



# TOWN OF HUDSON

## Planning Board

Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### **PUBLIC MEETING TOWN OF HUDSON, NH OCTOBER 9, 2019**

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, October 9, 2019 at 7:00 p.m. in the “Buxton Community Development Conference Room” at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

V. MINUTES OF PREVIOUS MEETING(S)

- 18 September 2019 Meeting Minutes – Decisions

VI. CORRESPONDENCE

A. Street Acceptance.

1. Rebecca Circle

Release of Surety Bond for Hawthorne Woods “Rebecca Circle”

Reference Memo dated 08-20-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of \$40,500.00 to replace with a two-year maintenance bond in the amount of \$33,715.00 for Rebecca Circle, Hudson, NH.

2. Orchard Park Lane

Reference Memo dated 8-15-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of \$29,664.90 cash surety to replace with a two-year maintenance bond in the amount of \$29,664.90 for Orchard Park Lane, Hudson, NH.

- B. VHB’s update on the Belknap Road Extension – Conceptual Plans and Cost Estimates (reference email dated 09-19-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner.

VII. PERFORMANCE SURETIES

A. Eagle’s Nest Subdivision Performance Bond

VIII. OLD BUSINESS

A. 292 Derry Road Site Plan  
SP# 04-19

292 Derry Road  
Map 109/Lot 007

Purpose of Plan: to add a 8,250 sf warehouse with an office to the existing 1,800 sf professional offices, 88 student daycare, and 10 student karate studio. Application Acceptance & Hearing.

IX. OTHER BUSINESS

A. Master Plan Discussion  
B. Zoning Amendments

X. ADJOURNMENT

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting. The public is invited to attend.

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Brian Groth  
Town Planner

POSTED: Town Hall, Library & Post Office – 09-26-19

# Rebecca Circle Street Acceptance Surety

Staff Report  
September 18, 2019

**SITE:** Hawthorne Woods, Rebecca Circle, Hudson, NH

**PURPOSE OF PETITION:** To release a \$40,500.00 cash surety for Hawthorne Woods, Rebecca Circle, Hudson, NH, and replace with a two-year maintenance bond in the amount of \$33,715.00.

**ATTACHMENTS:**

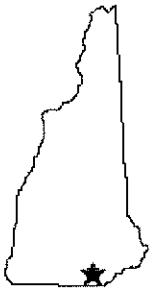
- A. Memo from Elvis Dhima dated August 20, 2019
- B. Letter of Credit from First Colebrook Bank in the amount of \$40,500.00 dated April 10, 2013
- C. Letter of Credit from Bangor Savings Bank in the amount of \$33,715.00 dated August 15, 2019
- D. Road Guarantee Estimate Form

**RECOMMENDATION:** Per the recommendation of street acceptance from the Police, Fire, and Public Works Department, staff recommends release of the current \$40,500.00 cash surety, to be replaced with a \$33,715.00 two-year maintenance bond.

**DRAFT MOTION:**

**I move to release the cash surety of \$40,500.00 for Hawthorne Woods, Rebecca Circle, Hudson, NH, and replaced with a two-year maintenance bond in the amount of \$33,715.00.**

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



# TOWN OF HUDSON

## Engineering Department



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

### INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner  
Planning Department

FROM: Elvis Dhima P.E., Town Engineer

DATE: August 20, 2019

RE: Street Acceptance  
Rebecca Circle

The Planning Board currently holds a cash surety of \$40,500.00. The developer wishes to replace this bond with a two-year maintenance period for the amount of \$33,715.00.

We have received positive recommendations from the Police, Fire, and Public Works Department (attached) and recommend acceptance of Rebecca Circle.

Once the Planning Board takes action we will forward all recommendations to the Board of Selectmen.

# FIRST COLEBROOK BANK

"B"



69 ROUTE 101A • AMHERST, NH 03031-2217  
603-673-1440 • Fax 603-673-1290

**CREDIT NUMBER 9082801**  
**IRREVOCABLE STANDBY LETTER OF CREDIT**  
**ISSUE DATE: APRIL 10, 2013**  
**EXPIRATION DATE: APRIL 10, 2017**

EFFECTIVE APRIL 10, 2013

Planning Board  
Town of Hudson  
12 School Street  
Hudson, NH 03051

Account Party  
Gary Francoeur  
Hawthorne Woods

BENEFICIARY:  
Town of Hudson  
Hudson, NH

Amount:  
\$40,500.00

RE: Subdivision Plan entitled  
"Subdivision of land in Hudson,  
N.H. for Gary Francoeur  
Hawthorne Woods"

Dear Planning Board:

By this document, First Colebrook Bank (hereinafter "issuee") hereby issues an irrevocable Letter of Credit in the amount of \$40,500.00 to the Town of Hudson on behalf of Gary Francoeur, Hawthorne Woods (hereinafter "developer"). This irrevocable Letter of Credit is issued to guarantee completion of all improvements required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations in conjunction with a plan entitled "Subdivision of land in Hudson, NH for Gary Francoeur, Hawthorne Woods" on last revised, dated July 7, 2011, prepared by Keach-Nordstrom Associates and approved by the Hudson Planning Board on June 22, 2011.

It is understood that the improvements guaranteed by this irrevocable Letter of Credit include, but are not limited to, the following:

1. Wearing course pavement;
2. Curbing;
3. Sidewalk pavement;
4. Final loaming and seeding;
5. As built plans

It is agreed and understood by the issue of this Letter of Credit that it shall be issued for a period of 48 months. If all improvements guaranteed by the Letter of Credit are not completed by April 10, 2017 and if a certificate indicating completion of all improvements have not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of Hudson or its Planning Board, First Colebrook Bank shall forthwith forward a check in the amount of \$40,500.00 to the Treasurer of the Town of Hudson, the funds so forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed by the Town to complete improvements required by the subdivision and/or Site Plan referred to above shall be returned to First Colebrook Bank.

132 MAIN STREET  
COLEBROOK, NH 03576-3067  
603-237-5551 • Fax 603-237-5736

100 LOUDON ROAD  
CONCORD, NH 03301-5655  
603-228-1300 • Fax 603-228-1680

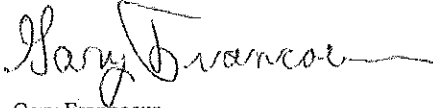
118 MAPLEWOOD AVENUE, UNIT #12  
PORTSMOUTH, NH 03801-3787  
603-436-2324 • Fax 603-436-0069



Toll free: 1-888-225-1782 • Moose Line 24-hr. Banking: 1-877-34MOOSE (66673)  
Web site: firstcolebrookbank.com • E-Mail: bank@firstcolebrookbank.com

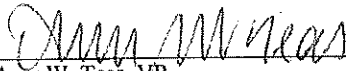
Member  
FDIC

Sincerely,



Gary Francoeur  
Hawthorne Woods

By:



Amy W. Teas, VP  
First Colebrook Bank, Commercial Loans

Date

4/10/13

"C"



Irrevocable Standby Letter of Credit  
Number 9082801

**You matter more.**

Original Date of Issue: April 10, 2013  
Revision Date: August 15, 2019  
Expiration Date: September 30, 2021

August 15, 2019

Planning Board  
Town of Hudson  
12 School Street  
Hudson, NH 03051

**Applicant:**  
Gary Francoeur  
Hawthorne Woods

**Beneficiary:**  
Town of Hudson, NH  
12 School Street  
Hudson, NH 03051

**Amount:**  
\$33,715.00 USD

RE: Maintenance bond for  
"subdivision of land in Hudson, NH for Gary Francoeur,  
Hawthorne Woods"

Dear Planning Board:

By this document, Bangor Savings Bank (successor to Granite Bank) hereby issues an irrevocable Letter of Credit in the amount of \$33,715.00 USD to the Town of Hudson on behalf of Gary Francoeur. This irrevocable Letter of Credit is issued as a maintenance bond for Hawthorne Woods subdivision.

It is agreed and understood that this Letter of Credit is issued with an expiration date of September 30, 2021 and modifies the Letter of Credit the Town of Hudson has been holding for the same project with a maturity date of September 30, 2021. With acceptance of this modification, the Town of Hudson acknowledges that the previous version of this Letter of Credit is null and void.

Should this letter of credit be called at the request of the Town of Hudson or its Planning Board, Bangor Savings Bank shall forthwith forward a check in the amount of \$33,715.00 USD to the Treasurer of the Town of Hudson, the funds shall be used exclusively for the purpose of completing maintenance for the project known as Hawthorne Woods and is guaranteed by this Letter of Credit. Any funds not needed by the Town to complete the necessary maintenance shall be returned to Bangor Savings Bank.

This modification is not in effect until it is endorsed by Michael Rasmussen (BSB), Gary Francoeur (Hawthorne Woods), and an authorized Town of Hudson Official.

Sincerely,




Michael Rasmussen  
Vice President/Commercial Banking Relationship Manager  
Bangor Savings Bank

Irrevocable Standby Letter of Credit  
Number 9082801

I have read this Letter of Credit and agree to its terms:

Gary R. Francoeur

By:   
Gary R. Francoeur, an Individual

Date: 8/15/19

Town of Hudson Planning Board

Name & Title of Official: \_\_\_\_\_

By: \_\_\_\_\_  
Signature of Town of Hudson Official

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



(11)

TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Gary Francoeur

Date: 8/8/2019

Project Name: Rebecca Circle

Map: 135

15

Street Name: Rebecca Circle

Street Length: 858 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Grubbing	1 AC	@ \$ 7,500.00 = \$	7,500.00		
Common Excavation/Borrow	C.Y.	@ \$ 8.00 = \$	-		
Granite Curbing	1,716 L.F.	@ \$ 22.00 = \$	37,752.00		
Guardrail	L.F.	@ \$ 23.00 = \$	-		
EAGRT	EA	@ \$ 3,000.00 = \$	-		
Retaining Wall	SF	@ \$ 18.00 = \$	-		
Loam & Seed	1,900 S.Y.	@ \$ 5.00 = \$	9,500.00		
Sidewalk	355 S.Y.	@ \$ 35.00 = \$	12,425.00		
Tack Coat	2,669 S.Y.	@ \$ 0.20 = \$	533.80		
<b>Roadway</b>					
6" Crushed Gravel	445 C.Y.	@ \$ 30.00 = \$	13,350.00		
12" Bank Run Gravel	890 C.Y.	@ \$ 24.00 = \$	21,360.00		
2.5" Base Course	380 TON	@ \$ 85.00 = \$	32,300.00		
1.25" Wearing Course	190 TON	@ \$ 85.00 = \$	16,150.00		
<b>Storm Drain</b>					
12" HDPE	358 L.F.	@ \$ 52.00 = \$	18,616.00		
15" HDPE	459 L.F.	@ \$ 52.00 = \$	23,868.00		
18" HDPE	L.F.	@ \$ 55.00 = \$	-		
24" HDPE	L.F.	@ \$ 58.00 = \$	-		
6" Underdrain	450 L.F.	@ \$ 18.00 = \$	8,100.00		
4' Catch Basins	7 EA.	@ \$ 2,300.00 = \$	16,100.00		
5' Catch Basins	EA.	@ \$ 2,600.00 = \$	-		
4' Drain Manholes	1 EA.	@ \$ 2,300.00 = \$	2,300.00		
Headwalls	2 EA.	@ \$ 1,300.00 = \$	2,600.00		
Outlet Structures	1 EA.	@ \$ 3,000.00 = \$	3,000.00		
Rip-Rap	233 S.Y.	@ \$ 36.00 = \$	8,388.00		
Rain Garden(s)	0 EA.	@ \$ 2,000.00 = \$	-		
Box Culvert	EA.	@ \$ 15,000.00 = \$	-		

**Erosion Control**

Silt Fence	1,200 L.F.	@ \$ 2.85 = \$	3,420.00
Stabilized Construction Entrance	1 EA.	@ \$ 1,500.00 = \$	1,500.00

**Utilities**

Utility Trench (Elec/Tel/TV)	858 L.F.	@ \$ 35.00 = \$	30,030.00
Utility Pole	0 L.S.	@ \$ 10,000.00 = \$	-

**Landscaping**

Trees	0 EA.	@ \$ 400.00 = \$	-
Bushes	0 EA.	@ \$ 200.00 = \$	-
Perennials	0 EA.	@ \$ 10.00 = \$	-

**Miscellaneous**

Pins	12 EA.	@ \$ 175.00 = \$	2,100.00
Bounds	12 EA.	@ \$ 325.00 = \$	3,900.00
Stop Bar	15 L.F.	@ \$ 4.00 = \$	60.00
Stop Sign(s)	1 EA.	@ \$ 75.00 = \$	75.00
Street Sign(s)	0 EA.	@ \$ 85.00 = \$	-
Speed Limit Sign(s)	0 EA.	@ \$ 125.00 = \$	-
Cistern	10,000 GAL	@ \$ 2.00 = \$	20,000.00
As-Built Plans	858 LF	@ \$ 4.00 = \$	3,432.00

Subtotal:	\$ 298,359.80
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3% Mobilization	\$ 8,950.79
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10% Engineering & Contingencies	\$ 29,835.98
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Subtotal:	\$ 337,146.57
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10% Maintenance Level:	\$ 33,714.66
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Total Estimate:	\$ 370,861.23
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Preparer's Name: Elvis Dhima Date: 8-8-2019

# Orchard Park Lane Street Acceptance Surety

Staff Report  
October 9, 2019

**SITE:** Orchard Park Lane, Hudson, NH

**PURPOSE OF PETITION:** To release a \$29,664.90 cash surety for Orchard Park Lane, Hudson, NH, and replace with a two-year maintenance bond in the amount of \$29,664.90.

**ATTACHMENTS:**

- A. Memo from Elvis Dhima dated August 15, 2019
- B. Letter of Credit from Enterprise Bank in the amount of \$29,664.90

**RECOMMENDATION:** Per the recommendation of street acceptance from the Police, Fire, and Public Works Department, staff recommends release of the current \$29,664.90 cash surety, to be replaced with a \$29,664.90 two-year maintenance bond.

**DRAFT MOTION:**

**I move to release the cash surety of \$29,664.90 for Orchard Park Lane, Hudson, NH, and replaced with a two-year maintenance bond in the amount of \$29,664.90.**

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

"A"



# TOWN OF HUDSON

## Engineering Department



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

### INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner  
Planning Department

FROM: Elvis Dhima P.E., Town Engineer

DATE: August 15, 2019

RE: Street Acceptance  
Orchard Park Lane

The Planning Board currently holds a cash surety of \$29,664.90. The developer wishes to replace this bond with a two-year maintenance period for the amount of \$29,664.80.

We have received positive recommendations from the Police, Fire, and Public Works Department (attached) and recommend acceptance of Orchard Park Lane.

Once the Planning Board takes action we will forward all recommendations to the Board of Selectmen.

"B"



# NORTH SHORE BANK

**Credit No: 47196268**  
Irrevocable Standby Letter of Credit  
Date and Place of Expiry:  
September 15, 2020  
North Shore Bank  
248 Andover Street  
Peabody, MA, 01960

October 3, 2018

Planning Board  
Town of Hudson, NH  
12 School Street  
Hudson, NH 03051

**Account Party:**  
K.L.N. Construction Co. Inc.  
70 Bridge Street, Unit 1  
Pelham, NH 003076-3419

**Beneficiary:**  
Town of Hudson  
Hudson, NH 03051

**Amount:**  
\$29,664.90

**Re:** Subdivision of land in Hudson, NH  
for land on Gowling Street (a/k/a  
Stonewall Drive) Orchard at  
Nottingham Subdivision

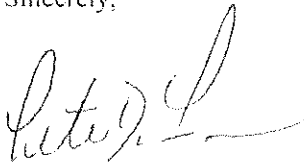
Dear Planning Board:

By this document, North Shore Bank (hereinafter "issues") hereby issues an Irrevocable Letter of Credit in the amount of \$29,664.90 (Twenty Nine Thousand Six Hundred Sixty Four Dollars 90/100) to the Town of Hudson on behalf of K.L.N. Construction Co., Inc. (hereinafter "developer"). This Irrevocable Letter of Credit is issued to guarantee completion of all improvements required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations in conjunction with a plan entitled "Orchard at Nottingham in Hudson, NH for K.L.N. Construction" dated 01/20/15 prepared by Meisner Brem Corporation and approved by the Hudson Planning Board on 01/20/15.

It is understood that the improvements guaranteed by this Irrevocable Letter of Credit, include, but are not limited to the following: Road Improvements to Gowling Street (A/K/A Stonewall Drive) as described in the Road Guarantee Estimate worksheet dated 08/30/16.

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of 24 Months. If all improvements guaranteed by this Letter of Credit are not completed by 9/15/2020 and if a certificate indicating completion of all improvements have not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of Hudson or its Planning Board, North Shore Bank shall forthwith forward a check in the amount of \$29,664.90 to the Treasurer of the Town of Hudson, the funds go forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvement which are guaranteed by this Letter of Credit. Any funds not needed by the Town to complete improvements required by the Subdivision and/or site plan referred to above shall be returned to North Shore Bank.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter D. Fenn", written in black ink.

Peter D. Fenn  
Senior Vice President

I have read this Letter of Credit and agree to its terms:

Karen L. Nicolls  
President and Treasurer  
K.L.N. Construction Co., Inc.



concept for the Town and residents as the only improvement would be modifications to the signage and pavement markings along County Road.

Installation of "One-Way" and "Do Not Enter" signage would be required along County Road and at the intersections with Lowell Road, Belknap Road, A Street, and B Street. Removal of the solid double yellow line and convert the left travel way line color from white to yellow. No modifications would be required along Lowell Road.

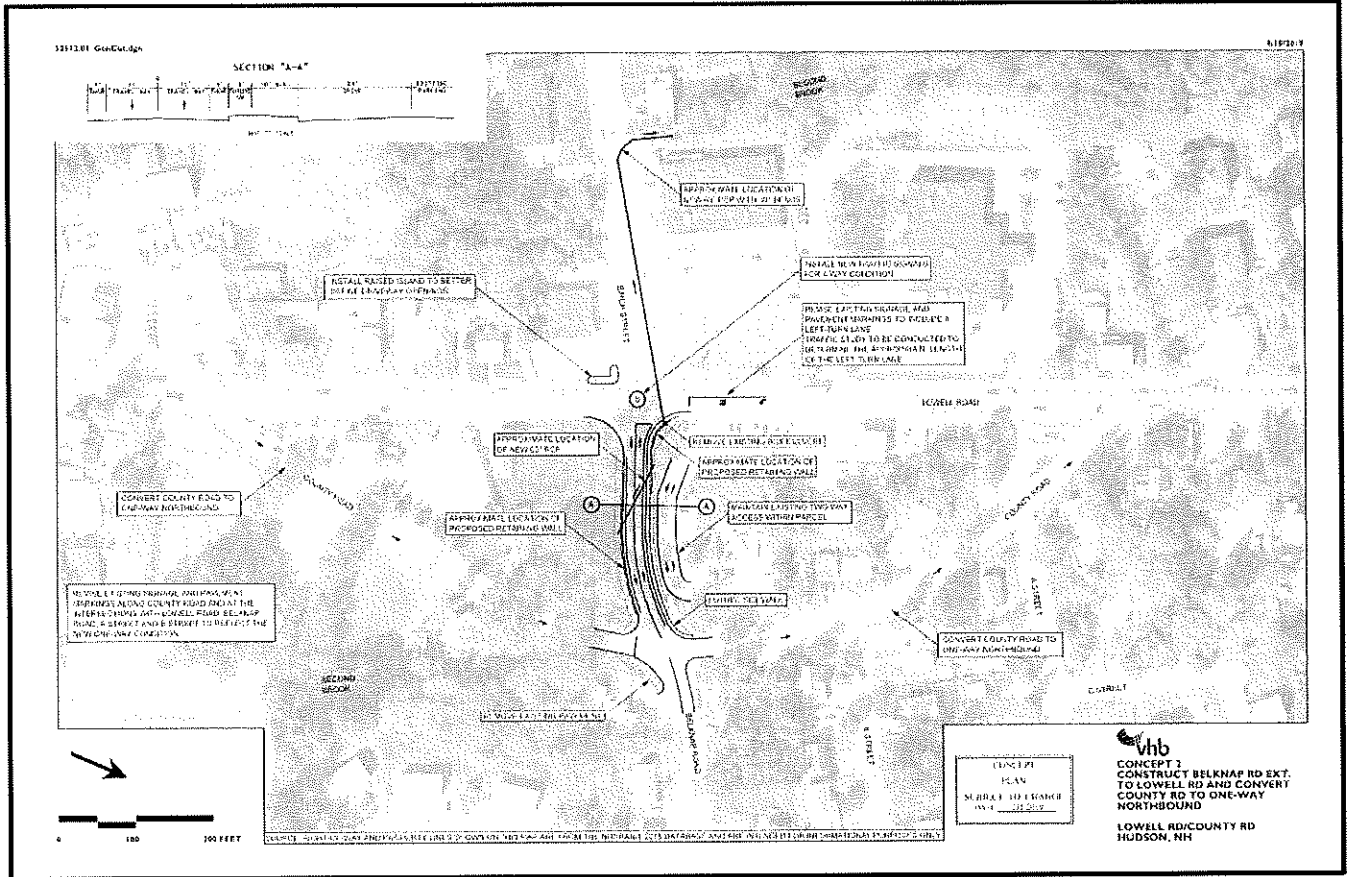
**Concept 1 – Conceptual Cost Estimate**

Signage Cost	\$4,000
Pavement Marking Cost	\$4,000
Contingencies	\$1,000
Construction Engineering	<u>\$1,000</u>
<b>Total Estimated Cost</b>	<b>\$10,000</b>

Given the minimal cost and effort to install Concept 1, the Town could consider implementing it on a trial basis and monitor its effectiveness prior to implementing Concepts 2-4.



