



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 APRIL 25, 2018

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, April 25, 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)
 - 11 April 18 Meeting Minutes - Decisions

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY

- XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Proposed Warehouse Expansion
SP# 04-18

37 Executive Drive
Map 209/Lot 007

Purpose of Plan: to show a proposed 1-story, 14,400 square foot warehouse expansion along with accompanying loading and site improvements. Application Acceptance & Hearing.

- XV. OTHER BUSINESS
- XVI. 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 – 04-13-18

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: APRIL 11, 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> X </u>
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Jordan Ulery Member <u> X </u>	Dillon Dumont Member <u> X </u>	Elliott Veloso Alternate <u> X </u>	Ed Van der Veen Alternate <u> X </u>
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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
- V. ELECTION OF OFFICERS

- VI. MINUTES OF PREVIOUS MEETING(S)

- 14 March 18 Meeting Minutes – Decisions.

Mr. Malley moved to approve the 14 March 18 Meeting Minutes with correction of the motion maker and second for the 120 Derry Road Subdivision Approval (as amended).

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

- VII. CASES REQUESTED FOR DEFERRAL

- VIII. CORRESPONDENCE

- A. Request to Release School Impact Fees by Karen Burnell, Hudson School District Business Administrator (Letter dated 04-03-18).

Mr. Malley moved to recommend to the Board of Selectman the release of \$175,000.00 from the Hudson School Impact Fee Account, in accordance with the written request for same from the Hudson School Board (please see attached memo

from Hudson School District Business Administrator, Karen Burnell, dated 3 APR 2018).

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

- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY
- XI. PUBLIC HEARINGS
- XII. OLD BUSINESS/PUBLIC HEARINGS
- XIII. DESIGN REVIEW PHASE

- XIV. CONCEPTUAL REVIEW ONLY

A. Abucewicz 4-Lot Subdivision Plan
CSB#01-18

63 Kimball Hill Road
Map 178/Lot 030

Purpose of Plan: to subdivide Map 178/Lot 030 into 4 lots which contains 27.819 acres. Application Acceptance & Hearing.

The Planning Board reviewed the conceptual application with the applicant. The Board was receptive to using a common driveway to serve the lots in light of the safety improvement that will result.

B. Reeds Ferry Sheds Change In Use Site Plan
CSP#02-18

7 Tracy Lane
Map 101/Lot 014

Purpose of Plan: to change the current use to a Manufacturing/Fabrication shop with associated office space. Application Acceptance & Hearing.

The Planning Board reviewed the conceptual application with the applicant.

WAIVER MOTION:

- 1) HR 275-8 – Site plan application submissions

Mr. Ulery moved to grant the requested waiver of HR 275-8 – site plan application for Reeds Ferry Sheds to change the use of the buildings and existing site to manufacturing based on the testimony of the Applicant's representative here this evening and the submitted waiver request form.

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

- XV. NEW BUSINESS/PUBLIC HEARINGS

- XVI. OTHER BUSINESS

- A. Request for Driveway Waiver – American Tower Corporation Site Plan, 143 Dracut Road, Map 259/Lot 011.

Reference Memo dated 1 MAR 18 from John J. O’Brien, Deputy Fire Chief, to George Theborge, Land Use Director.

WAIVER MOTION:

- 1) HR 193-10. Driveway design criteria

Mr. Malley moved to grant the requested waiver of HR 1930-10 – driveway design criteria, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

- B. Request for Naming of Private Way – American Tower Corporation Site Plan, 143 Dracut Road, Map 259/Lot 011.

Reference Memo dated 26 MAR 18 from John J. O’Brien, Deputy Fire Chief, to George Theborge, Land Use Director.

Mr. Malley moved to approve the plan titled: American Tower, Hudson, NH, ATC Site #: 202096, 143 Dracut Rd., Hudson, NH, prepared by: Patrick P. Barry, NH LPE, Site Plan and Profile dated: November 15, 2017, last revised March 13, 2018, consisting of Sheet C401 subject to the following stipulation:

1. The Applicant shall in install a street sign meeting the requirements of the Highway Department for the private way, “Prosperity Way”, prior to Planning Board endorsing of the site plan.

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

XVII. ADJOURNMENT

Motion to adjourn by Mr. Malley. Seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 7:49 p.m.

William Collins
Secretary

37 Executive Drive Warehouse Expansion
Site Plan Review
STAFF REPORT
April 25, 2018

SITE: 37 Executive Drive - Map 209/Lot 7 - SP# 3-18

ZONING: I - Industrial

PURPOSE OF PLAN: To show a proposed 1-story, 14,400 sq. ft. warehouse expansion along with accompanying loading and site improvements. Application Acceptance and Public Hearing.

PLAN UNDER REVIEW: Proposed Warehouse Expansion, 37 Executive Drive, Hudson, NH, for SL Executive Drive, LLC, prepared by Haynor/Swanson, Inc. 3 Congress St., Nashua, N.H., dated 26 February 2018 (with revisions through 2 Apr. 2018) and consisting of Sheets 1 – 9 with Notes 1 – 24 on Sheet 1 (said plans are attached hereto):

ATTACHMENTS:

- 1) Site Plan Application date stamped Mar. 2, 2018 with project narrative, and photos of existing building and project site – Attachment “A”.
- 2) Zoning Determination by Bruce Buttrick, Zoning Administrator, dated Dec. 19, 2018 (#17 - 121) and Elvis Dhima engineering review comments dated Mar. 5, 2018 – Attachment “B”.
- 3) CLD/Fuss & O’Neill review comments memo dated Mar. 12, 2018 – Attachment “C”.
- 4) HSI response to CLD review comments dated Apr. 4, 2018 – Attachment “D”.
- 5) Legal opinion from Charles Cleary on release of waterline easement dated Apr. 6, 2018 – Attachment “E”.
- 6) CAP Fee worksheet – Attachment “F”.

