

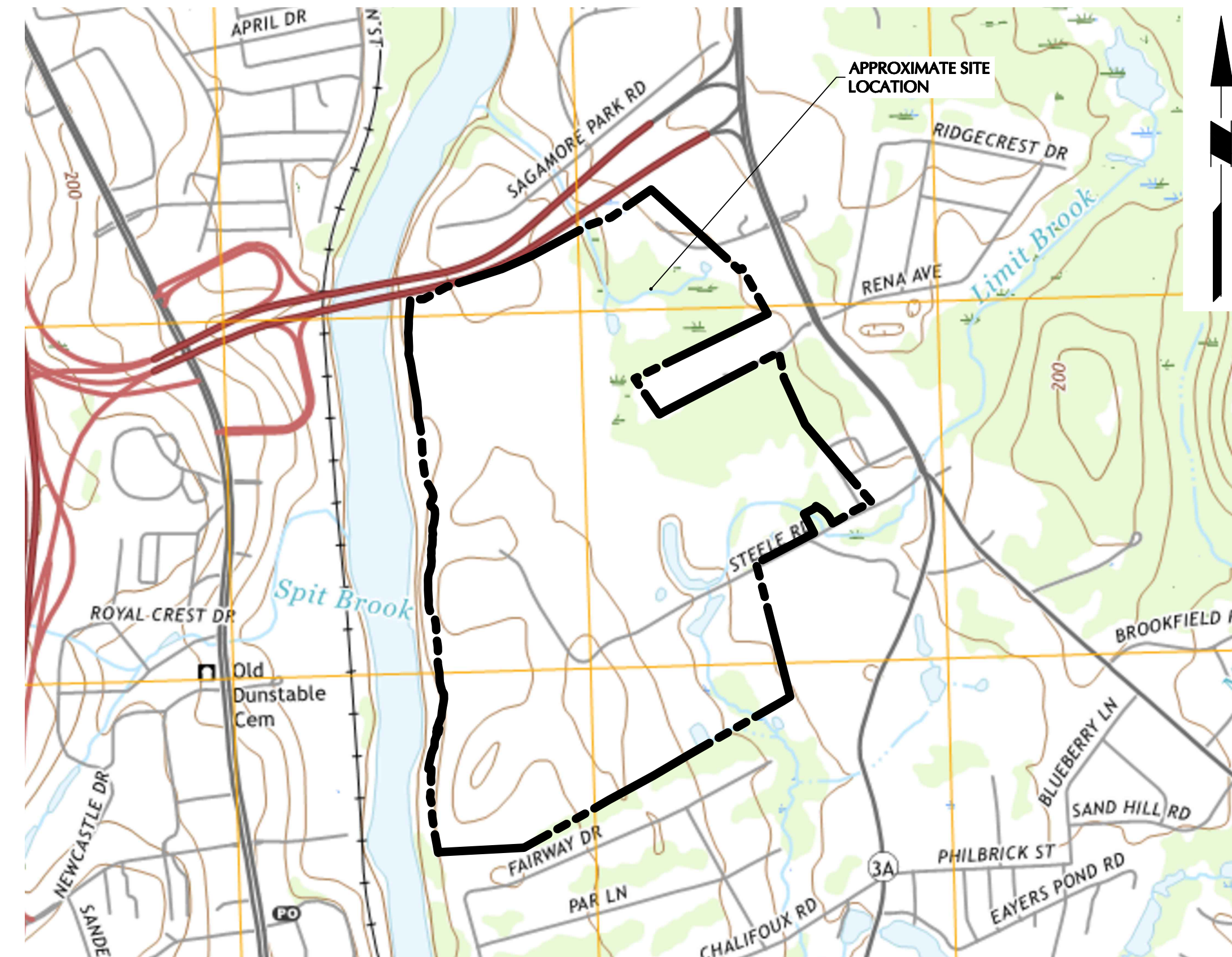
# HUDSON LOGISTICS CENTER SITE PLAN & WETLANDS CONDITIONAL USE APPLICATIONS

LOWELL ROAD  
MAP 239, LOT 1

TOWN OF HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE

RELEASE DATES	
DATE	ISSUED FOR
04-21-2020	SITE PLAN APPLICATION SUBMISSION
05-21-2020	SUPPLEMENTAL PLANNING & ZONING SUBMISSION
05-29-2020	AOT PERMIT SUBMISSION
09-04-2020	NHDES DREDGE & FILL PERMIT RESPONSE
09-14-2020	AOT COMMENT RESPONSE
11-30-2020	CON. COMM./PLANNING BOARD COMMENT RESPONSE
12-30-2020	CON. COMM./PLANNING BOARD COMMENT RESPONSE
02-24-2021	CON. COMM./PLANNING BOARD COMMENT RESPONSE
03-10-2021	PLANNING BOARD COMMENTS/LOT LINE RELOCATION

**OWNER'S SIGNATURE**  
 NATHAN KIRSCHNER *[Signature]* DATE 02/26/2021  
 ON BEHALF OF THE OWNER, AND IN ACCORDANCE WITH THE  
 OWNER'S AUTHORIZATION MEMO, DATED APRIL 16, 2020.



MAP REFERENCE: USGS NASHUA SOUTH QUADRANGLE MAP 2018 (7.5-MINUTE SERIES)

### LOCATION MAP

SCALE: 1" = 1000'

### ABUTTING PROPERTY OWNERS WITHIN 100'

MAP	LOT	PROPERTY OWNER	PROPERTY LOCATION	MAP	LOT	PROPERTY OWNER	PROPERTY LOCATION
228	1	MRJ REALTY TRUST 261 LOWELL ROAD HUDSON, NH 03051	261 LOWELL ROAD	245	13	JOHN KING 21 FAIRWAY DRIVE HUDSON, NH 03051	21 FAIRWAY DRIVE
246	38	SCOTT M. UBELE 7 FAIRWAY DRIVE HUDSON, NH 03051	7 FAIRWAY DRIVE	246	36	SURRI D SAKATI 11 FAIRWAY DRIVE HUDSON, NH 03051	11 FAIRWAY DRIVE
245	17	TIMOTHY A MONK 13 FAIRWAY DRIVE HUDSON, NH 03051	13 FAIRWAY DRIVE	246	39	CHRISTOPHER D MULLIGAN 5 FAIRWAY DRIVE HUDSON, NH 03051	5 FAIRWAY DRIVE
240	13	VINCENT F BRACCIO 27 RIVER ROAD HUDSON, NH 03051	27 RIVER ROAD	240	5	BRIAN C NOONE 10 EAGLE DRIVE HUDSON, NH 03051	10 EAGLE DRIVE
240	1	JOANNE E WALSH 2 EAGLE DRIVE HUDSON, NH 03051	2 EAGLE DRIVE	246	41	SCOTT J WADE 1 FAIRWAY DRIVE HUDSON, NH 03051	1 FAIRWAY DRIVE
245	14	LEONARD J LEONE 19 FAIRWAY DRIVE HUDSON, NH 03051	19 FAIRWAY DRIVE	240	2	JAMES M DOBENS 4 EAGLE DRIVE HUDSON, NH 03051	4 EAGLE DRIVE
240	13-1	DWARKAMAL, INC 1167 LAKEWOOD CIRCLE NAPERVILLE, IL 60540	33 RIVER ROAD	234	5	GREENMEADOW GOLF CLUB INC 55 MARSH ROAD HUDSON, NH 03051	11 STEELE ROAD
234	1	STEELE FARM, LLC 2 FRIEL GOLF ROAD HUDSON, NH 03051	9 RIVER ROAD	245	5	RICHARD R LEBOURDAIS 23 FAIRWAY DRIVE HUDSON, NH 03051	23 FAIRWAY DRIVE
240	4	JONATHAN FONTAINE 8 EAGLE DRIVE HUDSON, NH 03051	8 EAGLE DRIVE	234	9	PETER R GOYETTE 2 DRACUT ROAD HUDSON, NH 03051	6 LINDA STREET
246	40	WILLIAM H MARSCH 3 FAIRWAY DRIVE HUDSON, NH 03051	3 FAIRWAY DRIVE	234	11	SEAN P STEVENS 10 LINDA STREET HUDSON, NH 03051	10 LINDA STREET
234	35	267 LOWELL ROAD HUDSON, LLC 200 US ROUTE ONE SUITE 200 SCARBOROUGH, ME 04070	267 LOWELL ROAD	234	34	THOMAS P FRIEL 55 MARSH ROAD HUDSON, NH 03051	273 LOWELL ROAD
228	4	SAM'S RE BUSINESS TRUST PO BOX 8050 MS 0555 BENTONVILLE, AR 72716	7 WAL-MART BOULEVARD	234	6	GREENMEADOW GOLF CLUB INC 55 MARSH ROAD HUDSON, NH 03051	15 STEELE ROAD
246	37	DAVID R GOSSELIN 9 FAIRWAY DRIVE HUDSON, NH 03051	9 FAIRWAY DRIVE	234	8	J SCOTT DESROCHES 296 DERRY ROAD HUDSON, NH 03051	4 LINDA STREET
240	6	JOSEPH M DIPILATO 12 EAGLE DRIVE HUDSON, NH 03051	12 EAGLE DRIVE	234	7	KENNETH MURPHY 2 LINDA STREET HUDSON, NH 03051	2 LINDA STREET
245	16	PHILLIP G VOLK 15 FAIRWAY DRIVE HUDSON, NH 03051	15 FAIRWAY DRIVE	234	10	DAVID R DUNN 8 LINDA STREET HUDSON, NH 03051	8 LINDA STREET
240	3	CRAIG C PROULX 6 EAGLE DRIVE HUDSON, NH 03051	6 EAGLE DRIVE	245	15	ROBERT COSTELLO 17 FAIRWAY DRIVE HUDSON, NH 03051	17 FAIRWAY DRIVE

NOTE: DRAWING INDEX LOCATED ON SHEET CS001

**OWNER**  
 GREENMEADOW GOLF CLUB, INC.  
 C/O THOMAS FRIEL  
 55 MARSH ROAD  
 HUDSON, NH 03051

**APPLICANT**  
 HILLWOOD  
 C/O JUSTIN DUNN  
 5050 W. TILGHMAN STREET  
 SUITE 435  
 ALLENTOWN, PA 18104  
 (410) 596-3665

**ARCHITECT**  
 WARE MALCOMB  
 C/O MARK BARTOLONE  
 4683 CHABOT DRIVE #300  
 PLEASANTON, CA 94588  
 (925) 244-9620

**CIVIL ENGINEER, TRAFFIC ENGINEER,  
 ENVIRONMENTAL ENGINEER, GEOTECHNICAL  
 ENGINEER & LANDSCAPE ARCHITECT**  
 LANGAN ENGINEERING & ENVIRONMENTAL  
 SERVICES, INC  
 C/O NATHAN KIRSCHNER  
 888 BOYLSTON STREET  
 BOSTON, MA 02116  
 (617) 824-9100

**LAND SURVEYOR**  
 HAYNER/SWANSON, INC.  
 C/O JAMES PETROPULOS  
 3 CONGRESS STREET  
 NASHUA, NH 03062  
 (603) 883-2057

**WETLANDS & NATURAL RESOURCES**  
 GOVE ENVIRONMENTAL SERVICES  
 C/O BRENDAN QUIGLEY  
 8 CONTINENTAL DRIVE, BLDG 2, UNIT H  
 EXETER, NH 03833  
 (603) 778-0644

### APPROVAL BLOCK

APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_

PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF THE PLANNING BOARD  
 MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD  
 MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

FOR PERMITTING ONLY, NOT FOR CONSTRUCTION

**LANGAN**

# CONCURRENT PLAN SETS AND PERMIT APPLICATIONS

1. THE FOLLOWING PERMITS AND APPROVALS ARE BEING PURSUED FOR THIS PROJECT:
- LOCAL PERMITS
    - HUDSON CONSERVATION COMMISSION WETLANDS RECOMMENDATION TO THE HUDSON PLANNING BOARD (CH. 334)
    - HUDSON PLANNING BOARD APPROVAL -- WETLANDS C.U.P. (CH.334)
    - HUDSON PLANNING BOARD APPROVAL -- SITE PLAN (CH. 275)
    - HUDSON PLANNING BOARD APPROVAL--STORMWATER MANAGEMENT PLAN (CH. 290)
    - WATER & SEWER PEER REVIEW SIGNOFF
    - SEWER USE DISTRICT TIE-IN APPROVAL (CH. 270)
    - SEWER USE ALLOCATION APPROVAL (CH. 270)
    - STEELE ROAD RELOCATION APPROVAL (IF NECESSARY)
    - NONRESIDENTIAL SEWER CONNECTION PERMIT
    - WATER SERVICE CONNECTION PERMIT (CH. 274)
    - WATER LINE EXTENSION APPROVAL/AGREEMENT (CH. 274)
    - PEER REVIEW (CIVIL, STORMWATER)
    - TRAFFIC PEER REVIEW
    - STREET OPENING PERMIT (CH. 284)
    - DRIVEWAY PERMIT (CH. 193)
  - REGIONAL PERMITS
    - LOWER MERRIMACK RIVER LOCAL ADVISORY COMMITTEE
    - NHDOT APPROVALS
      - ACCESS PERMITS
      - SIGNALIZATION PERMIT
    - NHDES APPROVALS
      - AIR POLLUTION CONTROL PERMIT
      - DREDGE & FILL PERMIT
      - ALTERATION OF TERRAIN PERMIT
      - SEWER CONNECTION PERMIT
  - OTHER STATE APPROVALS
    - NATURAL HERITAGE BUREAU NEW HAMPSHIRE FISH & GAME
    - FEDERAL APPROVALS
      - ARMY CORP
      - EPA FEDERAL NPDES PERMIT

# WAIVER REQUESTS

- A WAIVER IS REQUESTED FROM CHAPTER 276-13 IN ORDER TO ALLOW PROPOSED OVERHEAD ELECTRICAL LINES FOR A DISTANCE OF APPROXIMATELY 950 LINEAR FEET, AND TO EXTEND FROM AN EXISTING LINE IN LOWELL ROAD AND WESTERLY TO THE EXISTING PROPERTY AT 267 LOWELL ROAD CURRENTLY OWNED BY 267 LOWELL ROAD LLC AND OCCUPIED BY BAE SYSTEMS. WAIVER IS NECESSITATED BECAUSE THE UTILITY PROVIDER, EVERSOURCE, IS MANDATING THAT THIS SEGMENT OF ELECTRICAL LINE BE MAINTAINED AS OVERHEAD LINES.
- A WAIVER IS REQUESTED FROM CHAPTER 275-8.C(4) TO PERMIT PARKING SPACE DIMENSIONS FOR THE HUDSON LOGISTICS CENTER TO BE 9 FEET BY 18 FEET INSTEAD OF 10 FEET BY 20 FEET.
- A WAIVER IS REQUESTED FROM CHAPTER 275-8.C(2) IN ORDER TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 4,777 PARKING SPACES TO 1,806 PARKING SPACES, OR A REDUCTION OF 2,553 PARKING SPACES.
- A WAIVER IS REQUESTED FROM CHAPTER 193-10 IN ORDER TO ALLOW THE PROPERTY TO HAVE TWO DRIVEWAYS, INCLUDING THE PRIVATE SHARED DRIVEWAY TO THE NORTH OF THE PROPERTY EXTENDING OFF THE SAM'S CLUB PROPERTY, AND A SECOND MAIN SHARED PRIVATE DRIVEWAY NAMED GREEN MEADOW DRIVE.
- A WAIVER IS REQUESTED FROM CHAPTER 193-10.F IN ORDER TO ALLOW FOR CERTAIN SECTIONS OF GREEN MEADOW DRIVE TO EXCEED 50 FEET IN WIDTH.

# APPROVAL BLOCK

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF THE PLANNING BOARD MEETING. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

# CIVIL DRAWING INDEX

SHEET NUMBER	DRAWING TITLE	DATE	LAST REVISED
CS002	COVER SHEET	04-21-2020	03-10-2021
---	SHEET INDEX	04-21-2020	03-10-2021
CS003	MASTER LEGEND & NOTES	04-21-2020	03-10-2021
---	ALTA/NSPS LAND TITLE SURVEY (SHEET 1 OF 5)	01-13-2020	02-18-2020
---	ALTA/NSPS LAND TITLE SURVEY (SHEET 2 OF 5)	01-13-2020	02-18-2020
---	ALTA/NSPS LAND TITLE SURVEY (SHEET 3 OF 5)	01-13-2020	02-18-2020
---	ALTA/NSPS LAND TITLE SURVEY (SHEET 4 OF 5)	01-13-2020	02-18-2020
---	ALTA/NSPS LAND TITLE SURVEY (SHEET 5 OF 5)	01-13-2020	02-18-2020
EC100	MASTER EXISTING CONDITIONS PLAN	02-02-2021	
EC101	ABUTTERS, NOTES AND LEGEND PLAN	02-02-2021	
EC102	EXISTING CONDITIONS PLAN	02-02-2021	
EC103	EXISTING CONDITIONS PLAN	02-02-2021	
EC104	EXISTING CONDITIONS PLAN	02-02-2021	
EC105	EXISTING CONDITIONS PLAN	02-02-2021	
EC106	EXISTING CONDITIONS PLAN	02-02-2021	
EC107	EXISTING CONDITIONS PLAN	02-02-2021	
EC108	EXISTING CONDITIONS PLAN	02-02-2021	
CS100	OVERALL SITE PLAN	04-21-2020	03-10-2021
CS101	SITE PLAN I	04-21-2020	09-14-2020
CS102	SITE PLAN II	04-21-2020	02-24-2021
CS103	SITE PLAN III	04-21-2020	11-30-2020
CS104	SITE PLAN IV	04-21-2020	03-10-2021
CS105	SITE PLAN V	04-21-2020	03-10-2021
CS106	SITE PLAN VI	04-21-2020	02-24-2021
CS107	SITE PLAN VII	04-21-2020	03-10-2021
CS108	SITE PLAN VIII	04-21-2020	03-10-2021
CS109	SITE PLAN IX	04-21-2020	11-30-2020
CS110	SITE PLAN X	04-21-2020	02-24-2021
CS111	SITE PLAN XI	04-21-2020	09-14-2020
CS112	SITE PLAN XII	04-21-2020	03-10-2021
CS113	SITE PLAN XIII	04-21-2020	09-14-2020
CS114	SITE PLAN XIV	04-21-2020	09-14-2020
CS115	SITE PLAN XV	04-21-2020	02-24-2021
CS116	SITE PLAN XVI	04-21-2020	03-10-2021
CS117	SITE PLAN XVII	04-21-2020	03-10-2021
CS118	SITE PLAN XVIII	04-21-2020	03-10-2021
CS119	SITE PLAN XIX	04-21-2020	03-10-2021
CS120	SITE PLAN XX	04-21-2020	03-10-2021
CS121	SITE PLAN XXI	04-21-2020	09-14-2020
CS122	SITE PLAN XXII	04-21-2020	09-14-2020
CS123	SITE PLAN XXIII	04-21-2020	02-24-2021
CS124	SITE PLAN XXIV	04-21-2020	09-14-2020
CS125	SITE PLAN XXV	04-21-2020	02-24-2021
CS126	SITE PLAN XXVI	04-21-2020	03-10-2021
CS127	SITE PLAN XXVII	04-21-2020	11-30-2020
CS128	SITE PLAN XXVIII	04-21-2020	09-14-2020
CS129	SITE PLAN XXIX	04-21-2020	11-30-2020
CS501	SITE DETAILS I	04-21-2020	09-14-2020
CS502	SITE DETAILS II	04-21-2020	02-24-2021
CS503	SITE DETAILS III	04-21-2020	09-14-2020
CS504	SITE DETAILS IV	04-21-2020	09-14-2020
CS505	SITE DETAILS V	02-24-2021	03-10-2021
GP100	OVERALL SIGNAGE & STRIPING PLAN	03-10-2021	--
GP101	SIGNAGE & STRIPING PLAN I	03-10-2021	--
GP102	SIGNAGE & STRIPING PLAN II	03-10-2021	--
GP103	SIGNAGE & STRIPING PLAN III	03-10-2021	--
GP104	SIGNAGE & STRIPING PLAN IV	03-10-2021	--
GP105	SIGNAGE & STRIPING PLAN V	03-10-2021	--
GP107	SIGNAGE & STRIPING PLAN VII	03-10-2021	--
GP108	SIGNAGE & STRIPING PLAN VIII	03-10-2021	--
GP110	SIGNAGE & STRIPING PLAN X	03-10-2021	--
GP111	SIGNAGE & STRIPING PLAN XI	03-10-2021	--
GP112	SIGNAGE & STRIPING PLAN XII	03-10-2021	--
GP115	SIGNAGE & STRIPING PLAN XV	03-10-2021	--
GP116	SIGNAGE & STRIPING PLAN XVI	03-10-2021	--
GP117	SIGNAGE & STRIPING PLAN XVII	03-10-2021	--
GP118	SIGNAGE & STRIPING PLAN XVIII	03-10-2021	--
GP119	SIGNAGE & STRIPING PLAN XIX	03-10-2021	--
GP120	SIGNAGE & STRIPING PLAN XX	03-10-2021	--
GP121	SIGNAGE & STRIPING PLAN XXI	03-10-2021	--
GP122	SIGNAGE & STRIPING PLAN XXII	03-10-2021	--
GP123	SIGNAGE & STRIPING PLAN XXIII	03-10-2021	--
GP125	SIGNAGE & STRIPING PLAN XXV	03-10-2021	--
GP126	SIGNAGE & STRIPING PLAN XXVI	03-10-2021	--
GP127	SIGNAGE & STRIPING PLAN XXVII	03-10-2021	--
GP128	SIGNAGE & STRIPING PLAN XXVIII	03-10-2021	--
GP129	SIGNAGE & STRIPING PLAN XXIX	03-10-2021	--
CP501	SIGNAGE & STRIPING DETAILS I	03-10-2021	--
CP502	SIGNAGE & STRIPING DETAILS II	03-10-2021	--
CP503	SIGNAGE & STRIPING DETAILS III	03-10-2021	--
CP504	SIGNAGE & STRIPING DETAILS IV	03-10-2021	--
CG100	OVERALL GRADING & DRAINAGE PLAN	04-21-2020	11-30-2020
CG102	GRADING & DRAINAGE PLAN II	04-21-2020	09-14-2020
CG103	GRADING & DRAINAGE PLAN III	04-21-2020	09-14-2020
CG104	GRADING & DRAINAGE PLAN IV	04-21-2020	09-14-2020
CG105	GRADING & DRAINAGE PLAN V	04-21-2020	09-14-2020
CG106	GRADING & DRAINAGE PLAN VI	04-21-2020	09-14-2020
CG107	GRADING & DRAINAGE PLAN VII	11-30-2020	--