### Concept 2 – Construct Belknap Road Extension to Lowell Road and Convert County Road to One-Way Northbound



Concept 2 constructs the proposed extension of Belknap Road, adding a 4<sup>th</sup> leg to the Lowell Road intersection, while maintaining the proposed one-way conversion of County Road from Concept 1.

A 11'-4' typical section was assumed for the Belknap Road extension, with a structural box of 4" pavement, 8" crushed gravel, 8" gravel, and 8" sand. A future sidewalk was shown on the northern side that would tie into the existing sidewalk on Lowell Road. The Belknap Road extension was located so there would be a 10' buffer between the future sidewalk and the existing two-way access within the commercial parcel.

In addition to the roadway improvements, Concept 2 will require two drainage modifications. The installation of a new 60" rcp culvert under Belknap Road extension to convey Second Brook and the replacement of the existing box

culvert under Lowell Road with a new 60" rcp culvert that will run along Birch Street and outlet to Second Brook. The Birch Street culvert will abandon the existing drainage system that runs under the 77 Lowell Road commercial site.

Retaining walls will be required on each side of Belknap Road extension in order to maintain the open channel flow of Second Brook to/from the 60" rcp culverts.

The proposed Belknap extension will require replacement of the existing span-wire traffic signal at the Lowell Road/Birch Street intersection with a new traffic signal for the 4-way condition.

Lowell Road will require minor roadway modifications. Revisions to the existing signage and pavement markings to include a left-turn lane and installation of a raised island at the Hudson Mini Mart corner to better define the existing driveway openings.

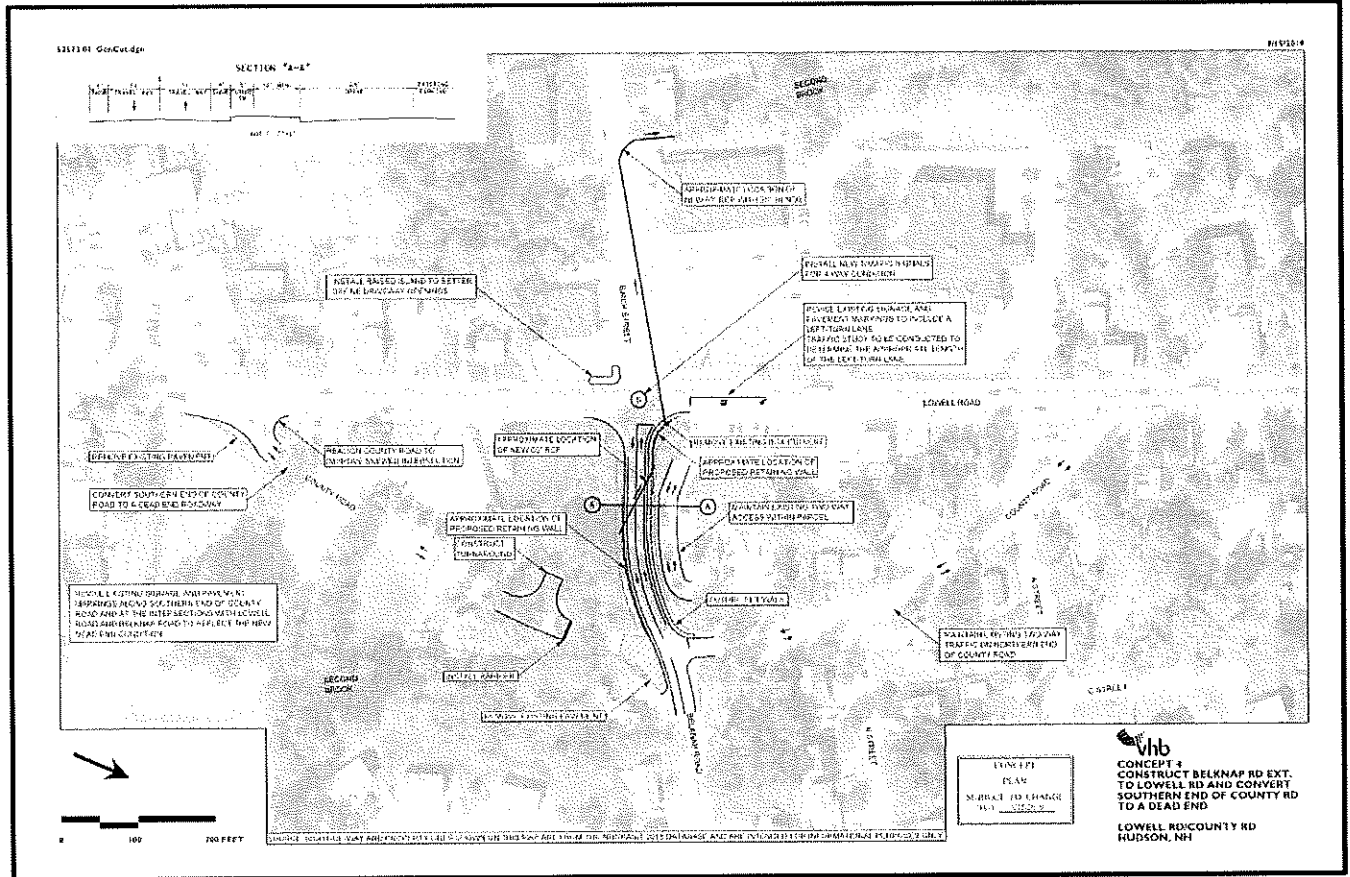
Though Concept 2 does not show extensive stream relocation, there will be environmental work associated with the Belknap Road extension – Data Collection, NHDES Permit Application (Major Impact), and Mitigation. NHDES will likely review this project closely – impacting this length of stream would need to have a clearly defined and justified "Purpose and Need" (i.e., addressing public safety issues) and we would need to provide a detailed "Alternatives Analysis" that clearly shows that culverting the stream is the least impacting alternative. Without strong justification, there's some risk that NHDES or the Army Corps could deny the proposal. The best way to manage this risk is to consult with these agencies prior to expending a lot of engineering time to ensure we address their concerns in the application.

**Concept 2 – Conceptual Cost Estimate**

Roadway Cost (incl. Traffic Control)	\$250,000
Drainage Costs	
~ Drainage under Belknap Road Ext.	\$60,000
~ Drainage under Birch Street	\$200,000
Retaining Wall Cost	\$360,000
Traffic Signal Cost	<u>\$200,000</u>
<b>Subtotal</b>	<b>\$1,070,000</b>
Contingencies	\$100,000
Mobilization	<u>\$100,000</u>
<b>Total Estimated Construction Cost</b>	<b>\$1,270,000</b>
PE Cost	\$120,000
Environmental Cost	\$115,000
Right-of-Way Cost	\$375,000
Utility Impact Costs	\$25,000
Construction Engineering	<u>\$100,000</u>
<b>Total Estimated Project Cost</b>	<b>\$2,005,000</b>



### Concept 4 – Construct Belknap Road Extension to Lowell Road and Convert Southern End of County Road to a Dead End



Concept 4 is similar to Concept 3 except that all of County Road will remain in its present condition as a two-way roadway and the southern end will be converted to a dead end. A proposed turnaround will be required to provide vehicles an efficient way to reverse direction. The southern intersection to Lowell Road would be realigned to improve the existing skew angle.

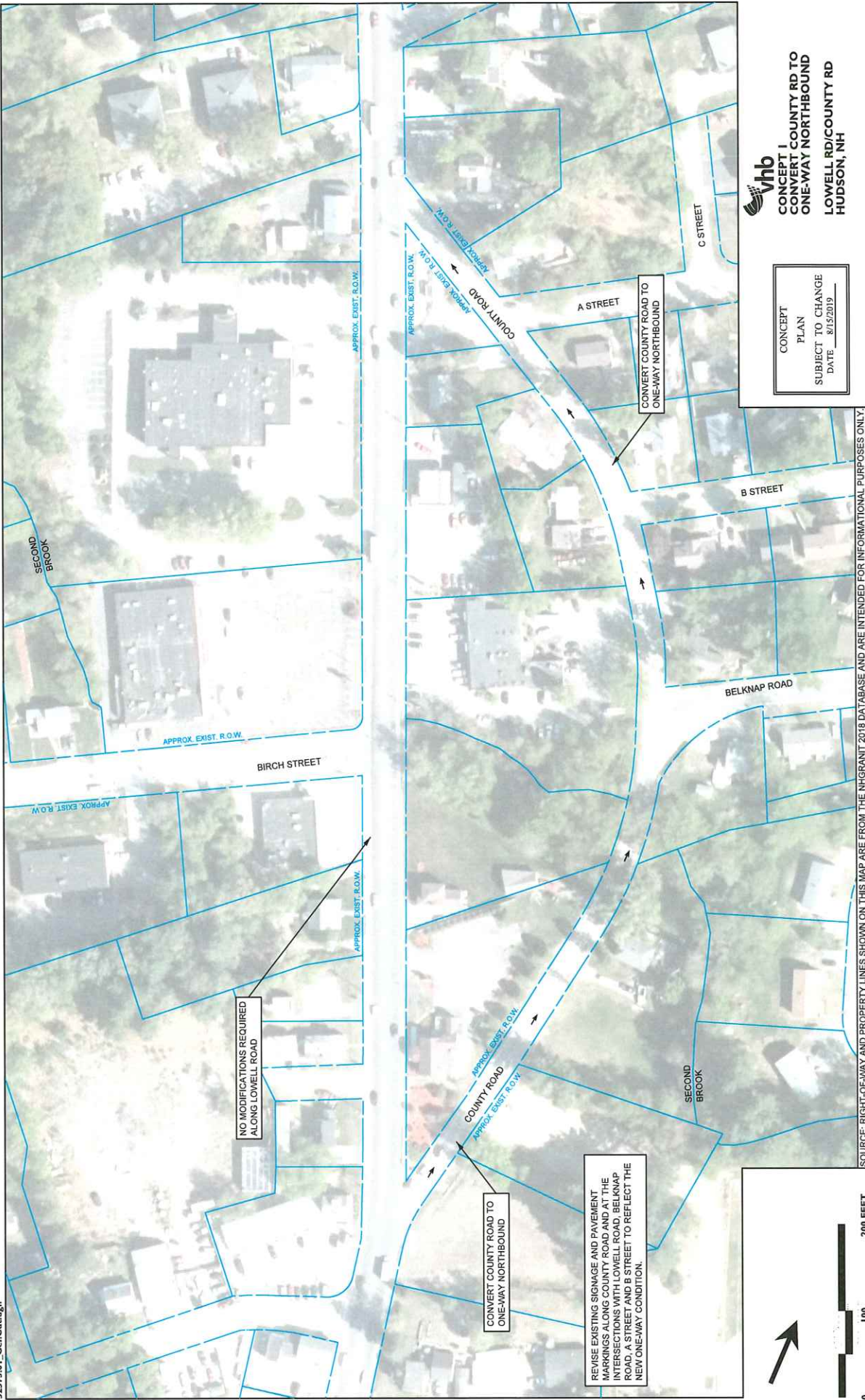
All improvements to Belknap Road and Lowell Road outlined in Concept 3 will occur with Concept 4 as well. The only additional cost would be for the construction of the new turnaround, realignment of County Road at the intersection with Lowell Road, and modification to existing signage and pavement markings. This additional cost would be approximately \$50,000. Therefore, the **Total Estimated Project Cost** for Concept 4 would be **\$2,055,000**.

Ref: 52573.01  
August 21, 2019  
Page 7

One benefit would be that the existing County Road stream crossing could be abandoned and/or removed. This may be seen as a mitigation strategy for culverting the stream under the Belknap Road extension.

8/15/2019

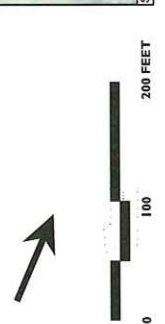
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**CONCEPT I  
CONVERT COUNTY RD TO  
ONE-WAY NORTHBOUND  
LOWELL RD/COUNTY RD  
HUDSON, NH**

CONCEPT  
PLAN  
SUBJECT TO CHANGE  
DATE 8/15/2019

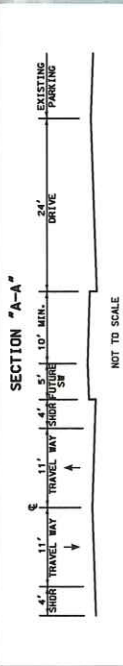
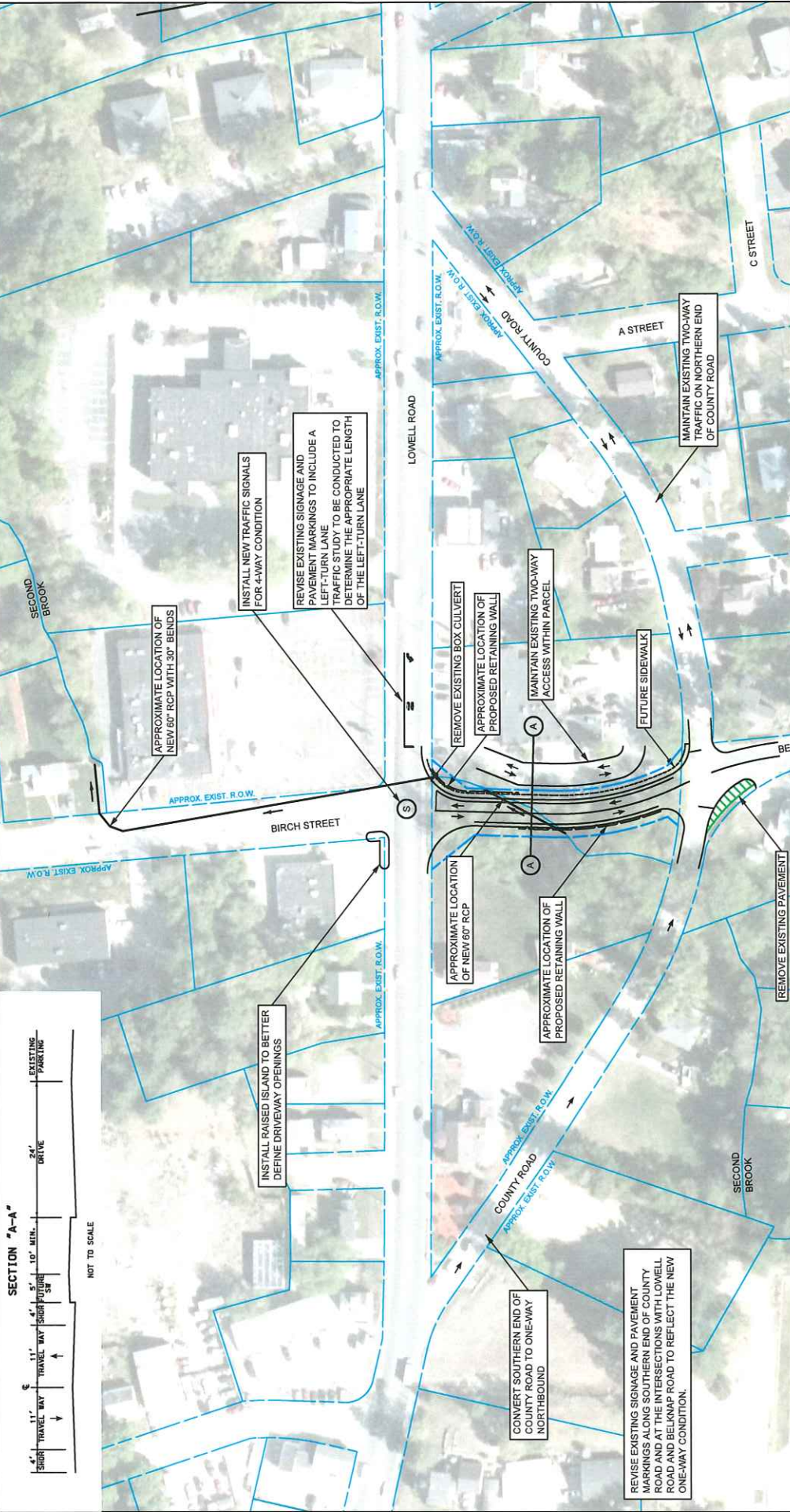
SOURCE: RIGHT-OF-WAY AND PROPERTY LINES SHOWN ON THIS MAP ARE FROM THE NHGRANT 2018 DATABASE AND ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.











APPROXIMATE LOCATION OF NEW 60' RCP WITH 30' BENDS

INSTALL NEW TRAFFIC SIGNALS FOR 4-WAY CONDITION

REVISE EXISTING SIGNAGE AND PAVEMENT MARKINGS TO INCLUDE A LEFT-TURN LANE TO BE CONDUCTED TO DETERMINE THE APPROPRIATE LENGTH OF THE LEFT-TURN LANE

REMOVE EXISTING BOX CULVERT

APPROXIMATE LOCATION OF PROPOSED RETAINING WALL

MAINTAIN EXISTING TWO-WAY ACCESS WITHIN PARCEL

FUTURE SIDEWALK

APPROXIMATE LOCATION OF NEW 60' RCP

APPROXIMATE LOCATION OF PROPOSED RETAINING WALL

REMOVE EXISTING PAVEMENT

CONVERT SOUTHERN END OF COUNTY ROAD TO ONE-WAY NORTHBOUND

REVISE EXISTING SIGNAGE AND PAVEMENT MARKINGS ALONG SOUTHERN END OF COUNTY ROAD AND AT INTERSECTIONS WITH LOWELL ROAD AND BELKNAP ROAD TO REFLECT THE NEW ONE-WAY CONDITION.

INSTALL RAISED ISLAND TO BETTER DEFINE DRIVEWAY OPENINGS

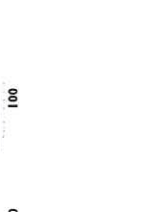
MAINTAIN EXISTING TWO-WAY TRAFFIC ON NORTHERN END OF COUNTY ROAD

REMOVE EXISTING BOX CULVERT

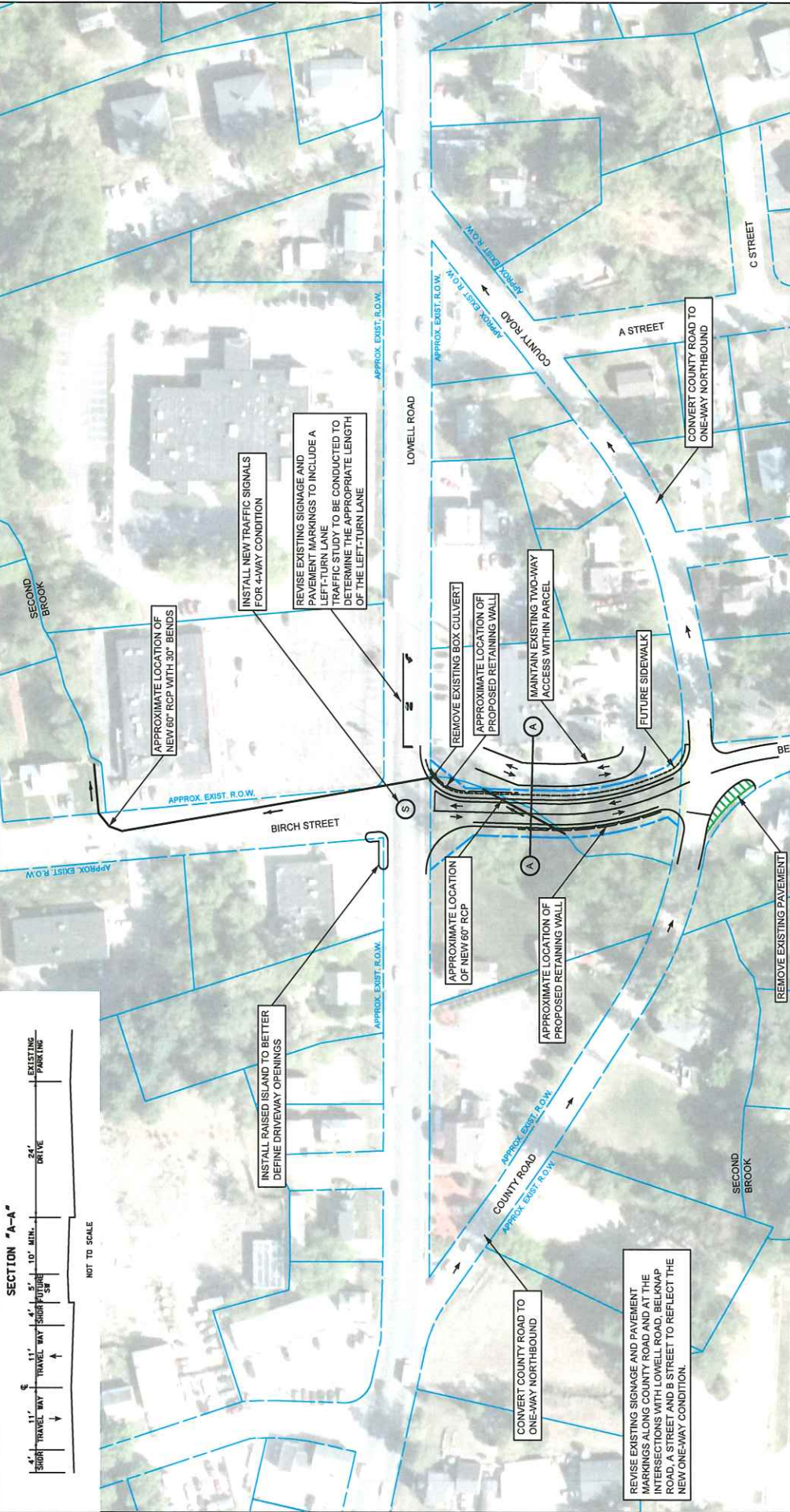
APPROXIMATE LOCATION OF NEW 60' RCP

CONCEPT PLAN  
SUBJECT TO CHANGE  
DATE 8/15/2019

CONCEPT 3  
CONSTRUCT BELKNAP RD EXT. TO LOWELL RD AND CONVERT SOUTHERN END OF COUNTY RD TO ONE-WAY NORTHBOUND  
LOWELL RD/COUNTY RD  
HUDSON, NH







