings:        None

Existing Buildings  
To Be Removed:            None

Flood Zone Reference:    FIRM Map 33011C0536D, Panel #536, 09/25/09

Proposed Linear Feet  
Of New Roadway:          +/-1700 LF

**LOT AREA CALCULATION TABLE**

| LOT # | TOTAL AREA | WETLAND AREA | AREA > 25% SLOPE | BUILDABLE AREA<br>(net contiguous upland useable) | FRONTAGE |
|-------|------------|--------------|------------------|---|----------|
| 1.    |            |              |                  |   |          |
| 2.    |            | (See table)  |                  |   |          |
| 3.    |            |              |                  |   |          |
| 4.    |            |              |                  |   |          |
| 5.    |            |              |                  |   |          |
| 6.    |            |              |                  |   |          |
| 7.    |            |              |                  |   |          |
| 8.    |            |              |                  |   |          |
| 9.    |            |              |                  |   |          |
| 10.   |            |              |                  |   |          |

Data Sheets Checked By: Katherine Basso Date: 6/19/15

## LOT AREA TABLE

| LOT NUMBER     | TOTAL LOT AREA (SF) | WETLAND AREA (SF) | AREA (SF) >25% SLOPE | EASEMENT AREA (SF) | BUILDABLE AREA (SF) | FRONTAGE (FT) |
|----------------|---------------------|-------------------|----------------------|--------------------|---------------------|---------------|
| 1              | 30,082 SF           | 0 SF              | 0 SF                 | 0 SF               | 30,082 SF           | 123.26'*      |
| 2              | 28,780 SF           | 0 SF              | 0 SF                 | 0 SF               | 28,780 SF           | 133.91'       |
| 3              | 26,721 SF           | 0 SF              | 0 SF                 | 0 SF               | 26,721 SF           | 130.00'       |
| 4              | 29,083 SF           | 0 SF              | 874 SF               | 0 SF               | 28,209 SF           | 153.56'       |
| 5              | 23,933 SF           | 0 SF              | 1,032 SF             | 0 SF               | 22,901 SF           | 143.96'       |
| 6              | 29,818 SF           | 0 SF              | 192 SF               | 0 SF               | 29,626 SF           | 228.57'       |
| 7              | 40,014 SF           | 0 SF              | 635 SF               | 0 SF               | 39,379 SF           | 75.00'        |
| 8              | 29,447 SF           | 0 SF              | 540 SF               | 0 SF               | 28,907 SF           | 75.04'        |
| 9              | 22,701 SF           | 0 SF              | 0 SF                 | 0 SF               | 22,701 SF           | 75.00'        |
| 10             | 22,770 SF           | 8 SF              | 0 SF                 | 0 SF               | 22,762 SF           | 125.52'       |
| 11             | 23,193 SF           | 128 SF            | 0 SF                 | 0 SF               | 23,065 SF           | 132.41'       |
| 12             | 27,684 SF           | 441 SF            | 1,154 SF             | 0 SF               | 26,089 SF           | 106.91'       |
| 13             | 33,185 SF           | 2,820 SF          | 0 SF                 | 0 SF               | 30,365 SF           | 166.57'       |
| 14             | 33,306 SF           | 2,578 SF          | 0 SF                 | 0 SF               | 30,728 SF           | 79.40'        |
| 15             | 30,040 SF           | 0 SF              | 0 SF                 | 0 SF               | 30,040 SF           | 75.00'        |
| 16             | 37,987 SF           | 0 SF              | 0 SF                 | 5,855 SF           | 32,132 SF           | 75.00'        |
| OPEN SPACE 'A' | 78,983 SF           | 17,228 SF         | 68 SF                | 0 SF               | 61,687 SF           | 421.52'*      |
| OPEN SPACE 'B' | 564,616 SF          | 85,576 SF         | 20,430 SF            | 180,583 SF         | 278,027 SF          | 589.38'*      |

\*ALONG PROPOSED ROADWAY ONLY

**SUBDIVISION PLAN DATA SHEET**

Dates/Case #/Description/

Stipulations of ZBA,

Conservation Commission,

NH Wetlands Board Action: Case 144-021-000 (5-22-14) ZBA Wetland Special Exception

(Attach Stipulations on  
Separate Sheet)

Conservation Commission recommendation 1/13/14

List Permits Required:

NHDES Subdivision

NHDES Alteration of Terrain

Hudson ZBA Wetland Special Exception

\*Waivers Requested:

Hudson Town Code  
Reference

Regulation Description

|  |    |  |
|--|----|--|
|  | 1. |  |
|  | 2. |  |
|  | 3. |  |
|  | 4. |  |
|  | 5. |  |
|  | 6. |  |
|  | 7. |  |

*\*(Left Column for Town Use)*

Amount

Account

**Impact Fees**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cap Fees**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Development Agreement

Proposed:

Yes

No

If Yes

Endorsed

Yes

Date \_\_\_\_\_

No

**APPLICATION FOR SUBDIVISION PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Twenty one (21) days prior to Planning Board Meeting, a complete subdivision plan to include all supporting materials/documents must be submitted in final form. The subdivision plan shall comply with the following specifications/requirements:

**Applicant  
Initials**

**Staff  
Initials**

- AMB a) Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing/conceptual review date.
- AMB b) Seventeen (17)-subdivision narratives, describing the project.
- AMB c) Plan scale at not less than one inch equals fifty feet (example: 1" = 50' acceptable).
- AMB d) Locus plan with 1,000 minimum radius of site to surrounding area.
- AMB e) Plan dated by day/month/year.
- AMB f) Revision block.
- AMB g) Planning Board approval block.
- AMB h) Title of project inscribed on plan.
- AMB i) Name(s) and address of property owner(s) and signature(s) shall be inscribed on plan.
- AMB j) North point shall be inscribed on plan.
- AMB k) Property lines-exact locations and dimensions.
- AMB l) Acreage/sq. ft. of entire subdivision.
- AMB m) Proposed lots, with lot numbers and area of each lot. Note: each proposed Lot shall be listed on the plan, in chart form, indicating in square feet/ acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area.

Applicant  
Initials

Staff  
Initials

AMB n) Certified list of names and addresses of bordering abutters, shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on plan.

JC

AMB o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve area, floodways/floodplains, driveways, travel areas, parking areas, natural features within 200 feet of the tract.

JC

AMB p) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the tract.

JC

N/A q) Pertinent highway projects.

JC N/A

AMB r) Assessor map and lot number.

JC

N/A s) Waiver application form shall be submitted with subdivision application, Note on plan listing waivers requested/granted; and all waivers granted to the subdivision regulations shall be listed on the final plan.

N/A WAIVER  
GRANTED  
IN 07/14

AMB t) Delineate zoning.

JC

AMB u) Storm water drainage plan.

JC

AMB v) Topographical contours at 2-foot intervals existing and proposed.

JC

AMB w) Utilities: existing and proposed.

JC

AMB x) Building and wetland setback lines.

JC

AMB y) Rights of way, existing and proposed.

JC

AMB z) Location of dedicated recreational public use land(s) proposed.

JC

AMB aa) Detailed designs of bridges and culverts.

JC

AMB ab) Typical roadway cross-section, road profile, stationing, and curve data, etc.

JC

Applicant  
Initials

Staff  
Initials

AMB ac) Proposed location of water supply and sewage disposal systems, including perk test data, test-pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements.

JC

AMB ad) All notes from plats.

JC

AMB ae) Buffers as required by subdivision regulations.

JC

AMB af) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature and this shall be inscribed on the plan.

JC

AMB ag) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire Certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.

JC

AMB ah) Easements, existing and proposed.

JC

AMB ai) State of New Hampshire Engineer's seal and signature.  
Surveyor's seal and signature.

JC

AMB aj) Error of closure (1 in 10,000 or better).

JC

AMB ak) Drafting errors/omissions.

JC

N/A al) Note outlining phasing schedule.

JC N/A

AMB am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities.

JC

AMB an) Aerial photograph of site and area within 200 feet of the subdivision parcel.

JC

N/A ao) Fiscal impact study.

JC N/A

AMB ap) Traffic study.

JC SUBMITTED  
W/ ORIGINAL

AMB aq) Drainage calculations and supporting data.

JC PLANS  
APPROVED  
IN 7/14.

Applicant  
Initials

Staff  
Initials

- AMB ar) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents.
- AMB as) Copy of applicable town, state, federal approval/permits to include but not limited to the following:
- sewer applications
  - flood plain permit
  - wetlands special exception
  - variance
  - erosion control permit (149:8a)
  - WSPCC subdivision approval (septic)
  - dredge and fill permit
  - curb cut/driveway permit
  - shore land protection certification in accordance with RSA483-B.
  - if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.
- N/A at) Off-site agreement(s).
- N/A au) Presentation plan (colored, with color-coded bar chart).
- AMB av) Fees paid to clerk.
- N/A aw) Plans that include relocation of lot lines shall clearly delineate the former (old) lot lines from proposed (new) lot lines.

JC  
JC

JCMA  
AT MEETING -  
JC  
JCMA

- Any or all items may be waived under the purview of the Planning Board.

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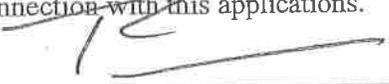
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**APPLICATION FOR SUBDIVISION PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Subdivision Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his (their) property in connection with this applications.

Signature of Owner:  \_\_\_\_\_

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer:  \_\_\_\_\_

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

Technical Review Signature: \_\_\_\_\_

Planner Approval Signature:  \_\_\_\_\_



**Owner Affidavit**

I Robert LaMontagne, authorized representative of Stinson Hills, LLC, owner of the property referenced as Tax Map 144; Lot 21 located on Bockes Road in Hudson, New Hampshire, hereby verify that we have authorized Keach-Nordstrom Associates, Inc. to submit on our behalf, any and all applicable State and local permit applications. Additionally, we authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Landowner: 

Printed Name of Landowner: Robert LaMontagne

Address of Owner: 317 South River Road

Bedford, NH 03110

Date: 6/18/15





TITLE: AERIAL EXHIBIT PREPARED FOR:  
**LBI HUDSON**

MAP 144; LOT 21 - 4 BOCKES ROAD- HUDSON, NEW HAMPSHIRE

DRAWN BY: KMB DATE: 05/13/14 JOB. NO. 13-0702-1

CHECKED BY: PNJ SCALE: 1" = 1000' SHEET 1 OF 1

**KNA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110  
Phone (603) 627-2881

*Camela D Coughlin*C/H  
L-CHIP  
HIA283344

RETURN TO:

Stinson Hills, LLC  
317 South River Road  
Bedford, NH 03110M.T. \$ 7,500<sup>00</sup>WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **Matarazzo Hudson Associates, Inc. and its successors in interest, Anthony P. Matarazzo. Sr., Trustee of the Anthony S. Matarazzo Revocable Trust and Anthony P. Matarazzo. Sr.**, all having a mailing address of 25 Main Street, Nashua, New Hampshire 03064, for consideration paid, grant to **Stinson Hills, LLC, a New Hampshire Limited Liability Company**, of 317 South River Road, Bedford, New Hampshire 03110, with **WARRANTY COVENANTS**, the following:

A certain tract or parcel of land with the improvements thereon, situated in the town of Hudson, county of Hillsborough, state of New Hampshire. Being known as Map 36 Lot 27 and Lot 28 as shown on a boundary plan entitled "Matarazzo Hudson Associates Inc.," dated November 16, 1987, and recorded in Hillsborough county Registers of Deed in plan number 21586 bounded and described as follows;

Beginning on the northerly side of Bockes Road, so-called, at a point in the South easterly corner in the herein described tract of land, thence;

running North 30° 10' 25" West a distance of 123.94 feet to a drill hole, thence;  
 turning and running North 54° 40' 29" West a distance of 80.57 feet to a hub, thence; turning and  
 running North 39° 33' 38" West a distance of 175.91 feet to a drill hole, thence;  
 turning and running North 40° 56' 17" West a distance of 46.93 feet to a drill hole, thence;  
 turning and running North 39° 21' 24" West a distance of 132.51 feet to a drill hole, thence;  
 turning and running North 39° 43' 49" West a distance of 102.84 feet to a drill hole, thence;  
 turning and running North 42° 12' 05" West a distance of 55.60 feet to a drill hole, thence;  
 turning and running North 49° 04' 12" East a distance of 15.93 feet to a drill hole, thence;  
 turning and running North 41° 28' 23" East a distance of 49.36 feet to a flat stake, thence;  
 turning and running North 44° 38' 46" East a distance of 173.59 feet to a hub, thence;  
 turning and running North 45° 56' 14" East a distance of 247.88 feet to a hub, thence;  
 turning and running North 44° 33' 32" East a distance of 63.30 feet to a hub, thence;  
 turning and running North 47° 01' 18" East a distance of 234.83 feet to a drill hole, thence;  
 turning and running North 47° 41' 16" East a distance of 149.93 feet to a re-bar, thence;  
 turning and running North 42° 49' 21" East a distance of 18.04 feet to a drill hole, thence;  
 turning and running North 47° 07' 41" West a distance of 57.14 feet to a hub, thence;

turning and running North 49° 05' 07" West a distance of 68.61 feet to a hub, thence;  
 turning and running North 50° 38' 56" West a distance of 72.23 feet to a drill hole, thence;  
 turning and running North 53° 41' 18" West a distance of 38.24 feet to a drill hole, thence;  
 turning and running North 51° 23' 41" West a distance of 186.65 feet to a drill hole, thence;  
 turning and running North 54° 44' 47" West a distance of 60.56 feet to a hub, thence;  
 turning and running North 57° 02' 44" West a distance of 131.52 feet to a drill hole, thence;  
 turning and running North 61° 22' 59" West a distance of 83.29 feet to a drill hole, thence;  
 turning and running North 65° 51' 43" West a distance of 101.37 feet to a hub, thence;  
 turning and running South 38° 31' 00" West a distance of 82.80 feet to a drill hole, thence;  
 turning and running South 38° 51' 43" West a distance of 153.34 feet to a hub, thence;  
 turning and running South 38° 30' 44" West a distance of 213.67 feet to a drill hole, thence;  
 turning and running South 38° 19' 01" West a distance of 42.09 feet to a drill hole, thence;  
 turning and running South 29° 30' 45" West a distance of 29.02 feet to a drill hole, thence;  
 turning and running South 25° 14' 20" West a distance of 55.74 feet to a tack in stump, thence;  
 turning and running South 36° 59' 14" East a distance of 236.53 feet to a hub, thence;  
 turning and running South 31° 58' 59" West a distance of 249.05 feet to a hub, thence;  
 turning and running South 33° 50' 39" West a distance of 77.41 feet to a hub, thence;  
 turning and running South 53° 59' 16" West a distance of 7.66 feet to a hub, thence;  
 turning and running North 35° 01' 05" West a distance of 71.99 feet to a hub, thence;  
 turning and running North 30° 48' 58" West a distance of 99.10 feet to a drill hole, thence;  
 turning and running North 33° 42' 56" West a distance of 51.82 feet to a hub, thence;  
 turning and running South 62° 16' 18" West a distance of 107.26 feet to a hub, thence;  
 turning and running South 61° 16' 33" West a distance of 119.57 feet to a hub, thence;  
 turning and running South 62° 00' 45" West a distance of 211.19 feet to a hub, thence;  
 turning and running South 58° 07' 25" East a distance of 37.92 feet to a hub, thence;  
 turning and running South 54° 19' 51" East a distance of 78.55 feet to a hub, thence;  
 turning and running South 58° 15' 25" East a distance of 198.63 feet to a drill hole, thence;  
 turning and running South 50° 32' 11" East a distance of 87.16 feet to a drill hole, thence;  
 turning and running South 46° 11' 04" East a distance of 109.23 feet to a drill hole, thence;  
 turning and running South 47° 58' 52" East a distance of 106.86 feet to a hub, thence;  
 turning and running South 43° 29' 38" West a distance of 22.79 feet to a drill hole, thence;  
 turning and running South 49° 05' 02" East a distance of 43.19 feet to a drill hole, thence;  
 turning and running South 47° 55' 16" West a distance of 61.35 feet to a drill hole, thence;  
 turning and running South 35° 10' 42" East a distance of 239.70 feet to a drill hole, thence;  
 turning and running South 35° 06' 44" East a distance of 152.45 feet to a drill hole, thence;  
 turning and running South 26° 52' 08" East a distance of 10.57 feet to a hub, thence;  
 turning and running South 33° 49' 46" East a distance of 78.64 feet to a drill hole, thence;  
 turning and running South 36° 50' 16" East a distance of 113.40 feet to a drill hole, thence;  
 turning and running South 27° 20' 45" East a distance of 86.08 feet to a hub, thence;  
 turning and running South 34° 34' 35" East a distance of 29.86 feet to a hub, thence;  
 running along an arc to the left, with a radius of 10 feet, a distance of 17.86 feet to a point;  
 turning and running North 43° 05' 18" East a distance of 119.53 feet to a drill hole, thence;  
 turning and running North 43° 05' 18" East a distance of 96.98 feet to a drill hole, thence;  
 turning and running North 40° 44' 56" East a distance of 56.29 feet to a drill hole, thence;  
 turning and running North 44° 37' 13" East a distance of 47.21 feet to a drill hole, thence;  
 turning and running North 41° 29' 45" East a distance of 120.04 feet to the place of beginning  
 turning and running North 46° 52' 24" East a distance of 21.94 feet to the place of beginning.

Containing 26.139 acres more or less according to said plan.

THIS IS NOT HOMESTEAD PROPERTY.

Meaning and intending to describe and convey all and the same premises as conveyed to Matarazzo Hudson Associates, Inc. by deed of Anthony S. Matarazzo and Rose C. Matarazzo dated June 30, 1981 and recorded in the Hillsborough County Registry of Deeds at Book 2854, Page 532. Matarazzo Hudson Associates, Inc. was dissolved November 1, 1993 and 90% of the shares were owned by Anthony S. Matarazzo and 10% of the shares were owned by Anthony P. Matarazzo, Sr. Anthony S. Matarazzo died September 15, 2008 leaving the interest in said premises in the Anthony S. Matarazzo Revocable Trust (See Hillsborough County Probate #2009-1935).

The undersigned trustee, as trustee under the Anthony S. Matarazzo Revocable Trust, hereby states that said trust has not been amended or terminated and that said trustee has full and absolute power in accordance with said trust agreement to convey any interest in real estate and improvements thereon held in said trust and, pursuant to NH RSA 564-A:7, no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

DATED AND WITNESSED this 18th day of September, 2014.

[Signature]  
Witness:

Matarazzo Hudson Associates, Inc

BY: [Signature]  
Anthony P. Matarazzo, Sr.  
President

Anthony S. Matarazzo Revocable Trust

BY: [Signature]  
Anthony P. Matarazzo, Sr.  
Trustee

[Signature]  
Anthony P. Matarazzo, Sr., individually

STATE OF New Hampshire

COUNTY OF Hillsborough

This instrument was acknowledged before me on September 18, 2014 by Anthony P. Matarazzo, individually, and in his capacity as President of Matarazzo Hudson Associates, Inc. and as Trustee of the Anthony S. Matarazzo Revocable Trust.

[Signature]  
Notary Public

My Commission Expires:





TOWN OF HUDSON

14-05

COMMUNITY DEVELOPMENT DEPARTMENT

ZONING DETERMINATION



12 School Street · Hudson, New Hampshire 03051 · 603-886-6008 · Fax 603-594-1142

April 2, 2014

Katherine Basso  
Keach-Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3B  
Bedford, NH 03110

Re: Land of Matarazzo Hudson Associates, Inc. - Map 144/Lot 021

Dear Katherine:

Your request for review of the land, Bockes Road to York Road by the Zoning Division, has been completed. You will need to come before the ZBA for the proposed impact of 36,000 square feet to the wetland buffer.

Please fill out an application for a Wetland Special Exception. This application and supporting documents must be submitted to the Community Development Department. Upon receipt of the application and supporting documents, the Community Development Department will schedule a hearing on this matter with the Zoning Board of Adjustment.

Please feel free to contact the Community Development Department if you have any further questions.

This decision may be appealed within 30 days.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

William A. Oleksak  
Zoning Administrator

pc: Board of Selectmen  
Zoning Board of Adjustment  
Town Assessor  
File

WO/pl



# TOWN OF HUDSON

## Conservation Commission



Jim Battis, Chairman

Nancy Brucker, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

### Motion to Recommend Wetlands Special Exception

Date: 13 January 2014

Case: *Lamontagne Builders, Inc*  
*4 Bockes Road*  
*Map 144 Lot 21*

Description of Work to be performed: The Applicant proposes to develop a 17 lot residential subdivision with three conventionally developed lots and 14 lots as an open space residential subdivision as laid out in plans submitted with the application and dated November 1, 2013 by Keach-Nordstrom Associates, Inc. The proposed drainage and stormwater system treatment system utilize catch basins with closed piping, sediment forebays for pre-treatment, and wet ponds and a bio-retention pond for treatment and detention. The project has four areas of Wetland Conservation District impact, all located outside the designated wetland areas and within the buffer. The largest is 29,859 SF of impact mainly for detention and treatment ponds and a two minor impacts for road grading. A secondary, also for detention ponds in the wetland buffer, results in 7,050 SF impact. Finally, two small areas of temporary buffer impact, 1,255 SF and 1,595 SF, are required for the installation of a utility line below a wetland by horizontal boring.

Members Present: J Battis, K Dickinson, P Dubay, R Jurewicz  
Members Stepping Down: None  
Alternates Seated: None

Motion to Recommend:

With Stipulations:

1. Construction and restoration shall comply with: *BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS* (NH Dept of Environmental Services – Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

Motion By: K Dickinson

Second By: R Jurewicz

Vote: Favorable   4   Unfavorable   0   Abstain   0  

Summary of Arguments For Recommending: The proposed wetland buffer impacts are all within the uses permitted by special exception under §334-35 *Uses within the Wetland Conservation District* of the Hudson Town Code and meet the conditions required to grant a special exception. The proposed impacts are necessary to the development of the site. The existing wetlands are likely the result of past use for agricultural. The proposed impacts for detention ponds will enhance the present wetland functions by improved filtration of surface waters before they leave the site.

**Summary of Arguments Opposed to Recommending:** No arguments were made in opposition.

This motion is based on the plan(s) submitted by the applicant. Additional impacts that result from the relocation of impervious surfaces or structures have not been addressed. It is recommended that if such changes are made the plan be returned to the Conservation Commission for further review.

**This Wetland Special Exception is recommended to the Zoning Board of Adjustment.**



Jim Battis, Chairman



TOWN OF HUDSON  
PLANNING BOARD

NOTICE



12 School Street

Hudson, New Hampshire 03051

603/886-6008

April 1, 2014

To: J. Bradford Seabury, Chairman  
Zoning Board of Adjustment  
Attention: William Oleksak – Zoning Administrator  
Subject: Land of Matarazzo Hudson Associates, Inc. – ZI# 01-14  
Map 144/Lot 021 – 4 Bockes Road

Purpose of plan: Wetland buffer impact for the placement of the proposed drainage facilities and fill slopes for the proposed subdivision of 4 Bockes Road. The temporary buffer impact is 2,850 sf, and the permanent buffer impact is 36,900 sf. Deferred Date Specific from the 02-26-14 Planning Board Meeting.

Dear Zoning Board of Adjustment:

At its March 26, 2014 meeting, the Planning Board voted to forward the following input to the ZBA, relative to the Wetland Special Exception application, which calls for wetland buffer impacts associated with the placement of proposed drainage facilities and fill slopes within the two proposed subdivisions off 4 Bockes Road and York Road, Map 144/Lot 021:

After reviewing the plans and application materials, the Board has no concerns with the proposed wetland buffer impacts, for the two proposed subdivisions appear to comply with the minimum lot size and frontage requirements for new dwelling lots in the R-2 Zoning District.

TOWN OF HUDSON

  
John M. Cashell  
Town Planner

cc: Keach-Nordstrom Associates, Inc.  
Conservation Commission

## HUDSON ZONING BOARD OF ADJUSTMENT – Meeting Minutes

May 22, 2014

VOTE: Chairman Seabury asked Clerk Dearborn to poll the Board on the motion to approve the request for a Variance and to record the members' votes, which were as follows:

|             |            |
|-------------|------------|
| Mr. Martin  | To approve |
| Mr. Pacocha | To approve |
| Ms. Shuman  | To approve |
| Mr. Nolin   | To approve |
| Mr. Seabury | To approve |

Chairman Seabury declared that, there having been five votes to approve the request for a Variance, the motion had carried.

Chairman Seabury stated that Ms. Davis returned to her seat as a full voting member of the Board and Mr. Nolin returned to his seat as a non-voting alternate member of the Board.

Mr. Martin stated that he would step down from the case and Chairman Seabury seated Mr. Nolin in his place.

Ms. McGrath also stated that she would step down from the case as she was a member of Planning Board and the case would be going before that Board soon. (Ms. McGrath left the meeting at 8:40 p.m.)

- 4. Case 144-021-000 (5/22/14): 4 Bockes Road, Land of Matarazzo Hudson Associates, Inc., 25 Main Street, Nashua, NH, requests a Wetland Special Exception to allow the impact of 29,859 square feet for detention and treatment ponds and two minor impacts for road grading. A second area of 7,050 square feet for detention ponds in the wetland buffer, and a third area with two small areas of temporary buffer impact of 1,255 square feet and 1,595 square feet for the installation of a utility line below a wetland by horizontal boring. [Map 144, Lot 021. Zoned G1, HZO Article IX, §334-33, Wetland Conservation District.]**

Clerk Dearborn read aloud the posted notice, as recorded above.

Chairman Seabury asked who was present to speak in favor with regard to the application.

Mr. Tony Basso, from Keach-Nordstrom Associates, Inc., representing the applicant, addressed the Board stating that he would start by pulling one off of the table. He said that he no longer needed the second area consisting of 7,050 square feet.

Mr. Basso stated that the property was approximately 26 acres in size and he was proposing a 1,000 foot long cul-de-sac with 14 lots and to treat and detain the storm water for the roadway and the buildings we will need to do some buffer impacts for detention and treatment as well as nicking the edge of road in two places.

## HUDSON ZONING BOARD OF ADJUSTMENT – Meeting Minutes

May 22, 2014

Mr. Basso read aloud from the Application for a Wetland Special Exception summarized as follows:

- 1. The proposed use is essential to the reasonable use of land outside the Wetlands Conservation District. The proposed subdivision is commensurate with surrounding similar land uses. The proposed onsite storm water measures will provide adequate storm water volume, discharge and groundwater recharge controls at the same time likely to promote additional wildlife habitat opportunities.*
- 2. There is no reasonable alternative to the proposed use that does not adversely affect the Wetland Conservation District. The proposed residential use is germane to the surrounding area. In order to competitively develop this parcel, the number of lots must be economically reasonable, while providing proper access and storm water management. A smaller development requiring fewer lots is not a reasonable alternative. The site sloping terrain and resulting wetland areas primarily serve as a drainage function, which can easily be replicated, while not adversely impacting upstream or downstream hydraulic connectivity or wetland functions and values. There are likely no reasonable alternatives to develop this site without impacting the existing environmental areas, due to their location, elevation difference, relatively low functional assessment and regulatory need to provide safe and adequate access, as well as responsible storm water measures.*
- 3. Design, construction and maintenance methods shall be prepared by a Professional Engineer (PE) and shall include restoration of the site, as nearly as possible, to its original grade and condition. The project's design, permitting, construction, and maintenance methods will be designed by a New Hampshire Licensed Professional Engineer. General construction sequencing and erosion control practices have been designed/specified according the State of New Hampshire, Department of Environmental Services (NHDES) Best Management Practices, as described in the manual for Storm water Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire.*
- 4. The proposed use within the Wetland Conservation District is not based primarily on economic considerations. While the proposed residential subdivision is based on various economic considerations, there are also other site feasibility factors involved including lot geometry, and drainage & safe access. The proposed roadway was designed to minimize the overall wetland impacts, while providing safe interior access designed to minimize the overall wetland impacts, while providing safe interior access avoiding the wetlands and associated buffers scattered throughout the site.*
- 5. Provision is made for wildlife access corridors to promote the free migration of wildlife along the length of the Wetland Conservation District. Schauer Environmental Consultants, LLC*

## HUDSON ZONING BOARD OF ADJUSTMENT – Meeting Minutes

May 22, 2014

*prepared a wetland impact and functions and values assessment report for the subject lot. It was determined that the property has been subject to considerable disturbance from the adjacent land uses, PSNH corridor clearing, ATV use, and previous logging activities resulting in an unfavorable location for wildlife habitats. However, the overall area is not entirely without wildlife. Two vernal pools, with wood frog populations, were found onsite. The proposed area of development will not encroach on these isolated wetland habitats. The wetlands located within the vicinity of the proposed drainage and road grading improvements were determined by Schauer Environmental Consultants, LLC as having low function and value with no apparent wildlife habitat. The proposed project layout was specifically designed to retain as much undisturbed property as practically possible. A significant portion of the lot, and the locations evaluated as having a higher wildlife value will remain undisturbed (open space) maintaining the existing resident wildlife micro-environmental throughout the subject parcel.*

Chairman Seabury read aloud a letter of recommendation from the Conservation Commission, dated January 13, 2014. (This is a document of public record and is available as part of the full record at the Community Development Department)

Chairman Seabury read aloud a letter of recommendation from the Planning Board, dated April 1, 2014. (This is a document of public record and is available as part of the full record at the Community Development Department)

Chairman Seabury asked if there were anyone else present who wished to speak in favor with regard to the application.

Mr. Anthony Matarazzo, 530 Broad Street, Nashua, and president of Matarazzo Land Associates, addressed the Board, stating that his father had purchased the land over forty years ago and it had remained undeveloped. He said that he had one of the finest home builders in the State of New Hampshire. He also said that he felt the proposed development would contribute to the new homes recently built around the corner.

Chairman Seabury asked if there was anyone else present who wished to speak in favor with regard to the application. No one else came forward.

