



TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman

David Morin, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH JUNE 27, 2018

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, June 27, 2018 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)
 - 13 June 18 Meeting Minutes - Decisions

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES

- IX. ZBA INPUT ONLY

- A. Reeds Ferry Sheds ZBA Input Only
ZI# 01-18

7 Tracy Lane
Map 101/Lot 014

Purpose of Plan: to construct 18 new truck parking spaces and 12 new car parking spaces at the existing facility located at 7 Tracy Lane. Additionally, the project involves the creation of new display areas along the frontage of the lot. A new storm pond will be constructed for treatment of site runoff. There are 750 SF of permanent wetland impacts associated with the conversion of gravel to paved driveway (Impact Area 3). There is 6,885 SF of temporary wetland impacts associated with regrading for the stormwater retention basin (Impact Area 1 and 2). There are 1,500 SF of temporary wetland impacts associated with the removal of the existing leach field (Impact Area 4).

- X. OLD BUSINESS/PUBLIC HEARINGS
- XI. DESIGN REVIEW PHASE
- XII. CONCEPTUAL REVIEW ONLY

XIII. NEW BUSINESS/PUBLIC HEARINGS

- A. S.L. Chasse Steel Expansion 194 Robinson Road, 2 & 8 Christine Drive
SP# 07-18 Map 110/Lot 036 & 039, Map 105/Lot 015

Purpose of Plan: to depict the improvements associated with the expansion of the existing S.L. Chasse Steel operation which includes a 38,670 SF building addition, small parking lot addition, and other site appurtenances. Application Acceptance & Hearing.

- B. Highland Street 2-Lot Subdivision 76 Highland Street
SB# 06-18 Map 174/Lot 119

Purpose of Plan: to depict the subdivision of existing Lot 119 into two separate lots. Application Acceptance & Hearing.

- C. Morgan Advanced Ceramics Amended Site Plan 4 Park Avenue
SP# 08-18 Map 161/Lot 030

Purpose of Plan: to add a 50' x 8' generator and container to the existing site. Application Acceptance & Hearing.

XIV. OTHER BUSINESS

- A. Approval of Draft Land Use Guidelines
- i. 18-001 Impact Fees
 - ii. 18-002 Parking Setbacks and Buffers
 - iii. 18-003 Review of Condominiums
 - iv. 18-004 Change of Use Reviews
 - v. 18-005 Developments of Regional Impact
 - vi. 18-006 Wetland Buffers

XV. 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.

George Theborge, AICP
Interim Town Planner

POSTED: Town Hall, Library & Post Office – 06-15-18

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: JUNE 13, 2018**

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

Glenn Della-Monica Chairman <u> X </u>	Timothy Malley Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charles Brackett Member <u> E </u>
Jordan Ulery Member <u> X </u>	Dillon Dumont Member <u> X </u>	Elliott Veloso Alternate <u> X </u>	Ed Van der Veen Alternate <u> E </u>
Ethan Meinhold Alternate <u> X </u>	David Morin Select. Rep. <u> X </u>	Roger Coutu Alt. Select. Rep. <u> X </u>	

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Meeting called to order at approximately 7:00 p.m.

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

IV. SEATING OF ALTERNATES

Mr. Van der Veen seated for Mr. Brackett.

V. ELECTION OF OFFICERS

VI. MINUTES OF PREVIOUS MEETING(S)

- 23 May 18 Meeting Minutes – Decisions.

Mr. Dumont moved to approve the 23 June 18 Meeting Minutes (as written/amended).

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

- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE
- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY

Reeds Ferry Sheds ZBA Input Only

Staff Report

27 June 2018

SITE: 7 Tracy Lane -- Map 101/Lot 14 -- ZI# 01-18

ZONING: B

PURPOSE OF PETITION: The project proposes to construct new truck storage and car parking, as well as new display areas. Per the application, there will be about 7000 square feet of impacts to wetland buffers associated with construction of a stormwater treatment pond and removal of a septic leaching field. There will be about 800 square feet of wetland buffer impacts associated with paving over part of an existing gravel area. Disturbed areas associated with the stormwater and septic areas will be revegetated after construction.

PLAN UNDER REVIEW ENTITLED:

Wetland & Wetland Buffer Impact Plan, Reeds Ferry Small Buildings, Map 101 Lot 14, (Hudson), prepared for SMT 7 Tracy Lane LLC and Reeds Ferry Small Buildings LLC by TFM Civil Engineers, 48 Constitution Drive, Bedford, NH dated June 8, 2018 (with revisions through June 20, 2018), consisting of Sheets 1 to 7 (said plans are attached hereto).

ATTACHMENTS:

1. ZBA Input Only Application & Project Narrative, date stamped June 20, 2018 – Attachment “A”.

OUTSTANDING ISSUES:

As described in the project narrative, this application involves the request to construct a stormwater management area within the wetland buffer for an adjacent property. Please refer to the attached Project Narrative “A”, together with the attached Plan for additional information on this ZBA Input Only application.

The Conservation Commission conducted a site walk on June 8. After reviewing the site, Conservation Commission members indicated that the construction of the stormwater treatment area in the wetland buffer should not be considered a temporary impact. As a result, they tabled a decision on their recommendation until July. The applicant has revised their application to recalculate the amount of temporary and permanent impacts and make a small reduction of impacts, but the overall proposal will remain pretty consistent with the submitted application.

APPLICATION TRACKING:

- 8 JUNE 18 – ZBA Input application submitted.
- 27 JUNE 18 – ZBA Input Only hearing scheduled.

RECOMMENDATION:

For this ZBA Input Only hearing, staff recommends for the board to hear the Applicant's presentation, and his answering of any questions and/or concerns, and conclude this hearing. DRAFT MOTIONS are provided below for the board's consideration.

DRAFT MOTIONS:

I move to accept the ZBA "Input Only" application concerning site improvements wetland buffer impacts associated with Map 101, Lot 14, Hudson, NH.

Motion by: _____ Second: _____ Carried/Failed: _____

I move to forward the following "Input Only" recommendation to the ZBA, concerning the wetland buffer impact associated with the site improvements for the Reeds Ferry Small Buildings project, Map 101 Lot 14 7 Tracy Lane, Hudson:

From a planning perspective, the proposed project provides stormwater treatment that protects wetlands, temporary disturbance areas will revegetate, and the small area of paving is existing gravel.

Motion by: _____ Second: _____ Carried/Failed: _____.

11A11

**ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: 6/8/18 (Revised 6/20/18) Tax Map # 101 Lot # 14

Name of Project: Reeds Ferry Small Buildings

Zoning District: Business General Zoning ID# _____
(For Office Use) (For Office Use)

ZBA Action: Special Exception for disturbances within the Wetland Conservation District
Section 334-35 (B)

PROPERTY OWNER:

DEVELOPER:

Name: SMT 7 Tracey Lane LLC Same
Address: 3 Tracy Lane, Hudson NH 03051
Address: _____
Telephone # 603-883-1362
Fax # _____
Email: lblanchette@reedsferry.com

PROJECT ENGINEER

Name: TFMoran Inc.- Jason Hill, PE Telephone # 603-472-4488
Address: 48 Constitution Drive Fax # _____
Address: Bedford NH 03110 Email: jhill@tfmoran.com

PURPOSE OF PLAN:

Construct 18 new truck parking spaces and 12 new car parking spaces at existing facility at 7 Tracy Lane. Additionally, the project involves the creation of new display areas along frontage of lot. A new storm pond will be constructed for treatment of site runoff. There are 750 SF of permanent impacts associated with conversion of gravel to paved driveway (Impact Area 3). There are 6,885 SF of permanent impacts associated with regrading for the stormwater retention basin (Impact Areas 1 and 2).

(For Office Use)

Plan Routing Date: _____ Plan Date: _____

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

(Initials) Title: _____ Date: _____

Department:
____ Zoning ____ Engineering ____ Assessor ____ Police ____ Fire ____ Planning
____ Highway _____ Consultant Review _____ Fees Paid



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

May 25, 2018
Revised June 8, 2018
Revised June 20, 2018

Special Exception for Impacts to Hudson Wetland Buffer Areas
Conservation Commission Narrative

Background/ Project Description

The location of the project is Tax Map 101 Lots 14, 15, and 16 otherwise known as 3, 5, and 7 Tracy Lane in Hudson and Londonderry, New Hampshire. Because the properties are bisected by the Hudson/Londonderry town line, portions of the subject development include adjacent properties in Londonderry, as depicted on the attached Site Plans.

Reeds Ferry Sheds currently manufactures wooden sheds at 3 Tracy Lane, a few hundred feet from the proposed site. That facility is currently at production capacity and must either move all operations to an entirely new location or provide additional production capacity nearby. In March 2018 the Hudson Zoning Board granted a variance to allow the truss cutting operation to be moved to the 7 Tracy Lane property (Lot 14). By moving truss assembly and plywood cutting to the 7 Tracy Lane property, the 3 Tracy Lane facility could increase its output, and allow Reeds Ferry Sheds to employ 6-8 additional employees.

To further increase its production capacity and maximize storage and operational functionality, the former New England Gymnasium site (Lot 15) was purchased recently. As such, improvements will be made to the site to accommodate the change in use. These improvements include construction of a formerly approved 2,000 SF building addition at the front of the building. Additionally, a portion of the parking lot will be converted to a covered storage rack for building materials. All of the proposed improvements to this property are located in the Londonderry portion of the site.

Additionally, 18 truck parking spaces will be constructed on Lot 14- on the Londonderry portion of the property. 12 new employee parking spaces will also be constructed here- with a portion of these new spaces being located on the Londonderry portion of the property.

The three parcels will internally connected via three new- service drives- on the Londonderry portion of the property.

Outdoor display areas will be created along the frontages of Lots 14 and 15 for shed displays similar to the current display at 3 Tracy Lane.

All of the properties are currently served by private on-site septic and water wells. The sewer/water consumption will be domestic use only; there will be no process water used at the facility.

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

A new stormwater pond will be constructed at the SW corner of Lot 14 to provide treatment of development runoff. A Special Exception from the Hudson Zoning Board is required for grading of a portion of the stormwater pond.

The existing leachfield for 7 Tracy Lane will be relocated away from the existing wetlands to accommodate the new drainage system.

Existing Conditions

Dredge & Fill Permit

The project does not involve direct impacts to NHDES jurisdictional wetland areas. The subject wetlands are located on the adjacent property (Map 101 Lot 6). For these reasons, a Dredge & Fill Permit is not required to construct the project.

Existing Wetlands

The subject property is 2.15 acres in total area and partially developed with the existing Reeds Ferry light manufacturing/ plywood cutting operation on the site. The developed portion is situated on the south-central portion of the parcel, with undeveloped areas at the northern and eastern fringes of the parcel. There are a total of two buildings on site and the largest has a footprint of approximately 8,900 SF. There are no jurisdictional areas on the subject properties. Based on site walk in May 2018 there is no observable evidence that wetlands resulted from prior site alteration resulting in trapped surface water leading to development of jurisdictional wetlands. However, there are pocket wetlands on the abutting SW lot whose buffers are affected by the proposed sitework.

We have identified all wetlands on and around the subject property on the Existing Conditions Plan. There are no prime wetlands in the vicinity of the premises.

Jurisdictional wetlands shown on this plan were delineated in Spring 2018 by Christopher K. Danforth cws #077 of TFMoran, Inc. The wetlands were delineated according to the Corps of Engineers Wetland Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, version 2, January 2012.

Dominant hydric soils within the wetland(s) were identified using either field indicators for identifying hydric soils in New England, (version 3). New England interstate water pollution control commission (newpcc), April 2004 or field indicators of hydric soils in the United States, a guide for identifying and delineating hydric soils, version 7.0, USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils, 2010. Dominance of hydrophytic vegetation was determined using the Northcentral and Northeast 2013 Regional Wetland Plant List, US Army Corps of Engineers, 2013, (ver. 3.1).

National Wetlands Inventory

Type of vegetative cover: The subject wetlands are forested wetlands. The subject wetlands are isolated wetlands which are classified as PFO1E. The wetlands provide limited ground water discharge, floodflow alteration, sediment stabilization, aquatic diversity/ abundance.

Vernal Pool presence: The subject wetlands do not exhibit the soils characterizations needed to support vernal pool development.

Unique geologic / cultural features: There is a stone wall running along the property line in the wetlands buffer area. There are no anticipated adverse impacts to the stone wall from the proposed grading activities. There are no other unique geologic or cultural features in the vicinity of the subject wetlands.

NH Natural Heritage Inventory: based on a review dated 5/30/18 by NHB (pending), there are no anticipated impacts to rare, threatened or endangered species.

NH Natural Heritage Inventory: based on a review dated 5/30/18 by NHB (pending), there are no anticipated impacts to critical wildlife or fauna.

Potable water wells: There are no known public drinking water wells in the vicinity of the site. The existing properties are all serviced by private artesian drinking water wells. There are no anticipated adverse impacts to the wells from the project.

Monitoring wells: There are no known monitoring wells in the vicinity or on site.

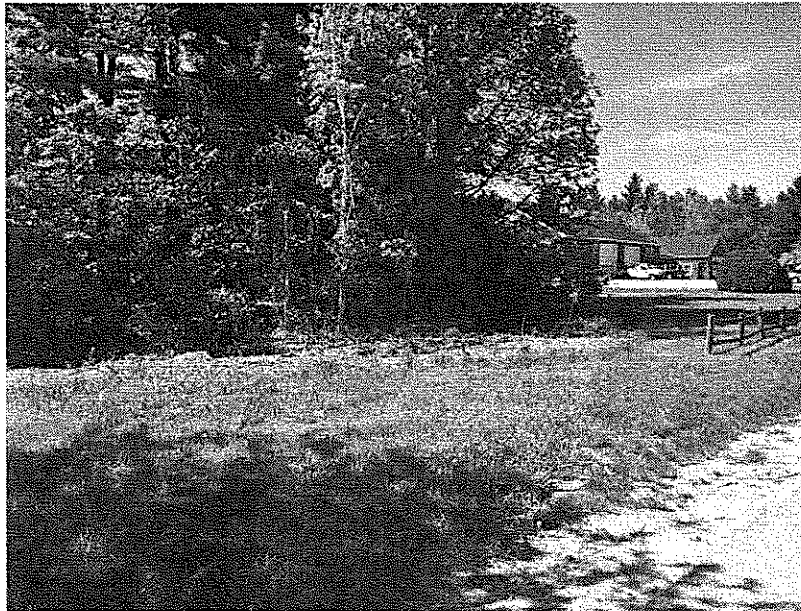
Current land use and zoning district: The property is zoned in the Business Zoning District in Hudson. The current land use is light manufacturing. The applicant received a variance from the Hudson ZBA in 2018 to permit the proposed land use.

Photographs:

View of wetlands from site looking SW.



View of wetlands from Tracy Lane.



Impacts to Wetlands and/or Buffers:

- There are 750 SF of permanent impacts associated with conversion of gravel to paved driveway (Impact Area 3)
- There are 6,885 SF of permanent impacts associated with regrading for the stormwater retention basin (Impact Areas 1 and 2).
- The project will release treated stormwater from site runoff into the wetlands to emulate the predevelopment condition in terms of peak rate of runoff. Additionally, the proposed stormwater pond will be constructed above the seasonal high-water table. For these reasons, the project will not divert surface or groundwater from the affected wetlands.

Installation of drainage, sewage, and water systems:

Closed drainage system will be installed to control the parking lot runoff. These drainage improvements will be located in upland areas outside of the wetland buffer zones.

A new septic system and leachfield will be constructed on the property, and located outside of the Wetlands Conservation District. This will be an improvement over the current condition which consists of a portion of the leachfield being located within the 50 foot wetlands buffer.

Estimated water quality characteristics of runoff at each point of discharge from pre to post development:

A majority of the site currently discharges into the subject wetlands with limited water quality treatment. The proposed stormwater system improvements will provide enhanced water quality treatment of the site runoff by upgrading the removal of pollutants to meet the NHDES standards.

Erosion control practices: perimeter structural BMPs will be installed to prevent migration of sediment / erosion into the wetlands. The contractor will be required to file a CGP with the EPA and perform weekly erosion control monitoring throughout the duration of sitework.

Riprap will be installed and permanently maintained at the outfall of the pond to reduce the velocity of discharge prior to entering into the wetlands.

Mitigation:

Square footage of mitigation wetland and upland areas: the project does not meet the classification of the required mitigation per NHDES regulations. As such there is no statutory requirement for mitigation. However, landscaping will be provided in the buffer areas which will mitigate the affects of the removal of existing vegetation (Please see attached Restoration Plan). The project itself is self-mitigating in that the stormwater pond will enhance the level of water quality in runoff from what currently exists. Additionally, the removal of the leachbed from the wetlands buffers will enhance the quality of groundwater flow to the wetlands areas.

Conservation Easements: easements are not applicable to the project.

LONDONDERRY RESOURCE LIST
PLANNING & ECONOMIC DEVELOPMENT
 2688 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 603-432-1100 EXT. 103
 COLLEEN MALLOUX

BUILDING & ZONING ENFORCEMENT
 2688 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 603-432-1100 EXT. 115
 LIBBY CANUEL

PUBLIC WORKS
 2688 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 603-432-1100 EXT. 103
 JANUSZ CZYZOWSKI, PE

POLICE DEPARTMENT
 2688 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 603-432-1118
 WILLIAM R. HART, CHIEF OF POLICE

FIRE DEPARTMENT
 280 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 603-432-1124
 DARRE O'BRIEN, CHIEF

HUDSON RESOURCE LIST:

PLANNING DEPARTMENT
 TOWN OF HUDSON
 12 SCHOOL STREET
 HUDSON, NH 03051
 (603)866-6008

ZONING DEPARTMENT
 TOWN OF HUDSON
 12 SCHOOL STREET
 HUDSON, NH 03051
 (603)866-6008

MUNICIPAL WATER
 TOWN OF HUDSON
 12 SCHOOL STREET
 HUDSON, NH 03051
 (603)866-6000, EXT. 2

MUNICIPAL SEWER
 TOWN OF HUDSON
 12 SCHOOL STREET
 HUDSON, NH 03051
 (603)866-6029

POLICE DEPARTMENT
 1 CONSTITUTION DRIVE
 HUDSON, NH 03051
 603-866-6011
 JASON LAVOIE, CHIEF OF POLICE

FIRE DEPARTMENT
 39 FERRY STREET
 HUDSON, NH 03051
 603-866-6021
 ROBERT BUXTON, CHIEF

ABUTTERS

SUBJECT-HUDSON
 MAP 101 LOT 14
 SMT 7 TRACY LANE LLC
 7 TRACY LANE
 HUDSON, NH 03051
 B. 8941 P. 1552

MAP 101 LOT 15
 MARYTIM, LLC
 15 TULLY STREET
 WINDHAM, NH 03087
 B. 6403 P. 310

MAP 101 LOT 17
 SMT 7 TRACY LANE LLC
 7 TRACY LANE
 HUDSON, NH 03051
 B. 8160 P. 1014

SUBJECT-LONDONDERRY

MAP 002 LOT 034-5
 SMT 7 TRACY LANE LLC
 7 TRACY LANE
 HUDSON, NH 03051
 B. 5795 P. 603

MAP 002 LOT 034-4
 MARYTIM, LLC
 15 TULLY STREET
 WINDHAM, NH 03087
 B. 3572 P. 389

MAP 002 LOT 34
 SMT 7 TRACY LANE LLC
 7 TRACY LANE
 HUDSON, NH 03051
 B. 5073 P. 935

ABUTTERS-HUDSON

MAP 101 LOT 18
 DANIEL & JUDITH DUBOWIK
 345 DERRY ROAD
 HUDSON, NH 03051
 B. 5760 P. 1620

MAP 101 LOT 19
 SMT REBEL ROAD, LLC
 3 TRACY LANE
 HUDSON, NH 03051
 B. 8812 P. 1401

MAP 101 LOT 30
 CONDOMINIUMS

MAP 101 LOT 6
 LLTZ LLC
 72 OLD DERRY ROAD
 HUDSON, NH 03051
 B. 6858 P. 2337

MAP 101 LOT 11
 MAL-MAR LLC
 9 DOVER ROAD
 CHICHESTER, NH 03258-0515
 B. 8144 P. 2454

MAP 101 LOT 9 & 10
 RYFF 1 LLC
 257 SHEEP DAVIS ROAD
 CONCORD, NH 03301
 B. 8711 P. 926

MAP 101 LOT 13
 TRACY LANE CONDOMINIUM
 B. P.

ABUTTERS-LONDONDERRY

MAP 2 LOT 35-1
 STATE OF NEW HAMPSHIRE
 DEPT. OF PUBLIC WORKS
 85 LOUDON ROAD
 CONCORD, NH 03301
 B. 2258 P. 1280

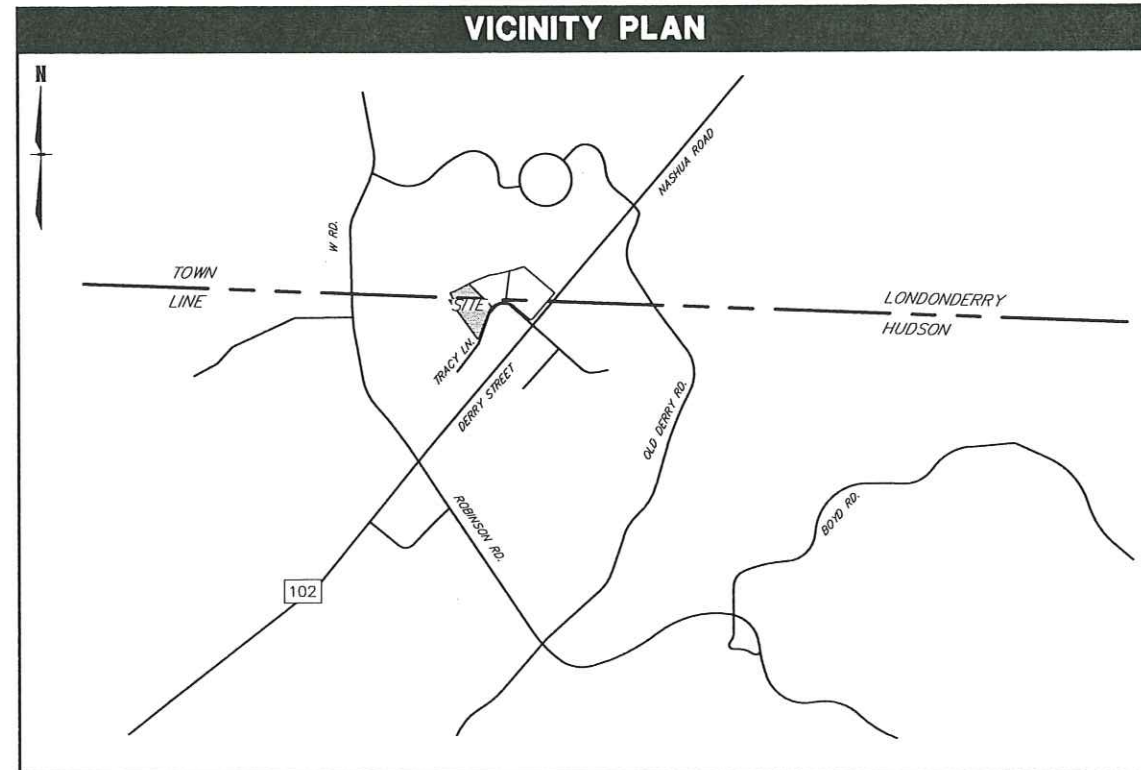
MAP 2 LOT 35-0
 CABLE HOLDCO EXCHANGE III LLC
 ONE COMCAST CENTER
 PHILADELPHIA, PA 19103
 B. 4697 P. 1077

MAP 2 LOT 35-1
 CABLE HOLDCO EXCHANGE III LLC
 ONE COMCAST CENTER
 PHILADELPHIA, PA 19103
 B. 4697 P. 421

MAP 2 LOT 34A
 DANIEL & JUDITH DUBOWIK
 223 DERRY STREET
 HUDSON, NH 03051
 B. 3182 P. 371

WETLAND & WETLAND BUFFER IMPACT PLAN REED'S FERRY SMALL BUILDINGS

7 TRACY LANE, HUDSON, NEW HAMPSHIRE



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists



INDEX OF SHEETS

SHEET	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE LAYOUT PLAN/ WETLAND BUFFER IMPACT PLAN
4 - 7	WETLAND RESTORATION PLAN
5 - 7	DETAIL SHEETS



SITE PLAN

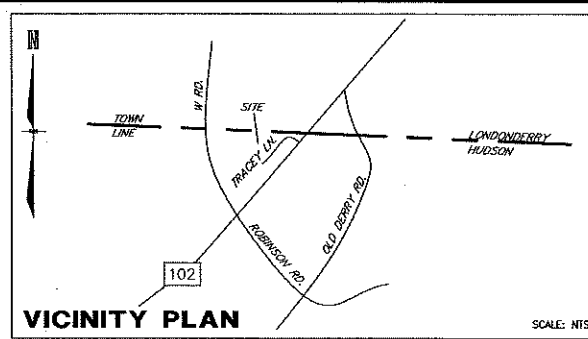
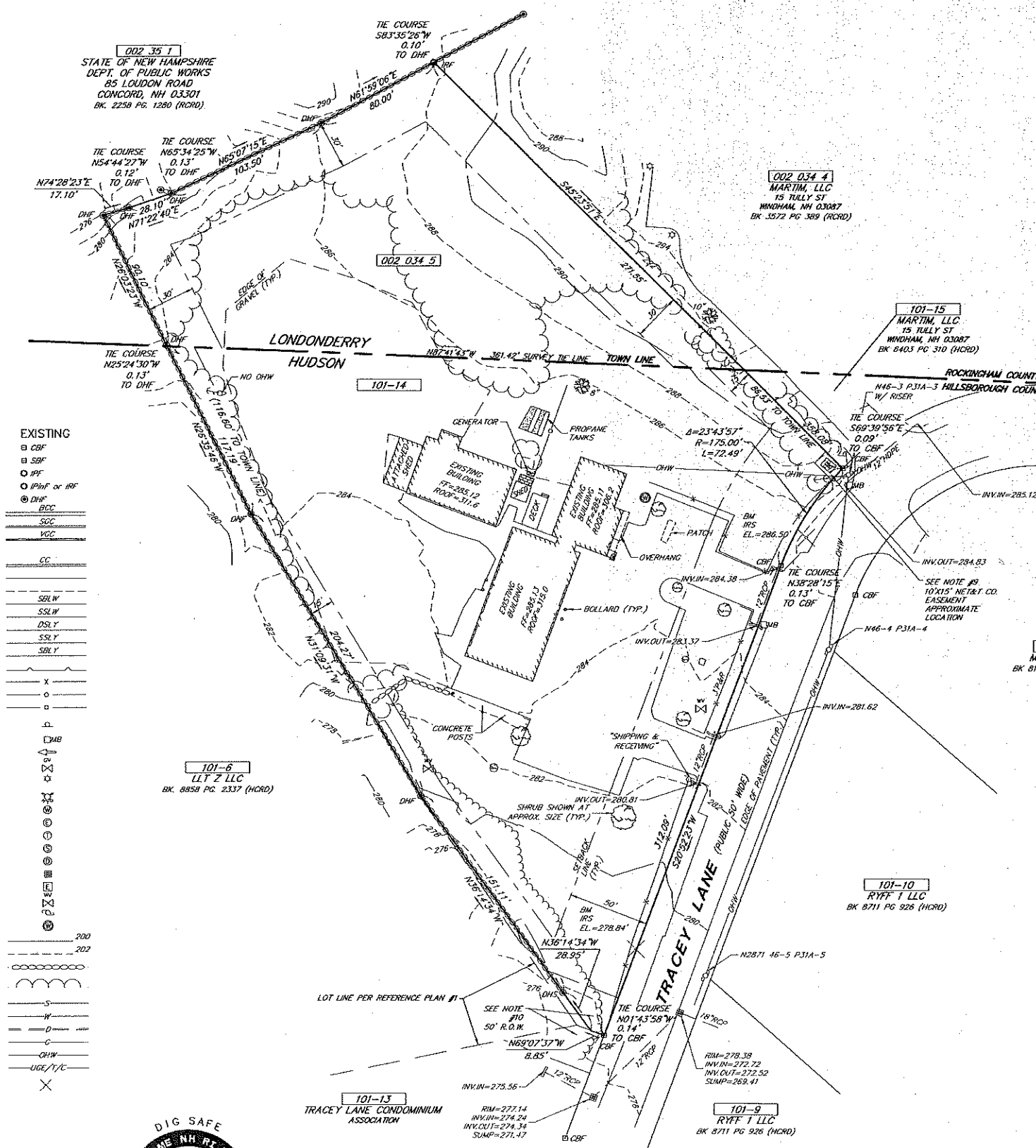
TAX MAP 101 14 (HUDSON)
 TAX MAP 002 LOT 34-5 (LONDONDERRY)
COVER SHEET
REEDS FERRY SMALL BUILDINGS INC.
 OWNED BY
SMT 7 TRACEY LANE LLC
 PREPARED FOR
REEDS FERRY SMALL BUILDINGS INC.

SCALE: AS NOTED JUNE 8, 2018

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 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

REV.	DATE	DESCRIPTION	DR	CK

TFM	Civil Engineers	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com	
	Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		
17851.04	DR JH FB CK JK CADFILE	17851.04 COV-DET	SHEET 1 OF 7



REFERENCE PLANS

1. SUBDIVISION PLAN: MAP 41 LOT 6 LEE J. ALLARD ET. UX NH ROUTE 102 HUDSON & LONDONDERRY NH, SCALE 1"=40' DATED MARCH 23 1984, AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN # 15984 AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN # D-12769.

- NOTES**
- OWNER OF RECORD OF MAP 101 LOT 14 & MAP 002 LOT 034 5: Y.M. REALTY CORP. 7 TRACEY LANE, HUDSON, NH. DEED REFERENCE TO PARCEL IS BK. 5216 PG. 490 (H.C.R.D.) BK. 2854 PG. 1122 (R.C.R.D.) AREA OF PARCEL = 93,792 S.F.± OR 2.1532 ACRES± (HUDSON), AREA OF PARCEL 42,494 S.F.± OR 0.9755 ACRES± (LONDONDERRY), TOTAL AREA 136,286 S.F.± OR 3.1287 ACRES±.
 - 101-14 INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AT 7 TRACEY LANE.
 - CURRENT ZONING IS C-II (LONDONDERRY) & D (HUDSON)

	LONDONDERRY	HUDSON
MIN. LOT SIZE	1.0 AC.	43,560 S.F.
MIN. LOT FRONTAGE	150'	150'
MIN. BUILDING SETBACKS		
FRONT	60'	50'
SIDE	30'	15'
REAR	30'	15'
MAX. BUILDING HEIGHT	50'	30'
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301005000, EFFECTIVE DATE SEPTEMBER 25, 2009, AND ROCKINGHAM COUNTY MAP NUMBER 3301500500, EFFECTIVE DATE MAY 17, 2005 INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - VERTICAL DATUM: NAVD83 BENCHMARKS SET: AS NOTED
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH AND ROCKINGHAM COUNTY REGISTRIES OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - APPROXIMATE LOCATION 10'X15' NET&T CO. EASEMENT RESERVED BY BK 3351 PG 38 (HCRO) EASEMENT DEED NOT FOUND.
 - 50' RIGHT OF WAY RECORDED IN BK 3351 PG 38 (HCRO).

LEGEND

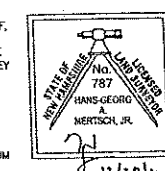
CONCRETE BOUND	□ CBF
STONE BOUND	□ SBF
IRON PIPE	○ IPF
IRON PIN	○ IPF or IPF
DRILL HOLE	⊙ DHP
BITUMINOUS CONCRETE CURB	▬ BCC
SLOPED GRANITE CURB	▬ SCC
VERTICAL GRANITE CURB	▬ VCC
INTEGRAL CONCRETE CURB	▬ CC
CONCRETE CURB	▬
EDGE OF PAVEMENT	▬
EDGE OF GRAVEL	▬ SBLW
SINGLE BROKEN WHITE LINE	▬ SSLW
SINGLE SOLID WHITE LINE	▬ DSLY
DOUBLE SOLID YELLOW LINE	▬ SSLY
SINGLE SOLID YELLOW LINE	▬ SBY
SINGLE BROKEN YELLOW LINE	▬
RETAINING WALL	▬
WIRE FENCE	▬ X
CHAIN LINK FENCE	▬ ○
WOOD FENCE	▬ □
SIGN	▬
MAILBOX	▬ MB
PAINTED ARROW	▬
GAS GATE	▬
LIGHT POLE	▬
HYDRANT	▬
WATER MANHOLE	▬
ELECTRIC MANHOLE	▬
TELEPHONE MANHOLE	▬
SEWER MANHOLE	▬
DRAIN MANHOLE	▬
CATCH BASIN	▬
TRANSFORMER PAD	▬
WATER GATE	▬
UTILITY POLE	▬
WELL	▬
INDEX CONTOUR	▬ 200
INTERMEDIATE CONTOUR	▬ 202
STONEWALL	▬
TREELINE	▬
SEWER LINE	▬ S
WATER LINE	▬ W
GAS LINE	▬ D
RAIN LINE	▬ C
OVERHEAD UTILITIES	▬ OHW
UNDERGROUND UTILITIES	▬ UGE/TYC
BENCHMARK	▬ X

TAX MAP 002 LOT 034 5 (LONDONDERRY)
TAX MAP 101 LOT 14 (HUDSON)
EXISTING CONDITIONS PLAN
7 TRACEY LANE, HUDSON, & LONDONDERRY NH
OWNED BY
Y.M. REALTY CORP.
PREPARED FOR
REEDS FERRY SHEDS
SCALE: 1"=40' DECEMBER 27, 2016

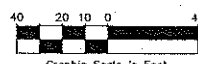
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

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

12/28/16



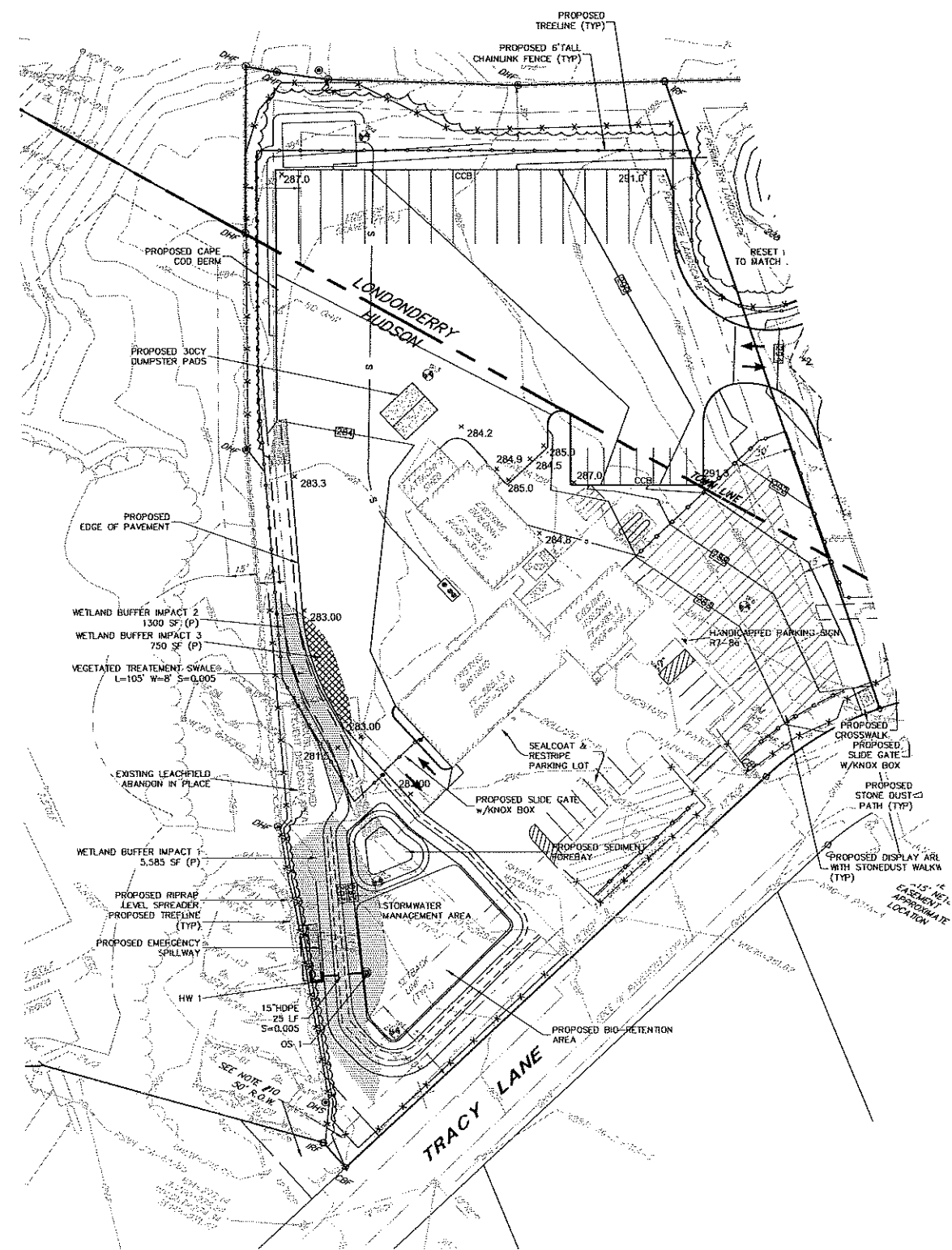
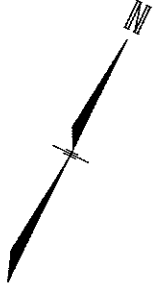
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REV.	DATE	DESCRIPTION	DR	CK

17851.01	DR	XX	FB		
	CK	HGM	CADFILE	17851-01 Survey	SHEET 1 OF 1

TFM Civil Engineers 48 Constitution Drive
Structural Engineers Bedford, NH 03110
Traffic Engineers Phone (603) 472-4488
Land Surveyors
Landscape Architects Fax (603) 472-9747
Scientists www.tfmoran.com



NOTES

- OWNER OF RECORD OF MAP 101 LOT 14 & MAP 002 LOT 034 5: SMT7 TRACEY LANE LLC. AREA OF PARCEL = 93,792 S.F.± OR 2.1532 ACRES± (HUDSON), AREA OF PARCEL 42,494 S.F.± OR 0.9755 ACRES± (LONDONDERRY), TOTAL AREA 136,286 S.F.± OR 3.1287 ACRES±.
- [101-14] INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AT 7 TRACEY LANE.
- CURRENT ZONING IS C-II (LONDONDERRY) & B (HUDSON)

	LONDONDERRY	HUDSON
MIN. LOT SIZE	1.0 AC.	43,560 S.F.
MIN. LOT FRONTAGE	150'	150'
MIN. BUILDING SETBACKS		
FRONT	60'	50'
SIDE	30'	15'
REAR	30'	15'
MAX. BUILDING HEIGHT	50'	38'
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33011005080, EFFECTIVE DATE SEPTEMBER 25, 2009, AND ROCKINGHAM COUNTY MAP NUMBER 33015005080, EFFECTIVE DATE MAY 17, 2005 INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- VERTICAL DATUM: NAVD88
BENCHMARKS SET: AS NOTED
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH AND ROCKINGHAM COUNTY REGISTRIES OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TENDON INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- APPROXIMATE LOCATION 10'X15' NET&T CO. EASEMENT RESERVED IN BK 3351 PG 38 (HCRD) EASEMENT DEED NOT FOUND.
- 50' RIGHT OF WAY RECORDED IN BK 3351 PG 38 (HCRD).