PROJECT DESCRIPTION:

The project proposes to construct a 14,400 sq. ft. addition onto an existing 35,146 sq. ft. warehouse/manufacturing building. The proposed expansion will contain two new loading docks. Associated site improvements include site grading, relocating an existing gas service, a new underground stormwater management system, landscaping and site lighting. No additional parking spaces are proposed.

APPLICATION TRACKING:

- 2 MAR 2018 – Application submitted.
- 25 APR 2018 – Public hearing scheduled.

OUTSTANDING ISSUES:

1. Waterline Easement – CLD noted that the initial plan set showed a waterline easement covering the entire area proposed for construction. The applicant has submitted a legal opinion verifying that the easement has been released.
2. Stormwater Management Design – CLD has noted the stormwater design shows an increase in peak runoff and asked for verification that downstream drainage facilities can handle that increase. The applicant’s engineer responded that the increase is negligible, being less than .1 cubic feet per second. The Town Engineer did not identify this as a concern in his review comments.
3. Design of Concrete Drive Pad to Loading Docks – CLD noted the lack of a specific design for the loading docks access drive and trench drain. The plans note that this part of the project design was not done by HSI but will be “done by others.” In the response comments, Thomas Zajac P.E. indicated that the concrete pad and trench drain “are to be design/build items by the contractor.” A note on the plan detail for the trench drain (Sheet 6) requires the contractor to submit shop drawings for the trench drain to the project engineer for approval to ensure proper drainage.
4. CAP Fee – The applicant will be required to pay a CAP fee of \$9054 to mitigate traffic impacts of the proposed expansion 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 37 Executive Drive - Map 209/Lot 7.

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

MOTION TO DEFER CONSIDERATION OF THE APPLICATION:

I move to defer further review of the 37 Executive Drive Site Plan application, date specific, to the May 9, 2018 meeting.

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

MOTION TO APPROVE:

I move to approve the Site Plan entitled: Proposed Warehouse Expansion, 37 Executive Drive, Hudson, NH, for SL Executive Drive, LLC, prepared by Haynor/Swanson, Inc. 3 Congress St., Nashua, N.H., dated 26 February 2018 (with revisions through 2 Apr. 2018) and consisting of Sheets 1 – 9 with Notes 1 – 24 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. All improvements shown on the Site Plan-of-Record, including Notes 1- 24, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. 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.
4. A cost allocation procedure (CAP) amount of \$9504.00 shall be paid prior to the issuance of a Certificate of Occupancy, and this fee shall be reflected as new Note 24 on the Site Plan.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. All signs are subject to all requirements of the Zoning Ordinance as determined during the sign permit application process. Note 11 on Sheet 1 shall be revised to this effect.
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.
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.

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

u A u



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

Date of Application: March 1, 2018 Tax Map # 209 Lot # 7

Name of Project: Proposed Warehouse Expansion

Zoning District: I General SP# 4-18
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: SL Executive Drive, LLC (same as applicant)
Address: 37 Executive Drive
Address: Hudson, NH 03051
Telephone # 603-669-6715
Fax # _____
Email: slunder@gspnh.com

PROJECT ENGINEER

SURVEYOR

Name: Hayner/Swanson, Inc. Hayner/Swanson, Inc.
Address: 3 Congress Street 3 Congress Street
Address: Nashua, NH 03062 Nashua, NH 03062
Telephone # 603-883-2057 ext 145 603-883-2057 ext 139
Fax # 603-883-5057 603-883-5057
Email: tzajac@hayner-swanson.com dpollock@hayner-swanson.com

PURPOSE OF PLAN:

To show a proposed 1-story, 14,400 SF warehouse expansion along with accompanying loading and site improvements.

For Town Use

Plan Routing Date: _____ Sub/Site Date: _____

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

(Initials) Title: _____ Date: _____

DEPT:

_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department

Fees Paid: \$3787.67

SITE DATA SHEET

PLAN NAME: Proposed Warehouse Expansion

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 209 LOT 7

DATE: March 1, 2018

Location by Street	<u>37 Executive Drive</u>	
Zoning:	<u>I: Industrial</u>	
Proposed Land Use:	<u>Warehouse/Manufacturing</u>	
Existing Use:	<u>Warehouse/Manufacturing</u>	
Surrounding Land Use(s):	<u>Industrial/Commercial/Government</u>	
Number of Lots Occupied:	<u>1</u>	
Existing Area Covered by Building:	<u>35,146 SF</u>	
Existing Buildings to be removed:	<u>N/A</u>	
Proposed Area Covered by Building:	<u>49,546 SF</u>	
Open Space Proposed:	<u>52%</u>	
Open Space Required:	<u>35%</u>	
Total Area:	<u>S.F.: 219,106</u>	<u>Acres: 5.029</u>
Area in Wetland:	<u>N/A</u>	<u>Area Steep Slopes: N/A</u>
Required Lot Size:	<u>30,000 SF</u>	
Existing Frontage:	<u>584.19 FT Executive Drive, 325.65 FT Friars Drive</u>	
Required Frontage:	<u>150 FT</u>	
Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>70 FT</u>
Side:	<u>15 FT</u>	<u>138 FT</u>
Rear:	<u>15 FT</u>	<u>N/A</u>

**SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: FEMA Map 33011C0656D, Date 9/25/2009

Width of Driveways: See Plan

Number of Curb Cuts: 2 (Existing)

Proposed Parking Spaces: 96 spaces provided including 4 accessible

Required Parking Spaces: 83 spaces

Basis of Required Parking (Use): Industrial (1 space/600 SF)

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: None
(Attach stipulations on separate sheet)

Hudson Town Code		
Waivers Requested:	Reference	Regulation Description
	1. _____	_____
	2. _____	_____
	3. _____	_____
	4. _____	_____
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____
(Left column for Town Use)		

Impact Fees:

C.A.P Fee: Pending

Development Agreement
Proposed: Pending

<i>For Town Use</i>	
Data Sheet Checked By: _____	Date: _____



PROJECT NARRATIVE

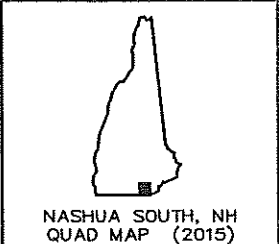
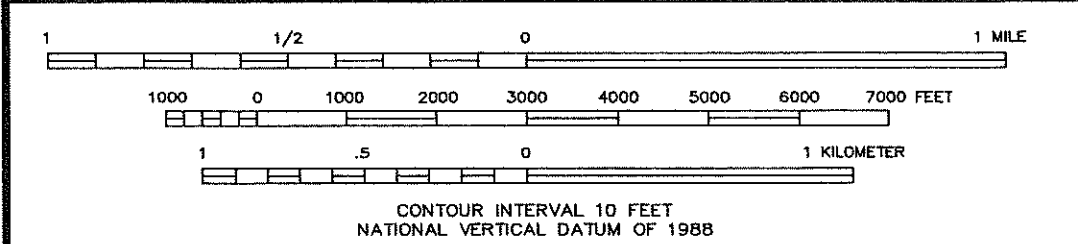
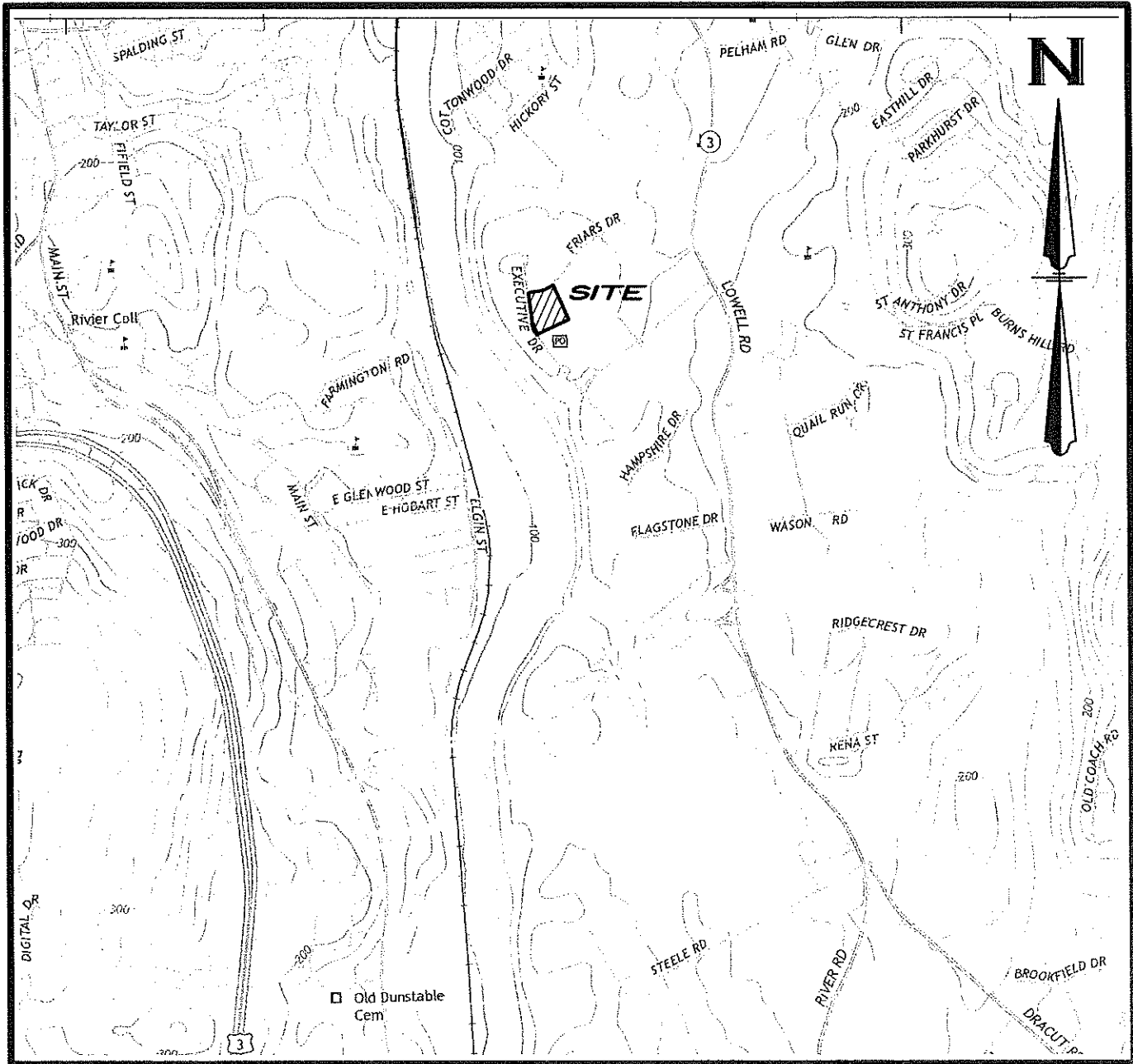
The project area under consideration for this application is located at 37 Executive Drive Hudson, NH. The site is known to the Hudson Assessors Department as Map 209, Lot 7. The parcel measures 5.03+/- acres and is located in the I - Industrial zoning district. The property is located with the Sagamore Industrial Park. It is abutted by Friars Drive and a commercial office building to the north; Executive Drive and an industrial use to the east; an industrial use to the west; and an governmental use to the south.