Chairman Seabury asked if there were anyone present who wished to speak in opposition or neutrally with regard to the application.

Ms. Lavinia Miller, addressed the Board, stating that she objected the proposal. She said that her ancestor's had purchased the property where she lived in the 1880's and that the proposal apparently had access to the cul-de-sac on her property and it would be taking her property.

## HUDSON ZONING BOARD OF ADJUSTMENT – Meeting Minutes

May 22, 2014

Chairman Seabury asked if there were anyone else present who wished to speak in opposition or neutrally with regard to the application. No one else came forward.

### Second Round of Testimony

Mr. Basso, addressing the property line question, stated that the accepted portion of York Road ended at a definitive point and that there was evidence of that on file. (He referred to a map on the wall) He said that the status of an old dirt road was attempted and there was no record of discontinuance. He said he would love to see evidence of discontinuance if there was one. He further said that he would be happy to speak with

Ms. Miller, but pointed out that it had nothing to do with the specific request for the Wetland Special Exception. Mr. Basso said that there was no gate being proposed but it was catch basins that were shown on the plan.

Chairman Seabury asked if there were anyone else who wished to speak in favor, in opposition, or neutrally with regard to the application. No one else came forward.

Chairman Seabury declared the matter before the Board.

Ms. Davis made a motion to approve the request for the Wetland Special Exception to allow the impact of 29,859 square feet for detention and treatment ponds and two minor impacts for road grading and to allow for two small areas of temporary buffer impact of 1,255 square feet and 1,595 square feet for the installation of a utility line below a wetland by horizontal boring, with the two noted stipulations of the Conservation Commission.

### Stipulations of the Conservation Commission

1. *Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services – Current Issue.)*
2. *During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.*

Mr. Pacocha seconded the motion.

Ms. Davis, speaking on her motion, stated that she felt the applicant had met all of the criteria for a Wetland Special Exception and that it was a minimal impact and necessary for the reasonable use of the land.

**HUDSON ZONING BOARD OF ADJUSTMENT – Meeting Minutes**

**May 22, 2014**

Mr. Pacocha, speaking on his second, stated that he felt the applicant had successfully addressed the criteria for a Wetland Special Exception and that there were favorable recommendations from both the Planning Board and the Conservation Commission.

VOTE: Chairman Seabury asked Clerk Dearborn to poll the Board on the motion to approve the request for a Wetland Special Exception, with the noted stipulations, and to record the members’ votes, which were as follows:

|             |            |
|-------------|------------|
| Ms. Davis   | To approve |
| Mr. Pacocha | To approve |
| Ms. Shuman  | To approve |
| Mr. Nolin   | To approve |
| Mr. Seabury | To approve |

Chairman Seabury declared that, there having been five votes to approve the request for a Wetland Special Exception, with the noted stipulation, the motion had carried.

Chairman Seabury stated that Mr. Martin had returned to his seat as a full voting member of the Board and Mr. Nolin had returned to his seat as a non-voting alternate member of the Board.

**IV. OTHER BUSINESS – Decision Sheets**

Mr. Martin made a motion to continue using the existing Decision Sheets.

Ms. Davis seconded the motion.

Chairman Seabury took a verbal vote and he then stated that four of the sitting Board members were in favor of continuing to use the existing Decision Sheets. Vote: 4-1-0

Ms. Davis commented that she felt there should be a lengthy discussion about the Decision Sheets and that the full Board should be present.

**V. APPROVAL OF MEETING MINUTES**

The following changes/edits were made to the meeting minutes of the April 24, 2014, meeting minutes:

1. Page 9 and throughout – “50%” was changed to “50% limit” – Shuman
2. Page 10, 3<sup>rd</sup> paragraph – “may have been” was changed to “might be” - Shuman

TOWN OF HUDSON  
PLANNING BOARD

NOTICE OF APPROVAL



12 School Street

Hudson, New Hampshire 03051

603/886-6005



July 14, 2014

Owner or Applicant:

Matarazzo Hudson Assoc., Inc.  
25 Main Street  
Nashua, NH 03060

LaMontagne Builders, Inc.  
317 South River Road  
Bedford, NH 03110

On Wednesday, July 9, 2014, the Hudson Planning Board heard subject case SP# SB 05-14 "Rolling Woods Open Space Development (OSD Residential Subdivision"

SUBJECT: Purpose of Plan: to propose a 14-lot OSD Residential Subdivision at 4 Bockes Road, Map 144/Lot 21, which consists of 26.82 acres +/- . This development also proposes to extend York Drive in order to create a 3-lot conventional subdivision. Application Acceptance & Hearing.

LOCATION: 4 Bockes Road – Map 144/Lot 021

You are hereby notified of the subject plat presented before the Planning Board and the following action:

The Planning Board voted to accept the OSD Subdivision application for Rolling Woods Open Space Development (OSD) Residential Subdivision, located at 4 Bockes Road – Map 144/Lot 021.

Requested Waiver:

HTC 289-18:B (1) (3)(4), C(2) & R(1) – Road Standards

The Planning Board voted to grant the requested waiver HTC 289-18:B (1)(3)(4), C(2) & R(1) – Road Standards – because the proposed construction improvements to York Drive, which this waiver is exclusive to, exceed those of the existing portion of York Drive; further, said construction improvements will benefit the Town, relative snow removal operations, emergency services and stormwater management, as supported by Town's Road Agent.

Notice of Approval  
Rolling Woods Open Space Development  
July 14, 2014  
Page 2

The Planning Board voted to approve the subdivision plan entitled: Residential Subdivision Rolling Woods, Map 144/Lot 21, Bockes and York Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 23 May 2014, latest revision date: 30 June 2014, consisting of Sheets 1 – 26 and Notes 1 – 17, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above Site Plan-of-Record (hereafter referred to as the Plan).
2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and Municipal Water and Drain Easement Deeds pertaining to such easements as shown on the Plan.
3. A CAP amount of \$766.60, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
4. A public school impact fee in the amount of \$3,578.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
5. A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
6. This approval is subject to final engineering review.
7. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems.
8. The number of dwelling lots for this subdivision shall be limited to 17, which includes the 3 lots fronting on the extension of York Drive.
9. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.

10. Construction activities involving the lots shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Friday. Interior construction activities are allowed on Saturday between 7:00 A.M. and 6:00 P.M. Both interior and exterior construction activities are prohibited on Sunday. Note: this condition shall be properly inscribed on Sheets 3 and 4 of the Plans prior to Planning Board endorsement of same.
11. The developer shall be responsible for the installation of a road status sign at the entrance drives to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations.
12. York Road from McCrady to the end, shall be reclaimed and repaved 22 feet wide. The new portion of York Road shall be paved 22 feet wide.

All representations of fact or intention made by the applicant or any applicant's representative during testimony before the Planning Board relative to the obtaining approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

Signed: John M. Cashell Date: 7-14-14  
John M. Cashell  
Town Planner

cc: Keach-Nordstrom Assoc., Inc.



The State of New Hampshire  
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

August 27, 2014

Bob LaMontagne  
LaMontagne Builders, Inc.  
317 South River Road  
Bedford, NH 03110

Re: Rolling Woods Subdivision  
Tax Map 144, Lot 21; Hudson, NH

Permit: AoT-0785

Dear Applicant:

Based upon the plans and application, approved on August 27, 2014, we are hereby issuing RSA 485-A:17 Alteration of Terrain Permit AoT-0785. The permit is subject to the following conditions:

1. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.
2. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership.
3. You must notify the Department in writing prior to the start of construction and upon completion of construction. Forms are available at: <http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm>
4. The plans and supporting documentation in the permit file are a part of this approval.
5. **This permit expires on August 27, 2019.** No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If requesting an extension, the request must be received by the department before the permit expires. The Amendment Request form is available at: <http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm>.
6. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be obtained at: <http://des.nh.gov/organization/divisions/water/stormwater/construction.htm>.
7. No construction activity shall occur until a Wetlands Permit is obtained from the Department, if applicable.

Sincerely,



Gloria S. Andrews, P.E.  
Alteration of Terrain Bureau

cc: Hudson Planning Board  
Hudson Conservation Commission

cc: Peter Julia, Keach Nordstrom Associates (Email: [pjulia@keachnordstrom.com](mailto:pjulia@keachnordstrom.com))

"B"



# TOWN OF HUDSON

## FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



Emergency 911  
Business 603-886-6021  
Fax 603-594-1164

Robert M. Buxton  
Chief of Department

TO: John Cashell  
Town Planner

FR: Robert M. Buxton  
Fire Chief

*RMB*

DT: June 30, 2015

RE: Rolling Woods Sub-Division Map 144; Lot 21

A subdivision plan review was completed for Rolling Woods Sub-Division Map 144; Lot 21. This review was completed using plans provided for the location dated May 23, 2014.

The following is a list of subdivision plan concerns for this project:

1. The proposed road name of Rolling Woods Drive is acceptable to the Hudson Fire Department. The road name shall be posted at the beginning of the road for certificate of occupancy signoff.
2. The street addresses will need to be obtained from the Hudson Fire Department before the issuance of any building permits.
3. It is the responsibility of the landowner or occupant to make sure Hudson Town Code 281 is followed in its entirety regarding the posting of address numbers prior to the issuance of certificate of occupancy.
4. Roadways in the development shall meet the requirements of NFPA 1, Section 18 and NFPA 1141.
5. Driveways will be considered and any additional roadway that leads to the individual home shall meet the requirements of NFPA 1144.

- A. Where any point of a building is greater than 150 ft from the road, a driveway shall be provided to within 150 ft of the building.
  - B. Where the driveway is greater than 150 ft in length, it shall not be less than 12 ft unobstructed width with a 13.5 ft in vertical clearance.
  - C. Driveways greater than 300 ft shall be provided with turnouts or turnarounds at a location approved by the authority having jurisdiction.
6. Driveways and road surfaces shall not exceed a grade of 10% without mitigation measures being agreed upon with the Hudson Fire Department, as required by NFPA 1141.
7. Please make sure that the turning radius of the cul-de-sac meets all current engineering practices and requirements of Chapter 18 of NFPA 1 and NFPA 1141.
8. The location of the proposed subdivision is out of the municipal water district where there is not suitable water supply for firefighting operations. NFPA 1 requires that an approved water supply capable of supplying required fire flow for protection be provided.

The developer has recommended the placement of two cisterns to meet this requirement. The Hudson Fire Department finds their location and quantity to be acceptable.

The design and installation of the cisterns and dry hydrants must be in accordance with the requirements of NFPA 1142 and subject to approval of the Hudson Fire Department. In addition, a proper water supply would be required to be made available prior to any construction with the use of combustible materials.

Please provide three cistern maps signed by the Hudson Fire Department, the Hudson Water Company and property owner. There shall be a hydrant flag acceptable to current Town of Hudson Engineering Department specifications provided for all water supply appurtenances.

10. A blasting permit will be required for any blasting on the site in accordance with Hudson Town Code Chapter 202.

These are all of the Hudson Fire Department's concerns as of this time. If you have any further questions, please call me directly and thank you for your continued cooperation.

CC: Fire Prevention  
Engineering  
Project Engineer  
Property Owner  
File



SUBDIVISION PLAN APPLICATION FOR PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 6/18/15 Tax Map # 144 Lot # 21

Name of Project: Rolling Woods Amended Residential Subdivision

Zoning District: \_\_\_\_\_ General SB# 06-15  
(For Town Use) (For Town Use)

ZBA Action: Wetland Special Exception

PROPERTY OWNER:

DEVELOPER:

Name: Stinson Hills, LLC

LaMontagne Builders, Inc.

Address: 317 South River Road

317 South River Road

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a 16-Lot Open Space Subdivision and associated site improvements.

(FOR TOWN USE)

Plan Routing Date: 6-22-15 Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

RMB Title: FIRE CHIEF Date: 6/30/2015  
(Initials)

DEPT:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid \_\_\_\_\_



June 17, 2015

**Rolling Woods – Amended Residential Subdivision**

Map 144; Lot 21  
4 Bockes Road  
Hudson, NH 03051

**PROJECT NARRATIVE**

The parcel, referenced on Hudson’s Tax Map 144 as Lot 21, is located entirely within the Residential (R-2) Zoning District. The undeveloped, 26.8 acre parcel consists mainly of woodlands with narrow paths/trails and wetland pockets scattered throughout. The property is also bisected by a PSNH power line easement. On July 9, 2014, the Town of Hudson Planning Board approved the Rolling Woods Residential Subdivision which proposed a 17-Lot open space subdivision with access via an extension of York Road, and proposed cul-de-sac named Rolling Woods Drive. Stormwater management provisions, municipal water service, onsite septic systems, fire hydrants, and other site improvements were also included in the proposal.

The subject application proposes to amend the previously approved subdivision. The current proposal will reduce the subdivision to 16 open space lots, provide private onsite wells for each lot, and install cisterns along the proposed roadways for fire protection. As agreed upon by the Town of Hudson Fire Chief, one 30,000 gallon cistern is proposed along Rolling Woods Drive, and one 10,000 gallon cistern along York Road. No changes to the roadways or stormwater management systems are proposed.



SUBDIVISION PLAN APPLICATION FOR PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 6/18/15 Tax Map # 144 Lot # 21

Name of Project: Rolling Woods Amended Residential Subdivision

Zoning District: \_\_\_\_\_ General SB# 010-15  
(For Town Use) (For Town Use)

ZBA Action: Wetland Special Exception

|                                      |                                  |
|--------------------------------------|----------------------------------|
| <u>PROPERTY OWNER:</u>               | <u>DEVELOPER:</u>                |
| Name: <u>Stinson Hills, LLC</u>      | <u>LaMontagne Builders, Inc.</u> |
| Address: <u>317 South River Road</u> | <u>317 South River Road</u>      |
| Address: <u>Bedford, NH 03110</u>    | <u>Bedford, NH 03110</u>         |
| Telephone # _____                    | _____                            |
| Fax # _____                          | _____                            |
| Email: _____                         | _____                            |

|   |   |
|---|---|
| <u>PROJECT ENGINEER</u>                       |   |
| Name: <u>Keach-Nordstrom Assoc., Inc.</u>     | Telephone # <u>(603) 627-2881</u>       |
| Address: <u>10 Commerce Park No., Suite 3</u> | Fax # <u>(603) 627-2915</u>             |
| Address: <u>Bedford, NH 03110</u>             | Email: <u>abasso@keachnordstrom.com</u> |

PURPOSE OF PLAN:  
The purpose of the plan is to depict a 16-Lot Open Space Subdivision and associated site improvements.

(FOR TOWN USE)

Plan Routing Date: 6-22-15 Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

(Initials) Jn Title: Asst. Assessor Date: 6-22-15

DEPT:

Zoning  Engineering  Assessor  Police  Fire  Planning

Consultant  Highway Department

Fees Paid \_\_\_\_\_

See attached new map/lot/sublot assignments that will be used Jn



# TOWN OF HUDSON

Office of the Assessor

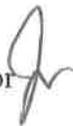


Jim Michaud  
Assistant Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)  
[www.hudsonnh.gov](http://www.hudsonnh.gov)

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-594-1160

To: John Cashell, Town Planner

June 22, 2015

From: Jim Michaud, Assistant Assessor 

Re: "Orchards at Nottingham" draft subdivision- REVISED  
Map 144 Lot 21

| <b>CURRENT-From Plan</b>       | <b>Assigned Map/Lot's to be used on plan</b> |
|--------------------------------|--|
| Map 144 Lot 21 Proposed Lot 1  | Map 144 Lot 021 Sublot 001                   |
| Map 144 Lot 21 Proposed Lot 2  | Map 144 Lot 021 Sublot 002                   |
| Map 144 Lot 21 Proposed Lot 3  | Map 144 Lot 021 Sublot 003                   |
| Map 144 Lot 21 Proposed Lot 4  | Map 144 Lot 021 Sublot 004                   |
| Map 144 Lot 21 Proposed Lot 5  | Map 144 Lot 021 Sublot 005                   |
| Map 144 Lot 21 Proposed Lot 6  | Map 144 Lot 021 Sublot 006                   |
| Map 144 Lot 21 Proposed Lot 7  | Map 144 Lot 021 Sublot 007                   |
| Map 144 Lot 21 Proposed Lot 8  | Map 135 Lot 033 Sublot 000                   |
| Open Space B lot               | Map 135 Lot 032 Sublot 000                   |
| Map 144 Lot 21 Proposed Lot 9  | Map 135 Lot 034 Sublot 000                   |
| Map 144 Lot 21 Proposed Lot 10 | Map 135 Lot 035 Sublot 000                   |
| Map 144 Lot 21 Proposed Lot 11 | Map 135 Lot 036 Sublot 000                   |
| Map 144 Lot 21 Proposed Lot 12 | Map 135 Lot 037 Sublot 000                   |
| Map 144 Lot 21 Proposed Lot 13 | Map 144 Lot 021 Sublot 008                   |
| Map 144 Lot 21 Proposed Lot 14 | Map 135 Lot 038 Sublot 000                   |
| Open Space A lot               | Map 144 Lot 021 Sublot 000                   |
| Map 144 Lot 021 Sublot 016     | Map 135 Lot 040 Sublot 000                   |
| Map 144 Lot 021 Sublot 015     | Map 135 Lot 039 Sublot 000                   |



SUBDIVISION PLAN APPLICATION FOR PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 6/18/15 Tax Map # 144 Lot # 21

Name of Project: Rolling Woods Amended Residential Subdivision

Zoning District: \_\_\_\_\_ General SB# 06-15  
(For Town Use) (For Town Use)

ZBA Action: Wetland Special Exception

PROPERTY OWNER:

DEVELOPER:

Name: Stinson Hills, LLC

LaMontagne Builders, Inc.

Address: 317 South River Road

317 South River Road

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a 16-Lot Open Space Subdivision and associated site improvements.

(FOR TOWN USE)

Plan Routing Date: 6-22-15 Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

RE Title: LIEUTENANT Date: \_\_\_\_\_  
(Initials)

DEPT:

\_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor  Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
\_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid \_\_\_\_\_



The State of New Hampshire  
**Department of Environmental Services**

Thomas S. Burack, Commissioner

**NOTICE OF ACCEPTANCE OF PERMIT APPLICATION**

JUNE 22, 2015

BILL OLEKSAK  
TOWN OF HUDSON  
12 SCHOOL ST  
HUDSON NH 03051

RE: Subsurface Systems Bureau Application for Subdivision of Land (RSA 485:A)  
Work Number: 201502189  
Subject Property: 4 BOCKES ROAD  
HUDSON NH 03051  
TAX MAP: 144, TAX LOT: 21

Dear Municipal Clerk:

Pursuant to RSA 541-A:39, please be advised that the Department of Environmental Services (DES) accepted an application for Subdivision of Land on June 22, 2015 for the subject property referenced above.

**This is not an authorization to proceed or permit to do work.**

Please provide a copy of this notice to all interested departments, boards and commissions. Also note that under current state law and regulations, DES is not authorized to consider local zoning and regulatory issues pertaining to a project; these must be addressed at the local level.

If you have any questions, please contact the DES Subsurface Systems Bureau at (603) 271-3501.

Sincerely,

Subsurface Systems Bureau  
Land Resources Management

DES Web Site: [www.des.nh.gov](http://www.des.nh.gov)  
P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095  
Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

*Handwritten initials/signature*

*General Plan*



*ELVIS D... RECEIVED*

JUN 22 2015

TOWN OF HUDSON  
SELECTMEN'S OFFICE

MINUTES/DECISIONS OF THE PLANNING BOARD  
MEETING DATE: JULY 9, 2014

W/D

In attendance = X; Alternates Seated = S; Partial Attendance = P;  
Excused Absence = E

|   |   |  |
|---|---|--|
| Ed van der Veen<br>Chairman <u>X</u>      | George Hall<br>Vice Chairman <u>X</u>           | Timothy Malley<br>Secretary <u>X</u>   |
| Vincent Russo<br>Member <u>X</u>          | Glenn Della-Monica<br>Member <u>X</u>           | Ken Massey<br>Member <u>X</u>          |
| Marilyn McGrath<br>Alternate <u>E</u>     | Jordan Ulery<br>Alternate <u>X</u> 7:08 pm      | Charles Brackett<br>Alternate <u>X</u> |
| Richard Maddox<br>Selectmen Rep. <u>X</u> | Nancy Brucker<br>Alt. Selectmen's Rep. <u>X</u> |  |

**A. Rolling Woods Open Space Development (OSD) Residential Subdivision  
Map 144/Lot 21 --4 Bockes Road -- SB# 05-14**

**Purpose of Plan:** to propose a 14-lot OSD Residential Subdivision at 4 Bockes Road, Map 144/Lot 21, which consists of 26.82 acres +/- . This development also proposes to extend York Drive in order to create a 3-lot conventional subdivision. Application Acceptance & Hearing.

**Mr. Russo moved to accept the OSD Subdivision application for Rolling Woods Open Space Development (OSD) Residential Subdivision, located at 4 Bockes Road – Map 144/Lot 021. Motion seconded by Mr. Maddox. All in favor – Motion carried.**

**Requested Waiver:**

**HTC 289-18:B (1) (3)(4), C(2) & R(1) – Road Standards**

**Mr. Della-Monica moved to grant the requested waiver HTC 289-18:B (1)(3)(4), C(2) & R(1) – Road Standards – because the proposed construction improvements to York Drive, which this waiver is exclusive to, exceed those of the existing portion of York Drive; further, said construction improvements will benefit the Town, relative snow removal operations, emergency services and stormwater management, as supported by Town's Road Agent. Motion seconded by Mr. Massey. Vote: 6-1-0 (RM) opposed – motion carried.**

**Mr. Russo moved to approve the subdivision plan entitled: Residential Subdivision Rolling Woods, Map 144/Lot 21, Bockes and York Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 23 May**

2014, latest revision date: 30 June 2014, consisting of Sheets 1 – 26 and Notes 1 – 17, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above Site Plan-of-Record (hereafter referred to as the Plan).
2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and Municipal Water and Drain Easement Deeds pertaining to such easements as shown on the Plan.
3. A CAP amount of \$766.60, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
4. A public school impact fee in the amount of \$3,578.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
5. A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
6. This approval is subject to final engineering review.
7. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems.
8. The number of dwelling lots for this subdivision shall be limited to 17, which includes the 3 lots fronting on the extension of York Drive.
9. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
10. Construction activities involving the lots shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Friday. Interior construction activities are allowed on Saturday between 7:00 A.M. and 6:00 P.M. Both interior and exterior construction activities are prohibited on Sunday. Note: this condition shall be properly inscribed on Sheets 3 and 4 of the Plans prior to Planning Board endorsement of same.
11. The developer shall be responsible for the installation of a road status sign at the entrance drives to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations.
12. York Road from McCrady to the end, shall be reclaimed and repaved 22 feet wide. The new portion of York Road shall be paved 22 feet wide.

Motion seconded by Mr. Hall. All in favor – motion carried.

**HUDSON PLANNING BOARD  
MEETING MINUTES  
July 9, 2014**

**Members**

**Present:** Glenn Della-Monica, George Hall, Ken Massey, Tim Malley, Vincent Russo, Ed van der Veen, and Richard Maddox (Selectmen's Representative).

**Members**

**Absent:** None. (All present.)

**Alternates**

**Present:** Charles Brackett, Nancy Brucker (Selectmen's Representative Alternate), and Jordan Ulery (arrived at 7:10 p.m.).

**Alternates**

**Absent:** Marilyn McGrath (excused) and (excused).

**Staff**

**Present:** Town Planner John Cashell.

**B. Rolling Woods Open Space Development  
(OSD) Residential Subdivision -- SB# 05-14**

**Map 144/Lot 21 -  
4 Bockes Road**

**Purpose of Plan: to propose a 14-lot OSD Residential Subdivision at 4 Bockes Road, Map 144/Lot 21, which consists of 26.82± acres. This development also proposes to extend York Drive in order to create a 3-lot conventional subdivision. Application Acceptance & Hearing.**

Selectman Maddox returned to his regular seat at the table, with Selectman Brucker resuming her seat as a nonvoting alternate.

Chairman van der Veen read aloud the published notice, as repeated above.

Town Planner Cashell said he had nothing to add to his report at this time.

Chairman van der Veen asked if the application were ready for Application Acceptance. Town Planner Cashell responded in the affirmative.

Mr. Russo moved to grant Application Acceptance; Selectman Maddox seconded the motion.

**VOTE:** Chairman van der Veen called for a verbal vote on the motion. All members voted in favor, and Chairman van der Veen declared the motion to have carried unanimously (7-0).

Mr. Tony Basso, of the firm of Keach-Nordstrom Associates, Inc., Bedford, New Hampshire, serving as the engineering representative of the builders and the property owner, Matarazzo Associates, Inc., summarized details of the plan, referring to a copy of the plan posted on the meeting room wall. Speaking inaudibly off camera, he said they were proposing a 17-lot OSD subdivision on 26.8 acres of largely undeveloped land. Zoned R-2 Residential, with a PSNH easement at the rear. He said the land sloped upward from Bockes Road, noting that the property was bisected by a wetland and there were also a

couple isolated wetland pockets. He said 14 of the OSD homes would be on the new road, Rolling Woods Drive, off Bockes Road, serviced by onsite septic systems and Town water (to be extended from Cheny Drive). The other three OSD lots would be on an extension of York Road.

He said they had submitted water plans to the Town Engineer and would be meeting with the Water Commission the following week. He also noted that a traffic study had been submitted, saying they were waiting for final comments from CLD. He said they were asking for two waivers, with one being for a little narrower width of 24 feet on York Road, which only had three lots. He said the development complied with all of the rules of OSD development. The other thing pertained to fire protection, he said, noting these were all OSD lots, rather than three conventional as had been originally proposed. He noted they had received a Wetland Special Exception from the Zoning Board of Adjustment, and he then offered to answer any questions, noting that the builder would be Montaigne Builders.

Chairman van der Veen opened the meeting for public input and comment, in favor of the application. No one coming forward, Chairman van der Veen asked if anyone wished to speak in opposition or to provide comments or questions concerning the application.

Mr. John True, giving his address as 6 York Road, said he was neutral to this plan but his only concern was what was going to happen with York Road, saying it was a very narrow road, and he felt his driveway would be impacted.

Mr. Basso said they were not proposing to widen York Road, as there would only be three lots on it, adding that any disturbance to his property would be corrected.

Mr. True said any improvement would affect traffic, saying it widened beyond McCrady Drive point. Chairman van der Veen responded that trash trucks and snowplows would be able to turn around, resulting in a lot less backing up on Mr. True's road.

No others coming forward, Chairman van der Veen closed the public hearing, declared the matter before the Board, and asked if any members of the Board had any questions.

Mr. Massey asked about the lot line on the plan. Mr. Basso said it was a stone wall.

Mr. Hall asked what the width of York Road was from where they would tie in and back to McCrady Drive. Mr. Basso said from McCrady Drive to the end was about 17 feet, and from McCrady to Bockes was 22 feet. Mr. Hall asked if Road Agent Burns had felt that to be appropriate. Mr. Basso said Mr. Burns had written a letter that was in the file. Mr. Hall asked if Mr. Basso would be agreeable to 22 feet, if Mr. Burns were amendable. Mr. Basso said "Absolutely," saying he would be happy to review that with Mr. Burns. Mr. Hall asked if Mr. True would be in favor of that. Mr. True said he thought that would be fine. Mr. Hall noted that it would be about five feet wider than the current roadway, expressing a hope the other Board members would be amendable to that.

Mr. Massey asked about the character of a Class V road. Mr. Hall and Chairman van der Veen clarified that this was a regular Town-maintained road. Mr. Basso said that portion of York Road had been accepted and maintained. Mr. Massey asked for more details on the water route, and Mr. Basso explained, saying they would bore under Route 111 and noting that it was detailed in the water submittal. He confirmed that the Town would own the water main. Selectman Maddox explained that this was why they had to go to the Water Utilities Committee, to make sure the easement was wide enough to get equipment in to do the work. Mr. Basso said the easement was 20-feet wide.

Mr. Della-Monica asked what the typical open-space signs would be mounted on. Mr. Basso said they were usually mounted on trees or on metal fence posts.

Chairman van der Veen asked if there were some issue about the deed. Mr. Basso noted that questions had been raised at the Zoning Board of Adjustment hearings, as some

abutters had thought they owned the road; he said the matter had been addressed with those abutters.

Mr. Massey asked about Class VI road limitations. Mr. Basso clarified, saying this was not a paper street, adding that it was a dirt road that people traveled. Mr. Massey said that if a Class VI road were not in use for 20 years it automatically became the abutters' property. Mr. Basso said that was the case for a paper street, but this was an old road from the 1800s. In order to discontinue such roads prior to 1967, he said, there had to be action by the court, but after 1967 the Board of Selectmen could do it. He said no record of discontinuance had been found.

Mr. Della-Monica noted someone on Lot 144-19 would have five new neighbors at the rear, and he asked if there would be any buffer. Mr. Basso said the houses would probably be built near the front of their own lots, adding that these were residential uses, saying the lots had been subdivided back in 2004. He said the lots would not be clear cut.

Mr. Basso commented on the waiver request with respect to not having a sidewalk on York Road. Town Planner Cashell said a tremendous amount of work had been established by the proponent, saying he was supplying new draft motions because he had run out of time for the staff report provided in the meeting packets.

Mr. Della-Monica moved to grant the requested waiver from the requirements of HTC 289-18 B(1)(3)(4), C(2) & R(1), *Road Standards*, citing the reason for granting this waiver as being because the proposed construction improvements to York Drive, to which this waiver was exclusive, exceeded those of the existing portion of York Drive and, further, said construction improvements would benefit the Town, relative snow removal operations, emergency services, and stormwater management, as supported by the Town's Road Agent.

Mr. Massey seconded the motion.

Selectman Maddox said the changed text made it all one width, contrary to what had been discussed while Town Planner Cashell was out of the room. Mr. Hall noted that he had assumed that the Road Agent was going to agree with it. Mr. Hall noted that the Board would not be approving it tonight, as they were still waiting for final CLD comments. Town Planner Cashell reminded the Board that final approval would require final engineering review approval. Mr. Della-Monica suggested this would be covered by Stipulation 6 in the approval motion.