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

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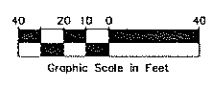
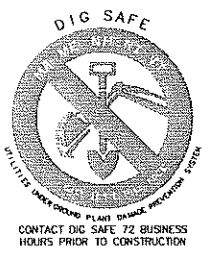
TAX MAP 002 LOT 034 5 (LONDONDERRY)
TAX MAP 101 LOT 14 (HUDSON)
SITE LAYOUT PLAN
7 TRACEY LANE, HUDSON, & LONDONDERRY NH
OWNED BY
SMT 7 TRACEY LANE LLC
PREPARED FOR
REEDS FERRY SMALL BUILDINGS
SCALE: 1" = 40' JUNE 1, 2018

APPROVED BY HUDSON CONSERVATION COMM.
ON _____ AND _____
CHAIRMAN: _____ SECRETARY: _____

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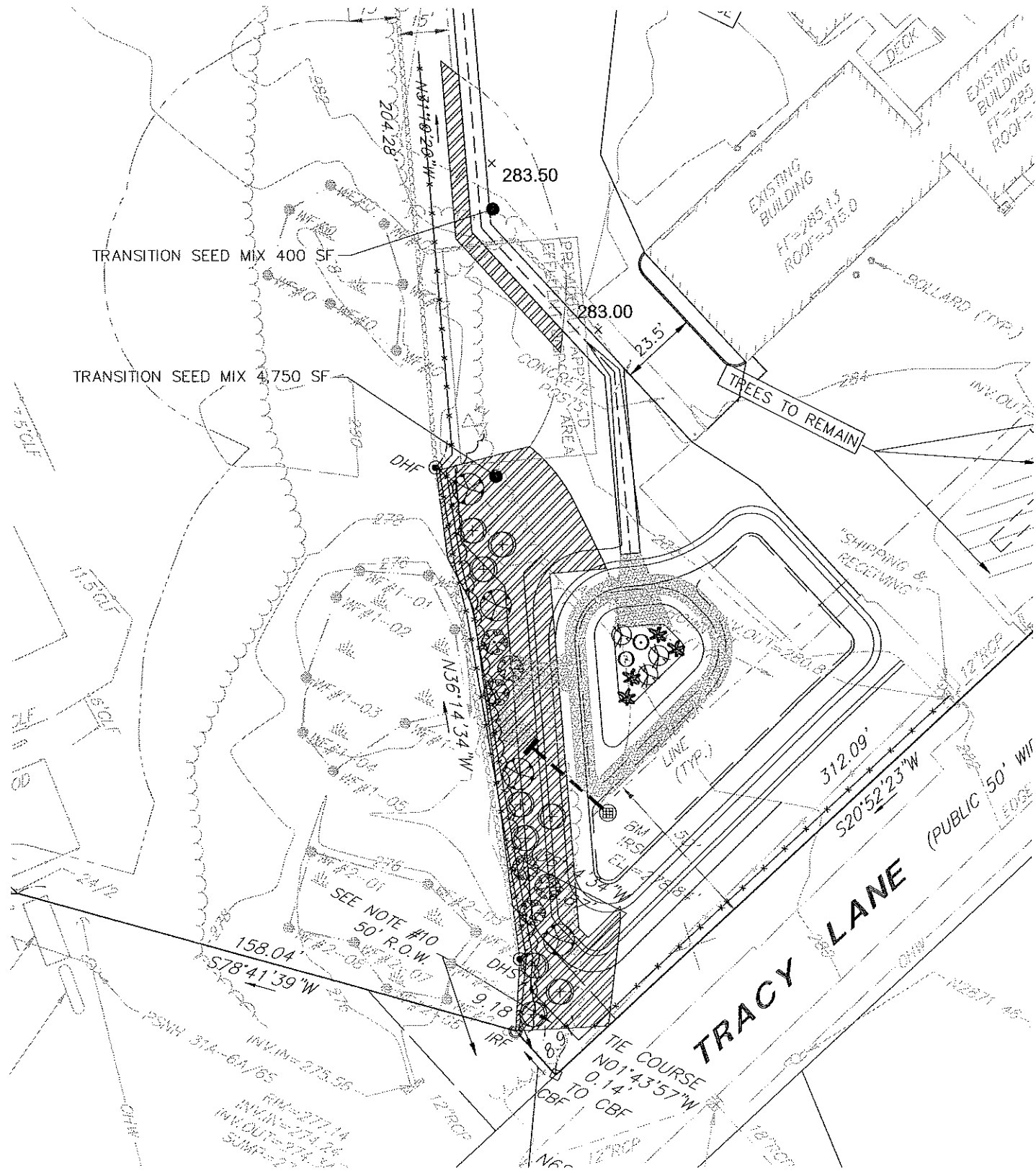
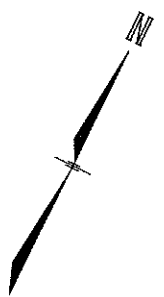


REV.	DATE	DESCRIPTION	JSH	RED
1	6/26/18	UPDATE AREAS	JSH	RED
			DR	CK

17851.04	DR	JH	FB		17851.04 SITE	SHEET 1 OF 1
	CK	RD	CAD/PLE			

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
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www.tfman.com



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	3	AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	5' TO 6' CLUMP	B&B
	9	CORNUS AMOMUM SILKY DOGWOOD	3 GAL.	CONT.
	2	CORNUS SERICEA REDOSIER DOGWOOD	3 GAL.	CONT.
	6	VIBURNUM ACERIFOLIUM MAPLE LEAF VIBURNUM	3 GAL.	CONT.
	3	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	3' TO 4'	B&B
	4	PANICUM V. 'HEAVY METAL' HEAVY METAL SWITCH GRASS	3 GAL.	CONT.

TRANSITION SEED MIX COMPOSITION TABLE

COMMON NAME	BOTANICAL NAME	% COMPOSITION
REBEL II TALL FESCUE	FESTUCA ARUNDINACEA	55%
NASSAU KENTUCKY BLUEGRASS	POA PRATENSIS	15%
PALMER II PERENNIAL RYEGRASS	LOLIUM PERENNE	10%
LASER POA TRIVALIS	POA TRIVALIS	10%
STREAKER RED TOP	AGROSTIS ALBA	05%
SWITCHGRASS	PANICUM VIRGATUM	05%

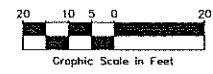
% COMPOSITION BY WEIGHT
 SEEDING RATE: 5 POUNDS/1000 SQUARE FEET. SEEDING RATE IS BASED UPON 100 PERCENT PURE LIVE SEED (PLS). ADJUST SEEDING RATE BASED UPON SEED SUPPLIER'S GERMINATION RATE AND PERCENT PURE LIVE SEED RATIOS.

APPROVED BY HUDSON CONSERVATION COMM.
 ON _____ AND
 CHAIRMAN: _____ SECRETARY: _____



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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV	DATE	DESCRIPTION	DR	CK

TAX MAP 002 LOT 034 5 (LONDONDERRY)
 TAX MAP 101 LOT 14 (HUDSON)
WETLAND BUFFER RESTORATION PLAN
7 TRACY LANE, HUDSON, & LONDONDERRY NH
 OWNED BY
SMT 7 TRACY LANE LLC
 PREPARED FOR
REEDS FERRY SMALL BUILDINGS
 SCALE: 1" = 20' JUNE 1, 2018

TFM	Civil Engineers	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com		
	Traffic Engineers Land Surveyors Landscape Architects Scientists			
FILE 17851.04	DR JH OK RD	FB CADFILE	17851.04 SITE	SHEET 4

CONSTRUCTION SEQUENCE NOTES

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
- CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
- DEMOLISH EXISTING STRUCTURES.
- ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTRUCTION ACTIVITY CEASES. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED.
AN AREA SHALL BE CONSIDERED STABILIZED IF:
A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED, OR
D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- CONSTRUCT CULVERTS, DETENTION BASINS AND TREATMENT SWALES. PLACE HEADWALLS, RIP-RAP AND OTHER DRAINAGE FACILITIES ACCORDING TO PLAN. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS/BASINS PRIOR TO DIRECTING FLOW TO THEM.
- INSTALL ALL UNDERGROUND UTILITIES.
- CONSTRUCT BUILDINGS.
- CONSTRUCT PARKING AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.
* REFER TO THE STORM WATER MANAGEMENT PLAN FOR EROSION CONTROL MEASURES AND SPECIFIC INFORMATION.

GENERAL NOTES

- ALL IN PAVEMENT MANHOLES SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
- WHERE DEPTH OF COVER IS LESS THAN 3 FEET CLASS V REINFORCED CONCRETE PIPE SHALL BE USED.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR REDLOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE RWIS STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
- REFER TO THE TOWN STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
- THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING FLOW TO THEM.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

WINTER CONSTRUCTION

IN ADDITION TO THE OTHER NOTES CONTAINED ON THIS PLAN, THE FOLLOWING MUST BE IMPLEMENTED:

- WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
- TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
- AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THE SAME DAY.
- IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.
- LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
- A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.

OVERWINTER STABILIZATION

- PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF 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 OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15, 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 RWIS ITEM 304.3.
- DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.
- APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
- USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR MIX FOR ALL SLOPES GREATER THAN 8:1 OR OTHER AREAS EXPOSED TO DIRECT WIND.
- INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3:1.
- SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

EROSION CONTROL NOTES

- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:
- INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
 - EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
 - THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
 - ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

TYPICAL LAWN MIX (MIN. 200 LBS/ACRE):
 33% CREEPING RED FESCUE (MIN. 66 LBS/ACRE)
 42% PERENNIAL RYEGRASS (MIN. 84 LBS/ACRE)
 21% KENTUCKY BLUEGRASS (MIN. 42 LBS/ACRE)
 4% REDTOP (MIN. 8 LBS/ACRE)

TEMPORARY LAWN MIX (MIN. 47 LBS/ACRE):
 100% ANNUAL RYE

WILDFLOWER SLOPE (RHODIUM TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):

38% CREEPING RED FESCUE (MIN. 76 LBS/ACRE)
 32% PERENNIAL RYEGRASS (MIN. 64 LBS/ACRE)
 5% REDTOP (MIN. 10 LBS/ACRE)
 5% ALSIKE CLOVER (MIN. 10 LBS/ACRE)
 5% BIRDFOOT TREFLOIL (MIN. 10 LBS/ACRE)
 3% LANCE-LEAF COREOPSIS (MIN. 6 LBS/ACRE)
 3% OXYEYE DASY (MIN. 6 LBS/ACRE)
 3% BUTTERFLY WEED (MIN. 6 LBS/ACRE)
 3% BLACKBEYED SUSAN (MIN. 6 LBS/ACRE)
 3% WILD LUPINE (MIN. 6 LBS/ACRE)

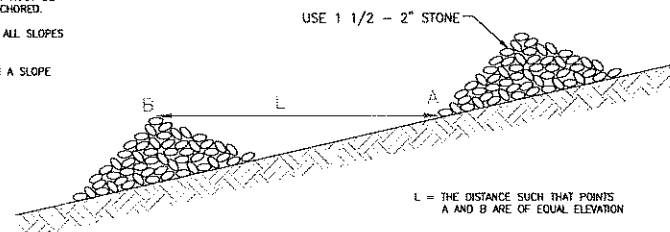
GENERAL SLOPE (RHODIUM TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):

44% CREEPING RED FESCUE (MIN. 88 LBS/ACRE)
 30% PERENNIAL RYEGRASS (MIN. 60 LBS/ACRE)
 6% REDTOP (MIN. 12 LBS/ACRE)
 6% ALSIKE CLOVER (MIN. 12 LBS/ACRE)
 6% BIRDFOOT TREFLOIL (MIN. 12 LBS/ACRE)

- PLACING LOAM ON SITE
 a. ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
 b. PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
 c. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.
- SEED BED PREPARATION
 AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDED SHALL BE LOOSESED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.
- LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
- HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
- WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.

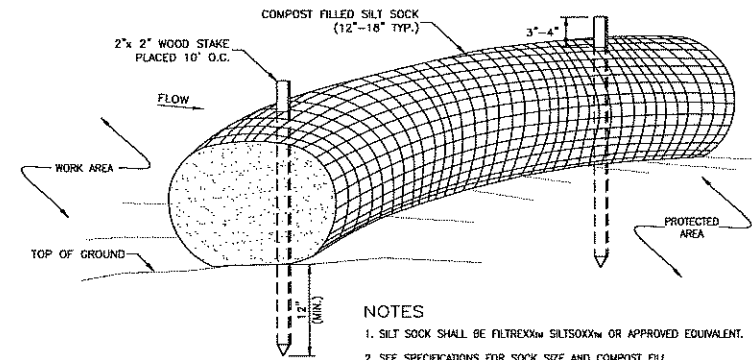
STOCKPILE NOTES

- LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES AND INLETS.
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERMS, SANDBAGS OR OTHER APPROVED PRACTICES.
- STOCKPILES SHOULD BE SURROUNDED BY SEDIMENT BARRIERS, SUCH AS SILT FENCE OR SILT SOCK, TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.
- IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
- PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
- INACTIVE STOCKPILES
 a. INACTIVE SOIL STOCKPILES SHOULD BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS AT ALL TIMES.
 b. INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS AND OTHER SIMILAR MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHOULD ALSO BE COVERED.
- ACTIVE STOCKPILES
 a. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
 b. WHEN A STORM EVENT IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.



STONE CHECK DAM

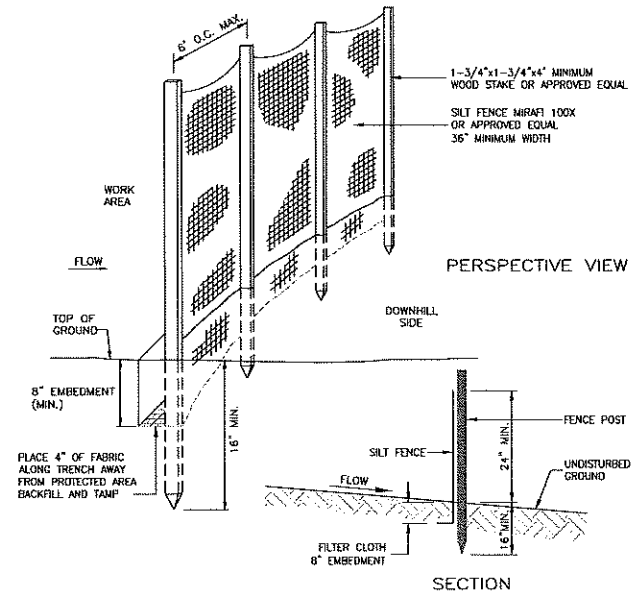
NOT TO SCALE



SILT SOCK

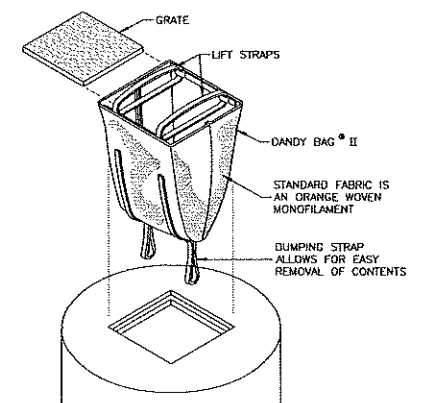
NOT TO SCALE

- NOTES**
- SILT SOCK SHALL BE FILTERED SILT SOCK OR APPROVED EQUIVALENT.
 - SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.



SILT FENCE

NOT TO SCALE



INSTALLATION

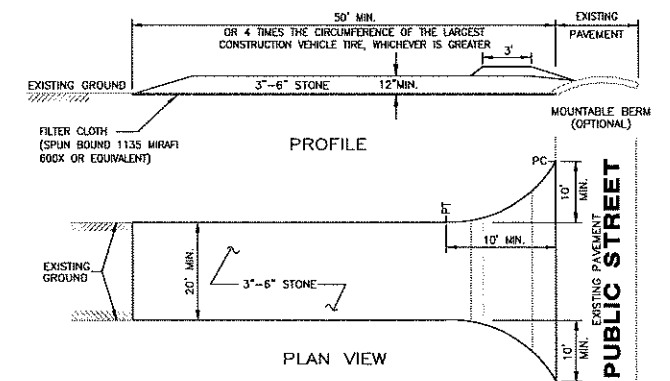
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLON IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG #20 SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG # II. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY BAG® II

NOT TO SCALE



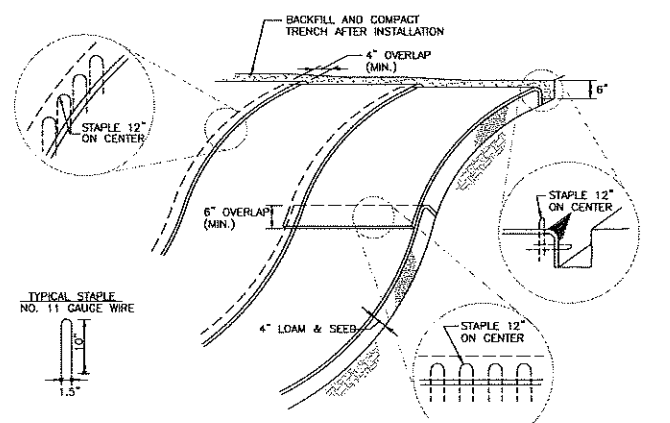
NOTES

- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO LAYING OF STONE SURFACE.
- WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

USDA - SCS STABILIZED CONSTRUCTION ENTRANCE

SEE PLAN FOR PROPOSED LOCATION

NOT TO SCALE



NOTES

- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
- ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
- THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
- BLANKET SHALL BE NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL.

BLANKET SLOPE PROTECTION

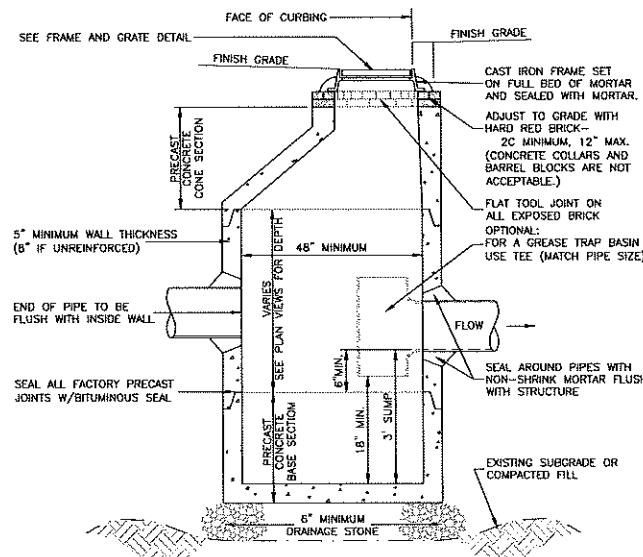
FOR EROSION CONTROL

NOT TO SCALE

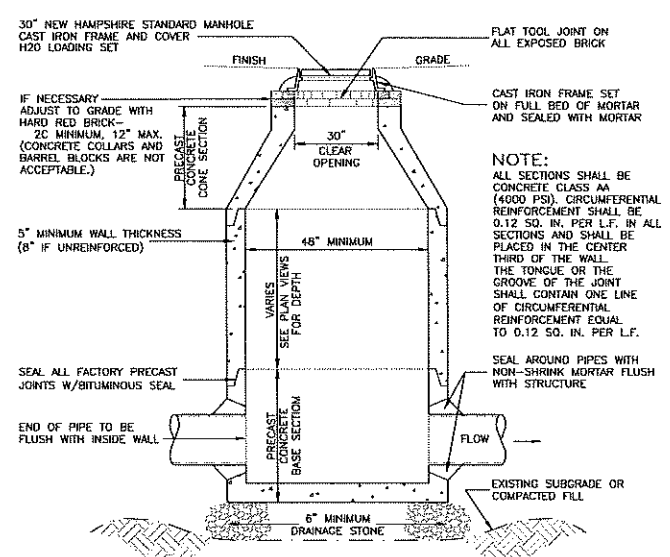
TAX MAP 002 LOTS 034 3, 4 & 5 (LONDONDERRY)
 TAX MAP 101 LOTS 14, 15 & 16 (HUDSON)
DETAIL SHEET
REEDS FERRY SMALL BUILDINGS INC.
 OWNED BY
SMT 7 TRACEY LANE LLC & SMT TRACEY LANE HOLDINGS LLC
 PREPARED FOR
REEDS FERRY SMALL BUILDINGS INC.
 SCALE: AS NOTED JUNE 8, 2018

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

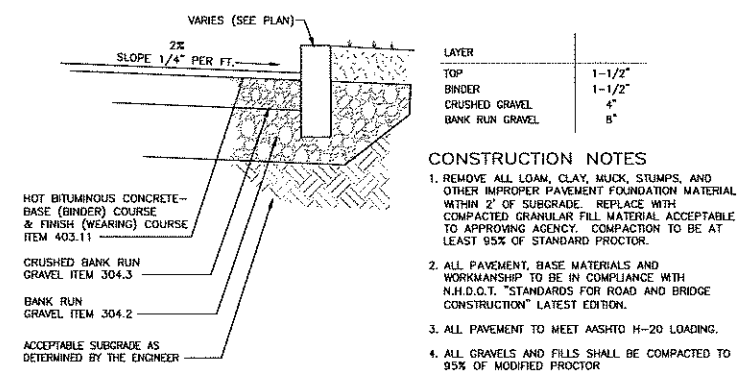
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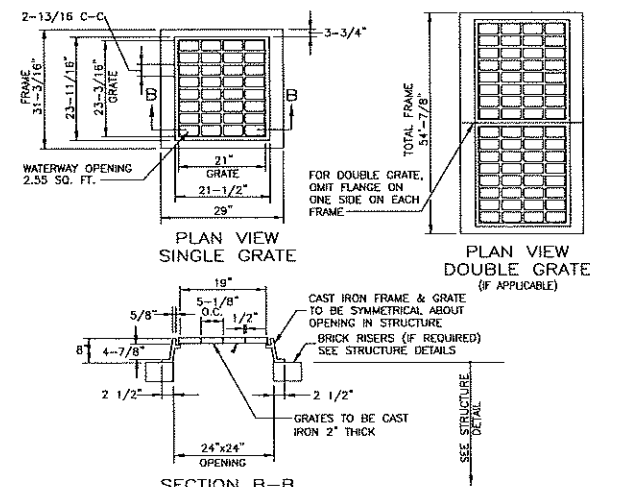
NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478
CATCH BASIN
 ECCENTRIC CONE (FOR USE IN CURBED AREAS) NOT TO SCALE



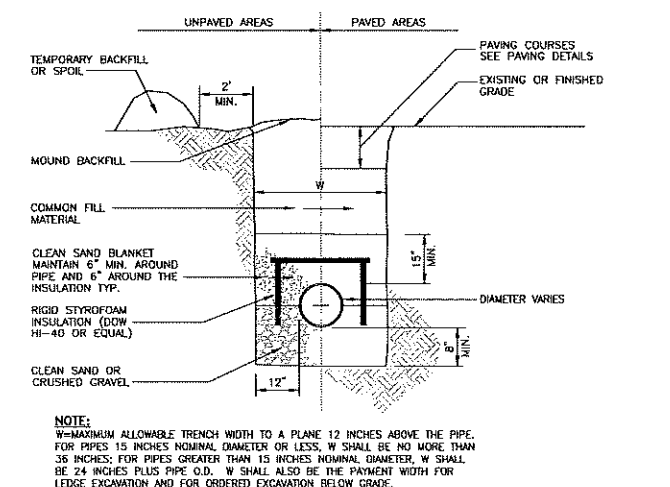
NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478
DRAIN MANHOLE
 CONCENTRIC CONE NOT TO SCALE



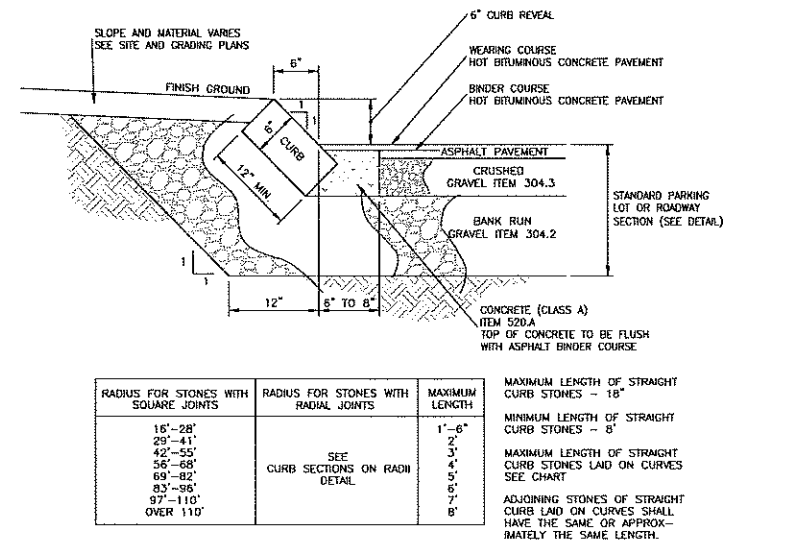
PARKING LOT SECTION
 NOT TO SCALE



FRAME AND GRATE
 NHDOT TYPE B ALT 1 NOT TO SCALE

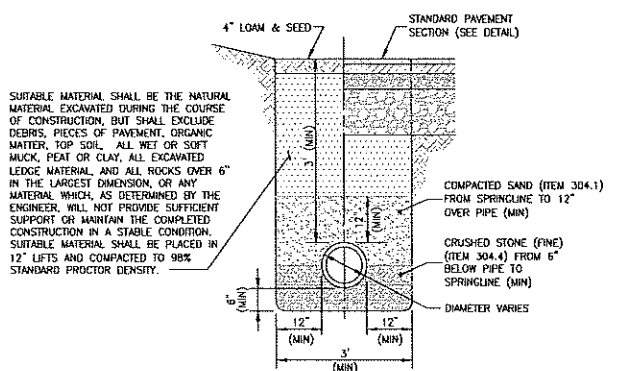


PIPE INSULATION
 NOT TO SCALE



RADIUS FOR STONES WITH SQUARE JOINTS	RADIUS FOR STONES WITH RADIAL JOINTS	MAXIMUM LENGTH	MAXIMUM LENGTH OF STRAIGHT CURB STONES - 18'
15'-28'		1'-6"	MINIMUM LENGTH OF STRAIGHT CURB STONES - 6'
29'-41'		2'	
42'-55'		3'	MAXIMUM LENGTH OF STRAIGHT CURB STONES LAD ON CURVES SEE CHART
56'-68'		4'	
69'-82'		5'	
83'-96'		6'	ADJOINING STONES OF STRAIGHT CURBS LAD ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
97'-110'		7'	
OVER 110'		8'	

SLOPED GRANITE CURB
 EMBEDDED IN CONCRETE NOT TO SCALE



STORM DRAIN TRENCH
 NOT TO SCALE

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REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 002 LOTS 034 3, 4 & 5 (LONDONDERRY)
 TAX MAP 101 LOTS 14, 15 & 16 (HUDSON)
DETAIL SHEET
REEDS FERRY SMALL BUILDINGS INC.
 OWNED BY
SMT 7 TRACEY LANE LLC & SMT TRACEY LANE HOLDINGS LLC
 PREPARED FOR
REEDS FERRY SMALL BUILDINGS INC.
 SCALE: AS NOTED JUNE 8, 2018

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	17851.04 DR JH CK JK	17851.04 COV-DET SHEET 6

S.L. Chasse Steel Amended Site Plan

STAFF REPORT

27 June 2018

SITE: S.L. Chasse Steel – 2 & 8 Christine Drive and 194 Robinson Road - Map 110/Lots 36 & 39, Map 105/Lot 15 - SP# 07-18

ZONING: G-1 & B

PURPOSE OF PLAN: to depict the improvements associated with the expansion of the existing S.L. Chasse Steel facility, which includes a 38,670-sf building addition, small parking lot addition, and other site appurtenances. Application Acceptance & Hearing.

SITE PLAN ENTITLED: Master Plan, S.L. Chasse Steel, Map 105, Lot 15 and Map 110; Lots 36 & 39, 2 & 8 Christine Drive, Hudson, NH, Hillsborough County, prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park N, Bedford, NH, dated 4 MAY 18, (last revised 18 JUNE 18), consisting of Sheets 1 - 15 and Notes 1 – 38 on Sheet 1 (said plans attached herewith).

ATTACHMENTS:

- 1) Site Plan Application date stamped May 24, 2018 with project narrative, photos of project site, and waiver requests – Attachment “A”.
- 2) Zoning Determination by Bruce Buttrick, Zoning Administrator, dated Jan. 31, 2018 (#18 - 007), and Decisions to Grant a Variance Cases 110-039 a, b, and c for expansion of the nonconforming use in the B District, encroachment within the front setback, and expansion of a nonconforming structure – Attachment “B”.
- 3) Fire Dept. comments by Deputy Chief O’Brien dated May 29, 2018, and Elvis Dhima engineering review comments dated Jun. 4, 2018, and Assist. Assessor Jim Michaud review note dated May 29, 2018 – Attachment “C”.
- 4) CLD/Fuss & O’Neill review comments memo dated Jun. 12, 2018 and KNA response to CLD review comments dated Jun. 18, 2018 – Attachment “D”.
- 5) CAP Fee worksheet – Attachment “E”.

REQUESTED WAIVERS:

- 1) HR 275–8. C. (2) – Required number of parking spaces.
- 2) HR 276–11.1.B. (12)(a) – No industrial site improvements to be located within 200 feet of a residential district or property
- 3) HR 193-10. G. – One driveway per parcel

PROJECT DESCRIPTION:

The project proposes to consolidate three separate lots owned or in process of purchase by the applicant. Once the lots are consolidated, the applicant will construct a 38,670 square foot addition to the existing northerly building to expand production and storage areas and to allow loading and shipping operations to be conducted indoors.

APPLICATION TRACKING:

- 24 MAY 2018 – Application submitted.
- 27 JUNE 2018 – Public hearing scheduled.

OUTSTANDING ISSUES:

1. Lot Consolidation – This project involves three lots. The proposal is to consolidate all three lots into one new lot to eliminate the interior lot lines and avoid setback violations. Note 1 on Sheet 1 states that a purpose of the Master Plan is to consolidate the three lots. A form to voluntarily merge the lots is also provided.
2. Parking Waivers – The applicant is requesting a waiver of required parking. Note 15 on Sheet 1 provides calculations for required and proposed parking. The combined uses on the consolidated lots require 157 parking spaces per the regulations. The applicant is proposing to install 34 new spaces for a total of 121, 36 short of the requirement. Two concerns for granting the waiver are that the applicant previously constructed a parking area on an adjacent lot without permits (now proposed to be upgraded and approved), and there is no place to put added parking if it is needed in the future. The applicant should provide detailed explanation of the historic and anticipated parking needs of the consolidated site to verify that parking will be adequate with the waiver.
3. 200 Foot Industrial to Residential Waiver – There is a residential property across Robinson Road from 2 Christina Drive. The site plan shows a distance of 114 feet to this property where 200 feet are required. Although there is an existing industrial/commercial building on the lot, there is a dense evergreen buffer along Robinson Road that will be eliminated by the building expansion (that received a setback variance) and associated grading. Sheet 8 shows the proposed replacement landscaping that will require many years of growth to provide any effective buffering.
4. Number of Driveways Waiver – As indicated on the master site plan, there are three driveways that will access the development site. The two on Christine Drive appeared on prior approved site plans. The gravel driveway off Robinson Road was installed without site plan review or a permit. HR 193-10. G. allows only one driveway per parcel. With the consolidation of the three lots and approval of the site plan, there will be three driveway entrances on the combined parcel, and a waiver is necessary of that restriction.
5. CAP Fee – The applicant will be required to pay a CAP fee of \$49,884 to mitigate traffic impacts of the proposed new industrial use on area roadways.

RECOMMENDATION: Staff recommends application acceptance and conduct of the public hearing and for possible final action to be considered in accordance with the below DRAFT MOTIONS. A motion to defer is included in case the Board considers that more time is needed to review the application.

MOTION TO ACCEPT THE APPLICATION:

I move to accept the Site Plan application for 2 & 8 Christine Drive and 194 Robinson Road, Map 110/Lots 36 & 39, Map 105/Lot 15.

Motion by: _____ Second: _____ Carried/Failed: _____

MOTION TO DEFER CONSIDERATION OF THE APPLICATION:

I move to defer further review of the 2 & 8 Christine Drive and 194 Robinson Road Site Plan application, date specific, to the July 11, 2018 meeting.

Motion by: _____ Second: _____ Carried/Failed: _____

WAIVER MOTIONS:

- 1) HR 275-8. C. (2) – Required number of parking spaces

I move to grant the requested waiver of HR 275-8. C. (2) – Required number of parking spaces, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion by: _____ Second: _____ Carried/Failed: _____

- 2) HR 276 – 11.1.B. (12)(a) – No industrial site improvements to be located within 200 feet of a residential district or property

I move to grant the requested waiver of HR 276 – 11.1.B. (12) (a) – No industrial site improvements to be located within 200 feet of a residential district or property, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion by: _____ Second: _____ Carried/Failed: _____

- 3) HR 193- 0. G. – One driveway per parcel

I move to grant the requested waiver of HR 193-10. G. – One driveway per parcel, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion by: _____ Second: _____ Carried/Failed: _____

MOTION TO APPROVE:

I move to approve the Site Plan entitled: Master Plan, S.L. Chasse Steel, Map 105, Lot 15 and Map 110; Lots 36 & 39, 2 & 8 Christine Drive, Hudson, NH, Hillsborough County, prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park N, Bedford, NH, dated May 4, 2018, (last revised 18 JUNE 18), consisting of Sheets 1 - 15 and Notes 1 – 38 on Sheet 1:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
2. The Planning Board approves the consolidation of Map 105, Lot 15 and Map 110, Lots 36 & 39.
3. All improvements shown on the Site Plan-of-Record, including Notes 1- 38, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved site plan.
5. A cost allocation procedure (CAP) amount of \$49,884 shall be paid prior to the issuance of a Certificate of Occupancy.
6. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
7. Prior to Planning Board endorsement of the plan, it shall be subject to final review by the Town Engineer and CLD.
8. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays. Note 21 shall be revised to match this stipulation.
9. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only. Note 23 shall be revised to match this stipulation.

Motion by: _____ Second: _____ Carried/Failed: _____

"A"

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

Date of Application: May 22, 2018 Tax Map # 110 Lot # 36 & 39
Name of Project: S.L. Chasse Steel Expansion¹⁰⁵ 15
Zoning District: _____ General SP# 07-18
(For Town Use) (For Town Use)
ZBA Action: Variances Granted on 2/22/18 Cases 110-039a, b & c

PROPERTY OWNER:

DEVELOPER:

Name: SLC Development, LLC (110-39)
B & D Land Dev. Inc. (110-36; 105-15)
Address: 8 Christine Drive
70 Old Derry Road
Address: Hudson, NH 03051
Hudson, NH 03051
Telephone # (603) 886-3436
(603) 231-2716
Fax # (603) 881-9953
Email: s.chasse@slchassesteelfab.com

Name: SLC Development, LLC (110-39)
Address: 8 Christine Drive
Hudson, NH 03051
Hudson, NH 03051
Telephone # (603) 886-3436
Fax # (603) 881-9953
Email: s.chasse@slchassesteelfab.com

PROJECT ENGINEER

SURVEYOR

Name: Patrick Colburn, PE - KNA
Address: 10 Commerce Park No. Suite 3
Bedford, NH 03110
Telephone # (603) 627-2881
Fax # (603) 627-2915
Email: pcolburn@keachnordstrom.com

Name: Michael Dahlberg, LLS - KNA
Address: 10 Commerce Park No. Suite 3
Bedford, NH 03110
Telephone # (603) 627-2881
Fax # (603) 627-2915
Email: mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the improvements associated with the expansion of the existing S.L. Chasse Steel operation which includes a 38,670-sf building addition, small parking lot addition and other site appurtenances.

For Town Use

Plan Routing Date: 5-29-18 Sub/Site Date: 6-27-18

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

(Initials) Title: _____ Date: _____

DEPT:
 Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid: \$12,366.00

SITE DATA SHEET

PLAN NAME: S.L. Chasse Steel

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 110; 105 LOT 36 & 39; 15

DATE: May 22, 2018

Location by Street 8 Christine Drive

Zoning: Business (B) & General 1 (G-1) Districts

Proposed Land Use: Industrial - S.L. Chasse Steel

Existing Use: Industrial - S.L. Chasse Steel

Surrounding Land Use(s): Industrial/Commercial

Number of Lots Occupied: Three (to be consolidated to one)

Existing Area Covered by Building: 67,623 SF

Existing Buildings to be removed: 13,354 SF

Proposed Area Covered by Building: 92,848 SF

Open Space Proposed: 70.7%

Open Space Required: 40%

Total Area: S.F.: 788,610 Acres: 18.104

Area in Wetland: 0 SF Area Steep Slopes: 0 SF

Required Lot Size: 30,000 SF (B); 87,120 SF (G-1)

Existing Frontage: 730.63 FT

Required Frontage: 150 FT (B); 200 FT (G-1)

Building Setbacks:	Required*	Proposed
Front:	<u>50 FT</u>	<u>36.0 FT*</u>
Side:	<u>15 FT</u>	<u>107.7 FT</u>
Rear:	<u>15 FT</u>	<u>16.1 FT</u>

*Variance 110-039c
approved 2/22/18

**SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: Firm Map 3300920508D, Panel # 508, 9/25/09

Width of Driveways: 24 FT

Number of Curb Cuts: 2 Existing, 1 Proposed

Proposed Parking Spaces: 121 Spaces (87 Existing, 34 Proposed)

Required Parking Spaces: 157 Spaces (waiver requested)

Basis of Required Parking (Use): 1 Space/1,000 SF Warehouse Storage = 33 Spaces
1 Space/300 SF Office = 36 Spaces
1 Space/600 SF Industrial = 88 Spaces

Dates/Case #/Description/Stipulations of ZBA, Conservation Commission, NH Wetlands Board Actions: 2/22/2018 / Case #110-039a, b & c / To allow use and reduction in front setback
 (Attach stipulations on separate sheet)

Hudson Town Code

<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. <u>HTC 275-8.C.2</u>	<u>Parking Calculation</u>
	2. <u>HTC 276-12.A</u>	<u>Residential Buffer</u>
	3. _____	_____
	4. _____	_____
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____

(Left column for Town Use)

Impact Fees:
 C.A.P Fee: TBD

Development Agreement Proposed: Yes

For Town Use

Data Sheet Checked By: _____ Date: _____

May 22, 2018



Mr. George Theborge, Interim Town Planner
Town of Hudson Planning Department
12 School Street
Hudson, New Hampshire 03051

**Subject: Non-Residential Site Plan Planning Board Application
8 Christine Drive
Map 105 Lot 15; Map 110 Lots 36 & 39
KNA Project No. 07-0322-1**

Dear Mr. Theborge:

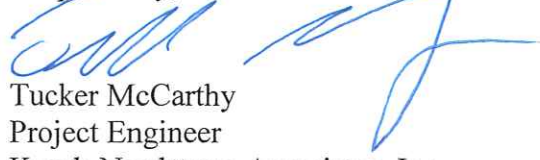
Enclosed, please find a Site Plan Application for an expansion of the existing S.L. Chasse Steel facility located at 8 Christine Drive. The expansion will incorporate 38,670 square feet of additional steel fabrication space. On February 22, 2018, the Hudson Zoning Board of Adjustment granted a variance to allow the aforementioned expansion in the Business Zone which is a pre-existing non-conforming industrial use. Improvements to add additional parking, drainage and landscaping are also being proposed.

Enclosed with this letter are the following items for your review:

1. One (1) original of the executed Site Plan Application;
2. One (1) copy of the executed Site Plan Application;
3. Narrated Site Photos
4. Two (2) checks in the amount of \$6,163.20 for the consultant review fee, and \$6,202.80 for the application and notification fees;
5. Nine (9) copies of the Project Narrative;
6. Three (3) copies of the Stormwater Management Report;
7. Nine (9) full size copies of the Plan-Set;
8. Three (3) sets of mailing labels;
9. Three (3) copies of the Traffic Impact Report prepared by GPI;
10. One (1) copy of the Zoning Determination and one copy of the resulting Notice of Decision from February ZBA;
11. One copy of existing easements onsite; and
12. One (1) CD containing all relevant material in PDF form.