The lot currently contains an existing 1-story, 35,146 square foot warehouse/manufacturing building along with associated loading and parking areas. Access to the site is provided via curb cuts on both Executive Drive and Friars Drive. The site is currently serviced by municipal sewer and water, and underground gas, telecommunications and electric utilities. There are no formal drainage or stormwater management practices located on the site. NRCS soil mapping shows that this site contains Windsor sandy soils with deep depths to groundwater. Based upon inspection by the project's wetland scientist, there are no wetlands or wetland buffers located on the site.

It is proposed to construct a 1-story, 14,400 square foot warehouse expansion on the northerly portion of the existing building. The proposed expansion will contain two (2) new loading docks located on the easterly side of the addition. Associated site improvements include a new loading dock, site grading, relocation of an existing gas service, a new underground stormwater management system, landscaping and site lighting. No additional parking spaces are proposed as the existing site contains an adequate number of spaces. To the best of our knowledge the sewer, water, gas, telecommunication and electric utilities present in the adjacent roadways have adequate capacity to service this intended use.

Upon project completion, the site will contain approximately 52% open space, where 35% is the minimum required. There are no wetland or wetland buffer impacts associated with the redevelopment of the site. The layout for the building addition and associated site improvements has been developed to minimize environmental issues. The site development associated with the overall construction of this project disturbs approximately 51,400 square feet of contiguous area.

The hours of operation for this facility are Monday-Thursday from approximately 6 AM to 12 AM and Friday from approximately 6 AM to 12 PM. The currently facility contains approximately 76 employees (56 full-time, permanent employees plus 20 full-time, temporary employees that vary throughout the year) that operate over multiple shifts. Upon completion of the proposed addition, this facility will add approximately 23 new employees (18 full-time, permanent employees plus as 5 full-time, temporary employees that vary throughout the year). Given the size of the existing building, the type of business and the number of operators for this facility, impacts to traffic and to local schools are not anticipated.



VICINITY PLAN

37 EXECUTIVE DRIVE

HUDSON, N.H.

PREPARED FOR:

SL EXECUTIVE DRIVE, LLC

37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051

FEBRUARY 2018

FIG. 1

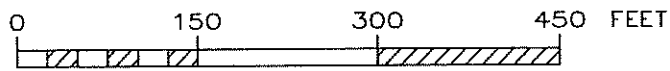
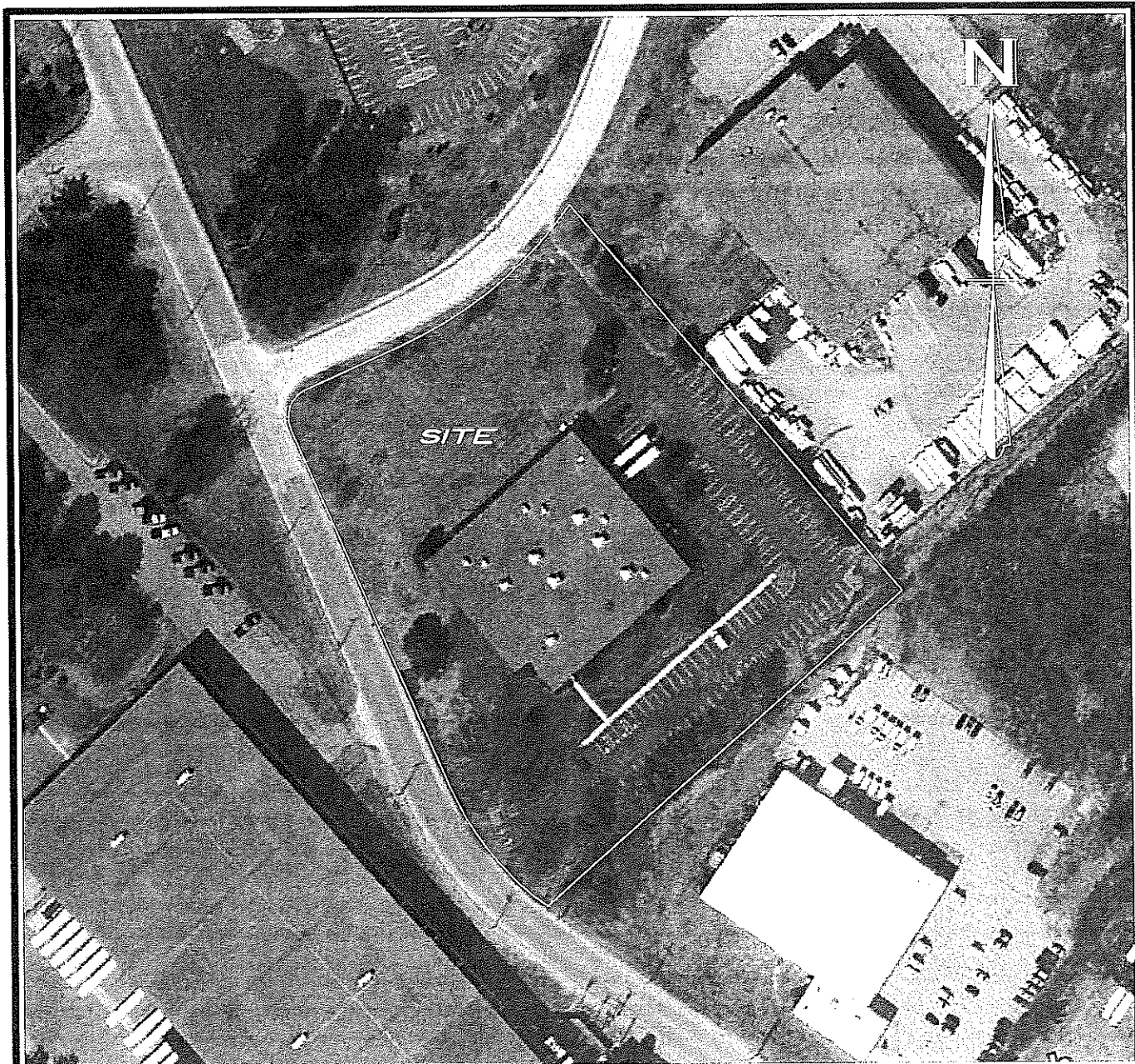
 **Hayner/Swanson, Inc.**
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057