SHEET NUMBER	DRAWING TITLE	DATE	LAST REVISED
CG108	GRADING & DRAINAGE PLAN VIII	11-30-2020	--
CG110	GRADING & DRAINAGE PLAN X	04-21-2020	09-14-2020
CG111	GRADING & DRAINAGE PLAN XI	04-21-2020	09-14-2020
CG112	GRADING & DRAINAGE PLAN XII	04-21-2020	09-14-2020
CG115	GRADING & DRAINAGE PLAN XV	11-30-2020	--
CG116	GRADING & DRAINAGE PLAN XVI	04-21-2020	11-30-2020
CG117	GRADING & DRAINAGE PLAN XVII	04-21-2020	11-30-2020
CG118	GRADING & DRAINAGE PLAN XVIII	04-21-2020	11-30-2020
CG119	GRADING & DRAINAGE PLAN XIX	04-21-2020	11-30-2020
CG120	GRADING & DRAINAGE PLAN XX	04-21-2020	11-30-2020
CG121	GRADING & DRAINAGE PLAN XXI	04-21-2020	09-14-2020
CG122	GRADING & DRAINAGE PLAN XXII	04-21-2020	09-14-2020
CG123	GRADING & DRAINAGE PLAN XXIII	04-21-2020	09-14-2020
CG124	GRADING & DRAINAGE PLAN XXIV	04-21-2020	09-14-2020
CG125	GRADING & DRAINAGE PLAN XXV	04-21-2020	09-14-2020
CG126	GRADING & DRAINAGE PLAN XXVI	04-21-2020	09-14-2020
CG127	GRADING & DRAINAGE PLAN XXVII	04-21-2020	09-14-2020
CG128	GRADING & DRAINAGE PLAN XXVIII	04-21-2020	09-14-2020
CG129	GRADING & DRAINAGE PLAN XXIX	04-21-2020	09-14-2020
CG200	OVERALL SUB-GRADE DRAINAGE PLAN	08-07-2020	09-14-2020
CG201	SUB-GRADE DRAINAGE PLAN I	09-04-2020	09-14-2020
CG202	SUB-GRADE DRAINAGE PLAN II	09-04-2020	09-14-2020
CG203	SUB-GRADE DRAINAGE PLAN III	09-04-2020	09-14-2020
CG204	SUB-GRADE DRAINAGE PLAN IV	09-04-2020	09-14-2020
CG501	GRADING & DRAINAGE DETAILS I	04-21-2020	09-14-2020
CG502	GRADING & DRAINAGE DETAILS II	04-21-2020	09-14-2020
CG503	GRADING & DRAINAGE DETAILS III	04-21-2020	09-14-2020
CG504	GRADING & DRAINAGE DETAILS IV	04-21-2020	09-14-2020
FG01	WETLAND IMPACT PLAN	04-15-2020	01-11-2021
CU100	OVERALL UTILITY PLAN	04-21-2020	03-10-2021
CU102	UTILITY PLAN II	08-01-2020	09-14-2020
CU103	UTILITY PLAN III	08-01-2020	09-14-2020
CU104	UTILITY PLAN IV	04-21-2020	03-10-2021
CU105	UTILITY PLAN V	04-21-2020	09-14-2020
CU107	UTILITY PLAN VII	11-30-2020	03-10-2021
CU108	UTILITY PLAN VIII	11-30-2020	03-10-2021
CU110	UTILITY PLAN X	04-21-2020	03-10-2021
CU111	UTILITY PLAN XI	04-21-2020	09-14-2020
CU115	UTILITY PLAN XV	11-30-2020	--
CU116	UTILITY PLAN XVI	04-21-2020	11-30-2020
CU117	UTILITY PLAN XVII	04-21-2020	03-10-2021
CU118	UTILITY PLAN XVIII	04-21-2020	03-10-2021
CU119	UTILITY PLAN XIX	04-21-2020	09-14-2020
CU121	UTILITY PLAN XXI	04-21-2020	09-14-2020
CU122	UTILITY PLAN XXII	04-21-2020	03-10-2021
CU123	UTILITY PLAN XXIII	04-21-2020	09-14-2020
CU126	UTILITY PLAN XXVI	04-21-2020	09-14-2020
CU127	UTILITY PLAN XXVII	04-21-2020	03-10-2021
CU128	UTILITY PLAN XXVIII	04-21-2020	03-10-2021
CU501	UTILITY DETAILS I	04-21-2020	09-14-2020
CU502	UTILITY DETAILS II	04-21-2020	03-10-2021
CU503	UTILITY DETAILS III	04-21-2020	09-14-2020
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN I (PHASE 1)	04-21-2020	11-30-2020
CE102	SOIL EROSION & SEDIMENT CONTROL PLAN II (PHASE 1)	04-21-2020	11-30-2020
CE103	SOIL EROSION & SEDIMENT CONTROL PLAN III (PHASE 1)	04-21-2020	11-30-2020
CE104	SOIL EROSION & SEDIMENT CONTROL PLAN IV (PHASE 1)	04-21-2020	11-30-2020
CE201	SOIL EROSION & SEDIMENT CONTROL PLAN I (PHASE 2)	04-21-2020	11-30-2020
CE202	SOIL EROSION & SEDIMENT CONTROL PLAN II (PHASE 2)	04-21-2020	11-30-2020
CE203	SOIL EROSION & SEDIMENT CONTROL PLAN III (PHASE 2)	04-21-2020	11-30-2020
CE204	SOIL EROSION & SEDIMENT CONTROL PLAN IV (PHASE 2)	04-21-2020	11-30-2020
CE301	SOIL EROSION & SEDIMENT CONTROL PLAN I (PHASE 3)	04-21-2020	11-30-2020
CE302	SOIL EROSION & SEDIMENT CONTROL PLAN II (PHASE 3)	04-21-2020	11-30-2020
CE303	SOIL EROSION & SEDIMENT CONTROL PLAN III (PHASE 3)	04-21-2020	11-30-2020
CE304	SOIL EROSION & SEDIMENT CONTROL PLAN IV (PHASE 3)	04-21-2020	11-30-2020
CE501	SOIL EROSION & SEDIMENT CONTROL DETAILS I	04-21-2020	09-14-2020
CE502	SOIL EROSION & SEDIMENT CONTROL DETAILS II	04-21-2020	09-14-2020
CE503	SOIL EROSION & SEDIMENT CONTROL DETAILS III	09-04-2020	09-14-2020
LL100	OVERALL LIGHTING PLAN	04-21-2020	11-30-2020
LL103	LIGHTING PLAN III	04-21-2020	09-14-2020
LL104	LIGHTING PLAN IV	04-21-2020	09-14-2020
LL105	LIGHTING PLAN V	04-21-2020	09-14-2020
LL107	LIGHTING PLAN VII	11-30-2020	--
LL108	LIGHTING PLAN VIII	11-30-2020	--
LL110	LIGHTING PLAN X	04-21-2020	09-14-2020
LL111	LIGHTING PLAN XI	04-21-2020	09-14-2020
LL115	LIGHTING PLAN XV	11-30-2020	--
LL116	LIGHTING PLAN XVI	04-21-2020	11-30-2020
LL117	LIGHTING PLAN XVII	04-21-2020	11-30-2020
LL118	LIGHTING PLAN XVIII	04-21-2020	11-30-2020
LL119	LIGHTING PLAN XIX	04-21-2020	09-14-2020
LL120	LIGHTING PLAN XX	04-21-2020	09-14-2020
LL121	LIGHTING PLAN XXI	04-21-2020	09-14-2020
LL122	LIGHTING PLAN XXII	04-21-2020	09-14-2020
LL123	LIGHTING PLAN XXIII	04-21-2020	09-14-2020
LL125	LIGHTING PLAN XXV	04-21-2020	09-14-2020
LL126	LIGHTING PLAN XXVI	04-21-2020	09-14-2020
LL127	LIGHTING PLAN XXVII	04-21-2020	09-14-2020
LL128	LIGHTING PLAN XXVIII	04-21-2020	09-14-2020

SHEET NUMBER	DRAWING TITLE	DATE	LAST REVISED
LL501	LIGHTING NOTES & DETAILS I	04-21-2020	09-14-2020
LL502	LIGHTING NOTES & DETAILS II	04-21-2020	09-14-2020
LL503	LIGHTING NOTES & DETAILS III	08-01-2020	09-14-2020
LP100	OVERALL PLANTING PLAN	04-21-2020	12-30-2020
LP103	LANDSCAPE PLANTING PLAN III	04-21-2020	12-30-2020
LP104	LANDSCAPE PLANTING PLAN IV	04-21-2020	12-30-2020
LP105	LANDSCAPE PLANTING PLAN V	04-21-2020	12-30-2020
LP106	LANDSCAPE PLANTING PLAN VI	04-21-2020	12-30-2020
LP107	LANDSCAPE PLANTING PLAN VII	11-30-2020	12-30-2020
LP108	LANDSCAPE PLANTING PLAN VIII	11-30-2020	12-30-2020
LP110	LANDSCAPE PLANTING PLAN X	04-21-2020	12-30-2020
LP112	LANDSCAPE PLANTING PLAN XII	04-21-2020	12-30-2020
LP114	LANDSCAPE PLANTING PLAN XIV	04-21-2020	12-30-2020
LP115	LANDSCAPE PLANTING PLAN XV	04-21-2020	12-30-2020
LP116	LANDSCAPE PLANTING PLAN XVI	04-21-2020	12-30-2020
LP117	LANDSCAPE PLANTING PLAN XVII	04-21-2020	12-30-2020
LP118	LANDSCAPE PLANTING PLAN XVIII	04-21-2020	12-30-2020
LP119	LANDSCAPE PLANTING PLAN XIX	04-21-2020	12-30-2020
LP120	LANDSCAPE PLANTING PLAN XX	04-21-2020	12-30-2020
LP122	LANDSCAPE PLANTING PLAN XXII	04-21-2020	12-30-2020
LP123	LANDSCAPE PLANTING PLAN XXIII	04-21-2020	12-30-2020
LP125	LANDSCAPE PLANTING		

### CONTRACTOR NOTES

- THESE PLANS REPRESENT THE OVERALL SITework IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT NOR ARE THEY INTENDED TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITework CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITework ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITework ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROJECT DESCRIPTIONS AND ALL INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION TAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

### UTILITY NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE DOMESTIC AND FIRE SERVICE LINE CONNECTIONS TO EXISTING MAINS.
- TEST PITS ARE TO BE PERFORMED PRIOR TO INSTALLATION OF DOMESTIC AND FIRE SERVICE LINE CONNECTIONS TO CONFIRM THE SIZE AND MATERIAL OF THE MAIN.
- TAPPING SLEEVES AND GATE VALVE ASSEMBLIES SHALL BE INSTALLED AT EACH DOMESTIC AND FIRE SERVICE LINE CONNECTION AND SHALL BE MANUFACTURED BY CLOW VALVE CO., MUELLER CO., OR AMERICAN VALVE AND HYDRANT.
- SCHEDULING OF ALL DOMESTIC AND FIRE SERVICE LINE CONNECTION WORK SHALL BE COORDINATED WITH THE HUDSON WATER DEPARTMENT (HWD) TO ALLOW FOR A REPRESENTATIVE FROM THE HWD TO BE ONSITE TO OVERSEE THE CONNECTIONS AND PERFORM A WATER SHUTDOWN AS NEEDED.
- THE EQUIPMENT AND MATERIALS FOR THE WATER METER VAULT AND APPURTENANCES SHALL BE SUBMITTED TO THE HWD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 5'-0" OF COVER. INSULATION SHALL BE USED FOR ANY MAINS AND SERVICES RECEIVING LESS THAN 5'-0" OF COVER. INSULATION SHALL BE 2-INCHES THICK, "FOAMGLASS" STYLE WITH JACKETING AS MANUFACTURED BY PITTSBURGH CORNING CORP IN ACCORDANCE WITH AWMA C552.
- ALL WATER MAINS AND SERVICES SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18-INCHES FROM OTHER UTILITIES WITH STRICT ADHERENCE TO THIS SEPARATION FOR SEWER AND DRAIN LINES. IF ADEQUATE SEPARATION IS NOT MAINTAINED, PIPELINES SHALL BE SLEEVED OR ENCASED IN FLOWABLE AND EXCAVATABLE CONCRETE. IN ADDITION, NO WATER MAINS OR SERVICES SHALL BE INSTALLED WITHIN THE SAME TRENCH AS OTHER UTILITIES. A MINIMUM OF 10-FEET OF HORIZONTAL SEPARATION FROM SEWER OR DRAIN LINES SHALL BE MAINTAINED.
- WATER FLOW ISOLATION VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE) AND BE RESILIENT SEAT GATE VALVES.
- VALVE BOXES SHALL BE CAST IRON, ADJUSTABLE SLIDING HEAVY PATTERN TYPE WITH FLANGE ON THE TOP OF THE SECTION, STAMPED "WATER" ON THE TOP COVER, BE DIRT-TIGHT, AND FULLY ENCLOSE THE VALVE OPERATING NUT AND STUFFING BOX.
- HYDRANTS SHALL HAVE DRAINS AND OPEN LEFT (COUNTERCLOCKWISE).
- HYDRANT PAINT SHALL BE ORANGE (BARREL), REFLECTIVE WHITE (BONNET AND PUMPER NOZZLE CAP), AND BLACK (SIDE NOZZLE CAPS AND OPERATING NUT).
- ALL FIRE HYDRANTS SHALL RECEIVE AN ISOLATION VALVE ALONG THE HYDRANT LATERAL AND A MINIMUM OF TWO PROTECTIVE BOLLARDS.
- THE DEVELOPER SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL NEW AND EXISTING WATER INFRASTRUCTURE TO THE HWD AT THE COMPLETION OF CONSTRUCTION.
- FORCE MAINS SHALL HAVE AIR RELEASE VALVES AT ANY HIGH POINTS AND CLEANOUTS AT ANY LOW POINTS.

### DEMOLITION NOTES

- GENERAL:**
- THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD-VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. SOME UNDERGROUND UTILITIES MAY BE LOCATED DIFFERENTLY THAN SHOWN ON THIS PLAN. IN ADDITION, THERE MAY BE EXISTING UNDERGROUND UTILITIES PRESENT THAT ARE NOT SHOWN ON THIS PLAN. ALL CONTRACTORS USING THESE PLANS FOR DEMOLITION OR CONSTRUCTION SHALL CONFIRM ALL UTILITIES IN THE FIELD TO ESTABLISH LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE CONSTRUCTION MANAGER.
  - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "CALL BEFORE YOU DIG," EXCAVATING THE HOLES, AND PREPARING ANY ADDITIONAL RESEARCH OR INVESTIGATIONS REQUIRED IN ORDER TO ENSURE THAT PROPOSED UTILITIES TO REMAIN ARE PROTECTED FROM DAMAGE DURING DEMOLITION. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN IS REQUIRED TO BE REPAIRED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL NOTIFY AND OBTAIN ALL SHUTOFFS FOR ALL APPLICABLE UTILITIES PRIOR TO THE COMMENCEMENT OF DEMOLITION.
  - THE CONTRACTOR SHALL LOCATE/CONFIRM ALL DRAINAGE INFRASTRUCTURE AND MAINTAIN ADEQUATE STORM DRAINAGE THROUGHOUT CONSTRUCTION.
  - THE CONTRACTOR SHALL FIELD LOCATE AND PROPERLY DISCONNECT APPROPRIATE LATERALS TO LIVE MAINS PRIOR TO DEMOLITION AND IN ACCORDANCE WITH UTILITY COMPANY STANDARDS.
  - THE CONTRACTOR SHALL MAINTAIN THE SAFETY AND PROTECTION OF BOTH PEDESTRIANS AND MOTORISTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONARY AND PROTECTIVE MEASURES, INCLUDING SIGNS, BARRIERS, FENCING AND TRAFFIC FLAGMEN.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION ASSOCIATED PERMITS.
  - CONTRACTOR TO PROTECT AND MAINTAIN ALL UTILITIES TO REMAIN UNTIL TEMPORARY OR PERMANENT NEW LINES ARE INSTALLED.
  - DEMOLITION:  
9. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL STRUCTURES WITHIN THE PROJECT LIMITS INDICATED TO BE REMOVED.  
10. STUMPS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES STANDARDS. PRIOR TOWN APPROVAL IS REQUIRED FOR ANY ON-SITE STUMP BURIALS. STUMPS CANNOT BE BURIED OR OTHERWISE DISPOSED OF WITHIN THE TOWN OWNED RIGHT-OF-WAY.  
11. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL TEMPORARY FACILITIES AND SERVICES NECESSARY TO SATISFY FEDERAL, STATE, & LOCAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO BRACING, SHORING, PAVEMENT REPAIR, FENCING, PEDESTRIAN AND VEHICLE ACCESS, CONCRETE PADS, ETC.

### ACCESSIBILITY NOTES

- WALKWAYS ALONG ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE OR CROSS SLOPE.
- ALL ADA PARKING SPACES AND PASSENGER LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ADA EGRESSSES SHALL BE FLUSH WITH ADJOINING MATERIAL UNLESS NOTED OTHERWISE.
- ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS SLOPE.
- CONTRACTOR SHALL CONFIRM FIELD CONDITIONS ARE CONSISTENT WITH CONSTRUCTION DOCUMENTS AND NOTIFY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC. OF ANY COMPLIANCE ISSUES PRIOR TO CONSTRUCTION.
- PROPOSED SITE WORK IMPROVEMENTS SHALL CONFORM WITH THE LATEST EDITION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN, LAST REVISED SEPTEMBER 15, 2010, TO THE BEST OF THE DESIGNER'S KNOWLEDGE.

### APPROVAL BLOCK

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF THE PLANNING BOARD MEETING. FINAL APPROVAL, COMMENT, AND CORRECTIONS TO THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