We trust that the enclosed items will make this application eligible for the **June 27, 2018 Planning Board Meeting**. A copy of all of the above documents was submitted directly to CLD/Fuss & O'Neill for review. As always, please do not hesitate to contact this office with any questions or if you need further material.

Respectfully,



Tucker McCarthy

Project Engineer

Keach-Nordstrom Associates, Inc.

Civil Engineering

Land Surveying

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915



May 16, 2018

Project Narrative:

SL Chasse Steel
8 Christine Drive

The property located at 8 Christine Drive is owned by SLC Development, LLC and has been the home of the existing SL Chasse Steel operation for some time. SL Chasse Steel is a full-service structural steel fabrication and erection company doing business all over New England. Currently, SL Chasse Steel employs approximately 120 people, many of whom operate on the road day to day. The existing facility consists of two main buildings. At the east side of the property, nearest Robinson Road, is the structural steel fabrication shop and horizontal crane way. Further to the west is the second building, which houses the miscellaneous metals shops and office space.

Steve Chasse has experienced tremendous growth in the last ten years. Keach-Nordstrom Associates, Inc. (KNA) prepared plans for expanding the existing operations commencing in 2007. In March 2008, the Hudson Zoning Board of Adjustment granted a variance to allow the expansion of a pre-existing non-conforming manufacturing use in the Business Zone. In September 2008, the Hudson Planning Board voted to approve a site plan that added onto the existing building nearest Robinson Road, and proposed the stand-alone structure and associated site appurtenances that exist onsite today. Due to the economic downturn that plagued the area between 2008 and 2011, the applicant deferred construction. Construction commenced shortly thereafter and was completed in 2013.

The applicant came before the Zoning Board again in 2016 with an application that proposed to expand the structure that was built in 2013. Again the Board granted a variance to allow expansion of the existing non-conforming use. During the same year, the Planning Board granted site plan approval. Construction of the building addition concluded in the fall of 2017. The building continues to be used as a miscellaneous metals shop where SL Chasse Steel fabricates railings, stairwells, and the like. SL Chasse Steel uses large automated equipment for efficiency during layout and construction. As a result, much of the square footage in both buildings is occupied by this very large equipment.

SLC Development, LLC is in the process of acquiring additional land from B&D Land Development, Inc. whom owns the balance of the property surrounding Christine Drive, as well as the property to the south, which primarily consists of a man-made pond. Master planning for SL Chasse Steel involves expansion across Christine Drive. In the future, SLC Development hopes to petition the Town of Hudson to take back the Christine Drive right-of-way, which at that point would effectively serve as the driveway to the SL Chasse Steel campus. For now, though, plans for expansion begin with the consolidation of three existing lots of record. The existing SL Chasse Steel lot (Map 110; Lot 39) will be merged with the pond property (Map 110; Lot 36) and the property at 2 Christine Drive (Map 105; Lot 15). The property located at 2 Christine Drive is currently owned by B and D Land Development, Inc. Dube's Auto Repair

operates from this location today, and the balance of the space is used by the property owner as warehouse storage.

With the lot consolidation comes a plan to raze the existing metal buildings on Lot 15 in order to expand the existing structural steel shop along Robinson Road and Christine Drive. Expansion of the structural shop will allow for the installation of several more key pieces of automated equipment. The installation of this equipment is expected to double the structural steel output on a weekly basis. As well, this expansion will require an additional 20 employees in the structural shop and up to 10 additional employees in the office and on the road. Within the addition, the applicant intends to expand the paint booth, which is a bottleneck in his operation today. As well, the shipping area will be expanded within the new building. Much of the loading and shipping operation will be relocated from outside to inside the new structure, putting the materials and the employees in a more climate controlled environment. The addition totals 38,671 square feet for a total structural steel shop space of nearly 70,000 square feet.

Outside the building, the plans accommodate both loading dock and at grade loading spaces for shipping and receiving. The existing horizontal crane way will expand along the addition. The balance of the area between the SL Chasse buildings will be paved for maneuvering large vehicles, equipment, and material. Adjacent to the building addition, the plans propose 8 new parking spaces including one handicap parking space. South of the existing building, and on land now owned by B&D Land, the plan proposes a standalone parking lot where a gravel parking area exists today. This lot will add 25 formal parking spaces for employees of the structural shop. Stormwater from the existing development all discharges toward an above-ground detention pond and treatment swale constructed in 2013 with the original expansion project. When the facility was expanded in 2016, KNA designed a subsurface detention pond to aid the above ground pond in mitigating and treating water flowing over impervious surfaces. Two additional stormwater accommodation are proposed with the current project. Adjacent to the building and in the front yard setback along Christine Drive, KNA has designed an above ground detention pond that will receive water from the building addition roof. Within the parking lot south of the existing building, KNA is proposing use of pervious pavers to both treat and mitigate flow from the parking surface. Lastly, within the existing pond adjacent to the SL Chasse Steel office and miscellaneous metals shop, slight changes to the outlet control structure are proposed to control flow to the treatment swale. In accordance with NHDES Alteration of Terrain rules, the flow from the pond to the swale is controlled such that during a two-year storm event the water level in the swale is maintained at less than 4-inches with a minimum travel time of 10 minutes. Other site improvements are proposed as well, including site landscaping and site lighting. The building architecture is expected to match the existing architecture onsite.

Photo No. 1: A bird's eye view of the subject parcel: (Map 105 Lot 15; Map 110 Lots 36 & 39)



Photo No. 2: A bird's eye view of existing development on the site.



Photo No. 3: Looking north west along Robinson Road along front of existing warehouse building.



Photo No. 4: Looking south west at existing gravel parking area south of existing warehouse building.



Photo No. 5: Looking south west at existing gravel parking area south of existing warehouse building.



Photo No. 6: Looking east at existing gravel parking area south of existing warehouse building.



Photo No. 7: Crane way along existing warehouse building.



Photo No. 8: Looking north east towards Robinson Road.



Photo No. 9: Looking northerly toward Christine Drive and Robinson Road intersection.



Photo No. 10: A view looking southerly along existing site drive.



Photo No. 11: A view looking south westerly along Christine Drive.



Photo No. 12: A view looking southerly at existing building to be razed.



Photo No. 13: A view looking northerly at existing building to be razed.



Photo No. 14: A view looking southerly from area of proposed building expansion.



Photo No. 15: Looking south east along Robinson Road along front of existing warehouse building.



Photo No. 16: A view looking northerly towards existing buildings to be razed.



Photo No. 17: A view looking northerly towards existing buildings to be razed.



Photo No. 18: A view looking north easterly toward existing warehouse building.



Civil Engineering

Land Surveying

Landscape Architecture

Photo No. 19: A view looking north easterly towards existing buildings to be razed.



SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: S.L. Chasse Steel

Street Address: 8 Christine Drive, Hudson, NH 03051

I Steve Chasse hereby request that the Planning Board waive the requirements of item HTC 275-8.C.2 of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. Michael Dahlberg, LLS & Patrick Colburn, P.E. (name of surveyor and engineer) dated May 4, 2018 for property tax map(s) 110; 105 and lot(s) Lots 36 & 39; Lot 15 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., 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 applicant is requesting this wavier as they feel that they currently have adequate parking on the subject site based on availability for current employees and guest parking. A large percentage of employees do not travel to the property on a daily basis as they travel directly to project sites that SL Chasse is erecting steel components on. The proposed project will add an additional 33 spaces to the property but will only add 30 employees. The applicant therefore feels that there will be more than adequate parking for the existing and proposed uses. If more parking is required, it would inhibit the owner from performing his business operations smoothly by unnecessarily taking up limited available space on site.

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 intent of the parking requirement ordinance is to prevent properties from being developed while not providing adequate parking spaces for the demand. As the site has functioned for some time with the parking currently provided without issue and the proposed project will add 30 additional employees where 33 spaces are being added, the Spirit and Intent of the ordinance is being met in that there will be more than needed available parking spaces on the property for employees and occasional visitors.

Signed: 
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: S.L. Chasse Steel

Street Address: 8 Christine Drive, Hudson, NH 03051

I Steve Chasse hereby request that the Planning Board waive the requirements of item HTC 276-12.A of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. Michael Dahlberg, LLS & Patrick Colburn, P.E. (name of surveyor and engineer) dated May 4, 2018 for property tax map(s) 110; 105 and lot(s) Lots 36 & 39; Lot 15 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., 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 regulation requires 200 feet between an industrial use and a residential use. There is a residential property across from the entrance to Christine Drive. The proposed building addition will be within 200 feet of this residential property. However, two existing commercial/industrial buildings already exist in this location, and will be razed to make room for the building addition. Christine Drive is currently developed as an industrial park, and the building addition is an extension of an existing use.

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):

We do not believe the spirit or intent of the regulation is being compromised as there exists two commercial/industrial uses in this location. The use of the property will not change as part of this development. Also, all of Christine Drive contains commercial/industrial type uses, so the proposed addition fits in with existing uses in this area.

Signed:


Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: S.L. Chasse Steel

Street Address: 8 Christine Drive, Hudson, NH 03051

I Steve Chasse hereby request that the Planning Board waive the requirements of item HTC 193-10(G) of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. Michael Dahlberg, LLS & Patrick Colburn, P.E. (name of surveyor and engineer) dated May 4, 2018 for property tax map(s) 110; 105 and lot(s) Lots 36 & 39; Lot 15 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., 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 waiver is to allow three driveways to one lot, which is being merged from three (3) lots. The existing lots would each have one driveway, which is allowed by code. However, in order to make the project feasible and to provide continuity and simplicity for the owner and operation of his business, the three (3) lots will be consolidated into one. This creates non-conformity for the driveways where there is currently none.

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):

Two of the driveway entrances come off of Christine Drive, which is a small industrial park with similar uses. Most of the traffic to the property will occur off Christine Drive. The third driveway access is off of Robinson Road, however it will be used primarily by employees and there is more than adequate safe site distance in either direction.

Signed: 
Applicant or Authorized Agent

Planning Board Action:
Waiver Granted: _____
Waiver Not Granted: _____

APPLICATION TO MERGE LOTS FOR TAX ASSESSMENT AND LAND USE PURPOSES

TOWN OF HUDSON, NEW HAMPSHIRE

The undersigned, Steven Chasse (type or print name here) is / are the owner(s) of lots or parcels shown on the Town Tax Maps as follows:

Tax Map 105 Lot 15
Tax Map 110 Lot 36
Tax Map 110 Lot 39

The undersigned requests that the Town of Hudson Planning Board combine the above described parcels or lots into one parcel or one lot to be known as, Tax Map 110, Lot 39 for tax assessment, and land use purposes.

The undersigned acknowledges and agrees that the merged lots or parcels shall be shown as a single lot or single parcel on the Town Tax map and shall be one lot or one parcel for land use purposes. The Town of Hudson will assess the merged lots or merged parcels as a single lot or a single parcel.

If at any time the undersigned, or its heirs, legatees, successors and assigns of the undersigned wish to subdivide the merged lot or merged parcel, subdivision approval must be obtained from the Town of Hudson Planning Board under the Town of Hudson Subdivision of Land Regulations.

The undersigned agrees that the approval of this application shall be filed at the expense of the undersigned in the Hillsborough County Registry of Deeds.

Dated this 15 day of JUNE, 2012.

Stephen L. Chasse (SIGN HERE)
LANDOWNER

(SIGN HERE)
LANDOWNER

STEPHEN L. CHASSE
(TYPE OR PRINT NAME)

(TYPE OR PRINT NAME)

This application for the merger of lots for tax assessment and land use purposes is approved by action of the Town of Hudson Planning Board. This application shall be recorded in the Hillsborough County Registry of Deeds.

Dated this _____ day of _____, 20_____.

Town of Hudson, NH Planning Board

Chairperson

Elvis Dhima, P.E.
Town Engineer
Town of Hudson, NH
12 School Street
Hudson, NH 03051

Elvis,

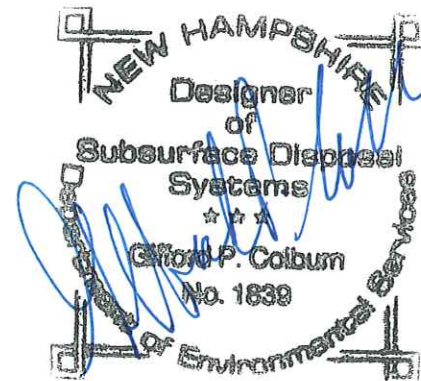
Per a conversation I had with the Subsurface bureau regarding the expansion of buildings at the Chasse Steel property, they had pointed me to regulations under Env-Wq 1004.23.

In the section of the regulations, it specifies that if the expansion would not increase the load of the ISDS over the design capacity.

Section b. of the regulation requires the client to work with a licensed septic designer to make sure the system is in compliance with Env-Wq 1000 regulations.

I, as a licensed septic designer for the state on NH, have concluded that per current loading regulations, the existing and proposed structures will not exceed the daily flow of the existing ISDS installed on site. Thank you.

Gifford Colburn
Keach-Nordstrom
Associates, Inc.
10 Commerce Park North,
Ste 3B
Bedford, NH 03110
603-627-2881





TOWN OF HUDSON

Land Use Division



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

Zoning Determination #18-07

January 31, 2018

Patrick Colburn, PE
KNA
10 Commerce Park No Suite 3
Bedford, NH 03110

Re: **8 Christine Drive** **Map 110 Lot 039**
Districts: Business (B) and General One (G-1)

Dear Mr. Colburn,

Your requests:

- 1) Can you consolidate Map 105/Lot 015 and Map 110/Lot 036 with Map 110/Lot 039?
- 2) Can you expand the existing building on Map 110/Lot 039 onto old Map 105/Lot 015?
- 3) Can you construct a parking area on old Map 110/Lot 036

Zoning Review / Determination:

- 1) Yes, consolidation (merging) of lots is permitted with Planning Board approval. The new and larger lot will be in 2 zoning districts (B) and (G-1).
- 2) The expansion (addition) would need variances to sections §334-27 *Table of Minimum Dimensional Requirements*, §334-29 *Extension or enlargement of non-conforming uses*, and §334-31 A *Alteration and expansion of nonconforming structures*, from the Zoning Board of Adjustment as the existing building is non-conforming in regards to uses not permitted and to front setbacks. A site plan approval by the Planning Board would also be required.
- 3) Yes, per §334-15 (2) *Parking* requires parking in accordance with site plan and subdivision regulations with approvals by the Planning Board. Parking areas are considered accessory uses to the principal use(s). Setbacks from wetland buffers, etc. must be maintained.

Sincerely,

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

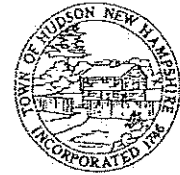
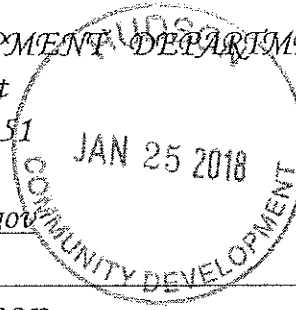
cc: Zoning Board of Adjustment
J. Michaud, Town Assessor
G. Thebarger, Land Use Dir
Owner
Selectmen: M. McGrath and D. Morin
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.



COMMUNITY DEVELOPMENT DEPARTMENT

12 School Street
Hudson, NH 03051
(603)886-6005
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 01/26/2018

Property Location 8 Christine Drive

18-07

Map 110 Lot 39
105 15

Zoning District if known B-Business/G-1 General 1

Type of Request

- Zoning District Determination
- Use Determination
- Set-Back Requirements
- Process for Subdivision/ Site Plan if required
- Other

Description of request / determination: (Please attach all relevant documentation)

SL Chasse Steel desires to: 1. consolidate Map 105; Lot 15 and Map 110; Lot 36 with Map 110; Lot 39; 2. expand their existing building along and parallel to Robinson Road onto Lot 15, with a minimum front yard building setback of less than 50-feet; and 3. construct a parking lot on existing Lot 36 with access off Robinson Road, to support the existing SL Chasse Steel operations. Christine Drive is an existing industrial park situated within the Business Zoning District.

The 2 buildings on Map 105 Lot 15 will be demolished.

Applicant Contact Information:

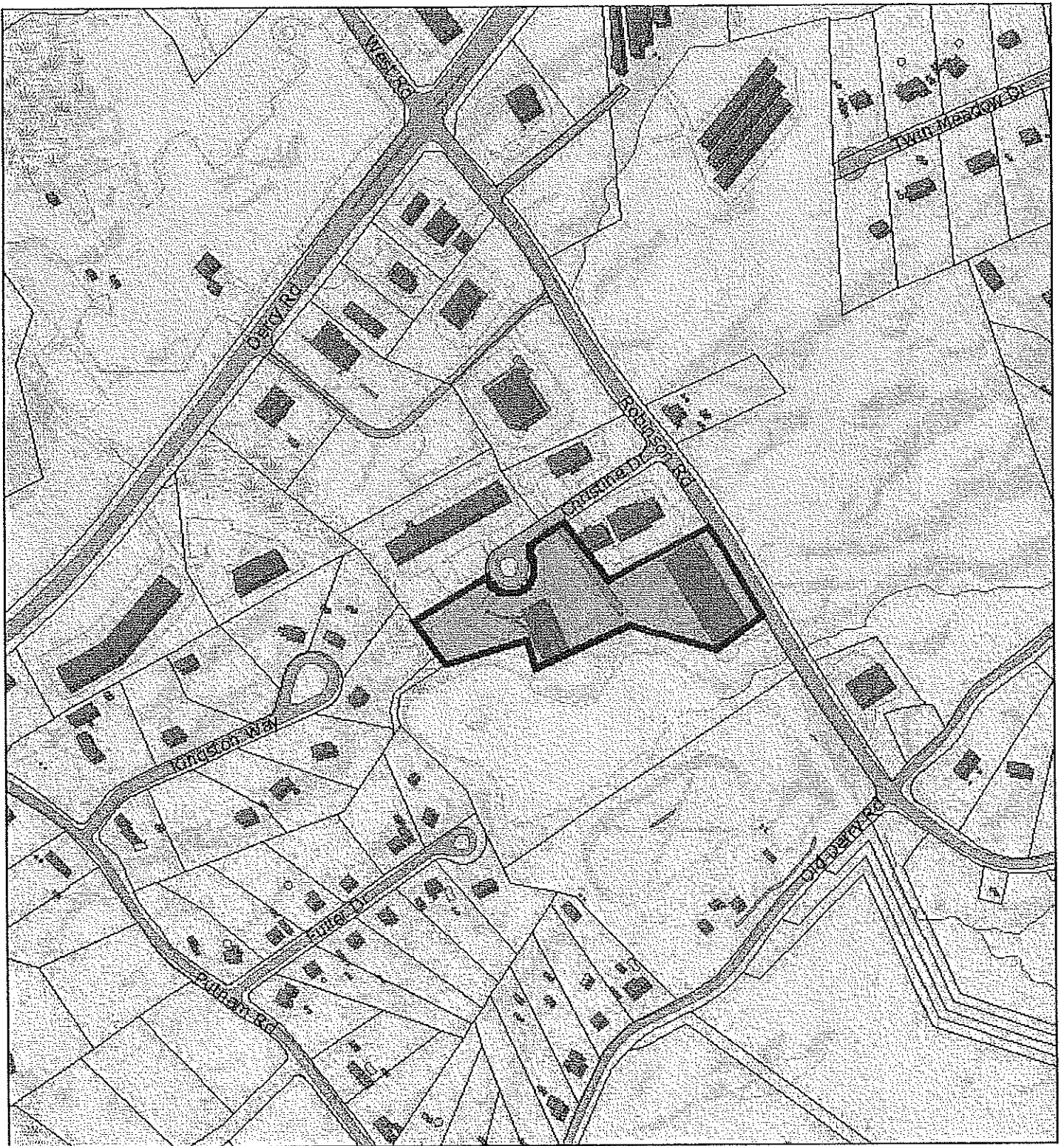
Name: Patrick Colburn, KNA
Address: 10 Commerce Park No. Suite 3, Bedford, NH
Phone Number: 603-627-2881

For Office use

ATTACHMENTS: TAX CARD GIS INDIVIDUAL Lots & Proper Consolidated Lot


ZONING DETERMINATION LETTER SENT DATE: 1-31-18

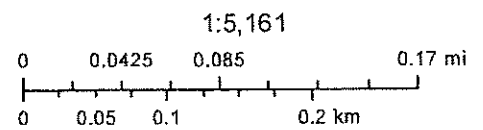
8 Christine Dr. - Map 110 Lot 039



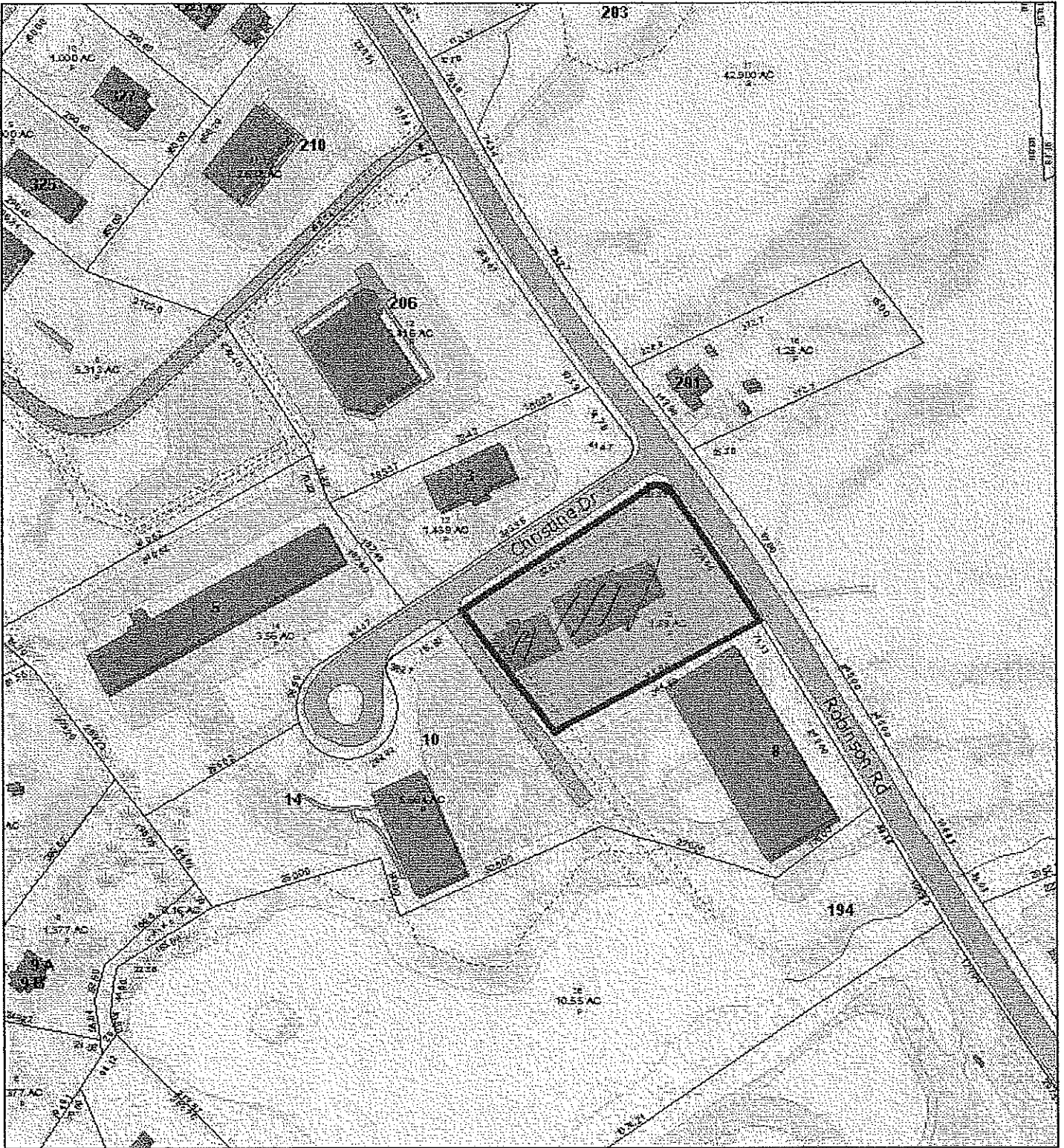
January 30, 2018

Legend

 Parcels



2 Christine Dr. - Map 105 Lot 015



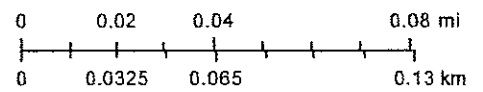
January 30, 2018

1:2,487

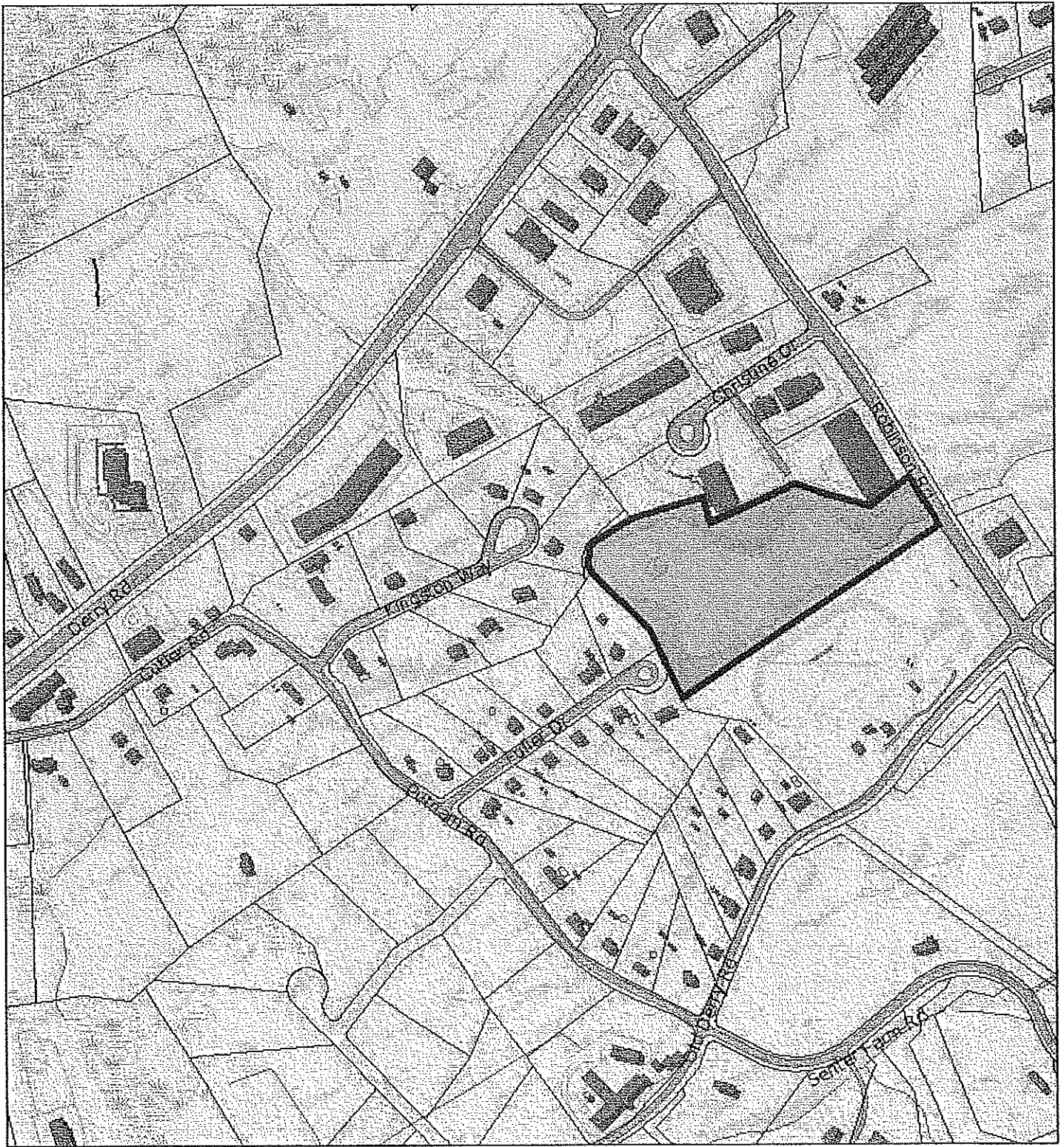
Legend

----- Easement_Lines

▭ Parcels



194 Robinson Rd. - Map 110- Lot 036

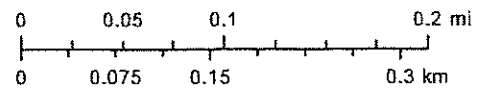


January 30, 2018

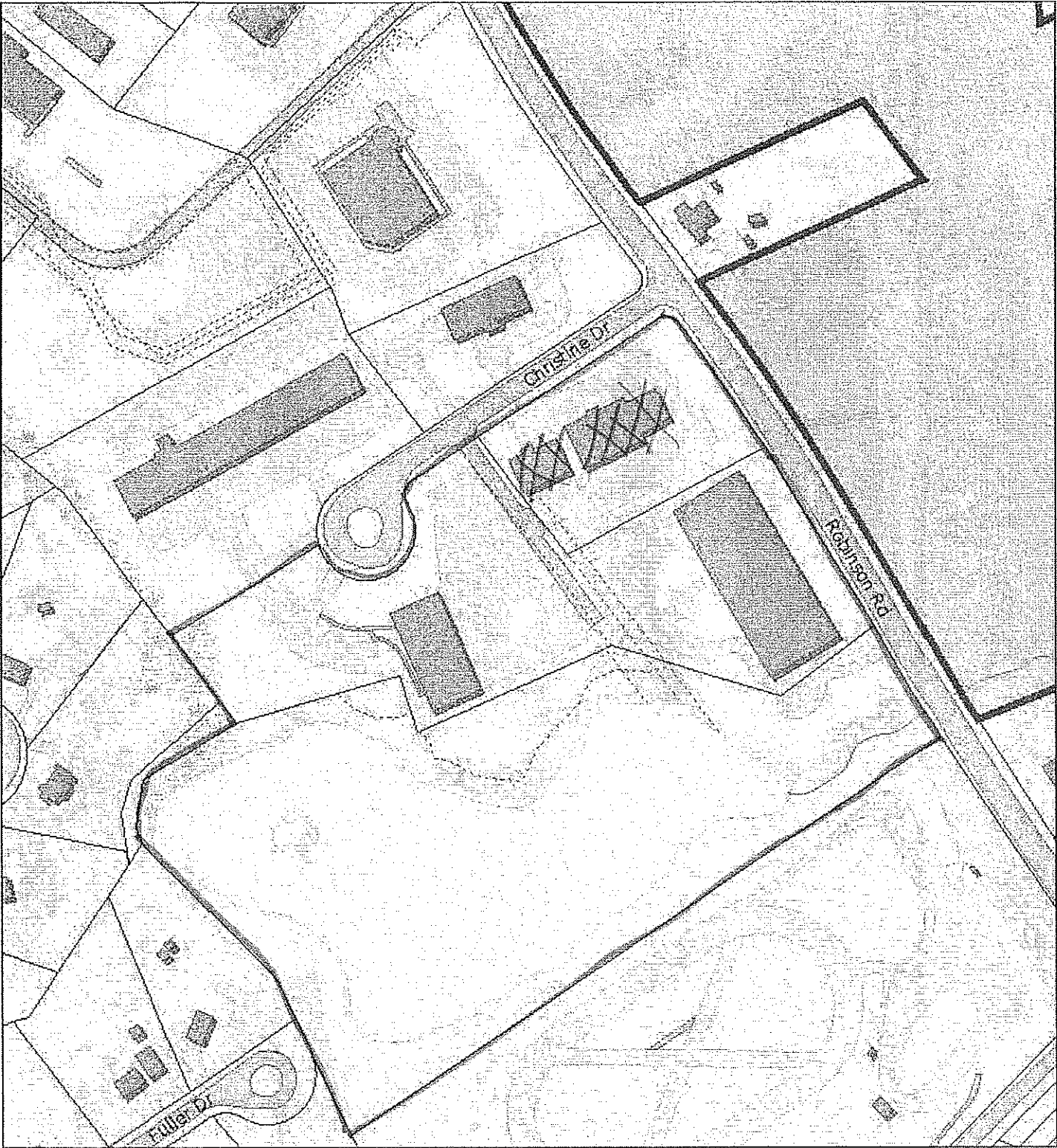
Legend

 Parcels

1:5,902



Consolidated lots



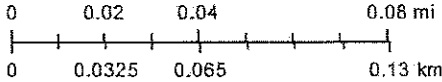
January 30, 2018

Legend

----- Easement_Lines

□ Parcels

1:2,580



Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **2/22/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 110-039a**, pertaining to a request by **SLC Development, LLC, 8 Christine Drive, Hudson, NH**, requests a Variance at **2 & 8 Christine Drive, Hudson, NH**, to allow the expansion of their existing **SL Chasse Steel operation which is not a permitted use within the Business zoning district**. [Map 110, Lot 039, Zoned B; HZO Article VIII, Section 334-29, Extension or enlargement of nonconforming uses.]

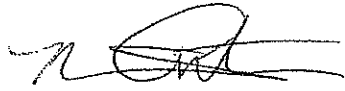
Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the variance should be granted.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17; Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:

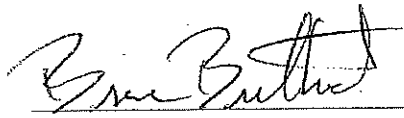


Normand Martin
Chairman, Hudson Zoning Board of Adjustment

Date:

3-1-18

Signed:



Bruce Buttrick
Zoning Administrator

Date:

3-1-18

Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **2/22/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 110-039b**, pertaining to a request by **SLC Development, LLC, 8 Christine Drive, Hudson, NH**, requests a Variance at **2 & 8 Christine Drive, Hudson, NH**, to allow the future expansion of their existing structural steel shop along Robinson Road and Christine Drive to encroach within the front yard setback along Robinson Road (36-feet where 50-feet is required). [Map 110, Lot 039, Zoned B; HZO Article VIII, Section 334-31, Alteration and expansion of nonconforming structures.]

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the variance should be granted.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:



Date: 3-1-18

Normand Martin
Chairman, Hudson Zoning Board of Adjustment

Signed:



Date: 3-1-18

Bruce Buttrick
Zoning Administrator

Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

Town of Hudson
Zoning Board of Adjustment

Decision to Grant a Variance


On **2/22/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 110-039c**, pertaining to a request by **SLC Development, LLC, 8 Christine Drive, Hudson, NH, requests a Variance at 2 & 8 Christine Drive, Hudson, NH, to allow the expansion of their existing structural steel shop along Robinson Road and Christine Drive to encroach within the front yard setback along Robinson Road (36-feet where 50-feet is required)**. [Map 110, Lot 039, Zoned B; HZO Article VII, Section 334-27, table of Minimum Dimensional Requirements.]


Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the variance should be granted.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:  Date: 3-1-18
Normand Martin
Chairman, Hudson Zoning Board of Adjustment

Signed:  Date: 3-1-18
Bruce Buttrick
Zoning Administrator



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION

ucll



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911
Business 603-886-6005
Fax 603-594-1142

Robert M. Buxton
Chief of Department

29 May, 2018

To: George Thebargue
Land Use Director

Fr: John J. O'Brien
Deputy Fire Chief

Re: Site Plan review Chasse Steel expansion Map 110/Lot 36, 39 Map
105/Lot 15

A Site plan review was conducted by this office for the above proposed
development. Fire Department requirements are listed below.

Addressing

Building addresses must be assigned AND approved by the Fire Dept.
prior to issuance of permits.


Combustibles/Construction

No Combustible construction is allowed without an adequate water
supply in place.

Water Supply for Firefighting

A Hydrant shall be installed adjacent to the Fire Dept. connection.
Location is marked on Page 5 of 15 of site plan application.

If you have questions feel free to email jobrien@hudsonnh.gov or call
603-886-6021


John J. O'Brien
Deputy Fire Chief
Town of Hudson N.H

Dhima, Elvis

From: Dhima, Elvis
Sent: Monday, June 04, 2018 4:29 PM
To: Thebarga, George
Cc: Dubowik, Brooke
Subject: 8 Christina Drive Technical Review

George

Please see below

1. Applicant shall state if they meet new MS4 rules and regulations that currently were implemented for NH.

Thank you

E

Elvis Dhima, P.E.
Town Engineer

Town of Hudson, NH
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



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

Date of Application: May 22, 2018 Tax Map # 110 Lot # 36 & 39
 Name of Project: S.L. Chasse Steel Expansion¹⁰⁵ 15
 Zoning District: _____ General SP# 07-18
 (For Town Use) (For Town Use)
 ZBA Action: Variances Granted on 2/22/18 Cases 110-039a, b & c

PROPERTY OWNER:
 Name: SLC Development, LLC (110-39)
B & D Land Dev. Inc. (110-36; 105-15)
 Address: 8 Christine Drive
70 Old Derry Road
 Address: Hudson, NH 03051
Hudson, NH 03051
 Telephone # (603) 886-3436
(603) 231-2716
 Fax # (603) 881-9953
 Email: s.chasse@slchassesteelfab.com

DEVELOPER:
 Name: SLC Development, LLC (110-39)
 Address: 8 Christine Drive
 Address: Hudson, NH 03051
 Telephone # (603) 886-3436
 Fax # (603) 881-9953
 Email: s.chasse@slchassesteelfab.com

PROJECT ENGINEER
 Name: Patrick Colburn, PE - KNA
 Address: 10 Commerce Park No. Suite 3
 Address: Bedford, NH 03110
 Telephone # (603) 627-2881
 Fax # (603) 627-2915
 Email: pcolburn@keachnordstrom.com

SURVEYOR
 Name: Michael Dahlberg, LLS - KNA
 Address: 10 Commerce Park No. Suite 3
 Address: Bedford, NH 03110
 Telephone # (603) 627-2881
 Fax # (603) 627-2915
 Email: mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the improvements associated with the expansion of the existing S.L. Chasse Steel operation which includes a 38,670-sf building addition, small parking lot addition and other site appurtenances.

<i>For Town Use</i>	
Plan Routing Date: <u>5-29-18</u>	Sub/Site Date: <u>6-27-18</u>
<input type="checkbox"/> I have no comments <input checked="" type="checkbox"/> I have comments (attach to form)	
(Initials) <u>Sm</u> Title: <u>Asst. Assessor</u> Date: <u>5-29-18</u>	
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department _____	
Fees Paid: <u>\$12,300.00</u>	

** No curb cut, driveway access approval, is believed to exist for current dirt access driveway on southerly/easterly side of the lot from Robinson Ad.*

June 12, 2018

Mr. George Thebargue
Land Use Director
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
S.L.Chasse Steel Expansion Site Plan, 2 & 8 Christine Drive and 194 Robinson Road
Tax Map 105, Lot 15; Tax Map 110, Lots 36 & 39
Acct. #1350-532
Reference No. 03-0249.1740

Dear Mr. Thebargue:

CLD | Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on May 25, 2018, related to the above-referenced project. Authorization to proceed was received on May 29, 2018. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD | Fuss & O'Neill's Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

We have included a copy of CLD | Fuss & O'Neill's evaluation of the checklist for your reference. We note that several items could not be verified by CLD | Fuss & O'Neill and require action by the Town.

The project appears to consist of the demolition of existing buildings and the 38,671 square-foot expansion of another existing building to accommodate structural steel fabrication, painting and shipping. Proposed improvements to the site also include the construction of a new driveway, parking areas, drainage improvements, landscaping, lighting, and other associated site improvements. The proposed building expansion will be serviced by an existing private septic system and Municipal water. The applicant is also proposing the consolidation of three existing lots as a part of this project.