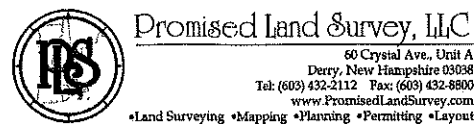
NON RESIDENTIAL SITE PLAN  
 RICHARD HOOK REVOCABLE TRUST  
 TAX MAP 109, LOT 7  
 HUDSON, NEW HAMPSHIRE  
 2.745 ACRES

**RECEIVED**  
 OCT 01 2019  
 TOWN OF HUDSON  
 PLANNING DEPARTMENT

OWNER & APPLICANT:  
 RICHARD HOOK REVOCABLE TRUST  
 54 OLD NASHUA ROAD  
 LONDONDERRY, NH 03053  
 (603) 882-0079

PREPARED BY:  
CIVIL ENGINEER:  
 MCCOURT ENGINEERING ASSOCIATES, PLLC  
 42 EZEKIEL SMITH ROAD  
 HENNIKER, NEW HAMPSHIRE 03242  
 (603) 428-6682

SURVEYOR:  
 PROMISED LAND SURVEY, LLC  
 60 CRYSTAL AVENUE, UNIT A  
 DERRY, NEW HAMPSHIRE 03038  
 (603)432-2112



SHEET TITLE

COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE PLAN	3
GRADING, EROSION CONTROL & UTILITY PLAN	4
LANDSCAPING & LIGHTING PLAN	5
SEPTIC DESIGN PLANS	6&7
CONSTRUCTION DETAIL PLANS	8&9

MAY 29, 2019  
 LAST REVISED SEPTEMBER 26, 2019

LAND OWNERS/DEVELOPERS SIGNATURE

PROJECT NO. 218-0723-1

APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

REVISIONS	DESCRIPTION
DATE	REVISOR
9/26/19	REVISED PER TOWN COMMENTS

**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE CONDITIONS OF TAX MAP 109 LOT 7, #292 & #294 DERRY ROAD IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN AUGUST OF 2018.
- 3) NO WETLANDS WERE DELINEATED, LOCATED, OR OBSERVED WHILE CONDUCTING THIS SURVEY.
- 4) THE BEARING SYSTEM REFERENCED ON THIS PLAN IS BASED ON NH STATE PLANE NAD83-2011.
- 5) THIS PARCEL OF LAND (MAP 109, LOT 7) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, BUT IS WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AREA) AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, ALL JURISDICTIONS #33011005080, HAVING AN EFFECTIVE DATE OF 09/25/2009.
- 6) THE FIELD SURVEY PERFORMED IN PREPARATION OF THIS PLAN HAS A LINEAR ERROR OF CLOSURE OF 1:81,285.
- 7) ALL ROADWAYS, DRIVEWAYS, TRAVEL OR PARKING AREAS WITHIN 200' OF TRACT NOT SHOWN HEREON DUE TO SCALING OF THIS PLAN. ADDITIONAL EXHIBIT, SHOWING SAID FEATURES, CAN BE PROVIDED IF NECESSARY OR REQUESTED.
- 8) THIS PARCEL OF LAND (MAP 109, LOT 7) IS SUBJECT TO A DEEDED AGREEMENT BETWEEN BENARD F. AND PHYLLIS N. MCARDLE, AND R.E. KIERSTEAD, INCORPORATED, THAT IF EITHER DESIRE TO ESTABLISH A STREET ALONG THE EAST LINE OF THE PREMISES, EACH WILL CONTRIBUTE A STRIP OF LAND 25' IN WIDTH TO ACCOMMODATE A ROAD 50' IN WIDTH.
- 9) THERE ARE NO CURRENT HIGHWAY PROJECTS KNOWN TO BE AFFECTING THIS SITE.

**PLANS OF REFERENCE**

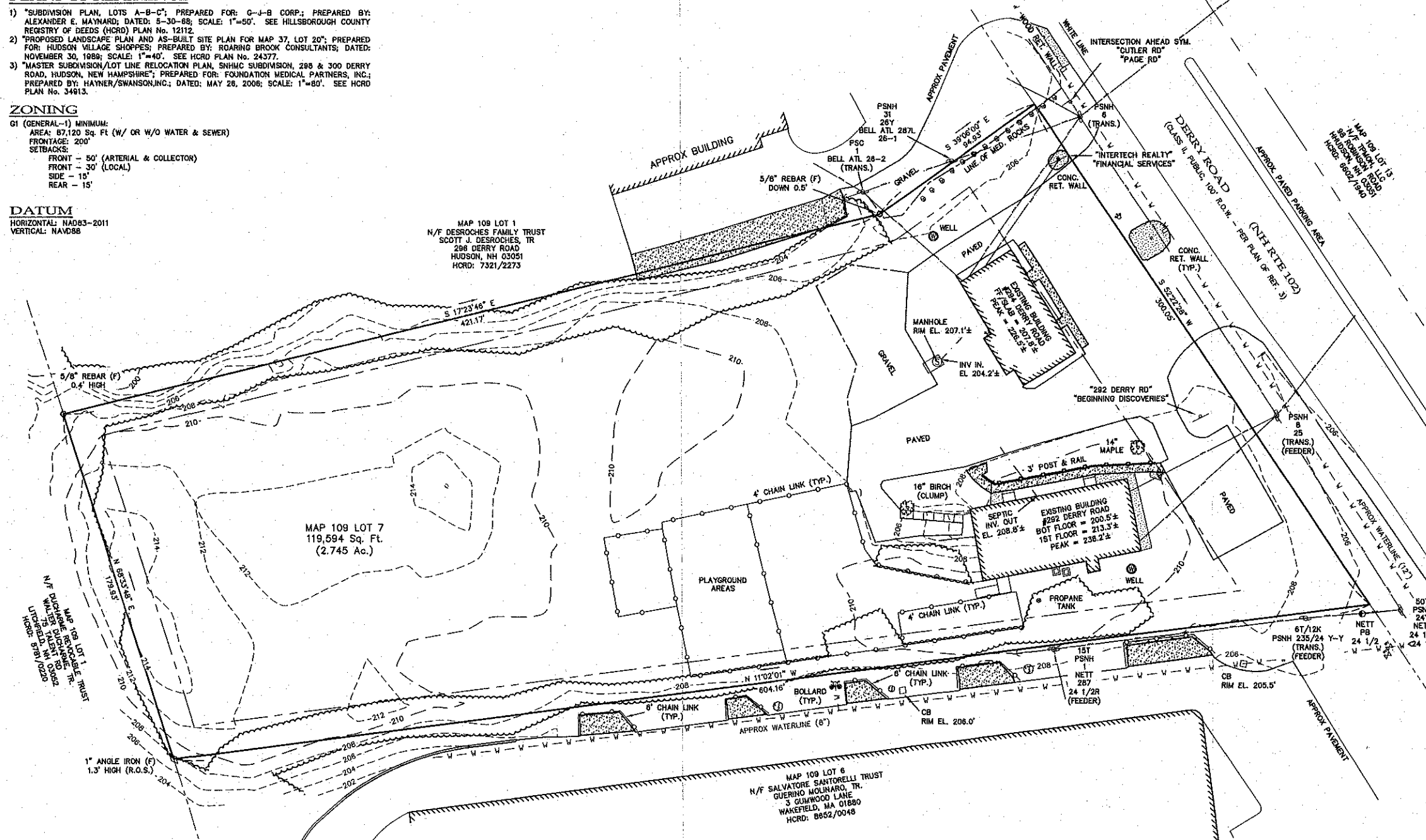
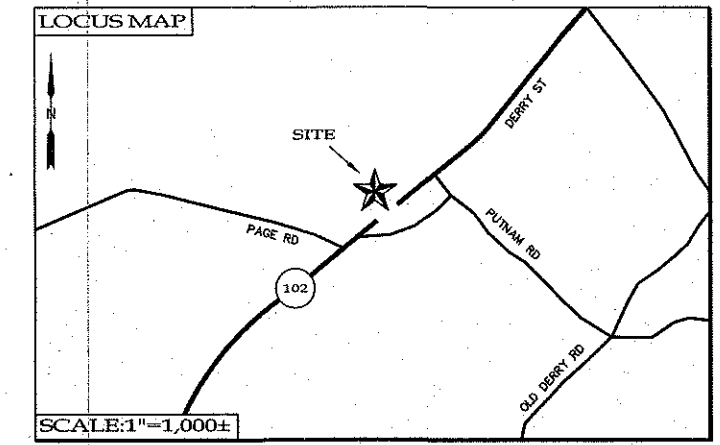
- 1) "SUBDIVISION PLAN, LOTS A-B-C", PREPARED FOR: G-J-B CORP.; PREPARED BY: ALEXANDER E. MAYNARD; DATED: 5-30-88; SCALE: 1"=50'. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN No. 12112.
- 2) "PROPOSED LANDSCAPE PLAN AND AS-BUILT SITE PLAN FOR MAP 37, LOT 20", PREPARED FOR: HUDSON VILLAGE SHOPS; PREPARED BY: ROARING BROOK CONSULTANTS; DATED: NOVEMBER 30, 1989; SCALE: 1"=40'. SEE HCRD PLAN No. 24377.
- 3) "MASTER SUBDIVISION/LOT LINE RELOCATION PLAN, SNIMC SUBDIVISION, 295 & 300 DERRY ROAD, HUDSON, NEW HAMPSHIRE", PREPARED FOR: FOUNDATION MEDICAL PARTNERS, INC.; PREPARED BY: HAYNER/SWANSON, INC.; DATED: MAY 28, 2006; SCALE: 1"=80'. SEE HCRD PLAN No. 34913.

**ZONING**

- G1 (GENERAL-1) MINIMUM:  
 AREA: 87,120 Sq. Ft. (W/ OR W/O WATER & SEWER)  
 FRONTAGE: 200'  
 SETBACKS:  
 FRONT - 50' (ARTERIAL & COLLECTOR)  
 FRONT - 30' (LOCAL)  
 SIDE - 15'  
 REAR - 15'

**DATUM**

HORIZONTAL: NAD83-2011  
 VERTICAL: NAVD88



**LAND SURVEYOR'S CERTIFICATION**  
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.  
 I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF HUDSON, NH IN ACCORDANCE WITH RSA 676.18 IV.  
 TIMOTHY A. PELOQUIN, LLS  
 08-21-2019  
 DATE

**APPROVED BY THE TOWN OF HUDSON, NH PLANNING BOARD ON:**  
 CERTIFIED BY: \_\_\_\_\_  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**LAND OWNER OF RECORD**  
 RICHARD HOOK REV. TRUST  
 54 OLD NASHUA ROAD  
 LONDONDERRY, NH 03053  
 HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK 7572 / PAGE 1912  
 RICHARD HOOK REV. TRUST \_\_\_\_\_ DATE \_\_\_\_\_

**EXISTING CONDITIONS PLAN**  
 MAP 109 LOT 7  
 RICHARD HOOK, REVOCABLE TRUST  
 292 & 294 DERRY ROAD  
 HUDSON, NEW HAMPSHIRE  
 MARCH 25, 2019  
 PREPARED FOR: RICHARD HOOK REV. TRUST  
 54 OLD NASHUA ROAD  
 LONDONDERRY, NH 03053  
 SCALE: 1"=30' SHEET 2 OF 9

**PREPARED BY:**  
  
**Promised Land Survey, LLC**  
 60 Crystal Ave., Unit A  
 Derry, New Hampshire 03038  
 Tel: (603) 432-2112 Fax: (603) 432-8800  
 www.PromisedLandSurvey.com  
 •Land Surveying •Mapping •Planning •Permitting •Layout

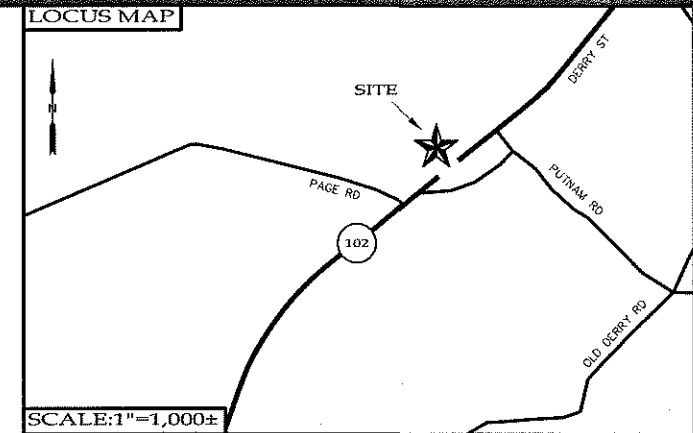
**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
 DATE OF MEETING: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08/20/19	PER REVIEW ENGINEER COMMENTS	BJW



**REQUESTED WAIVERS:**

- HR 193.10.E NOT TO PROVIDE SIGHT DISTANCE PLAN AND PROFILE
- HR 275-8.C.(4) TO ALLOW 17 EMPLOYEE PARKING SPACES TO BE 9'X18'
- HR 275-8.C.(6) INDICATE SPECIFIC LOADING SPACES FOR 292 AND 294 DERRY ROAD
- HR HR 276-11.1.B.(16) INDICATE ALL ROADWAYS, DRIVEWAYS, TRAVEL OR PARKING AREAS WITHIN 200 FEET OF THE TRACT.
- HR 276-11.1.B.(22) REQUIRED GREEN AREA BETWEEN THE RIGHT-OF-WAY LINE AND PAVEMENT
- HR 276-11.1.B.(25) EXISTING PARKING WITH IN FRONT SETBACK
- HR 276-13.G. REQUIRED COVER OVER EXISTING SEPTIC PIPE UNDER WHEEL LOADS
- HR 276-11.1.B.(14) PHOTOMETRIC PLAN FOR EXISTING LIGHTING
- HR 290-5.H FROZEN GROUND CONDITION INFILTRATION PONDS



**NOTES:**

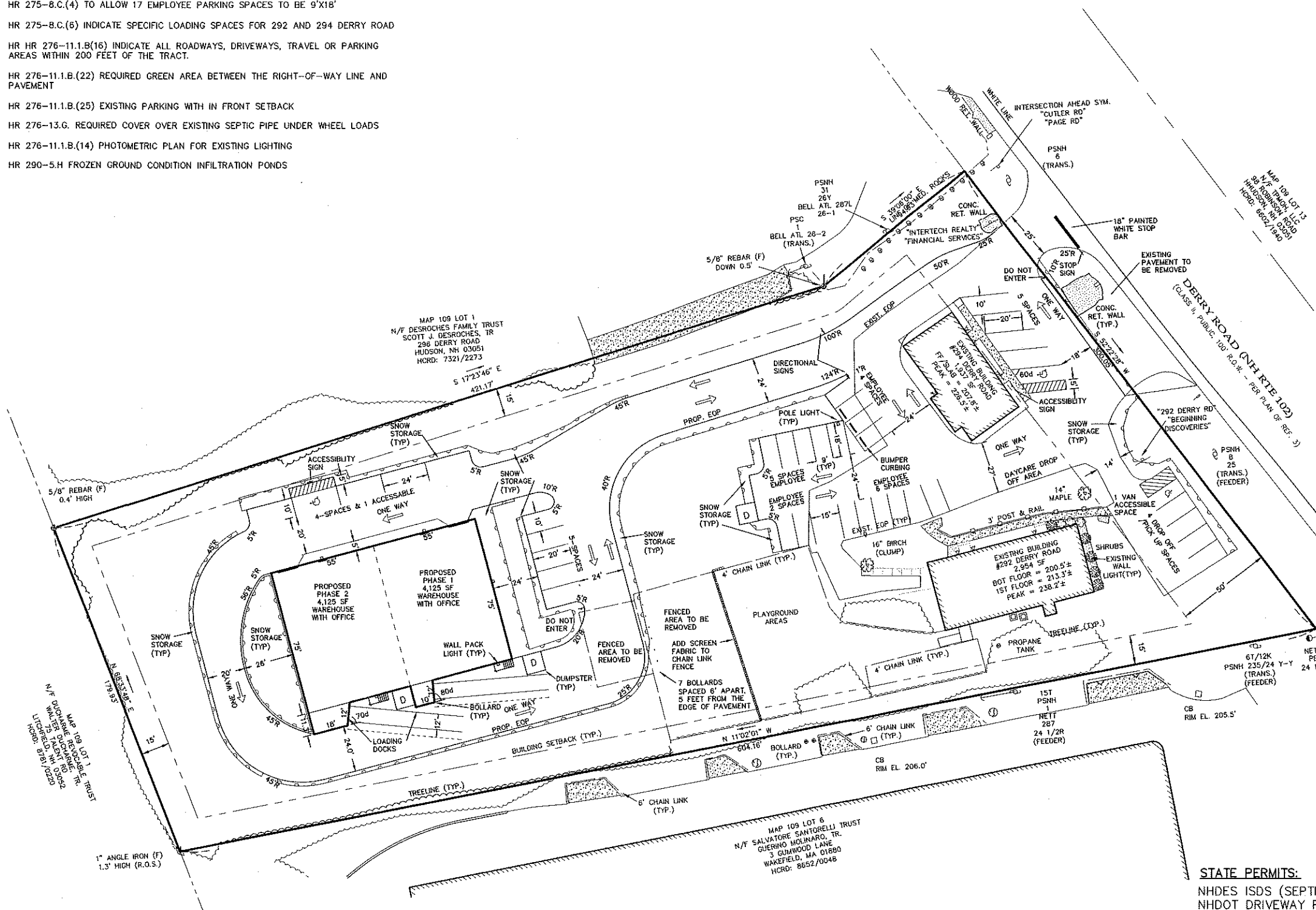
1. THE INTENT OF THIS PROJECT IS TO ADD AN 8,250 SF WAREHOUSE WITH OFFICE, TO THE EXISTING 1,800 SQUARE FOOT PROFESSIONAL OFFICES, 88 STUDENT DAYCARE AND 10 STUDENT KARATE STUDIO USES ON THIS PARCEL.
2. THE SUBJECT PARCEL IS LOT 7 ON THE TOWN OF HUDSON TAX MAP 109. THE OWNER OF THE PROPERTY IS RICHARD HOOK REVOCABLE TRUST, 54 OLD NASHUA ROAD, LONDONDERRY, NH 03055. THE TOTAL AREA OF THE PARCEL 119,594 S.F., 2.745 ACRES.
3. THE SUBJECT PARCEL IS WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE "FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE" COMMUNITY PANEL NUMBER 330092050BD, EFFECTIVE DATE SEPTEMBER 25, 2009
5. THE PRESENT ZONING FOR THIS PARCEL ACCORDING TO THE TOWN OF HUDSON IS G1 - GENERAL ONE.
6. THE ZONING REQUIREMENTS FOR THIS PARCEL ARE:
 

FRONT YARD	REQUIRED 50 FEET
SIDE YARD	15 FEET
REAR YARD	15 FEET
FRONTAGE	150 FEET
MIN. LOT AREA	87,120 SQUARE FEET
7. PARKING CALCULATIONS:
 

PROPOSED REQUIRED PARKING:	
DAYCARE:	
1 SPACE PER EMPLOYEE AT HIGHEST SHIFT = 14 SPACES	
1 SPACE PER 20 STUDENTS = 5 SPACES	
KARATE STUDIO	
1 SPACE PER EMPLOYEE AT HIGHEST SHIFT = 1 SPACE	
1 SPACE PER 20 STUDENTS = 1 SPACE	
PROFESSIONAL BUILDING:	
1 SPACE PER 300 SF = 6 SPACES	
TOTAL REQUIRED = 27 SPACES	
TOTAL PROVIDED = 27 SPACES INCLUDING 1 ACCESSIBLE SPACE	
- WAREHOUSE BUILDING:
 

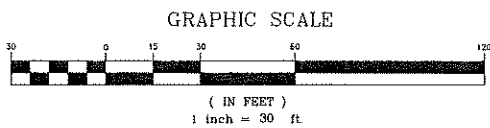
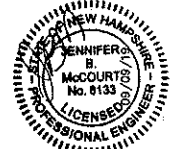
1 SPACE PER EMPLOYEE AT HIGHEST SHIFT = 8 SPACES	
1 SPACE PER COMPANY VEHICLE = 2 SPACE	
TOTAL REQUIRED = 10 SPACES	
TOTAL PROVIDED = 10 SPACES INCLUDING 1 ACCESSIBLE SPACE	
8. IMPERVIOUS AREA ALLOWED = 60% MAXIMUM, PROVIDED = 46.4%
9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR TO NOTIFY DIGSAFE 72 HOURS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES DISCOVERED SHALL BE IMMEDIATELY REPORTED TO MEA FOR RESOLVE.
10. THE LOT IS SERVED BY ON SITE SEPTIC AND MUNICIPAL WATER.
11. ALL PROPOSED DRIVEWAY ACCESS WILL BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
12. SURVEY PERFORMED BY:
 

PROMISED LAND SURVEY, LLC	
60 CRYSTAL AVE. UNIT A	
DERRY, NH 03038	
13. TO THE BEST OF THE DESIGNERS KNOWLEDGE THE PROPOSED PARKING DESIGN MEETS THE LATEST ADA REQUIREMENTS AS OF REVISION 2010.
14. ALL PROPOSED SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION.
15. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT THROUGH THE NOTICE OF INTENT PROCESS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. UNLESS SPECIFICALLY WAIVED, ALL PROPOSED WORK SHALL CONFORM TO HUDSON'S ENGINEERING TECHNICAL GUIDELINES AND TYPICAL DETAILS.
17. TO THE BEST OF THE DESIGNERS KNOWLEDGE THE PROPOSED STORMWATER MANAGEMENT SYSTEM MEETS THE NEW MS4 REQUIREMENT.
18. ALL NON SECURITY SITE LIGHTING SHALL BE ILLUMINATED FROM 6 AM TO DAWN AND DUSK TO 9 PM.