Town Planner Cashell also commented on Stipulation 11 of the draft motion for approval, saying it had to do with the status of the roadway that a sign designating it as an unaccepted road had been removed, saying it was in the process of being replaced.

**VOTE:** Chairman van der Veen called for a hand vote on the motion. All members present voted in favor except for Selectman Maddox, who voted in opposition, and Chairman van der Veen declared the motion to have carried (6-1).

Selectman Maddox said he was opposed because no changes had been made to the text but the roadway actually was being made 22 feet wide. Mr. Hall said another motion should be made to clarify what the Board was doing.

Mr. Russo moved to approve the subdivision plan entitled ***Residential Subdivision Rolling Woods, Map 144/Lot 21, Bockes and York Road, Hudson, NH***, prepared by Keach-Nordstrom Associates, Inc., dated: 23 May 2014, latest revision date of 30 June 2014, consisting of Sheets 1 through 26 and Notes 1 through 17, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the Hillsborough County Registry of Deeds, together with the above Site Plan-of-Record (hereafter referred to as the Plan).
2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and Municipal Water and Drain Easement Deeds pertaining to such easements as shown on the Plan.
3. A CAP amount of \$766.60 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
4. A public school impact fee in the amount of \$3,578.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
5. A recreation contribution in the amount of \$400.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
6. This approval is subject to final engineering review.
7. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NH-DES requirements for such systems.
8. The number of dwelling lots for this subdivision shall be limited to 17, which includes the three lots fronting on the extension of York Drive.
9. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
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11. The developer shall be responsible for the installation of a road status sign at the entrance drives to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations.
12. York Road from McCrady Drive to the end, shall be reclaimed and repaved 22 feet wide. The new portion of York Road shall be paved 22 feet wide.

Mr. Hall seconded the motion.

Mr. Massey asked if the maker and seconder would agree to change Stipulation 10, to limit between 8:00 a.m. and 4:00 p.m. on Saturday. Chairman van der Veen said the Board had concluded that interior work was relatively silent, saying the Board had been flexible on that.

**VOTE:** Chairman van der Veen called for a verbal vote on the motion. All members voted in favor, and Chairman van der Veen declared the motion to have carried unanimously (7-0).

**"F"**

## CAP FEE WORKSHEET - 2015

Date: 07-08-15 Sector # 3 Map/Lot: 144/021

Project Name: ROLLING WOODS OSD SUBDIVISION PLAN

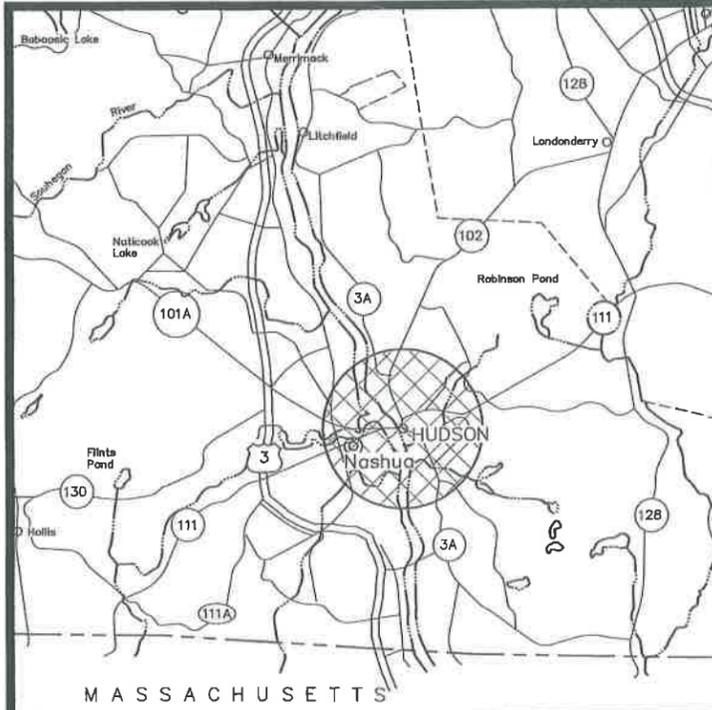
Proposed ITE Use #1: Detached Single Family

Proposed Building Area (square footage): N/A  
S.F.

### CAP FEES: (ONE CHECK NEEDED)

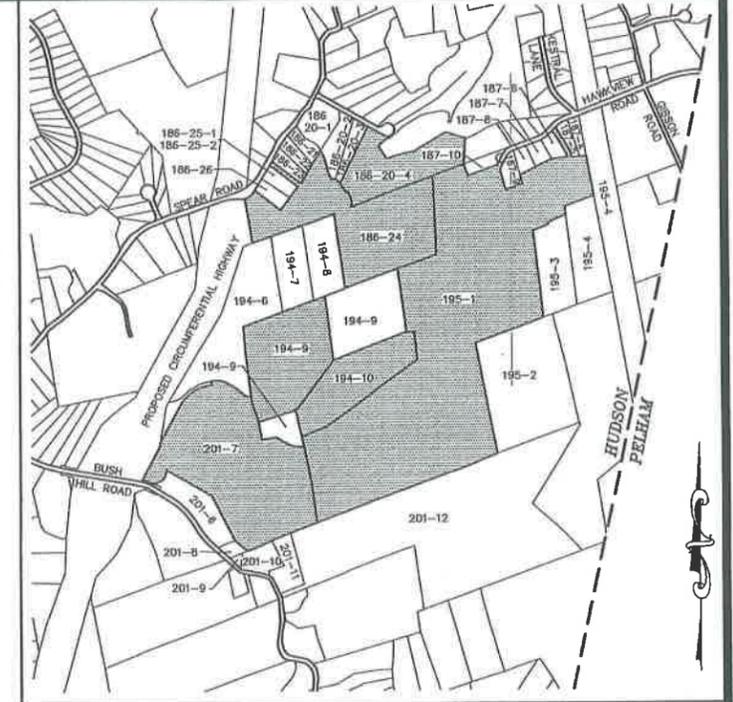
|    |           |               |                    |
|----|-----------|---------------|--------------------|
| 1. | (Bank 09) |               |                    |
|    | 2070-090  | Route 3A:     | \$ <u>444.27</u>   |
|    | 2070-091  | Route 102:    | \$ <u>45.50</u>    |
|    | 2070-086  | Route 111:    | \$ <u>297.71</u>   |
|    |           | Total         | \$ <u>787.48</u>   |
| 2. | (Bank 09) |               |                    |
|    | 2050-182  | Recreation    | \$ <u>400.00</u>   |
| 3. | (Bank 09) |               |                    |
|    | 2080-051  | School        | \$ <u>3,578.00</u> |
|    |           | Total CAP Fee | \$ <u>4,765.48</u> |

(2015)



VICINITY PLAN  
NOT TO SCALE

# OPEN SPACE DEVELOPMENT EAGLES NEST ESTATES MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10, MAP 195; LOT 1 AND MAP 201; LOT 7 BUSH HILL ROAD HUDSON, NEW HAMPSHIRE



LOCATION PLAN  
SCALE: 1" = 1,000'±

**OWNER/APPLICANT:** (MAP 186; LOT 24, MAP 194; LOTS 9 & 10 & MAP 195; LOT 1)  
EAGLES NEST ESTATES, LLC.  
21 CONTINENTAL BOULEVARD  
MERRIMACK, NEW HAMPSHIRE 03054

**OWNER:** (MAP 186; LOT 20-4)  
KELLY A. TRUDEL  
11 KARAS CROSSING DRIVE  
HUDSON, NEW HAMPSHIRE 03051

**OWNER:** (TAX MAP 201; LOT 7)  
GREEN MOUNTAIN PARTNERS REALTY TRUST  
MARIO & DENYSE PLANTE, TRUSTEES  
9 OLD DERRY ROAD  
HUDSON, NEW HAMPSHIRE 03051

**PREPARED BY:**  
KEACH-NORDSTROM ASSOCIATES, INC.  
10 COMMERCE PARK NORTH, SUITE 3B  
BEDFORD, NEW HAMPSHIRE 03110  
(603) 627-2881

**SHEET TITLE**

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JANUARY 7, 2015  
LAST REVISED: JUNE 18, 2015  
PROJECT NO. 11-0202-1



**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAN SET IS TO ILLUSTRATE A RESIDENTIAL OPEN SPACE DEVELOPMENT (OSD) CONSISTING OF 66 OPEN SPACE LOTS. THE DEVELOPMENT UTILIZES TAX MAP 186; LOT 24, TAX MAP 194; LOTS 9 AND 10, TAX MAP 195; LOT 1, TAX MAP 201; LOT 7 AND A PORTION OF TAX MAP 186; LOT 20-4. THIS PROJECT INCLUDES A LOT LINE ADJUSTMENT OF EXISTING TAX MAP 186; LOT 20-4.
- BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS A COMPILED OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013 AND AERIAL MAPPING PREPARED BY EASTERN TOPOGRAPHICS, INC. IN APRIL 2011.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 1989. BENCHMARKS SET AS NOTED, BASED ON NOV 1929.
- WETLAND DELINEATION WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. IN ACCORDANCE WITH Env-Wq 1014.03 IN THE SUMMER OF 2011, 2012, AND 2013.
- SITE SPECIFIC SOIL MAPPING WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES INC.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN THE GENERAL ONE (G-1) ZONING DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 

| REQUIREMENT           | CONVENTIONAL           | OSD       |
|-----------------------|------------------------|-----------|
| MINIMUM LOT AREA      | 87,120 SF              | 43,560 SF |
| MINIMUM LOT FRONTAGE  | 200 FT                 | 100 FT    |
| MINIMUM FRONT SETBACK | 30 FT (LOCAL ROAD)     | 15 FT     |
| MINIMUM REAR SETBACK  | 50 FT (COLLECTOR ROAD) | 15 FT     |
| MINIMUM SIDE SETBACK  | 15 FT                  | 7.5 FT    |
| MINIMUM SIDE SETBACK  | 15 FT                  | 7.5 FT    |
- THE TOTAL LAND AREA IS AS FOLLOWS:
 

|                     |                                   |
|---------------------|-----------------------------------|
| MAP 186; LOT 20-4   | = 537,878 SF, OR 14,644 ACRES     |
| MAP 194; LOT 9      | = 964,850 SF, OR 22,609 ACRES     |
| MAP 194; LOT 10     | = 705,513 SF, OR 16,196 ACRES     |
| MAP 195; LOT 1      | = 5,442,920 SF, OR 124,950 ACRES  |
| MAP 201; LOT 7      | = 2,047,484 SF, OR 47,004 ACRES   |
| TOTAL COMBINED AREA | = 11,327,859 SF, OR 260.052 ACRES |
- OWNERS OF RECORDS:
 

|  |                                      |                         |
|--|--------------------------------------|-------------------------|
| MAP 186; LOT 24; MAP 194; LOTS 9 & 10 & MAP 195; LOT 1 | MAP 201; LOT 7                       | MAP 186; LOT 20-4       |
| EAGLES NEST ESTATES, LLC.                              | GREEN MOUNTAIN PARTNERS REALTY TRUST | KELLY A. TRUDEL         |
| 21 CONTINENTAL BOULEVARD                               | MARIO & DENYSE PLANTE, TRUSTEES      | 11 KARAS CROSSING DRIVE |
| MERRIMACK, NH 03054                                    | 9 OLD DERRY ROAD                     | HUDSON, NH 03051-6422   |
| BK. 8221, PG. 189                                      | HUDSON, NH 03051                     | BK. 8046, PG. 2911      |
| BK. 8718, PG. 1139 (194/9)                             | BK. 7167, PG. 1208                   |                         |
- OPEN SPACE CALCULATIONS:
 

|   |   |
|---|---|
| REQUIRED LOT AREA   | = 87,120 SF/LOT x 66 LOTS = 5,749,920 SF, OR 132.000 ACRES. |
| *PROPOSED LOT AREA (BUILDABLE)  | = 3,660,733 SF, OR 84.039 ACRES.                            |
| REQUIRED OPEN SPACE = REQUIRED LOT AREA - PROPOSED LOT AREA (BUILDABLE) | = 2,089,187 SF, OR 45.961 ACRES.                            |
| PROPOSED OPEN SPACE   | = 6,872,590 SF, OR 153.18 ACRES.                            |
| PROPOSED OPEN SPACE (BUILDABLE)   | = 4,417,490 SF, OR 101.412 ACRES.                           |
- EXCLUDES WETLAND, SLOPES IN EXCESS OF 25% AND EASEMENTS
- ON OCTOBER 23, 2014 THE TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT GRANTED A WETLAND SPECIAL EXCEPTION (CASE 186-20-4 & 24; 194-10; AND 195-001) FOR THIS PROJECT. SAID SPECIAL EXCEPTION ALLOWS THE FOLLOWING BUFFER AND WETLAND IMPACTS:
 

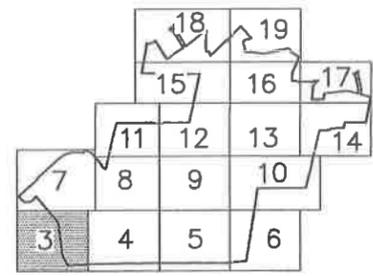
|                                |                              |
|--------------------------------|------------------------------|
| TOTAL WETLAND BUFFER IMPACT    | = 161,639 SF, OR 3.711 ACRES |
| TOTAL TEMPORARY WETLAND IMPACT | = 2,235 ACRES                |
| TOTAL PERMANENT WETLAND IMPACT | = 6,284 SF, OR 0.144 ACRES   |
- THE FOLLOWING WAIVERS FROM THE TOWN OF HUDSON LAND USE REGULATIONS HAVE BEEN REQUESTED:
 

|                                    |  |
|------------------------------------|--|
| HTD 289-8(D) - FISCAL IMPACT STUDY |  |
| HTD 289-37 - PLAN SCHEDULE FORM    |  |
- THIS PROJECT REQUIRES THE FOLLOWING STATE AND LOCAL PERMITS:
 

| PERMIT TYPE           | STATUS  | PERMIT NO. | EXPIRATION DATE |
|-----------------------|---------|------------|-----------------|
| NHDES AOT             | PENDING |            |                 |
| NHDES DREDGE AND FILL | PENDING |            |                 |
| NHDES SUBDIVISION     | PENDING |            |                 |
- AN NHDES INDIVIDUAL SUBSURFACE SEPTIC DISPOSAL SYSTEM APPROVAL IS REQUIRED FOR EACH PROPOSED LOT.
- THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301G05380, PANEL NUMBER 538 OF 701 AND MAP NUMBER 3301G05190, PANEL NUMBER 519 OF 701, EFFECTIVE DATE SEPTEMBER 26, 2009 INDICATES THAT PORTIONS OF THE SUBJECT PREMISES ARE IN ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- LOTS ARE SERVED BY ON-SITE SEPTIC SYSTEMS AND WELLS.
- THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL DURING CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A ROAD STAKE SIGN AT THE ENTRANCE DRIVES TO THIS SUBDIVISION IN ACCORDANCE WITH SECTION 289-40 OF THE PLANNING BOARD'S LAND USE REGULATIONS, UNTIL SUCH TIME THAT THE ROAD IS ACCEPTED BY THE HUDSON BOARD OF SELECTMAN.
- THE ROAD NAME SHALL BE POSTED AT THE BEGINNING OF THE ROAD FOR CERTIFICATE OF OCCUPANCY SIGNOFF BY THE FIRE DEPARTMENT.
- THE STREET ADDRESSES WILL NEED TO BE OBTAINED FROM THE HUDSON FIRE DEPARTMENT BEFORE THE ISSUANCE OF ANY BUILDING PERMITS.
- IT IS THE RESPONSIBILITY OF THE LANDOWNER OR OCCUPANT TO MAKE SURE THE HUDSON TOWN CODE 281 IS FOLLOWED IN ITS ENTIRETY REGARDING THE POSTING OF ADDRESS NUMBERS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- DRIVEWAYS SHALL MEET THE REQUIREMENTS OF NFPA 1144.
  - BL. WHERE ANY POINT OF A BUILDING IS GREATER THAN 150 FEET FROM THE ROADWAY, A DRIVEWAY SHALL BE PROVIDED TO WITHIN 150 FEET OF THE BUILDING.
  - BM. WHERE THE DRIVEWAY IS GREATER THAN 150 FEET IN LENGTH, IT SHALL NOT BE LESS THAN 12 FEET UNOBSTRUCTED WIDTH WITH A 13.5 FEET VERTICAL CLEARANCE.
  - BM. DRIVEWAYS GREATER THAN 300 FEET SHALL BE PROVIDED WITH TURNOUTS OR TURNAROUNDS AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- DRIVEWAYS AND ROAD SURFACES SHALL NOT EXCEED A GRADE OF 10% WITHOUT MITIGATION MEASURES BEING AGREED UPON WITH THE HUDSON FIRE DEPARTMENT, AS REQUIRED BY NFPA 1141.
- ROADWAYS IN THE DEVELOPMENT SHALL MEET THE REQUIREMENTS OF NFPA 1, SECTION 18 AND NFPA 1141.
- THE DESIGN AND INSTALLATION OF THE CISTERNS AND DRY HYDRANTS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 1142 AND SUBJECT TO APPROVAL OF THE HUDSON FIRE DEPARTMENT. A PROPER WATER SUPPLY SHALL BE MADE AVAILABLE PRIOR TO ANY CONSTRUCTION WITH THE USE OF COMBUSTIBLE MATERIALS.
- ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH LOCAL AND NHDES REQUIREMENTS FOR SUCH SYSTEMS, AND THE PERPETUAL MAINTENANCE OF THE STORMWATER TREATMENT STRUCTURES AND RETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- STONE BOUNDS (5"x30") TO BE SET AT ALL BOUNDARY INTERSECTIONS AND POINTS OF CURVATURE ON THE RIGHT-OF-WAY AND IRON PINS (1/2" x 30") TO BE SET AT ALL OTHER BOUNDARY CORNERS.
- A BLASTING PERMIT WILL BE REQUIRED FOR ANY BLASTING ON THE SITE IN ACCORDANCE WITH HUDSON TOWN CODE CHAPTER 202. HOWEVER, BLASTING SHALL BE PROHIBITED ON SATURDAY AND SUNDAY.
- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO MONDAY THROUGH FRIDAY 7 AM TO 7 PM. NO SATURDAY OR SUNDAY CONSTRUCTION IS PERMITTED.
- OPEN SPACE BOUNDARY MARKERS SHALL BE PLACED EVERY 100 FEET ON THE BOUNDARY LINES BETWEEN RESIDENTIAL LOTS AND OPEN SPACE AREAS, AND AT ANY POINT IN WHICH A BOUNDARY LINE CHANGES DIRECTION (SEE DETAIL).
- A COST ALLOCATION PROCEDURE AMOUNT OF \$892.01, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A PUBLIC SCHOOL IMPACT FEE IN THE AMOUNT OF \$3,578.00, PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A RECREATION CONTRIBUTION IN THE AMOUNT OF \$400.00, PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- SHEETS 1 THROUGH 19 AND L1 THROUGH L4 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL PLAN SET IS LOCATED AT THE HUDSON PLANNING OFFICES.
- RESIDENTIAL WELLS AND ASSOCIATED LINES/CONDUIT ARE ALLOWED WITHIN THE CONSERVATION EASEMENT ON PROPOSED MAP 201; LOT 7-3 AND MAP 194; LOT 9-1.
- ALL PROPOSED OPEN SPACE LOTS ARE NON-BUILDABLE LOTS.
- THIS PLAN CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.
- EACH LOT MUST OBTAIN AN NHDES APPROVAL FOR AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) AND WELL. PRIOR TO OBTAINING NHDES APPROVAL, THE TOWN OF HUDSON ENGINEERING DEPARTMENT SHALL REVIEW AND APPROVE THE ON LOT UTILITIES. THE REQUIRED PLANS FOR THE ISDS SHALL INCLUDE LOT GRADING, HOME LAYOUT AND FOUNDATION DRAINS TO CONFORM WITH HR 289-20A(1).
- EACH PROPOSED LOT WITHIN THE SUBDIVISION SHALL APPLY FOR AND RECEIVE A TOWN ISSUED DRIVEWAY PERMIT.
- STREET NAMES SHOULD BE FORMALLY ADOPTED THROUGH THE HUDSON FIRE DEPARTMENT BEFORE ISSUANCE OF ANY BUILDING PERMITS.

**PROPOSED LOT AREAS**

| LOT NUMBER         | TOTAL LOT AREA |        | WETLAND AREA |        | AREA >25% SLOPE |       | *BUILDABLE LOT AREA |        | FRONTAGE |
|--------------------|----------------|--------|--------------|--------|-----------------|-------|---------------------|--------|----------|
|                    | SF             | ACRES  | SF           | ACRES  | SF              | ACRES | SF                  | ACRES  |          |
| MAP 201; LOT 7-3   | 74,345         | 1.707  | 12,166       | 0.280  | 10,332          | 0.237 | 51,827              | 1.190  | 164.25   |
| MAP 194; LOT 9-1   | 118,927        | 2.728  | 11,988       | 0.275  | 20,496          | 0.471 | 86,363              | 1.983  | 147.82   |
| MAP 201; LOT 7-2   | 95,872         | 2.186  | N/A          | N/A    | 48,738          | 1.073 | 48,804              | 1.123  | 611.84   |
| MAP 201; LOT 7-4   | 82,342         | 1.890  | N/A          | N/A    | 16,362          | 0.376 | 65,981              | 1.516  | 109.86   |
| MAP 201; LOT 7-5   | 72,106         | 1.655  | N/A          | N/A    | 12,234          | 0.281 | 59,876              | 1.375  | 109.86   |
| MAP 201; LOT 7-6   | 63,401         | 1.456  | N/A          | N/A    | 7,225           | 0.166 | 56,177              | 1.280  | 106.27   |
| MAP 201; LOT 7-7   | 60,203         | 1.382  | 864          | 0.020  | 3,786           | 0.087 | 56,553              | 1.275  | 125.15   |
| MAP 201; LOT 7-8   | 44,103         | 1.012  | N/A          | N/A    | N/A             | N/A   | 44,103              | 1.012  | 216.13   |
| MAP 201; LOT 7-9   | 43,909         | 1.008  | N/A          | N/A    | N/A             | N/A   | 43,909              | 1.006  | 346.99   |
| MAP 201; LOT 7-10  | 53,860         | 1.238  | N/A          | N/A    | 9,857           | 0.222 | 44,203              | 1.016  | 221.21   |
| MAP 194; LOT 10-1  | 48,610         | 1.114  | N/A          | N/A    | 2,889           | 0.066 | 45,521              | 1.045  | 545.57   |
| MAP 201; LOT 7-11  | 48,007         | 1.125  | N/A          | N/A    | 625             | 0.014 | 48,383              | 1.111  | 242.89   |
| MAP 201; LOT 7-12  | 44,852         | 1.025  | N/A          | N/A    | 194             | 0.004 | 44,458              | 1.021  | 253.23   |
| MAP 201; LOT 7-13  | 44,989         | 1.033  | N/A          | N/A    | 256             | 0.006 | 44,733              | 1.027  | 288.56   |
| MAP 202; LOT 2     | 72,953         | 1.675  | N/A          | N/A    | 328             | 0.007 | 72,627              | 1.667  | 100.00   |
| MAP 202; LOT 1     | 63,756         | 1.464  | N/A          | N/A    | N/A             | N/A   | 63,756              | 1.464  | 100.00   |
| MAP 201; LOT 7-16  | 76,445         | 1.765  | N/A          | N/A    | 6,897           | 0.158 | 69,548              | 1.587  | 100.00   |
| MAP 201; LOT 7-15  | 61,750         | 1.418  | 4,161        | 0.096  | 1,919           | 0.044 | 55,670              | 1.278  | 189.82   |
| MAP 201; LOT 7-14  | 61,862         | 1.420  | 2,799        | 0.064  | N/A             | N/A   | 59,053              | 1.386  | 195.41   |
| MAP 194; LOT 10-2  | 44,637         | 1.025  | N/A          | N/A    | 603             | 0.014 | 44,034              | 1.011  | 425.42   |
| MAP 194; LOT 10-3  | 45,575         | 1.046  | N/A          | N/A    | N/A             | N/A   | 45,575              | 1.046  | 266.71   |
| MAP 194; LOT 10-4  | 44,039         | 1.011  | N/A          | N/A    | N/A             | N/A   | 44,039              | 1.011  | 163.60   |
| MAP 194; LOT 10-5  | 69,202         | 1.589  | N/A          | N/A    | 406             | 0.009 | 68,796              | 1.579  | 100.28   |
| MAP 194; LOT 10-6  | 65,535         | 1.504  | N/A          | N/A    | N/A             | N/A   | 65,535              | 1.504  | 135.27   |
| MAP 194; LOT 10-7  | 54,106         | 1.242  | N/A          | N/A    | 906             | 0.021 | 53,200              | 1.221  | 100.08   |
| MAP 194; LOT 10-8  | 49,140         | 1.105  | N/A          | N/A    | 524             | 0.012 | 47,616              | 1.083  | 135.00   |
| MAP 195; LOT 1-1   | 50,608         | 1.162  | N/A          | N/A    | 1,386           | 0.032 | 49,222              | 1.130  | 189.87   |
| MAP 195; LOT 1-2   | 46,963         | 1.078  | 096          | 0.023  | 548             | 0.013 | 45,419              | 1.043  | 190.73   |
| MAP 195; LOT 1-3   | 54,993         | 1.262  | 7,116        | 0.163  | N/A             | N/A   | 47,877              | 1.099  | 163.88   |
| MAP 195; LOT 1-4   | 47,144         | 1.082  | N/A          | N/A    | N/A             | N/A   | 47,144              | 1.082  | 126.43   |
| MAP 195; LOT 1-5   | 43,980         | 1.010  | N/A          | N/A    | N/A             | N/A   | 43,980              | 1.010  | 111.07   |
| MAP 195; LOT 1-6   | 43,560         | 1.000  | N/A          | N/A    | N/A             | N/A   | 43,560              | 1.000  | 140.39   |
| MAP 195; LOT 1-7   | 43,560         | 1.000  | N/A          | N/A    | N/A             | N/A   | 43,560              | 1.000  | 162.09   |
| MAP 195; LOT 1-8   | 43,665         | 1.000  | N/A          | N/A    | N/A             | N/A   | 43,665              | 1.000  | 161.44   |
| MAP 187; LOT 10-23 | 52,874         | 1.214  | N/A          | N/A    | 589             | 0.014 | 52,285              | 1.200  | 161.80   |
| MAP 187; LOT 10-22 | 50,566         | 1.161  | N/A          | N/A    | N/A             | N/A   | 50,566              | 1.161  | 100.00   |
| MAP 187; LOT 10-21 | 77,403         | 1.777  | N/A          | N/A    | N/A             | N/A   | 77,403              | 1.777  | 100.00   |
| MAP 187; LOT 10-20 | 61,230         | 1.406  | N/A          | N/A    | N/A             | N/A   | 61,230              | 1.406  | 100.00   |
| MAP 187; LOT 10-19 | 57,233         | 1.314  | N/A          | N/A    | 1,347           | 0.031 | 55,886              | 1.283  | 100.00   |
| MAP 187; LOT 10-18 | 71,880         | 1.650  | N/A          | N/A    | 23,584          | 0.541 | 48,296              | 1.109  | 563.76   |
| MAP 187; LOT 10-17 | 53,671         | 1.232  | 2,281        | 0.052  | 5,401           | 0.124 | 45,889              | 1.056  | 436.65   |
| MAP 187; LOT 10-16 | 44,281         | 1.017  | N/A          | N/A    | 392             | 0.009 | 43,889              | 1.008  | 101.84   |
| MAP 187; LOT 10-15 | 44,328         | 1.018  | N/A          | N/A    | N/A             | N/A   | 44,328              | 1.018  | 147.09   |
| MAP 187; LOT 10-14 | 62,006         | 1.423  | 2,987        | 0.069  | 2,297           | 0.053 | 56,722              | 1.302  | 173.04   |
| MAP 187; LOT 10-13 | 55,847         | 1.282  | 1,829        | 0.037  | 677             | 0.016 | 53,840              | 1.229  | 205.51   |
| MAP 187; LOT 10-12 | 55,003         | 1.263  | 1,497        | 0.034  | 3,824           | 0.088 | 49,682              | 1.141  | 177.88   |
| MAP 187; LOT 10-11 | 65,481         | 1.503  | 2,783        | 0.064  | 8,846           | 0.203 | 53,852              | 1.238  | 100.00   |
| MAP 187; LOT 10-10 | 62,832         | 1.213  | 2,302        | 0.053  | 1,811           | 0.037 | 46,281              | 1.062  | 103.23   |
| MAP 187; LOT 10-9  | 50,497         | 1.158  | 2,481        | 0.057  | 458             | 0.010 | 50,041              | 1.149  | 132.86   |
| MAP 187; LOT 10-8  | 69,087         | 1.686  | 17,388       | 0.399  | N/A             | N/A   | 45,153              | 1.037  | 135.74   |
| MAP 187; LOT 10-7  | 55,088         | 1.265  | N/A          | N/A    | 1,248           | 0.029 | 53,842              | 1.236  | 281.67   |
| MAP 187; LOT 10-6  | 49,346         | 1.133  | N/A          | N/A    | N/A             | N/A   | 49,346              | 1.133  | 395.50   |
| MAP 187; LOT 10-5  | 65,733         | 1.509  | N/A          | N/A    | N/A             | N/A   | 65,733              | 1.509  | 138.47   |
| MAP 187; LOT 10-4  | 63,802         | 1.235  | N/A          | N/A    | N/A             | N/A   | 63,802              | 1.235  | 134.34   |
| MAP 187; LOT 10-3  | 62,787         | 1.442  | 1,030        | 0.024  | N/A             | N/A   | 61,767              | 1.418  | 100.00   |
| MAP 187; LOT 10-2  | 70,484         | 1.618  | 4,872        | 0.112  | 378             | 0.009 | 65,214              | 1.497  | 130.00   |
| MAP 187; LOT 10-1  | 63,028         | 1.447  | N/A          | N/A    | 287             | 0.007 | 62,739              | 1.440  | 100.00   |
| MAP 195; LOT 1-9   | 64,158         | 1.473  | N/A          | N/A    | 4,554           | 0.105 | 59,604              | 1.368  | 100.00   |
| MAP 195; LOT 1-10  | 66,498         | 1.627  | N/A          | N/A    | 2,957           | 0.068 | 63,542              | 1.459  | 100.00   |
| MAP 195; LOT 1-11  | 63,243         | 1.462  | N/A          | N/A    | N/A             | N/A   | 63,243              | 1.462  | 125.01   |
| MAP 195; LOT 1-12  | 69,814         | 1.675  | N/A          | N/A    | N/A             | N/A   | 69,814              | 1.675  | 211.00   |
| MAP 195; LOT 1-13  | 64,027         | 1.470  | 1,077        | 0.025  | 1,134           | 0.026 | 61,816              | 1.419  | 170.00   |
| MAP 195; LOT 1-14  | 69,594         | 1.598  | 11,633       | 0.265  | N/A             | N/A   | 58,061              | 1.333  | 465.33   |
| MAP 195; LOT 1-15  | 62,295         | 1.430  | N/A          | N/A    | N/A             | N/A   | 62,295              | 1.430  | 199.60   |
| MAP 194; LOT 10-9  | 170,051        | 3.904  | 3,798        | 0.087  | 38,664          | 0.894 | 127,289             | 2.922  | 1243.13  |
| MAP 194; LOT 10-10 | 110,172        | 2.529  | N/A          | N/A    | 55,291          | 1.269 | 54,881              | 1.280  | 893.76   |
| MAP 194; LOT 20-4  | 140,560        | 3.227  | 2,731        | 0.063  | 14,816          | 0.333 | 82,985              | 2.135  | 200.00   |
| MAP 202; LOT 3     | 4,124,288      | 94.680 | 1,042,857    | 23.884 | 241,878         | 5.553 | 2,789,732           | 64.043 | 1,634.81 |
| MAP 201; LOT 7-1   | 80,948         | 2.088  | 57,289       | 1.316  | 13,644          | 0.313 | 20,018              | 0.480  | 215.25   |
| MAP 194; LOT 9     | 181,005        | 4.155  | 24,736       | 0.568  | 17,071          | 0.392 | 139,188             | 3.196  | 592.87   |
| MAP 194; LOT 10-11 | 967,086        | 21.972 | 209,473      | 4.809  | 180,884         | 3.889 | 597,921             | 13.726 | 523.12   |
| MAP 186; LOT 24    | 1,236,051      | 28.376 | 367,836      | 8.444  | 78,963          | 1.833 | 786,352             | 18.088 | 259.23   |
| MAP 187; LOT 10    | 83,230         | 1.911  | 86           |        |                 |       |                     |        |          |