The following items are noted:

1. Site Plan Review Codes and Administrative Requirements and Definitions

- a. Hudson Regulation (HR) 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the site. No proposed measures for the building expansion were included in CLD | Fuss & O'Neill's review package.
- b. HR 275-8.C.(2) and ZO 334-15.A. The applicant has provided parking calculations for the proposed industrial and warehouse use. Parking calculations indicate that the proposed site does not meet the minimum number of required spaces; however, the applicant has requested a waiver from this Regulation.

- c. HR 275-8.C.(11). The applicant has not proposed any handicapped parking spaces among the new spaces along the west side of the building expansion. The applicant should confirm that handicapped accessible access is not anticipated to be needed from this parking area.
 - d. HR 275-8.C.(11). The applicant should provide details for the handicap ramp and sidewalk adjacent to the proposed parking lot on the south side of the existing building to demonstrate conformance with the latest ADA requirements.
 - e. HR 275-9.F. and 276-11.1.B.(20). The applicant has noted several existing easements on the plan set and provided copies of these easements in the Site Plan Application materials received for review. The applicant has proposed the relocation of an existing hydrant which is shown to be installed outside any of the existing waterline/fire access easements. The applicant should confirm that existing easements do not need to be revised due to the proposed location of the hydrant.
 - f. HR 276-11.1.B.(12) and ZO 334-27. The applicant has proposed a portion of a parking space within the building setback on the west side of the building expansion. The applicant has received a variance from this Zoning Ordinance; however, this variance is related to encroachment within the front yard setback on Robinson Road, not Christine Drive. We note that existing parking spaces further west of these proposed spaces are located within the building setback line.
 - g. HR 276-11.1.B.(12)(a). The applicant has requested a waiver from the Regulation for proposed improvements within 200 feet of the property line of a residential use.
 - h. HR 276-11.1.B.(13). The applicant has not proposed any signs other than traffic signs and handicapped parking signs within the site.
 - i. HR 276-11.1.B.(16). The applicant has not shown all driveways within 200 feet of the tract.
 - j. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.
- 2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)**
- a. HR 193.10.G. The applicant has not proposed any changes to the existing Christine Drive driveways. The applicant is proposing a new driveway off of Robinson Road which would be the third driveway for the lot once it is consolidated.
 - b. HR 193.10.J. The applicant has not provided a tie-in detail for the connection of the proposed driveway to the existing pavement at Robinson Road.
- 3. Traffic**
- a. HR 275-9.B. The applicant has provided a Traffic Study for this project and traffic related review comments will be forwarded under separate cover.
- 4. Utility Design/Conflicts**
- a. HR 275-9.E and 276-13. The applicant has not provided confirmation from the water utility that there is adequate capacity in the existing water system for the proposed building expansion.

- b. HR 275-9.E and 276-13. The applicant has not provided any installation details for the proposed hydrant relocation.
- c. HR-276-13.G. The Removal/Demolition Plan has an existing vent north of the leach field that is shown to be relocated. We are unable to find the proposed new location for this feature.
- d. HR 276-13.G. The applicant noted that the proposed building expansion will utilize the septic system from the existing building, and that the building expansion will add 20 employees for a total of 50. The applicant further notes that for 50 employees at a septic design rate of 10 gpd, 500 gpd will be under the capacity of the existing system which was designed and installed for a 600 gpd flow rate. We note that in other plan review documentation (waiver request for HR 275-8.C.2), the applicant has noted a proposed increase of 30 employees, not 20, which would bring the proposed septic flow to the maximum design capacity. The applicant should review these figures and coordinate proposed employee increases within the site plan application documents as needed.

5. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. HR 290-4.A.1. There appears to be a discrepancy between the plan set Sheet #5 and Detail Sheet #14, in respect to the proposed outlet structure. On Sheet #5 the proposed pond outlet is referred to as OS#25, while Sheet #14 refers to it as DMH#2S. The applicant should coordinate the plan set accordingly.
- b. HR 290-4.L.2 and 290-5.E. The applicant should review the need/implementation for signs to be installed at the permeable paver parking areas stating that sanding is not allowed during winter months, to ensure the intended functionality of the permeable pavers over the entire lifespan of the area.
- c. HR 290-5.H. The applicant's Drainage Report calculations do not account for frozen ground conditions. The applicant should provide additional information/insight into this aspect of the drainage design or request a waiver for this requirement.
- d. HR 290-5.L(1). The applicant should keep the Town informed of all communication with NHDES in relation to the Alteration of Terrain Permit discussions to ensure NHDES comments do not alter drainage design/calculations.
- e. HR 290-9.B. The requirement for a SWPPP should be noted on the plan set.

6. Zoning (ZO 334)

- a. ZO 334-21. The subject site is located in both the Business (B) and General-One (G-1) Zoning Districts. The proposed industrial use is not permitted within the Business district; however, the applicant included a copy of a variance granted by the Zoning Board of Adjustment dated February 22, 2018, which allows the expansion of an existing use.
- b. ZO 334-27. The proposed building expansion encroaches within the Robinson Road front building setback for the site. The applicant provided a copy of a variance granted by the Zoning Board of Adjustment dated February 22, 2018, which this allows encroachment.
- c. ZO 334-29. The subject site includes a previously approved non-conforming use. The applicant has included a copy of a variance granted by the Zoning Board of Adjustment dated February 22, 2018, which allows the expansion of an existing non-conforming use.

- d. ZO 334-33. The applicant has shown wetlands within a portion of the subject site. There are no improvements proposed within these wetland areas.
- e. ZO 334-60. The applicant has not proposed any signs other than handicapped parking and traffic signs within the subject lot.
- f. ZO 334-60.A. The applicant has shown an existing sign located within the Christine Drive public right-of-way.
- g. ZO 334-83 and HR 218-4.D.(2). The applicant has noted that a portion of the subject parcel is located within a special flood hazard area. The one-hundred year flood elevation is noted on the plans.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(14). The applicant has not indicated the proposed areas of earth stockpiles or the appropriate erosion controls around earth stockpiles.
- b. HR 290-5.K.(20). The applicant has not provided the proposed location of a stabilized construction exit. We note that a proposed detail was included in the plans.
- c. HR 290-5.K.(20). The applicant should provide a detail for erosion control blanket installation.
- d. The applicant has noted that the Town reserves the right to require additional erosion control measures.

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

- a. HR 276-11.1.B.(14). The applicant has not provided the mounting height for the proposed light pole luminaires.
- b. HR 276-11.1.B.(14). The applicant has noted that site lighting will operate under photocell and time clock control but has not noted the proposed hours of operation for the lighting.
- c. HR 276-11.1.B.(20). The applicant has not shown existing exterior lighting and landscaping on the plans.

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

- a. HR 275-9.G. The applicant has noted that a New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain Permit is required. The applicant should forward all relevant AoT permit documentation to the Town for their records.
- b. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.
- c. Additional local permitting may be required.

10. Other

- a. The applicant is removing an existing dumpster enclosure as part of the site demolition work. A new dumpster enclosure is not shown on the plans. The applicant should provide additional information/details about proposed waste storage and removal methods.

CLD | Fuss & O'Neill

Mr. George Theborge

CLD | Fuss & O'Neill Reference No. 03-0249.1740

June 12, 2018

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- b. The applicant has shown two proposed retaining walls and noted that they will be designed by others. The applicant should forward copies of these design drawings, endorsed by a New Hampshire licensed professional engineer, to the Town for their records.
- c. No details were included in the plans for construction of the proposed outdoor open crane way and storage area.

Please feel free to call if you have any questions.

Very truly yours,

Steven W. Reichert, PE

Paul Konieczka, AICP

SWR:PK:mjt

Enclosure

cc: Brooke Dubowik – Town of Hudson
Town of Hudson Engineering Division – File
Keach-Nordstrom, Associates, Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110
Fax: (603) 627-2915

CLD | Fuss & O'Neill

Mr. George Theborge

CLD | Fuss & O'Neill Reference No. 03-0249.1740

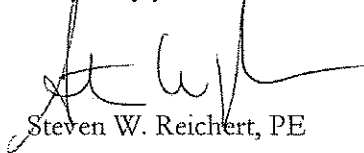
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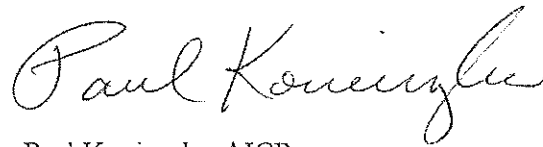
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- c. No details were included in the plans for construction of the proposed outdoor open crane way and storage area.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE



Paul Konieczka, AICP

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Enclosure

cc: Brooke Dubowik – Town of Hudson
Town of Hudson Engineering Division – File
Keach-Nordstrom, Associates, Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110
Fax: (603) 627-2915

June 18, 2018

George Thebarge
Land Use Director
Town of Hudson
12 School Street
Hudson, NH 03051



Subject: **S.L. Chasse Steel**
8 Christine Drive
Hudson, New Hampshire
KNA Project No. 07-0322-1

Dear Mr. Thebarge:

Enclosed with this letter are the following items for your review:

1. One (1) copy of Additional Waiver Request;
2. One (1) copy of Amended Waiver request (parking);
3. One (1) copy Application to Merge Lots;
4. One (1) copy Septic Designer Memo;
5. Three (3) full size copies of the Plan-Set;
6. Seventeen (17) reduced size copies of the Plan-Set; and
7. One (1) CD containing all relevant material in PDF form.

On behalf of our client, S.L. Chasse Steel, in response to a letter we received from the Town's review engineer dated June 12, 2018, we respectfully offer the following responses:

1. Site Platt Review Codes and Administrative Requirements and Definitions

- a. Hudson Regulation (HR) 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the site. No proposed measures for the building expansion were included in CLD | Fuss & O'Neill's review package.

Response: No response required.

- b. HR 275-8.C.(2) and ZO 334-15.A. The applicant has provided parking calculations for the proposed industrial and warehouse use. Parking calculations indicate that the proposed site does not meet the minimum number of required spaces; however, the applicant has requested a waiver from this Regulation.

Response: No response required.

- c. HR 275-8.C.(11). The applicant has not proposed any handicapped parking spaces among the new spaces along the west side of the building expansion. The applicant should confirm that handicapped accessible access is not anticipated to be needed from this parking area.

Response: The current phase of the project proposes 34 additional parking spaces on the subject parcel from what exists, requiring 2 additional accessible spaces. The new spaces along the west side of the building expansion follow the edge of the existing driveway, which is not being disturbed as part of this project. The existing grades in the driveway exceed allowable slopes for accessible parking spaces, therefore making it unfeasible to provide accessible parking in that area.

Two (2) additional accessible spaces are being provided in the proposed parking area south of the existing building being expanded. This would provide access to the building for an accessible person. This building is for employees only and there are typically no visitors. Appropriate accessible parking has been provided for the office building in which visitors are more likely.

- d. HR 275—8.C.(11). The applicant should provide details for the handicap ramp and sidewalk adjacent to the proposed parking lot on the south side of the existing building to demonstrate conformance with the latest ADA requirements.

Response: The accessible ramp and parking spaces have been adjusted and additional spot shots and details provided.

- e. HR 275-9.F. and 276-11.1.B.(20). The applicant has noted several existing easements on the plan set and provided copies of these easements in the Site Plan Application materials received for review. The applicant has proposed the relocation of an existing hydrant which is shown to be installed outside any of the existing waterline/ fire access easements. The applicant should confirm that existing easements do not need to be revised due to the proposed location of the hydrant.

Response: As shown on reference plan 37878, recorded at the Hillsborough County of Deeds, the existing waterline easement does not go into the property to the existing hydrant. Existing fire access easements in place are to remain and are for access to the pond and the existing dry hydrant on the property.

- f. HR 276-11.1.B.(12) and ZO 334-27. The applicant has proposed a portion of a parking space within the building setback on the west side of the building expansion. The applicant has received a variance from this Zoning Ordinance; however, this variance is related to encroachment within the front yard setback on Robinson Road, not Christine Drive. We note that existing parking spaces further west of these proposed spaces are located within the building setback line.

Response: A parking space has been removed and there are no longer any spaces proposed within the building setback.

- g. HR 276—11.1.B.(12)(a). The applicant has requested a waiver from the Regulation for proposed improvements within 200 feet of the property line of a residential use.

Response: No response required.

- h. HR 276-11.1.B.(13). The applicant has not proposed any signs other than traffic signs and handicapped parking signs within the site.

Response: No response required.

- i. HR 276-11.1.B.(16). The applicant has not shown all driveways within 200 feet of the tract.

Response: All driveways within 200 feet of the tract have been shown on the Master Plan, Sheet 2 of 16.

- j. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.

Response: No response required.

2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. HR 193.10.G. The applicant has not proposed any changes to the existing Christine Drive driveways. The applicant is proposing a new driveway off of Robinson Road which would be the third driveway for the lot once it is consolidated.

Response: A waiver is being requested to allow multiple driveway entrances to one lot. Three entrances are being proposed and as there are currently 3 lots being consolidated into one, we feel that the waiver is justified.

- b. HR 193.10.J. The applicant has not provided a tie-in detail for the connection of the proposed driveway to the existing pavement at Robinson Road.

Response: A tie-in detail for connection of the proposed driveway to existing pavement at Robinson Road has been provided.

3. Traffic

- a. HR 275-9.B. The applicant has provided a Traffic Study for this project and traffic related review comments will be forwarded under separate cover.

Response: No response required.

4. Utility Design/ Conflicts

- a. HR 275-9.E and 276-13. The applicant has not provided confirmation from the water utility that there is adequate capacity in the existing water system for the proposed building expansion.

Response: A representative of the water utility was present during the IDR meeting with the Town and no issue was brought up about adequate capacity. There is a 12" water main that comes to the property. The project proposes on one new bathroom for the building addition.

- b. HR 275-9.E and 276-13. The applicant has not provided and installation details for the proposed hydrant relocation.

Response: Installation details for the relocation of the hydrant have been provided on Sheet 15.

- c. HR-276-13.G. The Removal/Demolition Plan has an existing vent North of the leach field that is shown to be relocated. We are unable to find the proposed new location for this feature.

Response: The vent has been shown to be relocated up the face of the proposed building expansion on Sheet 6.

- d. HR 276-13.G. The applicant noted that the proposed building expansion will utilize the septic system from the existing building, and that the building expansion will add 20 employees for a total of 50. The applicant further notes that for 50 employees at a septic design rate of 10 gpd, 500 gpd will be under the capacity of the existing system which was designed and installed for a 600 gpd flow rate. We note that in other plan review documentation (waiver request for HR 275-8.C.2), the applicant has noted a proposed increase of 30 employees, not 20, which would bring the proposed septic flow to the maximum design capacity. The applicant should review these figures and coordinate proposed employee increases within the site plan application documents as needed.

Response: The note has been revised to correctly note that the addition will add 30 employees for a total of 60.

5. Drainage Design/ Stormwater Management (HR 275-9.A. /Chapter 290)

- a. HR 290—4.A.1. There appears to be a discrepancy between the plan set Sheet #5 and Detail Sheet #14, in respect to the proposed outlet structure. On Sheet #5 the proposed pond outlet is referred to as OS#25, while Sheet #14 refers to it as DMH#2S. The applicant should coordinate the plan set accordingly.

Response: The detail on Sheet #16 (previously Sheet #14) has been updated to correctly correspond with the other sheets.

- b. HR 290-4.L.2 and 290-5.E. The applicant should review the need/implementation for signs to be installed at the permeable paves parking areas stating that sanding is not allowed during winter months, to ensure the intended functionality of the permeable pavers over the entire lifespan of the area.

Response: Signs have been added to call for no sanding in the areas of the porous pavers and detail provided on Sheet #13.

- c. HR 290-5.H. The applicant's Drainage Report calculations do not account for frozen ground conditions. The applicant should provide additional information/insight into this aspect of the drainage design or request a waiver for this requirement.

Response: Frozen ground conditions were provided in section 17 of the drainage report.

- d. HR 290-5.L(1). The applicant should keep the Town informed of all communication with NHDES in relation to the Alteration of Terrain Permit discussions to ensure NHDES comments do not alter drainage design/calculations.

Response: Correspondence between NHDES and the applicant will be forwarded to the Town.

- e. HR 290-9.B. The requirement for a SWPPP should be noted on the plan set.

Response: On Sheet #2 of the plan set, note #25 states that a Notice of Intent is required for the project, in which preparation of a SWPPP is required in order to file.

6. Zoning (ZO 334)

- a. ZO 334-21. The subject site is located in both the Business (B) and General-One (G-1) Zoning Districts. The proposed industrial use is not permitted within the Business district; however, the applicant included a copy of a variance granted by the Zoning Board of Adjustment dated February 22, 2018, which allows the expansion of an existing use.

Response: No response required.

- b. ZO 334-27. The proposed building expansion encroaches within the Robinson Road front building setback for the site. The applicant provided a copy of a variance granted by the Zoning Board of Adjustment dated February 22, 2018, which this allows encroachment.

Response: No response required.

- c. ZO 334-29. The subject site includes a previously approved non-conforming use. The applicant has included a copy of a variance granted by the Zoning Board of Adjustment dated February 22, 2018, which allows the expansion of an existing non-conforming use.

Response: No response required.

- d. ZO 334-33. The applicant has shown wetlands within a portion of the subject site. There are no improvements proposed within these wetland areas.

Response: No response required.

- e. ZO 334-60. The applicant has not proposed any signs other than handicapped parking and traffic signs within the subject lot.

Response: No response required.

- f. ZO 334-60.A. The applicant has shown an existing sign located within the Christine Drive public right-of-way.

Response: No response required.

- g. ZO 334-83 and HR 218-4.D.(2). The applicant has noted that a portion of the subject parcel is located within a special flood hazard area. The one-hundred-year flood elevation is noted on the plans.

Response: No fill is being proposed within the 100-year flood elevation line, in accordance with the regulation.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(14). The applicant has not indicated the proposed areas of earth stockpiles or the appropriate erosion controls around earth stockpiles.

Response: Stockpile and staging areas have been shown with appropriate erosion controls around them.

- b. HR 290-5.IN. (20). The applicant has not provided the proposed location of a stabilized construction exit. We note that a proposed detail was included in the plans.

Response: Stabilized construction entrances have been shown on the plan.

- c. HR 290-5.U.(20). The applicant should provide a detail for erosion control blanket installation.

Response: An erosion control blanket detail has been provided.

- d. The applicant has noted that the Town reserves the right to require additional erosion control measures.

Response: No response required.

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

- a. HR 276-11.1.B.(14). The applicant has not provided the mounting height for the proposed light pole luminaires.

Response: The mounting height for the light pole luminaires has been included.

- b. HR 276-11.1.B.(14). The applicant has noted that site lighting will operate under photocell and time clock control but has not noted the proposed hours of operation for the lighting.

Response: Site lighting is proposed for safety and security reasons and will be set to be on daily from dusk to dawn.

- c. HR 276-11.1.B.(20). The applicant has not shown existing exterior lighting and landscaping on the plans.

Response: Existing lighting and landscaping was previously proposed and approved by the Town and is not being changed. Proposed lighting and landscaping meets the requirements in the area of new construction. Therefore, it is not necessary to show existing lighting and landscaping.

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

- a. HR 275-9.G. The applicant has noted that a New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain Permit is required. The applicant should forward all relevant AoT permit documentation to the Town for their records.

Response: Correspondence between NHDES and the applicant will be forwarded to the Town.

- b. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.

Response: State permitting is in process and will be provided to the Town upon issuance.

- c. Additional local permitting may be required.

Response: No response required.

10. Other

- a. The applicant is removing an existing dumpster enclosure as part of the site demolition work. A new dumpster enclosure is not shown on the plans. The applicant should provide additional information/details about proposed waste storage and removal methods.

Response: A proposed dumpster enclosure has been shown on the southern parking lot and a detail added to Sheet #14.

- b. The applicant has shown two proposed retaining walls and noted that they will be designed by others. The applicant should forward copies of these design drawings, endorsed by a New Hampshire licensed professional engineer, to the Town for their records.

Response: Retaining wall designs will be provided upon approval of the subject project, as is typical of these types of development projects.

- c. No details were included in the plans for construction of the proposed outdoor open crane way and storage area.

Response: The proposed outdoor crane way will be an extension of the existing crane way and will match the look and style of the existing, as shown in the project photos provided.

Furthermore, the applicant met with Town Staff at an Interdepartmental Design Review meeting on June 5, 2018. In attendance were George Theborge, Town Planner; Elvis Dhima, P.E., Town Engineer; and Bruce Buttrick, Zoning Administrator, and we respectfully offer the following responses to comments received at the meeting:

- 1. Applicant should provide a lot merger application for review and approval by the Planning Board

Response: A lot merger application has been provided.

- 2. Recommend the applicant provide a lot consolidation plan and remove existing lot line references from the remainder of the plan set for clarity.

Response: A lot consolidation plan has been provided as the first sheet of the plan set and existing lot lines and references have been removed from the remainder of the set. Also, cross easements that are no longer necessary have been removed.

- 3. Please show compliance with Town ordinance in accordance with floodplain that exists on the property.

Response: We are not proposing any fill within the floodplain area, therefore we comply with Town code.

4. Please check and verify which easements can be removed from the property.

Response: There are a few cross-drainage easements that are being called to be removed. There are existing fire department easements that cannot be removed. There are existing water utility easements that go into the property where there is a 12 inch main and terminates where it reduces to an 8 inch. It is our understanding that these easements need to remain.

5. Does the proposed stormwater design comply with MS-4 requirements?

Response: We confirmed with the Town's consultant at VHB, Bill Acieri, that although there are no specific treatment requirements for MS-4, we are meeting the intent if we comply with NHDES Alteration of Terrain standards, in which we do.

6. Provide correspondence with NHDES Subsurface Bureau regarding no need for permitting for the existing septic system.

Response: We have corresponded with NHDES Subsurface Bureau and they stated that as long as we were meeting the current design flows for the capacity of the installed system, we do not need further approvals. We have included a letter from our Subsurface Disposal System Designer stating this.

We feel that these responses adequately address the comments we received. If you have further questions or comments, please don't hesitate to contact our office at any time (603) 627-2881.

Sincerely,



Tucker McCarthy
Project Engineer
Keach-Nordstrom Associates, Inc.

dEU



TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman



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

CAP FEE WORKSHEET - 2018

Date: 06-27-18 Zone # 1 Map/Lot: 105/15 & 110/36, 39
2 & 8 Christine Drive

Project Name: SL Chasse Steel Expansion

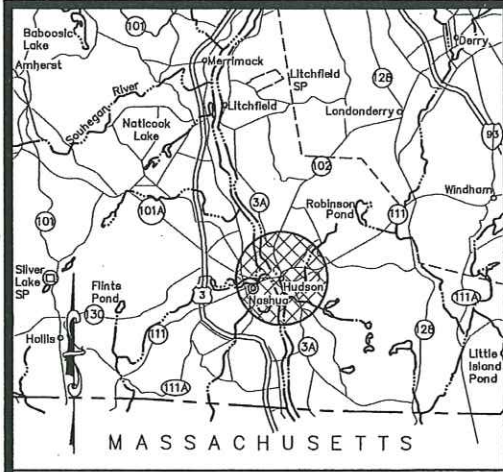
Proposed ITE Use #1: General Light Industrial

Proposed Building Area (square footage): 38,670 S.F.

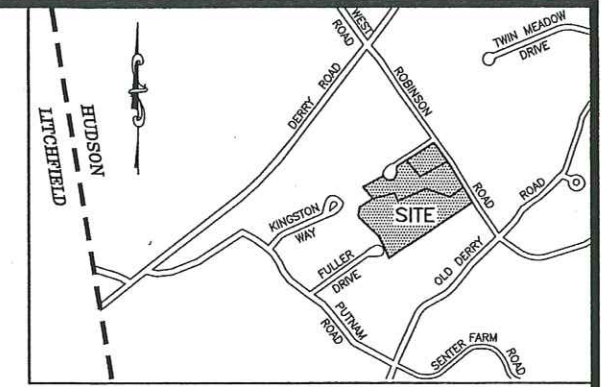
CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Zone 1:	<u>\$ 49,884.30 (38,670sf x \$1.29//sf)</u>
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Total CAP Fee	<u>\$ 49,884</u>
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VICINITY PLAN
NOT TO SCALE



LOCUS PLAN
SCALE: 1" = 1,000'

NON-RESIDENTIAL SITE PLAN S.L. CHASSE STEEL

MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39 2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD HUDSON, NEW HAMPSHIRE



OWNER OF MAP 105 LOT 15 & MAP 110 LOT 36
B AND D LAND DEV. INC.
70 OLD DERRY ROAD
HUDSON, NEW HAMPSHIRE 03051

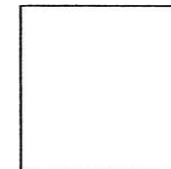
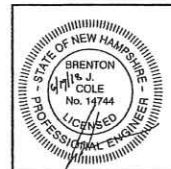
OWNER MAP 110 LOT 39/APPLICANT:
SLC DEVELOPMENT, LLC
8 CHRISTINE DRIVE
HUDSON, NEW HAMPSHIRE 03051

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

SHEET TITLE

SHEET No.

LOT CONSOLIDATION PLAN	1
MASTER PLAN	2
EXISTING CONDITIONS PLAN	3
REMOVALS/DEMOLITION PLAN	4
NON-RESIDENTIAL SITE LAYOUT PLAN	5
GRADING, DRAINAGE AND UTILITY PLAN	6 & 7
EROSION CONTROL PLAN	8
LANDSCAPE PLAN	9
LIGHTING PLAN	10
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DRAINAGE PROFILES	12
CONSTRUCTION DETAILS	13 - 17



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

MAY 4, 2018
LAST REVISED: JUNE 18, 2018
PROJECT NO. 07-0322-1

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

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ 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.

NOTES (CONT.):

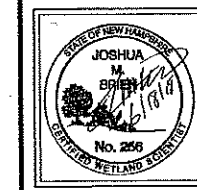
- LANDSCAPE PLANTINGS THAT FAIL TO THRIVE SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE DEEDED PROPERTY OWNER IN PERPETUITY.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH 2010 STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES TITLE II OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
- EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
- IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
- HOURS FOR RECEIVING AND DELIVERIES OF SUPPLIES SHALL BE NO EARLIER THAN 7:00 AM AND NO LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY. SAID ACTIVITIES SHALL BE PROHIBITED ON SATURDAY AND SUNDAY.
- HOURS OF OPERATION: 8:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY.
- LOCAL, STATE AND FEDERAL PERMITS REQUIRED:
 - NPDES NOTICE OF INTENT REQUIRED PRIOR TO CONSTRUCTION
 - NPDES NOT PERMIT PENDING
- WAIVERS REQUESTED:
 - HTC 276-C.2 - PARKING CALCULATIONS, TO ALLOW A REDUCTION IN THE REQUIRED PARKING.
 - HTC 276-11.1.B.12.a - 200' DISTANCE TO RESIDENTIAL PROPERTY LINE FROM IMPROVEMENTS
 - HTC 193-10(C) - MULTIPLE DRIVEWAYS ON A SINGLE LOT
- ON FEBRUARY 22, 2018, THE HUDSON ZONING BOARD OF ADJUSTMENT (ZBA) GRANTED A VARIANCE TO ALLOW THE EXPANSION OF THE EXISTING S.L. CHASSE STEEL OPERATION, WHICH IS NOT A PERMITTED USE WITHIN THE BUSINESS ZONING DISTRICT. FURTHER, THE ZBA VOTED TO ALLOW A 14' FRONT YARD ENCROACHMENT ALONG ROBINSON ROAD (35' FRONT YARD SETBACK WHERE 50' IS REQUIRED.)
- PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND MANNER AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NPDES REQUIREMENTS FOR SUCH SYSTEMS.
- THE APPLICANT'S ENGINEER AND CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRECONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
- ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-38, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
- AFTER ISSUANCE OF THE FOUNDATION PERMIT FOR THE PROPOSED BUILDING, AND PRIOR TO THE ISSUANCE OF THE FRAMING PERMIT THEREOF, THE APPLICANT SHALL SUBMIT TO THE HUDSON COMMUNITY DEVELOPMENT DEPARTMENT A FOUNDATION "AS-BUILT" PLAN ON A TRANSPARENT AND TO THE SAME SCALE AS THE APPROVED SITE PLAN. THE FOUNDATION "AS-BUILT" PLAN SHALL INCLUDE ALL STRUCTURAL DIMENSIONS AND LOT LINE SETBACK MEASUREMENTS TO THE FOUNDATION AND BE STAMPED BY A LICENSED LAND SURVEYOR. ANY DISCREPANCY BETWEEN THE APPROVED SITE PLAN AND FOUNDATION "AS-BUILT" PLANS SHALL BE DOCUMENTED BY THE APPLICANT AND BE PART OF THE FOUNDATION "AS-BUILT" SUBMISSION.
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED PLAN.
- ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION THEREOF.
- ALL IMPROVEMENTS SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
- THIS PLAN SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW AND APPROVAL.
- THE TOWN SHALL RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.

REFERENCE PLANS:

- SUBDIVISION/CONSOLIDATION/EASEMENT PLAN S.L. CHASSE WELDING AND FABRICATING, INC., FOR SLC DEVELOPMENT, LLC, SCALE: 1"=50', DATED DECEMBER 27, 2007, BY KEACH-NORDSTROM ASSOCIATES, INC., H.C.R.D. PLANS #36391 & 37878.
- LOT LINE RELOCATION, CHRISTINE DRIVE INDUSTRIAL PARK, FOR B & D LAND DEVELOPMENT, INC., SCALE: 1"=50', DATED JUNE 1, 1988, BY MAYNARD & PAQUETTE, INC., H.C.R.D. PLAN NO.: 24053.
- "CHRISTINE DRIVE INDUSTRIAL PARK WEST", FOR B & D LAND DEVELOPMENT, INC., SCALE: 1"=50', DATED JUNE 7, 1988, BY MAYNARD & PAQUETTE, INC., H.C.R.D. PLAN NO.: 25448.
- SITE PLAN CHASSE WELDING, CHRISTINE DRIVE, HUDSON, NH, FOR STEVE CHASSE, SCALE: 1"=40', DATED JUNE 28, 2000, BY MAYNARD & PAQUETTE, INC., H.C.R.D. PLAN NO.: 31031.
- EASEMENT PLAN S.L. CHASSE WELDING AND FABRICATING, INC., FOR SLC DEVELOPMENT, LLC, SCALE: 1"=60', DATED SEPTEMBER 5, 2008, BY KEACH-NORDSTROM ASSOCIATES, INC., H.C.R.D. PLAN NO. 37878.
- FINAL SUBDIVISION PLAN, MAP 37 LOT 28, PUTNAM ROAD, HUDSON, N.H. PREPARED FOR: LEONARD VIGENT, DATED: DECEMBER 1985. PREPARED BY: CUOCO & CORNIER, INC. H.C.R.D. PLAN #19797.
- SUBDIVISION PLAN: ROBINSON & DERRY ROAD, HUDSON, NEW HAMPSHIRE. PREPARED FOR: BAD LAND DEVELOPMENT. DATED: JULY 1980. PREPARED BY: ALLAN H. SWANSON, INC. H.C.R.D. PLAN #14329.
- SUBDIVISION PLAN OF LAND FOR STANLEY ALUKONIS. SCALE: 1"=50'. DATED: MARCH 1972. PREPARED BY: NOTTINGHAM SURVEY SERVICE. H.C.R.D. PLAN #5898.
- MAP 110 LOT 39, NON-RESIDENTIAL SITE PLAN, S.L. CHASSE WELDING & FABRICATING, INC., B CHRISTINE DRIVE, HUDSON, NEW HAMPSHIRE, FOR SLC DEVELOPMENT, LLC, DATED DECEMBER 27, 2007, WITH REVISIONS THROUGH 11/13/08, BY KEACH-NORDSTROM ASSOCIATES, INC. (23 SHEETS).
- NON-RESIDENTIAL SITE PLAN, S.L. CHASSE STEEL, MAP 110 LOT 39, B CHRISTINE DRIVE, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, FOR SLC DEVELOPMENT, LLC, DATED SEPTEMBER 20, 2016, WITH REVISIONS THROUGH 11/16/2016, BY KEACH-NORDSTROM ASSOCIATES, INC. (13 SHEETS).

LEGEND

ABUTTER LINE	EDGE OF PAVEMENT
PROPERTY LINE	BITUMINOUS CURB
PROPERTY LINE TO BE EXTINGUISHED	STONE RETAINING WALL
WETLAND	BUILDING SETBACK
CHAIN LINK FENCE	EASEMENT
STOCKADE FENCE	100 YEAR FLOOD LINE
POST & RAIL FENCE	ZONE LINE
TREELINE	PROP. EDGE OF PAVEMENT
RETAINING WALL	PROP. BITUMINOUS CURB



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF HILLSBOROUGH COUNTY, N.H. PERFORMED THE DELINEATION OF WETLANDS IN FEBRUARY OF 2018 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

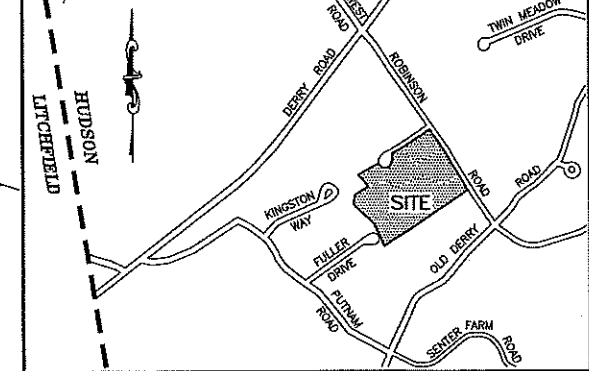
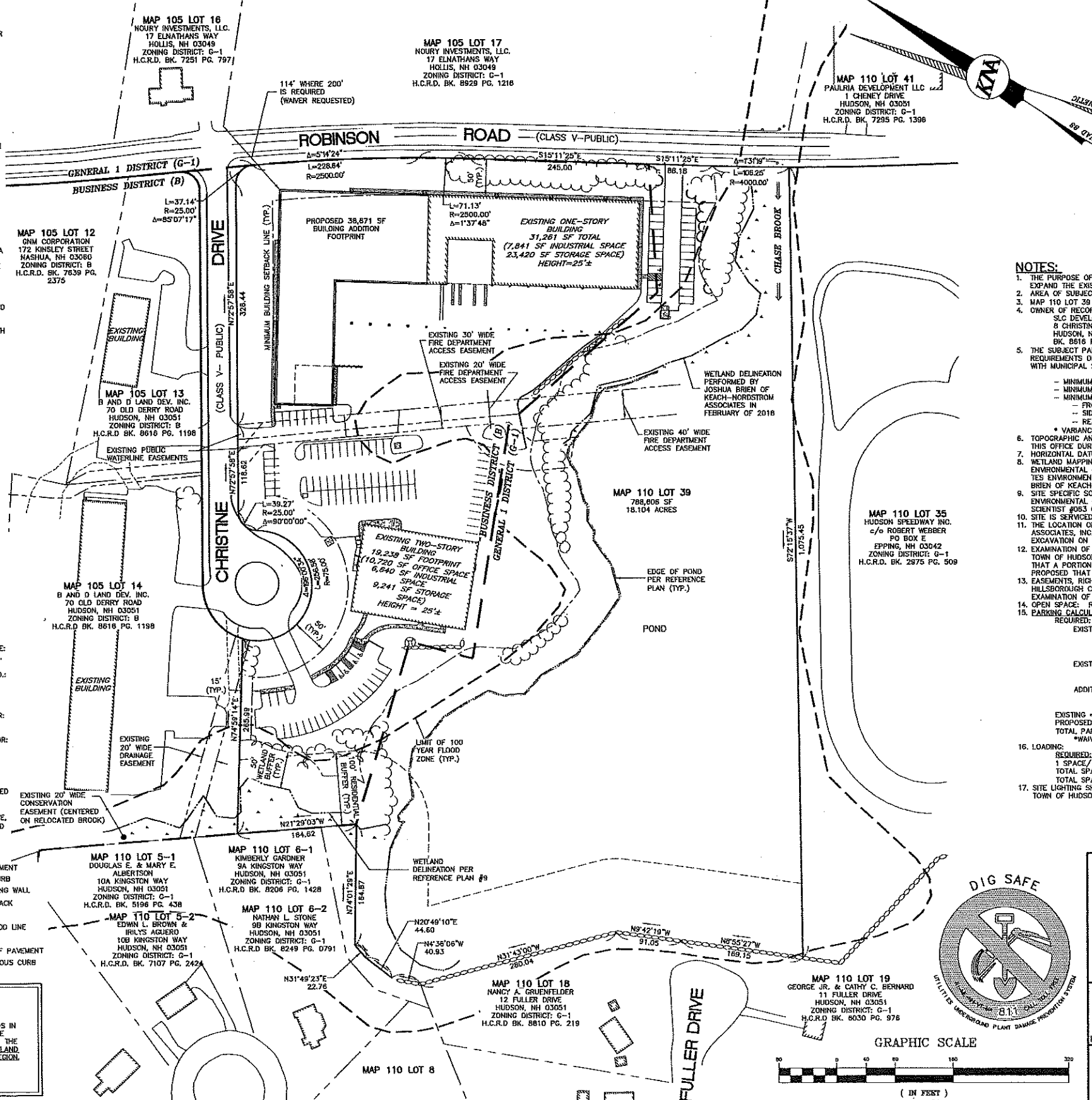
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE: _____ SIGNATURE DATE: _____

SIGNATURE: _____ 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.



LOCUS PLAN
SCALE: 1" = 1,000'

NOTES:

- THE PURPOSE OF THIS PLAN IS TO PROPOSE A 38,871 SF BUILDING EXPANSION AND ASSOCIATED SITE IMPROVEMENTS TO EXPAND THE EXISTING S.L. CHASSE STEEL OPERATION.
- AREA OF SUBJECT PARCEL = 788,606 SF, OR 18.104 ACRES
- MAP 110 LOT 39 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBER.
- OWNER OF RECORD: SLC DEVELOPMENT, LLC, 8 CHRISTINE DRIVE, HUDSON, NH 03051, BK. 8816 PG. 1208
- THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS DISTRICT (B) AND GENERAL ONE DISTRICT (G-1). DIMENSIONAL REQUIREMENTS OF THE BUSINESS ZONE, WHERE DEVELOPMENT IS PROPOSED, ARE AS FOLLOWS FOR LOTS NOT SERVED BY MUNICIPAL SEWER:

REQUIRED:	PROVIDED:	
- MINIMUM LOT AREA	30,000 SF	788,606 SF
- MINIMUM LOT FRONTAGE	150 FT	1,519.25 FT
- MINIMUM BUILDING SETBACKS:		
- FRONT	50 FT	436.0 FT
- SIDE	15 FT	207.1 FT
- REAR	15 FT	N/A

 - * VARIANCE GRANTED (SEE NOTE #27)
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING JULY OF 2007, JUNE OF 2014, APRIL OF 2016 AND JANUARY OF 2018.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD.
- WETLAND MAPPING WAS PERFORMED BY PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #048 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH IN AUGUST OF 2007 AND CONFIRMED BY TOM E. SKOLOSKI, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. IN MAY OF 2016. ADDITIONAL WETLAND MAPPING WAS PERFORMED BY JOSHUA BRIEN OF KEACH-NORDSTROM ASSOCIATES IN FEBRUARY OF 2018.
- SITE SPECIFIC SOIL MAPPING WAS PERFORMED BY PETER S. SCHAUER, CERTIFIED SOIL SCIENTIST #039 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH IN AUGUST OF 2007 AND THOMAS E. SKOLOSKI, CERTIFIED SOIL SCIENTIST #053 OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH IN MARCH OF 2018.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 33009205080, PANEL 508 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA. NO WORK IS PROPOSED THAT WILL REMOVE STORAGE VOLUME FROM THE FLOOD PLAN.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS, AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- OPEN SPACE PROVIDED = 40%, PROPOSED = 70.7%
- PARKING CALCULATIONS:

EXISTING (PERMITTED IN 2008):	WAREHOUSING STORAGE = 1 SPACE/1,000 SF x 32,681 SF = 32.68 SPACES
	OFFICE = 1 SPACE/300 SF x 6,400 SF = 21.33 SPACES
	INDUSTRIAL = 1 SPACE/800 SF x 10,241 SF = 12.80 SPACES
EXISTING (PERMITTED IN 2016):	OFFICE = 1 SPACE/300 SF x 4,320 SF = 14.40 SPACES
	INDUSTRIAL = 1 SPACE/800 SF x 4,240 SF = 5.30 SPACES
ADDITIONAL PROPOSED:	INDUSTRIAL = 1 SPACE/800 SF x 38,871 SF = 48.46 SPACES
	TOTAL SPACES REQUIRED = 156.98 = 157 SPACES
EXISTING = 87 SPACES (INCLUDES 4 HANDICAP SPACES)	
PROPOSED = 33 SPACES	
TOTAL PARKING PROVIDED = 87 EXISTING + 33 PROPOSED = 120 SPACES* (INCLUDES 6 HANDICAP SPACES)	
* WAIVER REQUESTED	
- LOADING:

REQUIRED:	1 SPACE / FIRST 5,000 SF PLUS 1 SPACE/10,000 SF x 91,533 SF = 1 + 9.15 = 10.15 SPACES
TOTAL SPACES REQUIRED:	11 SPACES
TOTAL SPACES PROVIDED:	11 SPACES (7 EXISTING + 4 PROPOSED)
- SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.