DRAWING: 5541-USGS

LOCATION: Q:\5541\DWG\SITE

5541

File Number



AERIAL MAP

37 EXECUTIVE DRIVE
HUDSON. N.H.

PREPARED FOR:

SL EXECUTIVE DRIVE, LLC

37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051

FEBRUARY 2018

FIG. 3



HSI

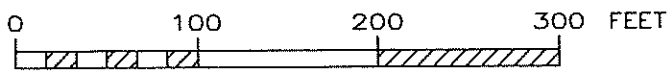
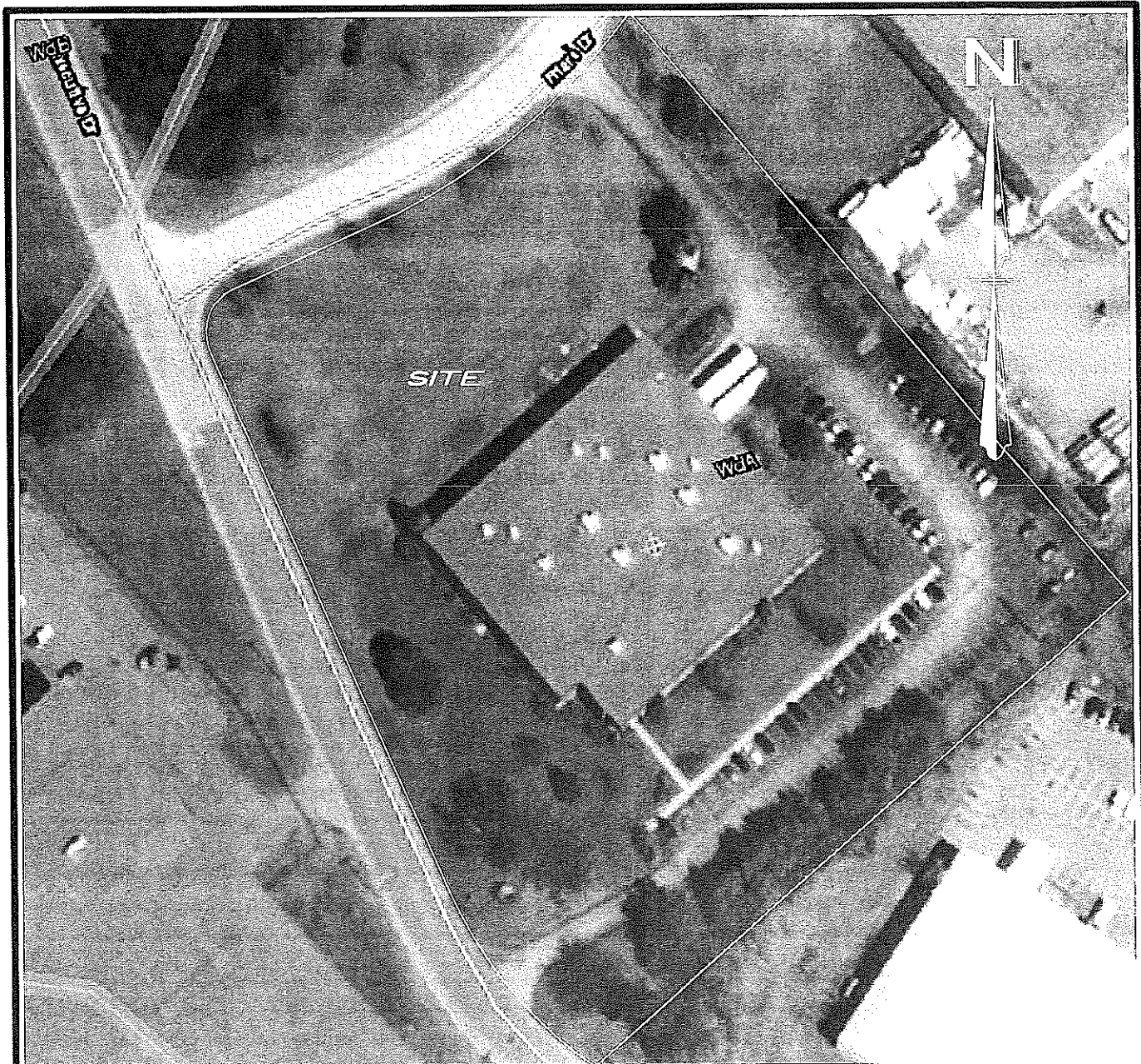
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DRAWING: 5541-USGS