### GENERAL NOTES

- STORAGE SHEDS FOR CHEMICALS USED TO MANGE SNOW AND ICE AT THE SITE SHALL NOT BE PLACED WITHIN 50 FEET OF THE WETLAND OR WETLAND BUFFER AREAS AND SUCH STORAGE AREAS SHALL BE SHOWN ON THE FINAL PLAN SET.
- CONSERVATION WETLAND OVERLAY DISTRICT MARKERS SHALL BE PLACED AT 100 FOOT INTERVALS ALONG THE CONSERVATION EASEMENT BOUNDARIES, POST CONSTRUCTION TO CLEARLY IDENTIFY THE CONSERVATION EASEMENT AREAS.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY HAYNER/SWANSON, INC.
- WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. BETWEEN NOVEMBER 2017 AND APRIL 2020 UTILIZING THE FOLLOWING STANDARDS:  
4.1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.  
4.2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).  
4.3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2018 VERSION 4. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.  
4.4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).  
ALL FLAGS WERE LOCATED BY HAYNER/SWANSON USING EITHER GPS UNIT AT TIME OF FLAGGING OR FIELD LOCATED BETWEEN NOVEMBER 2017 AND APRIL 2020. WETLANDS DEPICTED OUTSIDE THE PROJECT ARE WERE OBTAINED FROM 2006 RECORD PLANS.
- THE SITE LIES IN ZONE X (UNSHADED), ZONE X (SHADED), ZONE A, AND ZONE AE AS SHOWN ON THE "FLOOD INSURANCE RATE MAP" HILLSBOROUGH COUNTY, NEW HAMPSHIRE, FEMA MAP NUMBERS 3301100658D & 3301100658D, EFFECTIVE SEPTEMBER 25, 2009.
- ON SITE TRASH REMOVAL WILL BE CONTRACTED WITH A LOCAL COMPANY. TRASH WILL BE COLLECTED ON A REGULAR BASES ON A SCHEDULE TO BE DETERMINED WITH THE LOCAL COMPANY.
- PROPOSED SITE WORK IMPROVEMENTS SHALL CONFORM TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE TOWN OF HUDSON, IN THE ABSENCE OF LOCAL STANDARDS, SITE WORK SHALL CONFORM TO THE REQUIREMENTS OF NEW HAMPSHIRE DOT STANDARD DETAILS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (WWW.DIGSAFE.COM), EXCAVATION TEST HOLES, PERFORMING TEST BORINGS, AND PERFORMING WHATEVER ADDITIONAL INVESTIGATION NECESSARY TO PROTECT AND MAINTAIN ALL EXISTING UTILITIES TO REMAIN THROUGHOUT THE CONSTRUCTION PERIOD. ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE PROMPTLY REPORTED TO THE PROJECT ENGINEER.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS AND DETAILS OF ALL DOORS, RAMPS, SIDEWALKS AND WALLS ASSOCIATED WITH THE BUILDING.
- ALL IMPROVEMENTS CONSTRUCTED IN THE TOWN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO TOWN OF HUDSON STANDARD DETAILS. IN THE ABSENCE OF LOCAL DETAILS, REQUIREMENTS AND WORK IN THE STATE RIGHT-OF-WAY SHALL COMPLY WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND OTHER APPLICABLE REGULATIONS.
- FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION REGULATIONS.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ADJOINING STREETS AND PROPERTIES TO BE KEPT FREE OF DEBRIS RESULTING FROM DEMOLITION AND SHALL BE CLEANED ON A DAILY BASIS OR AS NEEDED.
- DUST CONTROL TREATMENTS SHALL BE APPLIED AS NECESSARY TO CONTROL AND REDUCE THE AMOUNT OF DUST WHICH MAY CAUSE OFF-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE, OR POSE A HAZARD TO TRAFFIC SAFETY.
- ABBREVIATIONS:  
ARCH. = ARCHITECTURAL  
CONC. = CONCRETE  
INV = INVERT  
EX = EXISTING  
HDPE = HIGH DENSITY POLYETHYLENE PIPE  
PR. = PROPOSED  
RET. = RETAINING  
R&D = REMOVE & DISPOSE  
R&R = REMOVE & REPLACE  
TYP. = TYPICAL  
SWL = SINGLE WHITE LINE  
SYL = SINGLE YELLOW LINE  
CLCB = CURBLESS CATCH BASIN  
MH = MANHOLE  
GR = GRADE  
TF = TOP OF FRAME  
INV = INVERT  
SAN MH = SANITARY SEWER MANHOLE  
FFE = FINISHED FLOOR ELEVATION
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON IS TAKEN FROM DESIGN PLANS, AS-BUILT SKETCHES, EXISTING UTILITY COMPANY RECORDS, AND OTHER SOURCES OF INFORMATION AND IS NOT TO BE CONSTRUED AS AN ACCURATE "AS-BUILT" SURVEY AND IS SUBJECT TO SUCH CORRECTIONS THAT A MORE ACCURATE SURVEY MAY DISCLOSE.
- THE EXISTING UTILITIES INDICATED HEREON MAY NOT BE LOCATED AS SHOWN. IN ADDITION, OTHER UTILITIES NOT SHOWN HEREON MAY BE PRESENT. ANY DISCREPANCIES DISCOVERED DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPORTED TO THE PROJECT ENGINEER.
- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS/DETAILS OF THE UTILITY COMPANY HAVING AUTHORITY OVER THE PROPOSED WORK. ALL PROPOSED UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ORDINANCES/REQUIREMENTS GOVERNING THE PROPOSED WORK.
- ANY UTILITY EASEMENTS REQUIRED BY ANY OF THE VARIOUS UTILITY COMPANIES SHALL BE OBTAINED, EXECUTED, AND RECORDED PRIOR TO ANY OF THE AFFECTED UTILITY WORK BEING PERFORMED.
- ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND.
- RESET ALL EXISTING SANITARY AND DRAINAGE STRUCTURES TO NEW HAMPSHIRE STATE STANDARDS AND AS REQUIRED BY REPAIRING, MILLING OR OVERLAYING.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ANY DISCREPANCIES DISCOVERED DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPORTED TO THE PROJECT ENGINEER.
- ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER-TIGHT JOINTS.
- CLEANOUTS SHALL BE PROVIDED FLUSH TO GRADE AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSTREAM ENDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SIZING ALL DRAINAGE STRUCTURES AND SUBMITTING SHOP DRAWINGS TO ENGINEER FOR REVIEW.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT REPAIRS REQUIRED AS A RESULT OF ANY UTILITY WORK.
- ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN PAINT.
- ALL RADI ARE 4 FEET UNLESS OTHERWISE NOTED.
- GRADING IN VEHICLE AREAS SHALL BE WITHIN THE FOLLOWING TOLERANCE:  
27.1. DOCK APRON: 1.5%  
27.2. YARD SLOPE: 1.5% MIN - 3.5% MAX  
27.3. DRIVE SLOPE: 2.5% MIN - 5.0% MAX
- CONCRETE JOINTS ON SITE ARE TO BE FILLED WITH HOT-APPLIED JOINT FILLER, TO INCLUDE CONCRETE PAVEMENTS, MONOLITHIC CURBING AND MONOLITHIC SIDEWALKS.
- BOTTOM AND TOP OF RETAINING WALL ELEVATION SPOT SHOTS REPRESENT THE BASE OF THE WALL AT FINISHED GROUND LEVEL AND THE TOP OF THE FACE OF THE WALL RESPECTIVELY.
- SPOT SHOTS ALONG CURB LINES REPRESENT THE BASE OF THE CURB UNLESS NOTED OTHERWISE.
- ALL ON-SITE CONCRETE TO BE 4,500 PSI WITH 5% TO 7% AIR ENTRAPMENT UNLESS OTHERWISE NOTED.
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH HUDSON'S TOWN ENGINEER AT LEAST TWO WEEKS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT, CONTRACTOR, AND APPLICANT'S ENGINEER SHALL BE IN ATTENDANCE.
- CONTRACTOR SHALL NOT IMPORT ANY FILL OVER THE AMOUNT OF TEN CUBIC YARDS CUMULATIVE TOTAL PER JOB SITE IN THE TOWN OF HUDSON WITHOUT SOILS TESTING VERIFYING THE ABSENCE OF ALL CONSTITUENTS OF CONCERN, AND WITHOUT PRIOR APPROVAL BY ENGINEERING DEPARTMENT STAFF. DOCUMENTATION SUCH AS TEST REPORTS, CERTIFICATIONS AND SIEVE ANALYZES OF FILL SHALL BE PROVIDED TO THE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO TRANSPORTING THE MATERIAL TO HUDSON.
- A NEW HAMPSHIRE CERTIFIED, GREEN SNOW PLOW APPLICATOR SHALL BE USED FOR SNOW MANAGEMENT PURPOSES ON THE DEVELOPMENT.
- SNOW SHALL BE REMOVED FROM TRUCKS PRIOR TO LEAVING THE PROJECT SITE IN CONFORMANCE WITH JESSICA'S LAW.
- FOR BENCHMARK LOCATIONS AND DETAILS, REFER TO THE PLAN SET ENTITLED "LOT LINE ADJUSTMENT/SUBDIVISION PLAN," PREPARED BY HAYNER/SWANSON INC., DATED 21 APRIL 2020.
- THE EPA GENERAL CONSTRUCTION PERMIT, E-NOI, AND SWPPP DOCUMENTS MUST BE ADHERED TO, ACTIVE, AND REQUIRED DOCUMENTATION BE KEPT ON SITE AT ALL TIMES. THE TOWN OF HUDSON, NEW HAMPSHIRE IS TO BE MADE AWARE OF ALL UPDATES, REVISION, AND THE STATUES OF THESE DOCUMENTS.
- INSPECTION & MAINTENANCE RECORDS MUST BE PROVIDED TO NHDES UPON REQUEST.
- ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.

### LEGEND

EXISTING	PROPOSED
PROPERTY LINE	--- ---
SETBACK LINE	--- ---
ON-SITE WETLANDS	[Symbol]
OFF-SITE WETLANDS	[Symbol]
WETLAND BUFFER LINE	--- ---
RIVERFRONT OFFSET LINE	--- ---
BUILDING LINE	--- ---
DOOR LOCATION	[Symbol]
LOADING BAY DOOR LOCATION	[Symbol]
LOADING RAMP	[Symbol]
MATCHLINE	--- ---
6" CURB LINE	--- ---
12" CONCRETE CURB LINE	--- ---
TRAFFIC SIGN	[Symbol]
STEEL BOLLARD	[Symbol]
PARKING ROW COUNT	[Symbol]
CONCRETE	[Symbol]
GRAVEL WALK	[Symbol]
LANDSCAPE AREA	LA
GRAVITY SANITARY LINE	[Symbol]
SANITARY FORCE MAIN	[Symbol]
STORMWATER MANAGEMENT FEATURE	[Symbol]
CLEANOUT	[Symbol]
WATER LINE	[Symbol]
FIRE SERVICE LOOP	[Symbol]
UNDERGROUND	[Symbol]
COMMUNICATIONS	[Symbol]
UNDERGROUND ELECTRIC	[Symbol]
UNDERGROUND GAS	[Symbol]
STORM PIPE	[Symbol]
STORM CATCH BASIN	[Symbol]
STORM CURBLESS CATCH BASIN	[Symbol]
STORM TRENCH DRAIN	[Symbol]
STORM YARD DRAIN	[Symbol]
STORM MANHOLE	[Symbol]
CONTOUR	[Symbol]
SPOT ELEVATION	[Symbol]
FIBER ROLL	[Symbol]
INLET PROTECTION	[Symbol]
CHAIN LINK FENCE	[Symbol]
SNOW STORAGE	[Symbol]
FLOOD ZONE LINE	[Symbol]
8 FT CHAIN LINK FENCE	[Symbol]
RETAINING WALL	[Symbol]
TIMBER GUIDE RAIL	[Symbol]
SOUND FENCE	[Symbol]
CURB LEAKOFF WITH 1-FT PEAGRAVEL FILTER	[Symbol]
DIRECTION OF TRAVEL ARROW	[Symbol]
PAVEMENT MARKING	[Symbol]
TRANSFORMER	[Symbol]

### CURB TRANSITION NOTES

- CURB RADII ARE 4' UNLESS OTHERWISE NOTED.
- PROVIDE 4' MINIMUM TRANSITION PIECE WHERE CURBING HEIGHT VARIES.

### GRADING & DRAINAGE NOTES

- ALL PROPOSED CMP STORM DRAINAGE PIPING TO BE ALUMINIZED.
- ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER-TIGHT JOINTS.
- LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH ARCHITECTURAL & MEP DRAWINGS PRIOR TO CONSTRUCTION.
- CLEANOUTS SHALL BE PROVIDED FLUSH TO GRADE AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSTREAM ENDS.
- ALL REQUIRED STORM LATERALS SERVICING THE BUILDINGS SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF EACH BUILDING LATERAL ENTRANCE LOCATION AT THE INVERTS NOTED. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF LATERALS TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE APPROPRIATE SIZES OF THE DRAINAGE STRUCTURES (CATCH BASINS, MANHOLES, YARD DRAINS, ETC.) TO ACCOMMODATE THE PIPING SHOWN.
- STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPSTREAM "IN THE DRY".
- CONTRACTOR SHALL CONNECT ALL NEW ROOF DRAINS TO THE DRAINAGE SYSTEM. LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH MEP AND ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE ENTIRE DRAINAGE SYSTEM OF ALL DEBRIS AND OBSTRUCTIONS BOTH DURING CONSTRUCTION AND AT THE END OF CONSTRUCTION PRIOR TO ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF ALL FORMWORK FROM STRUCTURES, CONCRETE AND MORTAR DROPPINGS, CONSTRUCTION DEBRIS, AND DIRT. THE SYSTEM SHALL BE THOROUGHLY FLUSHED CLEAN AND THE CONTRACTOR SHALL FURNISH ALL NECESSARY HOSE, PUMPS, PIPE, AND OTHER EQUIPMENT THAT MAY BE REQUIRED FOR THIS PURPOSE. NO DEBRIS SHALL BE FLUSHED INTO EXISTING STORM DRAINS, WETLANDS OR WATERCOURSES; ALL DEBRIS SHALL BE REMOVED FROM THE SYSTEM AND DISPOSED OF IN ACCORDANCE WITH ALL GOVERNING AGENCIES.
- ALL MANHOLE COVERS, GRATES, INLETS, AND RIMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
- CONTRACTOR TO PROVIDE ALL FITTINGS AND BENDS NECESSARY TO ACCOMPLISH WORK.
- WALL DRAINS SHALL CONNECT TO STORM DRAINAGE SYSTEM AS SHOWN ON WALL DESIGN DRAWINGS.
- REFER TO THE "STORMWATER MANAGEMENT REPORT FOR HUDSON LOGISTIC CENTER APPENDIX E INSPECTION AND MAINTENANCE MANUAL" FOR OPERATION OF THE STORMWATER MANAGEMENT SYSTEM.

### BLASTING NOTES

- BLASTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL TOWN OF HUDSON ORDINANCE, CHAPTER 202 EXPLOSIVES.
- BLASTING SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, ALTERATION OF TERRAIN PERMIT ASSOCIATED WITH THIS PROJECT AND GUIDANCE SET FORTH IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES CHAPTER ENV-WQ 1500 ALTERATION OF TERRAIN.  
**LOADING PRACTICES:** THE FOLLOWING BLAST HOLE LOADING PRACTICES SHALL BE IMPLEMENTED: (A) THE DRILLER SHALL MAINTAIN DRILLING LOGS TO DOCUMENT: (1) THE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED; AND (2) GROUNDWATER CONDITIONS; (B) THE DRILLER SHALL COMMUNICATE THE CONTENTS OF THE DRILLING LOGS DIRECTLY TO THE BLASTER; (C) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON SITE SUCH THAT THEY ARE: (1) USED IN THE BOREHOLE; (2) RETURNED TO THE DELIVERY VEHICLE; OR (3) PLACED IN SECURE CONTAINERS FOR OFF SITE DISPOSAL; (D) SPILLAGE AROUND THE BOREHOLE SHALL BE: (1) PLACED IN THE BOREHOLE; OR (2) CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL; (E) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND NOT LEFT IN THE BLAST HOLES OVERTNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED; (F) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT; AND (G) EXPLOSIVES SHALL BE LOADED IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE TO MAINTAIN GROUND CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION.  
**EXPLOSIVE SELECTION:** EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE: (A) APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION; AND (B) HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT.  
**PREVENTION OF MISPRISES:** INDUSTRY-STANDARD PRACTICES SHALL BE IMPLEMENTED TO PREVENT MISPRISES.  
**MUCK AND ROCK MANAGEMENT:** (B) MUCK SHALL BE REMOVED FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE. (C) ROCKS SHALL BE MANAGED SO AS TO PREVENT WATER SUPPLY WELLS OR SURFACE WATERS FROM BEING CONTAMINATED BY RUNOFF.  
**SPILL PREVENTION MEASURES AND SPILL MITIGATION:** (A) FUEL AND OTHER REGULATED SUBSTANCES SHALL BE MANAGED AS REQUIRED BY ENV-WQ 401.04. (B) PERSONNEL WORKING AT THE BLAST SITE SHALL BE TRAINED IN HOW TO RESPOND TO A SPILL OF THE REGULATED SUBSTANCES BEING USED AT THE SITE.  
**FUELING AND MAINTENANCE OF CONSTRUCTION EQUIPMENT:** (A) IF ANY CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO EARTHMOVING, EXCAVATION, AND BORING EQUIPMENT, WILL BE FUELED FROM A TANK TRUCK OR OTHER CONTAINER THAT IS MOVED AROUND THE SITE, THE FOLLOWING SHALL APPLY: (1) PORTABLE CONTAINMENT EQUIPMENT THAT IS SIZED TO CONTAIN THE MOST LIKELY VOLUME OF FUEL TO BE SPILLED DURING A FUEL TRANSFER SHALL BE USED, WHERE THE MOST LIKELY VOLUME TO BE SPILLED IS DETERMINED BASED ON THE FUEL TRANSFER RATE, THE AMOUNT OF FUEL BEING TRANSFERRED, THE DISTANCE BETWEEN THE HOSE NOZZLE AND PUMP SHUT OFF SWITCH, AND THE RESPONSE TIME OF PERSONNEL AND EQUIPMENT AVAILABLE AT THE FACILITY; (2) THE CONTAINMENT EQUIPMENT SHALL BE POSITIONED TO CATCH ANY FUEL SPILLS THAT MIGHT OCCUR AT OR NEAR THE FUEL FILLER PORT TO THAT EQUIPMENT; (3) THE TYPE OF CONTAINMENT EQUIPMENT USED AND ITS POSITIONING AND USE SHALL ACCOUNT FOR ALL OF THE DRIP POINTS ASSOCIATED WITH THE FUEL FILLING PORT AND THE HOSE FROM THE FUEL DELIVERY TRUCK; AND (4) PERSONNEL SHALL NOT LEAVE THE IMMEDIATE AREA WHILE FUEL IS BEING TRANSFERRED, TO ENSURE THAT ANY SPILLS WILL BE OF LIMITED VOLUME. (B) IF THE SITE WILL HAVE A FIXED LOCATION FOR FUELING CONSTRUCTION EQUIPMENT, THE FOLLOWING SHALL APPLY: (1) ALL FUEL CONTAINERS, INCLUDING BUT NOT LIMITED TO SKID-MOUNTED TANKS, DRUMS, AND FIVE GALLON CANS, SHALL HAVE SECONDARY CONTAINMENT THAT: A. IS CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE LARGEST FUEL STORAGE CONTAINER; AND B. HAS AN IMPERVIOUS FLOOR; (2) SECONDARY CONTAINMENT FOR TANKS MAY COMPRISE A METAL, PLASTIC, POLYMER OR PRECAST CONCRETE VAULT PROVIDING 100 PERCENT OF THE VOLUME OF THE LARGEST FUEL STORAGE CONTAINER; (3) FOR FUEL CONTAINERS, SECONDARY CONTAINMENT MAY COMPRISE CONTAINMENT PALLETTS; (4) THE AREA WHERE FUEL IS TRANSFERRED SHALL BE A FLAT, IMPERVIOUS AREA THAT: A. IS ADJACENT TO THE FUEL CONTAINER(S); AND B. EXTENDS BEYOND THE FULL REACH, OR LENGTH, OF THE FUEL HOSE; AND (5) SECONDARY CONTAINMENT AREAS MAY BE IN THE FORM OF A BASIN THAT IS: A. BUILT UP TO A CENTRAL LOW POINT OR BERMED ALONG THE PERIMETER; B. LINED WITH A CONTINUOUS SHEET OF 20 MIL OR THICKER POLYMER MATERIAL OR APPROPRIATE GEOMEMBRANE LINER; AND C. BACKFILLED WITH AT LEAST 6 INCHES OF SAND.

Date	Description	No.
03/10/21	PLANNING BOARD COMMENTS / LOT LINE RELOCATION	4
02/24/21	CON. COMM. / PLANNING BOARD COMMENT RESPONSE	3
09/04/20	NHDES DREDGE & FILL PERMIT RESPONSE	2
05/21/20	SUPPLEMENTAL P&Z SUBMISSION	1

Revisions

JOHN D. PLANTE  
NH-P.E. Lic. No. 14072

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
888 Boylston Street, Ste 510  
Boston, MA 02199  
T: 617.824.9100 F: 617.824.9101 www.langan.com

Project  
**HUDSON LOGISTICS CENTER**  
MAP No. 239, LOT No. 1  
HUDSON NEW HAMPSHIRE  
HILLSBOROUGH  
Drawing Title

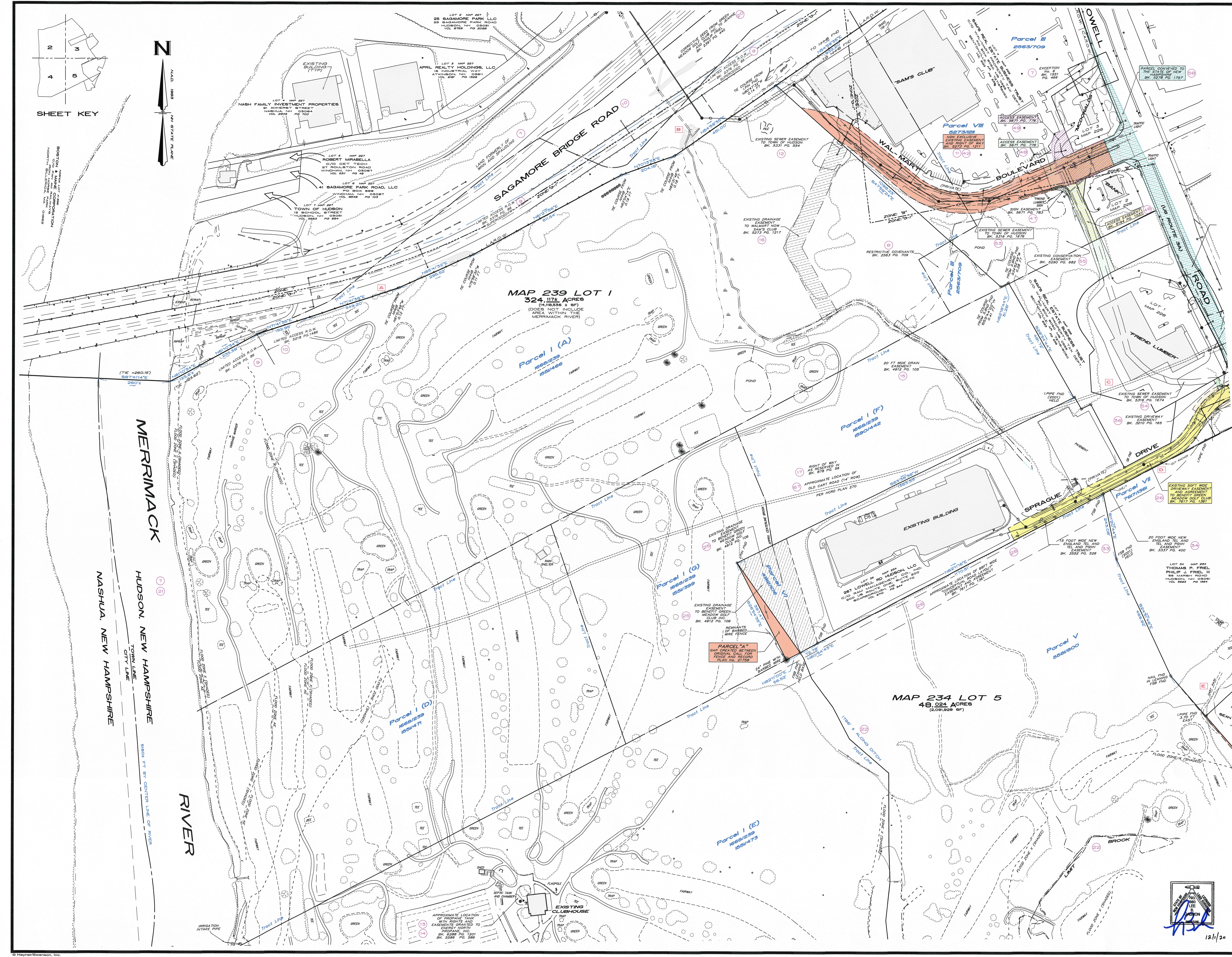
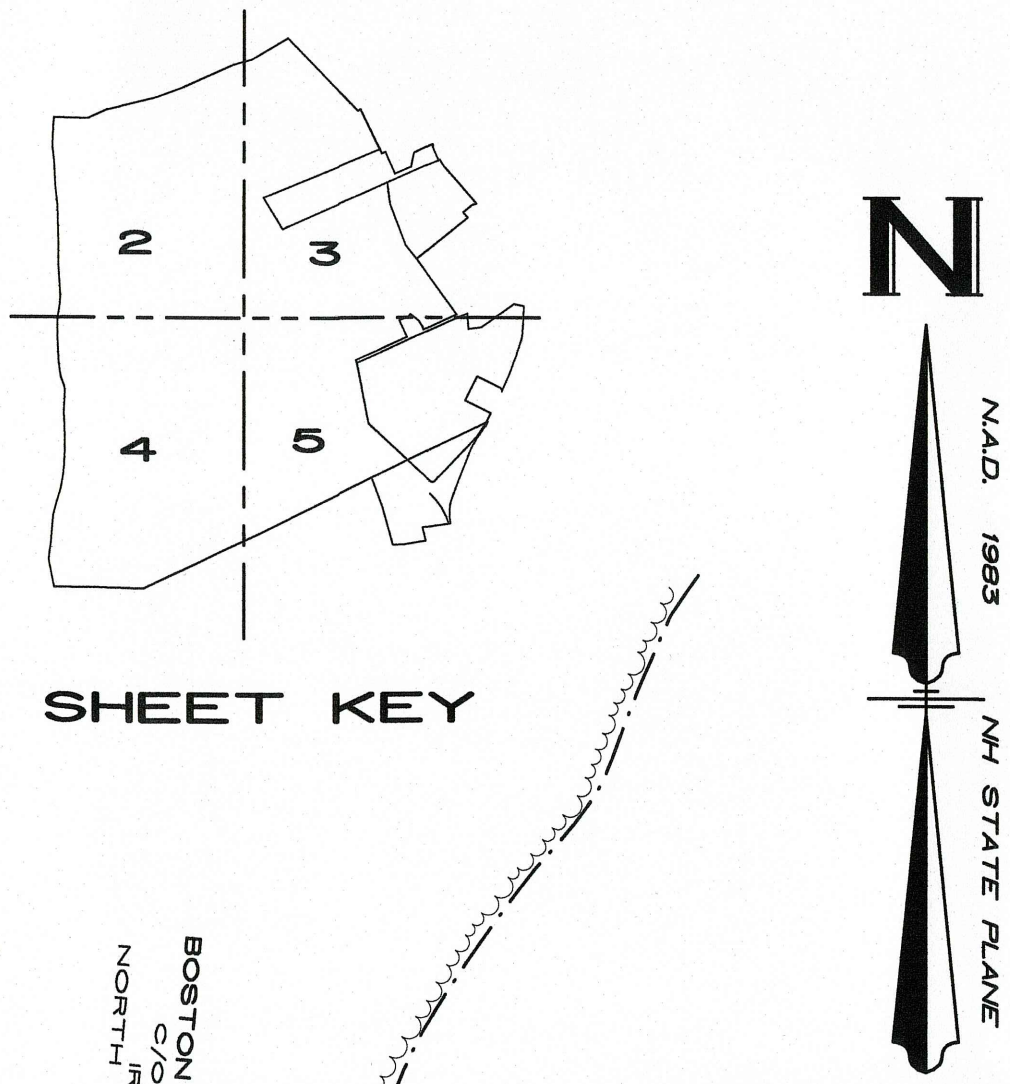
**MASTER LEGEND & NOTES**