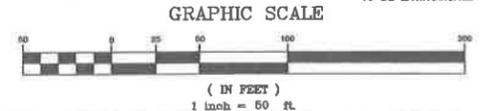


KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OHU
- OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED



RESIDENTIAL SUBDIVISION PLAN

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

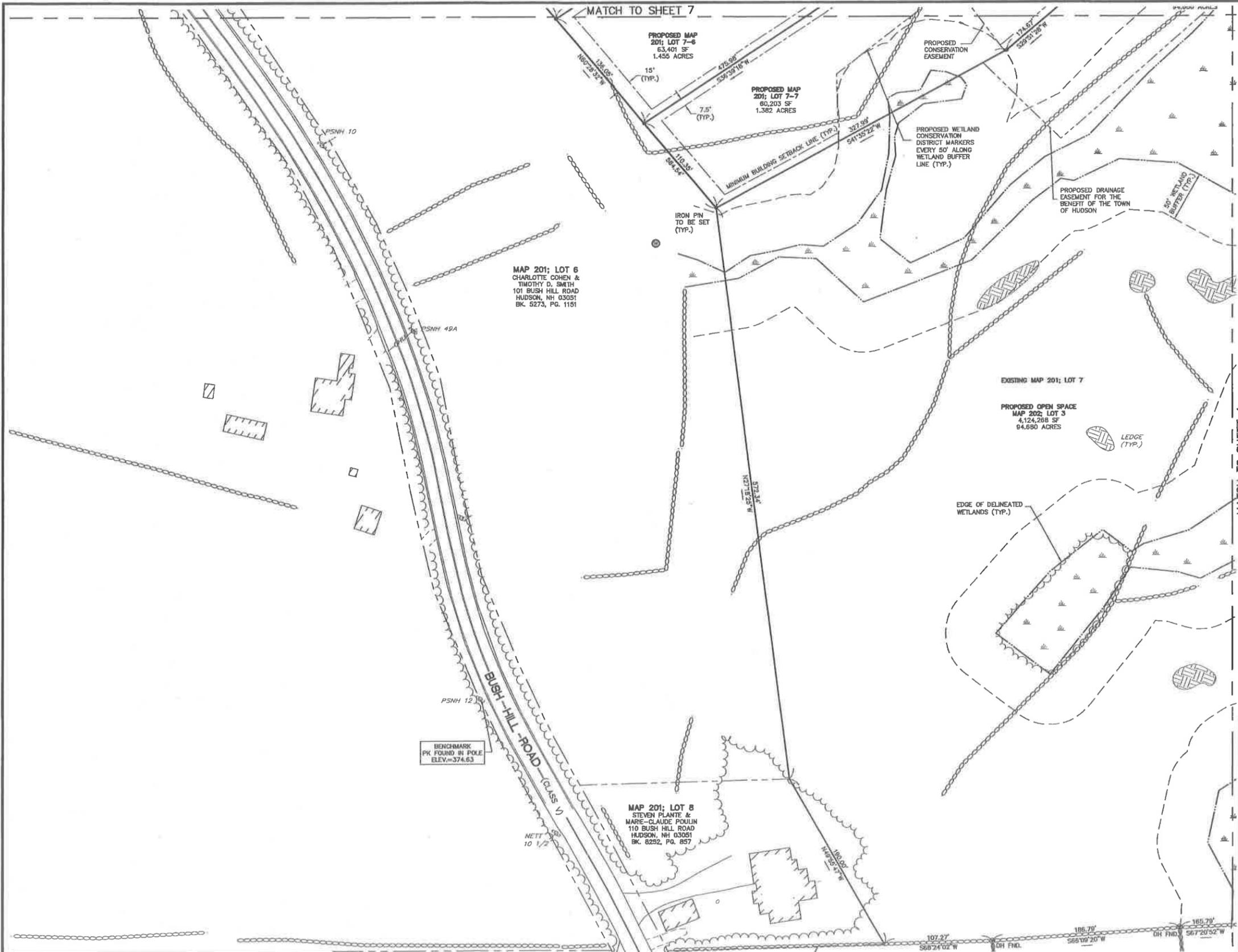
|   |   |   |
|---|---|---|
| OWNER OF MAP 186; LOT 24,<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7:<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|---|---|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 687-2881

| REVISIONS             |          |                                 |     |  |
|-----------------------|----------|---------------------------------|-----|--|
| No.                   | DATE     | DESCRIPTION                     | BY  |  |
| 1                     | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |  |
| 2                     | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |  |
| DATE: JANUARY 7, 2015 |          | SCALE: 1" = 50'                 |     |  |
| PROJECT NO: 11-0202-1 |          | SHEET 3 OF 102                  |     |  |



DATE: 1/7/15

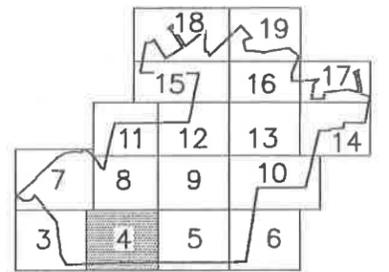
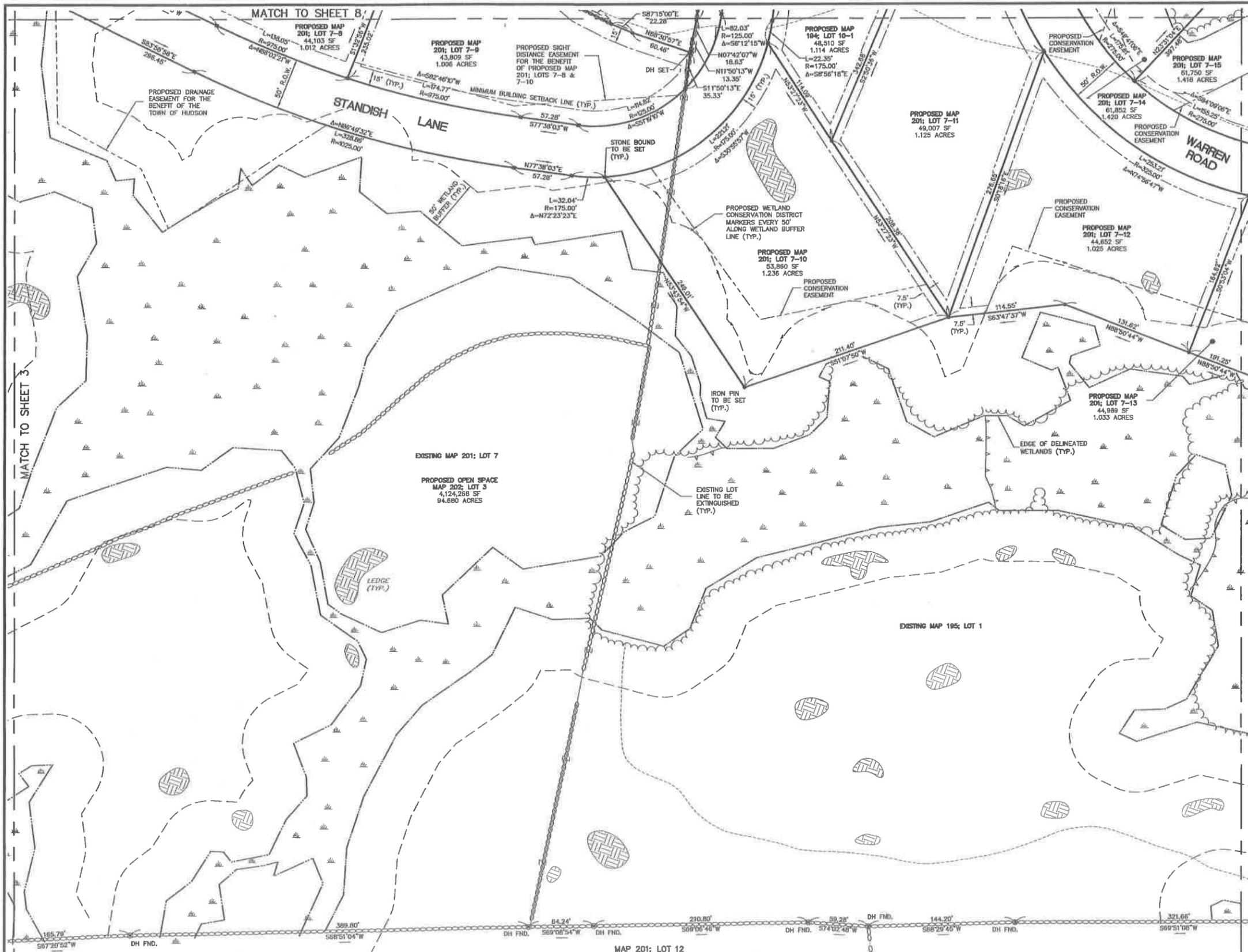


THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)  
WETLAND DELINEATION PREPARED BY:  
NAME: L. HURLEY CERTIFIED WETLAND SCIENTIST # 232 DATE: 1/7/15

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).

PURSUANT TO THE SUBDIVISION 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  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- TREETRINE
- RETAINING WALL
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- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
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- EXISTING PROPERTY LINE TO BE EXTINGUISHED



**RESIDENTIAL SUBDIVISION PLAN**  
**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|   |   |   |
|---|---|---|
| OWNER OF MAP 186; LOT 24,<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7:<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|---|---|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 5B, Bedford, NH 03110 Phone (603) 627-2881

PURSUANT TO THE SUBDIVISION 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  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



MAP 201; LOT 12  
JAMES G. MILLS  
118 BUSH HILL ROAD  
HUDSON, NH 03051  
BK. 6009, PG. 2659

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:

NAME \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE 2/3/15

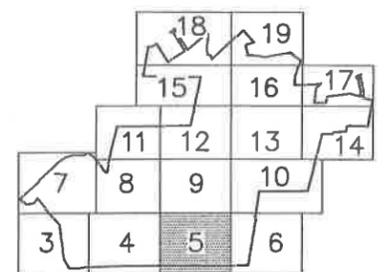
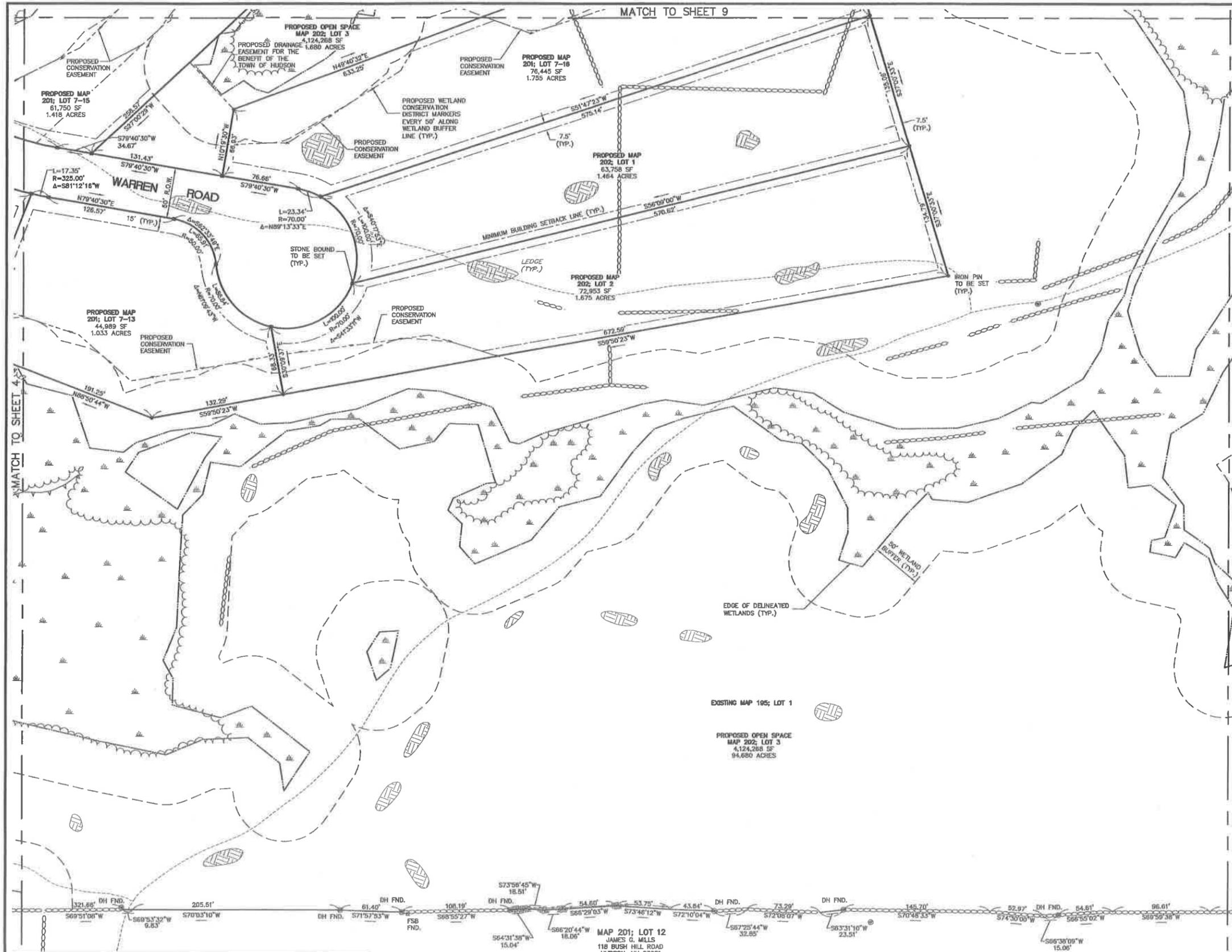
THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 201 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAW 503).

DATE 1/7/15



| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 4 OF 102



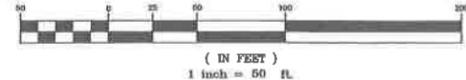
KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- ⊙ DRILL HOLE
- ⊕ UTILITY POLE
- ⊙ SIGN
- ⊙ EXISTING WELL
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- ⊙ CATCH BASIN
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- GUARDRAIL
- OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED

GRAPHIC SCALE



MATCH TO SHEET 6

RESIDENTIAL SUBDIVISION PLAN

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|   |  |  |
|---|--|--|
| <b>OWNER OF MAP 186; LOT 24;<br/>MAP 194; LOTS 9 &amp; 10 &amp;<br/>MAP 195; LOT 1/APPLICANT:</b><br>EAGLES NEST ESTATES, LLC,<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186;<br/>LOT 20-4</b><br>KELLY A. TRUDEL,<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7:</b><br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|--|--|

**KMA** KRACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 5B, Bedford, NH 03110 Phone (603) 627-2881

PURSUANT TO THE SUBDIVISION 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  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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WETLAND DELINEATION PREPARED BY:  
NAME \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE 2/3/15

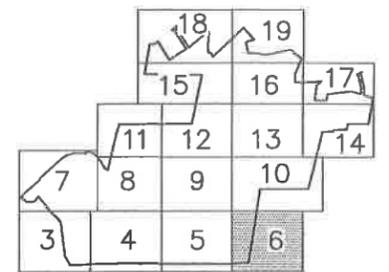
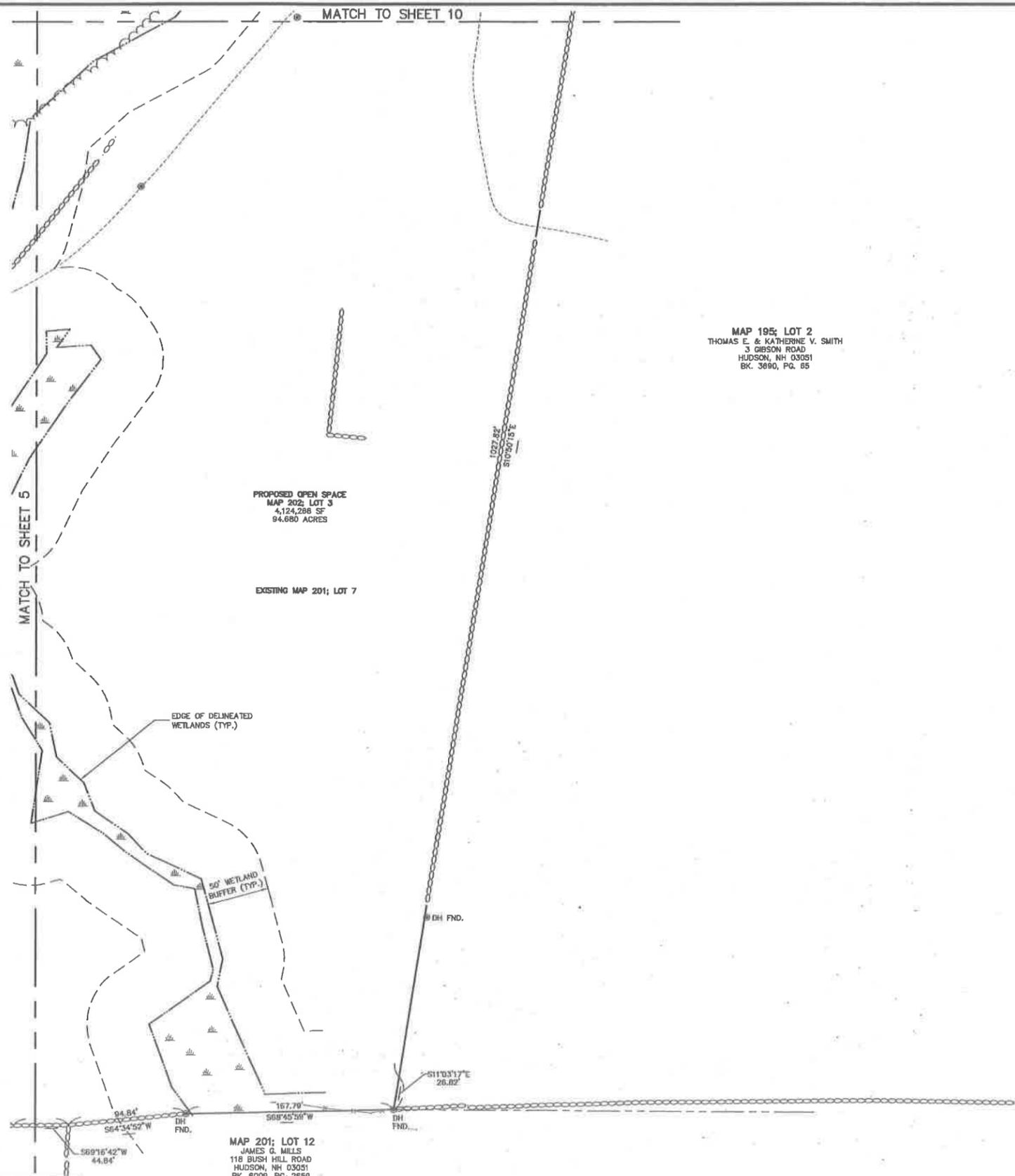
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| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JJM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JJM |

DATE: JANUARY 7, 2015  
PROJECT NO: 11-0202-1  
SCALE: 1" = 50'  
SHEET 5 OF 102

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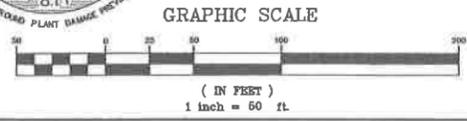


**KEY PLAN**  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- ⊙ DRILL HOLE
- ⊙ UTILITY POLE
- ⊙ SIGN
- ⊙ EXISTING WELL
- ⊙ DRAINAGE MANHOLE
- ⊙ CATCH BASIN
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- STOCKADE FENCE
- BARBED WIRE FENCE
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- TREELINE
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- EDGE OF PAVEMENT
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**RESIDENTIAL SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

|   |   |   |
|---|---|---|
| OWNER OF MAP 186: LOT 24,<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186:<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7:<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|---|---|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 627-2861

**PURSUANT TO THE SUBDIVISION 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**  
 DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:

NAME: ANTHONY M. BASSO CERTIFIED WETLAND SCIENTIST # 232 DATE: 2/2/15

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED BY THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAW 503).

DATE: 1/7/15



| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |
|           |          |                                 |     |
|           |          |                                 |     |

DATE: JANUARY 7, 2015      SCALE: 1" = 50'  
 PROJECT NO: 11-0202-1      SHEET 6 OF 102

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE, ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).

DATE: 6/25/15

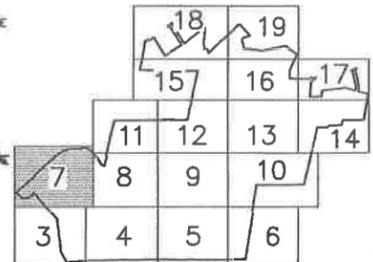
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WETLAND DELINEATION PREPARED BY:

NAME: LUKE FIGLEY CERTIFIED WETLAND SCIENTIST # 232 DATE: 2/3/15



MAP 194; LOT 5  
STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
PO BOX 483  
1 HAZEN DRIVE, ROOM 204  
CONCORD, NH 03302  
(REF. PLAN NO. 1)

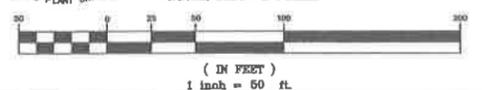


KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
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RESIDENTIAL SUBDIVISION PLAN

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|  |   |  |
|--|---|--|
| OWNER OF MAP 186; LOT 24:<br>LOT 20-4<br>MAP 184; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC,<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186:<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7:<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTIE,<br>TRUSTEES<br>9 OLD DENRY ROAD<br>HUDSON, NH 03051 |
|--|---|--|

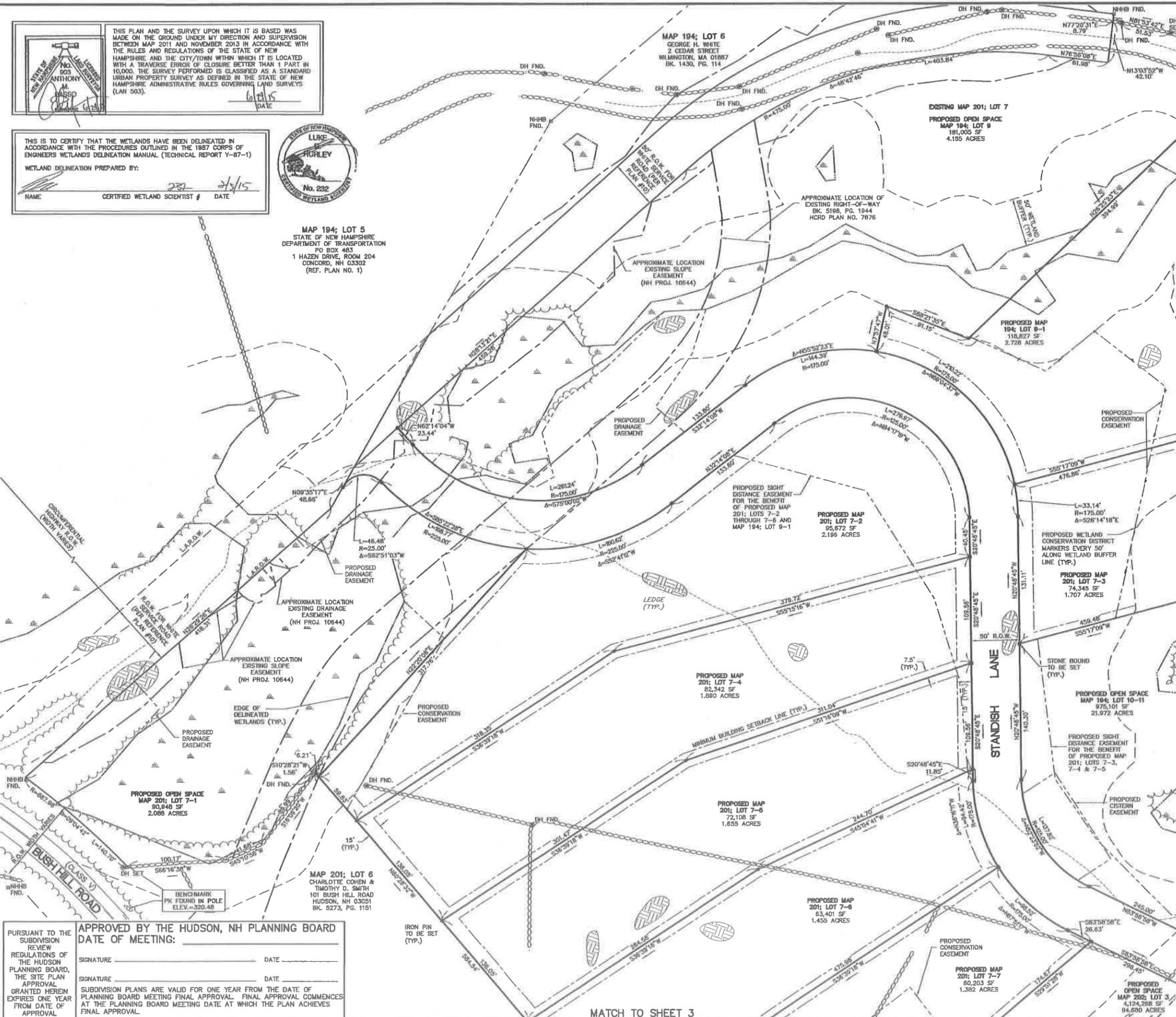
**KMA** KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

| No. | DATE     | DESCRIPTION                     | BY  |
|-----|----------|---------------------------------|-----|
| 1   | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2   | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 7 OF 102