LOCATION: Q:\5541\DWG\SITE

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File Number



SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPT. OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/> ACCESSED FEBRUARY 11, 2017.

SCS SOILS

37 EXECUTIVE DRIVE
HUDSON, N.H.

PREPARED FOR:

SL EXECUTIVE DRIVE, LLC

37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051

FEBRUARY 2018

FIG. 2

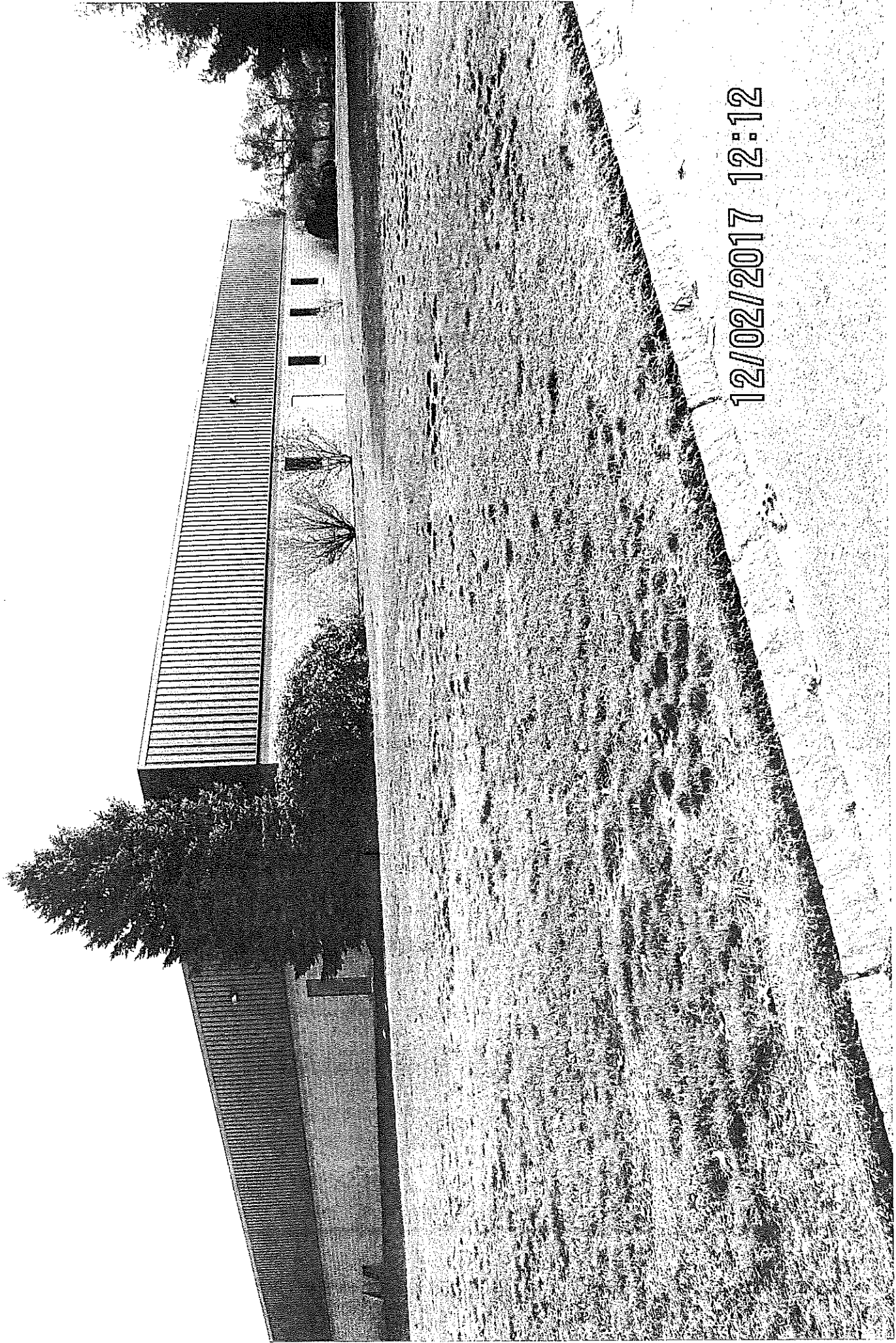
 **HSI**
Hayner/Swanson, Inc.
Three Congress Square Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 www.hayner-swanson.com Fax (603) 883-5057