MASTER PLAN
S.L. CHASSE STEEL
MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

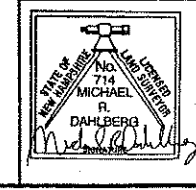
OWNER OF MAP 105 LOT 16	OWNER OF MAP 110 LOT 36	OWNER OF MAP 110 LOT 39/APPLICANT
B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D. BK. 5160 PG. 1324	B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D. BK. 2586 PG. 527	SLC DEVELOPMENT, LLC 8 CHRISTINE DRIVE HUDSON, NH 03051 H.C.R.D. BK. 8816 PG. 1208

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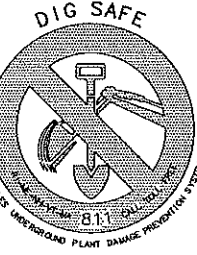
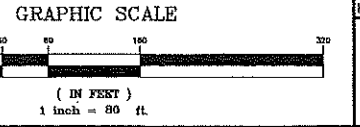
REVISIONS		
No.	DATE	DESCRIPTION
1	06/18/18	REV. PER TOWN COMMENTS

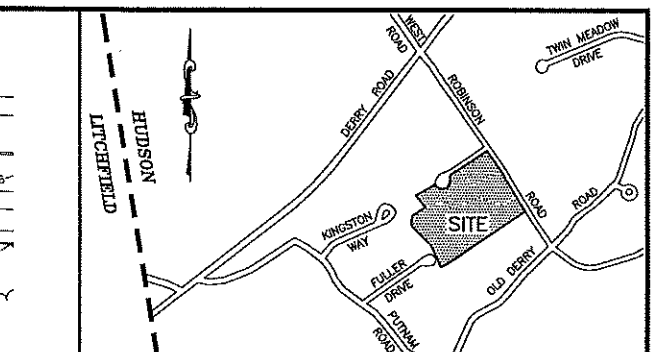
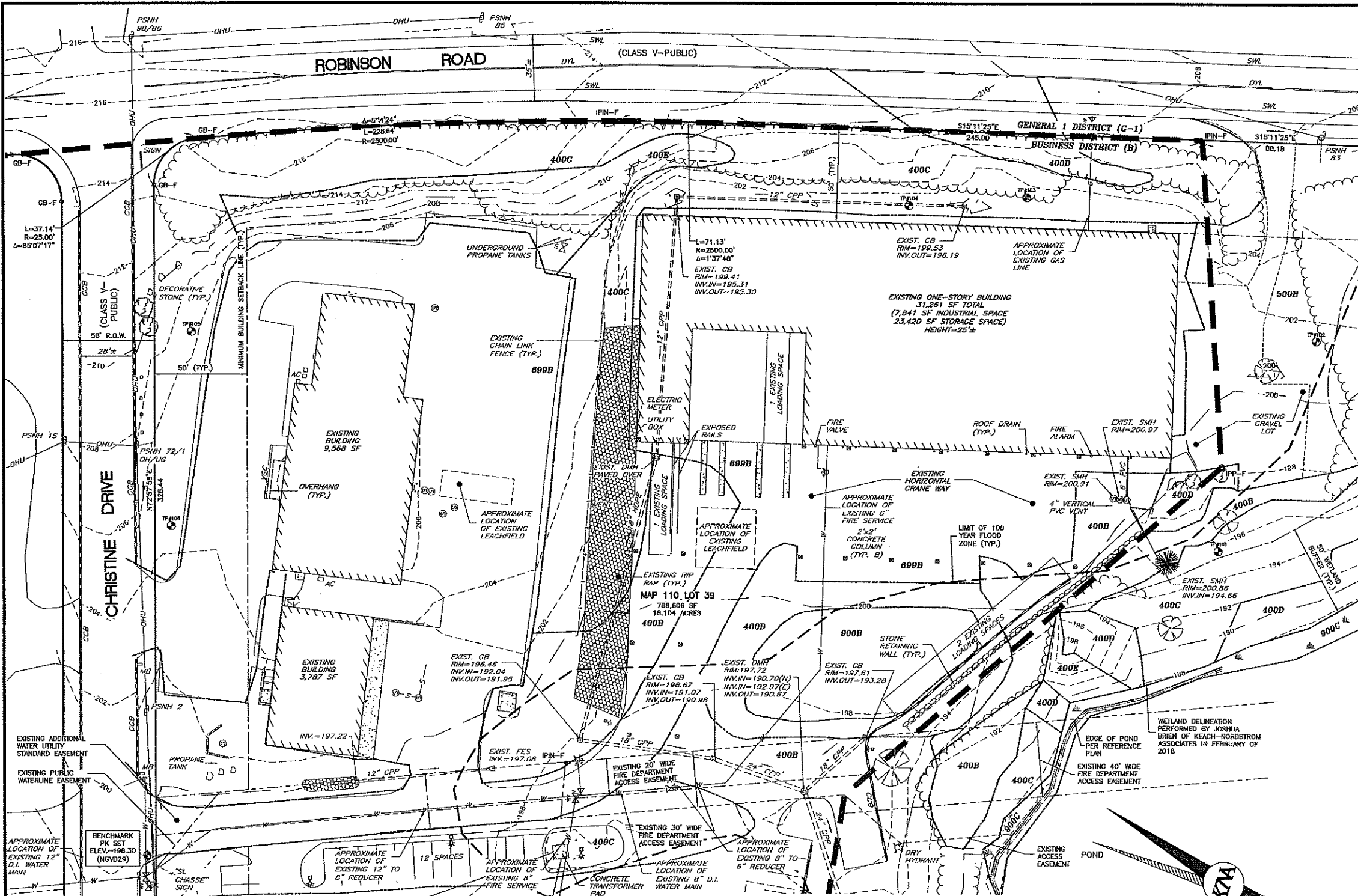
DATE: MAY 4, 2018
PROJECT NO: 07-0322-1
SCALE: 1" = 80'
SHEET 2 OF 17

OWNER OF MAP 110 LOT 39
SIGNATURE: *[Signature]*
DATE: 5/2/18
FOR SLC DEVELOPMENT, LLC



CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JUNE OF 2014, APRIL OF 2016 AND JANUARY OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).
DATE: 6-17-18
LICENSED LAND SURVEYOR





- REFERENCE PLANS:** SCALE: 1" = 1,000'
- SUBDIVISION/CONSOLIDATION/EASEMENT PLAN S.L. CHASSE WELDING AND FABRICATING, INC. FOR SLC DEVELOPMENT, L.L.C. SCALE: 1"=50', DATED DECEMBER 27, 2007, BY KEACH-NORSTROM ASSOCIATES, INC. HCRD PLANS #36381 & 37878.
 - LOT LINE RELOCATION, CHRISTINE DRIVE INDUSTRIAL PARK, FOR B & D LAND DEVELOPMENT, INC. SCALE: 1"=50', DATED JUNE 1, 1988, BY MAYNARD & PAQUETTE, INC. HCRD PLAN NO. 24053.
 - CHRISTINE DRIVE INDUSTRIAL PARK WEST, FOR B & D LAND DEVELOPMENT, INC. SCALE: 1"=50', DATED JUNE 7, 1988, BY MAYNARD & PAQUETTE, INC. HCRD PLAN NO. 25448.
 - SITE PLAN CHASSE WELDING, CHRISTINE DRIVE, HUDSON, NH, FOR STEVE CHASSE, SCALE: 1"=40', DATED JUNE 28, 2000, BY MAYNARD & PAQUETTE, INC. HCRD PLAN NO. 31031.
 - EASEMENT PLAN S.L. CHASSE WELDING AND FABRICATING, INC. FOR SLC DEVELOPMENT, L.L.C. SCALE: 1"=50', DATED SEPTEMBER 5, 2008, BY KEACH-NORSTROM ASSOCIATES, INC. HCRD PLAN NO. 37878.
 - FINAL SUBDIVISION PLAN, MAP 37 LOT 28, PUTNAM ROAD, HUDSON, N.H. PREPARED FOR: LEONARD VIGANT. DATED: DECEMBER 1985. PREPARED BY: CUOCO & CORIO, INC. HCRD PLAN #1877.
 - SUBDIVISION PLAN: ROBINSON & DERRY ROAD, HUDSON, NEW HAMPSHIRE. PREPARED FOR: B&D LAND DEVELOPMENT. DATED: JULY 1980. PREPARED BY: ALAN H. SWANSON, INC. HCRD PLAN #14329.
 - SUBDIVISION PLAN OF LAND FOR STANLEY ALUKONIS, HCRD PLAN #5698.
 - MAP 110 LOT 39, NON-RESIDENTIAL SITE PLAN S.L. CHASSE WELDING & FABRICATING, INC., B CHRISTINE DRIVE, HUDSON, NEW HAMPSHIRE, FOR SLC DEVELOPMENT, L.L.C. DATED DECEMBER 27, 2007, WITH REVISIONS THROUGH 11/13/08, BY KEACH-NORSTROM ASSOCIATES, INC. (23 SHEETS).
 - NON-RESIDENTIAL SITE PLAN, S.L. CHASSE STEEL, MAP 110 LOT 39, B CHRISTINE DRIVE, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, FOR SLC DEVELOPMENT, L.L.C. DATED SEPTEMBER 20, 2016, WITH REVISIONS THROUGH 11/16/2016, BY KEACH-NORSTROM ASSOCIATES, INC. (13 SHEETS).

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON TAX MAP 110 LOT 39 AS OF THE DATE OF FIELD SURVEY, AND NO OTHER PURPOSE.
 - AREA OF SUBJECT PARCEL = 788,606 SF, OR 18.104 ACRES.
 - MAP 110 LOT 39 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
 - OWNER OF RECORD:
SLC DEVELOPMENT, L.L.C.
8 CHRISTINE DRIVE
HUDSON, NH 03051
Bk. 8816 Pg. 1205
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS DISTRICT (B) AND GENERAL ONE DISTRICT (G-1). DIMENSIONAL REQUIREMENTS OF THE BUSINESS ZONE, WHERE DEVELOPMENT IS PROPOSED, ARE AS FOLLOWS FOR LOTS NOT SERVICED WITH MUNICIPAL SEWER:
- MINIMUM LOT AREA 30,000 SF
- MINIMUM LOT FRONTAGE 150 FT
- MINIMUM BUILDING SETBACKS:
- FRONT 50 FT
- SIDE 15 FT
- REAR 15 FT
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING JULY OF 2007, JUNE OF 2014, APRIL OF 2016 AND JANUARY OF 2018.
 - HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29. BENCHMARKS SET AS NOTED. THE DATA WAS OBTAINED FROM NHDOT DISK - 228-0320 SET IN LEDGE ON WAGON ROAD, HUDSON, NH.
 - WETLAND MAPPING WAS PERFORMED BY PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #048 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH IN AUGUST OF 2007 AND CONFIRMED BY TOM E. SOKOLOSKI, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. IN MAY OF 2016. ADDITIONAL WETLAND MAPPING WAS PERFORMED BY JOSHUA BRIEN OF KEACH-NORSTROM ASSOCIATES IN FEBRUARY OF 2018.
 - SITE SPECIFIC SOIL MAPPING WAS PERFORMED BY PETER S. SCHAUER, CERTIFIED SOIL SCIENTIST #038 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH IN AUGUST OF 2007 AND THOMAS E. SOKOLOSKI, CERTIFIED SOIL SCIENTIST #063 OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH IN MARCH OF 2018.
 - SITE IS SERVICED BY MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEMS.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 330920508D, PANEL 508 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2008, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS, AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

EXISTING CONDITIONS PLAN
S.L. CHASSE STEEL
 MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
 2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF MAP 105 LOT 15 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D. BK. 5160 PG. 1324	OWNER OF MAP 110 LOT 36 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D. BK. 2586 PG. 527	OWNER OF MAP 110 LOT 39 (APPLICANT) SLC DEVELOPMENT, L.L.C. 8 CHRISTINE DRIVE HUDSON, NH 03051 H.C.R.D. BK. 8616 PG. 1205
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KEACH-NORSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2801

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/15/18	REV. PER TOWN COMMENTS	TTM

DATE: MAY 4, 2018 SCALE: 1" = 30'
 PROJECT NO: 07-0322-1 SHEET 3 OF 17

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
400B	UDORTHENTS, SANDY	0-8%	WELL
400C	UDORTHENTS, SANDY	8-15%	WELL
400D	UDORTHENTS, SANDY	15-25%	WELL
400E	UDORTHENTS, SANDY	25%+	WELL
500B	UDORTHENTS, LOAMY	0-8%	WELL
500C	UDORTHENTS, LOAMY	8-15%	WELL
500E	UDORTHENTS, LOAMY	25%+	WELL
900C	ENDOQAUNTS, SANDY	0-8%	POORLY

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATIONAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.

THOMAS E. SOKOLOSKI
 No. 063
 5/13/18
 CERTIFIED SOIL SCIENTIST

JOSHUA BRIEN
 No. 256
 6/17/18
 CERTIFIED WETLAND SCIENTIST

MICHAEL R. DAHLBERG
 No. 053
 6/17/18
 LICENSED LAND SURVEYOR

THE SITE-SPECIFIC SOIL MAPPING WAS PERFORMED IN MARCH OF 2018 BY THOMAS E. SOKOLOSKI, CERTIFIED SOIL SCIENTIST #063, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. IN BOW, NEW HAMPSHIRE. THIS MAPPING WAS PERFORMED ACCORDING TO THE STANDARDS OF THE "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT," VERSION 4.0, FEBRUARY 2011, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 3.

LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- IPPF-F IRON PIPE FOUND
- UTILITY POLE
- SIGN
- LIGHT
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- FLARED END SECTION
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- POST & RAIL FENCE
- OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- BITUMINOUS CURB
- 10' CONTOUR
- 2' CONTOUR
- STONE RETAINING WALL
- SITE SPECIFIC SOIL LINE
- BUILDING SETBACK EASEMENT
- 100 YEAR FLOOD LINE
- ZONE LINE

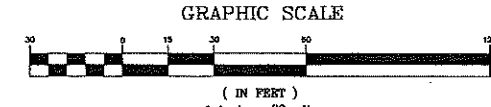
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

SIGNATURE _____ SIGNATURE DATE _____

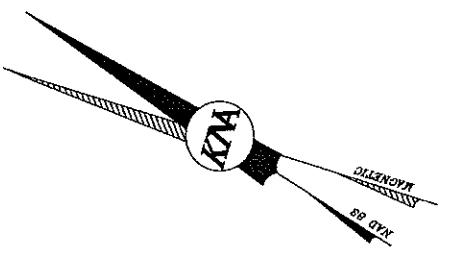
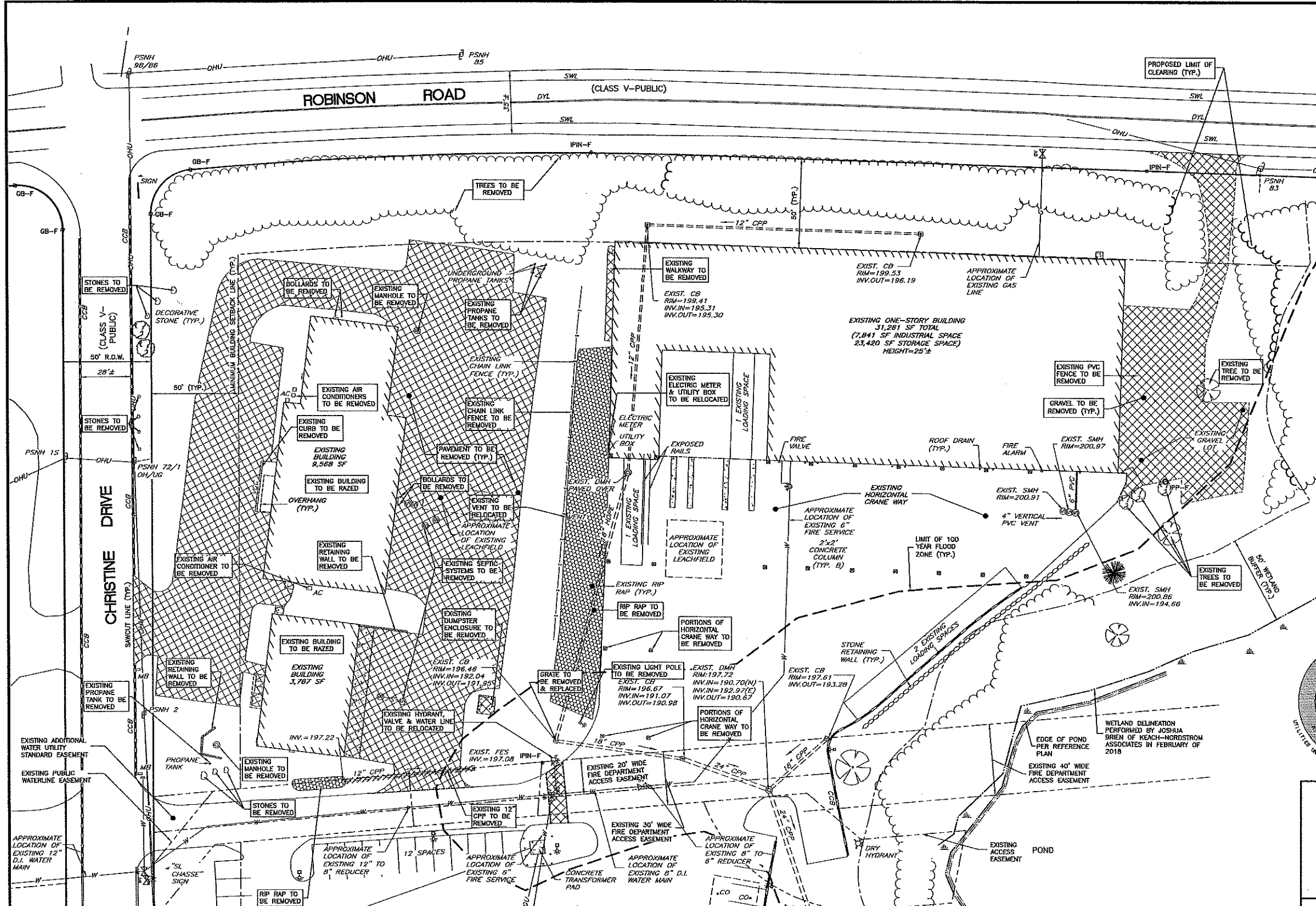
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REMOVALS/DEMOLITION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED OR REPLACED.
2. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
3. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF HUDSON REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
4. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
5. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
6. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
8. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
9. EXISTING LANDSCAPING TO BE SALVAGED AND RESET TO THE EXTENT PRACTICABLE.



LEGEND

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- IPIN-F IRON PIN FOUND
- IRPP-F IRON PIPE FOUND
- UTILITY POLE
- SIGN
- LIGHT
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- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- FLARED END SECTION
- ABUTTER LINE
- PROPERTY LINE TO BE DISCONTINUED
- WETLAND
- CHAIN LINK FENCE
- POST & RAIL FENCE
- OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- BITUMINOUS CURB
- STONE RETAINING WALL
- BUILDING SETBACK
- EASEMENT
- 100 YEAR FLOOD LINE
- SAWCUT LINE
- PAVEMENT, CONCRETE & GRAVEL TO BE REMOVED



REMOVALS/DEMOLITION PLAN

S.L. CHASSE STEEL

MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

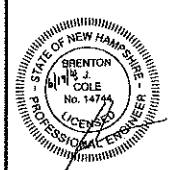
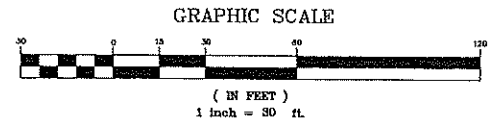
OWNER OF MAP 105 LOT 15 B AND O LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 5160 PG. 1324	OWNER OF MAP 110 LOT 36 B AND O LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 2586 PG. 527	OWNER OF MAP 110 LOT 39/APPLICANT SLC DEVELOPMENT, LLC 8 CHRISTINE DRIVE HUDSON, NH 03051 H.C.R.D BK. 8616 PG. 1205
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K&A
KRACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscapes Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2801

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

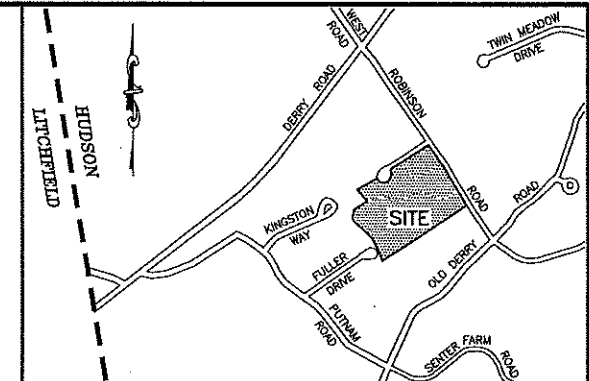
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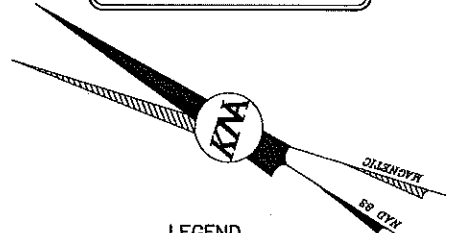
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	05/18/18	REV. PER TOWN COMMENTS	TDI

DATE: MAY 4, 2018 SCALE: 1" = 30'
PROJECT NO: 07-0322-1 SHEET 4 OF 17



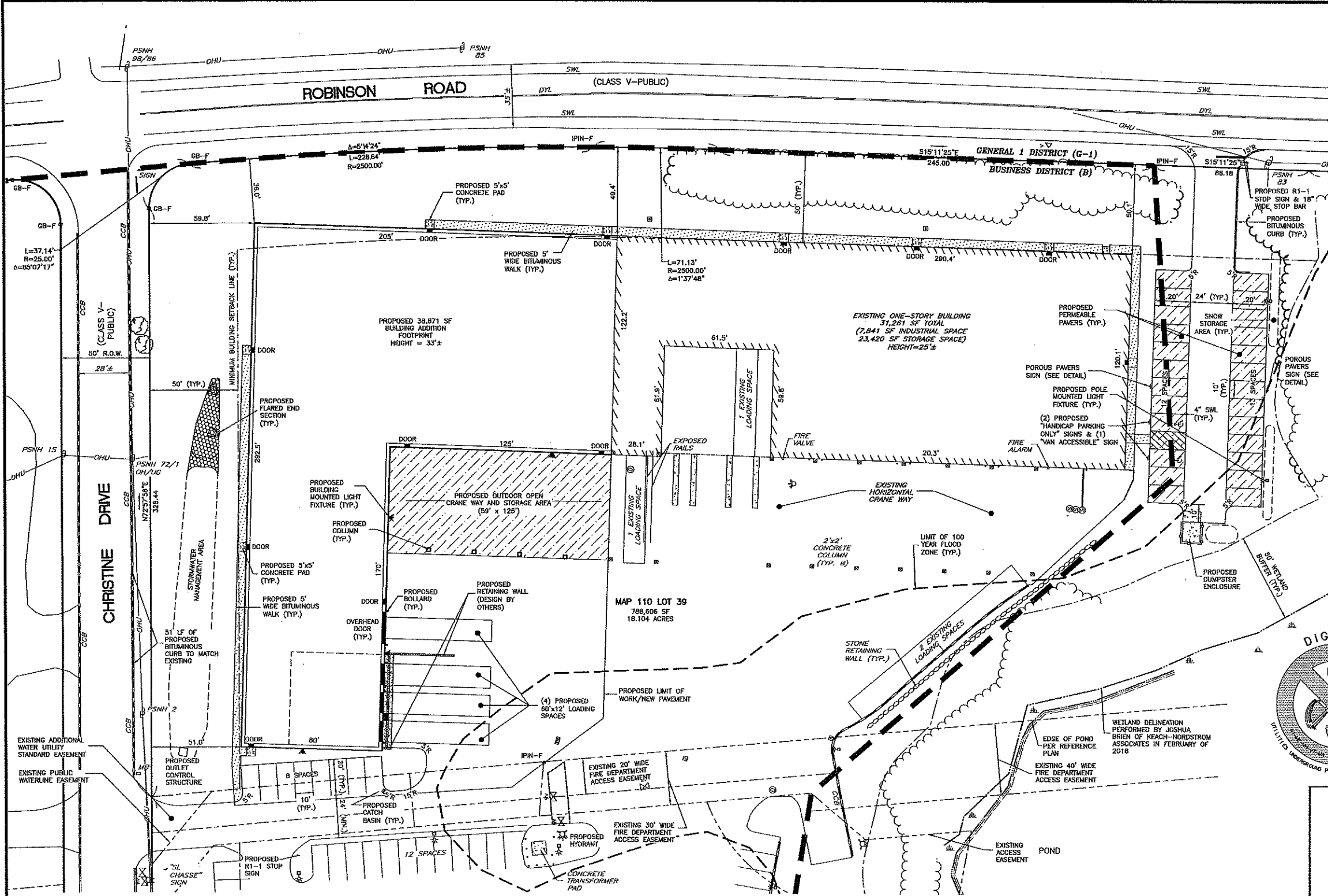
LOCUS PLAN
SCALE: 1" = 1,000'

SEE SHEET 1 FOR NOTES AND REFERENCE PLANS



LEGEND

- ⊙ GB-F GRANITE BOUND FOUND
- ⊙ IPIN-F IRON PIN FOUND
- ⊙ IPP-F IRON PIPE FOUND
- ⊙ IPIN-TBS IRON PIN TO BE SET
- ⊙ UTILITY POLE TO BE SET
- ⊙ SIGN
- ⊙ LIGHT
- ⊙ GAS VALVE
- ⊙ WATER VALVE
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- ⊙ WATER SHUT OFF
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- ⊙ TREELINE
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- ⊙ STONE RETAINING WALL
- ⊙ BUILDING SETBACK
- ⊙ EASEMENT
- ⊙ ZONE LINE
- ⊙ PROPOSED EDGE OF PAVEMENT
- ⊙ PROPOSED BITUMINOUS CURB
- ⊙ SAWCUT LINE



NON-RESIDENTIAL SITE LAYOUT PLAN
S.L. CHASSE STEEL
MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF MAP 105 LOT 15 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 5160 PG. 1324	OWNER OF MAP 110 LOT 36 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 2586 PG. 527	OWNER OF MAP 110 LOT 39/APPLICANT: SLC DEVELOPMENT, LLC 8 CHRISTINE DRIVE HUDSON, NH 03051 H.C.R.D BK. 8616 PG. 1205
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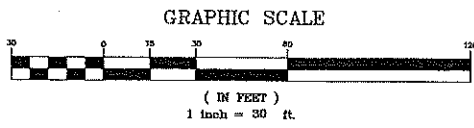
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DATE: MAY 4, 2018 SCALE: 1" = 30'
PROJECT NO: 07-0322-1 SHEET 5 OF 17

- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HDPEP, CATCH BASINS SHALL BE TYPE B, AND HAVE 3' SLOPES UNLESS OTHERWISE NOTED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. SEE DRAINAGE PROFILES AND CONSTRUCTION DETAILS FOR SPECIFIC CONSTRUCTION INFORMATION.
 6. THE PROPOSED BUILDING ADDITION WILL UTILIZE PLUMBING AND SEPTIC PIPE OULET FROM THE EXISTING BUILDING. THE EXISTING SEPTIC SYSTEM WAS DESIGNED FOR 30 EMPLOYEES AT 20 GALLONS PER DAY (GPD). THE BUILDING ADDITION WILL ADD 30 EMPLOYEES FOR A TOTAL OF 60. HOWEVER, THE SEPTIC DESIGN RATE PER ENR-WQ 1000 HAS CHANGED FOR FACTORIES, WAREHOUSES AND OFFICES, AND IS NOW 10 GPD. THEREFORE, THE NEW DESIGN RATE OF 800 GPD IS AT THE CAPACITY FOR THE EXISTING SYSTEM WHICH WAS DESIGNED AND INSTALLED FOR 600 GPD.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

LEGEND

- ▣ CB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
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- PROPOSED BITUMINOUS CURB
- SAWCUT LINE
- PROPOSED 2' CONTOUR



GRADING, DRAINAGE AND UTILITY PLAN

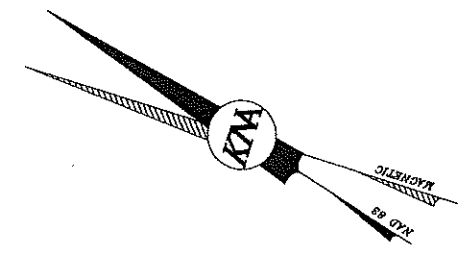
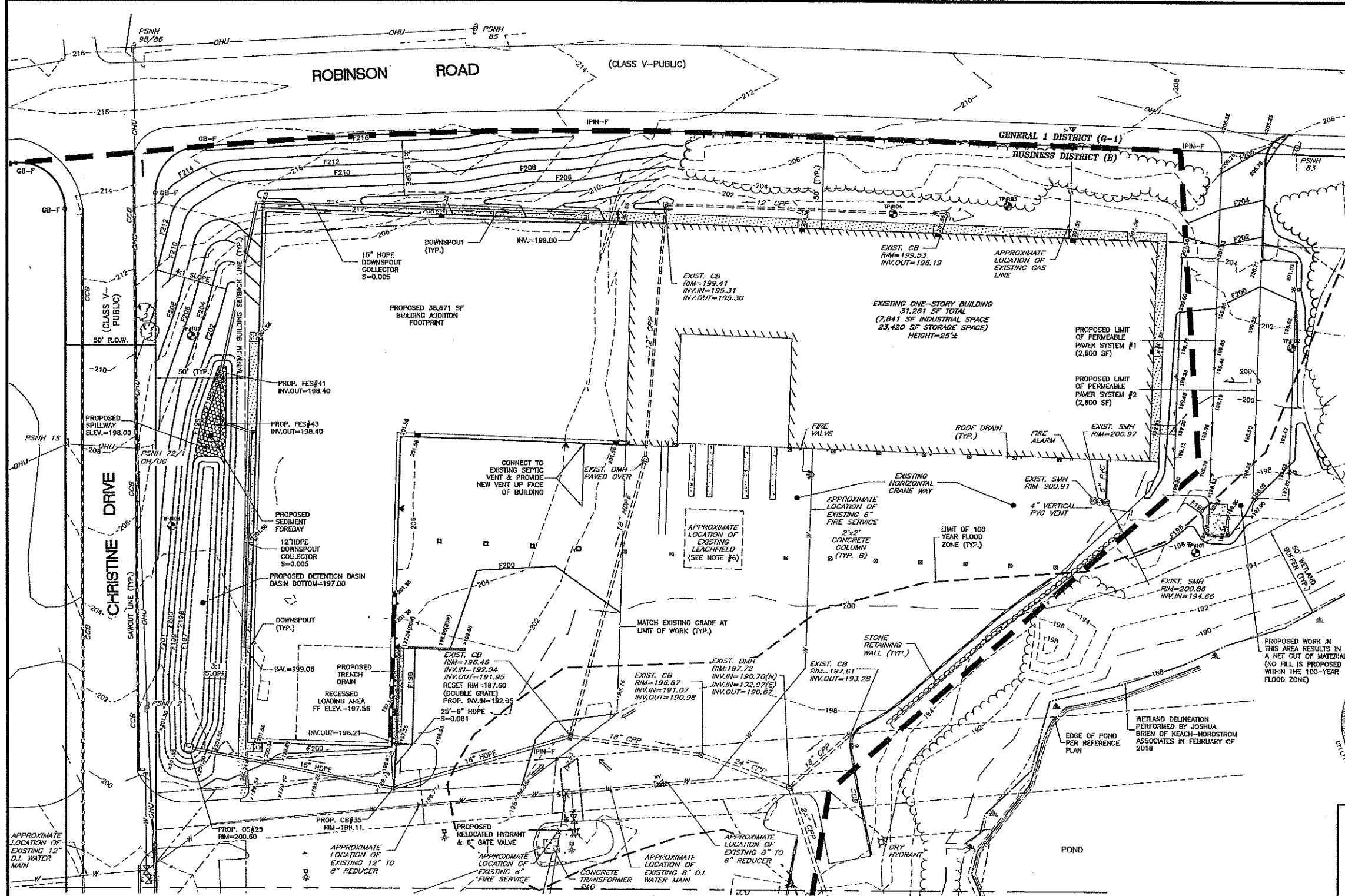
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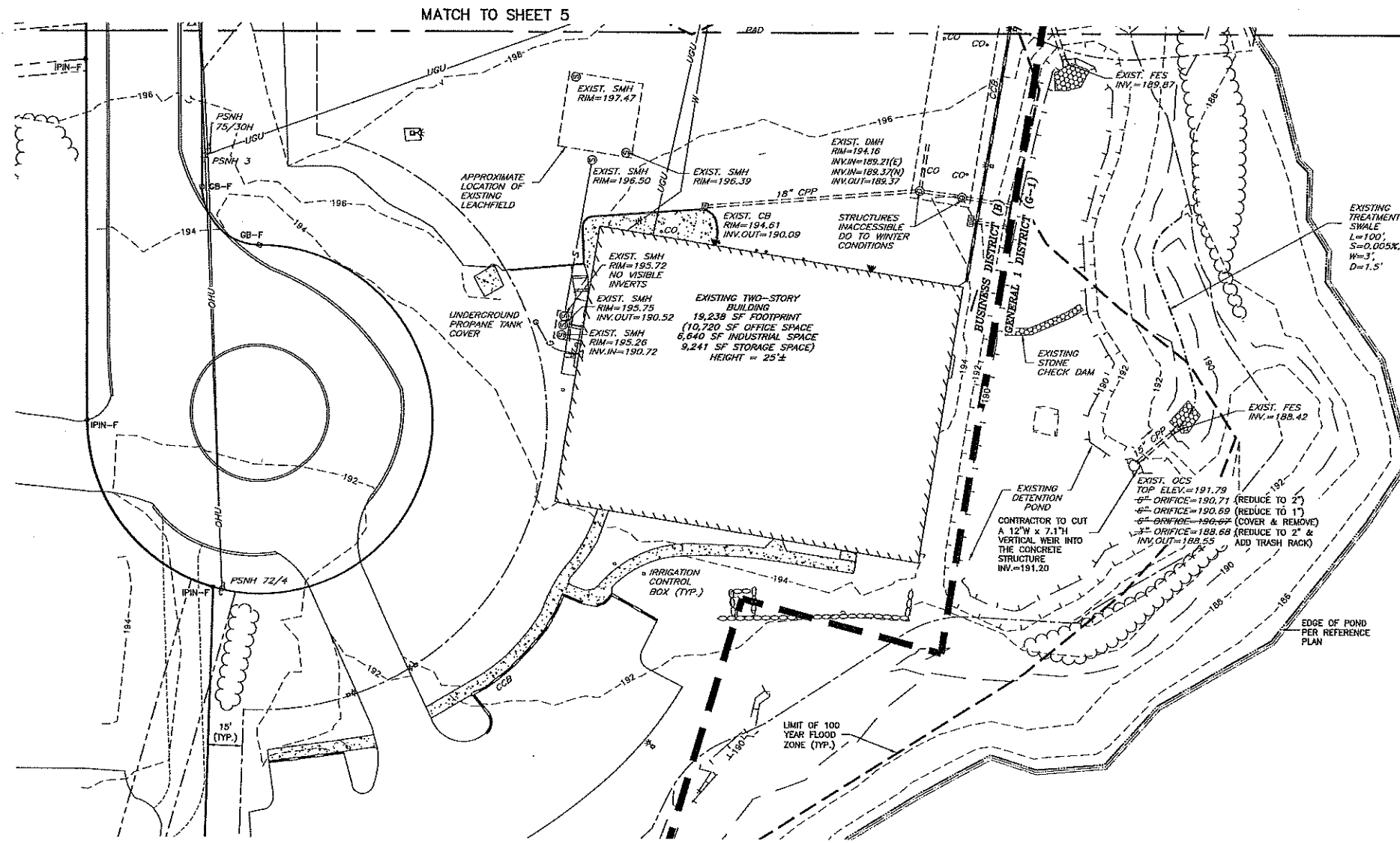


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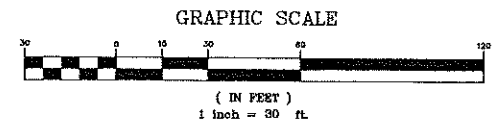
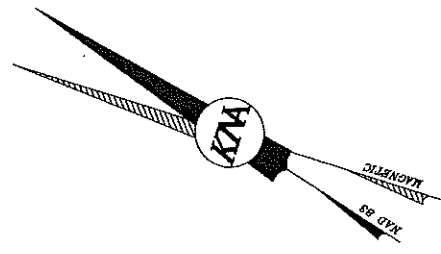
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SEE SHEET 6 FOR NOTES

LOAM & SEED ALL DISTURBED AREAS (TYP.)