Project No.	151010101	Drawing No.	
Date	04-21-2020		
Drawn By	CLR		
Checked By	NLK		

**CS003**

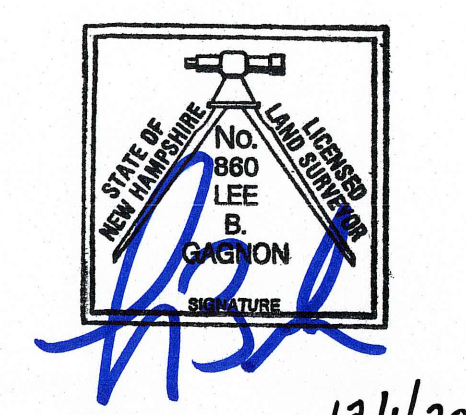
FOR PERMITTING ONLY, NOT FOR CONSTRUCTION





MAP 239 LOT 1  
324,117± ACRES  
(14,118,536± SF)  
(DOES NOT INCLUDE AREA WITHIN THE MERRIMACK RIVER)

MAP 234 LOT 5  
48,021 ACRES  
(2,091,928± SF)



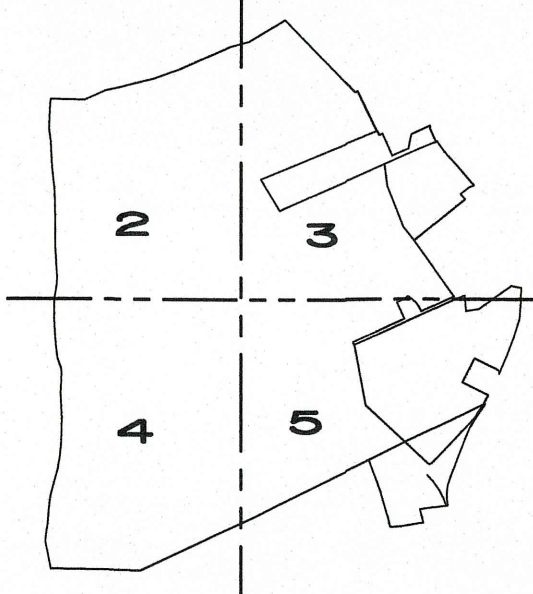
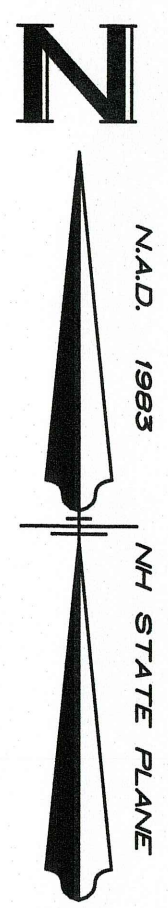
NO.	DATE	REVISIONS
1	03/20/20	ISSUE FOR PERMITTING THE SECTION LETTER
2	03/23/20	ISSUE FOR PERMITTING THE SECTION LETTER
3	03/23/20	ISSUE FOR PERMITTING THE SECTION LETTER

NO.	DATE	REVISIONS
1	03/23/20	ISSUE FOR PERMITTING THE SECTION LETTER
2	03/23/20	ISSUE FOR PERMITTING THE SECTION LETTER
3	03/23/20	ISSUE FOR PERMITTING THE SECTION LETTER

PREPARED FOR:  
**L. LANGAN**  
361 NEWBURY STREET, 5TH FLOOR, BOSTON, MA 02115  
RECORD OWNER:  
**GREEN MEADOW GOLF CLUB, INC.**  
53 MARSH ROAD HUDSON, NH 03051

ALTAIRPS LAND TITLE SURVEY  
(MAP 234 LOTS 1-5 & LOTS 1-5, MAP 239 LOT 001)  
**GREEN MEADOW GOLF CLUB**  
1/16 B 43 STEELE ROAD  
HUDSON, NEW HAMPSHIRE

Scale: 1" = 100'  
Date: 13 JANUARY 2020  
Project No: 3867  
Sheet No: 2 OF 5  
12/1/20



SHEET KEY

**ZONING NOTE**

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPLICABLE ZONING AUTHORITY SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS. PRIOR TO ANY DEVELOPMENT OF THE PROPERTY, THE BUILDER/DOWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED CORRECTLY AS UTILITIES ARE NOT ALWAYS LOCATED AT THE EXACT LOCATION SHOWN AND ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE AT THE EXACT LOCATION SHOWN ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT POTENTIALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**LEGAL DESCRIPTIONS**

(Per Survey)

THE PARCELS DESCRIBED BELOW ARE THE SAME PARCELS AS DESCRIBED IN THE LEGAL DESCRIPTIONS OF SCHEDULE A EXHIBIT A - LEGAL DESCRIPTION OF OLD REPUBLIC NATIONAL TITLE COMPANY CONTRACT NO. 100001, DATED SEPTEMBER 30, 2019.

**MAP 234 LOT 5**

A CERTAIN PARCEL OF LAND LOCATED IN THE TOWN OF HUDSON, COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE, SITUATED NORTHERLY OF STEELE ROAD, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREN DESCRIBED PARCEL AT A POINT ON THE NORTHERLY SIDELINE OF STEELE ROAD AT THE SOUTHWESTERLY CORNER OF LAND OF KENNETH MURPHY AND LOCATED IN 57°59'08" E, A DISTANCE OF 15.77 FEET FROM AN IRON PIN; THENCE

THE FOLLOWING THREE COURSES BEING BY SAID NORTHERLY SIDELINE OF STEELE ROAD:

S 82°32'19" W A DISTANCE OF 175.57 FEET TO A POINT; THENCE

S 68°29'37" W A DISTANCE OF 152.28 FEET TO A POINT; THENCE

S 81°16'08" W A DISTANCE OF 60.00 FEET TO A POINT AT LAND OF GREENMEADOW GOLF CLUB, INC. AND LOCATED S 24°48'52" E, A DISTANCE OF 2.67 FEET FROM AN IRON PIN; THENCE

THE FOLLOWING SIX COURSES BEING BY SAID GREENMEADOW LAND:

N 28°08'54" W A DISTANCE OF 40.00 FEET TO A POINT LOCATED S 39°18'21" E, A DISTANCE OF 2.46 FEET FROM AN IRON PIN; THENCE

NORTHWESTERLY BY A CURVE TO THE LEFT, HAVING A RADIUS OF 248.92 FEET AND AN ARC LENGTH OF 130.33 FEET TO A POINT LOCATED S 57°40'09" E, A DISTANCE OF 2.53 FEET FROM AN IRON PIN; THENCE

N 28°08'54" W A DISTANCE OF 55.47 FEET TO A POINT LOCATED S 65°52'56" E, A DISTANCE OF 2.51 FEET FROM AN IRON PIN; THENCE

S 11°53'08" W A DISTANCE OF 25.00 FEET TO A POINT LOCATED S 66°13'40" E, A DISTANCE OF 2.39 FEET FROM AN IRON PIN; THENCE

S 81°53'08" W A DISTANCE OF 110.28 FEET TO A POINT LOCATED N 81°05'18" E, A DISTANCE OF 3.67 FEET FROM AN IRON PIN; THENCE

S 28°08'54" E A DISTANCE OF 200.00 FEET TO A POINT ON THE SAID NORTHERLY SIDELINE OF STEELE ROAD AND LOCATED S 89°47'32" E, A DISTANCE OF 2.50 FEET FROM AN IRON PIN; THENCE

THE FOLLOWING TWO COURSES BEING BY THE SAID NORTHERLY SIDELINE OF STEELE ROAD:

S 81°53'08" W A DISTANCE OF 445.00 FEET TO A POINT; THENCE

S 62°20'01" W A DISTANCE OF 164.69 FEET TO A POINT AT OTHER GREENMEADOW GOLF CLUB, INC. LAND; THENCE

S 63°22'23" W BY SAID STEELE ROAD AND GREENMEADOW LAND A DISTANCE OF 249.46 FEET TO A POINT; THENCE

NORTHERLY AND NORTHWESTERLY BY SAID OTHER GREENMEADOW LAND AND A DITCH A DISTANCE OF 1,795.95 FEET TO A FIELD STONE BOUND AT LAND OF 267 LOWELL RD HUDSON, LLC; THENCE

THE FOLLOWING TWO COURSES BEING BY SAID 267 LOWELL RD HUDSON, LLC LAND:

N 02°04'45" E A DISTANCE OF 72.78 FEET TO A FIELD STONE BOUND; THENCE

N 02°11'18" E A DISTANCE OF 170.51 FEET TO A FIELD STONE BOUND AT LAND OF THOMAS P. FRIEL AND PHILIP J. FRIEL III; THENCE

THE FOLLOWING TWO COURSES BEING BY SAID FRIEL LAND:

S 11°20'44" E A DISTANCE OF 489.92 FEET TO A NAIL IN A LEANING FIELD STONE BOUND; THENCE

S 24°51'45" E A DISTANCE OF 489.92 FEET TO A NAIL IN A LEANING FIELD STONE BOUND; THENCE

S 40°53'48" E BY SAID FRIEL LAND, LANDS OF SEAN AND TRINA STEVENS, DAVID DUIN, PETER AND TERESA GOYETTE, BRUNO R. DESROCHES FARM, TRUST AND LAND OF SAID KENNETH MURPHY A DISTANCE OF 640.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 48.024 ACRES OR 2,091,928 SF, MORE OR LESS.

**LEGAL DESCRIPTIONS**

(Per Survey)

THE PARCELS DESCRIBED BELOW ARE THE SAME PARCELS AS DESCRIBED IN THE LEGAL DESCRIPTIONS OF SCHEDULE A EXHIBIT A - LEGAL DESCRIPTION OF OLD REPUBLIC NATIONAL TITLE COMPANY CONTRACT NO. 100001, DATED SEPTEMBER 30, 2019.

**MAP 234 LOT 1**

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED IN THE TOWN OF HUDSON, COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE, SITUATED SOUTHERLY OF SAGAMORE BRIDGE ROAD AND EASTERLY OF THE MERRIMACK RIVER, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAGAMORE BRIDGE ROAD, THE NORTHWESTERLY CORNER OF LAND OF SAM'S REAL ESTATE BUSINESS TRUST AND THE NORTHWESTERLY CORNER OF THE HEREN DESCRIBED PARCEL. SAID POINT BEING N 80°47'32" W, A DISTANCE OF 0.14 FEET FROM AN IRON PIN; THENCE

THE FOLLOWING THREE COURSES BEING BY SAID SAM'S REAL ESTATE BUSINESS TRUST LAND:

S 47°59'24" E A DISTANCE OF 1,068.23 FEET TO A POINT LOCATED S 53°44'22" W, A DISTANCE OF 0.41 FEET FROM A STONE BOUND; THENCE

N 62°18'44" E A DISTANCE OF 31.28 FEET TO A POINT LOCATED S 34°52'49" W, A DISTANCE OF 0.28 FEET FROM A STONE BOUND; THENCE

S 29°34'44" E A DISTANCE OF 481.72 FEET TO AN IRON PIPE AT LAND OF 267 LOWELL RD HUDSON, LLC; THENCE

THE FOLLOWING THREE COURSES BEING BY SAID 267 LOWELL RD HUDSON, LLC LAND:

S 63°38'38" W A DISTANCE OF 1,363.33 FEET TO AN IRON PIN; THENCE

S 26°54'35" E A DISTANCE OF 397.47 FEET TO A 24" PINE TREE WITH BARBED WIRE AT THE END OF AN OLD BARBED WIRE FENCE; THENCE

N 62°11'00" E A DISTANCE OF 55.52 FEET TO THE BASE OF A FIELD STONE BOUND AT LAND OF GREENMEADOW GOLF CLUB, INC.; THENCE

SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY BY SAID GREENMEADOW LAND AND A DITCH A DISTANCE OF 1,796.95 FEET TO THE NORTHERLY SIDELINE OF STEELE ROAD; THENCE

N 63°22'23" E BY SAID NORTHERLY SIDELINE OF STEELE ROAD AND SAID GREENMEADOW LAND A DISTANCE OF 249.46 FEET TO AN IRON PIN; THENCE

S 27°39'59" E CROSSING STEELE ROAD A DISTANCE OF 33.00 FEET TO AN IRON PIN AT LAND OF STEELE FARM, LLC; THENCE

S 14°41'20" E BY SAID STEELE FARM, LLC LAND A DISTANCE OF 1,233.77 FEET TO A FIELD STONE BOUND AT LAND OF DUNKIRK, INC.; THENCE

S 67°34'53" W BY SAID DUNKIRK, INC. LAND A DISTANCE OF 82.28 FEET TO AN IRON PIPE AT LAND OF JOSEPH AND LAUREN D'PLATO; THENCE

S 59°53'55" W BY SAID D'PLATO LAND, LANDS OF BRIAN NODINE, JONATHAN AND LAURA FONTAINE, CRAIG AND COURTNEY PROXAL, JAMES AND MAURE DOBBS AND LAND OF JOANNE WALSH A DISTANCE OF 955.43 FEET TO A FIELD STONE BOUND AT THE NORTHERLY TERMINUS OF MULLOON STREET; THENCE

S 59°03'44" W BY THE END OF SAID MULLOON STREET, LANDS OF SCOTT J. WADE REVOCABLE TRUST, THE MARSH FAMILY TRUST AND LAND OF CHRISTOPHER MULLIGAN AND DAVID SORRENFREIA A DISTANCE OF 300.04 FEET TO A FIELD STONE BOUND; THENCE

S 61°00'01" W BY SAID MULLIGAN AND SORRENFREIA LAND, LANDS OF SCOTT AND KIMBERLY UMBLE, DAVID GOSSELN AND SUSAN BATES-GOSSELN AND LAND OF BURRI AND KATHLEEN SAMATA A DISTANCE OF 470.23 FEET TO A POINT; THENCE

S 59°28'07" W BY SAID SAMATA LAND AND LANDS OF TIMOTHY AND MAI-JANE MONK A DISTANCE OF 220.32 FEET TO AN IRON PIN; THENCE

S 60°31'45" W BY SAID MONK LAND, LANDS OF PHILIP AND ANGELA VOLK, ROBERT AND BARBARA COSTELLO AND LAND OF LEONARD AND JOHANNA LEONE A DISTANCE OF 673.85 FEET TO AN IRON PIN; THENCE

S 80°35'17" W BY SAID LEONE LAND, LANDS OF JOHN AND SUMATHA KHAN AND LAND OF ROYAL AND ALBERTY LOURDEBARS A DISTANCE OF 772.84 FEET TO A POINT AT THE MERRIMACK RIVER; THENCE

S 72°05'38" W 190.8 FEET TO THE CENTERLINE OF THE MERRIMACK RIVER; THENCE

NORTHERLY BY THE CENTERLINE OF THE MERRIMACK RIVER AND THE TOWN/CITY LINE BETWEEN THE TOWN OF HUDSON AND CITY OF NASHUA A DISTANCE OF 5,180.8 FEET TO A POINT AT THE SOUTHERLY RIGHT OF WAY OF SAGAMORE BRIDGE ROAD; THENCE

THE FOLLOWING NINE COURSES BEING BY SAID SOUTHERLY RIGHT OF WAY OF SAGAMORE BRIDGE ROAD:

N 87°41'14" E A DISTANCE OF 260.8 FEET TO A POINT AT THE EDGE OF SAID RIVER; THENCE

N 81°10'34" E A DISTANCE OF 123.8 FEET TO A NEW HAMPSHIRE HIGHWAY BOUND; THENCE

N 81°10'34" E A DISTANCE OF 235.39 FEET TO A NEW HAMPSHIRE HIGHWAY BOUND; THENCE

N 71°41'35" E A DISTANCE OF 192.95 FEET TO A POINT; THENCE

N 71°41'36" E A DISTANCE OF 348.20 FEET TO A POINT LOCATED N 61°23'49" W, A DISTANCE OF 0.12 FEET FROM A NEW HAMPSHIRE HIGHWAY BOUND; THENCE

N 65°41'32" E A DISTANCE OF 295.52 FEET TO A POINT LOCATED N 79°58'30" W, A DISTANCE OF 0.11 FEET FROM A NEW HAMPSHIRE HIGHWAY BOUND; THENCE

N 61°27'56" E A DISTANCE OF 611.54 FEET TO A POINT LOCATED N 62°04'14" E, A DISTANCE OF 0.19 FEET FROM A NEW HAMPSHIRE HIGHWAY BOUND; THENCE

N 70°13'53" E A DISTANCE OF 204.18 FEET TO A POINT LOCATED N 65°31'48" W, A DISTANCE OF 0.18 FEET FROM A NEW HAMPSHIRE HIGHWAY BOUND; THENCE

N 54°59'35" E A DISTANCE OF 451.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 324.117 ACRES OR 14,118,536 SF, MORE OR LESS, EXCLUDING THE AREA BENEATH THE MERRIMACK RIVER.

**MAP 234 LOT 6**

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED IN THE TOWN OF HUDSON, COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE, SITUATED NORTHERLY OF STEELE ROAD, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREN DESCRIBED PARCEL AT A POINT ON THE NORTHERLY SIDELINE OF STEELE ROAD AT THE SOUTHWESTERLY CORNER OF LAND OF KENNETH MURPHY AND LOCATED IN 57°59'08" E, A DISTANCE OF 2.67 FEET FROM AN IRON PIN; THENCE

S 81°53'08" W BY SAID NORTHERLY SIDELINE OF STEELE ROAD A DISTANCE OF 193.00 FEET TO A POINT AT SAID GREENMEADOW LAND AND LOCATED S 89°47'32" E, A DISTANCE OF 2.50 FEET FROM AN IRON PIN; THENCE

THE FOLLOWING SIX COURSES BEING BY SAID GREENMEADOW LAND:

N 28°08'54" W A DISTANCE OF 200.00 FEET TO A POINT LOCATED N 81°05'18" E, A DISTANCE OF 3.67 FEET FROM AN IRON PIN; THENCE

N 61°53'08" E A DISTANCE OF 25.00 FEET TO A POINT LOCATED S 66°13'40" E, A DISTANCE OF 2.39 FEET FROM AN IRON PIN; THENCE

N 28°08'54" E A DISTANCE OF 55.47 FEET TO A POINT LOCATED S 65°52'56" E, A DISTANCE OF 2.51 FEET FROM AN IRON PIN; THENCE

SOUTHEASTERLY BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 248.92 FEET AND AN ARC LENGTH OF 130.33 FEET TO A POINT LOCATED S 39°18'21" E, A DISTANCE OF 2.46 FEET FROM AN IRON PIN; THENCE

S 28°08'54" E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

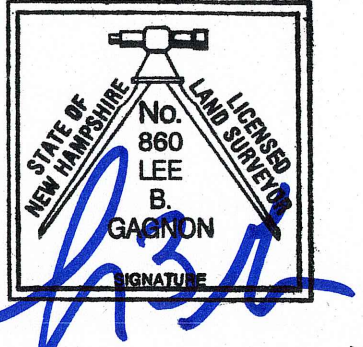
SAID PARCEL CONTAINS 0.824 ACRES OR 35,886 SF, MORE OR LESS.