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LOCATION: G:\5541\DWG\SITE

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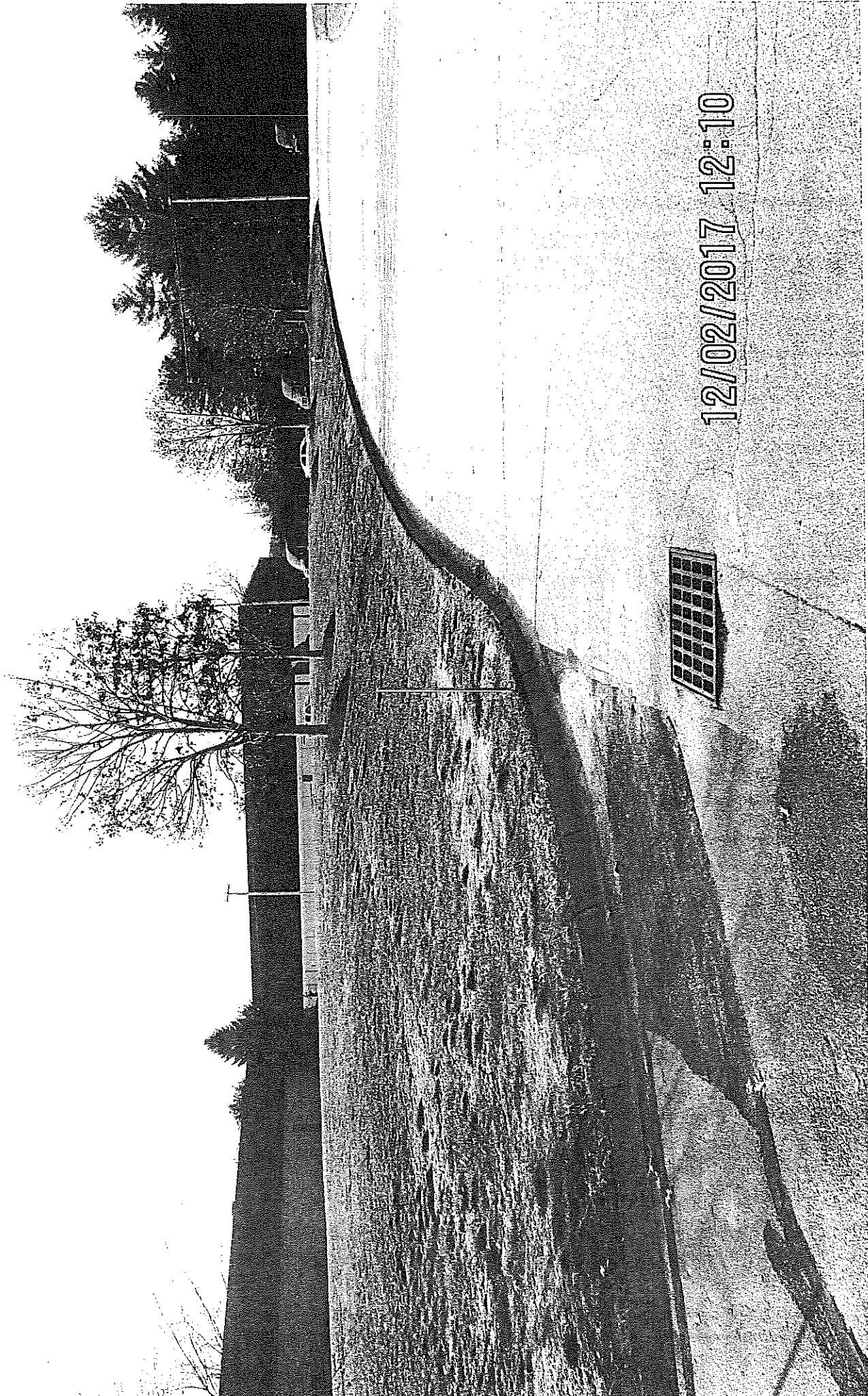
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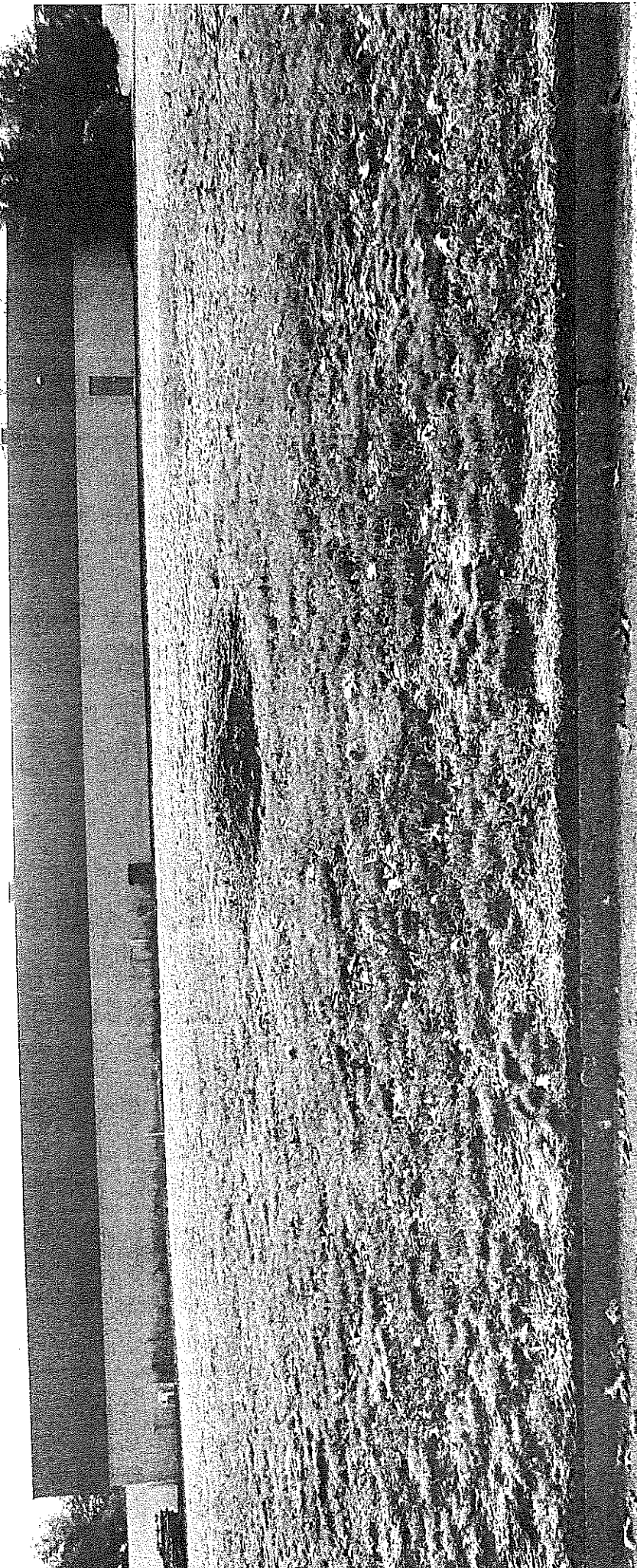