**STATE PERMITS:**

NHDES ISDS (SEPTIC) CONSTRUCTION APPROVAL #  
 NHDOT DRIVEWAY PERMIT #



**LEGEND**

---	PROPERTY LINE
---	SETBACKS
---	APPROX. ABUTTER PROP. LINE
---	ZONE LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOURS
---	JURISDICTIONAL WETLANDS
---	EXISTING TREELINE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED ASPHALT CURBING
---	PROPOSED STRIPING
---	PROPOSED BUILDING
---	PROPOSED TREELINE
---	PROPOSED SNOW STORAGE
---	PROPOSED WALL PACK LIGHT

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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IN ASSOCIATION WITH:  
  
 60 Crystal Ave, Unit A  
 Derry, New Hampshire 03038  
 Tel: (603) 432-2112 Fax: (603) 432-8800  
 www.PromisedLandSurvey.com  
 \*Land Surveying \*Mapping \*Planning \*Permitting \*Layout

REVISIONS	DATE	DESCRIPTION
	8/20/19	REVISED PER TOWN COMMENTS
	9/9/19	REVISED PER TOWN COMMENTS

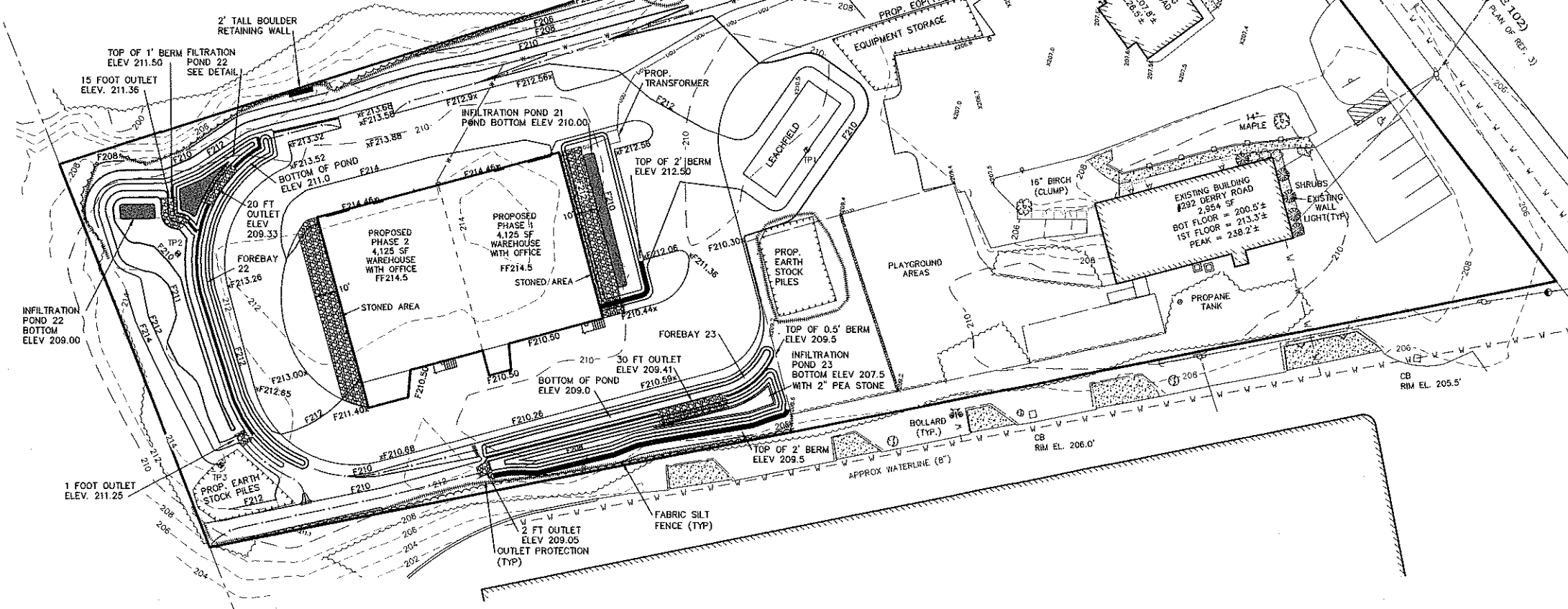
SITE PLAN PREPARED FOR:  
**RICHARD HOOK REVOCABLE TRUST**  
 MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE

ENGINEER:  McCourt Engineering Associates, PLLC Civil Engineering & Land Planning 42 Ezekiel Smith Road, Henniker, NH 03242 mccoourtengineering@tds.net (603) 428-6592	OWNER: RICHARD HOOK REVOCABLE TRUST 54 OLD NASHUA ROAD LONDONDERRY, NH 03053
--	---

PROJECT NO. 21807231 DATE: 5/29/19 SCALE: 1"=30' SHEET: 3 OF 9

- LEGEND**
- PROPERTY LINE
  - - - SETBACKS
  - - - APPROX. ABUTTER PROP. LINE
  - - - ZONE LINE
  - - - EXISTING EDGE OF PAVEMENT
  - - - EXISTING CONTOURS
  - - - JURISDICTIONAL WETLANDS
  - - - EXISTING TREELINE
  - - - PROPOSED EDGE OF PAVEMENT
  - - - PROPOSED ASPHALT CURBING
  - - - PROPOSED STRIPING
  - - - PROPOSED BUILDING
  - - - PROPOSED TREELINE
  - - - PROPOSED WATER LINE
  - - - PROPOSED ELECTRIC LINE
  - - - PROPOSED UNDERGROUND UTILITIES
  - - - PROPOSED GAS LINE

**NOTE:**  
 ANY PAVEMENT MATCHING WILL BE AT THE GRADE OF THE EXISTING PAVEMENT TO ENSURE THE APPROPRIATE SURFACE WATER FLOW AS DEPICTED.



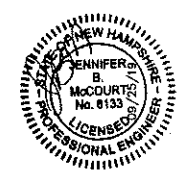
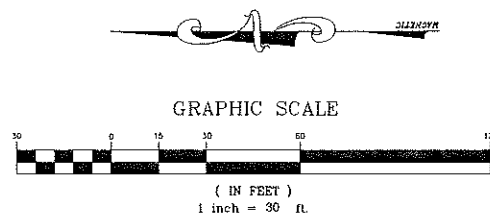
APPROVED BY THE HUDSON, NH PLANNING BOARD

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

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

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

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IN ASSOCIATION WITH:

**Promised Land Survey, LLC**  
 60 Crystal Ave., Unit A  
 Derry, New Hampshire 03038  
 Tel: (603) 432-2112 Fax: (603) 432-8800  
 www.PromisedLandSurvey.com

REVISIONS	DESCRIPTION
DATE: 8/20/19	REVISED PER TOWN COMMENTS
DATE: 9/9/19	REVISED PER TOWN COMMENTS
DATE: 9/25/19	REVISED PER TOWN COMMENTS

GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN  
 PREPARED FOR:  
**RICHARD HOOK REVOCABLE TRUST**  
 MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE

ENGINEER:  
**McCOURT ENGINEERING ASSOCIATES, PLLC**  
 Civil Engineering & Land Planning  
 42 Ezekiel Smith Road, Henniker, NH 03242  
 mccourtengineering@tds.net  
 (603) 428-6682

OWNER:  
 RICHARD HOOK REVOCABLE TRUST  
 54 OLD NASHUA ROAD  
 LONDONDERRY, NH 03053

PLANTING SCHEDULE

Symbol	Qty	Label	Arrangement	Description
□	1	S3	SINGLE	R2RM-PLD-III-48LED-350mA-NW/ SHTS204-7-1 (20' AFG)
□	1	S5	SINGLE	R2RM-PLD-VSQ-48LED-1050mA-NW/ SHTS204-7-1 (20' AFG)
□	4	W3	SINGLE	R2R-VM2-III-40PLED-525mA-HW-HS/ WALL MTD 15' AFG
□	1	W4	SINGLE	R2R-VM2-IV-FT-40PLED-525mA-HW-HS/ WALL MTD 15' AFG

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>Trees</b>				
3	ACER R. 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	1 1/2-2" C.	B&B
3	QUERCUS RUBRA	RED OAK	1 1/2-2" C.	B&B

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>Shrubs</b>				
16	CORNUS SERICEA 'ALLEMANS COMPACTA'	ALLEMAN'S COMPACT RED-OSIER	#3	CONT.
4	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	CONT.
23	ILEX GLABRA 'COMPACTA'	COMPACT HIBBERRY	#3	CONT.
4	PHYSCARPUS OPULUS NANUS	DWARF GREEN HINEBARK	#3	CONT.
10	SORBARIA SORBIFOLIA	URAL FALSEPIREA	#3	CONT.
4	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5	CONT.

**NOTE:** LANDSCAPE CONTRACTOR TO VERIFY THAT THE QUANTITIES OF PLANT MATERIALS SHOWN ON THE PLAN ARE EQUIVALENT TO THE PLANT LIST; IF DISCREPANCIES ARE FOUND, THE QUANTITY OF PLANT MATERIAL SHOWN ON THE PLAN SHALL PREVAIL.

**NOTES:**

1. PLANTING REQUIREMENTS:  
NEW PAVEMENT = 22,384 SF  
REQUIRED & PROVIDED SHADE TREES = 14  
NEW PARKING SPACES = 20  
REQUIRED & PROVIDED SHRUBS = 32
2. ALL PLANTING BEDS SHALL BE MULCHED WITH 2"-3" OF SHREDDED PINE BARK MULCH WITHOUT LANDSCAPE FABRIC UNDER MULCH.
3. ALL TREES NOT IN PLANTING BEDS SHALL BE SURROUNDED WITH 3' DIAMETER MULCH BEDS. SHRUBS PLANTED IN A GROUP ARE TO BE MULCHED AS A GROUP AND NOT INDIVIDUALLY.
4. NO SUBSTITUTIONS FOR PLANT MATERIAL WITHOUT PRIOR APPROVAL OF THE TOWN OF AUBURN.
5. ALL TAGS, ROPE, PLASTIC FLAGGING, WIRE, ETC. ARE TO BE REMOVED AFTER PLANTING.
6. ALL TREES AND SHRUBS ARE TO BE FERTILIZED WITH AN ALL PURPOSE SLOW RELEASE FERTILIZER AFTER THE FIRST GROWING SEASON, NOT AT THE TIME OF PLANTING.
7. ALL PLANT MATERIAL TO BE WATERED AT TIME OF PLANTING.
8. ALL OTHER AREAS WITH OUT A SPECIFIC FINISH TREATMENT SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE TURF ESTABLISHMENT SCHEDULE.

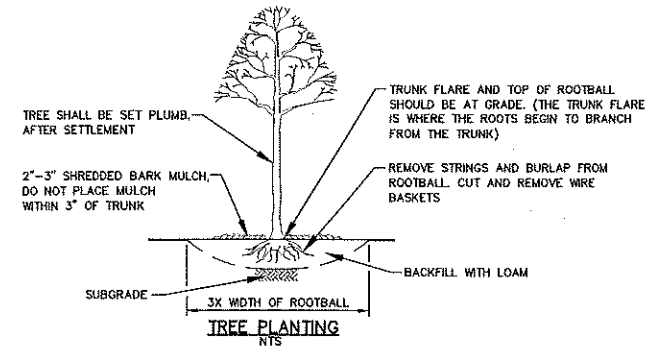
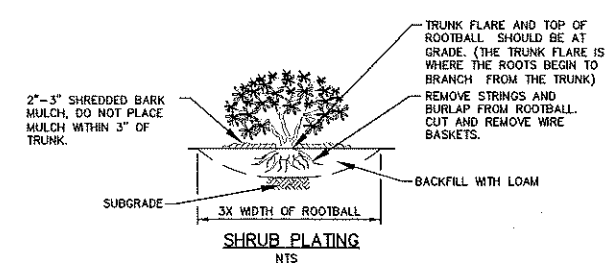
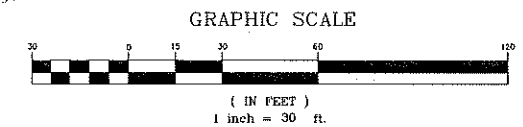
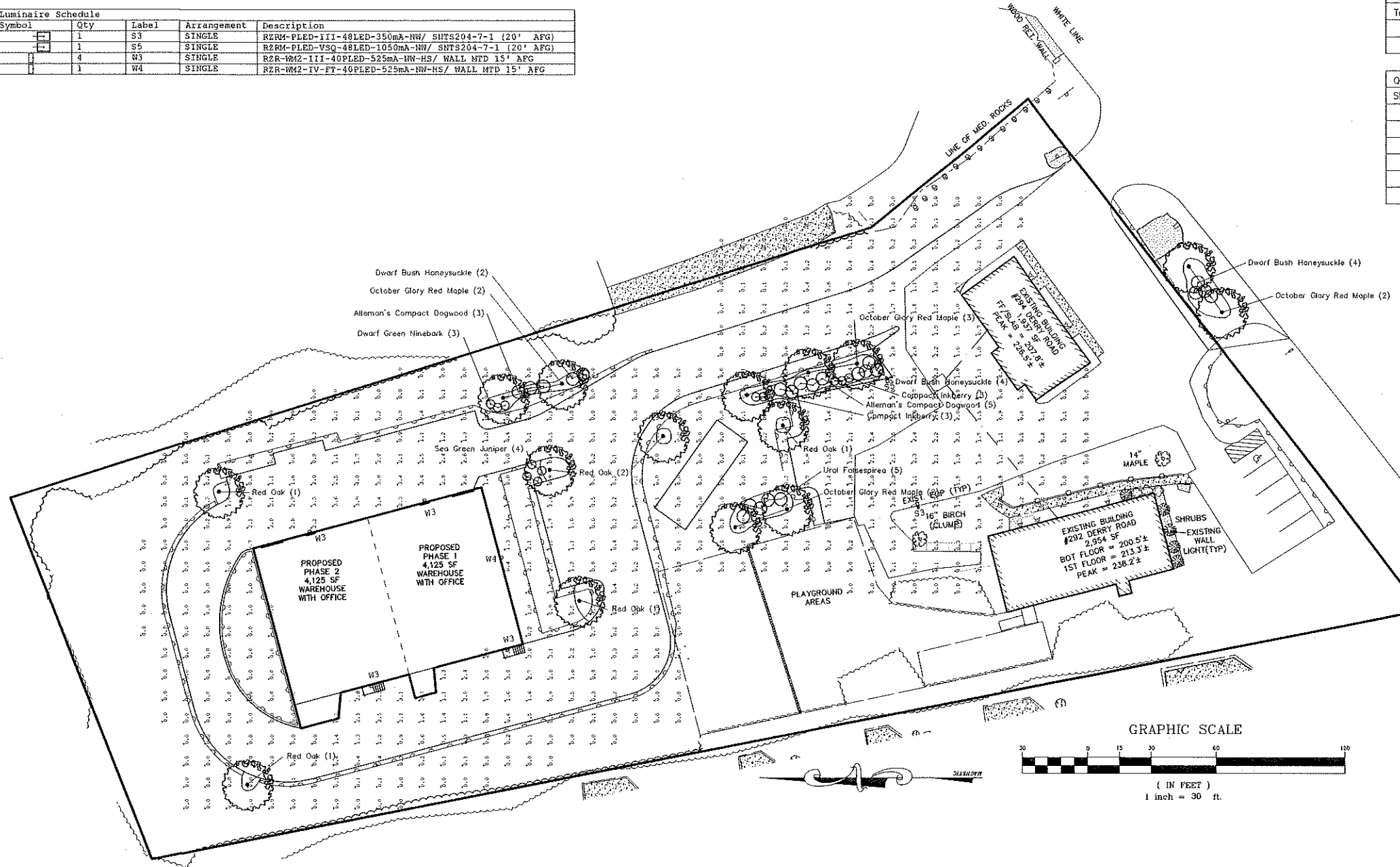
**TURF ESTABLISHMENT SCHEDULE:**

**SEED BED PREPARATION:**

1. PLACE 4-INCH (MINIMUM) COMPACTED THICKNESS OF CLEAN SUITABLE LOAM;
2. RAKE OUT LOAM TO FREE SOIL OF DEBRIS AND STONES GREATER THAN 1-INCH IN DIAMETER;
3. FINE GRADE SURFACE AND SUPPLEMENT WITH LOAM WHERE NEEDED TO CREATE UNIFORM SURFACE;
4. APPLY AGRICULTURAL LIMESTONE AT A RATE OF 90-POUNDS PER 1,000 S.F.;
5. APPLY 10-20-20 FERTILIZER AT A RATE OF 11-POUNDS PER 1,000 S.F.

**SEEDING SPECIFICATIONS:**

1. SEED SHALL BE SPREAD UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. IF HYDROSEEDING, USE 4-TIMES THE RECOMMENDED RATE OF INOCULATE.
2. SEEDING FOR WINTER FROST COVER SHALL OCCUR BETWEEN OCTOBER 15 AND MAY 1. SEEDING SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE. SEED MIXTURE FOR FROST SEEDING SHALL BE A PERENNIAL RYE GRASSES MIXTURE AND SHALL BE WELL TRACKED INTO THE LOAM.
3. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN MAY 1 AND SEPTEMBER 15. ALL AREAS SEEDING SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE.
4. SEED MIXTURE FOR LAWN AREAS SHALL CONTAIN 45% TALL FESCUE, 45% CREEPING RED FESCUE, AND 10% REDTOP APPLIED AT A RATE OF 45 POUNDS PER ACRE.
5. SEED MIXTURE FOR SLOPED AREAS SHALL CONFORM WITH NHDOT "SLOPE STABILIZATION MIX."
6. AREAS HAVING FINISH GRADES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING OR WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED, JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".