**LEGEND**

- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- SEWANTY SEWER & MANHOLES
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- OVERHEAD WIRE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OVERHEAD ELECTRIC & TELEPHONE HANDICAP-PARKING SPACE
- SIGN
- TREE LINE
- TREES AND SHRUBS
- STONE BOUND
- IRON PIN
- CONSERVATION OVERLAY DISTRICT
- WIRE FENCE
- CHAINLINK FENCE
- CURBING
- ROCK/BOULDER
- RIPRAP / STONE
- CONCRETE
- SCHEDULE B 2 EXCEPTIONS
- POSSIBLE ENCROACHMENT

**POSSIBLE ENCROACHMENTS**

- A CHAIN LINK FENCE IS ON/OVER ROW LINE
- B DRAINAGE FROM PROPERTY DRAINS INTO THE SAGAMORE BRIDGE HIGHWAY
- C EXISTING BUILDING AND IMPROVEMENTS ARE OVER THE OLD ACCESS ROAD
- D GUY ANCHORS CROSS ONTO THE SURVEYED PREMISES
- E GOLF CART PATH AND GOLF RANGE CROSS OVER THE LOT LINE
- F AREA OF OVERLAP BASED ON RECORD PLAN 1701 AND THE ORIGINAL LOT LINE
- G AREA OF FILL CROSSES ONTO THE SURVEYED PREMISES
- H FENCE AND SHED ENCROACH ONTO THE SURVEYED PREMISES
- I LAWN AREA CROSSES OVER THE LOT LINE
- J UTILITY POLES CROSS ONTO THE SURVEYED PREMISES
- K CLEARING LIMITS FOR THE AREA CROSS OVER LOT LINE
- L GOLF CART PATH CROSSES OVER LOT LINE
- M WATER EQUIPMENT EXIST ON THE SURVEYED PREMISES NO EASEMENT DEED WAS FOUND



PREPARED FOR:  
**L-ANGAN**  
351 NEWBURY STREET, 5TH FLOOR, BOSTON, MA 02115

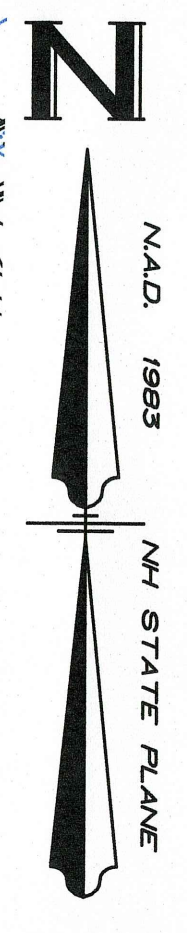
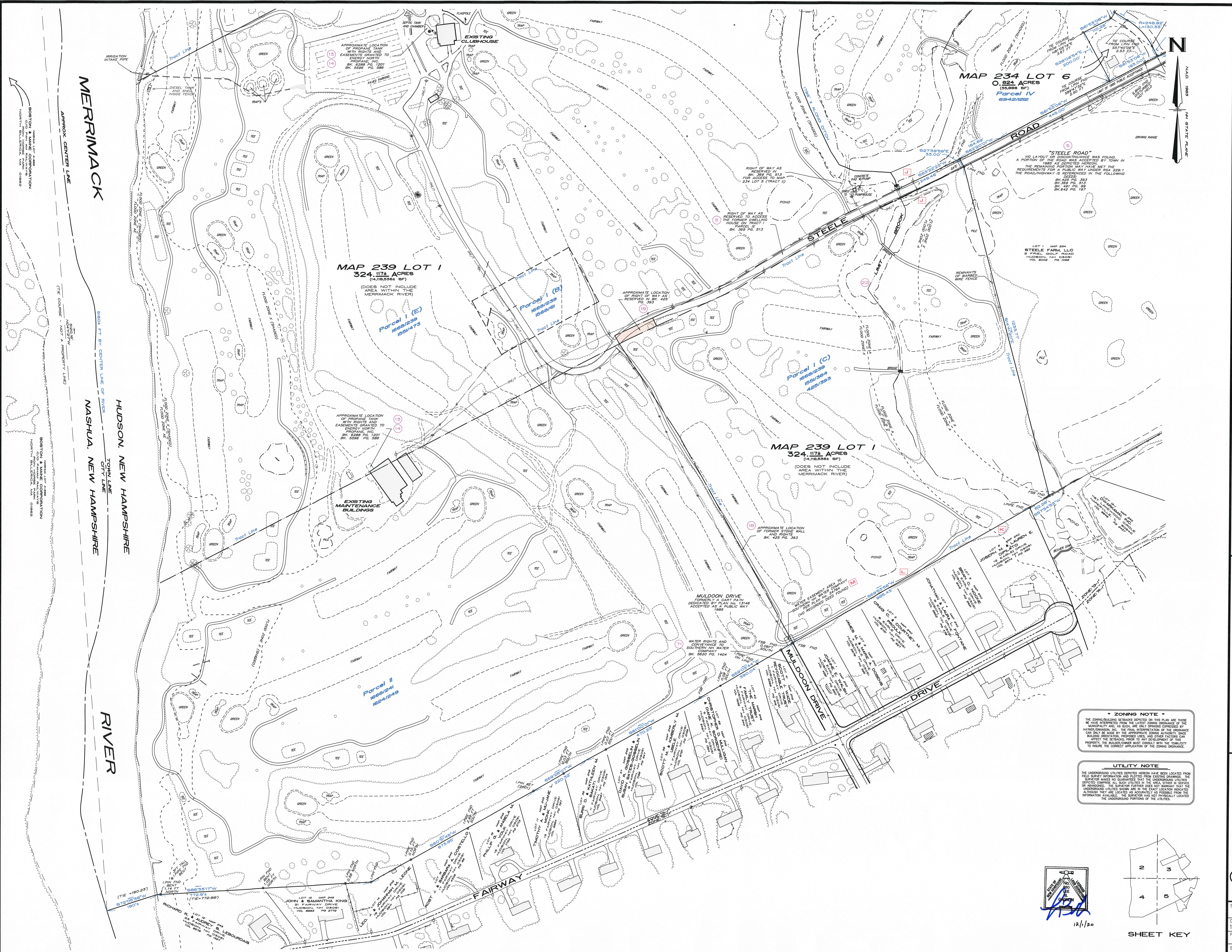
RECORD OWNER:  
**GREENMEADOW GOLF CLUB, INC.**  
HUDSON, NEW HAMPSHIRE

ALTAIANS LAND TITLE SURVEY  
(MAP 234 LOTS 5, 6 & 8, MAP 239 LOT 10)

**GREEN MEADOW GOLF CLUB**  
116 S 45 STEELE ROAD  
HUDSON, NEW HAMPSHIRE

**HSI**  
Hayner/Swanson, Inc.  
Civil Engineers/Lead Surveyors  
Three Congress Street, Nashua, New Hampshire  
Tel: (603) 882-2027 Fax: (603) 882-5007  
www.haynerswanson.com

Scale: 1" = 100'  
Date: 13 JANUARY 2020  
Project No: 5600  
Sheet No: 3 OF 5



**MERRIMACK**

**HUDSON, NEW HAMPSHIRE**  
**NASHUA, NEW HAMPSHIRE**

**RIVER**

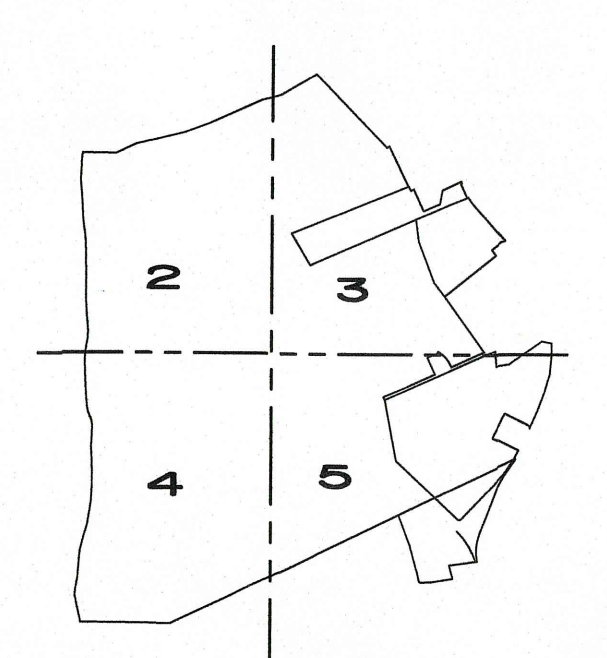
**MAP 239 LOT 1**  
**324.1174 ACRES**  
(DOES NOT INCLUDE AREA WITHIN THE MERRIMACK RIVER)

**MAP 239 LOT 1**  
**324.1174 ACRES**  
(DOES NOT INCLUDE AREA WITHIN THE MERRIMACK RIVER)

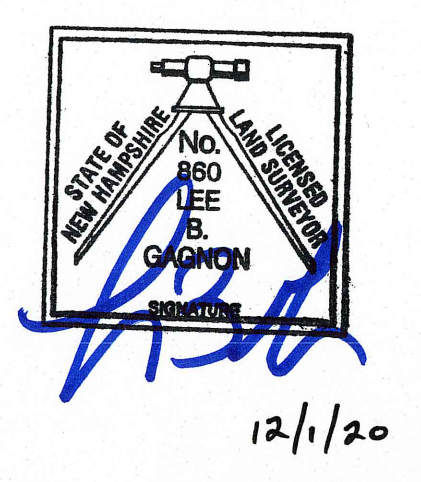
**MAP 234 LOT 6**  
**0.924 ACRES**  
**Parcel IV**  
**6942/1212**

**\* ZONING NOTE \***  
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE TOWN OF HUDSON, NEW HAMPSHIRE. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THE PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN OFFICE TO VERIFY THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

**\* UTILITY NOTE \***  
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED CORRELATE TO THE UTILITIES IN THE AREA. EITHER BY SURFACE OR OTHERWISE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HOWEVER, THE LOCATION IS AS ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



**SHEET KEY**



**ALTAIR SURVEYING & ENGINEERING, INC.**  
 Civil Engineers/Land Surveyors  
 240 North Main Street, Nashua, New Hampshire 03063-2301  
 TEL: (603) 882-7000 FAX: (603) 882-7007  
 www.altairsurveying.com  
 EXPIRES: 12/31/2020

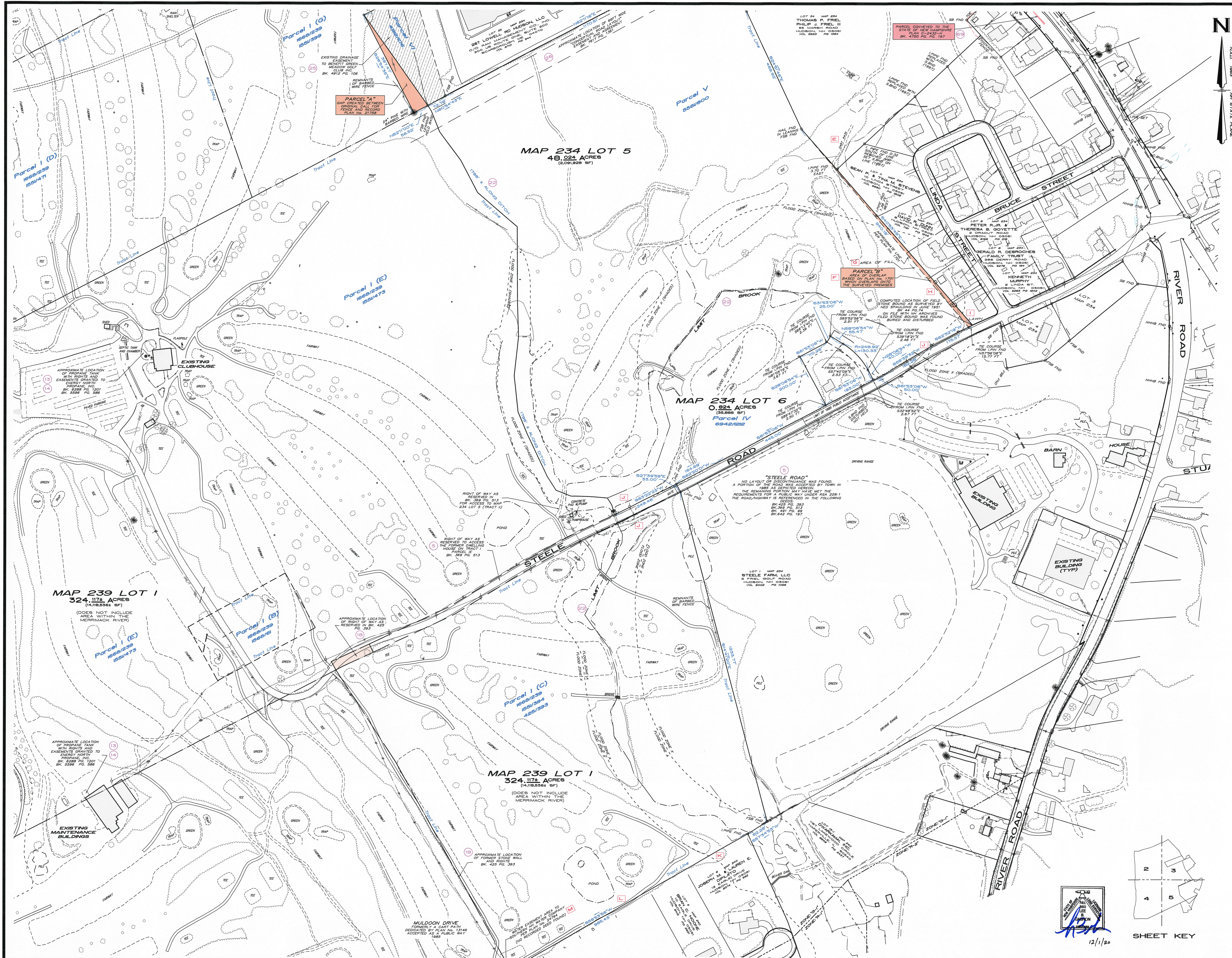
**I. LANGAN**  
 361 NEWBURY STREET, 5TH FLOOR, BOSTON, MA 02115  
 RECORD OWNER:  
**GREENMEADOW GOLF CLUB, INC.**  
 53 MARSH ROAD HUDSON, NH 03051

**GREEN MEADOW GOLF CLUB**  
 11, 15 & 43 STEELE ROAD  
 HUDSON, NEW HAMPSHIRE

PREPARED FOR:  
**I. LANGAN**  
 361 NEWBURY STREET, 5TH FLOOR, BOSTON, MA 02115  
 RECORD OWNER:  
**GREENMEADOW GOLF CLUB, INC.**  
 53 MARSH ROAD HUDSON, NH 03051

**ALTAIR SURVEYING & ENGINEERING, INC.**  
 Civil Engineers/Land Surveyors  
 240 North Main Street, Nashua, New Hampshire 03063-2301  
 TEL: (603) 882-7000 FAX: (603) 882-7007  
 www.altairsurveying.com  
 EXPIRES: 12/31/2020

Scale: 1" = 100'  
 Date: 13 JANUARY 2020  
 Project No.: 3667  
 Sheet No.: 4 OF 5



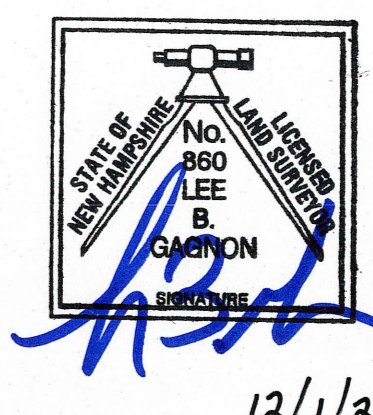
DATE	12/11/20
SCALE	1" = 100'
PROJECT NO.	5600
SHEET NO.	5 OF 5

PREPARED FOR:  
**L. LANGAN**  
 361 NEWBURY STREET, 5TH FLOOR BOSTON, MA 02115  
 RECORD OWNER:  
**GREEN MEADOW GOLF CLUB, INC.**  
 53 MARSH ROAD HUDSON, NH 03051

ALTAIERS LAND TITLE SURVEY  
 (MAP 234 LOT 5 AND 6, 008 & 009, MAP 234 LOT 001)  
**GREEN MEADOW GOLF CLUB**  
 15 & 45 STEELE ROAD  
 HUDSON, NEW HAMPSHIRE

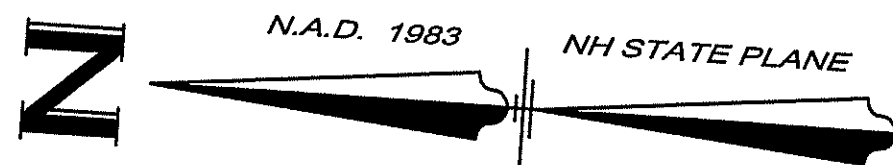
**HSI** Hayner/Swanson, Inc.  
 Chief Engineer/Land Surveyor  
 Three Congress Street, Nashua, New Hampshire 03063-1301  
 Tel: (603) 882-2007 Fax: (603) 883-2037  
 www.hsi-surveyors.com

Scale: 1" = 100'  
 Date: 13 JANUARY 2020  
 Project No.: 5600  
 Sheet No.: 5 OF 5



SHEET KEY





**RIPARIAN NOTE:**

THE PORTION OF THE MERRIMACK RIVER DEPICTED ON THIS PLAN, IS IDENTIFIED ON THE OFFICIAL LIST OF PUBLIC WATERS PURSUANT TO RSA 271:201 AND ALSO ON THE NHDES LIST OF WATERBODIES SUBJECT TO RSA 483-B, THE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA).

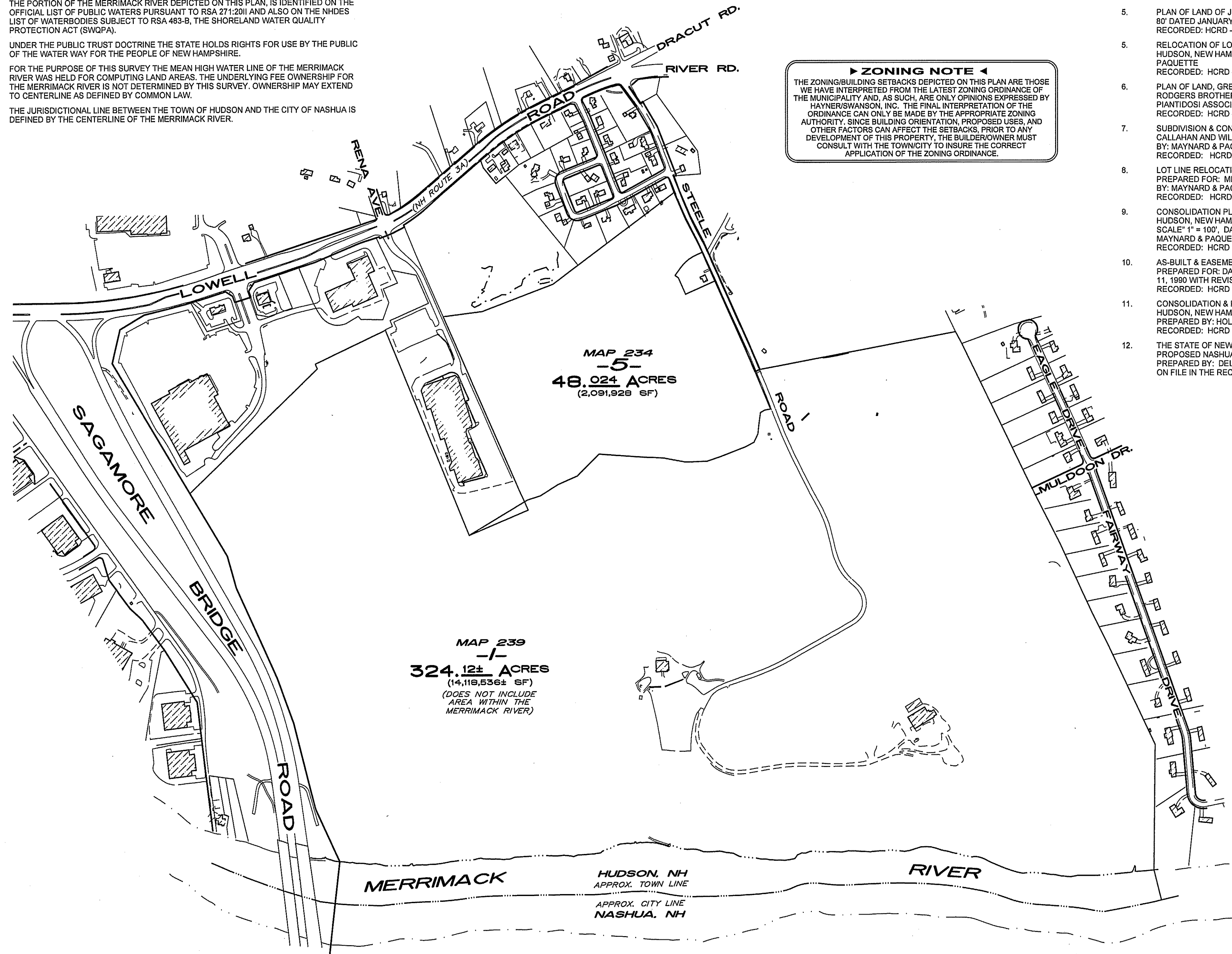
UNDER THE PUBLIC TRUST DOCTRINE THE STATE HOLDS RIGHTS FOR USE BY THE PUBLIC OF THE WATER WAY FOR THE PEOPLE OF NEW HAMPSHIRE.

FOR THE PURPOSE OF THIS SURVEY THE MEAN HIGH WATER LINE OF THE MERRIMACK RIVER WAS HELD FOR COMPUTING LAND AREAS. THE UNDERLYING FEE OWNERSHIP FOR THE MERRIMACK RIVER IS NOT DETERMINED BY THIS SURVEY. OWNERSHIP MAY EXTEND TO CENTERLINE AS DEFINED BY COMMON LAW.

THE JURISDICTIONAL LINE BETWEEN THE TOWN OF HUDSON AND THE CITY OF NASHUA IS DEFINED BY THE CENTERLINE OF THE MERRIMACK RIVER.

**ZONING NOTE**

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



**NOTE**

SEE SHEET EC101 FOR VICINITY PLAN, LEGEND, ABUTTERS AND ADDITIONAL INFORMATION.

**PLAN REFERENCES:**

1. PLAN OF LAND BELONGING TO ALPHONSE J. RAUDONIS, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 200', DATED: DECEMBER 1950, SURVEYOR: G.R. HYDE. RECORDED: HCRD - PLAN No. 270
2. PLAN OF LAND OF E. STUART & DORIS E. GROVES, HUDSON, NH, SCALE: 1" = 100', DATED: MAY 1951, LOTS ADDED AUGUST 1953, LOT 7A ADDED DECEMBER 1953 DUPONT & TATE ADDED OCTOBER 1955, AND PREPARED BY: NED SPAULDING. RECORDED: HCRD - PLAN No. 1231
3. PLAN OF LAND OF GORDON B. TATE, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 50', DATED: MAY 1956 WITH AMENDMENTS THRU FEBRUARY 1959, PREPARED BY: NED SPAULDING, CIVIL ENGINEER. RECORDED: HCRD - PLAN No. 1701
4. BROOKHAVEN, STEELE ROAD, HUDSON, NEW HAMPSHIRE, RECORD OWNER: JOSEPH A. DUROCHER, SCALE: 1" = 50', DATED: JUNE 28, 1969, SURVEYOR: EARLE WILLIAMS. RECORDED: HCRD - PLAN No. 1856
5. PLAN OF LAND OF JOHN S & PHYLLIS B. GROVES, LOWELL ROAD HUDSON, NH, SCALE: 1" = 80' DATED JANUARY 1955 BY NED SPAULDING. RECORDED: HCRD - PLAN No. 2833
5. RELOCATION OF LOT LINES FOR, COLUMBIANITES, INC. & GEORGE W. GAGNON, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 100', DATED: MAY 1979, AND PREPARED BY: MAURICE G. PAQUETTE. RECORDED: HCRD - PLAN No. 12291
6. PLAN OF LAND, GREEN MEADOW SUBDIVISION, HUDSON, NEW HAMPSHIRE, RECORD OWNERS: RODGERS BROTHERS, INC. SCALE: 1" = 100', DATED: SEPTEMBER 1976, AND PREPARED BY: PIANTIDISI ASSOCIATES INC. RECORDED: HCRD - PLAN No. 13146
7. SUBDIVISION & CONSOLIDATION PLAN, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, FOR: MICHAEL CALLAHAN AND WILLIAM McFADDEN, SCALE: 1" = 100', DATED: NOVEMBER 1983, AND PREPARED BY: MAYNARD & PAQUETTE INC. RECORDED: HCRD - PLAN No. 17404
8. LOT LINE RELOCATION PLAN - LOTS 37 & 39 / MAP 7, 267 LOWELL ROAD, HUDSON, NEW HAMPSHIRE, PREPARED FOR: MICHAEL CALLAHAN, SCALE: 1" = 100', DATED: NOVEMBER 1987, AND PREPARED BY: MAYNARD & PAQUETTE, INC. RECORDED: HCRD - PLAN No. 21758
9. CONSOLIDATION PLAN, LOT 1 & 1-1 / MAP 7, GREEN MEADOW BLVD. CONSOLIDATION PLAN, HUDSON, NEW HAMPSHIRE, PREPARED FOR: DAVID FRIEL c/o GREEN MEADOW GOLF CLUB, SCALE: 1" = 100', DATED: FEBRUARY 1, 1987 WITH REVISIONS THRU 6/14/88 AND PREPARED BY: MAYNARD & PAQUETTE INC. RECORDED: HCRD - PLAN No. 22437
10. AS-BUILT & EASEMENT PLAN, LOT 5 / MAP 7, MULDOON STREET, HUDSON, NEW HAMPSHIRE, PREPARED FOR: DAVID FRIEL & SOUTHERN NH WATER CO., SCALE: 1" = 20', DATED: SEPTEMBER 11, 1990 WITH REVISIONS THRU 10/09/90 AND PREPARED BY: MAYNARD & PAQUETTE, INC. RECORDED: HCRD - PLAN No. 24794
11. CONSOLIDATION & RE-SUBDIVISION PLAN OF LANDS, FRIEL SMITH & WAL-MART STORES, INC. HUDSON, NEW HAMPSHIRE, SCALE: 1" = 100', DATED: 3-5-81 WITH REVISIONS THRU 7-22-91, AND PREPARED BY: HOLDEN ENGINEERING & SURVEYING, INC. RECORDED: HCRD - PLAN No. 25273
12. THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY, PLANS OF PROPOSED NASHUA - HUDSON CIRCUMFERENTIAL HIGHWAY, NH PROJECT No. 10644A, AND PREPARED BY: DELEUW, CATHER & COMPANY, DATED: MAY 1989.