PURSUANT TO THE SUBDIVISION 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  
DATE OF MEETING: \_\_\_\_\_

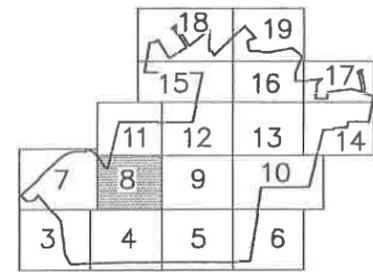
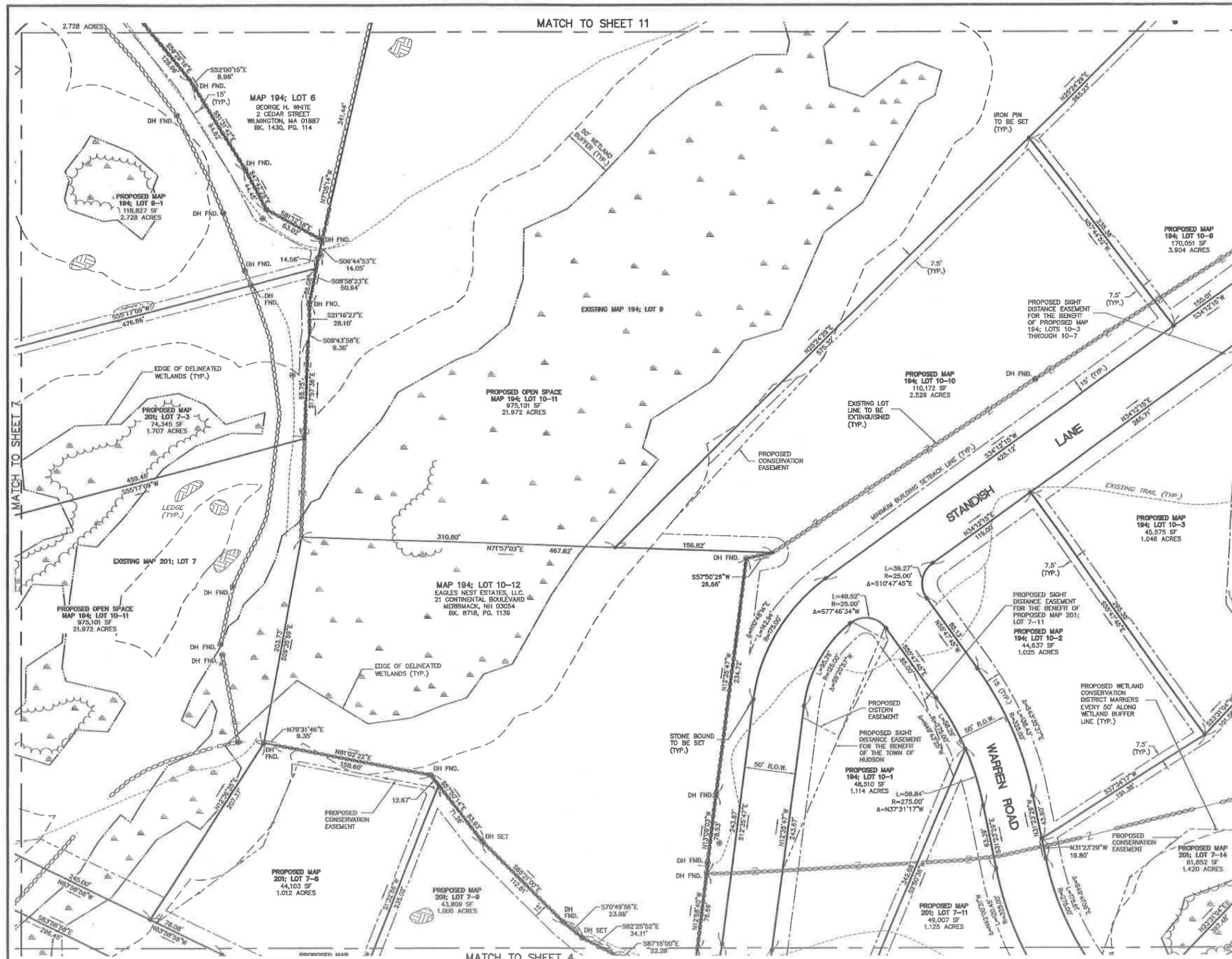
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

MATCH TO SHEET 3

MATCH TO SHEET 8



KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED



RESIDENTIAL SUBDIVISION PLAN

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

|  |   |   |
|--|---|---|
| OWNER OF MAP 186; LOT 24:<br>MAP 184; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC,<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186:<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7:<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIE & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|--|---|---|

**K/A** KRACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 8B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

| No. | DATE     | DESCRIPTION                     | BY  |
|-----|----------|---------------------------------|-----|
| 1   | 04/25/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2   | 06/16/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
 PROJECT NO: 11-0202-1 SHEET 8 OF 102

PURSUANT TO THE SUBDIVISION 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  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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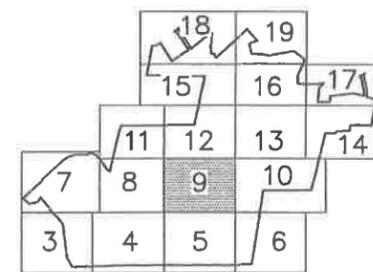


THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)  
 WETLAND DELINEATION PREPARED BY:  
 NAME: \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE: 2/3/15

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).  
 DATE: 6/1/15

H:\\_proj\1102021\1102021.dwg, SUB, 6/29/2015, 3:03:03 PM, rnews

MATCH TO SHEET 12



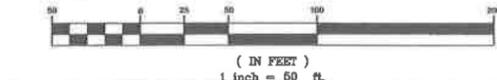
KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OHU
- OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED

GRAPHIC SCALE



RESIDENTIAL SUBDIVISION PLAN

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

|  |   |   |
|--|---|---|
| OWNER OF MAP 186; LOT 24,<br>MAP 184; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC,<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7;<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|--|---|---|

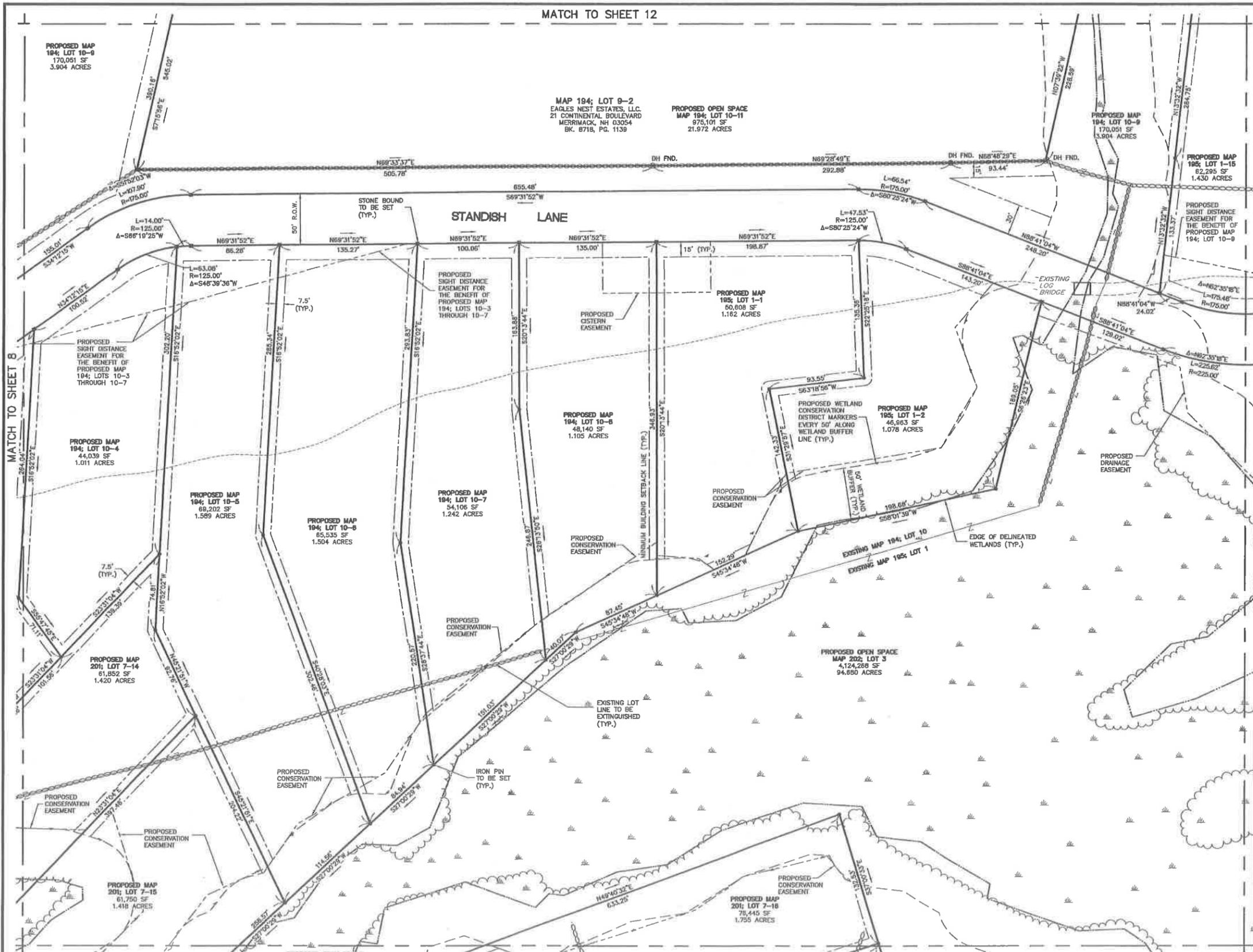
**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture

10 Commerce Park North, Suite 3B, Bedford, NH 05110 Phone (603) 627-2881



| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JOM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JOM |

DATE: JANUARY 7, 2015  
 PROJECT NO: 11-0202-1  
 SCALE: 1" = 50'  
 SHEET 9 OF 102



MATCH TO SHEET 5

PURSUANT TO THE SUBDIVISION 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  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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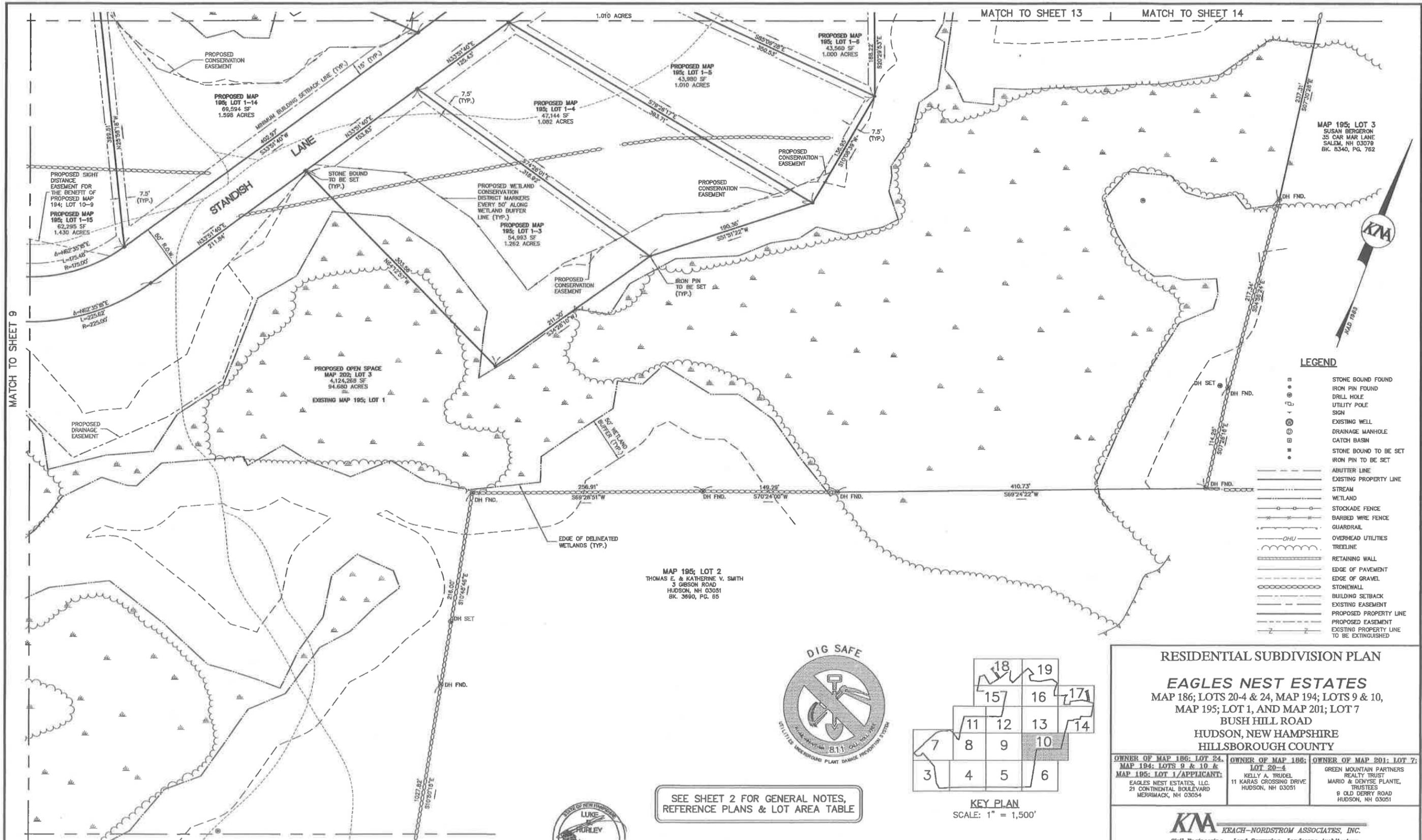


THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
 NAME: LUKE HURLEY  
 CERTIFIED WETLAND SCIENTIST # 903  
 DATE: 2/3/15

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 201 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).

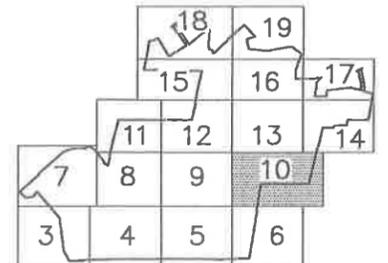
DATE: 1/7/15



MAP 195; LOT 3  
SUSAN BERGERON  
35 CAR MAR LANE  
SALEM, NH 03079  
BK. 8340, PG. 762

MAP 195; LOT 2  
THOMAS E. & KATHERINE V. SMITH  
3 GIBSON ROAD  
HUDSON, NH 03051  
BK. 3690, PG. 65

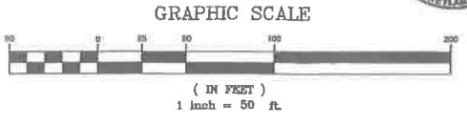
- LEGEND**
- STONE BOUND FOUND
  - IRON PIN FOUND
  - ⊙ DRILL HOLE
  - ⊕ UTILITY POLE
  - ⊙ SIGN
  - ⊙ EXISTING WELL
  - ⊙ DRAINAGE MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ STONE BOUND TO BE SET
  - ⊙ IRON PIN TO BE SET
  - ABUTTER LINE
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  - GUARDRAIL
  - OHLI OVERHEAD UTILITIES
  - TREELINE
  - RETAINING WALL
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
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  - BUILDING SETBACK
  - EXISTING EASEMENT
  - PROPOSED PROPERTY LINE
  - PROPOSED EASEMENT
  - EXISTING PROPERTY LINE TO BE EXTINGUISHED



KEY PLAN  
SCALE: 1" = 1,500'



SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE



PURSUANT TO THE SUBDIVISION 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  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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WETLAND DELINEATION PREPARED BY: \_\_\_\_\_

NAME \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE 2/3/15

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DATE 2/3/15

**RESIDENTIAL SUBDIVISION PLAN**

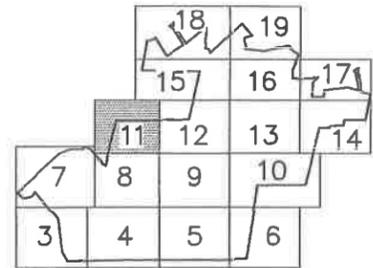
**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|   |  |   |
|---|--|---|
| OWNER OF MAP 186; LOT 24:<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARRAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7:<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|--|---|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JOM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JOM |
|           |          |                                 |     |
|           |          |                                 |     |

DATE: JANUARY 7, 2015  
PROJECT NO: 11-0202-1  
SCALE: 1" = 50'  
SHEET 10 OF 102

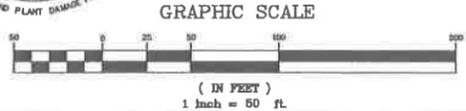


**KEY PLAN**  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- ⊙ DRILL HOLE
- ⊕ UTILITY POLE
- ⊙ SIGN
- ⊙ EXISTING WELL
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- ⊙ CATCH BASIN
- ⊙ STONE BOUND TO BE SET
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**RESIDENTIAL SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|  |   |  |
|--|---|--|
| <b>OWNER OF MAP 186; LOT 24,<br/>MAP 194; LOTS 9 &amp; 10 &amp;<br/>MAP 195; LOT 1/APPLICANT:</b><br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186;<br/>LOT 20-4</b><br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7;</b><br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|--|---|--|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerces Park North, Suite 2B, Bedford, NH 03110 Phone (603) 627-2881

| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JJM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JJM |
|           |          |                                 |     |
|           |          |                                 |     |

DATE: JANUARY 7, 2015      SCALE: 1" = 50'  
PROJECT NO: 11-0202-1      SHEET 11 OF 102

MAP 194; LOT 6  
GEORGE H. WHITE  
2 CEDAR STREET  
WILMINGTON, MA 01887  
BK. 1430, PG. 114

MAP 194; LOT 7  
RICHARD G. & MARY BOYLE  
30 PLEASANT STREET  
LOWELL, MA 01852  
BK. 2187, PG. 304

EXISTING MAP 194; LOT 9

PROPOSED OPEN SPACE  
MAP 194; LOT 10-11  
975,101 SF  
21.972 ACRES

PROPOSED MAP  
194; LOT 10-9  
170,051 SF  
3.904 ACRES

PURSUANT TO THE SUBDIVISION 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**  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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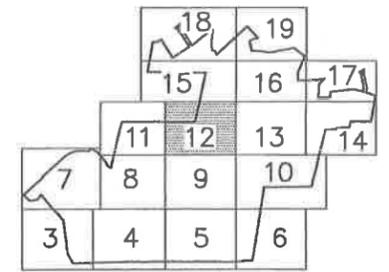


THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
NAME: LUKE PURLEY      CERTIFIED WETLAND SCIENTIST # 232      DATE: 2/3/15

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).

DATE: 6/19/15

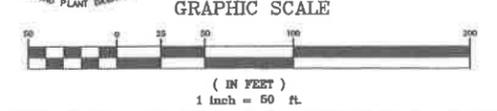


**KEY PLAN**  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- TREE LINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- BUILDING SETBACK
- EXISTING EASEMENT
- ZONE X FLOOD HAZARD AREA
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED



**RESIDENTIAL SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
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BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

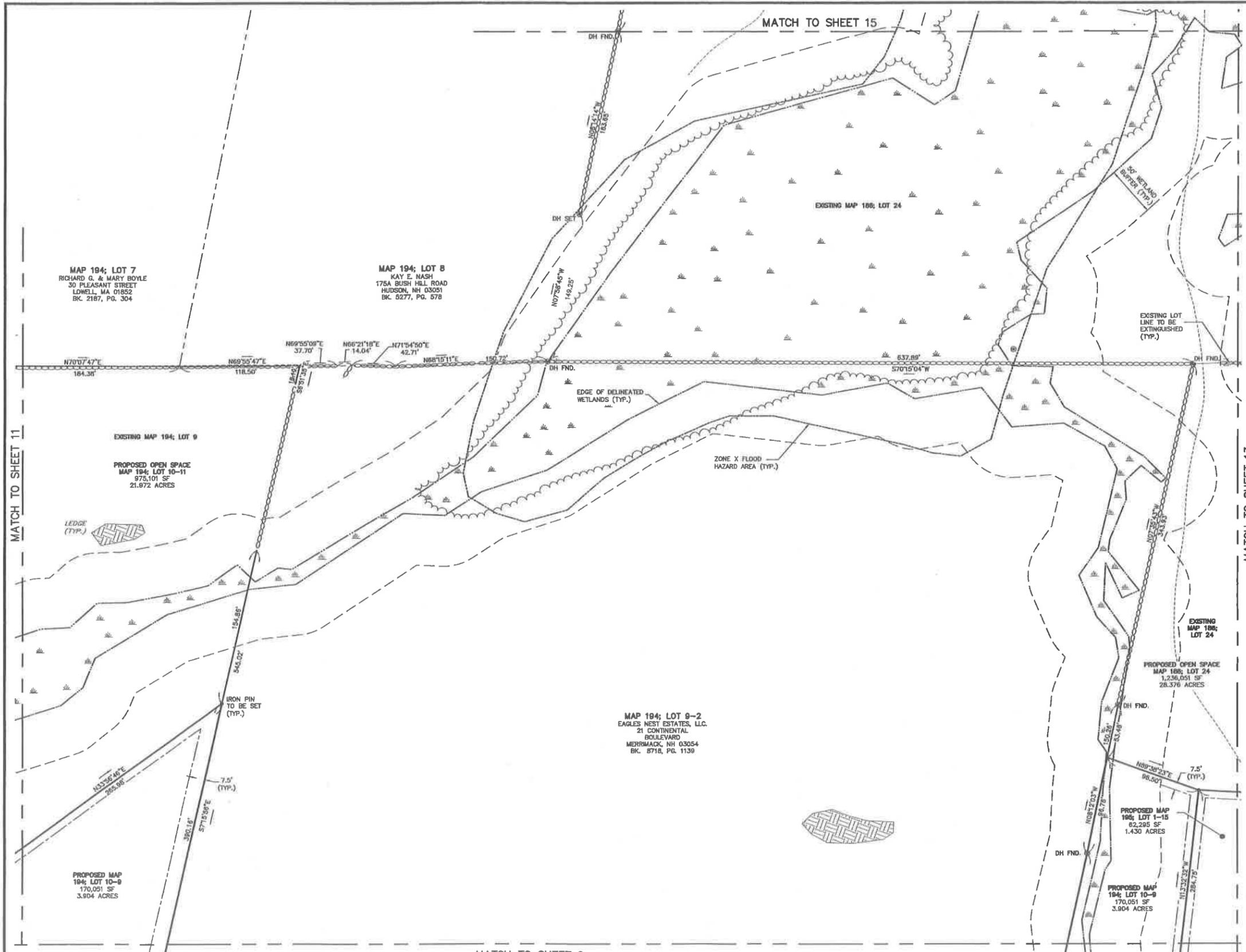
|   |  |  |
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| <b>OWNER OF MAP 186; LOT 24:</b><br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC.<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186; LOT 20-4:</b><br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7:</b><br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTÉ,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|--|--|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

**REVISIONS**

| No. | DATE     | DESCRIPTION                     | BY  |
|-----|----------|---------------------------------|-----|
| 1   | 04/29/15 | REVISED PER TOWN & DCS COMMENTS | JHM |
| 2   | 06/18/15 | REVISED PER TOWN COMMENTS       | JHM |

DATE: JANUARY 7, 2015  
PROJECT NO: 11-0202-1  
SCALE: 1" = 50'  
SHEET 12 OF 102



PURSUANT TO THE SUBDIVISION 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**  
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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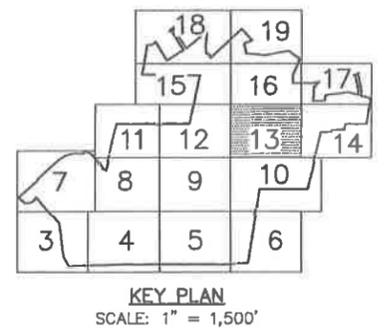
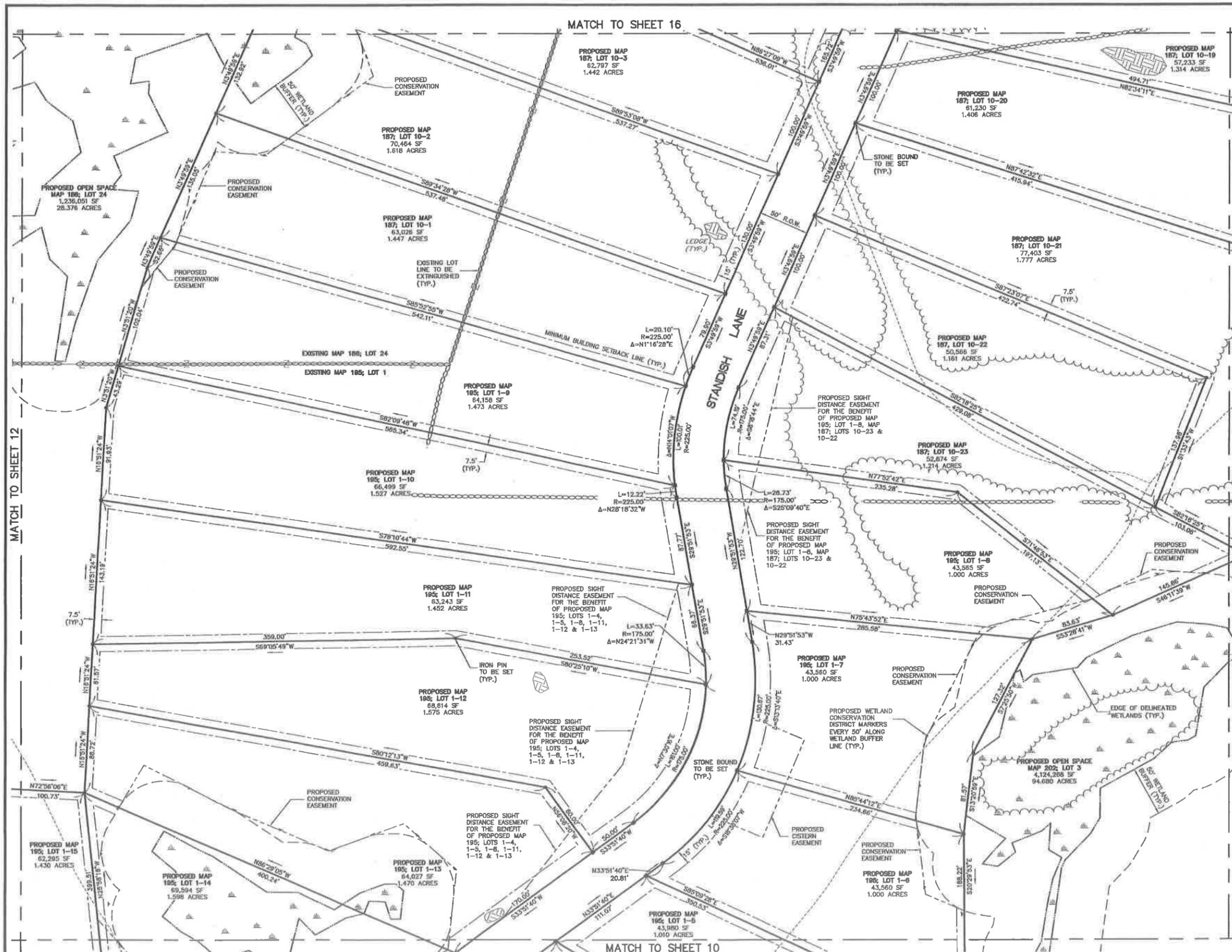


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WETLAND DELINEATION PREPARED BY:  
*[Signature]*  
NAME \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE 6/17/15

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).

DATE 6/17/15



SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- ⊙ DRILL HOLE
- ⊕ UTILITY POLE
- ⊗ SIGN
- ⊙ EXISTING WELL
- ⊙ DRAINAGE MANHOLE
- ⊙ CATCH BASIN
- ⊙ STONE BOUND TO BE SET
- ⊙ IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OHU OVERHEAD UTILITIES
- TREE LINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED



RESIDENTIAL SUBDIVISION PLAN

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|   |   |   |
|---|---|---|
| OWNER OF MAP 186; LOT 24<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC.<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7:<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENISE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|---|---|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

PURSUANT TO THE SUBDIVISION 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  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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MATCH TO SHEET 10



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
NAME: \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE: 2/15/15

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAH 503).