- LEGEND**
- ⊙ GB-F GRANITE BOUND FOUND
 - ⊙ IPIN-F IRON PIN FOUND
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 - ⊙ PROPOSED BITUMINOUS CURB
 - ⊙ SAWCUT LINE
 - ⊙ PROPOSED 2' CONTOUR



GRADING, DRAINAGE AND UTILITY PLAN

S.L. CHASSE STEEL
 MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
 2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

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REVISIONS			
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DATE: MAY 4, 2018 SCALE: 1" = 30'
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PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

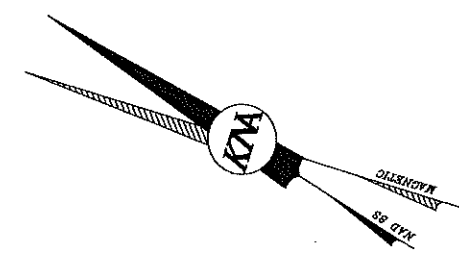
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CONSTRUCTION NOTES:

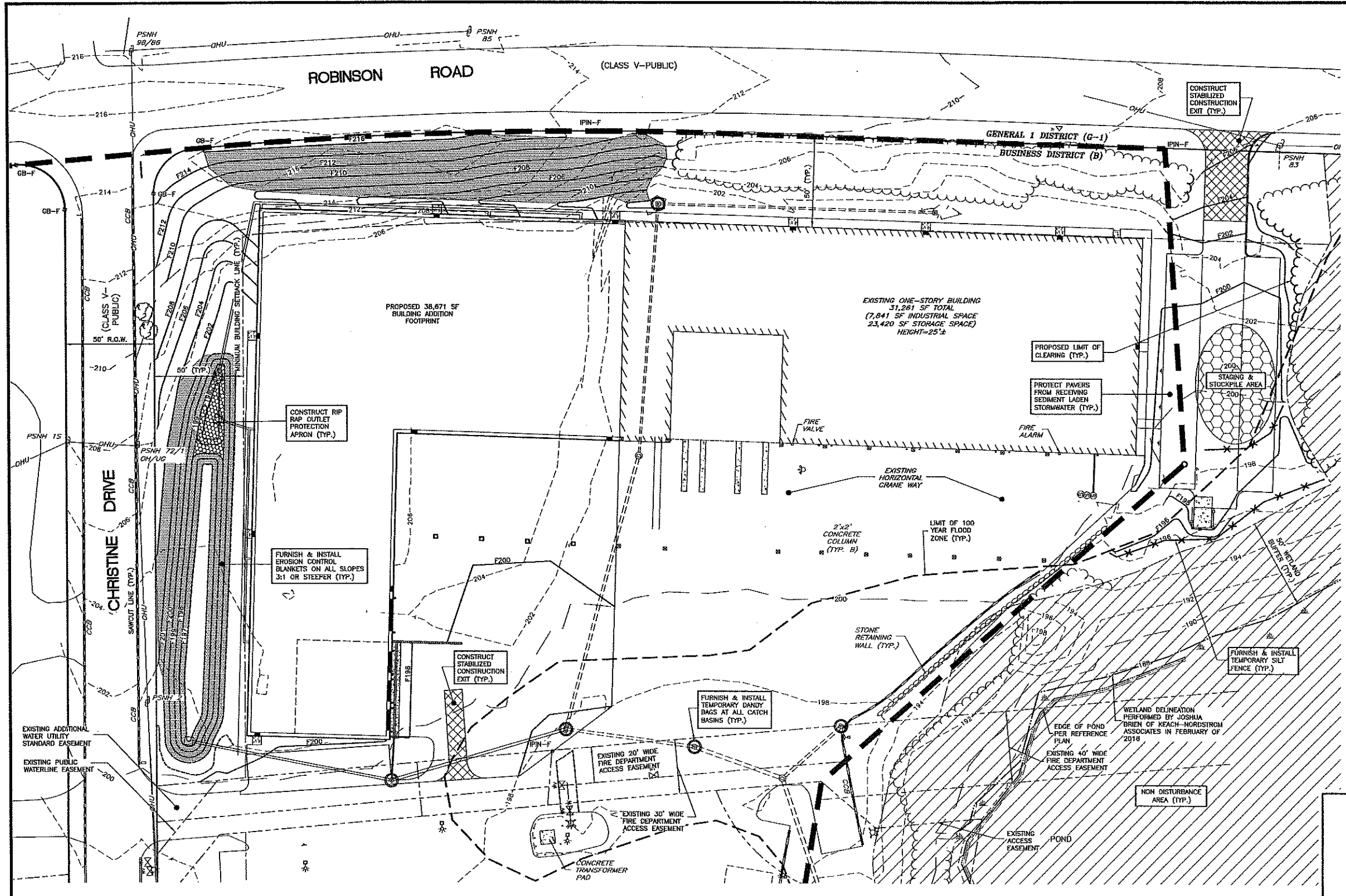
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010, AS AMENDED FROM TIME TO TIME.
3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
10. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
11. SNOW ACCUMULATED DURING THE WINTER CONSTRUCTION CONDITIONS SHOULD BE STORED IN THE STAGING & STOCKPILE AREA, SURROUNDED BY SILT FENCE.

LOAM & SEED ALL DISTURBED AREAS (TYP.)



EROSION & SEDIMENT CONTROL LEGEND

	PERMANENT OUTLET PROTECTION APRON (RIP RAP)
	TEMPORARY DANDY BAGS AT ALL CATCH BASINS
	SILT FENCE
	LIMITS OF CLEARING
	STABILIZED CONSTRUCTION EXIT
	NON DISTURBANCE AREA
	STAGING AND STOCKPILE AREA
	EROSION CONTROL BLANKETS



EROSION CONTROL PLAN
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 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

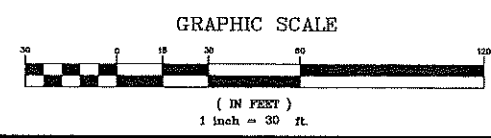
OWNER OF MAP 105 LOT 15 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 5160 PG. 1324	OWNER OF MAP 110 LOT 36 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 2586 PG. 527	OWNER OF MAP 110 LOT 39/APPLICANT: S.L.C DEVELOPMENT, LLC 8 CHRISTINE DRIVE HUDSON, NH 03051 H.C.R.D BK. 8616 PG. 1205
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	06/18/18	REV. PER TOWN COMMENTS	TTM

DATE: MAY 4, 2018 SCALE: 1" = 30'
 PROJECT NO: 07-0322-1 SHEET 8 OF 17



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

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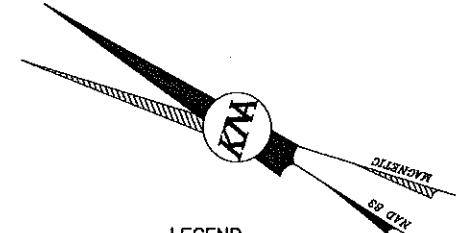
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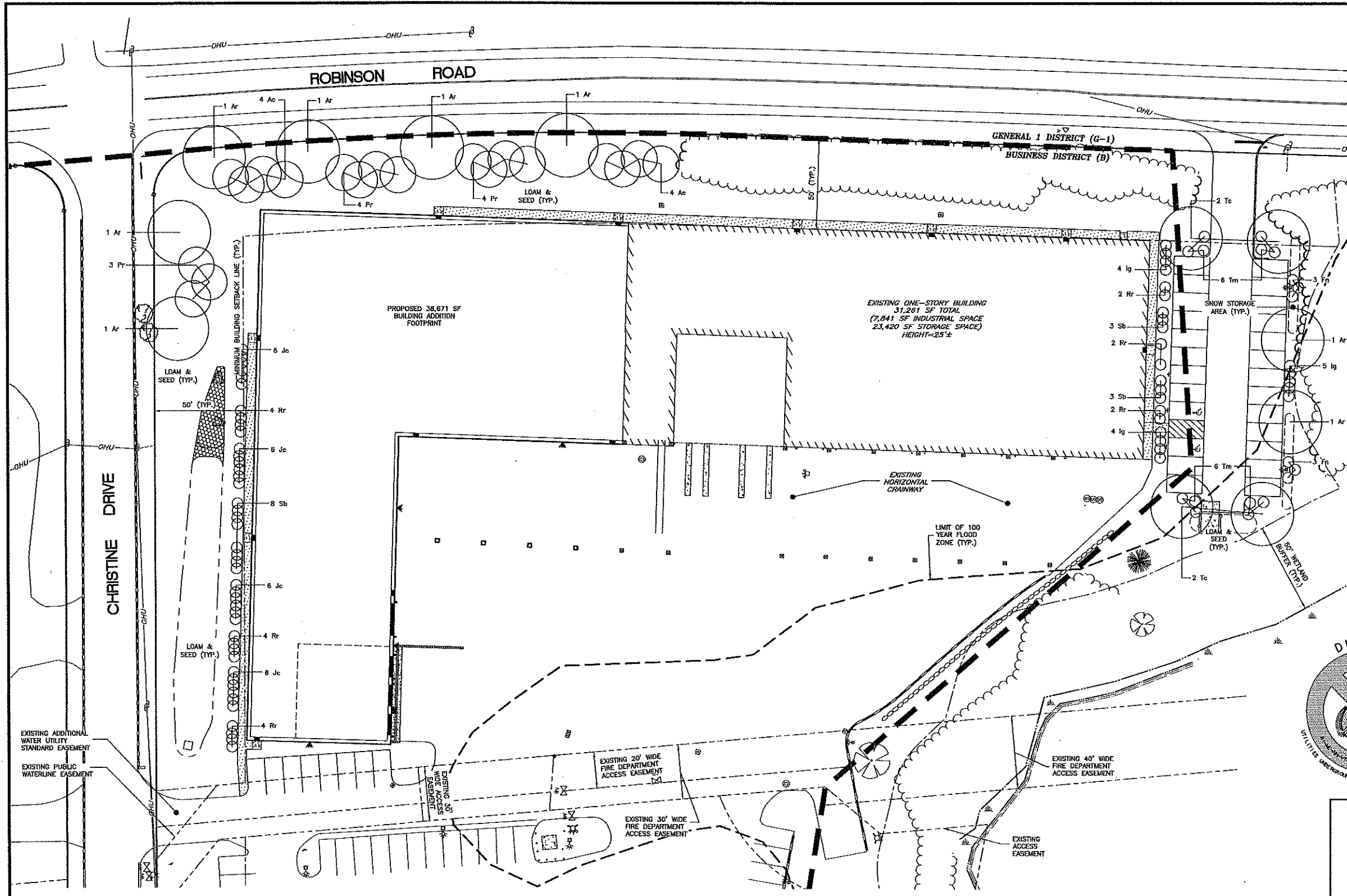


- LANDSCAPE NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
 2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
 3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
 4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
 5. PAYMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
 6. EXISTING LANDSCAPING TO BE SALVAGED AND RESET TO THE EXTENT PRACTICABLE.

- LANDSCAPE IRRIGATION SYSTEM DESIGN NOTES:**
1. LANDSCAPE/IRRIGATION SYSTEM CONTRACTOR SHALL FURNISH AND INSTALL AN UNDERGROUND IRRIGATION SYSTEM CAPABLE OF PROVIDING SEASONAL COVERAGE OVER THOSE AREAS DESIGNATED ON THIS PLAN.
 2. PRIOR TO THE INSTALLATION OF IRRIGATION SYSTEM, LANDSCAPE/IRRIGATION SYSTEM CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF SYSTEM TOGETHER WITH CATALOGUE CUTS OF ALL HEADS, VALVING, CONTROLLER EQUIPMENT, PIPING AND BACKFLOW PREVENTION EQUIPMENT AND APPURTENANCES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL. INSTALLATION OF SYSTEM SHALL NOT COMMENCE UNTIL DESIGN ENGINEER HAS APPROVED SAID SHOP DRAWINGS IN WRITING AND INFORMED THE GENERAL CONTRACTOR OF THE SAME.
 3. BACKFLOW PREVENTION AND WATER SUPPLY CONNECTIONS TO CONFORM TO THE REQUIREMENTS OF THE TOWN OF HUDSON.



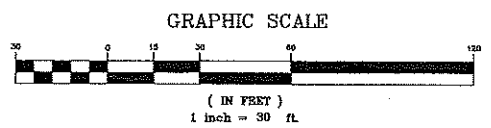
- LEGEND**
- CB-F GRANITE BOUND FOUND
 - IPIN-F IRON PIN FOUND
 - IPP-F IRON PIPE FOUND
 - IPIN-TBS IRON PIN TO BE SET
 - UTYL UTILITY POLE
 - SIGN
 - LIGHT
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - WATER SHUT OFF
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - FLARED END SECTION
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - CHAIN LINK FENCE
 - POST & RAIL FENCE
 - OVERHEAD UTILITIES
 - TREE LINE
 - EDGE OF PAVEMENT
 - BITUMINOUS CURB
 - STONE RETAINING WALL
 - BUILDING SETBACK
 - EASEMENT
 - ZONE LINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED BITUMINOUS CURB



PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
TREES					
Ac	8	ABIES CONCOLOR	WHITE FIR	6-7' B&B	30-40'
Ar	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2-2 1/2" CAL.	40-60'
Pr	11	PINUS RESINOSA	RED PINE	6-7' B&B	40-60'
Tc	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2-2 1/2" CAL.	40-60'
SHRUBS					
Fh	6	FORSYTHIA 'N.H. GOLD'	N.H. GOLD FORSYTHIA	2-3'	5-6'
Ig	13	ILEX GLABRA 'COMPACTA'	DWARF HICKBERRY	2-2 1/2" B&B	5-6'
Jc	24	JUNIPERUS C. 'PFTZERIANA COMPACTA'	COMPACT PFTZER JUNIPER	2-2 1/2"	2-3'
Rr	18	RHODODENDRON 'RAMAPO'	RAMAPO RHODODENDRON	18-24" B&B	2-3'
Sb	14	SPIREA BUMALDA 'GOLDFLAME'	GUMBALL SPIREA	12-18"	2-3'
Tm	12	TAXUS MEDIA 'EVER-LOW'	EVER-LOW YEW	18-24" B&B	12-24'

LANDSCAPE CALCULATIONS
 REQUIRED PARKING LOT SHADE TREES AND SHRUBS
 PROPOSED PAVED AREA: 8,320 SF
 SHADE TREES REQUIRED (8,320/1,600): 5 TREES REQUIRED
 (OR 1 TREE/5 PROP. PARKING SPACES) 5 TREES REQUIRED
 SHADE TREES PROVIDED: 6 TREES PROVIDED
 SHRUBS REQUIRED (8,320/200): 42 SHRUBS, OR
 (OR 1.6 x 25 PROP. PARKING SPACES) 40 SHRUBS REQUIRED
 SHRUBS PROVIDED: 43 SHRUBS PROVIDED



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LANDSCAPE PLAN
S.L. CHASSE STEEL
 MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
 2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

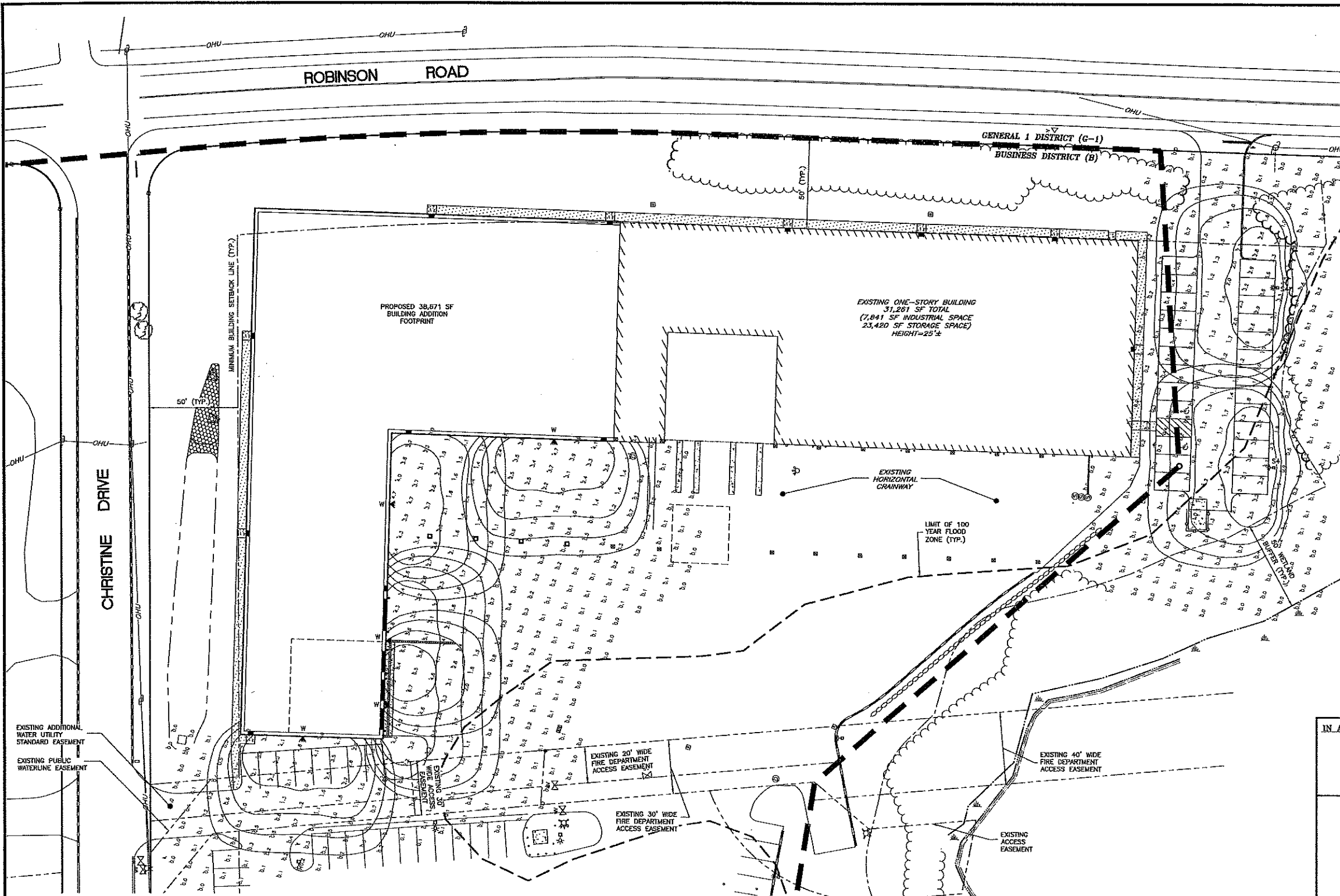
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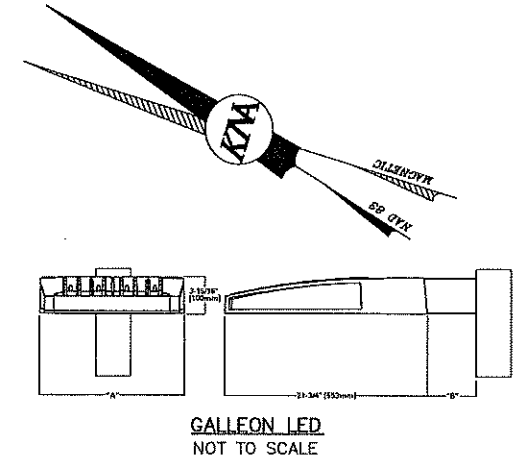
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DATE: MAY 4, 2018 SCALE: 1" = 30'
 PROJECT NO: 07-0322-1 SHEET 9 OF 17



- CONSTRUCTION NOTES:**
1. PROVIDE NEW WIRE FROM PANELS TO NEW AND EXISTING LIGHTS IN SCHEDULE 80 ELECTRICAL CONDUIT, 1" MINIMUM.
 2. PROVIDE PHOTO CELL AND TIME CLOCK CONTROL.
 3. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING LIGHT INSTALLATION AND WIRING REQUIREMENTS.
 4. EXISTING LIGHT FIXTURES AND POLES REMOVED DURING DEMOLITION SHALL BE SALVAGED AND REUSED IN THE PROPOSED LIGHTING DESIGN.



IN ASSOCIATION WITH:

CHARRON
INCORPORATED
P.O. BOX 4550
MANCHESTER, NH 03055
(603) 624-4527
FAX (603) 624-9764

LIGHTING PLAN

S.L. CHASSE STEEL
MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

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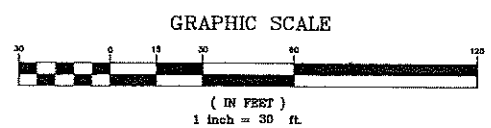
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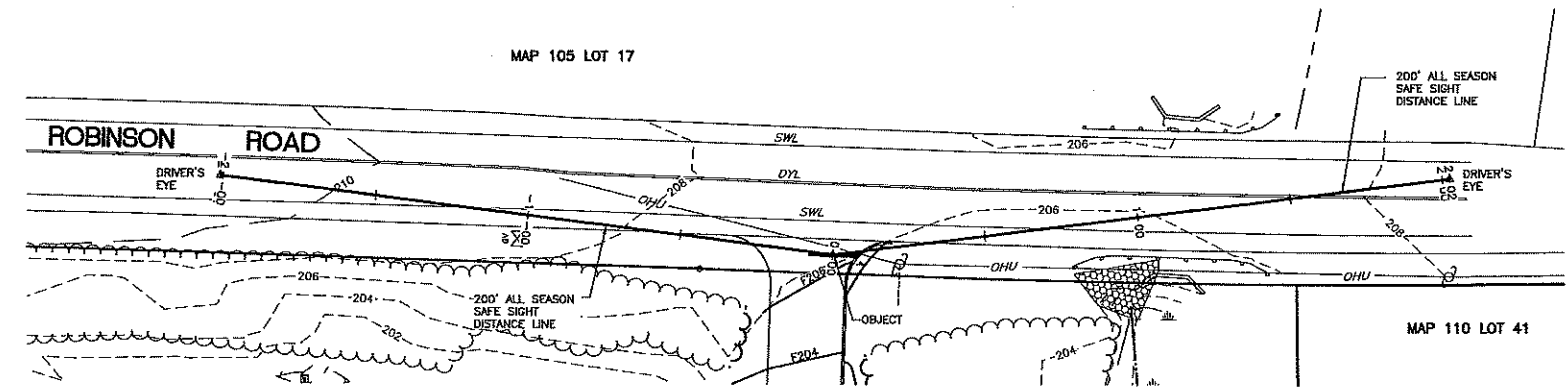
STATAREA_1
PARKING LOT AREA
ILLUMINANCE (FC)
AVERAGE = 1.52
MAXIMUM = 4.1
MINIMUM = 0.4
AVG./MIN. RATIO = 3.80
MAX./MIN. RATIO = 10.25

STATAREA_2
BUILDING ADDITION
ILLUMINANCE (FC)
AVERAGE = 2.56
MAXIMUM = 4.8
MINIMUM = 0.7
AVG./MIN. RATIO = 3.86
MAX./MIN. RATIO = 6.57

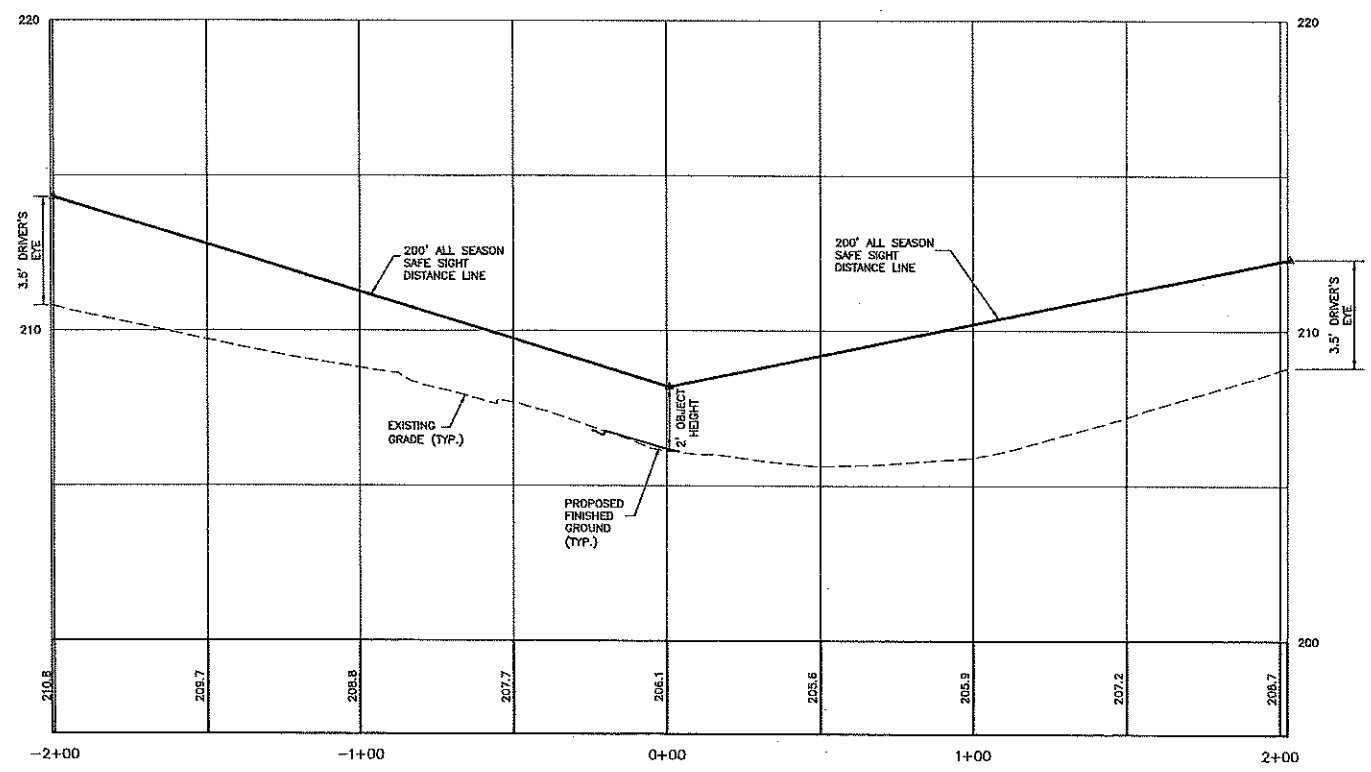
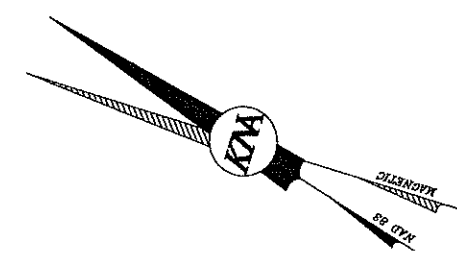
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
⊕	2	S4	SINGLE	GLEON-AF-02-LED-E1-SL4-BZ/ SSS4A20SFN1-BZ 20' AFG
◀	5	W	SINGLE	CWC-AF-02-LED-E1-SL4/ WALL MTD 18' AFG



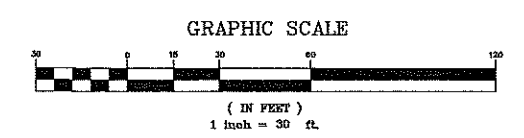
- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT COMPLIANCE WITH AASHTO STOPPING SIGHT DISTANCE FOR THE POSTED SPEED LIMIT OF 30 MPH ALONG ROBINSON ROAD PURSUANT TO HTC 193-10E.
 2. SIGHT DISTANCE MEETS MINIMUM AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) STOPPING SIGHT DISTANCE (TABLES 3.1 AND 3.2) FOR 30 MPH.
 3. SIGHT LINES SHALL REMAIN CLEAR DURING ALL SEASONS.
 4. PROPOSED CONSTRUCTION SHALL CONFORM TO SECTION 193-10 OF THE TOWN OF HUDSON LAND USE REGULATIONS. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.



SIGHT DISTANCE PLAN
SCALE: 1" = 30'



SIGHT DISTANCE PROFILE
SCALE: 1" = 30' (HORIZ.)
1" = 3' (VERT.)



SIGHT DISTANCE PLAN & PROFILE

S.L. CHASSE STEEL

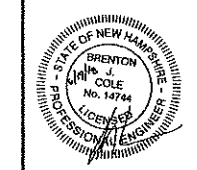
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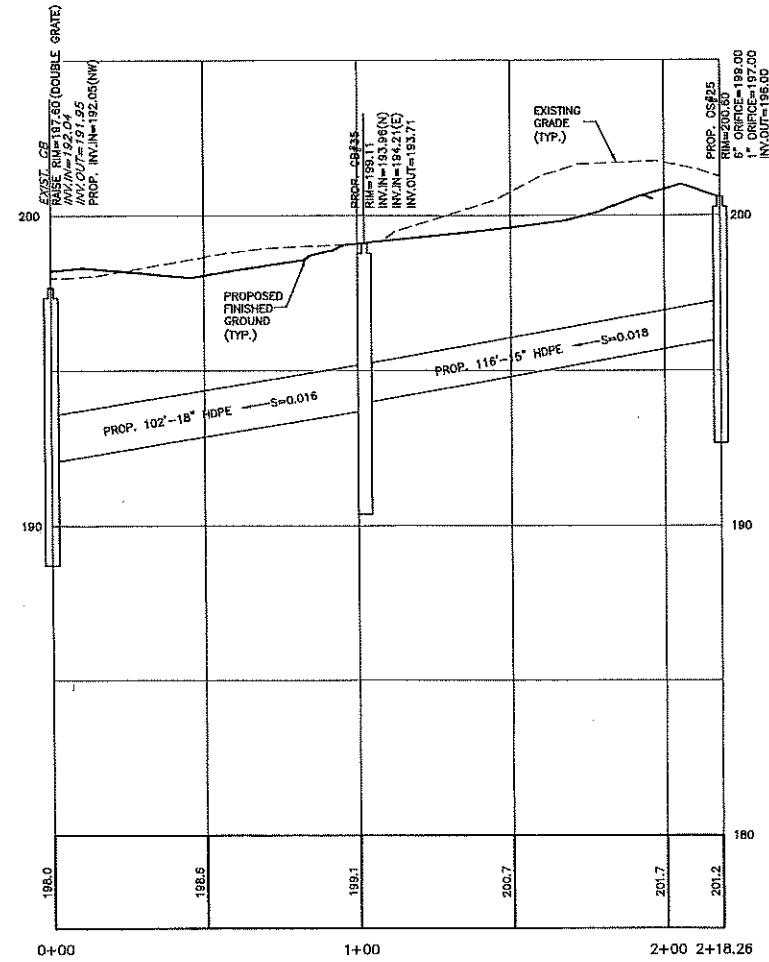


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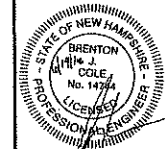
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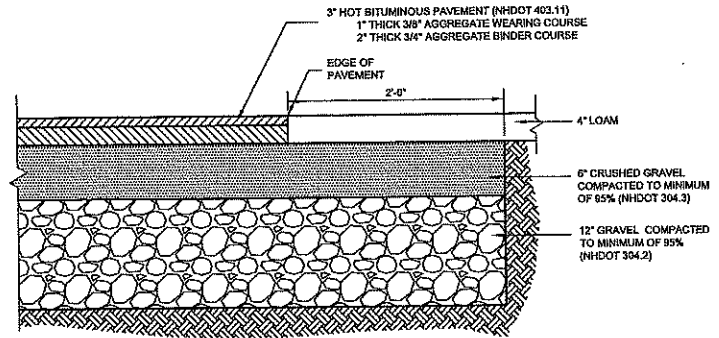
DATE: MAY 4, 2018 SCALE: AS SHOWN
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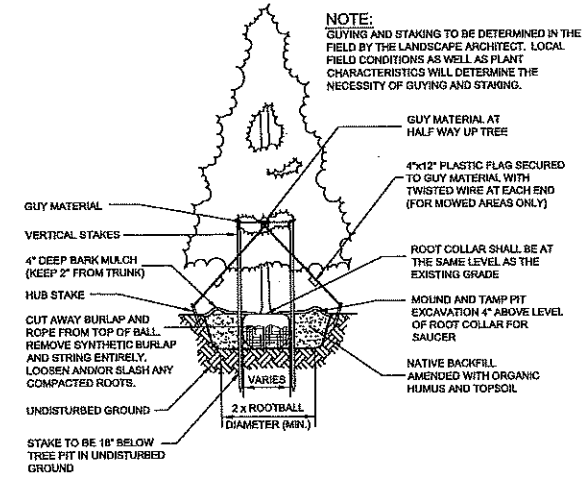
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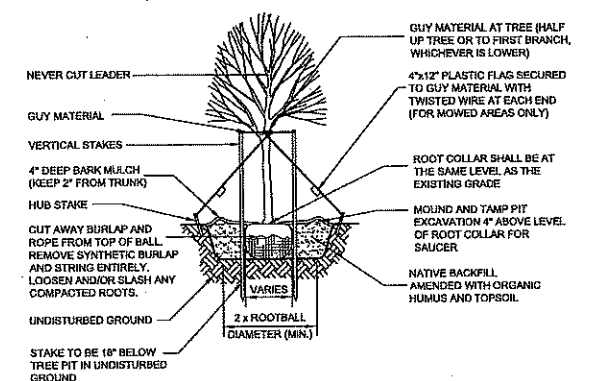
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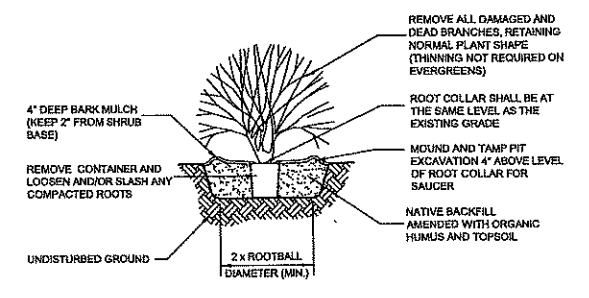
DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



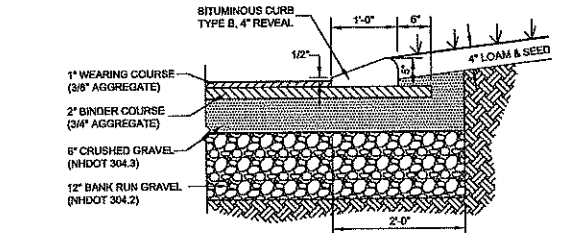
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



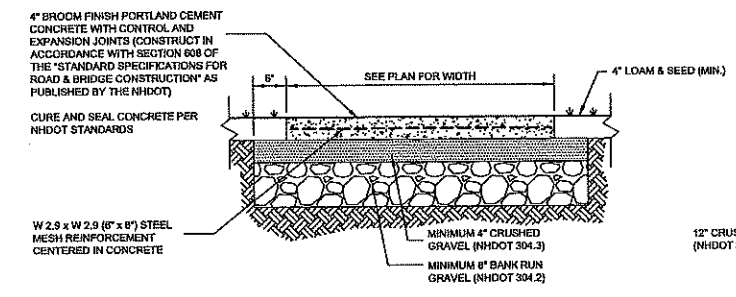
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



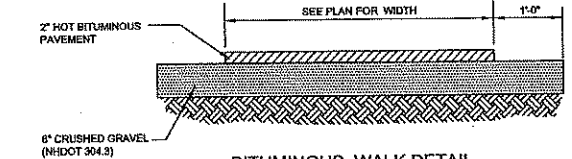
CONTAINER SHRUB PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



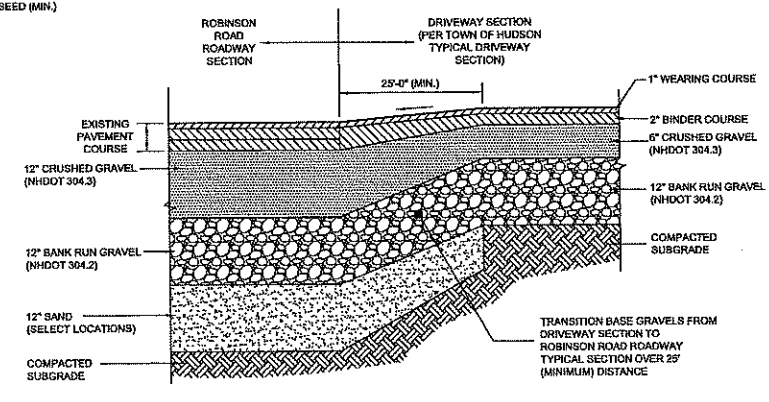
BITUMINOUS CURB TYPE B DETAIL
NOT TO SCALE
(MARCH 2008)



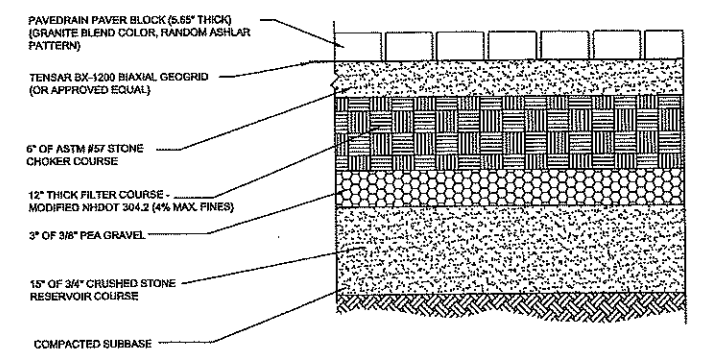
CONCRETE PAD DETAIL
NOT TO SCALE
(MARCH 2008)



BITUMINOUS WALK DETAIL
NOT TO SCALE
(MARCH 2008)

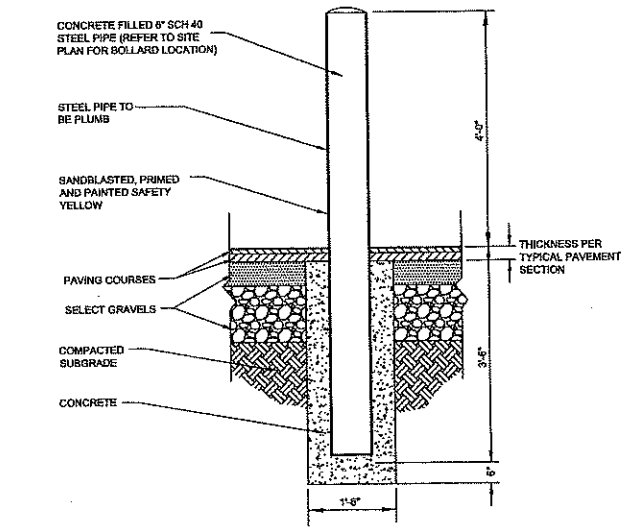


DRIVEWAY TRANSITION TO ROBINSON ROAD DETAIL
NOT TO SCALE

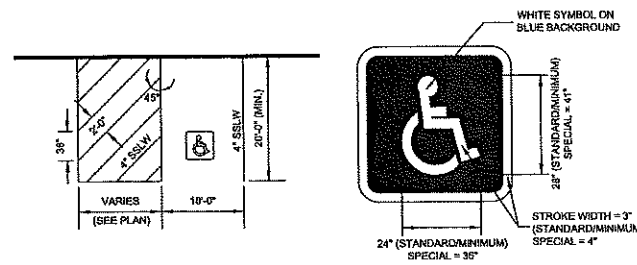


NOTES:
1. PROVIDE PSX PENETRATING X-TREAME SEALER OVER PAVERS AT CONCLUSION OF CONSTRUCTION.
2. PAVERS SHALL BE INSTALLED, COMPACTED AND TESTED IN ACCORDANCE WITH THE INTERLOCKING CONCRETE PAVEMENT INSTITUTE SPECIFICATIONS FOR PERMEABLE INTERLOCKING CONCRETE PAVEMENT.

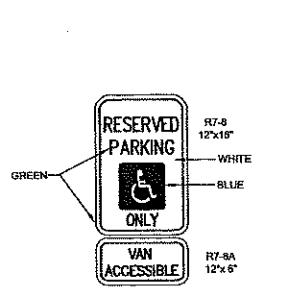
POROUS PAVER DETAIL
NOT TO SCALE



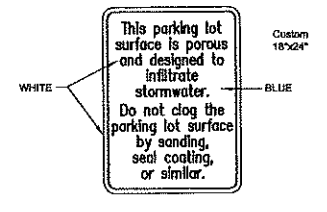
BOLLARD DETAIL
NOT TO SCALE
(MARCH 2008)



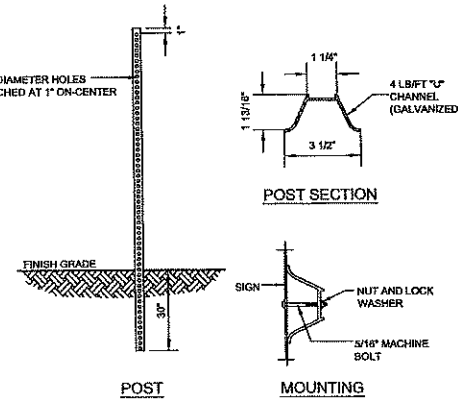
HANDICAP STRIPING DETAIL
NOT TO SCALE



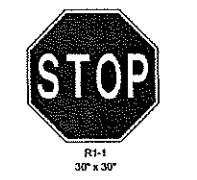
VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



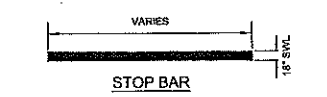
POROUS PAVERS SIGN DETAIL
NOT TO SCALE



STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)

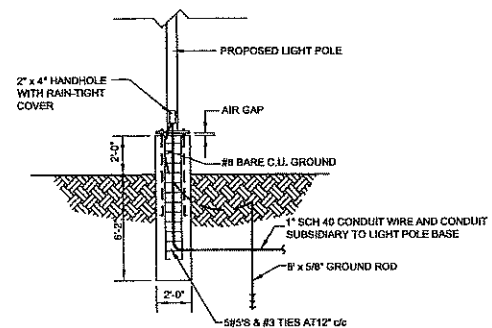


STOP SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



STOP BAR

- STRIPING NOTES:**
- ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THESE STANDARDS AND THE CURRENT EDITION OF MUTCD.
 - WIDTH OF LINES SHALL VARY NO MORE THAN 1/4 INCH FROM THAT SPECIFIED.
 - THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.
 - OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.



CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE
(MARCH 2008)

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

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ 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.

CONSTRUCTION DETAILS
S.L. CHASSE STEEL
MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF MAP 105 LOT 15 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 5160 PG. 1324	OWNER OF MAP 110 LOT 36 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 2586 PG. 527	OWNER OF MAP 110 LOT 39/APPLICANT: S.L.C DEVELOPMENT, LLC 8 CHRISTINE DRIVE HUDSON, NH 03051 H.C.R.D BK. 8618 PG. 1205
--	---	---

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commers Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS		
No.	DATE	DESCRIPTION
1	06/18/18	REV. PER TOWN COMMENTS

DATE: MAY 4, 2018 SCALE: AS SHOWN
PROJECT NO: 07-0322-1 SHEET 13 OF 17

TP #101

LOGGED BY JMB
PERC TEST @ 56"
DATE: 1/29/18
PERC RATE: 10 MIN./INCH
IMPERVIOUS LAYER: NONE TO 74"
WATER ENCOUNTERED: N/A

DEPTH	HORIZON	DESCRIPTION
0"		10YR 3/3 LOAMY SAND WSBK, V. FRIABLE
6"	FILL	10YR 4/4 SANDY LOAM WSBK, FRIABLE
13"	FILL	2.5YR 6/3 SANDY LOAM WSBK, FRIABLE
39"	FILL	10YR 3/2 LOAMY SAND WSBK, FRIABLE
46"	Oab	10YR 4/4 COARSE SAND SINGLE GRAIN, LOOSE 25% COBBLES
55"	B1	2.5YR 5/4 MED. SAND SINGLE GRAIN, LOOSE 20% COBBLES
65"	B2	2.5YR 5/3 MED SAND MASSIVE, FRIABLE 50% COBBLES
ESHWT @ 65"	C	
74"		

TP #102

LOGGED BY JMB
PERC TEST @ 20"
DATE: 1/29/18
PERC RATE:
IMPERVIOUS LAYER: NONE TO 81"
WATER ENCOUNTERED: N/A

DEPTH	HORIZON	DESCRIPTION
0"	FILL	10YR 3/2 LOAMY SANDS WSBK, FRIABLE
		MIXED FILL MATERIALS
87"		BOTTOM OF HOLE

TP #103

LOGGED BY JMB
PERC TEST @ 32"
DATE: 3/29/18
PERC RATE: 10 MIN./INCH
IMPERVIOUS LAYER: NONE TO 80"
WATER ENCOUNTERED: 70"

DEPTH	HORIZON	DESCRIPTION
0"		10YR 3/2 LOAM W. GRANULAR, V. FRIABLE
4"	Oa	
7"	Oa	10YR 3/3 SANDY LOAM WSBK, FRIABLE
16"	A	10YR 4/4 LOAMY FINE SAND WSBK, FRIABLE
25"	Bha	10YR 5/6 LOAMY FINE SAND WSBK, FRIABLE
32"	B1	10YR 5/4 LOAMY FINE SAND WSBK, FRIABLE
40"	B2	2.5YR 6/4 MED. SAND, WSBK, FRIABLE 20% COBBLES
40"	B2	2.5YR 5/4 MED SAND, SG, LOOSE 50% COBBLES
55"	B3	2.5YR 5/3 LOAMY SAND MASSIVE, FRIABLE
ESHWT @ 55"	C1	
61"	C2	2.5YR 4/3 LOAMY SAND MASSIVE, FRIABLE
80"		BOTTOM OF HOLE

TP #104

LOGGED BY JMB
PERC TEST @ 30"
DATE: 3/29/18
PERC RATE:
IMPERVIOUS LAYER: NONE TO 81"
WATER ENCOUNTERED: 67"

DEPTH	HORIZON	DESCRIPTION
0"		10YR 3/2 LOAM W. GRANULAR, V. FRIABLE
6"	O	
15"	Ap	10YR 3/3 SANDY LOAM WSBK, FRIABLE
21"	A	10YR 4/4 LOAMY FINE SAND WSBK, FRIABLE
27"	Bha	10YR 5/6 LOAMY FINE SAND WSBK, FRIABLE
33"	B1	10YR 5/4 LOAMY FINE SAND WSBK, FRIABLE
42"	B2	2.5YR 6/4 MED. SAND, WSBK, FRIABLE 20% COBBLES
42"	B2	2.5YR 5/4 MED SAND, SG, LOOSE 50% COBBLES
53"	B3	2.5YR 5/3 LOAMY SAND MASSIVE, FRIABLE
ESHWT @ 53"	C1	
60"	C2	2.5YR 4/3 LOAMY SAND MASSIVE, FRIABLE
81"		BOTTOM OF HOLE

TP #105

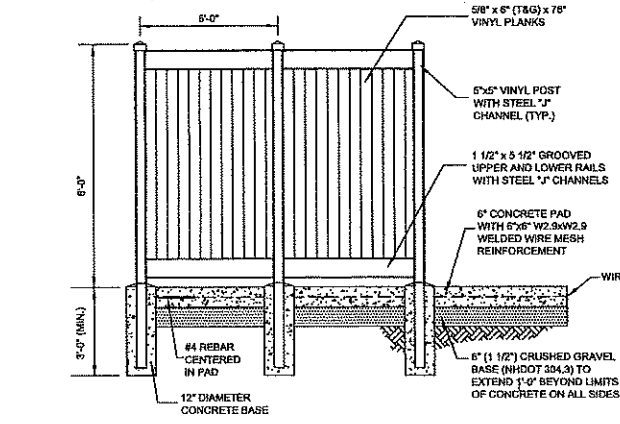
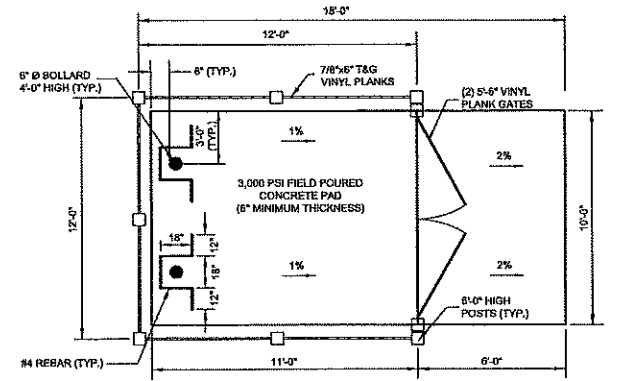
LOGGED BY JMB
PERC TEST @ 42"
DATE: 3/29/18
PERC RATE: 4 MIN./INCH
IMPERVIOUS LAYER: NONE TO 104"
WATER ENCOUNTERED: NONE

DEPTH	HORIZON	DESCRIPTION
0"		10YR 3/2 LOAM W. GRANULAR, V. FRIABLE
6"	O	
12"	A	10YR 3/3 LOAMY SAND W. GRANULAR, FRIABLE FINE ROOTS
20"	Bha	10YR 5/6 LOAMY SAND W. GRANULAR, FRIABLE 30% COBBLES
42"	B1	2.5YR 6/4 MED. SAND W. GRANULAR, FRIABLE 40-50% COBBLES
49"	B2	2.5YR 6/4 MED. SAND S. GRAIN, LOOSE 25% COBBLES, 15% STONES
ESHWT @ 49"	C1	
55"	C2	2.5YR 5/3 LOAMY SAND MASSIVE, FRIABLE
104"		BOTTOM OF HOLE

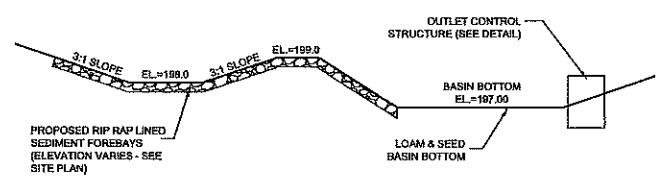
TP #106

LOGGED BY JMB
PERC TEST @ 46"
DATE: 3/29/18
PERC RATE: 4 MIN./INCH
IMPERVIOUS LAYER: NONE TO 105"
WATER ENCOUNTERED: NONE

DEPTH	HORIZON	DESCRIPTION
0"		10YR 3/2 LOAM W. GRANULAR, V. FRIABLE
4"	O	
7"	A	10YR 3/3 LOAMY SAND WSBK, FRIABLE
12"	Bha	10YR 4/4 GRAVELLY LOAMY SAND S. GRAIN, LOOSE 30% COBBLES
18"	B1	10YR 5/6 GRAVELLY LOAMY SAND S. GRAIN, LOOSE
66"	B2	2.5YR 6/4 MED. SAND S. GRAIN, LOOSE
ESHWT @ 66"	C1	
80"	C2	2.5YR 5/4 LOAMY SAND WSBK, FRIABLE
105"		BOTTOM OF HOLE



VINYL TRASH ENCLOSURE DETAIL
NOT TO SCALE
(MARCH 2008)



STORMWATER POND DETAIL
NOT TO SCALE

STORMWATER PONDS CONSTRUCTION SEQUENCE

- CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREA TO THE EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
- 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.
- 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 SEEDDED 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 HAY BALE BARRIERS TO LIMIT EROSION.
- CONSTRUCT CUT-OFF TRENCH (PART OF ZONE I).
- CONSTRUCT OUTLET AND OVERFLOW STRUCTURE, CULVERT, ANTI SEEP COLLARS, HEADWALL, AND RIP RAP OUTLET PROTECTION AS SHOWN ON PLANS.
- CONSTRUCT ZONE I PORTION OF EARTH EMBANKMENT.
- CONSTRUCT ZONE II PORTION OF EARTH EMBANKMENT.
- 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 90 AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDDED 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.
- A CERTIFIED SOIL SCIENTIST, PROFESSIONAL ENGINEER OR PROFESSIONAL GEOLOGIST MUST MEASURE THE INFILTRATION RATE OF THE AMENDED SOIL IN ACCORDANCE WITH ENV-WQ 1504.14(b). THE RESULTS MUST BE SUBMITTED TO THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WITHIN SEVEN (7) DAYS OF TESTING.
- 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.
- MONITOR CONSTRUCTION ACTIVITIES TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF EARTH EMBANKMENTS, STORMWATER CONTROL STRUCTURE, CULVERT AND RIP RAP OUTLET PROTECTION.

- NOTES:**
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN.
 - DO NOT TRAP EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
 - AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
 - VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.
 - DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

MATERIAL TYPE/SPECIFICATIONS

- ZONE I**
WELL GRADED MIXTURE OF GRAVEL, SAND, SILT OR CLAY WITH MAX. 8-INCH SIZE STONE AND GRADATION AS INDICATED BELOW. PLACE IN MAX. 16-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557. SCARIFY SURFACE PRIOR TO PLACING SUBSEQUENT LIFT. IN ADDITION, REMOVE ORGANIC SOILS.
- | SILO SIZE | PERCENT BY WEIGHT PASSING |
|-----------|---------------------------|
| 6-INCH | 100 |
| NO. 4 | 50 TO 100 |
| NO. 40 | 30 TO 70 |
| NO. 200 | 20 TO 40 |
- ZONE II**
DRAINAGE LAYER: PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
- | SILO SIZE | PERCENT BY WEIGHT PASSING |
|-----------|-----------------------------|
| 1-INCH | 100 |
| NO. 4 | 70-100 |
| NO. 200 | 8-12 (IN SAND PORTION ONLY) |

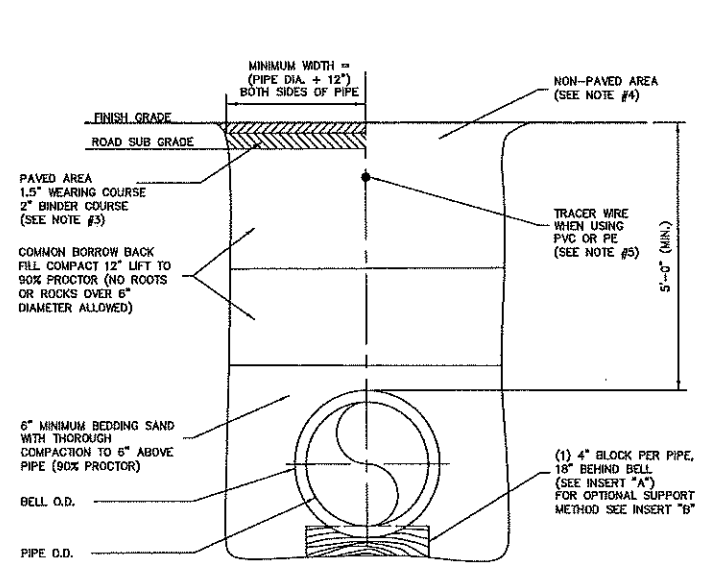
CONSTRUCTION DETAILS
S.L. CHASSE STEEL
MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF MAP 105 LOT 15 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 5160 PG. 1324	OWNER OF MAP 110 LOT 36 B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 2586 PG. 527	OWNER OF MAP 110 LOT 39/APPLICANT: SLC DEVELOPMENT, LLC 8 CHRISTINE DRIVE HUDSON, NH 03051 H.C.R.D BK. 8616 PG. 1205
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K&A
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-8881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/18/18	REV. PER TOWN COMMENTS	TTM

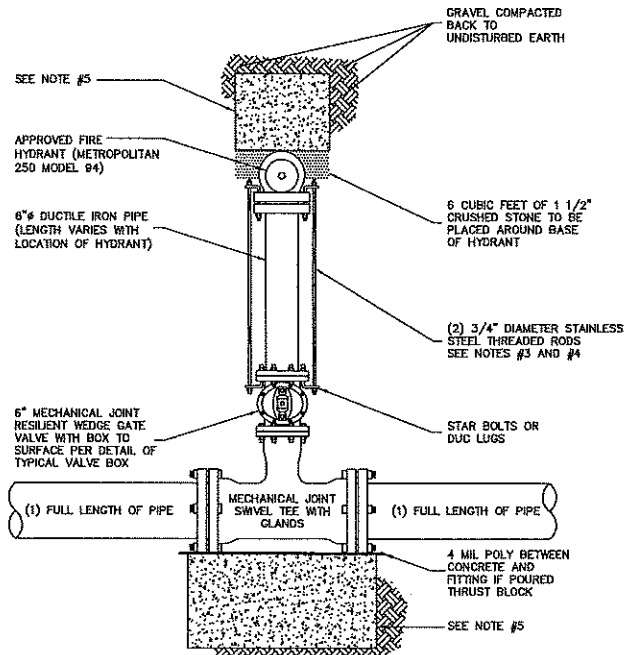
DATE: MAY 4, 2018 SCALE: AS SHOWN
PROJECT NO: 07-0322-1 SHEET 14 OF 17



- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TOWN OF HUDSON TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE, UNLESS INSULATION IS SPECIFIED.
 3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
 4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
 5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

TYPICAL WATER LINE TRENCH DETAIL

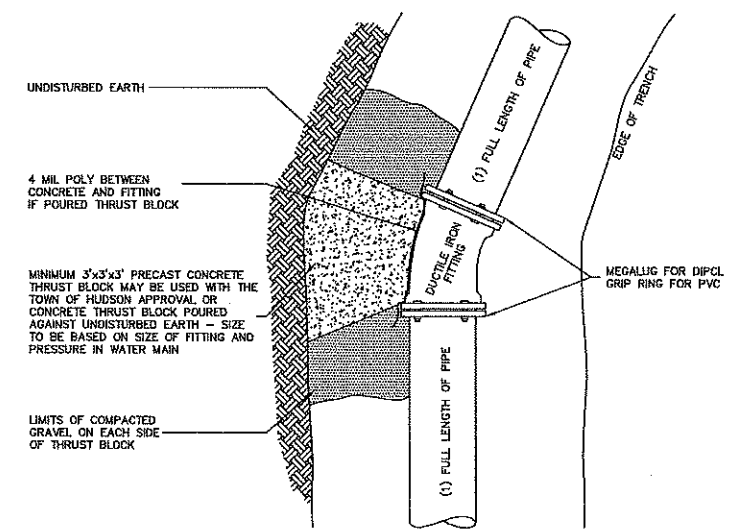
NOT TO SCALE



- NOTES:**
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO THE TOWN OF HUDSON TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
 3. 3/4\"/>

TYPICAL HYDRANT INSTALLATION

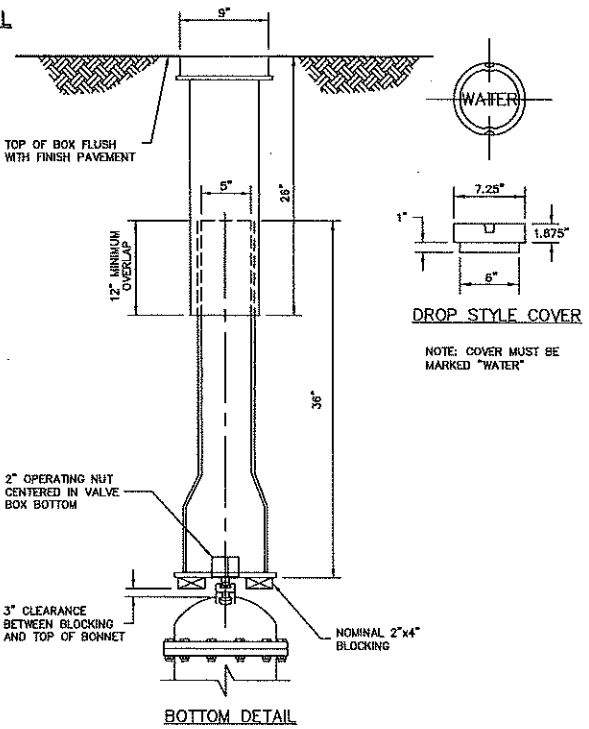
NOT TO SCALE



- NOTES:**
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO THE TOWN OF HUDSON TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
 3. 3/4\"/>

TYPICAL THRUST BLOCK BEHIND FITTINGS INSTALLATION

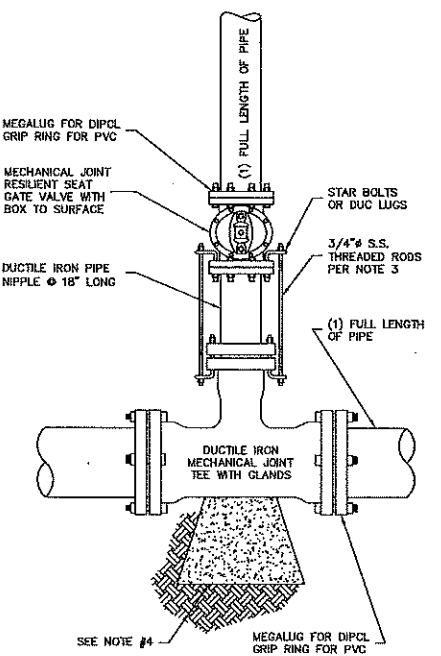
NOT TO SCALE



- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO THE TOWN OF HUDSON TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

TYPICAL VALVE BOX DETAIL

NOT TO SCALE



- NOTES:**
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO THE TOWN OF HUDSON TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
 3. 3/4\"/>

TYPICAL TEE INSTALLATION

NOT TO SCALE

CONSTRUCTION DETAILS

S.L. CHASSE STEEL

MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
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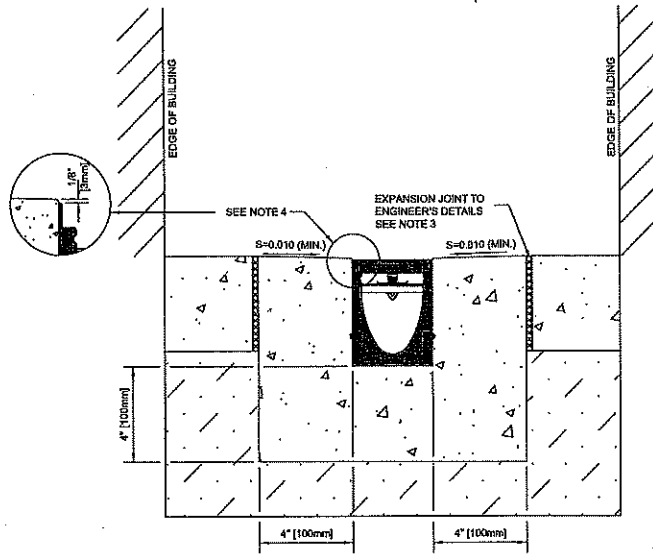
10 Commerces Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/18/18	REV. PER TOWN COMMENTS	TTM

DATE: MAY 4, 2018
 PROJECT NO: 07-0322-1

SCALE: AS SHOWN
 SHEET 15 OF 17





K100 KLASSIKDRAIN - LOAD CLASS A

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:
 COMPRESSIVE STRENGTH: 14,000 PSI
 FLEXURAL STRENGTH: 4,000 PSI
 TENSILE STRENGTH: 1,500 PSI
 WATER ABSORPTION: 0.07%
 FROST PROOF: YES
 DILUTE ACID AND ALKALI RESISTANT: YES
 B117 SALT SPRAY TEST COMPLIANT: YES

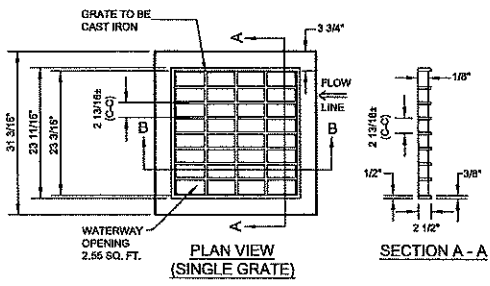
THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING QUICKLOCK BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

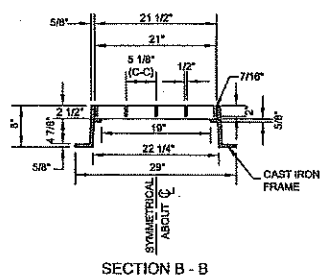
- NOTES:**
- IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
 - MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
 - EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
 - THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" (3mm) ABOVE THE TOP OF THE CHANNEL EDGE.
 - CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
 - REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.
 - ACO INLET CATCH BASIN TO BE INSTALLED AT NORTH END OF TRENCH DRAIN.

ACO K100 TRENCH DRAIN DETAIL (OR APPROVED EQUAL) NOT TO SCALE

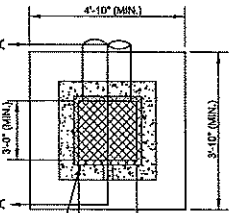


LOCATION	La	W1	W2	d50	DEPTH
EXIST, HW	30'	6'	18'	6"	15"
FES #1	16'	3'	10'	4"	10"
FES #3	12'	3'	8'	4"	10"

SECTION A-A

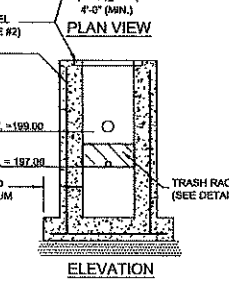


TYPE B FRAME & GRATE DETAIL NOT TO SCALE



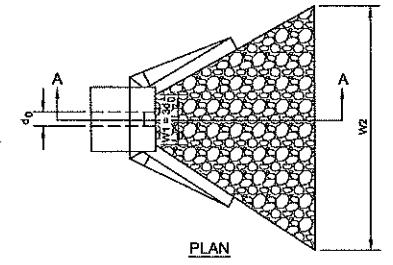
SECTION B-B

TYPE B FRAME & GRATE DETAIL NOT TO SCALE

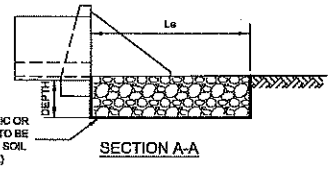


ELEVATION

OUTLET STRUCTURE #25 (OS#25) NOT TO SCALE



PLAN



SECTION A-A

PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL NOT TO SCALE (MARCH 2008)

TABLE 7-24 - RECOMMENDED RIP RAP GRADATION RANGES

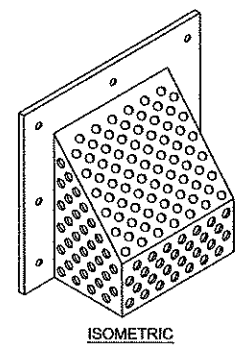
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 d50
85%	1.3 TO 1.6 d50
50%	1.0 TO 1.6 d50
15%	0.3 TO 0.5 d50

CONSTRUCTION SPECIFICATIONS:

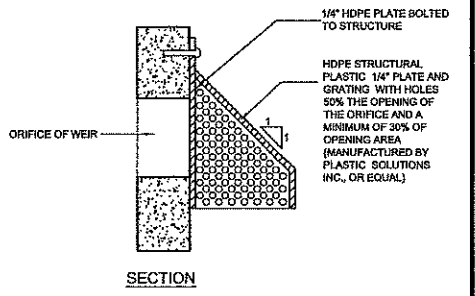
- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK OR RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE:

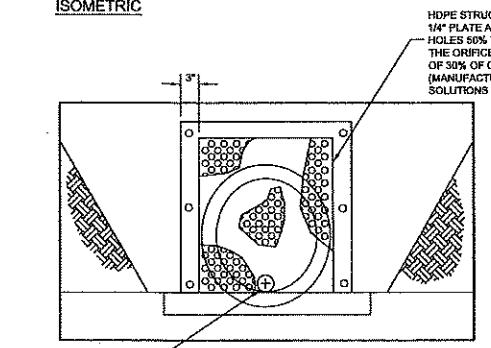
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.



ISOMETRIC



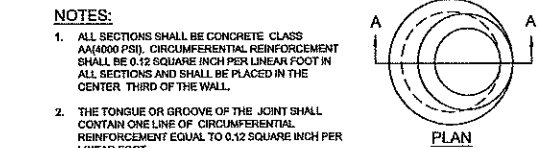
SECTION



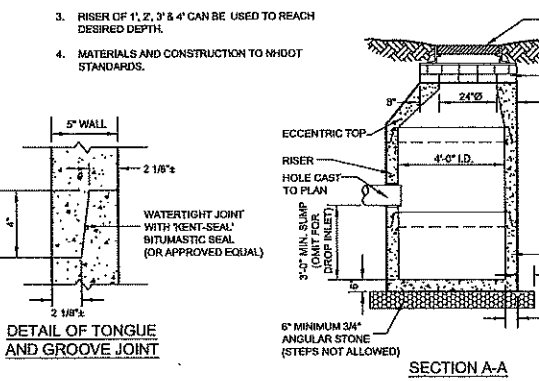
ELEVATION

SINGLE BMP ORIFICE

TRASH RACK DETAIL NOT TO SCALE

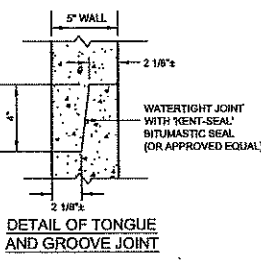


PLAN



SECTION A-A

PRECAST REINFORCED CATCH BASIN NOT TO SCALE (MAY 2012)



DETAIL OF TONGUE AND GROOVE JOINT

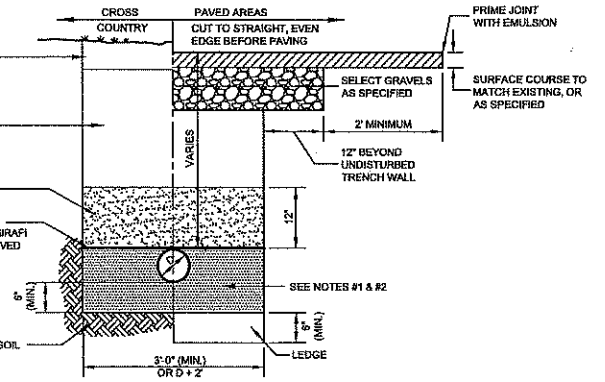
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ SIGNATURE DATE _____

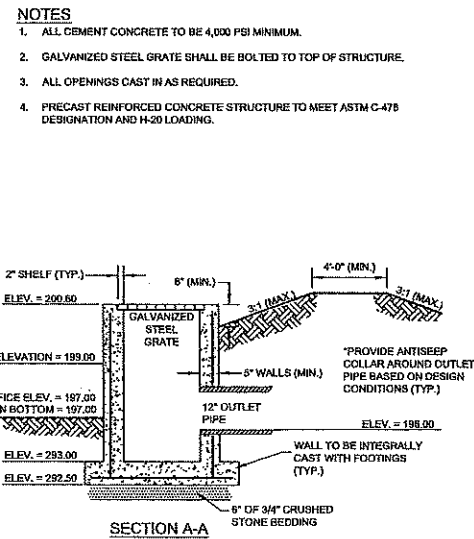
SIGNATURE _____ SIGNATURE DATE _____

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.



- NOTES:**
- THOROUGHLY COMPACTED SCREENED GRAVEL FOR RIP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FILL LINE.
 - FOR HDPE OR PVC PIPE, BEDDING SHALL BE 3/4" STONE TO THE TOP OF THE PIPE.

STORM DRAINAGE TRENCH DETAIL NOT TO SCALE (MARCH 2008)



SECTION A-A

OUTLET STRUCTURE #25 (OS#25) NOT TO SCALE

CONSTRUCTION DETAILS
S.L. CHASSE STEEL
 MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
 2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF MAP 105 LOT 15	OWNER OF MAP 110 LOT 38	OWNER OF MAP 110 LOT 39/APPLICANT
B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 5160 PG. 1324	B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 2586 PG. 527	SLC DEVELOPMENT, LLC 8 CHRISTINE DRIVE HUDSON, NH 03051 H.C.R.D BK. 8616 PG. 1205

KM KRACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/18/18	REV. PER TOWN COMMENTS	TTM

DATE: MAY 4, 2018 SCALE: AS SHOWN
 PROJECT NO: 07-0322-1 SHEET 16 OF 17

TURF ESTABLISHMENT SCHEDULE

PURPOSE:
TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

PREPARATION AND EXECUTION:

1. RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
2. PLACE LOAM OVER AREAS TO BE SEED AND SPREAD.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED; TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
4. IF THE pH OF THE SOIL NEEDS TO BE RAISED, APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE LIME INTO THE LOAM BY HEAVY RAVING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
5. APPLY FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
6. DETERMINE APPROPRIATE MIXTURE FOR AREAS TO BE SEED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
7. SEEDING AND INITIAL FERTILIZING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND OCTOBER 14, OR AS PERMITTED. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET OR OTHERWISE UNSTABLE.
8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH STRAW. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3:1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
9. PROTECT AND PREVENT AGAINST WASHOUTS, ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEED.
10. WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 14, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

MAINTENANCE:

ALL SEEDING AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDING AREA. MAINTAIN SEEDING AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

1. LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
2. LIME SHALL BE USED WHEN NECESSARY TO RAISE THE pH OF THE SOIL AND APPLIED AT ONE OF THE FOLLOWING RATES:

EXISTING SOIL pH	TONS/ACRE	POUNDS/CUBIC YARD
4.0 - 4.4	3	12
4.5 - 4.9	2	8
5.0 - 5.4	1	4

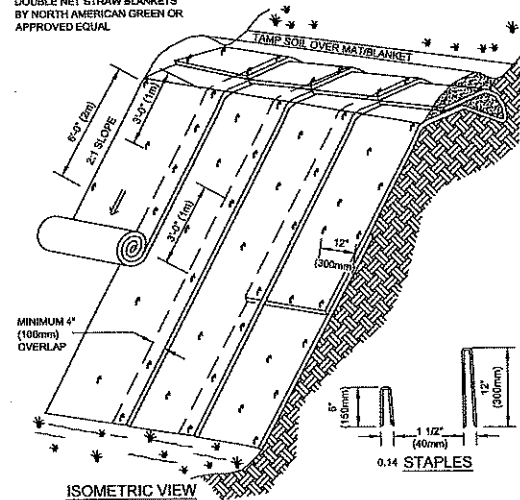
3. FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:

INITIAL APPLICATION	POUNDS/1,000 SF	MEASUREMENT FACTOR
10-10-10	20.0	1.0
15-15-15	13.4	1.5
19-19-19	10.5	1.9

REFERTILIZATION	POUNDS/1,000 SF	MEASUREMENT FACTOR
10-3-8	20.0	1.0
12-2-8	16.7	1.2
12-4-8	16.7	1.2

4. MULCH SHALL BE APPLIED AT A RATE OF 13 CUBIC YARDS PER 1,000 S.F. OF LANDSCAPE BED.

HATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE AND SHALL BE DOUBLE NET STRAW BLANKETS BY NORTH AMERICAN GREEN OR APPROVED EQUAL.



NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAPLE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL BLANKETS - SLOPE INSTALLATION

NOT TO SCALE
(AUGUST 2011)

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

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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

MATERIALS:

1. LOAM SHALL CONSIST OF LOOSE, FRABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE OF VIABLE PARTS OF PROHIBITED INVASIVE PLANTS AND BE GENERALLY FREE OF STONES, LUMPS, STUMPS AND SIMILAR OBJECTS LARGER THAN 2 INCHES IN GREATEST DIAMETER. SUBSOIL, ROOTS AND WEEDS. THE MINIMUM AND MAXIMUM pH VALUE SHALL BE FROM 5.5 TO 7.5.
2. LIME SHALL BE A CALCIUM OR DOLOMITIC GRINDING AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF EITHER CALCIUM OR MAGNESIUM CARBONATE, OR BOTH. IT SHALL CONFORM TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS AND SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.
3. FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE FERTILIZER CONFORMING TO ALL STATE AND FEDERAL RULES AND REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. EXCEPT AS PERMITTED, THE ANALYSIS RATIO SHALL BE 1:1:1 FOR INITIAL APPLICATION AND 2:1:2 FOR REFERTILIZATION APPLICATION.
4. GRASS SEED SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE AGRICULTURAL AND VEGETABLE SEED LAWS AND SHALL INCLUDE NO "PRIMARY NOXIOUS WEED SEEDS".
5. SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF THE FOLLOWING:

KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 120 POUNDS)
CREeping RED FESCUE	95	85	40
PERENNIAL RYEGRASS	95	80	50
KENTUCKY BLUEGRASS	97	85	25
REDTOP	95	80	5

6. SEED MIXTURE FOR SLOPE AREAS SHALL CONSIST OF THE FOLLOWING:

KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 95 POUNDS)
CREeping RED FESCUE	95	85	35
PERENNIAL RYEGRASS	95	80	30
REDTOP	95	80	5
ALSKIE CLOVER	97	90	5
BIRDFOOT TREFLOI	98	90	5
LANCE-LEAVED COREOPSIS	85	80	4
COXEY DAISS	85	80	3
BLACKEYED SUSAN	85	80	4
WILD LUPINE	95	80	4

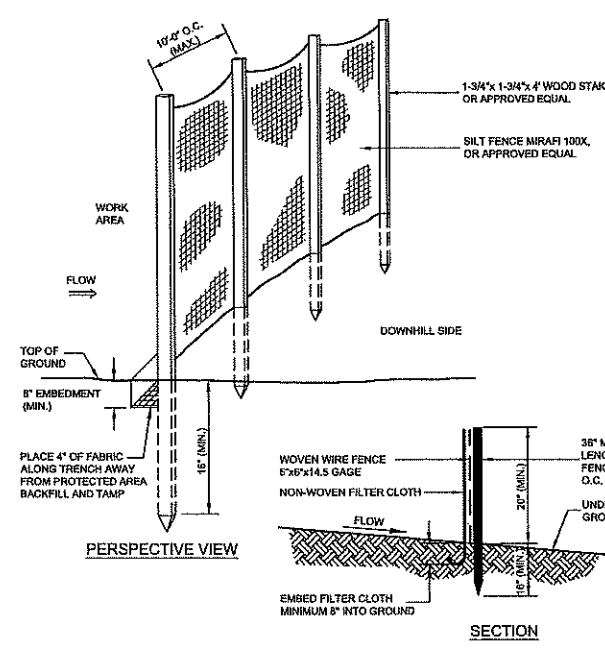
7. TEMPORARY SEEDING MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 SF AND SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:

- 15% BLACKWELL OR SHELTER SWITCHGRASS
 - 30% NIAGRA OR KAW BIG BLUESTEM
 - 30% CAMPER OR BLAZE LITELSTEM
 - 10% NY 37 OR BLAZE SAND LOVEGRASS
 - 10% VIKING BIRDFOOT TREFLOI
- INOCULUM SPECIFIC TO BIRDFOOT TREFLOI MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.

8. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES, SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.8 POUNDS PER 1,000 SF, AND SHALL CONSIST OF THE FOLLOWING:

- 25% CREeping RED FESCUE
- 15% SWITCHGRASS
- 15% FOX SEDGE
- 10% CREeping BENTGRASS
- 10% FLATPEA
- 20% WILDFLOWER VARIETY

9. STRAW USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS, INVASIVE SPECIES OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.



SILT FENCE DETAIL

NOT TO SCALE
(MARCH 2008)

CONSTRUCTION SPECIFICATIONS:

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 8 INCHES, FOLDED AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SEQUENCE

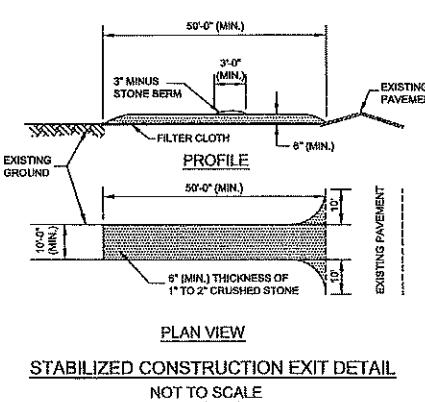
1. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3890 RELATIVE TO INVASIVE SPECIES.
2. PRIOR TO COMMENCING CONSTRUCTION, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
3. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS CUT OF THE WAY OF OTHER CONSTRUCTIONS ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEED WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
4. BEGIN EARTHMOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION AND RETAINING WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
5. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
6. INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRABLE LOAM.
9. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. INSTALL THE DESIGNATED EROSION CONTROL MEASURES AND WITHIN 24 HOURS AFTER END OF RAINFALL OR MORE, THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
11. CONTINUE TO MONITOR AND RECTIFY WINTER SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
12. INSTALL THE DESIGNATED WEARING SURFACE COURSE.
13. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL, AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING 30 CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED WITHIN 24 HOURS AFTER END OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS). PRIOR TO FINAL SEEDING AND MULCHING.
4. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
5. IN THE EVENT THAT DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
6. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
8. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
9. AREAS HAVING FINISH GRADE SLOPES OF 3:1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE AS OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION".
10. ALL DETENTION PONDS AND TREATMENT SWALES SHALL BE CONSTRUCTED PRIOR TO ANY EARTH MOVING ACTIVITIES THAT WILL INFLUENCE STORMWATER RUNOFF.
11. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE SEED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

WINTER CONSTRUCTION NOTES:

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT 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.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEANED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.



MAINTENANCE:

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MAFV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (lbs)	1.62 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 x 18
PUNCTURE STRENGTH	ASTM D 4633	KN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psf)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (lbs)	0.51 (115) x 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	liters/min ² (gallons/ft ² Sec ¹)	5907 (145)
PERMITTIVITY	ASTM D 4491	Sec ⁻¹	2.1

DANDY BAG®
NOT TO SCALE
(APRIL 2010)

CONSTRUCTION DETAILS

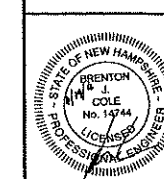
S.L. CHASSE STEEL

MAP 105 LOT 15 AND MAP 110 LOTS 36 & 39
2 & 8 CHRISTINE DRIVE AND 194 ROBINSON ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF MAP 105 LOT 15	OWNER OF MAP 110 LOT 36	OWNER OF MAP 110 LOT 39/APPLICANT:
B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 5160 PG. 1324	B AND D LAND DEV. INC. 70 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D BK. 2586 PG. 527	SLC DEVELOPMENT, LLC 8 CHRISTINE DRIVE HUDSON, NH 03051 H.C.R.D BK. 8616 PG. 1205

K&A KEACH-NORDSTROM ASSOCIATES, INC.