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

**APPROVED BY THE HUDSON, NH PLANNING BOARD**

DATE OF MEETING: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

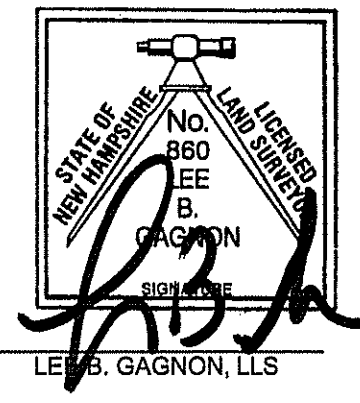
SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

**CERTIFICATION**

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE: 2/3/21



**NOTES:**

1. TOTAL SITE AREA: MAP 234, LOT 5: 48.024 ACRES; MAP 239, LOT 1: 324.12± ACRES; TOTAL: 372.14± ACRES
2. PRESENT ZONING: G-1; GENERAL-ONE BUSINESS; B; MINIMUM LOT REQUIREMENTS: LOT AREA: 87,120 SF (G-1), 43,560 SF (B); LOT FRONTAGE: 200 FT (G-1), 150 FT (B); MINIMUM BUILDING SETBACKS REQUIREMENTS: FRONT YARD (LOCAL STREETS): 30 FT (G-1), 50 FT (B); FRONT YARD (ARTERIAL STREETS): 50 FT (G-1), 50 FT (B); SIDE YARD: 15 FT (G-1), 15 FT (B); REAR YARD: 15 FT (G-1), 15 FT (B)
3. PURPOSE OF PLAN: TO SHOW THE EXISTING CONDITIONS OF MAP 234, LOT 5 AND MAP 239, LOT 1.
4. SURVEY CONTROL DATA: HORIZONTAL DATUM: NAD83(1983); HORIZONTAL PROJECTION: NH STATE PLANE; VERTICAL DATUM: NGVD29 (FORMERLY KNOWN AS USGS DATUM); UNITS: US SURVEY FEET; HORIZONTAL AND VERTICAL DATUMS WERE VERIFIED USING G.P.S. (KEYNET NETWORK) WITH OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) "DISK D-29" LOCATED ON THE NORTHERLY SIDE OF NH ROUTE 101A, APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.
5. LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 227, 228, 233, 234, 238, 240, 245 & 246 AND NASHUA MAP A.
6. WETLAND DELINEATION BY GOVE ENVIRONMENTAL SERVICES, INC. AND FLAG LOCATIONS WERE SURVEYED BETWEEN APRIL 2005 AND FEBRUARY 2020 BY HAYNER/SWANSON, INC.
7. PORTIONS OF THIS PARCEL ARE LOCATED WITHIN ZONE AE, ZONE A, ZONE X (SHADED) AND ZONE X AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY No. 330292, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33011C0856D & 33011C0868D, DATED: SEPTEMBER 25, 2009.
8. PRESENT OWNERS OF RECORD: MAP 234, LOT 5 & MAP 239, LOT 1: GREENMEADOW GOLF CLUB, INC., 55 MARSH ROAD, HUDSON, NEW HAMPSHIRE 03051, BK. 5591, PG. 800 & 802, BK. 1668, PG. 239 & 241

No.	DATE	REVISION	BY

**MASTER EXISTING CONDITIONS PLAN**  
(MAP 234, LOT 5 AND MAP 239, LOT 1)

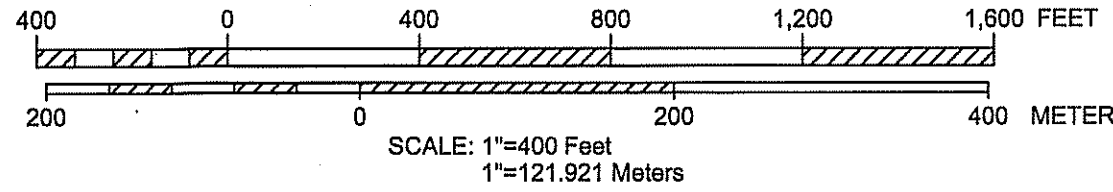
**HUDSON LOGISTICS CENTER**  
SAGAMORE BRIDGE AND STEELE ROADS  
HUDSON, NEW HAMPSHIRE

PREPARED FOR:

**LANGAN**  
888 BOYLSTON STREET BOSTON, MASSACHUSETTS 02116 (617) 824-9100

RECORD OWNERS:

**GREENMEADOW GOLF CLUB, INC.**  
55 MARSH ROAD HUDSON, NEW HAMPSHIRE 03051 (603) 882-8893



2 FEBRUARY 2021

**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
3 Congress Street, Nashua, NH 03062 (603) 883-2057  
131 Middlesex Turnpike, Burlington, MA 01803 (781) 203-1501  
www.haynerswanson.com

**ABUTTERS:**

- MAP 221, LOT 8**  
1987 TAMPOSI LIMITED PARTNERSHIP  
20 TRAFALGAR SQUARE, SUITE 602  
NASHUA, NH 03063  
BK 7830, PG 0318
- MAP 227, LOT 1**  
FLAGSTONE REALTY, LLC  
31 FLAGSTONE DRIVE  
HUDSON, NH 03051  
PG 8928, PG 1423
- MAP 227, LOT 2**  
25 SAGAMORE PARK, LLC  
25 SAGAMORE PARK ROAD  
HUDSON, NH 03051  
BK 8759, PG 2098
- MAP 227, LOT 3**  
COOL CAR STORAGE, LLC  
13 JONES ROAD  
PELHAM, NH 03076  
BK 9262, PG 1443
- MAP 227, LOT 4**  
NASH FAMILY INVESTMENT PROPERTIES  
91 AMHERST STREET  
NAHSUA, NH 03064  
BK 2945, PG 0700
- MAP 227, LOT 5**  
ROBERT MIRABELLA  
c/o CET TECH  
27 ROULSTON ROAD  
WINDHAM, NH 03087  
BK 5311, PG 0048
- MAP 227, LOT 6**  
41 SAGAMORE PARK ROAD, LLC  
P.O. BOX 669  
WINDHAM, NH 03087  
BK 8548, PG 0103
- MAP 227, LOT 7**  
TOWN OF HUDSON  
12 SCHOOL STREET  
HUDSON, NH 03051  
BK 5663, PG 0664
- MAP 228, LOT 1**  
M.R.J. REALTY TRUST  
c/o MARK R. JAFFE & ALAN G. LAMPERT, TRUSTEES  
261 LOWELL ROAD  
HUDSON, NH 03051  
BK 5671, PG 0773
- MAP 228, LOT 5**  
SAM'S RE BUSINESS TRUST  
c/o WAL-MART PROPERTY TAX DEPT.  
P.O. BOX 8050, MS 0555  
BENTONVILLE, AR 72716-8050  
BK 6123, PG 0639
- MAP 228, LOT 7 & 8**  
HUDSON COMMERCIAL ASSOC., LLC  
c/o AHOLD FINANCIAL SERVICES  
P.O. BOX 6500  
CARLISLE, PA 17013  
BK 7357, PG 1084
- MAP 228, LOT 52**  
KAREN DEXTER & JILL DIAZ  
268 A LOWELL ROAD  
HUDSON, NH 03051  
BK 8054, PG 2081
- MAP 228, LOT 54**  
NEW LIFE CHRISTIAN CHURCH  
272 LOWELL ROAD  
HUDSON, NH 03051  
BK 8833, PG 0830
- MAP 234, LOT 1**  
STEELE FARM, LLC  
2 FRIEL GOLF ROAD  
HUDSON, NH 03051  
BK 5132, PG 0675
- MAP 234, LOT 6**  
GREENMEADOW GOLF CLUB, INC.  
55 MARSH ROAD  
HUDSON, NH 03051  
BK 6942, PG 1212
- MAP 234, LOT 7**  
KENNETH MURPHY  
2 LINDA STREET  
HUDSON, NH 03051  
BK 5283, PG 1842
- MAP 234, LOT 8**  
GERALD R. DESROCHES FAMILY TRUST  
c/o J. SCOTT DESROCHES, TRUSTEE  
296 DERRY ROAD  
HUDSON, NH 03051  
BK 6278, PG 0194
- MAP 234, LOT 9**  
PETER R., JR., & THERESA B. GOYETTE  
2 DRACUT ROAD  
HUDSON, NH 03051  
BK 6168, PG 0218
- MAP 234, LOT 10**  
DAVID R. DUNN  
8 LINDA STREET  
HUDSON, NH 03051  
BK 7151, PG 1545
- MAP 234, LOT 11**  
SEAN P. & TINA M. STEVENS  
10 LINDA STREET  
HUDSON, NH 03051  
BK 6690, PG 1808
- MAP 234, LOT 12**  
MARK TEMPESTA & KRIS MARCOCCIO  
12 LINDA STREET  
HUDSON, NH 03051  
BK 9234, PG 2048
- MAP 234, LOT 13**  
ROY & SYLVIA M. CARROLL  
16 LINDA STREET  
HUDSON, NH 03051  
BK 1846, PG 0170
- MAP 234, LOT 14**  
DON R. & MELISSA E. WONG  
18 LINDA STREET  
HUDSON, NH 03051  
BK 7862, PG 0478
- MAP 234, LOT 33**  
ANNETTE CRAWFORD, TR. & BRENDA DEAN, TR.  
277 LOWELL ROAD  
HUDSON, NH 03051  
BK 8552, PG 0345
- MAP 234, LOT 36**  
SURRI D. & KATHLEEN M. SAKATI  
94 AARON DRIVE  
MANCHESTER, NH 03109  
BK 8275, PG 1378
- MAP 234, LOT 37**  
JEFFREY S. & MILTON BROWN  
3 FRIAR TUCK LANE  
NASHUA, NH 03062  
BK 6335, PG 1708
- MAP 240, LOT 1**  
JOANNE E. WALSH  
2 EAGLE DRIVE  
HUDSON, NH 03051  
BK 4581, PG 0066
- MAP 240, LOT 2**  
JAMES M. & MARIE A. DOBENS  
4 EAGLE DRIVE  
HUDSON, NH 03051  
BK 2978, PG 0585
- MAP 240, LOT 3**  
CRAIG C. & COURTNEY M. PROULX  
6 EAGLE DRIVE  
HUDSON, NH 03051  
BK 8731, PG 0627

- MAP 240, LOT 4**  
JONATHAN & LAURA L. FONTAINE  
8 EAGLE DRIVE  
HUDSON, NH 03051  
BK 8652, PG 0479
- MAP 240, LOT 5**  
BRIAN C. NOONE  
10 EAGLE DRIVE  
HUDSON, NH 03051  
BK 8415, PG 1842
- MAP 240, LOT 6**  
JOSEPH M. & LAUREN E. DIPILATO  
12 EAGLE DRIVE  
HUDSON, NH 03051  
BK 8374, PG 0592
- MAP 240, LOT 13-1**  
DWARKAMAI, INC.  
1167 LAKEWOOD CIRCLE  
NAPEVILLE, IL 60540  
BK 8849, PG 2437
- MAP 245, LOT 12**  
RICHARD R. & AUDERY S. LEBOURDAIS  
23 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 8578, PG 1327
- MAP 245, LOT 13**  
JOHN & SAMANTHA KING  
21 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 8893, PG 2772
- MAP 245, LOT 14**  
LEONARD J. & JOHANNAH M. LEONE  
19 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 5871, PG 1105
- MAP 245, LOT 15**  
ROBERT J. & BARBARA COSTELLO  
17 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 4308, PG 0086
- MAP 245, LOT 16**  
PHILLIP G. & ANGELA M. VOLK  
15 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 7733, PG 2713
- MAP 245, LOT 17**  
TIMOTHY A. & MU-JANE L. MONK  
13 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 8584, PG 0787
- MAP 246, LOT 36**  
SURRI D. & KATHLEEN M. SAKATI  
11 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 5487, PG 1314
- MAP 246, LOT 37**  
DAVID R. GOSSSELIN & SUSAN BATES-GOSSELIN  
9 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 7198, PG 0547
- MAP 246, LOT 38**  
SCOTT M. & KIMBERLY M. UBELE  
7 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 8271, PG 2138
- MAP 246, LOT 39**  
CHRISTOPHER D. MULLIGAN & DIANE K. SORGENFREI  
5 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 5497, PG 1354
- MAP 246, LOT 40**  
THE MARSCH FAMILY TRUST  
c/o WILLIAM H. & MARTHA E. MARSCH, TRUSTEES  
3 FAIRWAY DRIVE  
HUDSON, NH 03051 7638, PG 0240
- MAP 246, LOT 41**  
SCOTT J. WADE REVOCABLE TRUST  
c/o SCOTT J. WADE, TRUSTEE  
1 FAIRWAY DRIVE  
HUDSON, NH 03051 8366, PG 0616

**NASHUA ABUTTERS**

- MAP A, LOTS 998 & 999**  
BOSTON & MAINE CORP.  
c/o GUILFORD TRANSPORTATION IND.  
IRON HORSE PARK  
NORTH BILLERICA, MA 01862

**ABUTTERS WITH 200 FT OF PROPERTY**

- MAP 228, LOT 9**  
GAIL WILSON  
P.O. BOX 7274  
NASHUA, NH 03060  
BK 8723, PG 1571
- MAP 234, LOT 4**  
EVERETT N. JR., & MITSU COLE  
5036 WINGED FOOT AVENUE  
SARASOTA FL 34234  
BK 5173, PG 0924
- MAP 234, LOT 17**  
ARTHUR & LESLIE A. LIAKOS  
9 LINDA STREET  
HUDSON, NH 03051  
BK 2492, PG 0617
- MAP 234, LOT 18**  
ALEJANDRO ASTACIO  
P.O. BOX 242  
HUDSON, NH 03051  
BK 6978, PG 2736
- MAP 234, LOT 24**  
THE LEONARD & DENISE KINGSLEY REVOCABLE TRUST AGREEMENT OF FEBRUARY 21, 2002  
LEONARD E. & DENISE KINGSLEY, TRUSTEES  
10 BRUCE STREET  
HUDSON, NH 03051  
BK 7074, PG 1815

- MAP 234, LOT 25**  
MISSOUM MOUMENE & FEITHA FADELA MEJDAHED  
7 STEELE ROAD  
HUDSON, NH 03051  
BK 9125, PG 2539
- MAP 234, LOT 31**  
MICHELLE J. ROBINSON & MARK A. LEDOUX  
12 SHEPARD HILL ROAD  
BEDFORD, NH 03110  
BK 6337, PG 1504

- MAP 234, LOT 32**  
KOMMA HOLDINGS, LLC  
28 WINDING ROAD  
BEDFORD, NH 03110  
BK 8538-0576

- MAP 240, LOT 13**  
VINCENT F. & DEBRA BRACCIO  
27 RIVER ROAD  
HUDSON, NH 03051  
BK 9168, PG 2666

**DESIGN PROFESSIONALS**

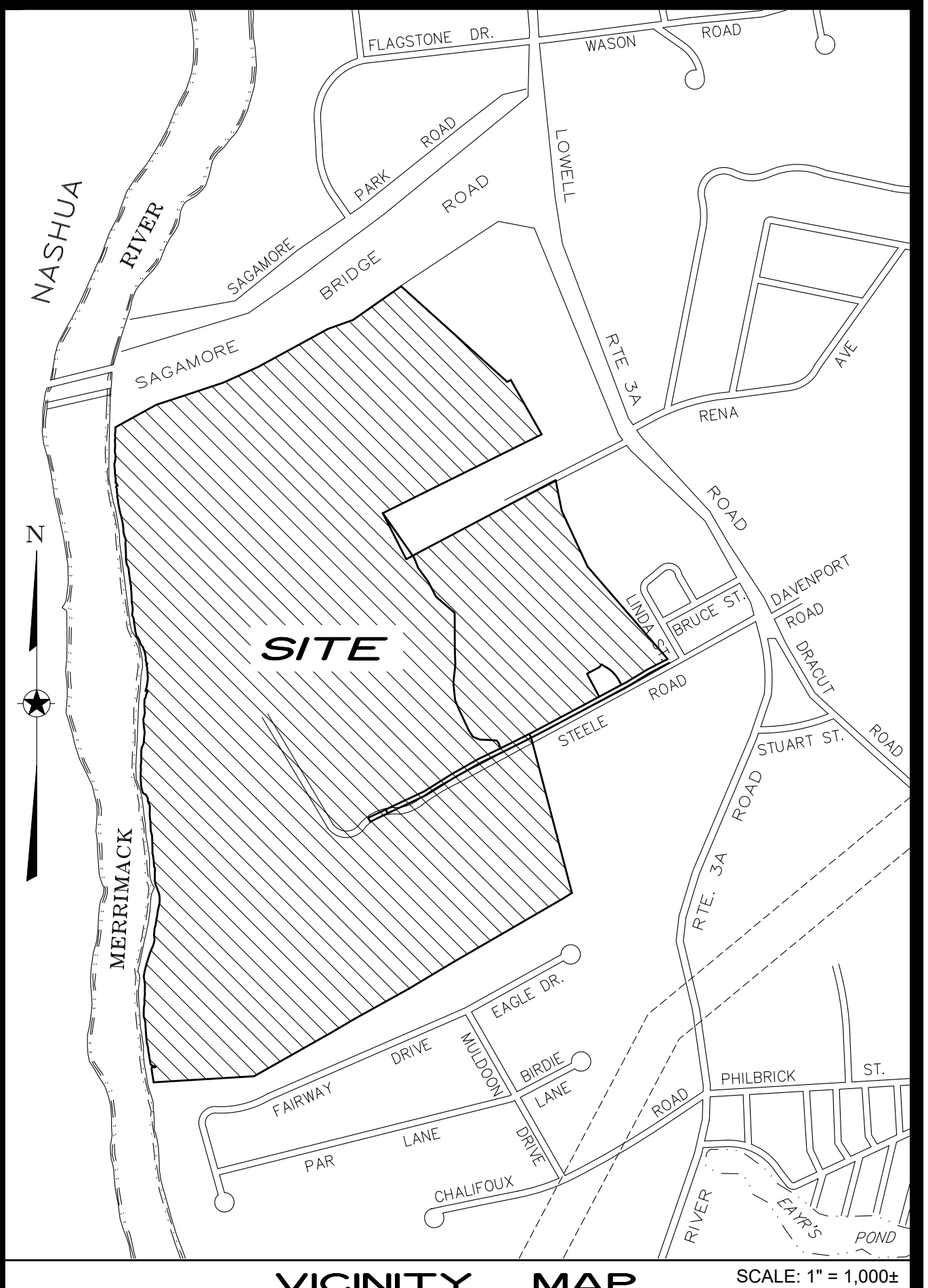
JAMES N. PETROPULOS, P.E.  
HAYNER/SWANSON, INC.  
3 CONGRESS STREET  
NASHUA, NH 03062-3301

LEE B. GAGNON, LLS  
HAYNER/SWANSON, INC.  
3 CONGRESS STREET  
NASHUA, NH 03062-3301

GOVE ENVIRONMENTAL SERVICES, INC.  
ATTN: BRENDAN QUIGLEY, CWS  
8 CONTINENTAL DRIVE  
BUILDING 2, UNIT 'H'  
EXETER, NH 03833-7507

JONH D. PLANTE, P.E.  
LANGAN ENGINEERING AND ENVIRONMENTAL ENGINEERING SERVICES, INC.  
888 BOYLSTON STREET  
BOSTON, MA 02116

MICHAEL SZURA, RLA  
LANGAN ENGINEERING AND ENVIRONMENTAL ENGINEERING SERVICES, INC.  
2700 KELLY ROAD, SUITE 200  
WARRINGTON, PA 18976



**WETLAND NOTES:**

WETLANDS WERE DELECTATED BY GOVE ENVIRONMENTAL SERVICES, INC. BETWEEN NOVEMBER 2017 AND APRIL 2020 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES. A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2018 VERSION 4. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

ALL FLAGS WERE LOCATED BY HAYNER/SWANSON, INC USING EITHER GPS UNIT AT TIME OF FLAGGING OR FIELD LOCATED BETWEEN NOVEMBER 2017 AND APRIL 2020. WETLANDS DEPICTED OUTSIDE THE PROJECT AREA WERE OBTAINED FROM 2008 RECORD PLANS.

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST (REGION 2).