**LEGEND**

---	PROPERTY LINE
---	SETBACKS
---	APPROX. ADJUTER PROP. LINE
---	ZONE LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOURS
---	JURISDICTIONAL WETLANDS
---	EXISTING TREELINE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED STRIPING
---	PROPOSED BUILDING
---	PROPOSED TREELINE



**NO LANDSCAPE FABRIC TO BE USED WITH PLANTINGS**

APPROVED BY THE HUDSON, NH PLANNING BOARD

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

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

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

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

IN ASSOCIATION WITH:

**Promised Land Survey, LLC**

60 Crystal Ave., Unit A  
Derry, New Hampshire 03038  
Tel: (603) 432-2112 Fax: (603) 432-8800  
www.PromisedLandSurvey.com  
•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

DATE	DESCRIPTION

LANDSCAPE & LIGHTING PLAN PREPARED FOR:

**RICHARD HOOK REVOCABLE TRUST**

MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE

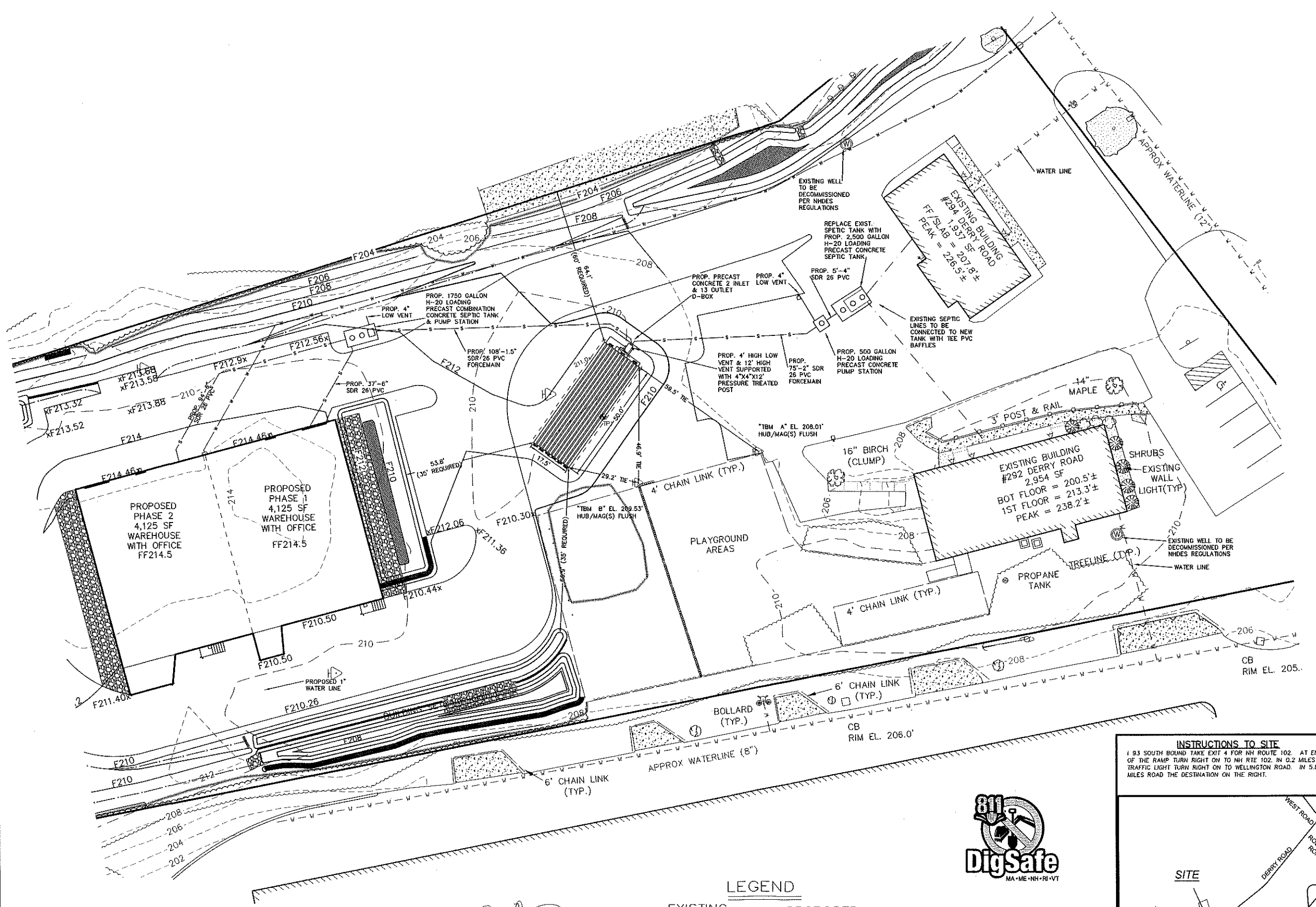
ENGINEER:

**MCCOURT ENGINEERING ASSOCIATES, PLLC**  
Civil Engineering & Land Planning  
42 Exeter Smith Road, Hanover, NH 03242  
mccourtengeering@tds.net  
(603) 428-8682

OWNER:

RICHARD HOOK REVOCABLE TRUST  
54 OLD NASHUA ROAD  
LONDONDERRY, NH 03053

PROJECT NO. 21807231 DATE: 5/29/19 SCALE: 1"=30' SHEET: 5 OF 9



- NOTES**
- 1) ENVIRO-SEPTIC® WASTEWATER TREATMENT SYSTEMS ARE APPROVED BY NHDES AS ITA #2008-03-01 IN ACCORDANCE WITH PART ENV-WS 1024. THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE NEW HAMPSHIRE ENVIRO-SEPTIC® MANUAL.
  - 2) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC. ROUTE 117 - PO BOX 617 SUGAR HILL, NH 03585 - PHONE 1-800-473-5298 - WWW.PRESBYENVIRONMENTAL.COM
  - 3) ALL CONFIGURATIONS OF ENVIRO-SEPTIC® REQUIRE A MINIMUM OF 6" OF SYSTEM SAND SURROUNDING THE CIRCUMFERENCE OF THE PIPE. THIS SAND, TYPICALLY GRAVELY COARSE SAND, MUST ADHERE TO THE FOLLOWING PERCENTAGE AND QUALITY RESTRICTIONS. PERCENTAGE RESTRICTIONS 35% OR LESS OF THE TOTAL SAND MAY BE GRAVEL. 40%-90% OF THE TOTAL SAND IS TO BE COARSE AND VERY COARSE SAND. GRAVEL QUALITY RESTRICTIONS NO GRAVEL IS TO EXCEED 3/4" IN DIAMETER. NO GRAVEL IS SMALLER THAN 2MM/0787" IN DIAMETER. (IT MUST NOT PASS THROUGH A #10 SIEVE.) COARSE SAND QUALITY RESTRICTIONS NO COARSE SAND IS SMALLER THAN 0.5MM/0196" IN DIAMETER. (IT MUST NOT PASS THROUGH A #35 SIEVE.) FINES QUALITY RESTRICTIONS NO MORE THAN 2% OF THE TOTAL SAND MAY PASS THROUGH A #200 SIEVE. ASTM STANDARD: C-33 (CONCRETE SAND) MEETS THE ABOVE REQUIREMENTS.
  - 4) INSTALLER TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
  - 5) DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
  - 5) NO DRAINS, HOT TUBS, SAUNAS, GARBAGE DISPOSALS, HAZARDOUS WASTE ETC. SHALL BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.
  - 7) MAINTENANCE: RECOMMEND INSPECTION OF SEPTIC TANKS AT LEAST ONCE EVERY TWO YEARS AND CLEAN IF COMBINED THICKNESS OF SLUDGE AND SCUM EQUALS MORE THAN 1/4 OF THE LIQUID DEPTH INSIDE THE TANK.
  - 8) THIS DOCUMENT IS FOR THE CONSTRUCTION OF THE EFFLUENT DISPOSAL SYSTEM SHOWN. ANYONE USING INFORMATION FROM THIS DOCUMENT FOR ANY OTHER PURPOSE DOES SO AT THEIR OWN RISK.
  - 9) SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH ENV-WS 1000. "APPROVAL FOR CONSTRUCTION" IS VALID FOR 4 YEARS FROM DATE OF ISSUE.
  - 10) ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR.
  - 11) NO KNOWN BURIAL SITE OR CEMETERY IS WITHIN 100 FEET OF ANY COMPONENT OF THE ISDS.
  - 12) THE WETLANDS WERE DELINEATED IN ACCORDANCE WITH NHDES SUBSURFACE REGULATION ENV-WO 1014.06.
  - 13) WHERE 4FEET OF COVER CANNOT BE OBTAIN OVER SEWER PIPES UNDER PAVEMENT THEN 1" RIGID INSULATION WILL BE PLACED OVER THE PIPE 1" WIDE.

**DESIGN INTENT**  
 BOTTOM OF ENVIRO-SEPTIC PIPE TO BE CONSTRUCTED AT 211.00 ELEVATION.  
 THERE IS APPROXIMATELY 4" ORIGINAL GROUND ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL AREA.

- DESIGN CRITERIA**
- LOADING: DAYCARE CENTER: 14 STAFF @ 10 GPD/PERSON = 140 GPD; 88 STUDENTS @ 10 GPD/PERSON = 880 GPD; KARATE STUDIO: (NO SHOWERS) 1 STAFF @ 5 GPD/PERSON = 5 GPD; 10 STUDENTS @ 5 GPD/PERSON = 50 GPD; OFFICE BUILDINGS: 4 PEOPLE @ 10 GPD/PERSON = 40 GPD; TOTAL FROM EXISTING BUILDINGS = 1115 GPD
  - WAREHOUSE: 8 PEOPLE @ 10 GPD/PERSON = 80 GPD; TOTAL FLOW TO EDA = 1195 GPD
  - SERVED BY MUNICIPAL WATER
  - PERCOLATION RATE: 6 MIN./INCH
  - ENVIRO-SEPTIC PIPE REQUIRED: 598 LINEAR FEET
  - ENVIRO-SEPTIC PIPE PROVIDED: 600 LINEAR FEET
  - INSTALL 12 LINES OF ENVIRO-SEPTIC PIPE 50' LONG
  - DAYCARE, KARATE & OFFICE SEPTIC TANK VOLUME REQUIRED: 2,230 GALLONS
  - DAYCARE, KARATE & OFFICE SEPTIC TANK VOLUME PROVIDED: 2,500 GALLONS
  - WAREHOUSE SEPTIC TANK VOLUME REQUIRED: 1,250 GALLONS
  - WAREHOUSE SEPTIC TANK VOLUME PROVIDED: 1,250 GALLONS
  - NITRATE SETBACKS: 60' DOWNHILL
  - ALL PRECAST CONCRETE PRODUCTS BY SHEA CONCRETE PRODUCTS - NO PRODUCT SUBSTITUTIONS PERMITTED WITHOUT PRIOR APPROVAL OF DESIGNER.

NHDES MINIMUM LOT SIZE:  
 DESIGN FLOW BASED ON NHDES Env-Wq 1008.03 TABLE 1008-1 SEE LOADING ABOVE = 1,195 GPD

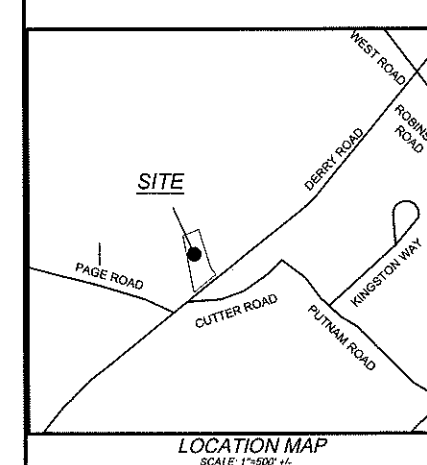
LOT LOADING BASED ON:  
 2.745 ACRES OF CmC-CANTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY.  
 1,195 GPD REQUIRES 0.66 ACRES OF CmC WHICH IS LESS THAN 2.745 ACRES PROVIDED.

PREPARED BY: **M** McCourt Engineering Associates, PLLC  
 Civil Engineering & Land Planning  
 42 Essex Street Road, Henniker, NH 03242  
 mcmcourtengeering@tds.net  
 (603) 428-0882

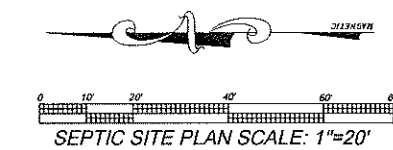
EFFLUENT DISPOSAL SYSTEM DESIGN  
**SEPTIC PLAN**  
 MAP 108 - LOT 7  
 292 & 294 DERRY ROAD, HUDSON, NH  
 OWNED BY:  
 RICHARD HOOK REVOCABLE TRUST  
 54 OLD NASHUA ROAD, LONDONDERRY, NH 03055  
 MAY 2019 SCALE: 1" = 20'

REVISED:  
 JOB # 218-0723-1-SEPTIC SHEET 1 OF 2 - SHEET 6 OF 9

**INSTRUCTIONS TO SITE**  
 I 93 SOUTH BOUND TAKE EXIT 4 FOR NH ROUTE 102. AT END OF THE RAMP TURN RIGHT ON TO NH RTE 102. IN 0.2 MILES AT TRAFFIC LIGHT TURN RIGHT ON TO WELLINGTON ROAD. IN 5.8 MILES ROAD THE DESTINATION ON THE RIGHT.

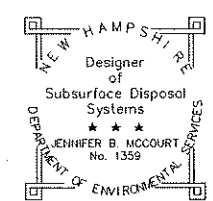


APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
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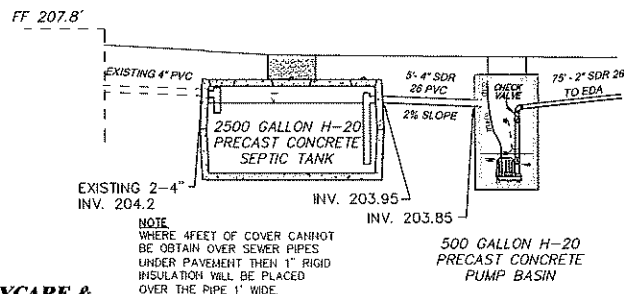


**LEGEND**

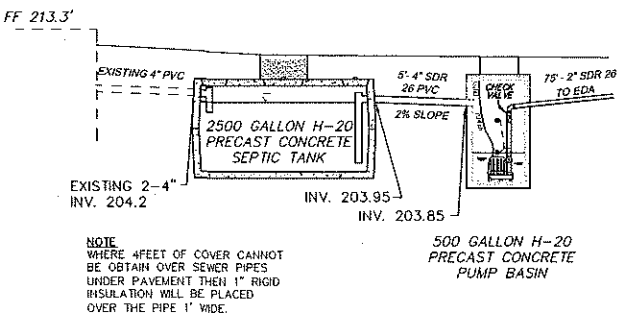
EXISTING	PROPOSED
○ TEST PIT	— SEPTIC SYSTEM
□ UTILITY POLE	
◆ BENCH MARK	
— CONTOUR NORMAL	
— CONTOUR HIGH	
— PROPERTY LINE	
— STONE WALL	
— EDGE OF PAVEMENT	
— EDGE OF GRAVEL	
— DRAIN LINE	



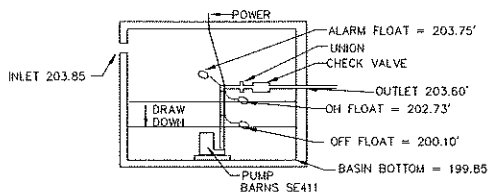
**PROFESSIONAL OFFICES**



**DAYCARE & KARATE STUDIO**



**PROFESSIONAL OFFICES, DAYCARE & KARATE STUDIO**



PUMP CHAMBER DIAGRAM NOT TO SCALE

**PROPOSED PUMP INFORMATION**

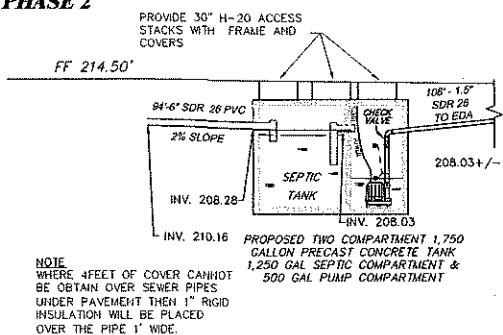
ELEV. HEAD = 12.1 FT.  
FRICTION HEAD = 4.9 FT @ 52 GPM  
TOTAL HEAD (TDH) = 17.0 FT.

**DOSING**

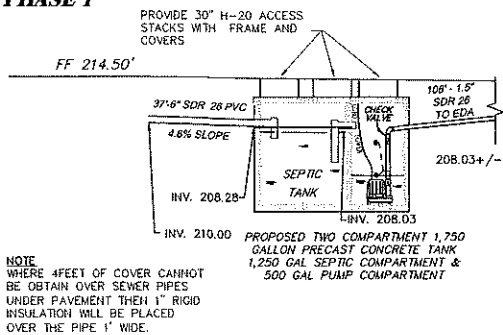
MIN DOSING = 3 DOSES/DAY  
VOLUME OF DOSE = 398 GALLONS (OR TOTAL 3 DOSES/DAY)  
PUMPING TIME PER DOSE = 7.7 MIN. @ 52 GPM  
VELOCITY IN DISCHARGE LINE = 4.6 FPS

PROPOSED PUMP IS (1) BARNES SE411 SUBMERSIBLE EFFLUENT PUMP WITH 0.4 HP MOTOR & 5.44 IMPELLER DIAMETER, WHICH OPERATES ON A 115 VOLT SINGLE PHASE POWER SUPPLY AT 1750 RPM. PROVIDE COMPATIBLE BARNES AUTOMATIC LEVEL CONTROL FLOATS, INTERIOR MOUNTED CONTROL PANEL WITH MANUAL OVERRIDE, AUDIBLE ALARM WITH FLOAT AND A GALVANIZED STEEL LIFT RAIL SYSTEM. FLOATS AND PUMP WIRING TO BE ATTACHED TO THE JUNCTION BOX IN SUCH A FASHION AS TO FACILITATE PUMP AND/OR FLOAT MAINTENANCE WITHOUT NEED TO ENTER THE PUMP CHAMBER. ALL WIRING TO BE IN ACCORDANCE WITH APPLICABLE LOCAL ELECTRIC CODES. PUMP DISCHARGE LINE TO BE FITTED WITH CHECK VALVE AND GATE VALVE. GATE VALVE TO HAVE STEM RISER TO ENABLE OPERATION WITHOUT NEED TO ENTER PUMP CHAMBER. ALARM TO BE LOCATED IN THE STRUCTURE.

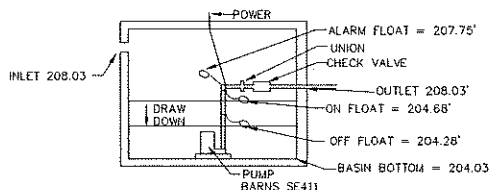
**WAREHOUSE PHASE 2**



**WAREHOUSE PHASE 1**



**WAREHOUSE PHASES 1 & 2**



PUMP CHAMBER DIAGRAM NOT TO SCALE

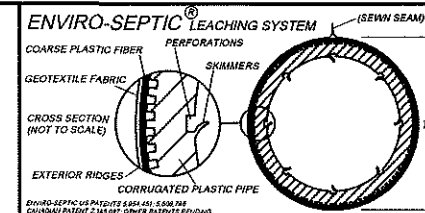
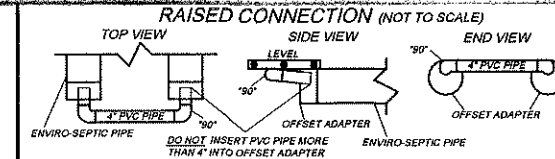
**PROPOSED PUMP INFORMATION**

ELEV. HEAD = 7.9 FT.  
FRICTION HEAD = 7.1 FT @ 25 GPM  
TOTAL HEAD (TDH) = 15.0 FT.

**DOSING**

MIN DOSING = 1 DOSES/DAY  
VOLUME OF DOSE = 60 GALLONS (OR TOTAL 1 DOSES/DAY)  
PUMPING TIME PER DOSE = 2.4 MIN. @ 25 GPM  
VELOCITY IN DISCHARGE LINE = 3.4 FPS

PROPOSED PUMP IS (1) BARNES SE411 SUBMERSIBLE EFFLUENT PUMP WITH 0.4 HP MOTOR & 4.25 IMPELLER DIAMETER, WHICH OPERATES ON A 115 VOLT SINGLE PHASE POWER SUPPLY AT 1750 RPM. PROVIDE COMPATIBLE BARNES AUTOMATIC LEVEL CONTROL FLOATS, INTERIOR MOUNTED CONTROL PANEL WITH MANUAL OVERRIDE, AUDIBLE ALARM WITH FLOAT AND A GALVANIZED STEEL LIFT RAIL SYSTEM. FLOATS AND PUMP WIRING TO BE ATTACHED TO THE JUNCTION BOX IN SUCH A FASHION AS TO FACILITATE PUMP AND/OR FLOAT MAINTENANCE WITHOUT NEED TO ENTER THE PUMP CHAMBER. ALL WIRING TO BE IN ACCORDANCE WITH APPLICABLE LOCAL ELECTRIC CODES. PUMP DISCHARGE LINE TO BE FITTED WITH CHECK VALVE AND GATE VALVE. GATE VALVE TO HAVE STEM RISER TO ENABLE OPERATION WITHOUT NEED TO ENTER PUMP CHAMBER. ALARM TO BE LOCATED IN THE STRUCTURE.



**SEPTIC TANK, D-BOX & VENTING NOTES**

- 1) LOW VENTS TO BE A MINIMUM OF 4' ABOVE FINISH GRADE.
- 2) INLET AND OUTLET BAFFLES TO BE VENTED TEES AND CONFORM TO IHDES EHV-10 1010.07.
- 3) IN THE EVENT OF SYSTEM FAILURE, THIS SYSTEM WILL HAVE TO BE REBUILT IN PLACE OR REJUVENATED.

**SOIL INFORMATION**

TEST PIT 1

TEST PIT, date: JANUARY 31, 2019

SOIL TYPE: CmC-CANTON FINE SANDY LOAM

0-3" SOD

3"-30" 10 YR 6/4 LIGHT YELLOWISH BROWN LOAMY SAND GRANULAR FRIABLE

30"-60" 10YR 6/4 LIGHT YELLOWISH BROWN, LOAMY SAND, FINE GRANULAR, FRIABLE, MANY STONES

NO OBSERVED WATER

LEDGE AT 60"

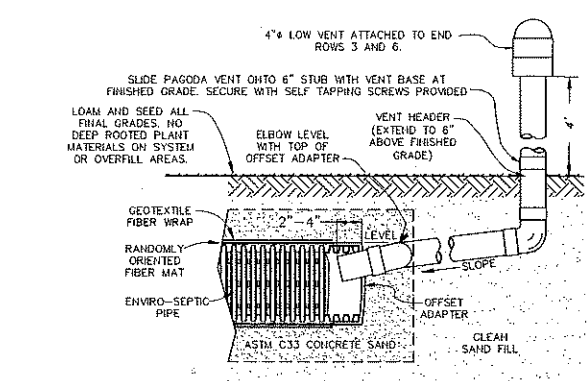
ESHWY OBSERVED @ 30"

ROOTS TO 36"

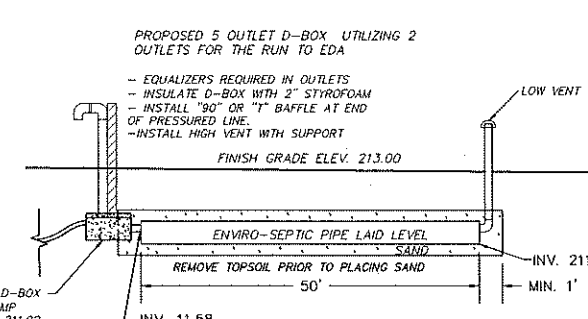
PERC. TEST estimated, date: JANUARY 31, 2019

6 min./in. @ 20 inches

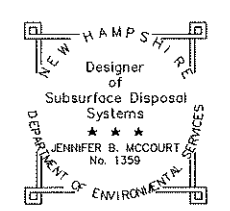
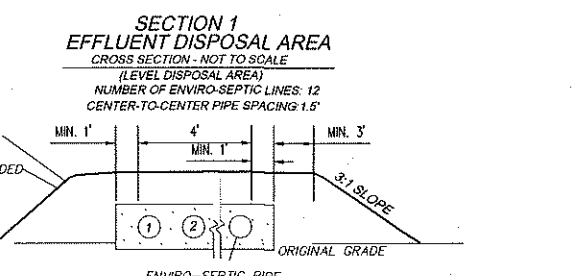
NOTE: BEFORE INSTALLATION, INSTALLER MUST VERIFY ALL ELEVATIONS AND DISTANCES. CONTACT DESIGNER IF ANY DISCREPANCIES ARE FOUND.