DATE: 6/29/15

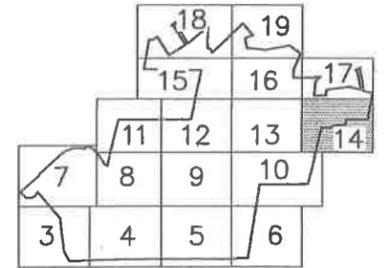


REVISIONS

| No. | DATE     | DESCRIPTION                     | BY  |
|-----|----------|---------------------------------|-----|
| 1   | 04/28/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2   | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |

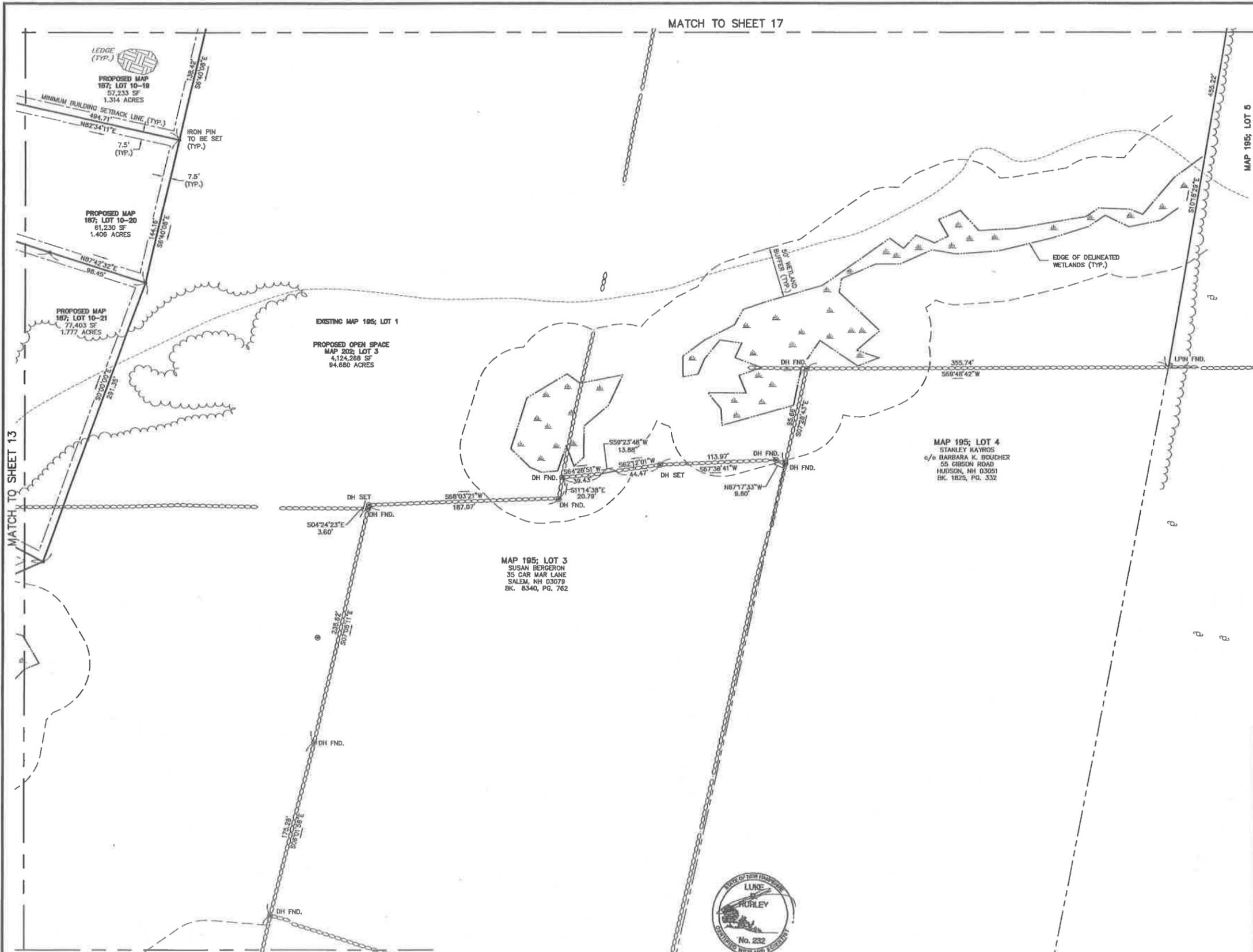
DATE: JANUARY 7, 2015  
PROJECT NO: 11-0202-1  
SCALE: 1" = 50'  
SHEET 13 OF 102

MATCH TO SHEET 17



KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE



MAP 186; LOT 5  
PUBLIC SERVICE COMPANY OF NH  
ELECTRICAL SUPERINTENDENT  
PO BOX 30  
MANCHESTER, NH 03105

MAP 195; LOT 4  
STANLEY KAYROS  
c/o BARBARA K. BOUCHER  
55 GIBSON ROAD  
HUDSON, NH 03051  
BK. 1825, PG. 332

MAP 195; LOT 3  
SUSAN BERGERON  
35 GAR MAR LANE  
SALEM, NH 03079  
BK. 8340, PG. 762

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
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- BARBED WIRE FENCE
- GUARDRAIL
- OHU OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED



RESIDENTIAL SUBDIVISION PLAN

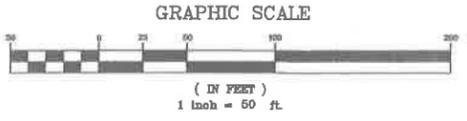
**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|  |   |   |
|--|---|---|
| OWNER OF MAP 186; LOT 24,<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC,<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7;<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
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APPROVED BY THE HUDSON, NH PLANNING BOARD  
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WETLAND DELINEATION PREPARED BY:  
NAME: LUKE PURLEY  
CERTIFIED WETLAND SCIENTIST # 232  
DATE: 2/3/15

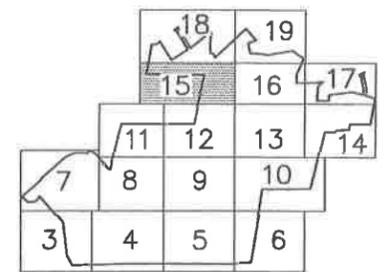
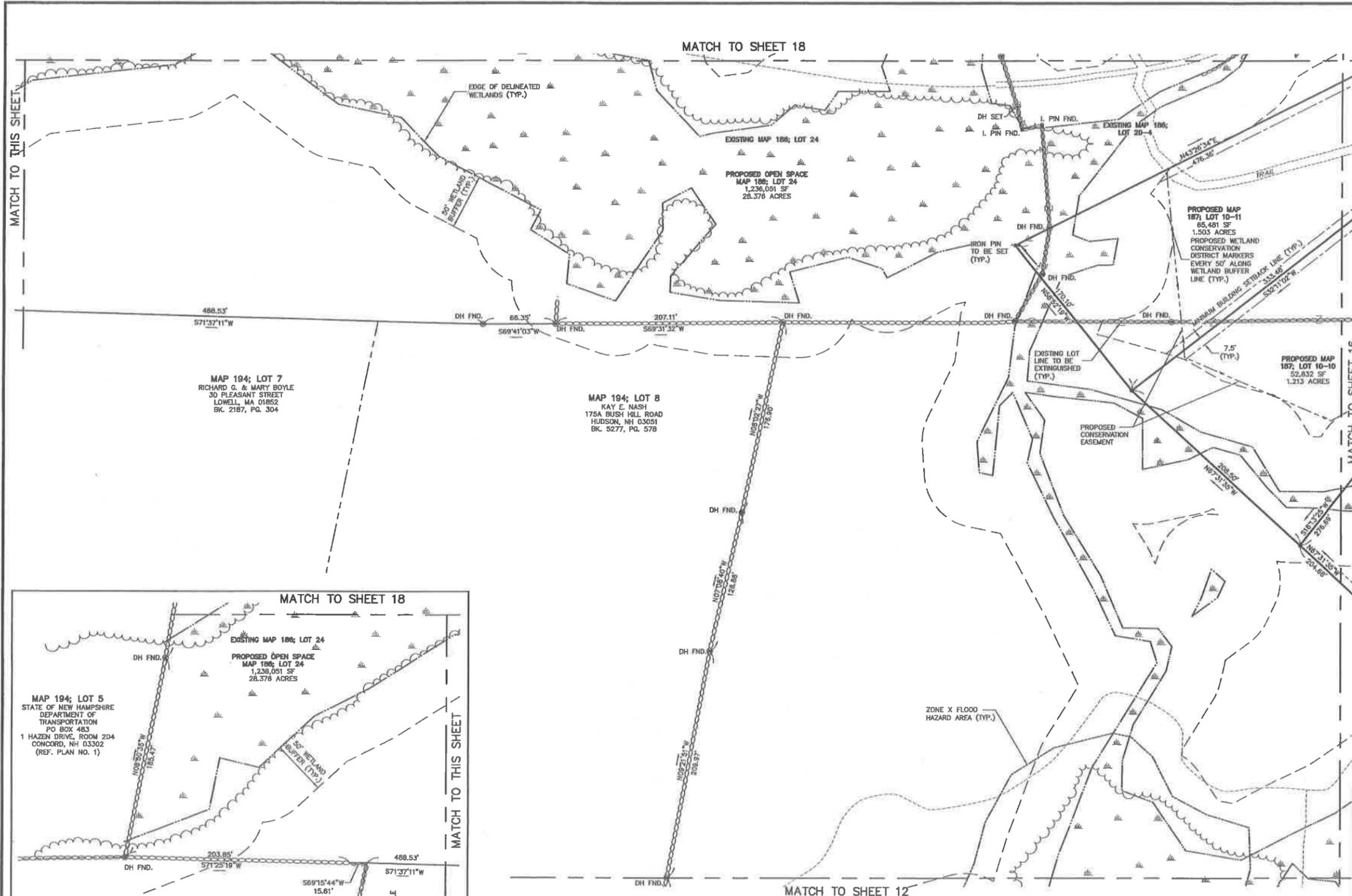
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DATE: 6/29/15



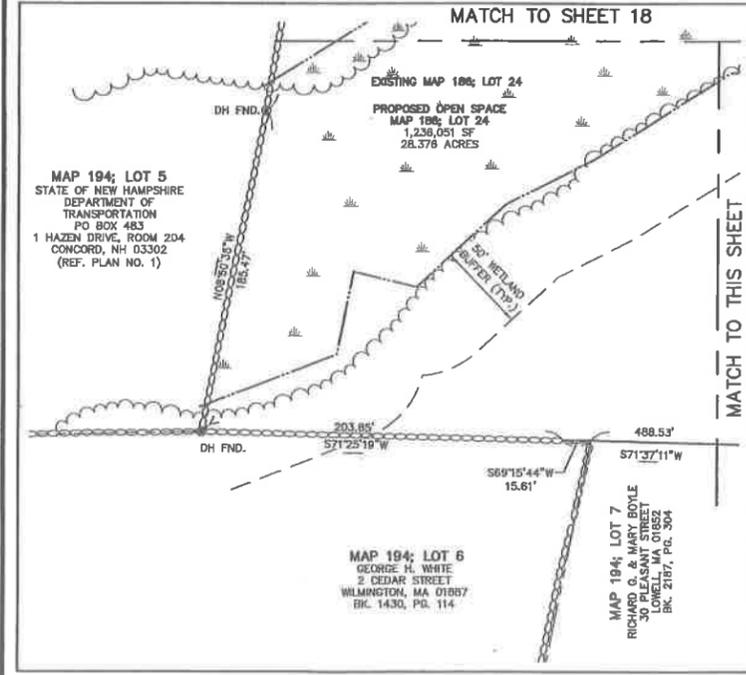
| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015  
PROJECT NO: 11-0202-1  
SCALE: 1" = 50'  
SHEET 14 OF 102



KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE



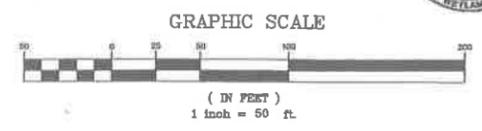
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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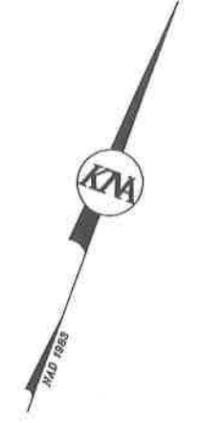
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WETLAND DELINEATION PREPARED BY:

NAME \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE 2/1/15

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DATE 2/1/15



LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- TREE LINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- BUILDING SETBACK
- EXISTING EASEMENT
- ZONE X FLOOD HAZARD AREA
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED



RESIDENTIAL SUBDIVISION PLAN

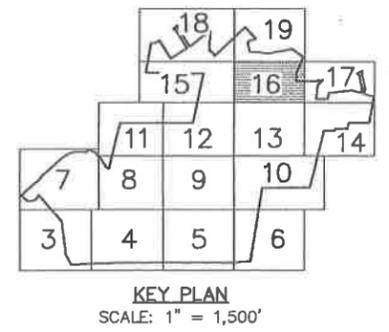
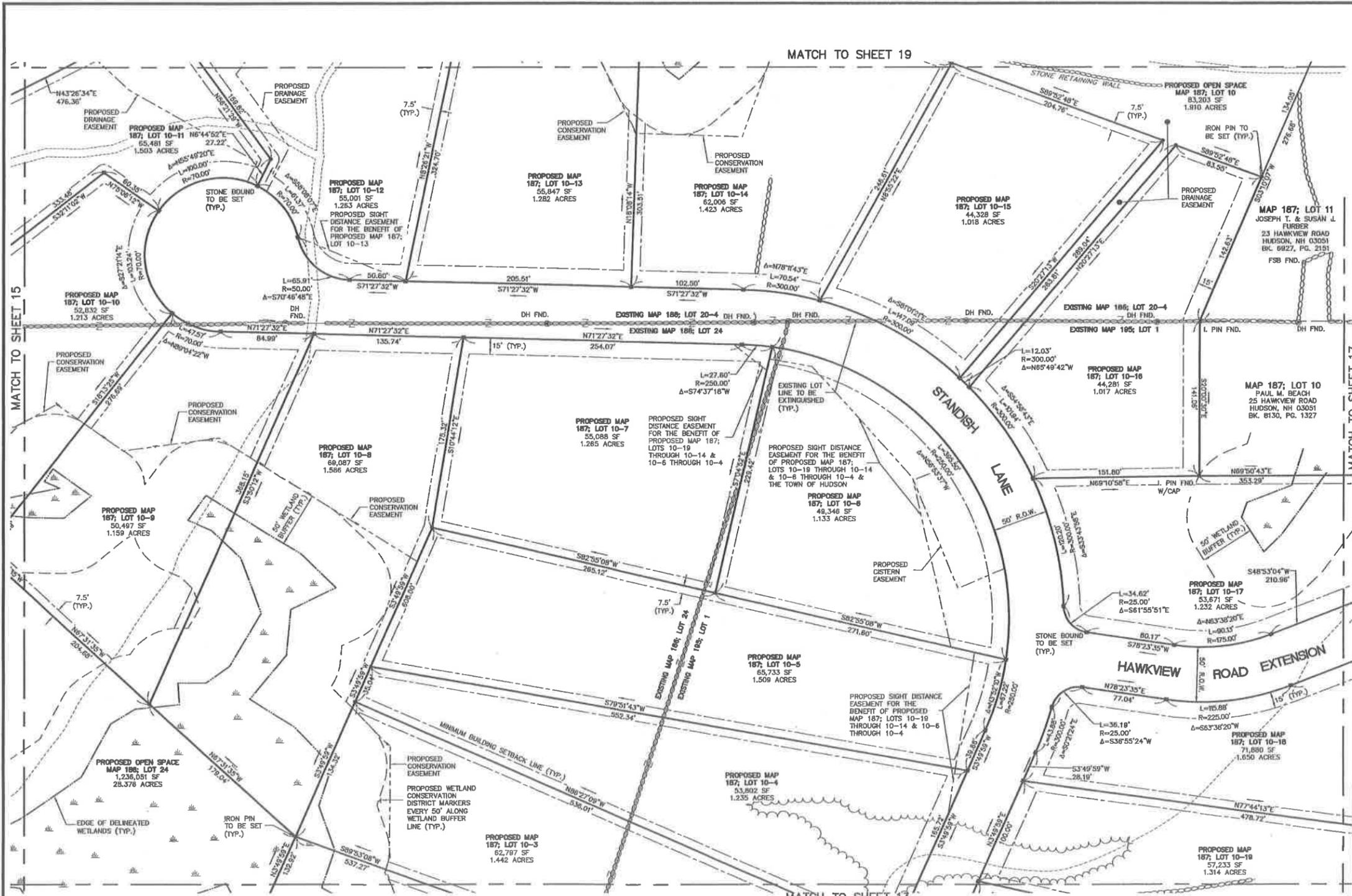
**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|  |   |   |
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| OWNER OF MAP 186; LOT 24:<br>MAP 184; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC,<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7:<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
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| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/29/15 | REVISED PER TOWN & DES COMMENTS | JOM |
| 2         | 06/16/15 | REVISED PER TOWN COMMENTS       | JOM |
|           |          |                                 |     |
|           |          |                                 |     |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 15 OF 102



SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE



- LEGEND**
- STONE BOUND FOUND
  - IRON PIN FOUND
  - DRILL HOLE
  - UTILITY POLE
  - SIGN
  - EXISTING WELL
  - DRAINAGE MANHOLE
  - CATCH BASIN
  - STONE BOUND TO BE SET
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**RESIDENTIAL SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

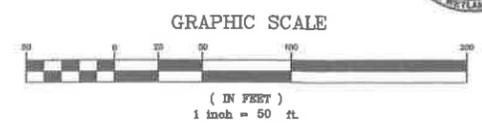
|  |  |  |
|--|--|--|
| <b>OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9 &amp; 10 &amp; MAP 195; LOT 1/APPLICANT:</b><br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186; LOT 20-4:</b><br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7:</b><br>GREEN MOUNTAIN PARTNERS REALTY TRUST<br>MARIO & DENYSE PLANTE, TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
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**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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WETLAND DELINEATION PREPARED BY:  
NAME \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE 2/15/15

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6/12/15  
DATE



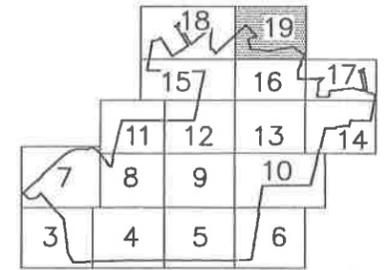
**REVISIONS**

| No. | DATE     | DESCRIPTION                     | BY  |
|-----|----------|---------------------------------|-----|
| 1   | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2   | 06/16/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 16 OF 102





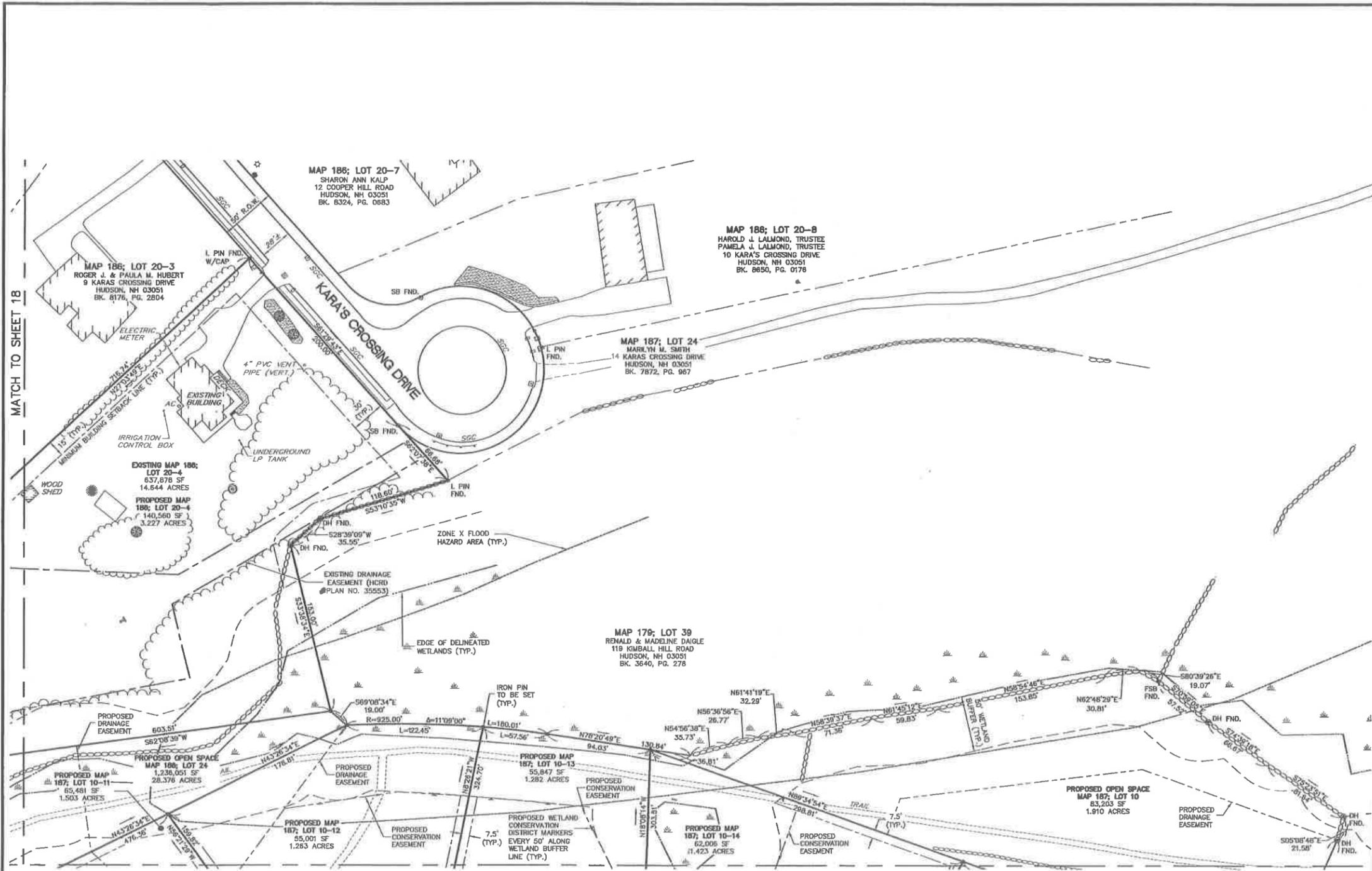


KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
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- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- ZONE X FLOOD HAZARD AREA
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED



MATCH TO SHEET 16

**RESIDENTIAL SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

|  |   |  |
|--|---|--|
| <b>OWNER OF MAP 186; LOT 24:</b><br>MAP 186; LOTS 20-4 & 24<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC,<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186; LOT 20-4:</b><br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARA'S CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7:</b><br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENISE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
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 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-8881

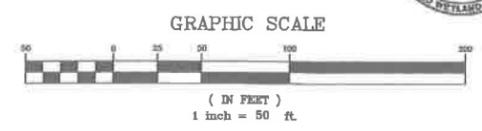
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 DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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NAME \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE 2/1/15

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DATE 2/1/15

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|           |          |                                 |     |
|           |          |                                 |     |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
 PROJECT NO: 11-0202-1 SHEET 19 OF 102

**OPEN SPACE / CONSERVATION SUBDIVISION NOTES:**

(PER ENV-WQ 1005.05)  
 PROPOSED USE: 66 LOT RESIDENTIAL OPEN SPACE SUBDIVISION AND 1-CONVENTIONAL LOT. THE EXISTING CONVENTIONAL LOT CONTAINS A FOUR BEDROOM SINGLE FAMILY HOME. EACH OPEN SPACE LOT IS ASSUMED TO CONTAIN A FOUR BEDROOM STRUCTURE WITH A SEWAGE DESIGN FLOW = 600 GPD.

THE SITE CONSISTS OF SEVERAL DIFFERENT SOIL TYPES; NHDES GROUP 2 THROUGH 5 SOILS ARE PRESENT. GROUP 5 SOILS OCCUR WITHIN THE JURISDICTIONAL WETLANDS PRESENT ON THE SUBJECT PARCEL AND WILL NOT BE INCLUDED IN THE USEABLE LAND AREA PORTION OF THE SUBDIVISION. FOR THE PURPOSES OF ESTABLISHING THE REQUIRED LAND AREA FOR THE PROPOSED COMBINED SEWAGE DESIGN FLOW, THE MOST CONSERVATIVE SEWAGE LOADING FACTOR OF THE REMAINING SOIL GROUPS (87-CHATFIELD, VERY STONY) WILL BE USED (SEWAGE LOADING FACTOR = 2.4)

LOT SIZE = (0 gpd/2,000 gpd/acre) x SEWAGE LOADING FACTOR;  
 0-87 x 800 gpd = 40,200 gpd  
 LOT SIZE = 40,200 gpd/2,000 (gpd/acre) x 2.4; LOT SIZE = 48.24 AC. REQUIRED  
 LOT SIZE FOR THE PROPOSED SEWAGE FLOW = 48.24 ACRES

TOTAL PARCEL AREA = 11,327,858 SF, OR 260.052 ACRES

AREAS NOT TO BE INCLUDED IN THE USEABLE LOT AREA FOR SEWAGE LOADING;

AREAS OF EXPOSED LEDGE = 39,438 S.F.;  
 AREAS WITH SLOPES IN EXCESS OF 35% = 244,976 S.F.;  
 AREA OF JURISDICTIONAL WETLANDS (POORLY DRAINED SOILS) = 1,874,093 S.F.;  
 AREAS WITHIN PROTECTIVE WELL RADIUS = 1,183,088.

TOTAL AREA TO DEDUCT FOR SEWAGE LOADING = 3,342,495 S.F. OR 76.733 ACRES

AREA AVAILABLE FOR SEWAGE LOADING = 260.052 ACRES - 76.733 AC = 183.319 ACRES

CONCLUSION  
 LAND AREA AVAILABLE FOR SEWAGE LOADING (183.319 AC) IS GREATER THAN LOT SIZE REQUIRED FOR SEWAGE LOADING (48.24 ACRES), THEREFORE LOT DENSITY IS ADEQUATE FOR AVAILABLE PARCEL SIZE.

**NPDES NOTE**

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

**SCS SOILS LEGEND**

|            |   |
|------------|---|
| <b>CaC</b> | CANTON FINE SANDY LOAM, 8 TO 15% SLOPES                 |
| <b>CmC</b> | CANTON STONY FINE SANDY LOAM, 8 TO 15% SLOPES           |
| <b>CmD</b> | CANTON STONY FINE SANDY LOAM, 15 TO 25% SLOPES          |
| <b>CmE</b> | CANTON STONY FINE SANDY LOAM, 25 TO 35% SLOPES          |
| <b>CpB</b> | CHATFIELD-HOLLIS-CANTON COMPLEX, 3 TO 8% SLOPES         |
| <b>CpC</b> | CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES        |
| <b>CpD</b> | CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 25% SLOPES       |
| <b>CgC</b> | CHATFIELD-HOLLIS COMPLEX, 8 TO 15% SLOPES               |
| <b>CtD</b> | CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35% SLOPES |
| <b>LvA</b> | LEICESTER-WALPOLE COMPLEX STONY, 0 TO 3% SLOPES         |
| <b>LvB</b> | LEICESTER-WALPOLE COMPLEX STONY, 3 TO 8% SLOPES         |

**SITE SPECIFIC SOIL MAP UNIT KEY**

| SYMBOL | MAP UNIT                 | SLOPE CLASS | DRAINAGE CLASS       |
|--------|--------------------------|-------------|----------------------|
| 42B    | CANTON                   | 0-8%        | WELL                 |
| 42C    | CANTON                   | 8-15%       | WELL                 |
| 42D    | CANTON                   | 15-25%      | WELL                 |
| 42E    | CANTON                   | 25%+        | WELL                 |
| 87B    | CHATFIELD VERY STONY     | 0-8%        | SOMEWHAT EXCESSIVELY |
| 87C    | CHATFIELD VERY STONY     | 8-15%       | SOMEWHAT EXCESSIVELY |
| 87D    | CHATFIELD VERY STONY     | 15-25%      | SOMEWHAT EXCESSIVELY |
| 87E    | CHATFIELD VERY STONY     | 25%+        | SOMEWHAT EXCESSIVELY |
| 444B   | NEWFIELDS                | 0-8%        | MODERATELY WELL      |
| 444C   | NEWFIELDS                | 8-15%       | MODERATELY WELL      |
| 444D   | NEWFIELDS                | 15-25%      | MODERATELY WELL      |
| 921B   | NEWFIELDS VARIANT        | 0-8%        | SOMEWHAT POORLY      |
| 921C   | NEWFIELDS VARIANT        | 8-15%       | SOMEWHAT POORLY      |
| 921D   | NEWFIELDS VARIANT        | 15-25%      | SOMEWHAT POORLY      |
| 546B/P | WALPOLE (POORLY DRAINED) | 0-8%        | POORLY               |

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.



THIS DETAILED SITE-SPECIFIC SOIL MAP WAS PERFORMED ON NOVEMBER 3, 2013 BY GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE AND CONFORMS TO THE STANDARDS OF SSSNIE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT."

NAME: *James P. Gove* CERTIFIED SOIL SCIENTIST # DATE: *11/15/13*

PURSUANT TO THE SUBDIVISION 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  
 DATE OF MEETING: \_\_\_\_\_

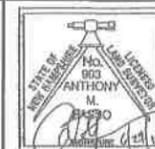
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL



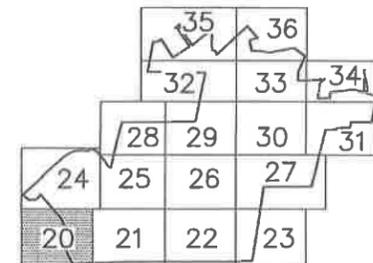
THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
 NAME: *Luke Turley* CERTIFIED WETLAND SCIENTIST # DATE: *11/15/13*

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 201 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).



DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
 PROJECT NO: 11-0202-1 SHEET 20 OF 102



KEY PLAN  
 SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

**LEGEND**

- TP # TEST PIT
- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED WELL
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- SITE SPECIFIC SOIL LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- BEAVER DAM

**GRAPHIC SCALE**

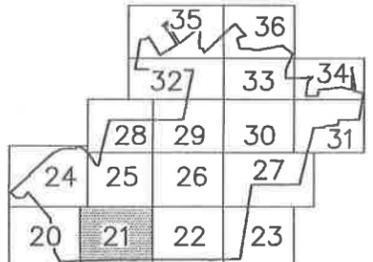
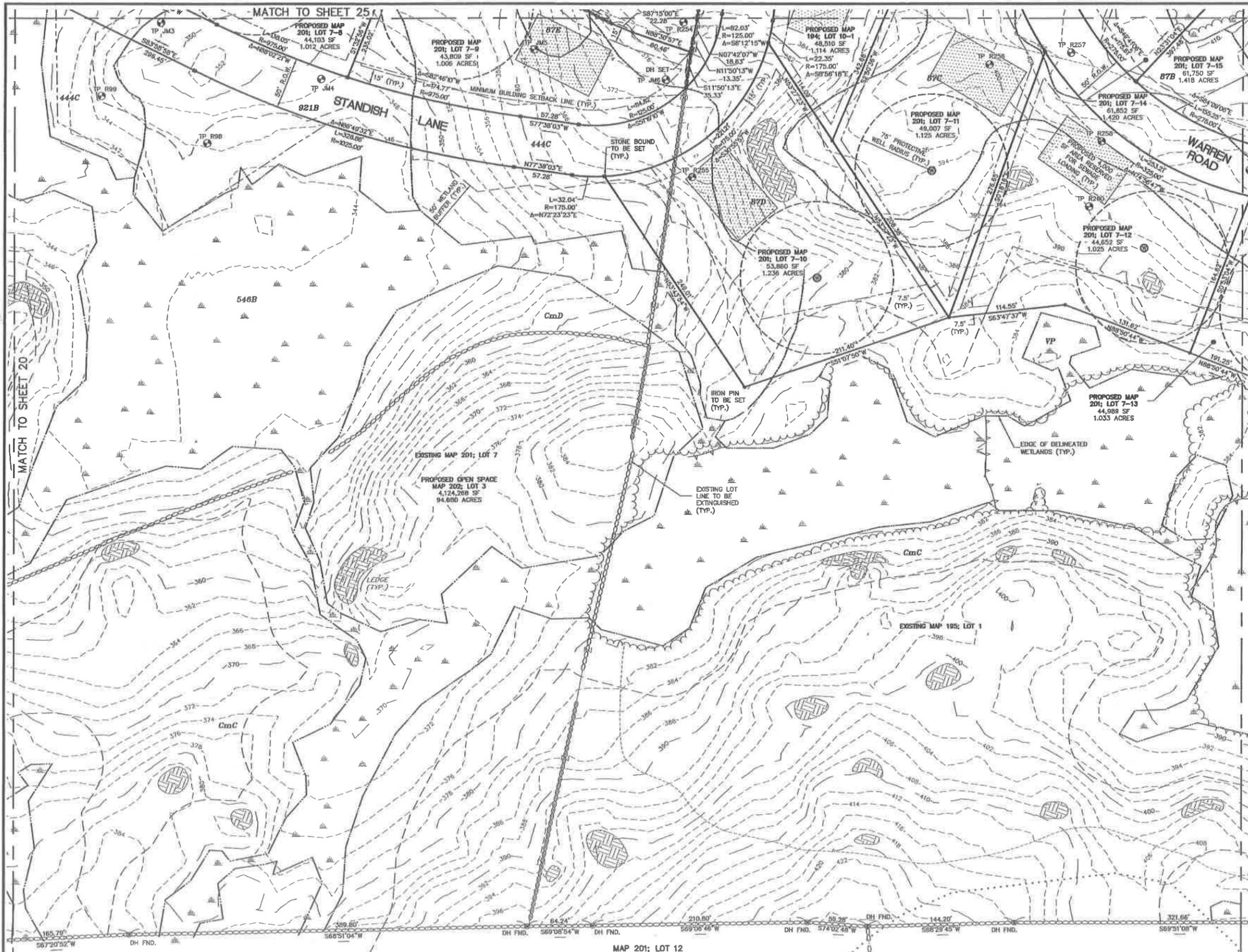


**TOPOGRAPHIC SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10, MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

|   |  |  |
|---|--|--|
| <b>OWNER OF MAP 186: LOT 24:</b><br>MAP 194; LOTS 9 & 10 & MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186:</b><br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201: LOT 7:</b><br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|--|--|

**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



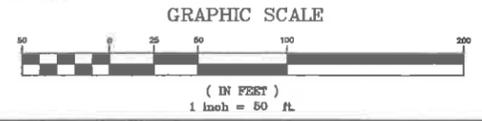
KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES

LEGEND

- TP # TEST PIT
- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED WELL
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- SITE SPECIFIC SOIL LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- BEAVER DAM



TOPOGRAPHIC SUBDIVISION PLAN

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

|  |   |   |
|--|---|---|
| OWNER OF MAP 186; LOT 24<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7;<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|--|---|---|

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 10 Commerce Park North, Suite 88, Bedford, NH 03110 Phone (603) 627-2861

PURSUANT TO THE SUBDIVISION 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  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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THIS DETAILED SITE-SPECIFIC SOIL MAP WAS PERFORMED ON NOVEMBER 8, 2015 BY GONE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE AND CONFORMS TO THE STANDARDS OF SSSNIE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT."