WETLAND DELINEATION PREPARED BY:  
GOVE ENVIRONMENTAL SERVICES  
BRENDAN J. QUIGLEY  
CERTIFIED WETLAND SCIENTIST (#249)



**LEGEND**

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>▣ NHHB N.H. HIGHWAY BOUND</li> <li>▣ SB STONE BOUND</li> <li>⊗ FSB FIELD STONE BOUND</li> <li>⊙ I/PIN IRON PIN</li> <li>⊙ I/PIPE IRON PIPE</li> <li>● STONE BOUND TO BE SET</li> <li>● IRON PIN TO BE SET</li> <li>----- BUILDING SETBACK LINE</li> <li>----- WETLAND FLAGGING LIMIT (2017-2020)</li> <li>----- WETLAND FLAGGING LIMIT (2008)</li> <li>----- WETLAND BUFFER LINE</li> <li>----- NHDES SHORELAND PROTECTION DISTRICT</li> <li>- - - - - WIRE FENCE</li> <li>- - - - - CHAINLINK FENCE</li> <li>===== CURBING</li> <li>===== EDGE OF PAVEMENT</li> </ul> | <ul style="list-style-type: none"> <li>===== PROPERTY LINE</li> <li>===== RIGHT OF WAY LINE</li> <li>----- FLOOD ZONE</li> <li>----- ZONE LINE</li> <li>----- EXISTING GROUND CONTOUR</li> <li>----- STORM DRAIN &amp; CATCH BASIN</li> <li>----- STORM DRAIN &amp; MANHOLE</li> <li>----- STORM DRAIN &amp; HEADWALL</li> <li>----- STORM DRAIN &amp; END SECTION</li> <li>----- SANITARY SEWER &amp; MANHOLE</li> <li>----- WATER MAIN &amp; HYDRANT</li> <li>----- WATER MAIN &amp; GATE VALVE</li> <li>----- GAS LINE &amp; GATE VALVE</li> <li>----- UTILITY POLE WITH GUY SUPPORT</li> <li>----- STREET LIGHT</li> <li>----- OVERHEAD ELECTRIC &amp; TELEPHONE</li> <li>----- UNDERGROUND ELEC/TEL &amp; MANHOLES</li> <li>----- SIGN</li> </ul> | <ul style="list-style-type: none"> <li>⊗ TBM 1 TEMPORARY BENCHMARK</li> <li>----- BUILDING SETBACK LINE</li> <li>----- WETLAND FLAGGING LIMIT</li> <li>----- WETLAND DESIGNATION</li> <li>----- WETLAND BUFFER LINE</li> <li>----- WIRE FENCE</li> <li>----- CHAINLINK FENCE</li> <li>===== CURBING</li> <li>===== GUARDRAIL</li> <li>===== CONCRETE</li> <li>===== RIPRAP / STONE</li> <li>===== RETAINING WALL</li> <li>----- CONIFEROUS TREE</li> <li>----- DECIDUOUS TREE</li> <li>----- TREE LINE</li> </ul> |
|---|--|---|

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

**APPROVED BY THE HUDSON, NH PLANNING BOARD**

DATE OF MEETING: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

**ABUTTERS, NOTES AND LEGEND PLAN (MAP 234, LOT 5 AND MAP 239, LOT 1)**

**HUDSON LOGISTICS CENTER**  
SAGAMORE BRIDGE AND STEELE ROADS  
HUDSON, NEW HAMPSHIRE

PREPARED FOR:

**LANGAN**  
888 BOYLSTON STREET BOSTON, MASSACHUSETTS 02116 (617) 824-9100

RECORD OWNERS:  
**GREENMEADOW GOLF CLUB, INC.**  
55 MARSH ROAD HUDSON, NEW HAMPSHIRE 03051 (603) 882-8893

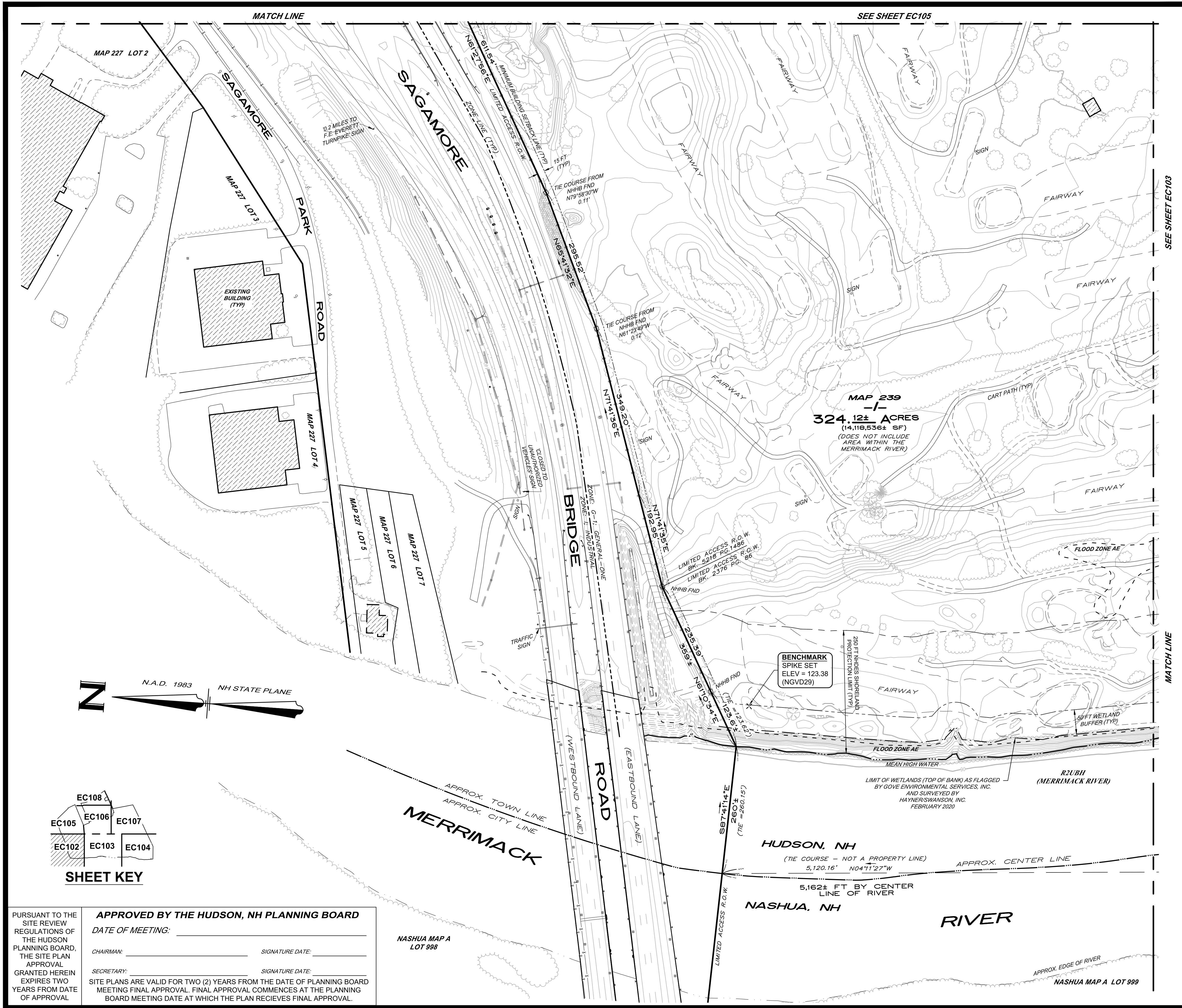
**NO SCALE**

**2 FEBRUARY 2021**

**HSI Hayner/Swanson, Inc.**  
Civil Engineers/Land Surveyors  
3 Congress Street Nashua, NH 03062 (603) 883-2057  
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
www.haynerswanson.com

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DRAWING LOC: J:\3000\3867\DWG\3867L_EX.CON		File Number	Sheet

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**NOTES:**

- THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AERIAL PHOTO MAPPING IN 2001 AND LIMITED FIELD TOPOGRAPHY MADE ON THE GROUND BETWEEN MARCH 2004 AND FEBRUARY 2020.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
- SURVEY CONTROL DATA:  
 HORIZONTAL DATUM: NAD83(1986)  
 HORIZONTAL PROJECTION: NH STATE PLANE  
 VERTICAL DATUM: NGVD29 (FORMERLY KNOWN AS USGS DATUM)  
 UNITS: US SURVEY FEET  
 \* HORIZONTAL AND VERTICAL DATUMS WERE VERIFIED USING G.P.S. (KEYNET NETWORK) WITH OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) "DISK D-26" LOCATED ON THE NORTHERLY SIDE OF NH ROUTE 101A, APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.



**UTILITY NOTE**

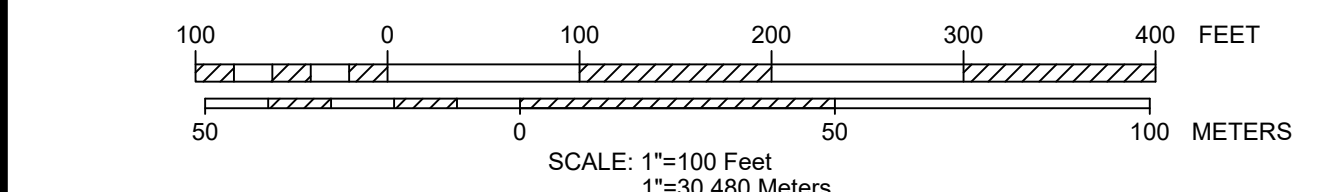
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

No.	DATE	REVISION	BY

EXISTING CONDITIONS PLAN  
 (MAP 234, LOT 5 AND MAP 239, LOT 1)  
**HUDSON LOGISTICS CENTER**  
 SAGAMORE BRIDGE AND STEELE ROADS  
 HUDSON, NEW HAMPSHIRE  
 PREPARED FOR:

**LANGAN**  
 888 BOYLSTON STREET BOSTON, MASSACHUSETTS 02116 (617) 824-9100

RECORD OWNERS:  
**GREENMEADOW GOLF CLUB, INC.**  
 55 MARSH ROAD HUDSON, NEW HAMPSHIRE 03051 (603) 882-8893



2 FEBRUARY 2021

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 Nashua, NH 03062 Burlington, MA 01803  
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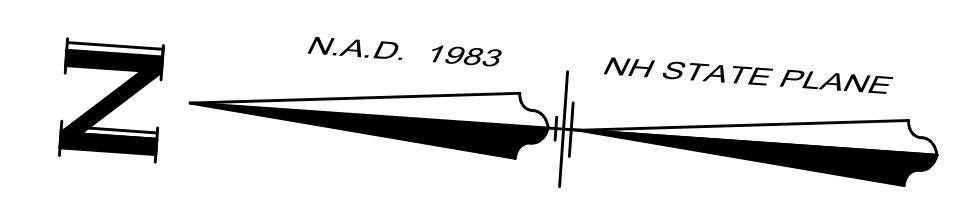
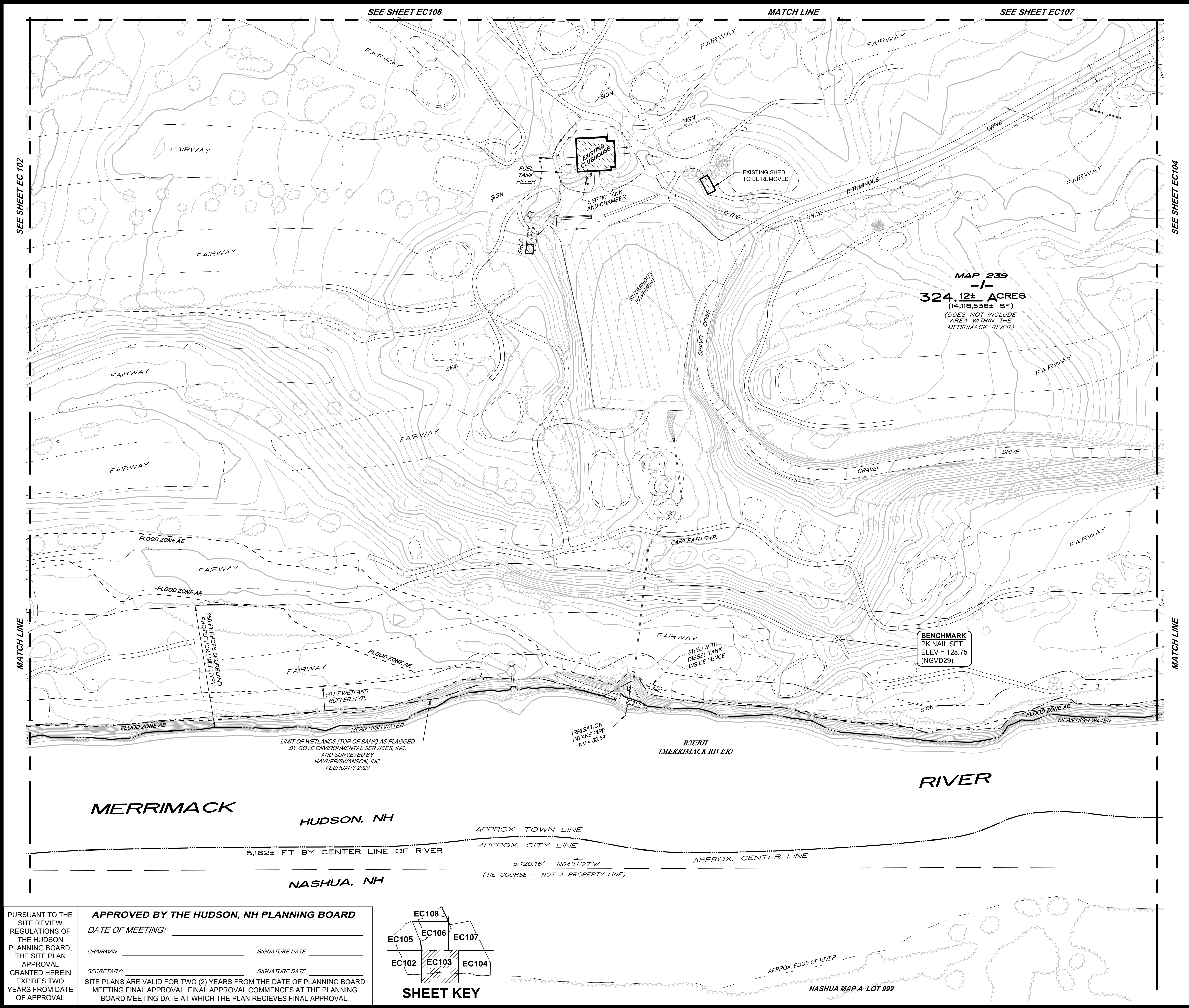
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 SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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NASHUA MAP A LOT 998



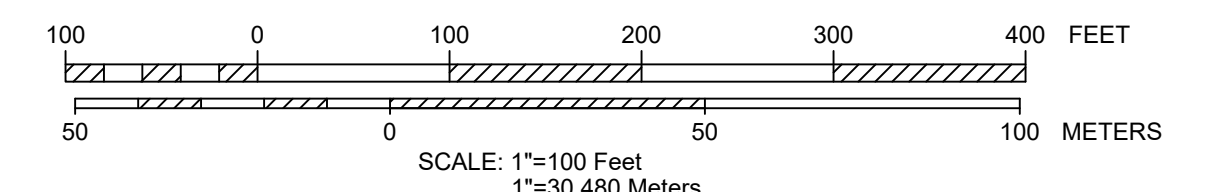
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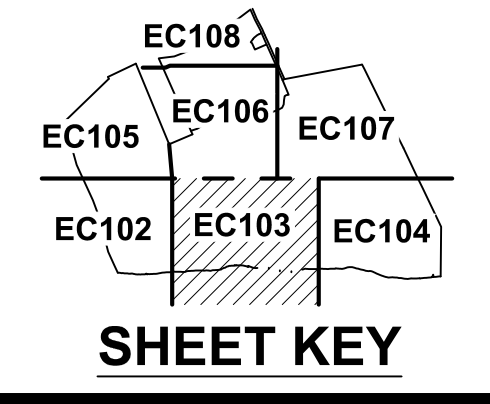
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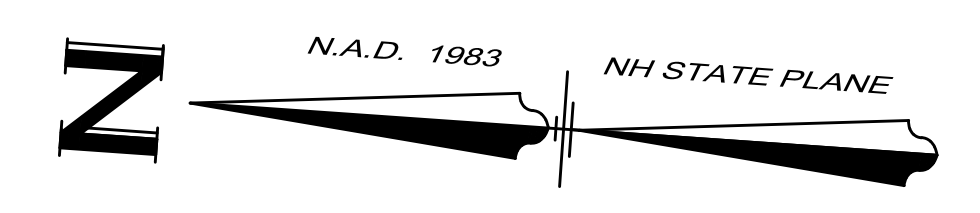
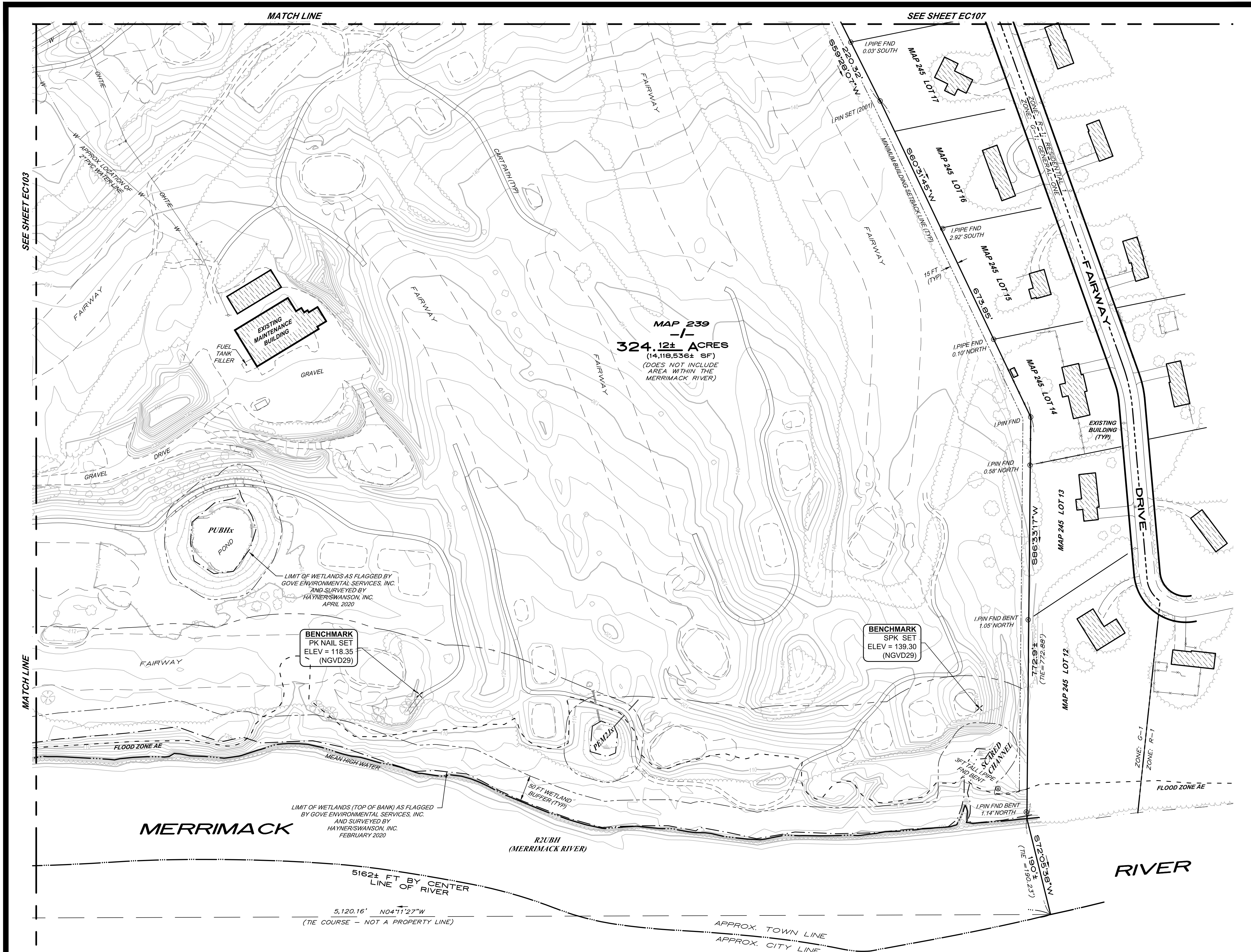
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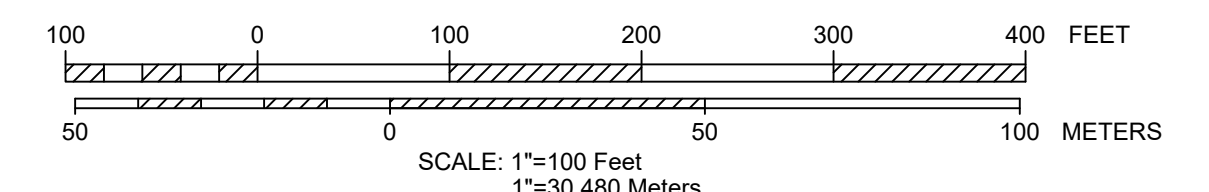