VENT SIDE DETAIL (NOT TO SCALE)



LEACH FIELD EFFLUENT DISPOSAL SYSTEM (PROFILE - NOT TO SCALE)



APPROVED BY THE HUDSON, NH PLANNING BOARD

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

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

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

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PREPARED BY: **M** McCourt ENGINEERING ASSOCIATES, PLLC

Civil Engineering & Land Planning  
42 Essex Street Road, Hanover, NH 03242  
mccourtengeering@tda.net  
(603) 428-6882

EFFLUENT DISPOSAL SYSTEM DESIGN

**SEPTIC PLAN**

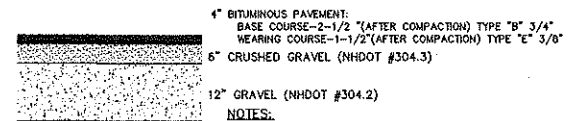
MAP 109 - LOT 7  
292 & 294 DERRY ROAD, HUDSON, NH

OWNED BY:  
RICHARD HOOK REVOCABLE TRUST  
54 OLD NASHUA ROAD, LONDONDERRY, NH 03053  
MAY 2019 SCALE: 1" = 20'

REVISED:

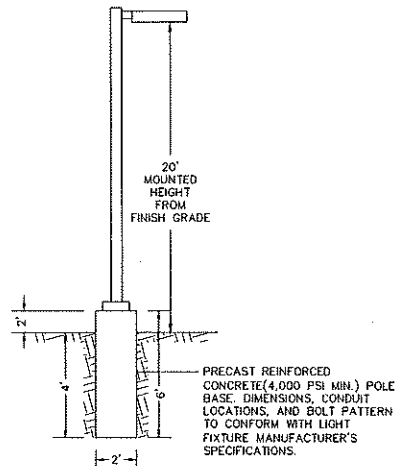
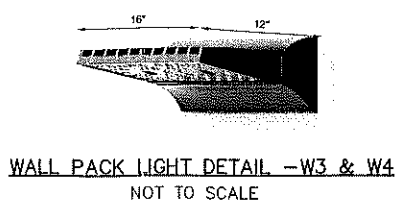
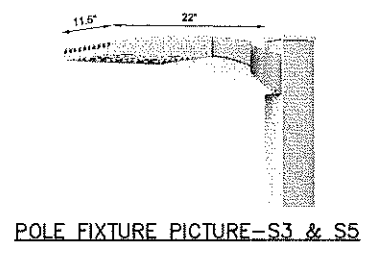
JOB # 218-0723-1-SEPTIC SHEET 2 OF 2 ~ SHEET 7 OF 9



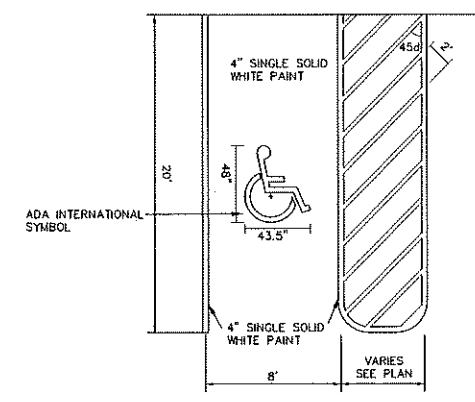


- 12" GRAVEL (NHDOT #304.2)
- NOTES:
1. ALL AGGREGATE SHALL BE COMPACTED TO AT LEAST 95% MODIFIED PROCTOR DENSITY.
  2. GRANULAR BACKFILL SHALL BE USED TO FILL AREAS WHERE UNSUITABLE MATERIAL IS REMOVED.
  3. GRANULAR BACKFILL SHALL MEET THE FOLLOWING GRADATION:  
 100% PASSING 6" SIEVE  
 25 TO 70% PASSING #4 SIEVE

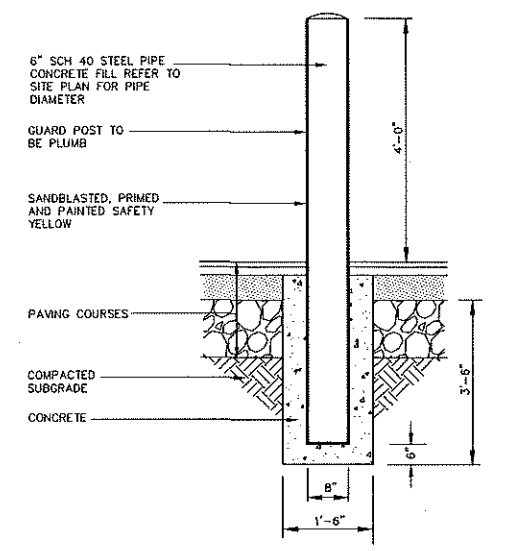
CONSTRUCTION OF TYPICAL PAVEMENT AREAS  
 -NOT TO SCALE-



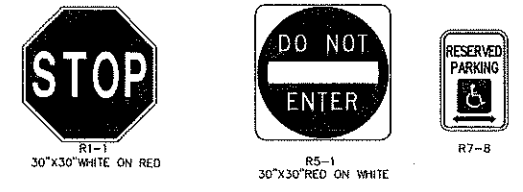
POLE LIGHT DETAIL  
 NOT TO SCALE



ACCESSIBLE PARKING DETAIL  
 NOT TO SCALE

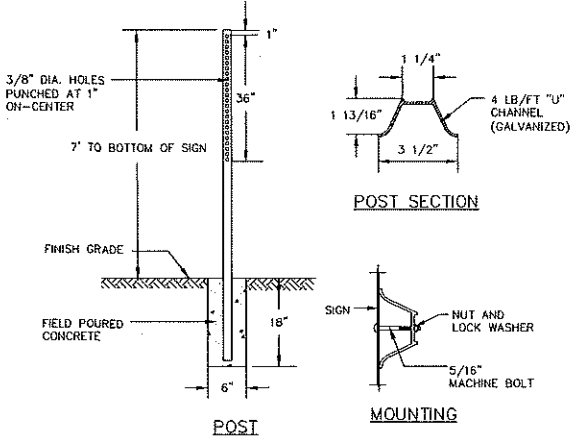


TYPICAL BOLLARD DETAIL  
 NOT TO SCALE

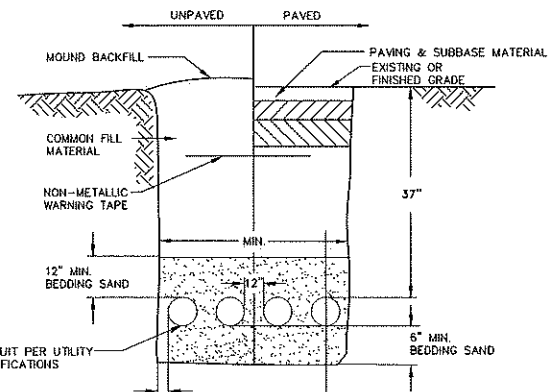


- TRAFFIC SIGNS
1. ALL TRAFFIC SIGN FACES AND SHAPES SHALL CONFORM WITH THE MUTCD.
  2. ALL SIGN POST MOUNTS SHALL CONFORM WITH THE AASHTO AND NHDOT SPECIFICATIONS

TRAFFIC CONTROL SIGN DETAIL  
 NOT TO SCALE

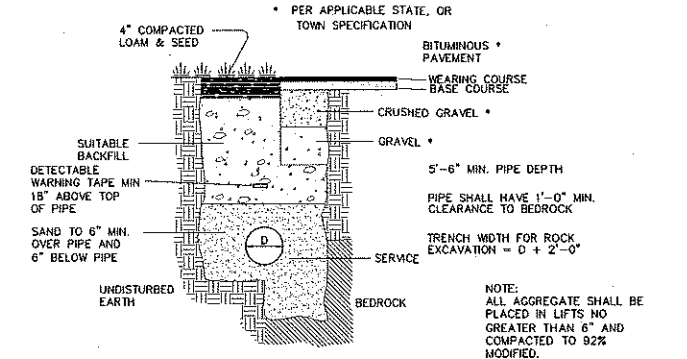


TYPICAL SIGN POST DETAIL  
 NOT TO SCALE

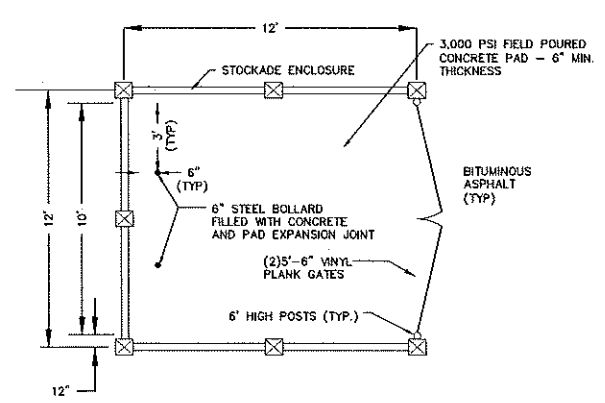


- NOTES:
1. INSTALLATION AND MATERIALS OF UNDERGROUND UTILITIES SHALL BE PER SERVICE COMPANY SPECIFICATIONS.
  2. ALL AGGREGATE SHALL BE COMPACTED TO AT LEAST 95% MODIFIED PROCTOR DENSITY.

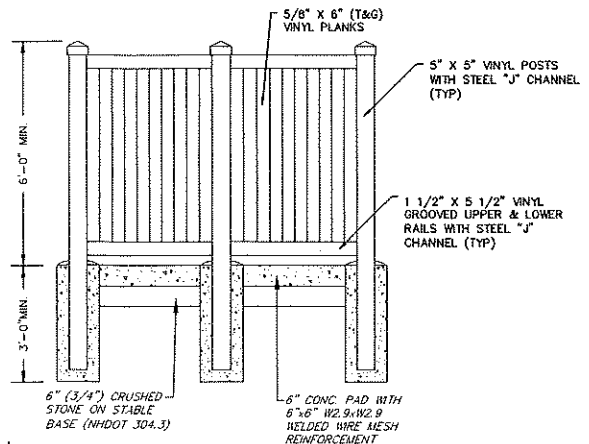
UTILITY TRENCH DETAIL  
 NOT TO SCALE



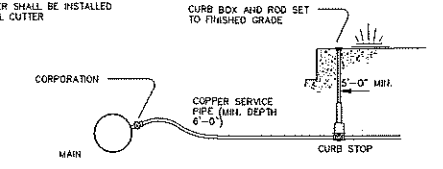
TYPICAL WATER TRENCH DETAIL  
 NOT TO SCALE



TYPICAL TRASH ENCLOSURE DETAIL  
 -NOT TO SCALE-



- CORPORATIONS SHALL BE TAPPED DIRECTLY TO THE MAIN IN SIZES UP TO 1" (INCLUSIVE).
- CORPORATIONS 1-1/2" AND GREATER SHALL BE INSTALLED USING A TAPPING SADDLE AND SHELL CUTTER



TYPICAL SERVICE CONNECTION  
 NOT TO SCALE

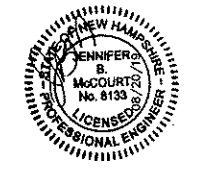
APPROVED BY THE HUDSON, NH PLANNING BOARD

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

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

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

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IN ASSOCIATION WITH:	
 <b>Promised Land Survey, LLC</b> 60 Crystal Ave., Unit A Derry, New Hampshire 03038 Tel: (603) 432-2112 Fax: (603) 432-8800 www.PromisedLandSurvey.com *Land Surveying *Mapping *Planning *Permitting *Layout	
REVISIONS	DESCRIPTION
DATE	REVISED PER TOWN COMMENTS
8/20/19	

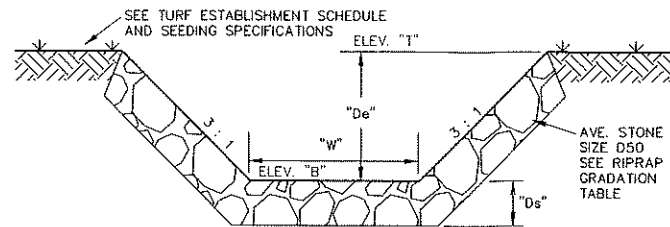
CONSTRUCTION DETAILS PREPARED FOR: <b>RICHARD HOOK REVOCABLE TRUST</b> MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE	
ENGINEER:	OWNER:
 <b>McCOURT ENGINEERING ASSOCIATES, PLLC</b> Civil Engineering & Land Planning 42 Ezekiel Smith Road, Henniker, NH 03242 mccourtingeering@tds.net (603) 428-6682	RICHARD HOOK REVOCABLE TRUST 54 OLD NASHUA ROAD LONDONDERRY, NH 03053
PROJECT NO. 21807231	DATE: 5/29/19 AS SHOWN SHEET: 8 OF 9

**CONSTRUCTION SEQUENCE**

- CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO GRUBBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS, INCLUDING BUT NOT LIMITED TO THE STABILIZED CONSTRUCTION EXIT, SILT FENCE AND INLET SEDIMENT FILTERS.
- CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREAS TO THE EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
- COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR DEBRIS SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLAND AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND IF NECESSARY SURROUNDED WITH HAY BALES IN ORDER TO PREVENT LOSS DUE TO EROSION.
- CONSTRUCT TEMPORARY CULVERTS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. ALL SUCH CROSSINGS SHALL BE PROTECTED WITH SILT FENCE BARRIERS TO LIMIT EROSION.
- STABILIZE ALL SWALES, DITCHLINES AND PONDS PRIOR TO SITE GRADING AND PRIOR TO DIRECTING FLOW INTO THEM, CONSTRUCT DRAINAGE SYSTEM, AND OTHER SUBSURFACE UTILITIES.
- COMMENCE CONSTRUCTION OF SITE INCLUDING ALL ROADWAYS, AND UTILITIES. PERFORM EXCAVATION ACTIVITIES REQUIRED TO ACHIEVE SUBGRADE ELEVATION. ALL EXCAVATED EMBANKMENTS, DITCHES, SWALES AND CULVERTS SHALL BE INSTALLED AND STABILIZED. ALL SWALES AND DITCHLINES SHALL BE PROTECTED FROM EROSION BY IMPLEMENTATION OF SILT FENCE BARRIERS AS SHOWN ON PROJECT PLANS. DIVERT STORMWATER RUNOFF THROUGH THE USE OF TEMPORARY CULVERTS, OR OTHER MEANS NECESSARY PRIOR TO THE COMPLETION OF A FUNCTIONAL STORM DRAINAGE SYSTEM. SLOPES AND EMBANKMENTS SHALL BE STABILIZED BY TRACKING AND TEMPORARY SEEDING WITH WINTER RYE PRIOR TO TURF ESTABLISHMENT. ALL DITCHES & SWALES SHALL BE STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- COMPLETE CONSTRUCTION OF EMBANKMENTS BY ADDING APPROPRIATE BASE MATERIALS GRADED TO PROPER ELEVATION.
- APPLY TOPSOIL TO SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDED AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS HAS BECOME ESTABLISHED.
- PERFORM FINE GRADING OF PAVEMENT BASE MATERIALS.
- INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
- COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.
- MAINTAIN, REPAIR, AND REPLACE AS NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE CONSTRUCTION AREA HAS BEEN STABILIZED (A MINIMUM OF ONE WINTER SHALL HAVE PASSED).
- AFTER STABILIZATION REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.

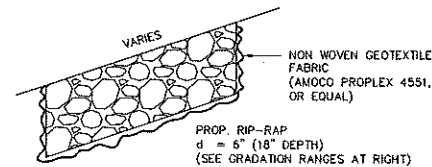
**EROSION CONTROL NOTES:**

- EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL NOT BE LEFT UNSTABILIZED FOR A PERIOD EXCEEDING 15 DAYS. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINISH GRADE. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY SUBSTANTIAL (0.5 INCHES) RAINFALL.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN FIELD CONDITIONS, OR FIELD OPERATIONS OF THE INDIVIDUAL, SITE CONTRACTOR MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE PERIODICALLY INSPECTED, CLEANED, MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATIONAL MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL DISTURBED AREAS DESIGNED NOT TO RECEIVE PAVEMENT OR RIP RAP, SHALL RECEIVE A MINIMUM APPLICATION OF 4-INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO SEEDING AND MULCHING.
- ALL SWALES AND DITCH LINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS-SECTION.
- BALED HAY USED FOR TEMPORARY EROSION CONTROL MEASURES SHALL BE DRY MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS, DEBRIS, AND WOOD.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS ARE INSTALLED.
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS RIP-RAP OR STONE HAS BEEN INSTALLED.
  - EROSION CONTROL BLANKETS OR EQUAL HAVE BEEN PROPERLY INSTALLED.
- WINTER SHUT DOWN:
  - ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH THROUGH MAY 1ST, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS HAY MULCH PER ACRE, SECURED WITH ANCHORED NETTING; ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
  - ALL DITCHES AND SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
  - AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- DUST SHALL BE CONTROLLED BY THE USE OF WATER AND/OR SWEEPING AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
- IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.



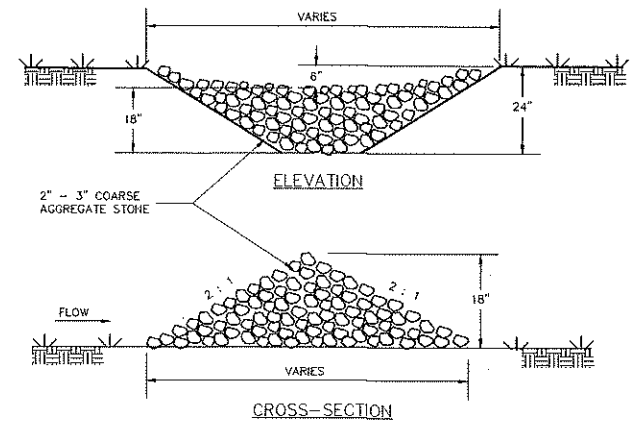
LOCATION	OUTLET WIDTH "W"	OUTLET DEPTH "D <sub>e</sub> "	BERM TOP ELEV. "T"	OUTLET INV. ELEV. "B"	STONE DEPTH "D <sub>s</sub> "	AVE. STONE SIZE "D50"
FORBAY 22	20'	0.17'	211.50	211.33	9"	3"
FILTER 22	15'	0.14'	211.50	211.36	9"	3"
POND 22	1'	0.75'	212.00	211.25	9"	3"
FORBAY 23	30'	0.09'	209.50	209.41	9"	3"
POND 23	3'	0.45'	209.50	209.05	9"	3"
POND 40(2)	3'	0.50'	206.00	205.50	9"	3"

**POND OUTLET DETAIL**  
NOT TO SCALE



**STONED AREA DETAIL**  
NOT TO SCALE

% OF WEIGHT SMALLER THAN GIVEN SIZE	RIP RAP GRADATION TABLE	
	FOR d <sub>50</sub> = 3"	FOR d <sub>50</sub> = 6"
100	5-6"	9-12"
85	4-5"	8-11"
50	3-5"	6-9"
15	1-2"	2-3"



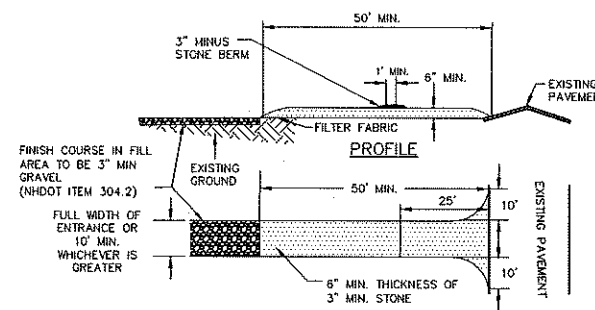
**STONE CHECK DAM DETAIL**  
-NOT TO SCALE-

**CONSTRUCTION SPECIFICATIONS**

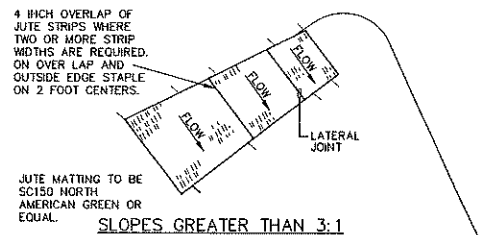
- CHECK DAMS SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
- SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
- CHECK DAMS SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

**MAINTENANCE**

CHECK DAMS SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED STORMS. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE CHECK DAMS. WHEN THE CHECK DAMS ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED, AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE CHECK DAM. SEDIMENT SHALL BE REMOVED FROM BEHIND THE CHECK DAM WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE CHECK DAM.