NAME: *[Signature]* CERTIFIED SOIL SCIENTIST # \_\_\_\_\_ DATE: *11/15*



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
 NAME: *[Signature]* CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE: *11/15*

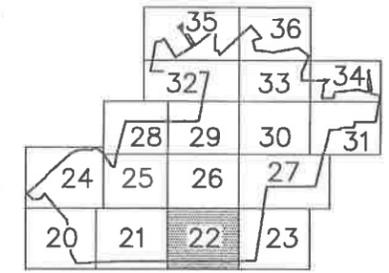
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DATE: *11/15*



| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JOM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JOM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
 PROJECT NO: 11-0202-1 SHEET 21 OF 102

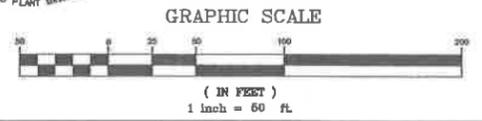


SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES

**LEGEND**

|      |                       |   |
|------|-----------------------|---|
| TP # | TEST PIT              | ABUTTER LINE                              |
| ●    | STONE BOUND FOUND     | EXISTING PROPERTY LINE                    |
| ○    | IRON PIN FOUND        | STREAM                                    |
| ○    | DRILL HOLE            | WETLAND                                   |
| ○    | UTILITY POLE          | STOCKADE FENCE                            |
| ○    | EXISTING WELL         | BARBED WIRE FENCE                         |
| ○    | DRAINAGE MANHOLE      | GUARDRAIL                                 |
| ○    | CATCH BASIN           | OVERHEAD UTILITIES                        |
| ○    | STONE BOUND TO BE SET | DRAINAGE LINE                             |
| ○    | IRON PIN TO BE SET    | TREELINE                                  |
| ○    | PROPOSED WELL         | RETAINING WALL                            |
|      |                       | EDGE OF PAVEMENT                          |
|      |                       | EDGE OF GRAVEL                            |
|      |                       | 10' CONTOUR                               |
|      |                       | 2' CONTOUR                                |
|      |                       | STONEWALL                                 |
|      |                       | SCS SOIL LINE                             |
|      |                       | SITE SPECIFIC SOIL LINE                   |
|      |                       | BUILDING SETBACK                          |
|      |                       | EXISTING EASEMENT                         |
|      |                       | PROPOSED PROPERTY LINE                    |
|      |                       | PROPOSED EASEMENT                         |
|      |                       | EXISTING PROPERTY LINE TO BE EXTINGUISHED |
|      |                       | BEAVER DAM                                |



MATCH TO SHEET 23

MATCH TO SHEET 21

**TOPOGRAPHIC SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

|   |  |   |
|---|--|---|
| <b>OWNER OF MAP 186; LOT 24:</b><br>MAP 184; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>KELLY A. TRUDEL<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186:</b><br>LOT 20-4<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7:</b><br>EAGLES NEST ESTATES, LLC<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|--|---|

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 18 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 627-2881

PURSUANT TO THE SUBDIVISION 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**  
 DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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NAME: *[Signature]* DATE: \_\_\_\_\_  
 CERTIFIED SOIL SCIENTIST # \_\_\_\_\_

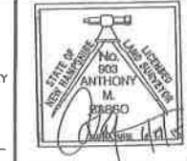


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WETLAND DELINEATION PREPARED BY:  
 NAME: *[Signature]* DATE: 2/3/15  
 CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).

DATE: 1/19/15

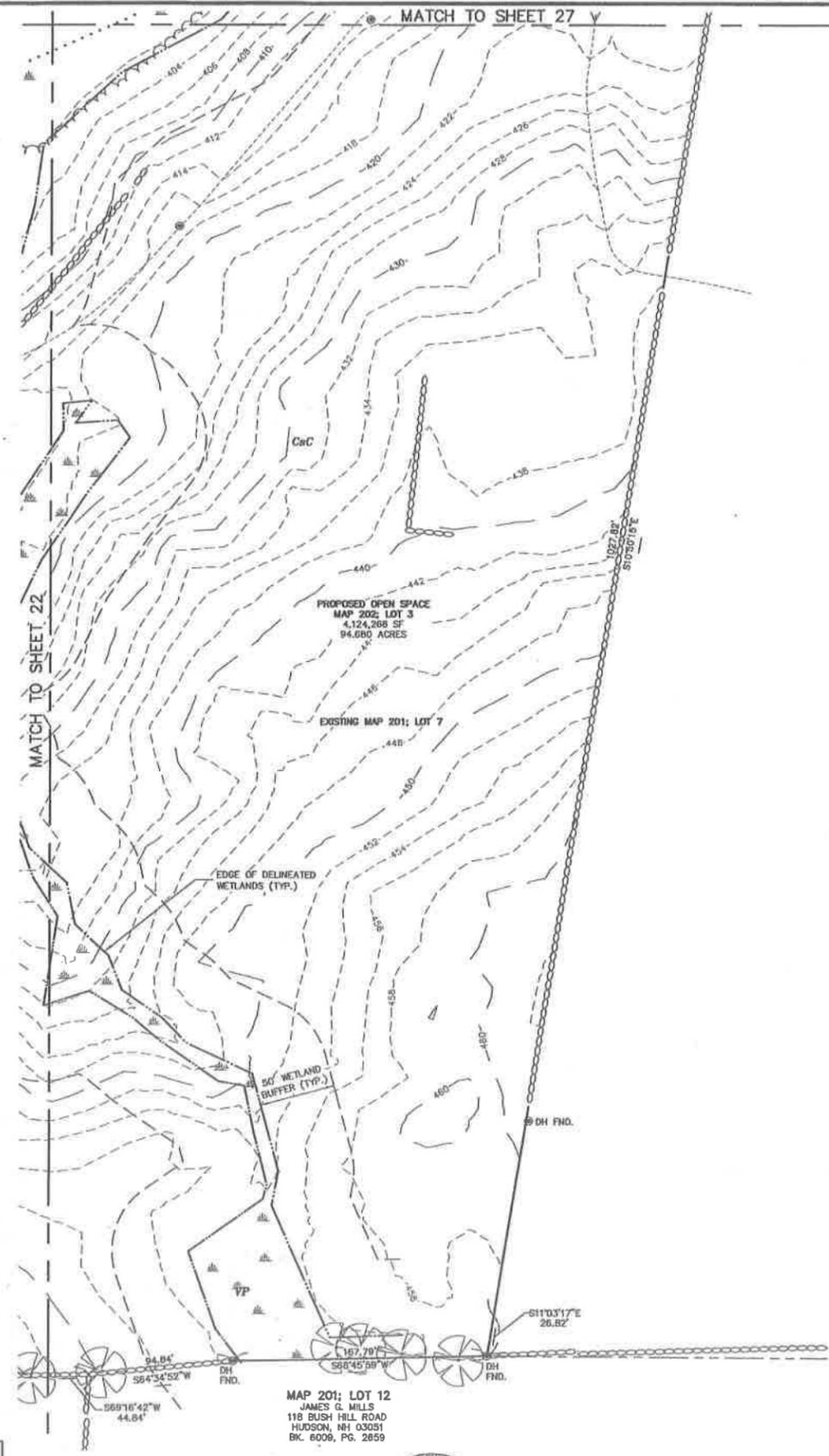


**REVISIONS**

| No. | DATE     | DESCRIPTION                     | BY  |
|-----|----------|---------------------------------|-----|
| 1   | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2   | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |

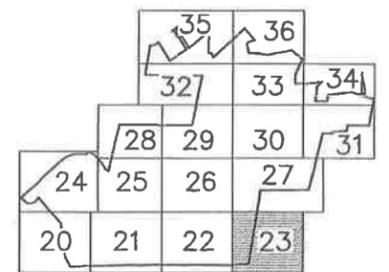
DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
 PROJECT No: 11-0202-1 SHEET 22 OF 102

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SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES



KEY PLAN  
SCALE: 1" = 1,500'

MAP 195; LOT 2  
THOMAS E. & KATHERINE V. SMITH  
3 GIBSON ROAD  
HUDSON, NH 03051  
BK. 3690, PG. 85

LEGEND

- TP # TEST PIT
- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED WELL
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- GUARDRAIL
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- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- SITE SPECIFIC SOIL LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- BEAVER DAM



**NPDES NOTE**  
THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND, THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



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NAME: James P. Gove CERTIFIED SOIL SCIENTIST # 488 DATE: 11/15

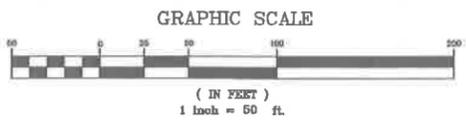
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

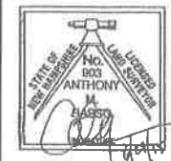
MAP 201; LOT 12  
JAMES G. WILLS  
118 BUSH HILL ROAD  
HUDSON, NH 03051  
BK. 6006, PG. 2859



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)  
WETLAND DELINEATION PREPARED BY:  
NAME: Luke Hurley CERTIFIED WETLAND SCIENTIST # 282 DATE: 11/15



THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).  
DATE: 11/15



| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/30/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 23 OF 102

**TOPOGRAPHIC SUBDIVISION PLAN**  
**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|   |  |  |
|---|--|--|
| <b>OWNER OF MAP 186; LOT 24</b><br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186;</b><br>LOT 20-A<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7:</b><br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|--|--|

**KM KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 5B, Bedford, NH 08110 Phone (603) 627-2881

**STATE OF NEW HAMPSHIRE**  
**NO. 903 ANTHONY M. BASSO**  
 L.S. 1003  
 DATE: 1/15/15

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAH 503).



THIS DETAILED SITE-SPECIFIC SOIL MAP WAS PERFORMED ON NOVEMBER 9, 2013 BY GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE AND CONFORMS TO THE STANDARDS OF SSSNIE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT."  
 NAME: [Signature] CERTIFIED SOIL SCIENTIST # [Blank] DATE: 1/15/15

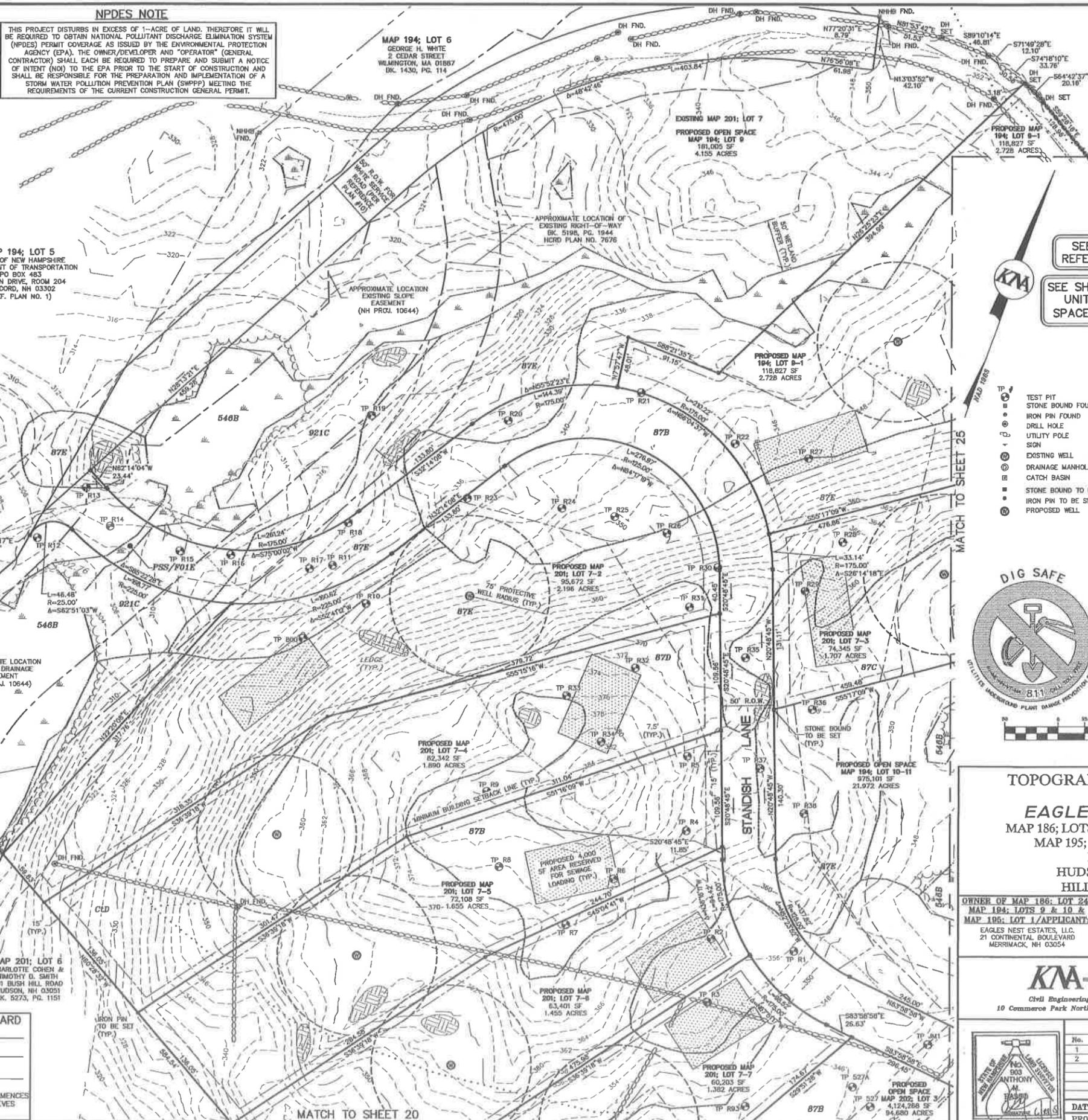
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 WETLAND DELINEATION PREPARED BY:  
 NAME: [Signature] CERTIFIED WETLAND SCIENTIST # [Blank] DATE: 1/15/15

**NPDES NOTE**  
 THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

**MAP 194; LOT 5**  
 STATE OF NEW HAMPSHIRE  
 DEPARTMENT OF TRANSPORTATION  
 PO BOX 483  
 1 HAZEN DRIVE, ROOM 204  
 CONCORD, NH 03302  
 (REF. PLAN NO. 1)



**WETLAND DELINEATION**  
 546B, 87C, 87B, 87A, 87D, 87E, 87F, 87G, 87H, 87I, 87J, 87K, 87L, 87M, 87N, 87O, 87P, 87Q, 87R, 87S, 87T, 87U, 87V, 87W, 87X, 87Y, 87Z, 87AA, 87AB, 87AC, 87AD, 87AE, 87AF, 87AG, 87AH, 87AI, 87AJ, 87AK, 87AL, 87AM, 87AN, 87AO, 87AP, 87AQ, 87AR, 87AS, 87AT, 87AU, 87AV, 87AW, 87AX, 87AY, 87AZ, 87BA, 87BB, 87BC, 87BD, 87BE, 87BF, 87BG, 87BH, 87BI, 87BJ, 87BK, 87BL, 87BM, 87BN, 87BO, 87BP, 87BQ, 87BR, 87BS, 87BT, 87BU, 87BV, 87BW, 87BX, 87BY, 87BZ, 87CA, 87CB, 87CC, 87CD, 87CE, 87CF, 87CG, 87CH, 87CI, 87CJ, 87CK, 87CL, 87CM, 87CN, 87CO, 87CP, 87CQ, 87CR, 87CS, 87CT, 87CU, 87CV, 87CW, 87CX, 87CY, 87CZ, 87DA, 87DB, 87DC, 87DD, 87DE, 87DF, 87DG, 87DH, 87DI, 87DJ, 87DK, 87DL, 87DM, 87DN, 87DO, 87DP, 87DQ, 87DR, 87DS, 87DT, 87DU, 87DV, 87DW, 87DX, 87DY, 87DZ, 87EA, 87EB, 87EC, 87ED, 87EE, 87EF, 87EG, 87EH, 87EI, 87EJ, 87EK, 87EL, 87EM, 87EN, 87EO, 87EP, 87EQ, 87ER, 87ES, 87ET, 87EU, 87EV, 87EW, 87EX, 87EY, 87EZ, 87FA, 87FB, 87FC, 87FD, 87FE, 87FF, 87FG, 87FH, 87FI, 87FJ, 87FK, 87FL, 87FM, 87FN, 87FO, 87FP, 87FQ, 87FR, 87FS, 87FT, 87FU, 87FV, 87FW, 87FX, 87FY, 87FZ, 87GA, 87GB, 87GC, 87GD, 87GE, 87GF, 87GG, 87GH, 87GI, 87GJ, 87GK, 87GL, 87GM, 87GN, 87GO, 87GP, 87GQ, 87GR, 87GS, 87GT, 87GU, 87GV, 87GW, 87GX, 87GY, 87GZ, 87HA, 87HB, 87HC, 87HD, 87HE, 87HF, 87HG, 87HH, 87HI, 87HJ, 87HK, 87HL, 87HM, 87HN, 87HO, 87HP, 87HQ, 87HR, 87HS, 87HT, 87HU, 87HV, 87HW, 87HX, 87HY, 87HZ, 87IA, 87IB, 87IC, 87ID, 87IE, 87IF, 87IG, 87IH, 87II, 87IJ, 87IK, 87IL, 87IM, 87IN, 87IO, 87IP, 87IQ, 87IR, 87IS, 87IT, 87IU, 87IV, 87IW, 87IX, 87IY, 87IZ, 87JA, 87JB, 87JC, 87JD, 87JE, 87JF, 87JG, 87JH, 87JI, 87JJ, 87JK, 87JL, 87JM, 87JN, 87JO, 87JP, 87JQ, 87JR, 87JS, 87JT, 87JU, 87JV, 87JW, 87JX, 87JY, 87JZ, 87KA, 87KB, 87KC, 87KD, 87KE, 87KF, 87KG, 87KH, 87KI, 87KJ, 87KK, 87KL, 87KM, 87KN, 87KO, 87KP, 87KQ, 87KR, 87KS, 87KT, 87KU, 87KV, 87KW, 87KX, 87KY, 87KZ, 87LA, 87LB, 87LC, 87LD, 87LE, 87LF, 87LG, 87LH, 87LI, 87LJ, 87LK, 87LL, 87LM, 87LN, 87LO, 87LP, 87LQ, 87LR, 87LS, 87LT, 87LU, 87LV, 87LW, 87LX, 87LY, 87LZ, 87MA, 87MB, 87MC, 87MD, 87ME, 87MF, 87MG, 87MH, 87MI, 87MJ, 87MK, 87ML, 87MM, 87MN, 87MO, 87MP, 87MQ, 87MR, 87MS, 87MT, 87MU, 87MV, 87MW, 87MX, 87MY, 87MZ, 87NA, 87NB, 87NC, 87ND, 87NE, 87NF, 87NG, 87NH, 87NI, 87NJ, 87NK, 87NL, 87NM, 87NN, 87NO, 87NP, 87NQ, 87NR, 87NS, 87NT, 87NU, 87NV, 87NW, 87NX, 87NY, 87NZ, 87OA, 87OB, 87OC, 87OD, 87OE, 87OF, 87OG, 87OH, 87OI, 87OJ, 87OK, 87OL, 87OM, 87ON, 87OO, 87OP, 87OQ, 87OR, 87OS, 87OT, 87OU, 87OV, 87OW, 87OX, 87OY, 87OZ, 87PA, 87PB, 87PC, 87PD, 87PE, 87PF, 87PG, 87PH, 87PI, 87PJ, 87PK, 87PL, 87PM, 87PN, 87PO, 87PP, 87PQ, 87PR, 87PS, 87PT, 87PU, 87PV, 87PW, 87PX, 87PY, 87PZ, 87QA, 87QB, 87QC, 87QD, 87QE, 87QF, 87QG, 87QH, 87QI, 87QJ, 87QK, 87QL, 87QM, 87QN, 87QO, 87QP, 87QQ, 87QR, 87QS, 87QT, 87QU, 87QV, 87QW, 87QX, 87QY, 87QZ, 87RA, 87RB, 87RC, 87RD, 87RE, 87RF, 87RG, 87RH, 87RI, 87RJ, 87RK, 87RL, 87RM, 87RN, 87RO, 87RP, 87RQ, 87RR, 87RS, 87RT, 87RU, 87RV, 87RW, 87RX, 87RY, 87RZ, 87SA, 87SB, 87SC, 87SD, 87SE, 87SF, 87SG, 87SH, 87SI, 87SJ, 87SK, 87SL, 87SM, 87SN, 87SO, 87SP, 87SQ, 87SR, 87SS, 87ST, 87SU, 87SV, 87SW, 87SX, 87SY, 87SZ, 87TA, 87TB, 87TC, 87TD, 87TE, 87TF, 87TG, 87TH, 87TI, 87TJ, 87TK, 87TL, 87TM, 87TN, 87TO, 87TP, 87TQ, 87TR, 87TS, 87TT, 87TU, 87TV, 87TW, 87TX, 87TY, 87TZ, 87UA, 87UB, 87UC, 87UD, 87UE, 87UF, 87UG, 87UH, 87UI, 87UJ, 87UK, 87UL, 87UM, 87UN, 87UO, 87UP, 87UQ, 87UR, 87US, 87UT, 87UU, 87UV, 87UW, 87UX, 87UY, 87UZ, 87VA, 87VB, 87VC, 87VD, 87VE, 87VF, 87VG, 87VH, 87VI, 87VJ, 87VK, 87VL, 87VM, 87VN, 87VO, 87VP, 87VQ, 87VR, 87VS, 87VT, 87VU, 87VV, 87VW, 87VX, 87VY, 87VZ, 87WA, 87WB, 87WC, 87WD, 87WE, 87WF, 87WG, 87WH, 87WI, 87WJ, 87WK, 87WL, 87WM, 87WN, 87WO, 87WP, 87WQ, 87WR, 87WS, 87WT, 87WU, 87WV, 87WW, 87WX, 87WY, 87WZ, 87XA, 87XB, 87XC, 87XD, 87XE, 87XF, 87XG, 87XH, 87XI, 87XJ, 87XK, 87XL, 87XM, 87XN, 87XO, 87XP, 87XQ, 87XR, 87XS, 87XT, 87XU, 87XV, 87XW, 87XX, 87XY, 87XZ, 87YA, 87YB, 87YC, 87YD, 87YE, 87YF, 87YG, 87YH, 87YI, 87YJ, 87YK, 87YL, 87YM, 87YN, 87YO, 87YP, 87YQ, 87YR, 87YS, 87YT, 87YU, 87YV, 87YW, 87YX, 87YY, 87YZ, 87ZA, 87ZB, 87ZC, 87ZD, 87ZE, 87ZF, 87ZG, 87ZH, 87ZI, 87ZJ, 87ZK, 87ZL, 87ZM, 87ZN, 87ZO, 87ZP, 87ZQ, 87ZR, 87ZS, 87ZT, 87ZU, 87ZV, 87ZW, 87ZX, 87ZY, 87ZZ



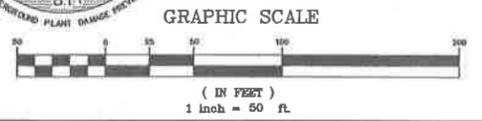
|     |    |
|-----|----|
| 35  | 36 |
| 327 | 33 |
| 28  | 29 |
| 25  | 26 |
| 24  | 27 |
| 20  | 21 |
| 22  | 23 |

**KEY PLAN**  
 SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES

- LEGEND**
- TP 1 TEST PIT
  - STONE BOUND FOUND
  - IRON PIN FOUND
  - DRILL HOLE
  - UTILITY POLE
  - SIGN
  - EXISTING WELL
  - DRAINAGE MANHOLE
  - CATCH BASIN
  - STONE BOUND TO BE SET
  - IRON PIN TO BE SET
  - PROPOSED WELL
  - ABUTTER LINE
  - EXISTING PROPERTY LINE
  - STREAM
  - WETLAND
  - STOCKADE FENCE
  - GUARDRAIL
  - BARBED WIRE FENCE
  - OVERHEAD UTILITIES
  - DRAINAGE LINE
  - TREELINE
  - RETAINING WALL
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - 10' CONTOUR
  - 2' CONTOUR
  - STONEWALL
  - SCS SOIL LINE
  - SITE SPECIFIC SOIL LINE
  - BUILDING SETBACK
  - EXISTING EASEMENT
  - PROPOSED PROPERTY LINE
  - PROPOSED EASEMENT
  - EXISTING PROPERTY LINE TO BE EXTINGUISHED
  - BEAVER DAM



**TOPOGRAPHIC SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10, MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER OF MAP 186; LOT 24**  
 MAP 186; LOTS 9 & 10 & 24  
 MAP 195; LOT 1/APPLICANT:  
 EAGLES NEST ESTATES, LLC  
 21 CONTINENTAL BOULEVARD  
 MERRIMACK, NH 03054

**OWNER OF MAP 186; LOT 20-4**  
 KELLY A. TRUDEL  
 11 KARAS CROSSING DRIVE  
 HUDSON, NH 03051

**OWNER OF MAP 201; LOT 7:**  
 GREEN MOUNTAIN PARTNERS  
 REALTY TRUST  
 MARIO & DENYSE PLANTE,  
 TRUSTEES  
 9 OLD DERRY ROAD  
 HUDSON, NH 03051

**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 08110 Phone (603) 827-2881

| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2         | 05/18/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015  
 PROJECT NO: 11-0202-1  
 SCALE: 1" = 50'  
 SHEET 24 OF 102

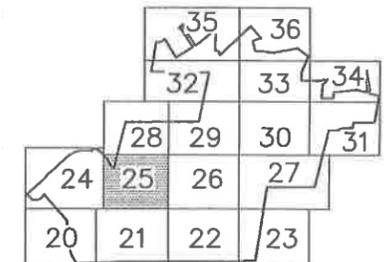
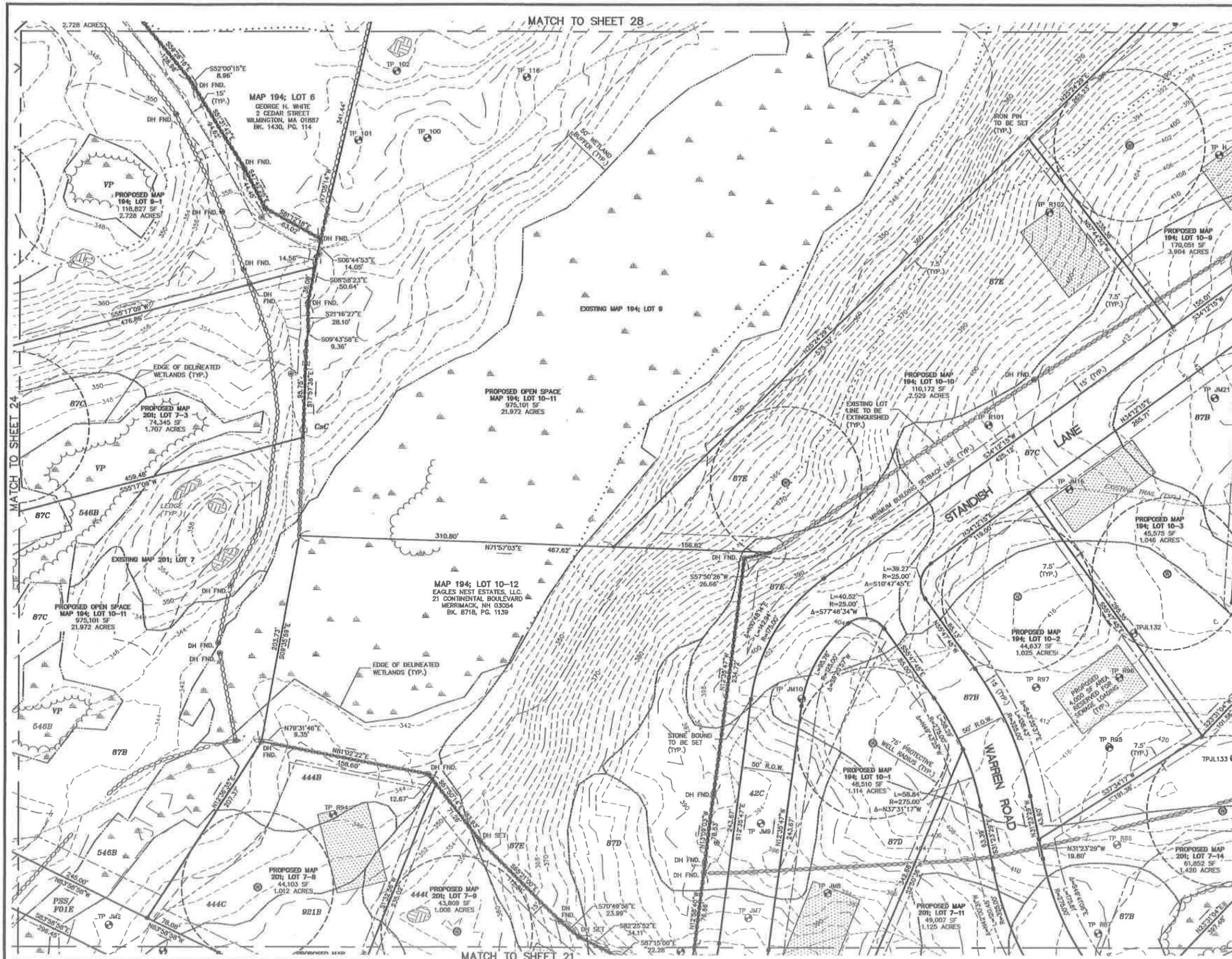
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
 DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL



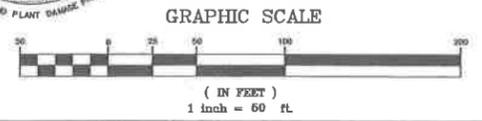
KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES

**LEGEND**

|      |                       |   |
|------|-----------------------|---|
| TP # | TEST PIT              | ABUTTER LINE                              |
| ●    | STONE BOUND FOUND     | EXISTING PROPERTY LINE                    |
| ○    | IRON PIN FOUND        | STREAM                                    |
| ○    | DRILL HOLE            | WETLAND                                   |
| ○    | UTILITY POLE          | STOCKADE FENCE                            |
| ○    | SIGN                  | BARBED WIRE FENCE                         |
| ○    | EXISTING WELL         | GUARDRAIL                                 |
| ○    | DRAINAGE MANHOLE      | OVERHEAD UTILITIES                        |
| ○    | CATCH BASIN           | DRAINAGE LINE                             |
| ○    | STONE BOUND TO BE SET | TREELINE                                  |
| ○    | IRON PIN TO BE SET    | RETAINING WALL                            |
| ○    | PROPOSED WELL         | EDGE OF PAVEMENT                          |
|      |                       | EDGE OF GRAVEL                            |
|      |                       | 10' CONTOUR                               |
|      |                       | 2' CONTOUR                                |
|      |                       | STONEWALL                                 |
|      |                       | SCS SOIL LINE                             |
|      |                       | SITE SPECIFIC SOIL LINE                   |
|      |                       | BUILDING SETBACK                          |
|      |                       | EXISTING EASEMENT                         |
|      |                       | PROPOSED PROPERTY LINE                    |
|      |                       | PROPOSED EASEMENT                         |
|      |                       | EXISTING PROPERTY LINE TO BE EXTINGUISHED |
|      |                       | BEAVER DAM                                |



**TOPOGRAPHIC SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10, MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|  |  |   |
|--|--|---|
| <b>OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9 &amp; 10 &amp; MAP 195; LOT 1/APPLICANT:</b><br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186; LOT 20-4:</b><br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7:</b><br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE, TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|--|--|---|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 5B, Bedford, NH 03110 Phone (603) 627-2881

PURSUANT TO THE SUBDIVISION 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  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



THIS DETAILED SITE-SPECIFIC SOIL MAP WAS PERFORMED ON NOVEMBER 8, 2013 BY GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE AND CONFORMS TO THE STANDARDS OF SSSNHE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT."