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



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/18/18	REV. PER TOWN COMMENTS	TTM

DATE: MAY 4, 2018
PROJECT NO: 07-0322-1
SCALE: AS SHOWN
SHEET 17 OF 17

76 Highland Street 2- Lot Subdivision

STAFF REPORT

June 27, 2018

SITE: 76 Highland St -- Map 174/Lot 119 -- SB# 06-18

ZONING: TR - Minimum lot size 10,000 sq. ft. and 90 ft. of frontage.

PURPOSE OF PLAN: to depict the subdivision of Map 174/Lot 119, into two separate lots. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Master Subdivision Plan, Highland Street Subdivision, 30 Robin Drive, Map 174, Lot 119, 76 Highland St, Hudson, NH, Hillsbororough County, prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park N, Bedford, NH, dated May 25, 2018, consisting of Sheets 1 – 4 and Notes 1 – 18 (said plans are attached hereto).

ATTACHMENTS:

- 1) Subdivision Application date stamped June 1, 2018 – Attachment “A”.
- 2) Comments from Deputy Fire Chief John O’Brien and Town Engineer Elvis Dhima – Attachment “B”.
- 3) Notice of Decision to Grant a Variance dated May 31, 2018 – Attachment “C”.
- 4) CAP Fee Worksheet – Attachment “D”.

OUTSTANDING ISSUES:

1. On May 24, 2018, the Zoning Board of Adjustment approved a variance to allow the two lots to have 75 feet of street frontage where 90 feet are required under the Town Residential Zoning District requirements.
2. The Town Engineer indicated the need to establish safe driveway entrance sight distances for the new driveway on the plans.
3. The applicant has requested two waivers, one for a traffic study and one for a fiscal and environmental impact study. Under the Land Use Regulations, these studies can be required if indicated by staff or the Planning Board. No waivers are needed in the absence of such a request. Note 12 should be removed.
4. HR 334-74.5 requires that the Planning Board assess impact fees at the time of subdivision approval and note the fee in its Notice of Decision. Attachment “C” contains the CAP Fee Worksheet and the proposed assessment of \$5759 per lot based on the 2018 Impact Fee schedule. This CAP fee will only apply to the new lot as the “mother” parcel has an existing residence. The individual impact fees are listed on the worksheet and can be inserted in the notes on the subdivision plan, or the combined fee of \$5759 can be inserted as a note.

APPLICATION TRACKING:

June 1, 2018 – Subdivision application submitted.

June 27, 2018 – Initial public hearing scheduled.

RECOMMENDED ACTION: For this meeting, staff recommends application acceptance, conduct the public hearing, and consider subdivision approval in accordance with the below DRAFT MOTIONS. In the event that the Board determines more time is needed to review the application, a motion for deferment is provided after the draft acceptance motion.

DRAFT MOTION TO ACCEPT:

I move to accept the 2-lot Subdivision application for 76 Highland St, Map 174/Lot 119.

Motion by: _____ Second: _____ Carried/Failed: _____

DRAFT MOTION TO DEFER:

I move to defer consideration of this Subdivision application date specific to the specific date of the July 11, 2018 Planning Board meeting.

Motion by: _____ Second: _____ Carried/Failed: _____

MOTION to APPROVE:

I move to approve the subdivision plan entitled: Master Subdivision Plan, Highland Street Subdivision, 30 Robin Drive, Map 174, Lot 119, 76 Highland St, Hudson, NH, Hillsbororough County, prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park N, Bedford, NH, dated May 25, 2018, consisting of Sheets 1 – 4 and Notes 1 – 18:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Subdivision Plan.
2. A cost allocation procedure (CAP) amount of \$5759 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

Motion by: _____ Second: _____ Carried/Failed: _____.

"A"



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

Date of Application: 5/30/18 Tax Map # 174 Lot # 119
Name of Project: Highland Street Subdivision (76 Highland St.)
Zoning District: _____ General SB# 06-18
(For Town Use) (For Town Use)
ZBA Action: Case 174-119: Variance granted 5/24/18 - inadequate frontage

PROPERTY OWNER:
Name: Pathway Homes, Inc.
Address: 79 Cortland Drive
Address: Bedford, NH 03110
Telephone # 239-707-3776
Fax # _____
Email: allardcontracting@yahoo.com

DEVELOPER:
Name: Same as Owner

PROJECT ENGINEER
Name: Keach-Nordstrom Assoc., Inc.
Address: 10 Commerce Park No., Suite 3
Address: Bedford, NH 03110

Telephone # (603) 627-2881
Fax # (603) 627-2915
Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:
The purpose of the plan is to depict the subdivision of existing Lot 119 into two separate lots.

(FOR TOWN USE)
Plan Routing Date: 6-4-18 Sub/Site Date: 6-27-18
____ I have no comments _____ I have comments (attach to form)
____ Title: _____ Date: _____
(Initials)
DEPT:
____ Zoning ____ Engineering ____ Assessor ____ Police ____ Fire ____ Planning
____ Consultant ____ Highway Department

Fees Paid \$ 535.39

SITE DATA SHEET

Plan Name: Highland Street Subdivision

Plan Type: Subdivision Plan

Legal Description: Map 175 Lot 119
 Map 175 Lot 119-1

Date: 5/30/18

Location: 76 Highland Street

Total Area: S.F. 100,928 Acres: 2.316

Area in Wetlands: Approximately 59,475 SF

Zoning: Town Residential (TR)

Lots Not Meeting
Required Dimensions: Two - Variance granted to allow two lots with 75-ft of frontage

Required Area: 10,000 SF

Required Frontage: 90 FT

Water and Waste System
Proposed: Municipal water & sewer

Number of Lots With
Existing Buildings: One

Existing Buildings
To Be Removed: None

Flood Zone Reference: FIRM Map 33011C0518D

Proposed Linear Feet
Of New Roadway: 0 FT

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
119	50,320 sf	29,595 sf	191 sf	20,534 sf	75.00 ft
119-1	50,608 sf	29,880 sf	29 sf	20,699 sf	75.00 ft
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By:  Date: 6-1-18

SUBDIVISION PLAN DATA SHEET

Dates/Case #/Description/

Stipulations of ZBA,

Conservation Commission,

NH Wetlands Board Action: Case 174-119: Variance granted 5/24/18

(Attach Stipulations on
Separate Sheet)

List Permits Required: N/A

<i>*Waivers Requested:</i>	Hudson Town Code <u>Reference</u>	<u>Regulation Description</u>
----------------------------	--------------------------------------	-------------------------------

	1. HTC 289-6D	Fiscal/Enviro Impact Study
	2. HTC 289-6D	Traffic Impact Study
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

	<u>Amount</u>	<u>Account</u>
Impact Fees	TBD	
	_____	_____
	_____	_____
	_____	_____
Cap Fees	TBD	
	_____	_____
	_____	_____

Development Agreement

Proposed:

Yes

No

If Yes

Endorsed

Yes

Date _____ No



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911
Business 603-886-6005
Fax 603-594-1142

Robert M. Buxton
Chief of Department

4 June, 2018

To: George Thebarge

Fr: John J. O'Brien
Deputy Fire Chief

Re: Site Plan review Highland St sub-division Map 174/Lot 119

A Site plan review was conducted by this office for the above proposed development. Fire Department requirements are listed below.

Addressing

The address of the new lot (Map 174 Lot 119-1) has been assigned the address of 74 Highland St. by the Fire Dept.

If you have questions feel free to email jobrien@hudsonnh.gov or call 603-886-6021

John J. O'Brien
Deputy Fire Chief
Town of Hudson N.H

Job

Dhima, Elvis

From: Dhima, Elvis
Sent: Monday, June 04, 2018 4:26 PM
To: Thebarge, George
Cc: Dubowik, Brooke
Subject: 76 Highland Street Technical Review

George

Please see below

1. Applicant shall provide a sight distance plan and profile for the proposed driveway

Thank you

E

Elvis Dhima, P.E.
Town Engineer

Town of Hudson, NH
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



Town of Hudson
NEW HAMPSHIRE 03051

HCN

Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

COPY

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **5/24/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 174-119**, pertaining to a request by **Kevin Allard of Pathway Homes, Inc., 79 Cortland Drive, Bedford, NH, requests a Variance at 76 Highland Street, Hudson, NH, to allow the subdivision of one residential lot into 2 residential lots consisting of 75 feet of frontage each, where 90 feet of frontage each is required.** [Map 174, Lot 119; Zoned TR; HZO Article VII §334-27 Table of Dimensional Requirements].

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the variance should be granted with the following stipulation:


1. Only one single-family home is to be constructed on the newly created lot.

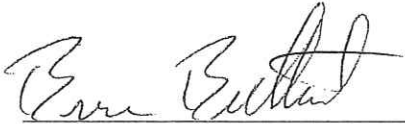
For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such

facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:  Date: 5/31/18
Charles Brackett
Chairman, Hudson Zoning Board of Adjustment

Signed:  Date: 5-31-18
Bruce Buttrick
Zoning Administrator

COPY

11011



TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman



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

CAP FEE WORKSHEET - 2018

Date: 6-13-18 Sector # 1 Map/Lot: 174/119
76 Highland St.

Project Name: Highland Street Subdivison

Proposed ITE Use #1: Creation of a new single family lot split from existing lot

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

CAP FEES:

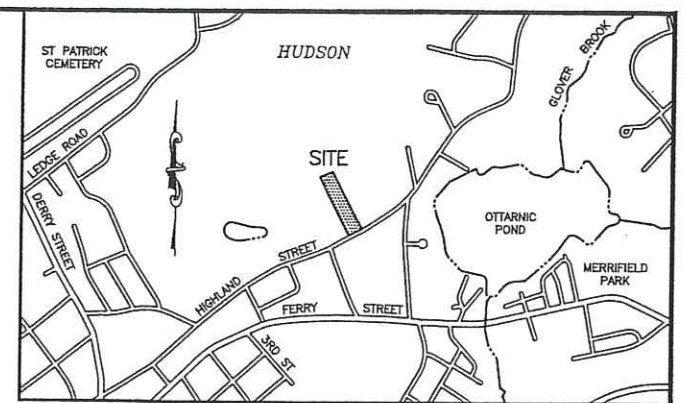
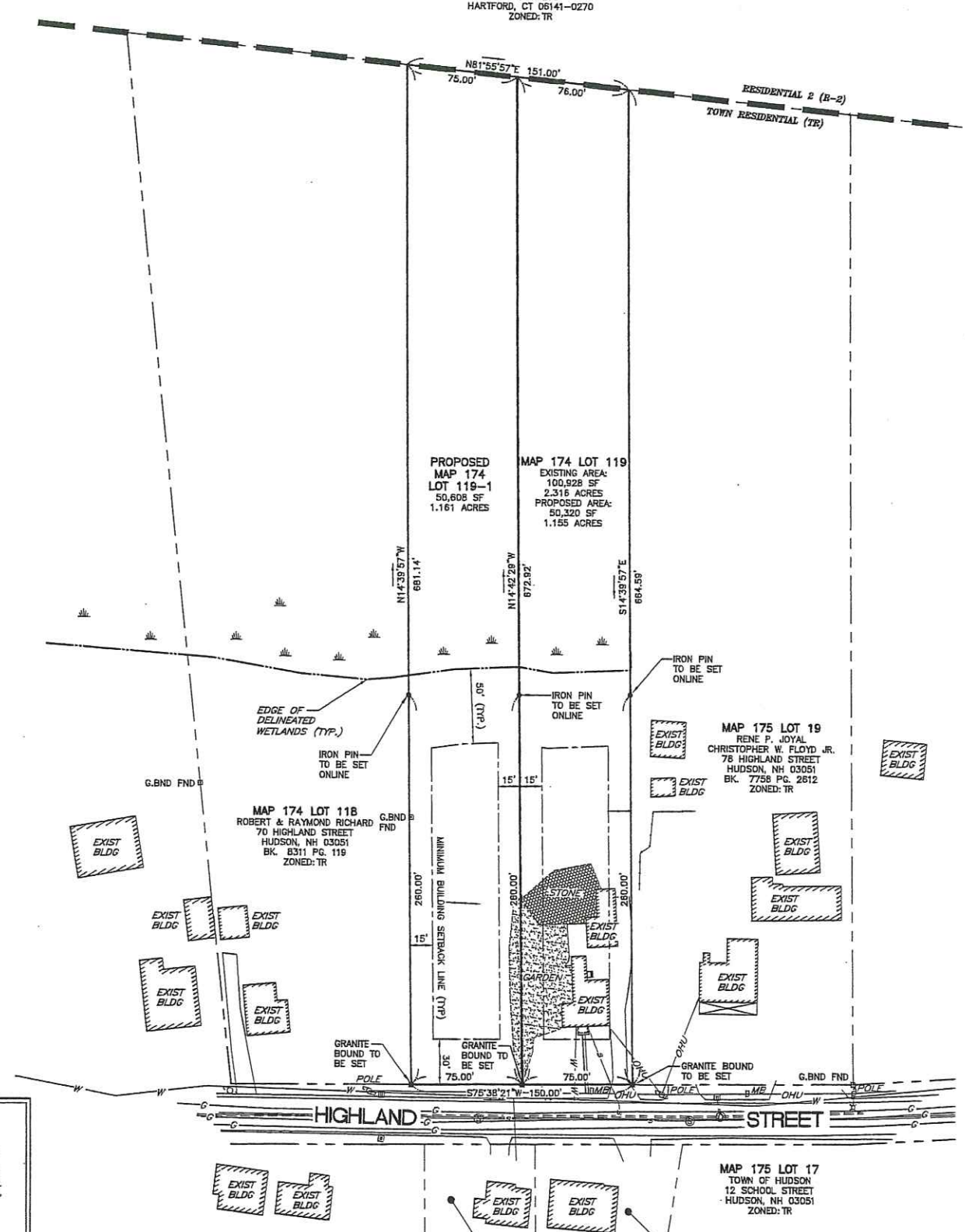
1.	(Bank 09) 2070-702	Traffic Improvements	\$ <u>1,781.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,759.00</u> (Applies to new lot only)

LOT AREA TABLE

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
119	50,320 SF	29,595 SF	191 SF	20,534 SF	75.00 FT*
119-1	50,608 SF	29,880 SF	29 SF	20,699 SF	75.00 FT*

* VARIANCE GRANTED TO ALLOW A TWO LOT SUBDIVISION WITH INADEQUATE FRONTAGE.

MAP 167 LOT 9
PUBLIC SERVICE CO. OF NEW HAMPSHIRE
EVERSOURCE ENERGY
PO BOX 270
HARTFORD, CT 06141-0270
ZONED: TR

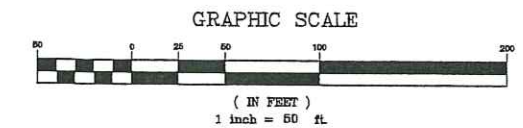


VICINITY PLAN
SCALE: 1" = 1,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF MAP 174 LOT 119 INTO TWO (2) LOTS AS SHOWN HEREON AND NO OTHER PURPOSE.
 - REFERENCE THIS PARCEL AS HUDSON ASSESSOR'S MAP 174 LOT 119.
 - EXISTING AREA OF PARCEL IS = 100,928 SF, OR 2.316 ACRES
 - OWNER OF RECORD:
PATHWAY HOMES, INC.
79 CORTLAND DRIVE
BEDFORD, NH 03110
BK. 9044 PG. 1913
 - THE SUBJECT PARCEL IS SITUATED ENTIRELY WITHIN THE TOWN RESIDENTIAL (TR) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
- MINIMUM LOT AREA 10,000 SF (WITH WATER & SEWER)
- MINIMUM LOT FRONTAGE 90 FT (LOCAL ROADS)
MINIMUM BUILDING SETBACKS:
- FRONT 30 FT
- REAR 15 FT
- SIDE 15 FT
- WETLANDS 50 FT
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN JANUARY OF 2018.
 - NORTH ORIENTATION IS MAGNETIC OBSERVED 1-2018. HORIZONTAL DATUM IS ASSUMED.
 - WETLANDS WERE DELINEATED BY JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256, IN JANUARY OF 2018.
 - SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER SERVICES.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0518D, PANEL NUMBER 518 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - WARRANTS REQUESTED:
HTC 289-6D - FISCAL AND ENVIRONMENTAL IMPACT STUDY
HTC 289-6D - TRAFFIC IMPACT STUDY
 - ON MAY 24, 2018, THE HUDSON ZBA GRANTED A VARIANCE TO ALLOW TWO LOTS WITH 75.00 FT OF FRONTAGE WHERE 90 FT OF FRONTAGE IS REQUIRED.
 - A CAP IN THE AMOUNT OF \$_____ PER RESIDENTIAL UNIT IN HUDSON, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - A PUBLIC SCHOOL IMPACT FEE IN THE AMOUNT OF \$_____ IN HUDSON, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - A RECREATION CONTRIBUTION IN THE AMOUNT OF \$_____ IN HUDSON, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - STONE BOUNDS (5"x5"x30") TO BE SET AT ALL BOUNDARY INTERSECTIONS AND POINTS OF CURVATURE ON THE RIGHT-OF-WAY AND IRON PINS (5/8" x 30") TO BE SET AT ALL OTHER BOUNDARY CORNERS.
 - SHEETS 1 THROUGH 4 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL PLAN SET IS LOCATED AT THE HUDSON PLANNING OFFICES.

LEGEND

■ GB-F	GRANITE BOUND FOUND
■ GB-TBS	GRANITE BOUND TO BE SET
● IPIN-TBS	IRON PIN TO BE SET
⊕	UTILITY POLE
⊙	HYDRANT
⊗	SEWER MANHOLE
⊙	DRAINAGE MANHOLE
⊙	CATCH BASIN
—	ABUTTER LINE
—	PROPERTY LINE
—	WETLAND
—	FENCE
— OHU —	OVERHEAD UTILITIES
— S —	SEWER LINE
— W —	WATER LINE
— G —	GAS LINE
—	DRAINAGE LINE
—	BUILDING SETBACK
—	EDGE OF PAVEMENT
—	ZONING DISTRICT BOUNDARY
—	PROPOSED PROPERTY LINE



MASTER SUBDIVISION PLAN
HIGHLAND STREET SUBDIVISION
MAP 174 LOT 119
76 HIGHLAND STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD/APPLICANT:
PATHWAY HOMES, INC.
79 CORTLAND DRIVE
BEDFORD, NH 03110
H.C.R.D. BK. 9044 PG. 1913

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

OWNER OF MAP 174 LOT 119
SIGNATURE: *[Signature]*
DATE: 6-1-18

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, SURVEY DATA IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN JANUARY OF 2018. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
[Signature] 6-1-18
LICENSED LAND SURVEYOR DATE

REVISIONS

No.	DATE	DESCRIPTION	BY

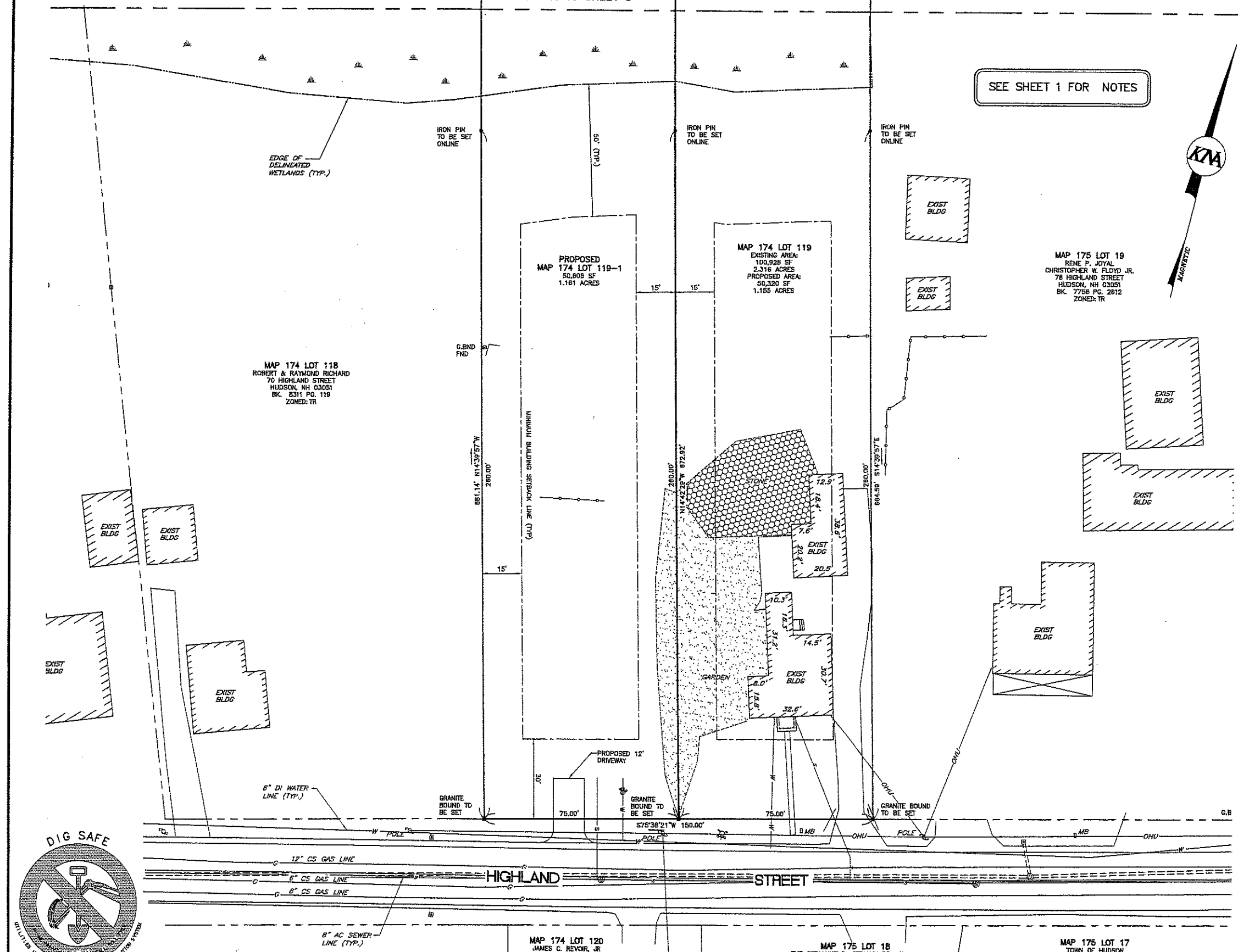
DATE: MAY 25, 2018 SCALE: 1" = 50'
PROJECT NO: 18-0124-1 SHEET 1 OF 4

JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, N.H. PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN JANUARY OF 2018 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTHCENTRAL AND NORTHEAST REGION VERSION 2.0, JANUARY 2012.

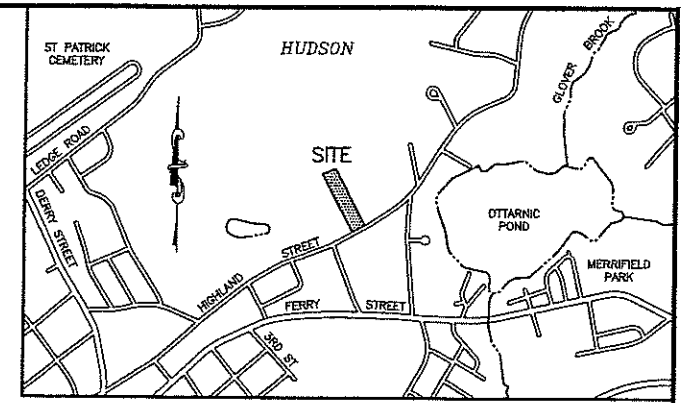
PURSUANT TO THE SUBDIVISION REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

- MAP 174 LOT 121
JAMES C. REVOIR, JR.
19 GLORIA AVENUE
HUDSON, NH 03051
BK. 5399 PG. 1516
ZONED: TR
- MAP 174 LOT 120
JAMES C. REVOIR, JR.
19 GLORIA AVENUE
HUDSON, NH 03051
BK. 8057 PG. 1209
ZONED: TR
- MAP 175 LOT 18
THE GERMAINE D. GERMAIN TRUST
GERMAINE D. GERMAIN, TR.
MICHELLE P. BUSKEY, TR.
ANNE-MARIE TATE, TR.
75 HIGHLAND STREET
HUDSON, NH 03051
BK. 8748 PG. 0272
ZONED: TR



SEE SHEET 1 FOR NOTES



VICINITY PLAN
SCALE: 1" = 1,000'

- LEGEND**
- GB-F GRANITE BOUND FOUND
 - GB-TBS GRANITE BOUND TO BE SET
 - IPIN-TBS IRON PIN TO BE SET
 - UTILITY POLE
 - ⊕ HYDRANT
 - ⊙ SEWER MANHOLE
 - ⊙ DRAINAGE MANHOLE
 - ⊙ CATCH BASIN
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - FENCE
 - OHU OVERHEAD UTILITIES
 - S SEWER LINE
 - W WATER LINE
 - G GAS LINE
 - DRAINAGE LINE
 - BUILDING SETBACK
 - EDGE OF PAVEMENT
 - PROPOSED PROPERTY LINE

OWNER OF MAP 174 LOT 119
SIGNATURE: *[Signature]*
DATE: 6-1-18

STATE OF NEW HAMPSHIRE
JOSHUA M. KEACH
No. 256
CERTIFIED WETLAND SCIENTIST

JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, N.H. PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN JANUARY OF 2018 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHEASTERN AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

RESIDENTIAL SUBDIVISION PLAN
HIGHLAND STREET SUBDIVISION
MAP 174 LOT 119
76 HIGHLAND STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD/APPLICANT:
PATHWAY HOMES, INC.
75 CORTLAND DRIVE
BEDFORD, NH 03110
H.C.R.D. BK. 9044 PG. 1813

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



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

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____

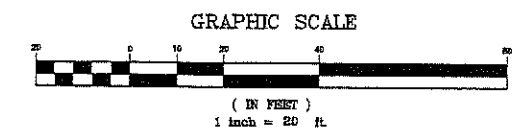
SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

MAP 174 LOT 121
JAMES C. REVOR, JR.
19 GLORIA AVENUE
HUDSON, NH 03051
BK. 5399 PG. 1516
ZONED: TR

MAP 174 LOT 120
JAMES C. REVOR, JR.
19 GLORIA AVENUE
HUDSON, NH 03051
BK. 5397 PG. 1209
ZONED: TR

MAP 175 LOT 18
THE GERMAINE D. GERMAIN TRUST
GERMAINE D. GERMAIN, TR.
MICHELLE P. BUSKEY, TR.
ANNE-MAIE TATE, TR.
75 HIGHLAND STREET
HUDSON, NH 03051
BK. 8748 PG. 0272
ZONED: TR

MAP 175 LOT 17
TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
ZONED: TR



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, SURVEY DATA IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN JANUARY OF 2018. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

[Signature]
LICENSED LAND SURVEYOR

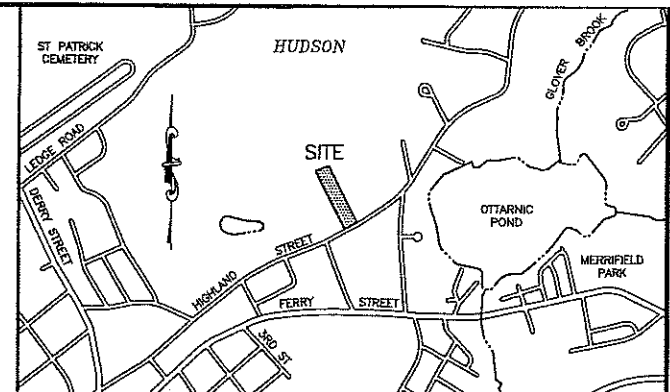
6-1-18
DATE

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 25, 2018
PROJECT NO: 18-0124-1
SCALE: 1" = 20'
SHEET 2 OF 4

SEE SHEET 1 FOR NOTES

MAP 167 LOT 9
PUBLIC SERVICE CO. OF NEW HAMPSHIRE
EVERSOURCE ENERGY
PO BOX 270
HARTFORD, CT 06141-0270
ZONED: TR



VICINITY PLAN
SCALE: 1" = 1,000'

MAP 174 LOT 116
ROBERT & RAYMOND RICHARD
70 HIGHLAND STREET
HUDSON, NH 03051
BK. 8311 PG. 119
ZONED: TR

MAP 175 LOT 19
RENE F. JOYAL
CHRISTOPHER W. FLOYD JR.
76 HIGHLAND STREET
HUDSON, NH 03051
BK. 7758 PG. 2612
ZONED: TR

PROPOSED
MAP 174 LOT 119-1
50,608 SF
1.161 ACRES

MAP 174 LOT 119
EXISTING AREA:
100,820 SF
2.316 ACRES
PROPOSED AREA:
50,320 SF
1.155 ACRES



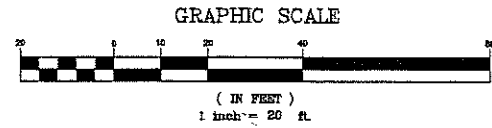
OWNER OF MAP 174 LOT 119
SIGNATURE: *[Signature]*
DATE: 6-1-18

RESIDENTIAL SUBDIVISION PLAN
HIGHLAND STREET SUBDIVISION
MAP 174 LOT 119
76 HIGHLAND STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD/APPLICANT:
PATHWAY HOMES, INC.
79 CORTLAND DRIVE
BEDFORD, NH 03110
H.C.R.D. BK. 9044 PG. 1913

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3E, Bedford, NH 03110 Phone (603) 827-2081

- LEGEND**
- GB-TBS GRANITE BOUND TO BE SET
 - IPIN-TBS IRON PIN TO BE SET
 - ABUTTER LINE
 - PROPERTY LINE
 - ZONING DISTRICT BOUNDARY
 - PROPOSED PROPERTY LINE



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

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

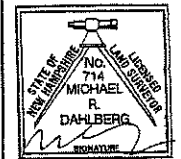
SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____

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[Signature]
LICENSED LAND SURVEYOR

6-1-18
DATE



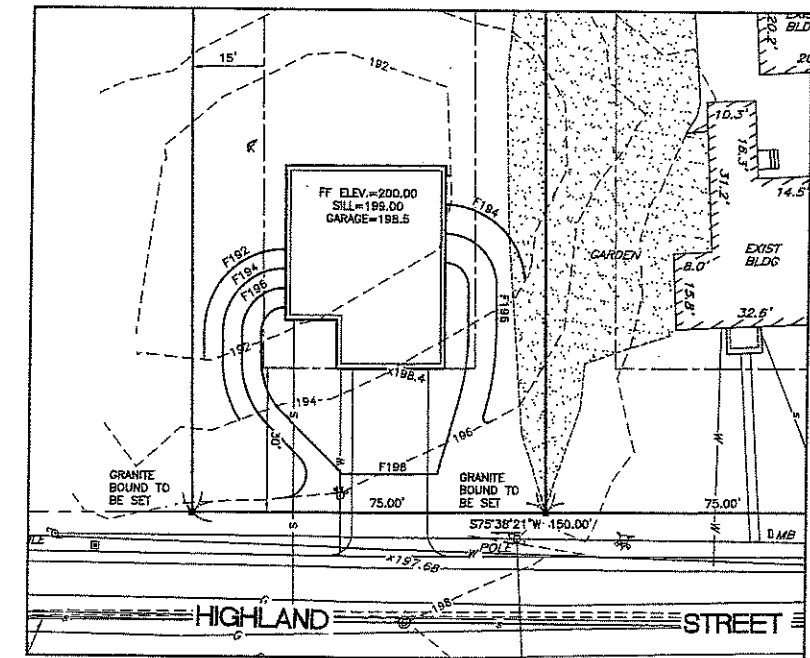
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 25, 2018 SCALE: 1" = 20'
PROJECT NO: 18-0124-1 SHEET 3 OF 4

MATCH TO SHEET 2

K:\projects\180124\180124-1\SUBDIVISION.dwg, 5/20/2018 2:17:04 PM, \\ms-nwserver\uswin\p\w610018

SEE SHEET 1 FOR NOTES



LOT DEVELOPMENT PLAN
SCALE: 1" = 20'

LEGEND

GB-F	GRANITE BOUND FOUND	---	W	WATER LINE
UP	UTILITY POLE	---	G	GAS LINE
H	HYDRANT	---	---	DRAINAGE LINE
SM	SEWER MANHOLE	---	---	TREELINE
DB	DRAINAGE MANHOLE	---	---	EDGE OF PAVEMENT
CB	CATCH BASIN	---	---	10' CONTOUR
GB-TBS	GRANITE BOUND TO BE SET	---	---	2' CONTOUR
IPIN-TBS	IRON PIN TO BE SET	---	---	SCS SOIL LINE
---	ABUTTER LINE	---	---	BUILDING SETBACK
---	PROPERTY LINE	---	---	PROPOSED PROPERTY LINE
---	WETLAND	---	---	PROPOSED EDGE OF PAVEMENT
---	FENCE	---	---	PROPOSED SEWER LINE
OHU	OVERHEAD UTILITIES	---	---	PROPOSED WATER LINE
S	SEWER LINE	---	---	

JOSHUA M. BRIEN
CERTIFIED WETLAND SCIENTIST
No. 256

JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, N.H. PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN JANUARY OF 2018 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

TOPOGRAPHIC SUBDIVISION PLAN
HIGHLAND STREET SUBDIVISION

MAP 174 LOT 119
76 HIGHLAND STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD/APPLICANT:
PATHWAY HOMES, INC.
79 CORTLAND DRIVE
BEDFORD, NH 03110
H.C.R.D. BK. 9D44 PG. 1913

KM
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 25, Bedford, NH 03110 Phone (603) 827-2881

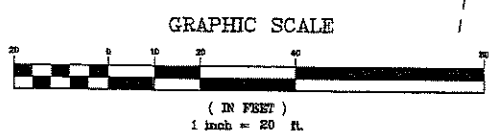
REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: MAY 25, 2018
PROJECT NO: 18-0124-1
SCALE: 1" = 20'
SHEET 4 OF 4

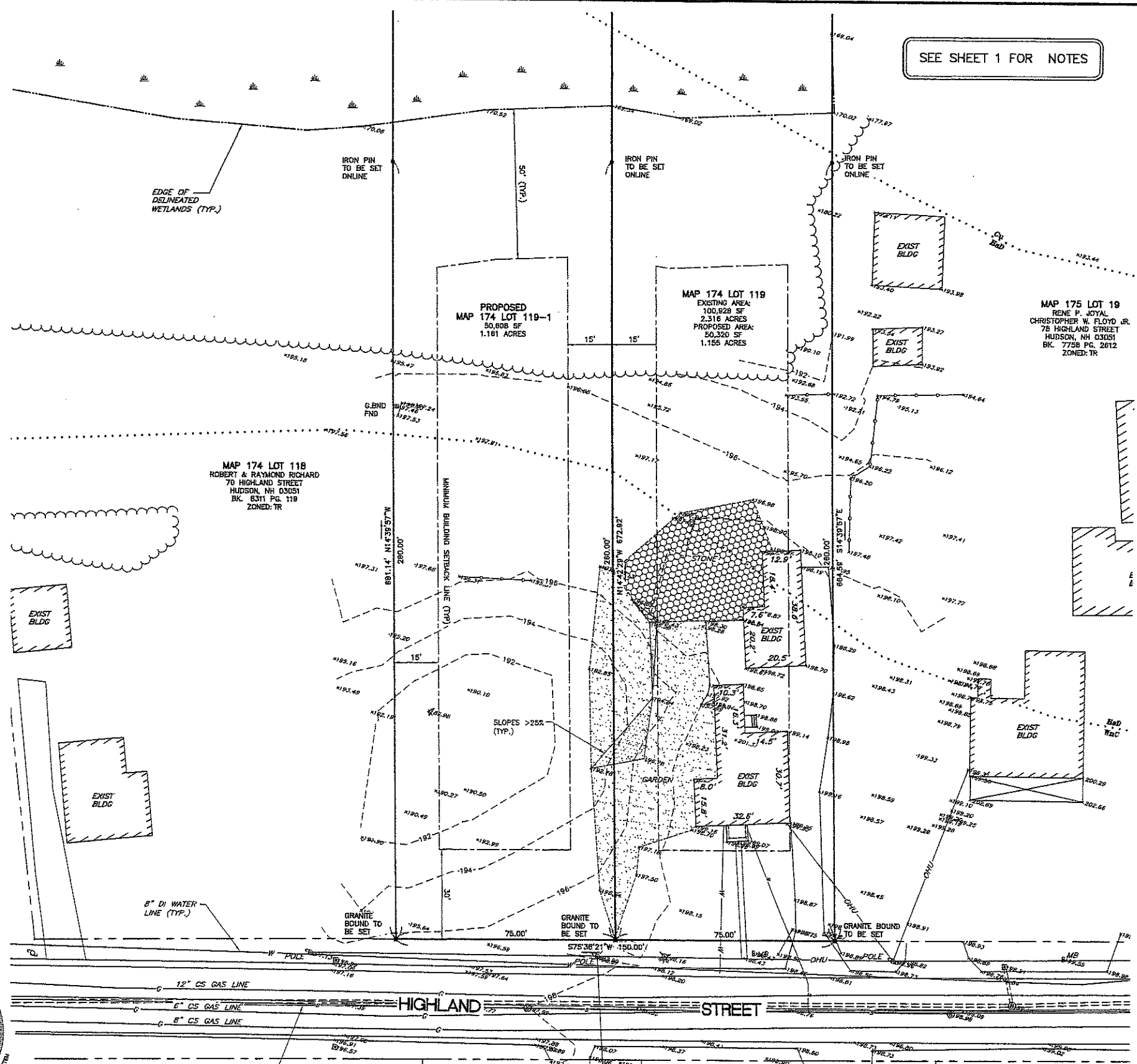
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me [Signature]
LICENSED LAND SURVEYOR
6-1-18
DATE



SCS SOILS LEGEND

HrB	HINCKLEY LOAMY SAND; 3 TO 8% SLOPES
HbD	HINCKLEY LOAMY SAND; 15 TO 35% SLOPES
Cu	SWANSEA MUCKY PEAT; 0 TO 2% SLOPES
WnC	WINDSOR-URBAN LAND COMPLEX; 3 TO 15% SLOPES



MAP 174 LOT 118
ROBERT & RAYMOND RICHARD
70 HIGHLAND STREET
HUDSON, NH 03051
BK. 8311 PG. 119
ZONED: TR

PROPOSED
MAP 174 LOT 119-1
50,608 SF
1.181 ACRES

MAP 174 LOT 119
EXISTING AREA:
100,928 SF
2.316 ACRES
PROPOSED AREA:
50,320 SF
1.155 ACRES

MAP 175 LOT 19
RENE P. JOYAL
CHRISTOPHER W. FLOYD JR.
79 HIGHLAND STREET
HUDSON, NH 03051
BK. 775B PG. 2612
ZONED: TR

MAP 174 LOT 120
JAMES C. REVOIR, JR.
19 GLORIA AVENUE
HUDSON, NH 03051
BK. 8087 PG. 1209
ZONED: TR

MAP 175 LOT 18
THE GERMAINE D. GERMAIN REV. TRUST
GERMAINE D. GERMAIN, TR.
MICHELLE P. BUSKEY, TR.
ANNE-MARE TATE, TR.
75 HIGHLAND STREET
HUDSON, NH 03051
BK. 8748 PG. 0272
ZONED: TR

MAP 175 LOT 17
TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
ZONED: TR

MAP 174 LOT 121
JAMES C. REVOIR, JR.
19 GLORIA AVENUE
HUDSON, NH 03051
BK. 8389 PG. 1516
ZONED: TR



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