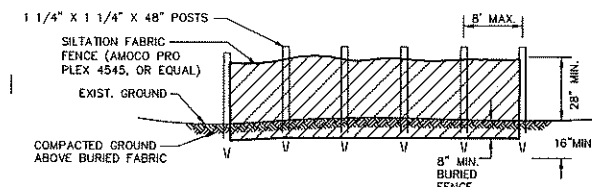


**STABILIZED CONSTRUCTION EXIT DETAIL**  
NOT TO SCALE



**DETAIL FOR STABILIZING WITH JUTE MATTING**  
NOT TO SCALE

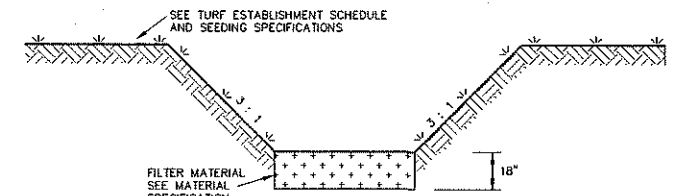
- BURY THE TOP END OF THE JUTE STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH
- TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 6 INCH SPACING 4 INCHES DOWN FROM THE TRENCH.
- OVERLAP--BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP STRIP 4 INCHES AND STAPLE.
- EROSION STOP--FOLD OF JUTE BURIED IN SILT TRENCH AND TAMPED. DOUBLE ROW OF STAPLES.
- OVERFLOW
- 4 INCH OVERLAP OF JUTE STRIPS WHERE TWO OR MORE STRIP WIDTHS ARE REQUIRED. STAPLE ON 18 INCH CENTERS.
- STAPLE OUTSIDE EDGE ON 2 INCH CENTERS.
- TYPICAL STAPLES NO. 11 GAUGE WIRE
- JUTE MATTING TO BE C125 NORTH AMERICAN GREEN OR EQUAL



**NOTES:**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER FABRIC TO BE STAPLED TO FENCE POSTS AT TOP, MID AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY ONE POST SECTION (8' MIN.)
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- SILT FENCE TO BE REMOVED WHEN SITE IS 85% STABILIZED.

**SILT FENCE DETAIL**  
NOT TO SCALE



**NOTES:**

- FILTER MATERIAL TO BE 20 TO 30% BY VOLUME OF MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH THAT HAS NO MORE THAN 5% PASSING THE NUMBER 200 SIEVE WITH 70 TO 80% BY VOLUME LOAMY COARSE SAND USED IN THE MIXTURE MEETING THE FOLLOWING SIEVE ANALYSIS SPECIFICATION:
  - FROM 85 TO 100% BY WEIGHT PASSING #10 SIEVE
  - FROM 70 TO 100% BY WEIGHT PASSING #20 SIEVE
  - FROM 15 TO 40% BY WEIGHT PASSING #60 SIEVE
  - FROM 8 TO 15% BY WEIGHT PASSING #200 SIEVE
- THE INTENT IS TO USE STUMP GRINDINGS FOR THE WOOD FIBER MULCH AND ON SITE MATERIAL FOR THE LOAMY COARSE SAND

**FILTRATION POND 22 TYPICAL SECTION DETAILS**  
NOT TO SCALE

APPROVED BY THE HUDSON, NH PLANNING BOARD

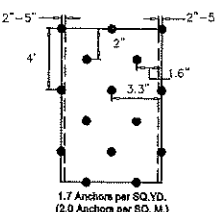
DATE OF MEETING: \_\_\_\_\_

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

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

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

**SLOPE ANCHOR DETAIL**



**CHANNEL STABILIZATION**

**DETAIL FOR STABILIZING WITH JUTE MATTING**  
NOT TO SCALE

IN ASSOCIATION WITH:  
  
**Promised Land Survey, LLC**  
 60 Crystal Ave., Unit A  
 Derry, New Hampshire 03038  
 Tel: (603) 432-2112 Fax: (603) 432-8800  
 www.PromisedLandSurvey.com  
 \*Land Surveying \*Mapping \*Planning \*Permitting \*Layout

REVISIONS	DESCRIPTION
DATE: 8/20/19	REVISED PER TOWN COMMENTS



CONSTRUCTION DETAILS PREPARED FOR:  
**RICHARD HOOK REVOCABLE TRUST**  
 MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE

ENGINEER:  
  
**McCOURT ENGINEERING ASSOCIATES, PLLC**  
 Civil Engineering & Land Planning  
 42 Erskiel Smith Road, Henniker, NH 03242  
 mcouttengineering@tds.net  
 (603) 428-6882

OWNER:  
 RICHARD HOOK REVOCABLE TRUST  
 54 OLD NASHUA ROAD  
 LONDONDERRY, NH 03053

# 292 & 294 DERRY ROAD

## SITE PLAN APPLICATION SP#04-19

### STAFF REPORT

October 9, 2019

*PLEASE REFER TO THE SEPTEMBER 18, 2019 STAFF REPORT FOR ADDITIONAL INFORMATION*

**SITE:** 292 & 294 Derry Road – Map 109 Lot 007

**ZONING:** General-1 (G-1)

**PURPOSE OF PLANS:** to add an 8,250 square-foot warehouse with office to the site where there is existing 1,800 square-foot office building, an 88-student daycare and a 10-student karate studio.

**PLANS UNDER REVIEW:** Non Residential Site Plan – Richard Hook Revocable Trust; prepared by McCourt Engineering Associates, PLLC, 42 Ezekiel Smith Rd., Henniker, NH 03242 and Promised Land Survey, LLC, 60 Crystal Avenue Unit A, Derry, NH 03038; prepared for Richard Hook Revocable Trust, 54 Old Nashua Rd., Londonderry, NH 03053; consisting of 9 sheets, notes 1-9 on sheet 2, and notes 1-17 on sheet 3; and Elevations, sheet A-2, prepared by Flynn Construction Corp., 17 Old Nashua Road, Ste #15, Amherst, NH 03031; last revised on September 9, 2019.

**ATTACHMENTS:**

- A. Applicant Response Letter dated September 27, 2019
- B. Waiver Request Forms

**APPLICATION TRACKING:**

- September 26, 2018 – Design Review Phase completed.
- May 31, 2019 – Site Plan application received.
- June 7, 2019 – Zoning Determination issued deeming variance required.
- July 2019 – Town Planner determined application valid due to completion of Design Review Phase per RSA 676:12.
- September 18, 2019 – Public hearing scheduled, application deferred.
- October 9, 2019 – Site walk and Public hearing scheduled.

**COMMENTS & RECOMMENDATIONS:**

***Response to Design Review Comments***

Please see *Attachment A* to read the applicant's response to feedback received from the Planning Board during the Design Review Phase in September 2018, as well as responses to Fuss & O'Neill's review comments.

***Playground Safety***

The applicant has proposed the removal of a portion of the playground area and the installation of 7 bollards to provide dimensional and structural separation.

***Fire Safety***

The applicant still has not accommodated the Fire Chief's requirement of a hydrant placed near the new building. Further, to service the hydrant, the water line service will need to be an 8" line rather than the 1" line shown on the plans.

***Parking Count***

The mix of uses on this site seem to have different peak hours, meaning each tenant is most active on the site at different times. These scenarios often present the opportunity for shared parking. For example, a space used by a day care employee during the day would be available for a karate student in the evening. Staff recommends the Board consider this and ask the applicant if shared parking is a realistic opportunity.

***Parking Dimensions***

The applicant is proposing 9' x 18' spaces for daycare/karate employee parking, and 10' x 20' spaces elsewhere. The regulations state that the Planning Board can allow 9'x18' spaces by vote, which is typically documented via waiver request. A 9'x18' parking space is the current standard practice for parking lots in the US.

***Septic Service Lines***

The Town's construction standards require a cleanout at all changes of direction for sewer/septic services. The Town Engineer recommends a cleanout at any change of direction that is 45-degrees or more.

**WAIVER REQUESTS**

The applicant has submitted nine waiver requests (staff comment in *italics*):

1. §193.10.E – Sight Distance:  
*This is an existing condition, waiver is not necessary.*
2. §275-8.C.4 – Parking Space Dimension:  
*Discussed above.*
3. §275-8.C.6 – Loading Spaces:  
*The applicant has provided loading areas that adequately serve their needs.*
4. §276-11.1.B.14 – Lighting:  
*The applicant is requesting relief from providing the photometric data for existing light fixtures.*
5. §276-11.1.B.16 – Features within 200 feet:  
*The applicant is requesting to not show features (driveways, etc.) within 200' of the lot.*
6. §276-11.1.B.25 – Parking within Side/Rear Setbacks:  
*The applicant is requesting relief from a regulation that prohibits parking in the side and rear setback but is not proposing parking within side/rear setbacks. A Zoning Ordinance*

*prohibits parking in any setbacks. However, this is a pre-existing non-conforming condition. This waiver is not applicable.*

7. §276-11.1.B.22 – Green Area:

*While not fully-conforming, the proposal improves a pre-existing non-conforming condition.*

8. §276-13.G – Septic Standards

*This regulation refers to State requirements, from which the Planning Board cannot grant relief. Therefore granting this waiver has no effect.*

9. §290-5.H – Frozen Ground Conditions

*The Town Engineer does not recommend granting this waiver, as lack of frozen ground condition design has resulted in problems elsewhere in Hudson.*

**DRAFT MOTIONS**

**GRANT a waiver:**

I move to grant a waiver from § \_\_\_\_\_, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**ACCEPT the application:**

I move to accept the site plan application for 292 & 294 Derry Road, Map 109 Lot 007.

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

**CONTINUE the public hearing to a date certain:**

I move to continue the public hearing for 292 & 294 Derry Road, Map 109 Lot 007, date certain, October 23, 2019.

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

*Staff and Fuss & O’Neill do not recommend approval at this time.*

September 27, 2019

Mr. Timothy Malley, Chairman  
Office of the Planning Board  
12 School Street  
Hudson, NH 03051

**RECEIVED**

**OCT 01 2019**

**TOWN OF HUDSON  
PLANNING DEPARTMENT**

**Subject: Richard Hook Revocable Trust  
Map 109; Lot 7  
292 & 294 Derry Road  
MEA Project # 218-0723-1**

Dear Mr. Malley:

Please find enclosed the following revised plans for your next regularly scheduled Planning Board Public Hearing on October 9<sup>th</sup> for consideration of receipt of acceptance and approval:

3 full sized sets of the Site Plans including the building elevations;  
12 -11"x17" plan sets;  
One copy of the deed, and  
One copy of waivers

The following is a written in response to the comments by the Planning Board at September 18<sup>th</sup> hearing and a revised response to the June 20th letter from Steven W. Reichert, PE of Fuss & O'Neill, town consulting engineer and subsequent meeting with same using the same numbering system.

**Planning Board Comments:**

**1. Bollards or other structural separation between truck traffic and the playground, and concerns of diesel fumes in proximity to playground.**

The plan went through a large redesign after the initial planning board hearing and the loading docks were decreased to 2 and placed on the side of the building. The access to the loading docks is by driving around the building such that the only time the trucks will be close to the playground will be as they are starting to move and therefore moving very slowly. Since the September Planning Board meeting the applicant/owner went back to the Day Care owner and negotiated not utilizing the middle playground. The area is starting to be overgrown with saplings and will add a 30 foot buffer between the truck movements and the playground. There are also specified placement of bollards along the new pavement to facilitate safety and the remaining existing fence will be supplemented with a screen fabric to keep odors, noise and light away from the children.

**2. Circulation for pick up/drop off needs to be better defined, and striping plan for circulation.**

Additional signage and markings are added to sheet 3 of 9 to direct the Day Care, Karate and Professional building traffic around the building. The Warehouse traffic is directed to the back.

- p. Please see enclosed waiver and note 7 on sheet 2 of 9.
- q. The existing pavement line is added to the site plan to indicate the extent of new impervious.
- r. Please see enclosed waiver.
- s. The note 9 on sheet 2 of 9 indicates no pertinent highway projects.
- t. Please see enclosed waiver.

**2. Driveway Review Codes (HR 275-S.B. (34)/Chapter 193)**

- a. The existing pavement at the driveway is fairly new and won't be replaced.
- b. The grading, drainage, erosion control and utility plan indicates spot elevations. A note is added to the plan to indicate that any pavement matching will be at the grade of the existing pavement to ensure the appropriate surface water flow as depicted on the plan.
- c. No further comment required.

**3. Traffic**

- a. No further comment required.
- b. The plan went through a large redesign after the initial planning board hearing and the loading docks were decreased to 2 and placed on the side of the building. The access to the loading docks is by driving around the building such that the only time the trucks will be close to the playground will be as they are starting to move and therefore moving very slowly. Since the September Planning Board meeting the applicant/owner went back to the Day Care owner and negotiated not utilizing the middle playground. The area is starting to be overgrown with saplings and will add a 30 foot buffer between the truck movements and the playground. There are also specified placement of bollards along the new pavement to facilitate safety and the remaining existing fence will be supplemented with a screen fabric to keep odors, noise and light away from the children. The Daycare is a professional established business and the primary duty is to watch for the safe keeping of the children. No children, curious or not will be allowed unattended out side the playground area. The very few trucks utilizing the warehouse site will not be a cause for concern.
- c. The very few deliveries and the short time the delivery will take will not cause concern for the flow of traffic around the building. It is anticipated that only 3 to 4 deliveries per week will be made to the site.
- d. The stop sign is repositioned.
- e. Please see attached waiver. The driveway access is the purview of NHDOT and positioned as required. The driveway is NOT being reconstructed and is just being upgraded to meet current standards. Site line profiles should not be required for an existing driveway.
- f. The site for the warehouse is designed for a tractor trailer access from Derry Road. The access around the Professional building and to the Daycare is just being further defined but still allows access for a WB-40 to negotiate around the Professional building. See attached turning movement exhibit.
- g. Additional signage and markings are added to sheet 3 of 9 to direct the Day Care, Karate and Professional building traffic around the building. The Warehouse traffic is directed to the back.

**4. Utility Design/ Conflicts**

- a. Screening is added to around the proposed transformer as indicated on sheet 5 of 9.
- b. No further comment required.
- c. HR 276-13.G requires that the septic system be designed per New Hampshire Department of Environmental Services Subsurface Disposal Regulations. Those

Mr. Timothy Malley, Chair  
292 & 294 Derry Road  
September 27, 2019

- d. The silt fence is extended into the northwest corner.
- e. Sheet 3 of 9 indicates the permeant snow storage areas. The label is corrected.
- f. No further comment required.

**8. Landscaping (HR 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))**

- a. The proposed hours of illumination for the non-security site lighting are during the time of year it is needed from 6 am to sunrise and from dusk to 9 pm, and are added to sheet 2 of 9.
- b. Please see enclosed waiver. The photographic plan for the Professional Building and Daycare Building was not indicated where the lighting fixtures are not changing.

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

- a. The only two state permits that are being applied for are the NHDOT driveway permit and the NHDES Septic permit. They will be supplied when approved.
- b. See response in 9.a.
- c. See response in 9.a.
- d. No further comment required.

**10. Other**

- a. Even though it is not a requirement, note 16 is added to sheet 3 of 9.
- b. The duplicate detail is removed.
- c. The dumpster detail is added to sheet 8 of 9.

Please feel free to contact me, should you have any questions or concerns. Thank you.

Sincerely,



Jennifer B. McCourt, P.E.  
Manager

cc Fuss & O'Neill



**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: Richard Hook Revocable Trust

Street Address: 292/294 Derry Road

I Richard Hook, Trustee hereby request that the Planning Board waive the requirements of item 193.10.E of the Subdivision/Site Plan Checklist in reference to a plan presented by McCourt Engineering Assoc. PLLC (name of surveyor and engineer) dated 5/29/19 for property tax map(s) 109 and lot(s) 7 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The requirement for proving that there is adequate sight distance would be unnecessary hardship in that it is an existing driveway on a relatively straight and flat roadway.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The existing driveway is being reduced in size to provide a more conforming situation, and the existing driveway is on a state roadway and with a state driveway permit. The State driveway permit will be updated, but the existing driveway is made more conforming and will allow a safer intersection. The request is not contrary to the Spirit and Intent of the regulations.



\_\_\_\_\_  
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: Richard Hook Revocable Trust

Street Address: 292/294 Derry Road

I Richard Hook, Trustee hereby request that the Planning Board waive the requirements of item 275-8.C.(4) of the Subdivision/Site Plan Checklist in reference to a plan presented by McCourt Engineering Assoc. PLLC (name of surveyor and engineer) dated 5/29/19 for property tax map(s) 109 and lot(s) 7 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The parking size waiver is for the existing use on site and there is limited area around the use to appropriately fit the parking spaces and create the necessary safe traffic flow. The proposed parking layout allows for larger spaces than are used today and easier access.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The 9'x18' parking spaces are only for the employees that will interact daily and are at the site for an extended period. The use of the smaller spaces is discussed within the Hudson Regulations as being allowed with the Planning Boards Approval, and is not contrary to the Spirit and Intent of the regulations.

Signed:

\_\_\_\_\_  
Applicant or Authorized Agent



Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: Richard Hook Revocable Trust

Street Address: 292/294 Derry Road

I Richard Hook, Trustee hereby request that the Planning Board waive the requirements of item 275-8.C.(6) of the Subdivision/Site Plan Checklist in reference to a plan presented by McCourt Engineering Assoc. PLLC (name of surveyor and engineer) dated 5/29/19 for property tax map(s) 109 and lot(s) 7 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The requirement for load spaces is for the existing use on site and there is limited area around the use to accommodate the parking and traffic flow. The existing uses don't have loading areas.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The only deliveries made to the day care, karate and professional building are by single unit trucks and therefore the large loading areas are not necessary. The deliveries are made during the off hours of the main traffic flow and can use the drop off and pick up areas. The new layout minimizes impervious but provides a safer traffic pattern, and is not contrary to the Spirit and Intent of the regulations.

Signed:

\_\_\_\_\_  
Applicant or Authorized Agent



Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: Richard Hook Revocable Trust

Street Address: 292/294 Derry Road

I Richard Hook, Trustee hereby request that the Planning Board waive the requirements of item 276-11.1.B.(14) of the Subdivision/Site Plan Checklist in reference to a plan presented by McCourt Engineering Assoc. PLLC (name of surveyor and engineer) dated 5/29/19 for property tax map(s) 109 and lot(s) 7 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The requirement for providing light levels is in the area of the existing uses. None of the lighting is changing in this area and to produce that information would be very difficult in that the age of the fixtures do not have the technical data .

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The lighting for the reconfigured and added parking will have new lighting the is indicated, but to provide the lighting levels for the existing building areas would be difficult if not impossible. The existing lighting is not changing and is not contrary to the Spirit and Intent of the regulations.

Signed:



\_\_\_\_\_  
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: Richard Hook Revocable Trust

Street Address: 292/294 Derry Road

I Richard Hook, Trustee hereby request that the Planning Board waive the requirements of item 276-11.1.B.(16) of the Subdivision/Site Plan Checklist in reference to a plan presented by McCourt Engineering Assoc. PLLC (name of surveyor and engineer) dated 5/29/19 for property tax map(s) 109 and lot(s) 7 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The requirement for providing all roadways, driveways, travel or parking areas within 200 feet would entail a plan at scale that would make the detail of the features hard to read and would not add information that is relevant to the review of the impact of the project.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The roadways, driveways, travel or parking areas indicated are those that are of direct concern with the proposed development. The existing improvements for the existing uses on site, indicate that the proposed improvements to the existing uses will only minimize the current impacts. The proposed use has minimal impact in the way of traffic and the area of development is in the rear where the only abutting development is the shopping center, and is not contrary to the Spirit and Intent of the regulations.

Signed:

\_\_\_\_\_  
Applicant or Authorized Agent



Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: Richard Hook Revocable Trust

Street Address: 292/294 Derry Road

I Richard Hook, Trustee hereby request that the Planning Board waive the requirements of item 276-11.1.B.(25) of the Subdivision/Site Plan Checklist in reference to a plan presented by McCourt Engineering Assoc. PLLC (name of surveyor and engineer) dated 5/29/19 for property tax map(s) 109 and lot(s) 7 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The requirement for not allowing parking with the front setback is in the area of the existing uses. Removing the parking within the front setback would make the existing uses not viable due to access.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The Day Care parking is existing and not being changed. The Professional building parking is existing and is being changed to make it more conforming. To keep the viable Professional building, parking is required at the front where the store front is located. To minimize the asphalt and create safer access the very large curb cut to Derry Road is being reduced from 110 feet to 25 feet and adding green area to the Derry Road pavement to the site pavement of 31 feet. This makes the project more conforming and is not contrary to the Spirit and Intent of the regulations.

\_\_\_\_\_  
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: Richard Hook Revocable Trust

Street Address: 292/294 Derry Road

I Richard Hook, Trustee hereby request that the Planning Board waive the requirements of item 276-11.1.B.(22) of the Subdivision/Site Plan Checklist in reference to a plan presented by McCourt Engineering Assoc. PLLC (name of surveyor and engineer) dated 5/29/19 for property tax map(s) 109 and lot(s) 7 in the Town of Hudson, NH.