NAME: \_\_\_\_\_ CERTIFIED SOIL SCIENTIST # \_\_\_\_\_ DATE: \_\_\_\_\_



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
NAME: \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE: \_\_\_\_\_

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).

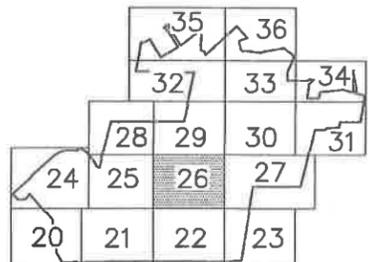
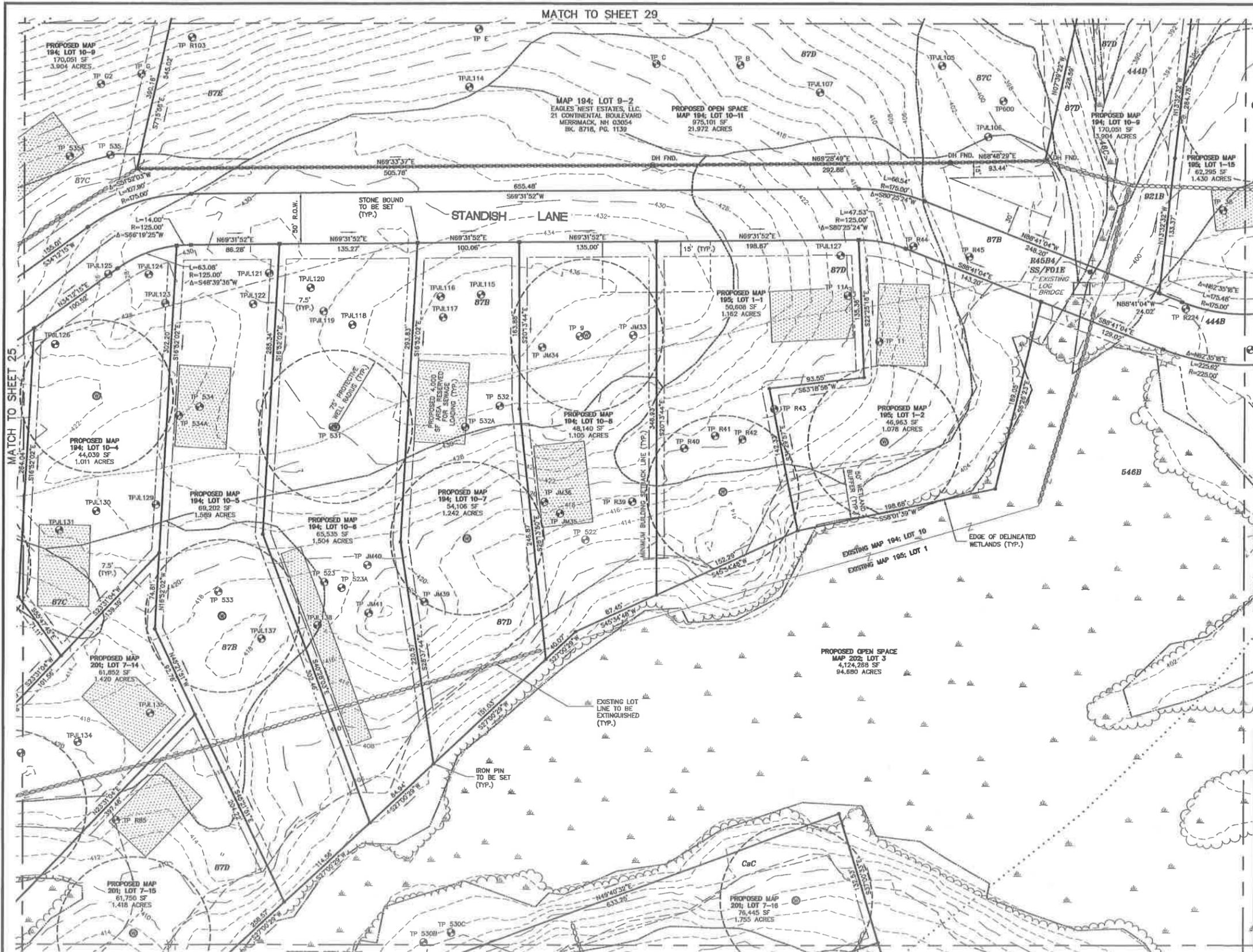
DATE: \_\_\_\_\_



**REVISIONS**

| No. | DATE     | DESCRIPTION                     | BY  |
|-----|----------|---------------------------------|-----|
| 1   | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2   | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 25 OF 102



KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

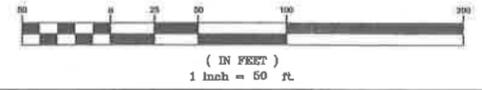
SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES

LEGEND

- TP # TEST PIT
- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED WELL
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- DRAINAGE LINE
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- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
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- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- BEAVER DAM



GRAPHIC SCALE



TOPOGRAPHIC SUBDIVISION PLAN

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

|   |   |   |
|---|---|---|
| OWNER OF MAP 186; LOT 24<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC,<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7;<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|---|---|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 303, Bedford, NH 03110 Phone (603) 657-3801

PURSUANT TO THE SUBDIVISION 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  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



THIS DETAILED SITE-SPECIFIC SOIL MAP WAS PERFORMED ON NOVEMBER 8, 2015 BY GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE AND CONFORMS TO THE STANDARDS OF SSSNHE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT."

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CERTIFIED SOIL SCIENTIST # \_\_\_\_\_



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
 NAME: \_\_\_\_\_ DATE: 2/3/15  
 CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_

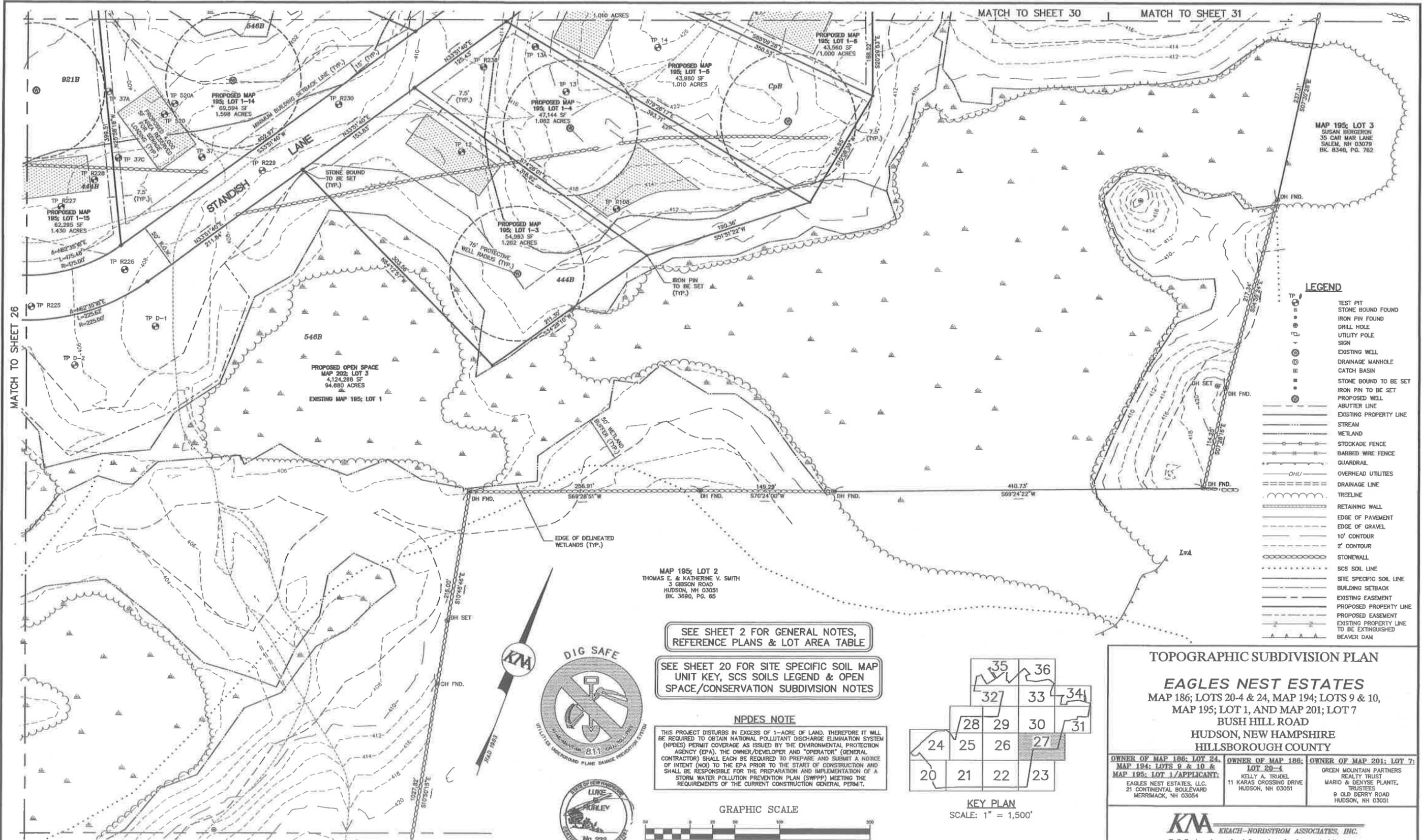
THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 201 AND NOVEMBER 2015 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAW 503).

DATE: \_\_\_\_\_  
 WDATE



| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JOM |
| 2         | 05/18/15 | REVISED PER TOWN COMMENTS       | JOM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
 PROJECT NO: 11-0202-1 SHEET 26 OF 102



PURSUANT TO THE SUBDIVISION 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  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



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NAME \_\_\_\_\_ CERTIFIED SOIL SCIENTIST # \_\_\_\_\_ DATE \_\_\_\_\_

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NAME \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE \_\_\_\_\_

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DATE: JANUARY 7, 2015  
PROJECT NO: 11-0202-1



| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2         | 06/18/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015  
PROJECT NO: 11-0202-1  
SCALE: 1" = 50'  
SHEET 27 OF 102

TOPOGRAPHIC SUBDIVISION PLAN

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|  |  |   |
|--|--|---|
| OWNER OF MAP 186; LOT 24:<br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC,<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | OWNER OF MAP 186;<br>LOT 20-4<br>KELLY A. TRUDEL,<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | OWNER OF MAP 201; LOT 7:<br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENISE PLANTE,<br>TRUSTEES<br>9 OLD PERRY ROAD<br>HUDSON, NH 03051 |
|--|--|---|

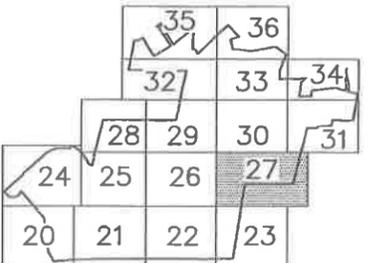
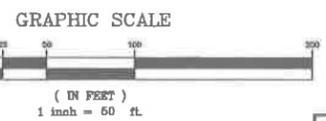
**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3R, Bedford, NH 03110 Phone (603) 627-2881

SEE SHEET 2 FOR GENERAL NOTES,  
REFERENCE PLANS & LOT AREA TABLE

SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP  
UNIT KEY, SCS SOILS LEGEND & OPEN  
SPACE/CONSERVATION SUBDIVISION NOTES

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



KEY PLAN  
SCALE: 1" = 1,500'

MATCH TO SHEET 26

MATCH TO SHEET 23

MATCH TO SHEET 30

MATCH TO SHEET 31

LEGEND

|      |   |
|------|---|
| TP   | TEST PIT                                  |
| SB   | STONE BOUND FOUND                         |
| IP   | IRON PIN FOUND                            |
| DH   | DRILL HOLE                                |
| UP   | UTILITY POLE                              |
| S    | SIGN                                      |
| EW   | EXISTING WELL                             |
| DM   | DRAINAGE MANHOLE                          |
| CB   | CATCH BASIN                               |
| SBT  | STONE BOUND TO BE SET                     |
| IPB  | IRON PIN TO BE SET                        |
| EW   | PROPOSED WELL                             |
| AWL  | ABUTTER LINE                              |
| EP   | EXISTING PROPERTY LINE                    |
| S    | STREAM                                    |
| W    | WETLAND                                   |
| SF   | STOCKADE FENCE                            |
| BWF  | BARBED WIRE FENCE                         |
| G    | GUARDRAIL                                 |
| OHU  | OVERHEAD UTILITIES                        |
| DL   | DRAINAGE LINE                             |
| TL   | TREELINE                                  |
| RW   | RETAINING WALL                            |
| EP   | EDGE OF PAVEMENT                          |
| EG   | EDGE OF GRAVEL                            |
| 10'  | 10' CONTOUR                               |
| 2'   | 2' CONTOUR                                |
| SW   | STONEWALL                                 |
| SSL  | SCS SOIL LINE                             |
| SSSL | SITE SPECIFIC SOIL LINE                   |
| BS   | BUILDING SETBACK                          |
| E    | EXISTING EASEMENT                         |
| P    | PROPOSED PROPERTY LINE                    |
| PE   | PROPOSED EASEMENT                         |
| EP   | EXISTING PROPERTY LINE TO BE EXTINGUISHED |
| BD   | BEAVER DAM                                |



THIS DETAILED SITE-SPECIFIC SOIL MAP WAS PERFORMED ON NOVEMBER 8, 2013 BY GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE AND CONFORMS TO THE STANDARDS OF SSSN# PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT."

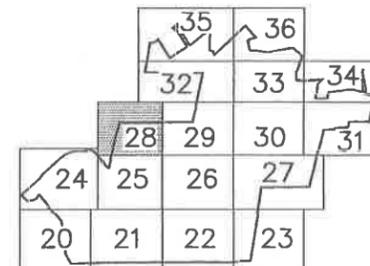
NAME: James P. Gove CERTIFIED SOIL SCIENTIST # 808 DATE: 2/15

**NPDES NOTE**

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

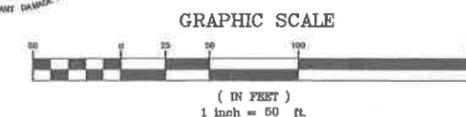
SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES



KEY PLAN  
SCALE: 1" = 1,500'

**LEGEND**

- TP # TEST PIT
- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED WELL
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- SITE SPECIFIC SOIL LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- BEAVER DAM

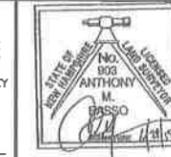


**TOPOGRAPHIC SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|   |   |  |
|---|---|--|
| <b>OWNER OF MAP 186; LOT 24</b><br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186;<br/>LOT 20-4</b><br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7:</b><br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENYSE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|---|--|

**KM** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 687-2881



| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2         | 05/18/15 | REVISED PER TOWN COMMENTS       | JDM |
|           |          |                                 |     |
|           |          |                                 |     |
|           |          |                                 |     |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 28 OF 102

MAP 194; LOT 6  
GEORGE H. WHITE  
2 CEDAR STREET  
WILMINGTON, MA 01887  
BK. 1430, PG. 114

MAP 194; LOT 7  
RICHARD G. & MARY BOYLE  
30 PLEASANT STREET  
LOWELL, MA 01852  
BK. 2187, PG. 304

EXISTING MAP 194; LOT 8  
PROPOSED OPEN SPACE  
MAP 194; LOT 10-11  
875,101 SF  
21.872 ACRES

PROPOSED MAP 194; LOT 10-9  
170,051 SF  
3.904 ACRES

PURSUANT TO THE SUBDIVISION 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  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
NAME: Luke Hurley CERTIFIED WETLAND SCIENTIST # 232 DATE: 2/15

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAW 503).

DATE: 2/15

**NPDES NOTE**

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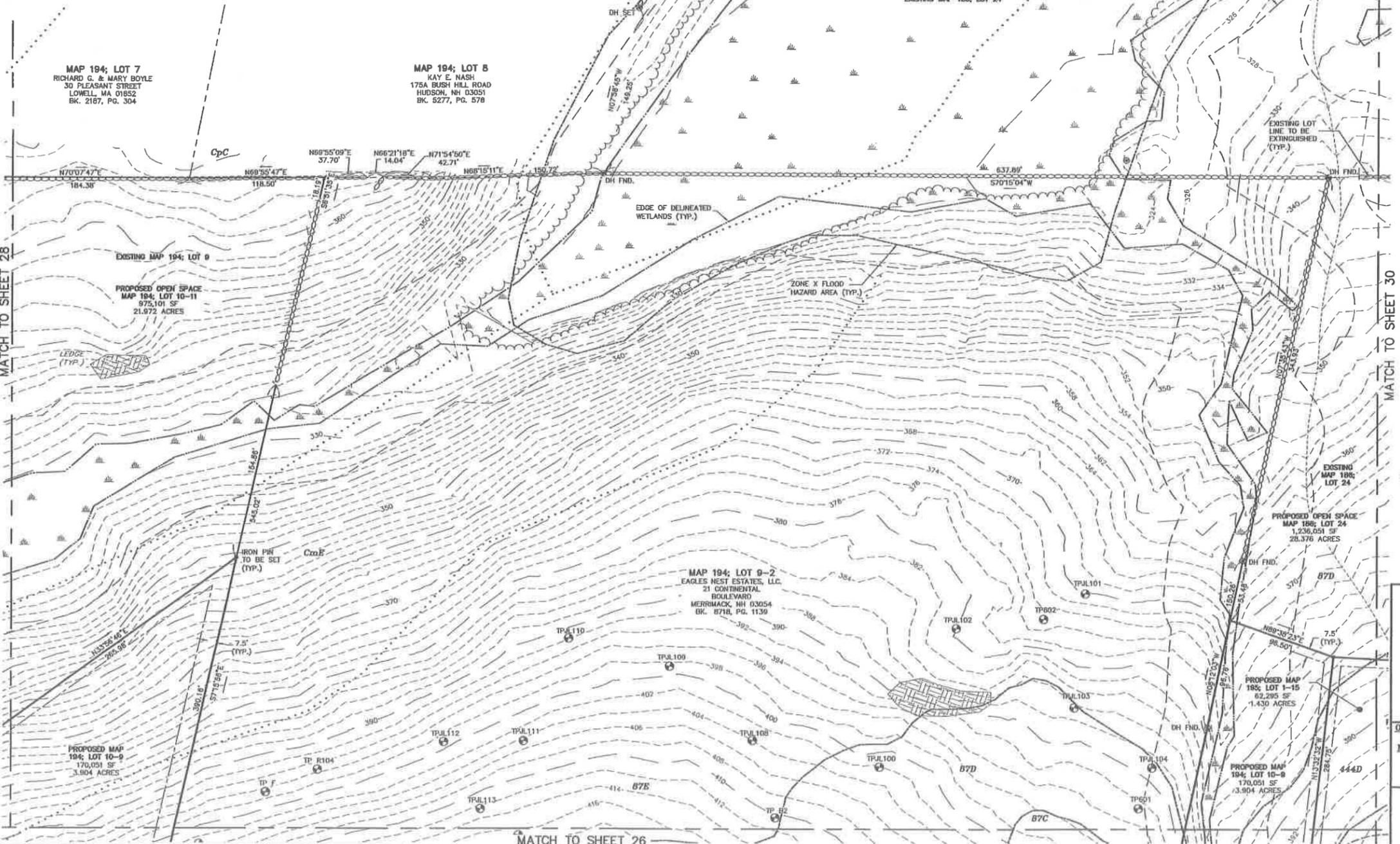
SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES



THIS DETAILED SITE-SPECIFIC SOIL MAP WAS PERFORMED ON NOVEMBER 6, 2013 BY GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE AND CONFORMS TO THE STANDARDS OF SSSNIE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT."

NAME: *James P. Gove* CERTIFIED SOIL SCIENTIST # 1009 DATE: 1/15



|    |     |    |     |
|----|-----|----|-----|
|    | 35  | 36 |     |
|    | 327 | 33 | 341 |
| 24 | 28  | 29 | 30  |
|    | 25  | 26 | 27  |
| 20 | 21  | 22 | 23  |

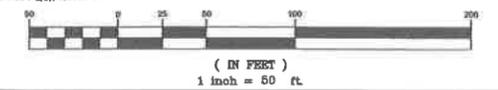
**KEY PLAN**  
SCALE: 1" = 1,500'

**LEGEND**

- TP #
- TEST PIT
- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- EXISTING WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED WELL
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
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- BARBED WIRE FENCE
- GUARDRAIL
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- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- SITE SPECIFIC SOIL LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- ZONE X FLOOD HAZARD AREA
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- BEAVER DAM



**GRAPHIC SCALE**



**TOPOGRAPHIC SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

|   |  |   |
|---|--|---|
| <b>OWNER OF MAP 186, LOT 24:</b><br>MAP 194; LOTS 9 & 10 &<br>MAP 195; LOT 1/APPLICANT: | <b>OWNER OF MAP 186:</b><br>LOT 20-4<br>KELLY A. TRUDEL<br>EAGLES NEST ESTATES, LLC<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 201; LOT 7:</b><br>GREEN MOUNTAIN PARTNERS<br>REALLY TRUST<br>MARIO & ODYSSEY PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|--|---|

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**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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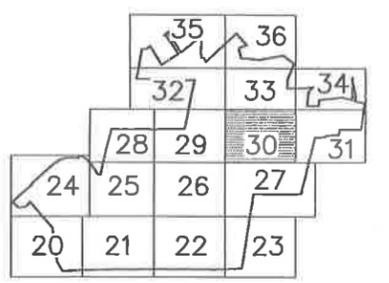
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DATE: *1/15*



| REVISIONS |          |                                 |     |
|-----------|----------|---------------------------------|-----|
| No.       | DATE     | DESCRIPTION                     | BY  |
| 1         | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2         | 05/18/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 29 OF 102



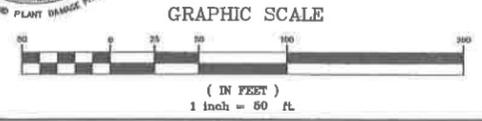
KEY PLAN  
SCALE: 1" = 1,500'

SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

SEE SHEET 20 FOR SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES

**LEGEND**

|      |                       |   |
|------|-----------------------|---|
| TP # | TEST PIT              | ABUTTING LINE                             |
| ⊙    | STONE BOUND FOUND     | EXISTING PROPERTY LINE                    |
| ⊙    | IRON PIN FOUND        | STREAM                                    |
| ⊙    | DRILL HOLE            | WETLAND                                   |
| ⊙    | UTILITY POLE          | STOCKADE FENCE                            |
| ⊙    | SIGN                  | BARBED WIRE FENCE                         |
| ⊙    | EXISTING WELL         | GUARDRAIL                                 |
| ⊙    | DRAINAGE MANHOLE      | OVERHEAD UTILITIES                        |
| ⊙    | CATCH BASIN           | DRAINAGE LINE                             |
| ⊙    | STONE BOUND TO BE SET | TREELINE                                  |
| ⊙    | IRON PIN TO BE SET    | RETAINING WALL                            |
| ⊙    | PROPOSED WELL         | EDGE OF PAVEMENT                          |
|      |                       | EDGE OF GRAVEL                            |
|      |                       | 10' CONTOUR                               |
|      |                       | 2' CONTOUR                                |
|      |                       | STONEWALL                                 |
|      |                       | SCS SOIL LINE                             |
|      |                       | SITE SPECIFIC SOIL LINE                   |
|      |                       | BUILDING SETBACK                          |
|      |                       | EXISTING EASEMENT                         |
|      |                       | PROPOSED PROPERTY LINE                    |
|      |                       | PROPOSED EASEMENT                         |
|      |                       | EXISTING PROPERTY LINE TO BE EXTINGUISHED |
|      |                       | BEAVER DAM                                |



**TOPOGRAPHIC SUBDIVISION PLAN**

**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

|   |   |   |
|---|---|---|
| <b>OWNER OF MAP 186; LOT 24</b><br>MAP 194; LOTS 9 & 10 & MAP 195; LOT 1/APPLICANT:<br>EAGLES NEST ESTATES, LLC.<br>21 CONTINENTAL BOULEVARD<br>MERRIMACK, NH 03054 | <b>OWNER OF MAP 186; LOT 20-4</b><br>KELLY A. TRUDEL<br>11 KARAS CROSSING DRIVE<br>HUDSON, NH 03051 | <b>OWNER OF MAP 201; LOT 7</b><br>GREEN MOUNTAIN PARTNERS<br>REALTY TRUST<br>MARIO & DENISE PLANTE,<br>TRUSTEES<br>9 OLD DERRY ROAD<br>HUDSON, NH 03051 |
|---|---|---|

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 627-2861

PURSUANT TO THE SUBDIVISION 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  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

THIS DETAILED SITE-SPECIFIC SOIL MAP WAS PERFORMED ON NOVEMBER 8, 2013 BY GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE AND CONFORMS TO THE STANDARDS OF SSSSINE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT."

NAME: \_\_\_\_\_ CERTIFIED SOIL SCIENTIST # \_\_\_\_\_ DATE: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:  
 NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_ CERTIFIED WETLAND SCIENTIST # \_\_\_\_\_ DATE: \_\_\_\_\_

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAP 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).

DATE: 6/23/15

**REVISIONS**

| No. | DATE     | DESCRIPTION                     | BY  |
|-----|----------|---------------------------------|-----|
| 1   | 04/20/15 | REVISED PER TOWN & DES COMMENTS | JDM |
| 2   | 06/16/15 | REVISED PER TOWN COMMENTS       | JDM |

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
 PROJECT NO: 11-0202-1 SHEET 30 OF 102