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**2 FEBRUARY 2021**



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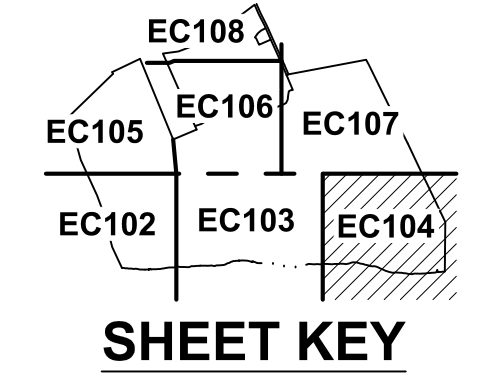
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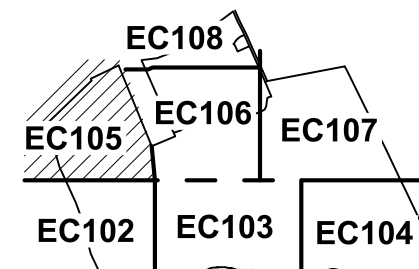
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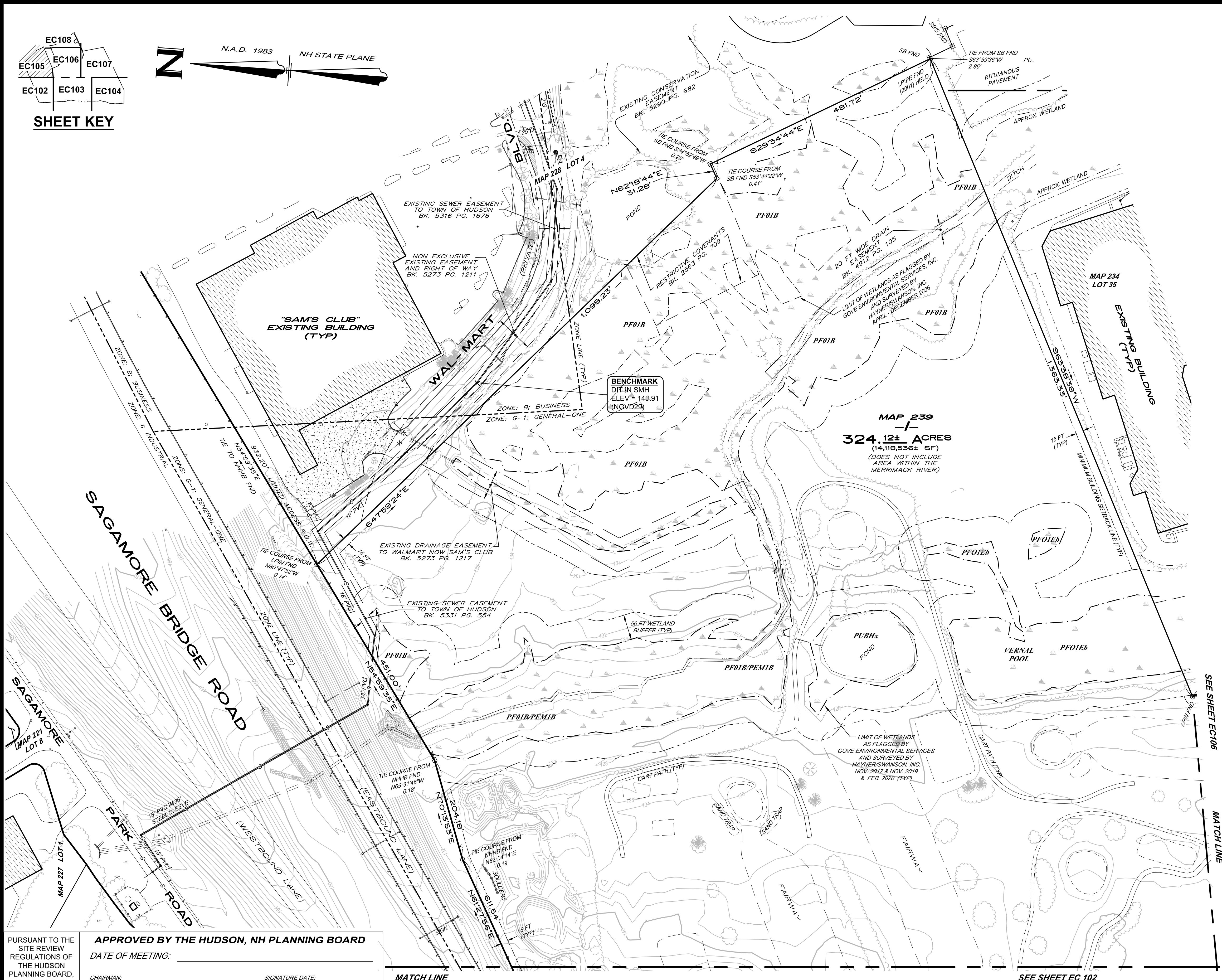
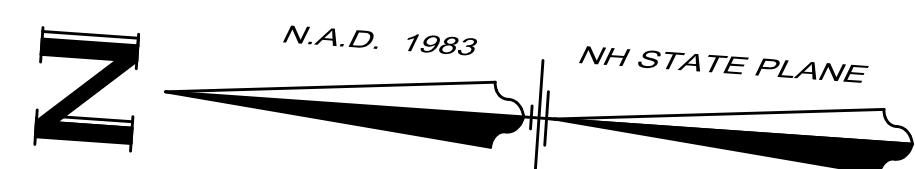
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**SHEET KEY**



**MAP 239**  
**324.12± ACRES**  
 (14,118,538± SF)  
 (DOES NOT INCLUDE AREA WITHIN THE MERRIMACK RIVER)

**BENCHMARK**  
 DIT IN SMH  
 ELEV = 149.91  
 (NGVD29)

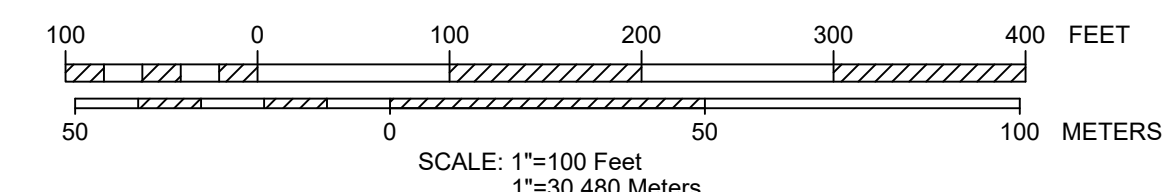
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**LANGAN**

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RECORD OWNERS:  
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 55 MARSH ROAD HUDSON, NEW HAMPSHIRE 03051 (603) 882-8893



**2 FEBRUARY 2021**

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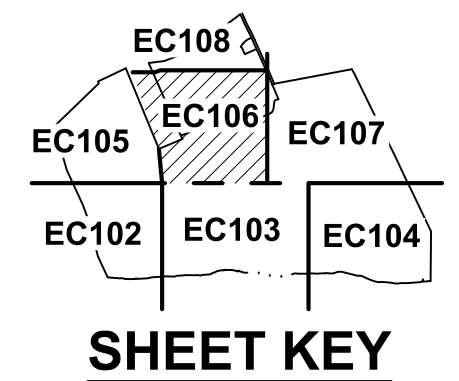
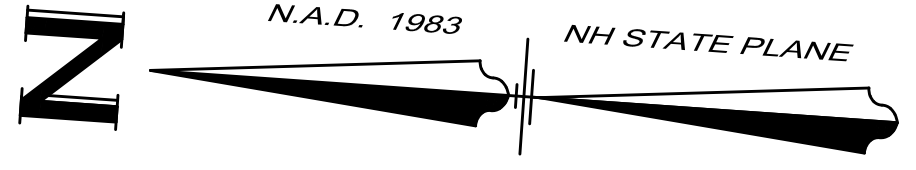
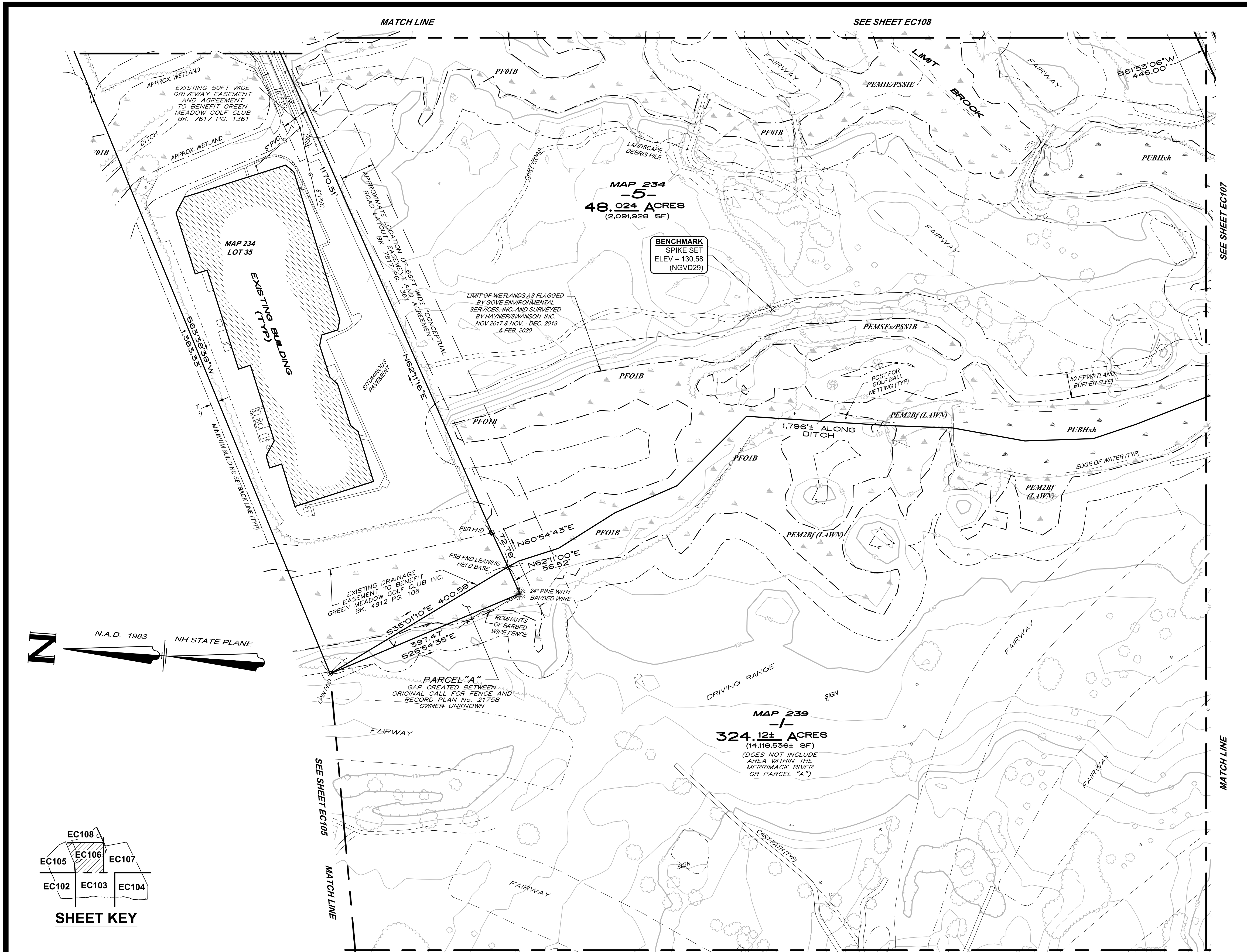
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MATCH LINE

SEE SHEET EC 102

SEE SHEET EC105

MATCH LINE



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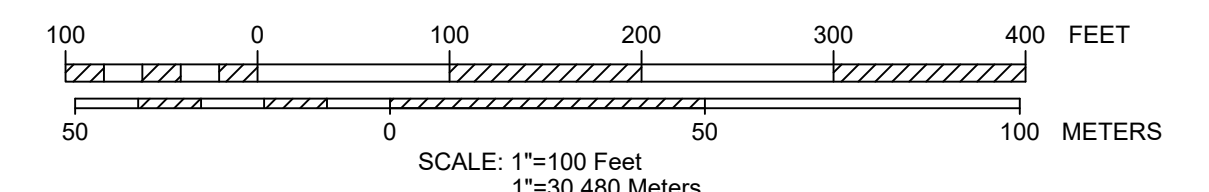
EXISTING CONDITIONS PLAN  
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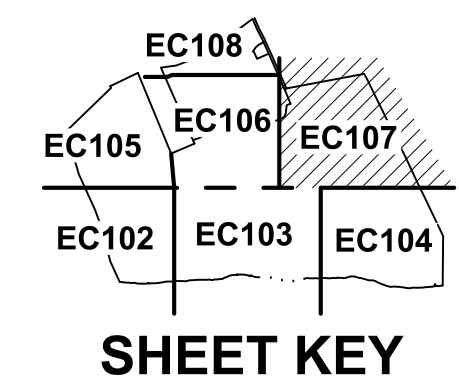
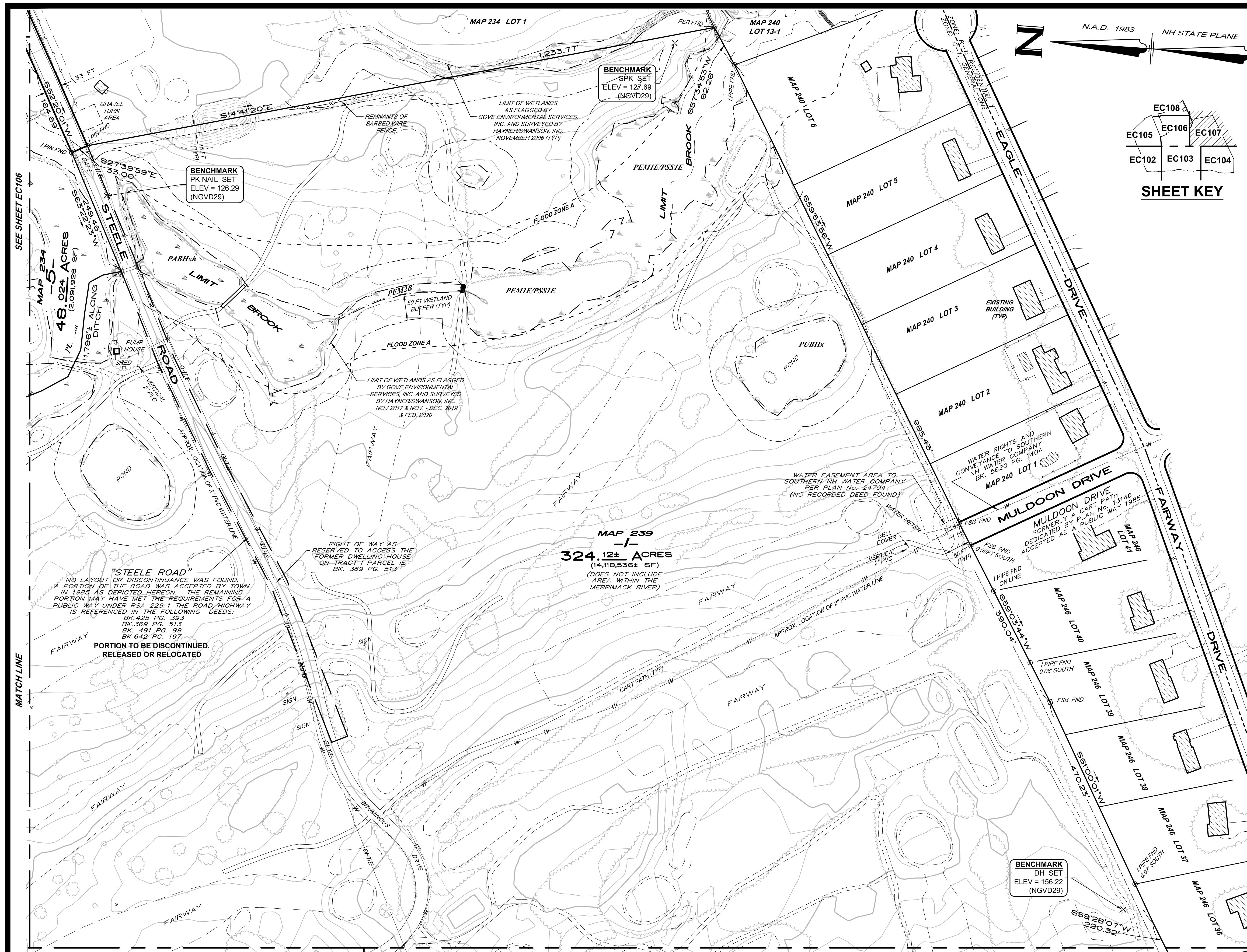
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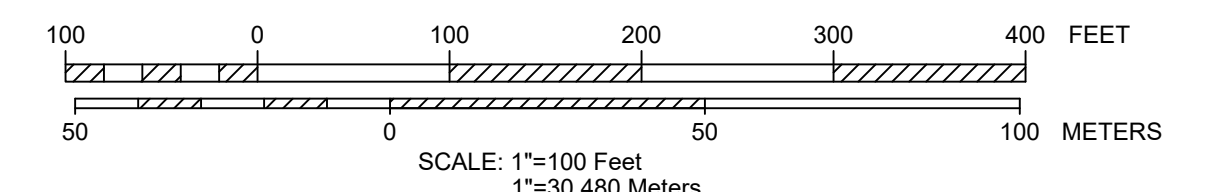


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2 FEBRUARY 2021

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(603) 883-2057  
131 Middlesex Turnpike  
Burlington, MA 01803  
(781) 203-1501  
www.haynerswanson.com

FIELD BOOK: ---	DRAWING NAME: 3867L_EX_CON-FT61	3867L EX	EC107
DRAWING LOC: J:\3000\3867L\DWG\3867L_EX_COND		File Number	Sheet

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

**APPROVED BY THE HUDSON, NH PLANNING BOARD**

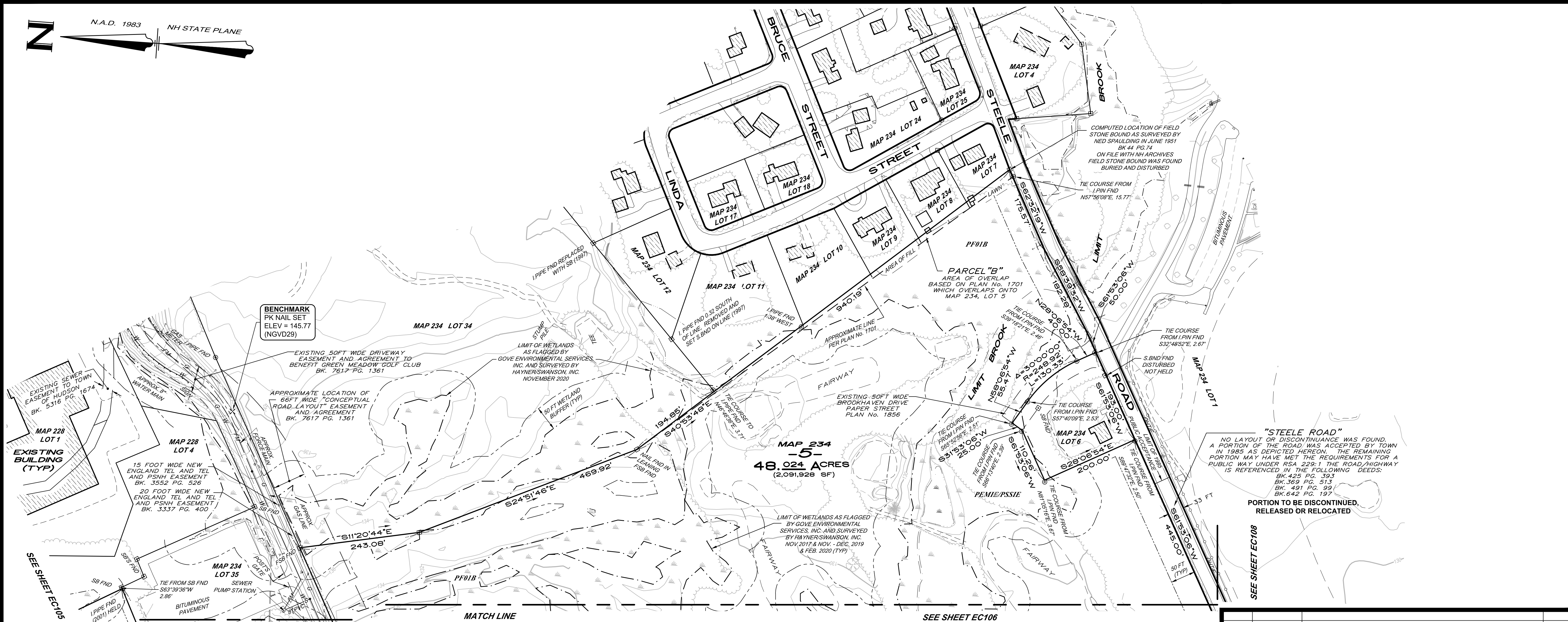
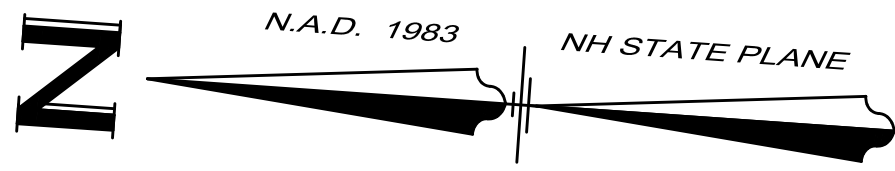
DATE OF MEETING: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.





"STEELE ROAD"  
NO LAYOUT OR DISCONTINUANCE WAS FOUND. A PORTION OF THE ROAD WAS ACCEPTED BY TOWN IN 1985 AS DEPICTED HEREON. THE REMAINING PORTION MAY HAVE MET THE REQUIREMENTS FOR A PUBLIC WAY UNDER RSA 229:1 THE ROAD HIGHWAY IS REFERENCED IN THE FOLLOWING DEEDS:  
BK. 425 PG. 393  
BK. 369 PG. 513  
BK. 491 PG. 99  
BK. 642 PG. 197

PORTION TO BE DISCONTINUED, RELEASED OR RELOCATED

SEE SHEET EC108

SEE SHEET EC106

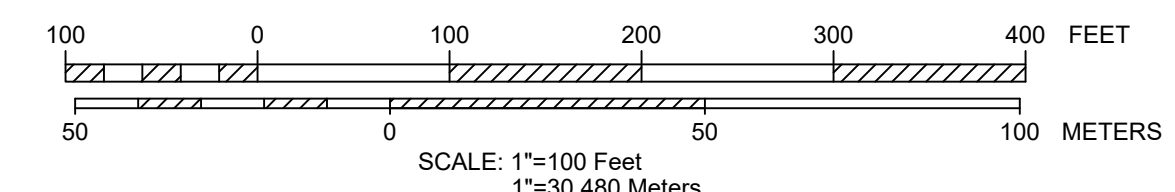
No.	DATE	REVISION	BY

EXISTING CONDITIONS PLAN  
(MAP 234, LOT 5 AND MAP 239, LOT 1)  
**HUDSON LOGISTICS CENTER**  
SAGAMORE BRIDGE AND STEELE ROADS  
HUDSON, NEW HAMPSHIRE  
PREPARED FOR:

**LANGAN**

888 BOYLSTON STREET BOSTON, MASSACHUSETTS 02116 (617) 824-9100

RECORD OWNERS:  
**GREENMEADOW GOLF CLUB, INC.**  
55 MARSH ROAD HUDSON, NEW HAMPSHIRE 03051 (603) 882-8893



2 FEBRUARY 2021

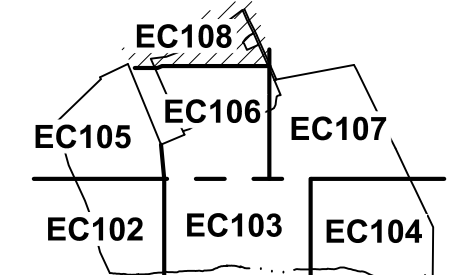
**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors

3 Congress Street Nashua, NH 03062  
131 Middlesex Turnpike Burlington, MA 01803  
(603) 883-2057 (781) 203-1501  
www.haynerswanson.com

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

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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**SHEET KEY**

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