As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The requirement for providing a 35 foot green area between the right of way line and any pavement is in the area of the existing uses. Providing the necessary green are would make the existing uses not viable due to access.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The Day Care parking is existing and not being changed. The Professional building parking is existing and is being changed to make it more conforming. To keep the viable Professional building, parking is required at the front where the store front is located. To facilitate some green area and create safer access the very large curb cut to Derry Road is being reduced from 110 feet to 25 feet and adding Green Area to the Derry Road pavement to the site pavement of 31 feet. This makes the project more conforming and is not contrary to the Spirit and Intent of the regulations.

\_\_\_\_\_  
Applicant or Authorized Agent 

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: Richard Hook Revocable Trust

Street Address: 292/294 Derry Road

I Richard Hook, Trustee hereby request that the Planning Board waive the requirements of item 276-13.G of the Subdivision/Site Plan Checklist in reference to a plan presented by McCourt Engineering Assoc. PLLC (name of surveyor and engineer) dated 5/29/19 for property tax map(s) 109 and lot(s) 7 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The requirement for providing 4 feet of cover over the existing septic pipes from the existing uses to the septic tank would require to completely replace both existing services. The necessity in doing this work is excessive since these lines have been in place for many years without causing a concern.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The pipes are functioning with out concern and when the new septic tank is installed the areas that are exposed will receive the required insulation to make the sewer pipes more conforming, is not contrary to the Spirit and Intent of the regulations.



\_\_\_\_\_  
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_



**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: Richard Hook Revocable Trust

Street Address: 292/294 Derry Road

I Richard Hook, Trustee hereby request that the Planning Board waive the requirements of item 290-5.H of the Subdivision/Site Plan Checklist in reference to a plan presented by McCourt Engineering Assoc. PLLC (name of surveyor and engineer) dated 5/29/19 for property tax map(s) 109 and lot(s) 7 in the Town of Hudson, NH.


As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The requirement for taking into account for frozen conditions in the infiltration or exfiltration basins would create excessive pond area that is not necessary per the University of New Hampshire Storm Center (UNHSC).

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The infiltration ponds are designed per New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) regulations. The AoT regulations for infiltration basins are based on the studies done by UNHSC. The reason the AoT regulations don't have any additional sizing requirements for frozen conditions is that the UNHSC studies indicate that the rain melts the frozen conditions and allows for infiltration. Therefore the design of the infiltration ponds are not contrary to the Spirit and Intent of the regulations.

\_\_\_\_\_  
Applicant or Authorized Agent 

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

# Establish Surety for Eagle's Nest Estates Subdivision

Staff Report  
October 9, 2019

**SITE:** Eagle's Nest Estates Subdivision, Map 186/Lots 20-4 & 24, Map 194/Lots 9 & 10, Map 195/Lot 1, Map 201/Lot 7 Bush Hill Road, Hudson, NH

**PURPOSE OF PETITION:** To establish a surety for the Eagle's Nest Estates Subdivision, Map 186/Lots 20-4 & 24, Map 194/Lots 9 & 10, Map 195/Lot 1, Map 201/Lot 7 Bush Hill Road, Hudson, NH, in the amount of \$947,171.72, in accordance with the Town Engineers attached memo and Road Guarantee Estimate Form, dated October 3, 2019.

**ATTACHMENTS:**

- A. Memo from Elvis Dhima dated October 3, 2019
- B. Letter of Credit from Enterprise Bank in the amount of \$947,171.72 dated August 23, 2019
- C. Road Guarantee Estimate Form dated July 7, 2019

**RECOMMENDATION:** Per the written recommendation of the Town Engineer, Elvis Dhima, the board should vote to establish a surety for this subdivision in the recommended amount of \$947,171.72.

**DRAFT MOTION:**

**I move to establish a performance surety in the amount of \$947,171.72 for the Eagle's Nest Estates Subdivision, Map 186/Lots 20-4 & 24, Map 194/Lots 9 & 10, Map 195/Lot 1, Map 201/Lot 7 Bush Hill Road, Hudson, NH, in its entirety, and in accordance with the written recommendation of the Town Engineer, Elvis Dhima's Interoffice Memo in file, dated October 3, 2019, together with the Road Guarantee Estimate Form. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.**

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



# TOWN OF HUDSON


## Engineering Department



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

### INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner  
Planning Department

FROM: Elvis Dhima P.E., Town Engineer 

DATE: October 3, 2019

RE: Eagle's Nest Bond (Standish Lane 3,500 LF, Warren Road 1,230 LF and Franklin Street 650 LF)

The applicant's Engineer has submitted the bond for the remaining of the work for the three streets listed above.

The amounts were reviewed, revised, resubmitted and approved by the Engineering Department.



# Enterprise Bank

Credit Co: 44590  
Irrevocable Standby Letter of Credit  
Date and Place of Expiry:  
8/23/2021  
Enterprise Bank and Trust Company  
45 Lowell Road  
Hudson, NH 03051

August 23, 2019

Planning Board  
Town of Hudson  
12 School Street  
Hudson, NH 03051

Account Party

Eagles Nest Estates, LLC  
21 Continental Boulevard  
Merrimack, NH 03054

Beneficiary

Town of Hudson  
Hudson, NH 03051

Amount

\$947,171.72 USD

Re: Eagles Nest Estates

Map 186; Lots 20-4 & 24, Map 194; Lots 9 & 10  
Map 195; Lot 1 and Map 201; Lot 7 Bush Hill Road  
Hudson, New Hampshire

Dear Planning Board:

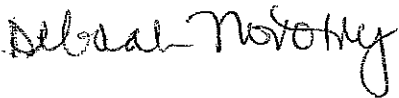
By this document, Enterprise Bank (hereinafter "issues") hereby amends irrevocable Letter of Credit in the amount of \$947,171.72 to the Town of Hudson on behalf of Eagles Nest Estates, LLC (hereinafter "developer"). This irrevocable Letter of Credit is issued to guarantee completion of all improvements required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations.

It is understood that the improvements guaranteed by this irrevocable Letter of Credit, include, but are to limited to the Following: Road Improvements to Warren Road, Standish Road, and Franklin Street as described in the Road Guarantee Estimate Form dated June 10, 2019.

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of 24 Months. If all improvements guaranteed by this Letter of Credit are not completed by 8/23/2021 and if certificate indicating completion of all improvements have not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action the Town of Hudson or its Planning Board, Enterprise Bank shall forthwith forward a check in the amount of \$947,171.72 to

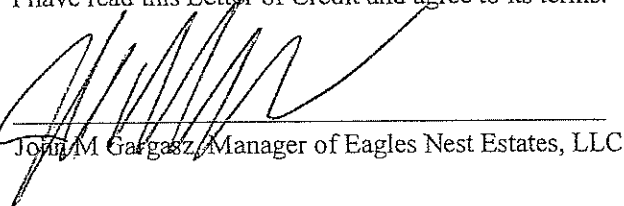
the Treasurer of the Town of Hudson, the funds go forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed by the Town to complete improvements required by the subdivision and/or site plan referred to above shall be returned to Enterprise Bank.

Sincerely,



Deborah Novotny  
Senior Vice President, Commercial Lending

I have read this Letter of Credit and agree to its terms:



---

John M. Gargas, Manager of Eagles Nest Estates, LLC

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Eagles Nest Estates, LLC

Date: 7/9/2019

Project Name: Eagles Nest Estates

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195

Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

Street Name: Standish Lane 10+00 to 40+50

Street Length: 3,500 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Grubbing	9 AC	@ \$ 7,500.00 = \$	63,750.00	\$0.00	
Common Excavation/Borrow	29,500 C.Y.	@ \$ 8.00 = \$	236,000.00	\$0.00	
Granite Curbing	6,100 L.F.	@ \$ 22.00 = \$	134,200.00	\$134,200.00	
Guardrail	670 L.F.	@ \$ 50.00 = \$	33,500.00	\$33,500.00	
EAGRT	4 EA	@ \$ 3,000.00 = \$	12,000.00	\$12,000.00	
Loam & Seed - Easement Areas	5,000 L.F.	@ \$ 6.00 = \$	30,000.00	\$30,000.00	
Loam & Seed - ROW Areas	6,100 L.F.	@ \$ 5.00 = \$	30,500.00	\$30,500.00	
Sidewalk	1,694 S.Y.	@ \$ 30.00 = \$	50,820.00	\$50,820.00	
Tack Coat	9,500 S.Y.	@ \$ 0.20 = \$	1,900.00	\$1,900.00	
<b>Roadway</b>					
6" Crushed Gravel	5,444 C.Y.	@ \$ 30.00 = \$	163,320.00	\$0.00	
12" Bank Run Gravel	10,888 C.Y.	@ \$ 24.00 = \$	261,312.00	\$0.00	
2" Base Course	1,241 TON	@ \$ 85.00 = \$	105,485.00	\$0.00	
1.5" Wearing Course	931 TON	@ \$ 85.00 = \$	79,135.00	\$79,135.00	
<b>Storm Drain</b>					
12" HDPE	1,204 L.F.	@ \$ 52.00 = \$	62,608.00	\$0.00	
15" HDPE	537 L.F.	@ \$ 52.00 = \$	27,924.00	\$0.00	
18" HDPE	1,119 L.F.	@ \$ 55.00 = \$	61,545.00	\$0.00	
24" HDPE	281 L.F.	@ \$ 58.00 = \$	16,298.00	\$0.00	
6" Underdrain	5,600 L.F.	@ \$ 18.00 = \$	100,800.00	\$0.00	
4' Catch Basins	14 EA.	@ \$ 2,300.00 = \$	32,200.00	\$0.00	
5' Catch Basins	5 EA.	@ \$ 2,600.00 = \$	13,000.00	\$0.00	
4' Drain Manholes	5 EA.	@ \$ 2,300.00 = \$	11,500.00	\$0.00	
Headwalls	6 EA.	@ \$ 1,300.00 = \$	7,800.00	\$0.00	
Outlet Structures	2 EA.	@ \$ 3,000.00 = \$	6,000.00	\$0.00	
Rip-Rap	395 S.Y.	@ \$ 36.00 = \$	14,220.00	\$0.00	
Rain Garden(s)	0 EA.	@ \$ 2,000.00 = \$	-	\$0.00	
Box Culvert	2 EA.	@ \$ 15,000.00 = \$	30,000.00	\$0.00	

**Erosion Control**

Silt Fence	3,042 L.F.	@ \$ 2.85 = \$	8,669.70	\$0.00
Stabilized Construction Entrance	1 EA.	@ \$ 1,500.00 = \$	1,500.00	\$0.00

**Utilities**

Utility Trench (Elec/Tel/TV)	3,096 L.F.	@ \$ 35.00 = \$	108,360.00	\$0.00
Utility Pole	0 L.S.	@ \$ 10,000.00 = \$	-	\$0.00

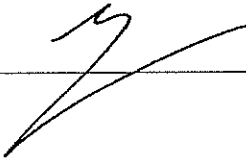
**Landscaping**

Trees	0 EA.	@ \$ 400.00 = \$	-	\$0.00
Bushes	0 EA.	@ \$ 200.00 = \$	-	\$0.00
Perennials	0 EA.	@ \$ 10.00 = \$	-	\$0.00

**Miscellaneous**

Pins	44 EA.	@ \$ 175.00 = \$	7,700.00	\$7,700.00
Bounds	30 EA.	@ \$ 325.00 = \$	9,750.00	\$9,750.00
Stop Bar	40 L.F.	@ \$ 4.00 = \$	160.00	\$0.00
Stop Sign(s)	2 EA.	@ \$ 75.00 = \$	150.00	\$150.00
Street Sign(s)	2 EA.	@ \$ 85.00 = \$	170.00	\$170.00
Speed Limit Sign(s)	0 EA.	@ \$ 125.00 = \$	-	
Cistern	60,000 GAL	@ \$ 2.00 = \$	120,000.00	\$0.00
As-Built Plans	3050 LF	@ \$ 4.00 = \$	12,200.00	\$12,200.00

Subtotal:	\$ 1,854,476.70	\$ 402,025.00
3% Mobilization	\$ 55,634.30	\$ 12,060.75
10% Engineering & Contingencies	\$ 185,447.67	\$ 40,202.50
Subtotal:	\$ 2,095,558.67	\$ 454,288.25
10% Maintenance Level:	\$ 209,555.87	\$ 45,428.83
Total Estimate:	\$ 2,305,114.54	\$ 499,717.08

Preparer's Name: EWIS DHIMA, P.E. 

Date: 8/23/19



**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Eagles Nest Estates, LLC

Date: 7/9/2019

Project Name: Eagles Nest Estates

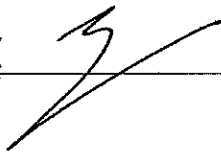
Map: 186 Lot: 24  
 Map: 194 Lots: 9 & 10  
 Map: 195 Lot: 1  
 Map: 186 Lot: 20-4  
 Map: 201 Lot: 7

Street Name: Warren Road

Street Length: 1,230 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Granite Curbing	2,300 L.F.	@ \$ 22.00 = \$	50,600.00	\$50,600.00	
Loam & Seed - Easement Areas	380 L.F.	@ \$ 6.00 = \$	2,280.00	\$2,280.00	
Loam & Seed - ROW Areas	2,500 L.F.	@ \$ 5.00 = \$	12,500.00	\$12,500.00	
Sidewalk	527 S.Y.	@ \$ 30.00 = \$	15,810.00	\$15,810.00	
Tack Coat	3,826 S.Y.	@ \$ 0.20 = \$	765.20	\$765.20	
<b>Roadway</b>					
6" Crushed Gravel	1913 C.Y.	@ \$ 18.00 = \$	34,434.00	\$34,434.00	
12" Bank Run Gravel	3827 C.Y.	@ \$ 14.00 = \$	53,578.00	\$53,578.00	
2" Base Course	436 TON	@ \$ 85.00 = \$	37,060.00	\$37,060.00	
1.5" Wearing Course	327 TON	@ \$ 85.00 = \$	27,795.00	\$27,795.00	
<b>Storm Drain</b>					
12" RCP	16 L.F.	@ \$ 30.00 = \$	480.00	\$480.00	
15" RCP	127 L.F.	@ \$ 34.00 = \$	4,318.00	\$4,318.00	
18" RCP	110 L.F.	@ \$ 38.00 = \$	4,180.00	\$4,180.00	
6" Underdrain	840 L.F.	@ \$ 15.00 = \$	12,600.00	\$12,600.00	
4' Catch Basins	32 EA.	@ \$ 250.00 = \$	8,000.00	\$8,000.00	
4' Drain Manholes	8 EA.	@ \$ 275.00 = \$	2,200.00	\$2,200.00	
Headwalls	4 EA.	@ \$ 1,300.00 = \$	5,200.00	\$5,200.00	
Rip-Rap	70 S.Y.	@ \$ 36.00 = \$	2,520.00	\$2,520.00	
Drainage Swales	320 L.F.	@ \$ 5.00 = \$	1,600.00	\$1,600.00	
<b>Bioretention Landscaping</b>					
Trees	5 EA.	@ \$ 375.00 = \$	1,875.00	\$1,875.00	
<b>Miscellaneous</b>					
Pins	22 EA.	@ \$ 175.00 = \$	3,850.00	\$3,850.00	
Bounds	13 EA.	@ \$ 325.00 = \$	4,225.00	\$4,225.00	
Stop Sign(s)	1 EA.	@ \$ 75.00 = \$	75.00	\$75.00	
Street Sign(s)	1 EA.	@ \$ 85.00 = \$	85.00	\$85.00	
As-Built Plan	1,230 L.F.	@ \$ 4.00 = \$	4,920.00	\$4,920.00	

Subtotal:	\$ 290,950.20	\$ 290,950.20
3% Mobilization	\$ 8,728.51	\$ 8,728.51
10% Engineering & Contingencies	\$ 29,095.02	\$ 29,095.02
Subtotal:	\$ 328,773.73	\$ 328,773.73
10% Maintenance Level:	\$ 32,877.37	\$ 32,877.37
Total Estimate:	\$ 361,651.10	\$ 361,651.10

Preparer's Name: ELVIS SHIMPA, P.E. 

Date: 8/23/19

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Eagles Nest Estates, LLC

Date: 7/9/2019

Project Name: Eagles Nest Estates

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195

Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

Street Name: Franklin Street

Street Length: 650 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Grubbing	1.6 A.C.	@ \$ 7,500.00 =	\$ 12,000.00	\$0.00	
Common Excavation/Borrow	7,100 C.Y.	@ \$ 8.00 =	\$ 56,800.00	\$0.00	
Granite Curbing	1,300 L.F.	@ \$ 22.00 =	\$ 28,600.00	<b>\$28,600.00</b>	
Guardrail	338 L.F.	@ \$ 23.00 =	\$ 7,774.00	\$0.00	
EAGRT	2 EA	@ \$ 3,000.00 =	\$ 6,000.00	\$0.00	
Loam & Seed - Easement Areas	800 L.F.	@ \$ 6.00 =	\$ 4,800.00	<b>\$4,800.00</b>	
Loam & Seed - ROW Areas	1,300 L.F.	@ \$ 5.00 =	\$ 6,500.00	<b>\$6,500.00</b>	
Sidewalk	305 S.Y.	@ \$ 30.00 =	\$ 9,150.00	<b>\$9,150.00</b>	
Tack Coat	2,022 S.Y.	@ \$ 0.20 =	\$ 404.40	<b>\$404.40</b>	
<b>Roadway</b>					
6" Crushed Gravel	1010 C.Y.	@ \$ 30.00 =	\$ 30,300.00	\$0.00	
12" Bank Run Gravel	2022 C.Y.	@ \$ 24.00 =	\$ 48,528.00	\$0.00	
2" Base Course	230.5 TON	@ \$ 85.00 =	\$ 19,592.50	\$0.00	
1.5" Wearing Course	173 TON	@ \$ 85.00 =	\$ 14,705.00	<b>\$14,705.00</b>	
<b>Storm Drain</b>					
12" HDPE	185 L.F.	@ \$ 52.00 =	\$ 9,620.00	\$0.00	
15" HDPE	0 L.F.	@ \$ 52.00 =	-	\$0.00	
18" HDPE	0 L.F.	@ \$ 55.00 =	-	\$0.00	
6" Underdrain	0 L.F.	@ \$ 18.00 =	-	\$0.00	
4' Catch Basins	5 EA.	@ \$ 2,300.00 =	\$ 11,500.00	\$0.00	
5' Catch Basins	0 EA.	@ \$ 2,600.00 =	-	\$0.00	
4' Drain Manholes	1 EA.	@ \$ 2,300.00 =	\$ 2,300.00	\$0.00	
Headwalls	2 EA.	@ \$ 1,300.00 =	\$ 2,600.00	\$0.00	
Outlet Structures	EA.	@ \$ 3,000.00 =	-	\$0.00	
Rip-Rap	91 S.Y.	@ \$ 36.00 =	\$ 3,276.00	\$0.00	
Rain Garden(s)	1 EA.	@ \$ 2,000.00 =	\$ 2,000.00	\$0.00	
Box Culvert	1 EA.	@ \$ 15,000.00 =	\$ 15,000.00	\$0.00	
<b>Erosion Control</b>					
Silt Fence	1,162 L.F.	@ \$ 2.85 =	\$ 3,311.70	\$0.00	
Stabilized Construction Entrance	1 EA.	@ \$ 1,500.00 =	\$ 1,500.00	\$0.00	

**Utilities**

Utility Trench (Elec/Tel/TV)	618 L.F.	@	\$ 35.00	=	\$ 21,630.00	\$0.00
Utility Pole	1 L.S.	@	\$ 10,000.00	=	\$ 10,000.00	\$0.00

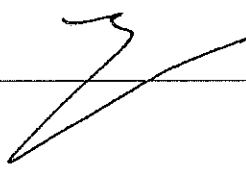
**Bioretention Landscaping**

Trees	0 EA.	@	\$ 400.00	=	\$ -	\$0.00
Bushes	21 EA.	@	\$ 200.00	=	\$ 4,200.00	\$0.00
Perennials	118 EA.	@	\$ 10.00	=	\$ 1,180.00	\$0.00

**Miscellaneous**

Pins	0 EA.	@	\$ 175.00	=	\$ -	\$0.00
Bounds	6 EA.	@	\$ 325.00	=	\$ 1,950.00	\$1,950.00
Stop Bar	24 L.F.	@	\$ 4.00	=	\$ 96.00	\$0.00
Stop Sign(s)	2 EA.	@	\$ 75.00	=	\$ 150.00	\$150.00
Street Sign(s)	2 EA.	@	\$ 85.00	=	\$ 170.00	\$170.00
Speed Limit Sign(s)	0 EA.	@	\$ 125.00	=	\$ -	\$0.00
Cistern	0 GAL	@	\$ 2.00	=	\$ -	\$0.00
As-Built Plan	650 L.F.	@	\$ 4.00	=	\$ 2,600.00	\$2,600.00

Subtotal:	\$ 338,237.60	\$69,029.40
3% Mobilization	\$ 10,147.13	\$ 2,070.88
10% Engineering & Contingencies	\$ 33,823.76	\$ 6,902.94
Subtotal:	\$ 382,208.49	\$ 78,003.22
10% Maintenance Level:	\$ 38,220.85	\$ 7,800.32
Total Estimate:	\$ 420,429.34	\$ 85,803.54

Preparer's Name:  ELVIS DHIMA, P.E. Date: 8/23/19