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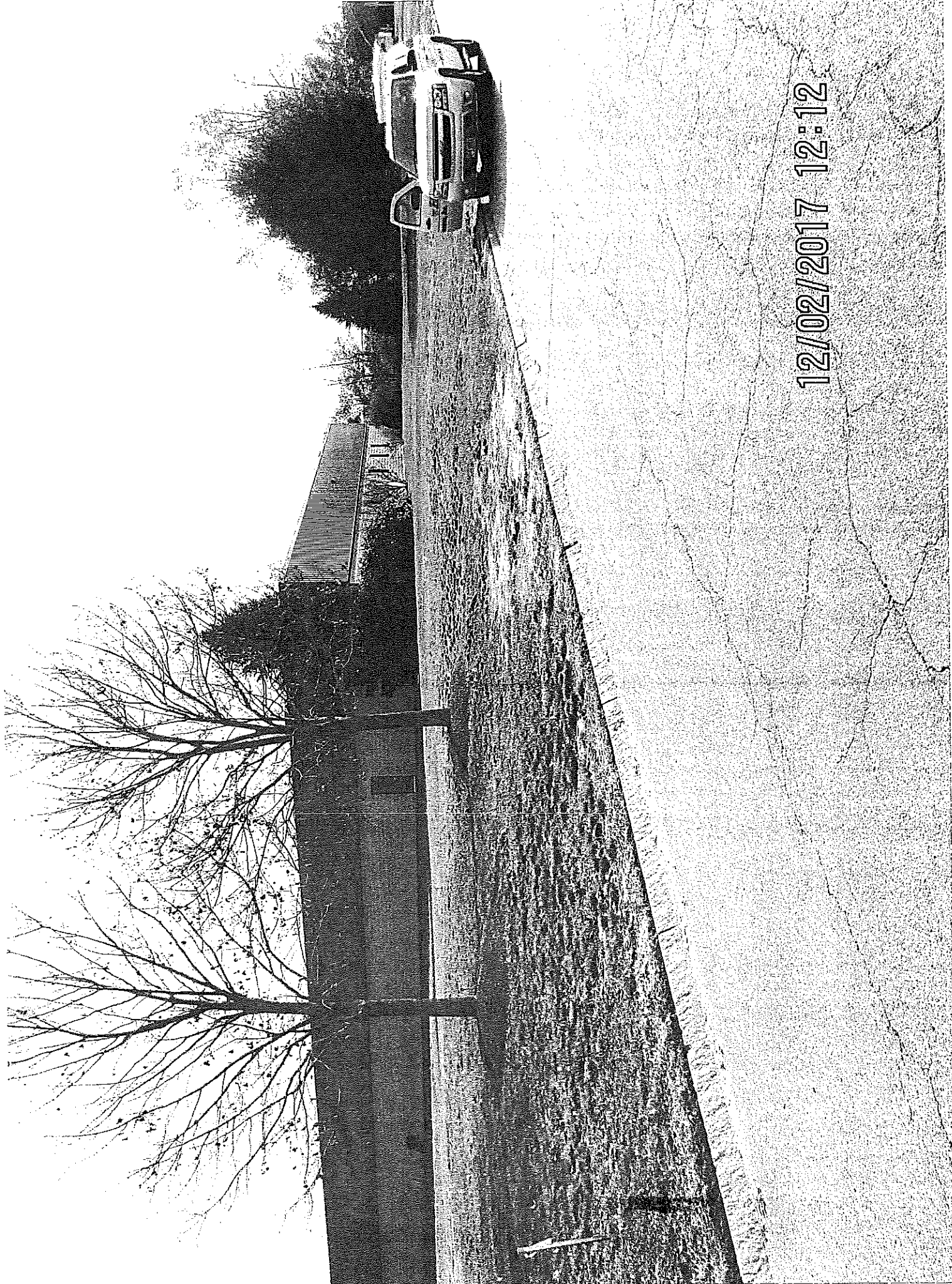
12/02/2017 12:10



12/02/2017 12:10



12/02/2017 12:11



12/02/2017 12:12

UBH



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #17-121

December 19, 2017

Thomas Zajac, Jr P.E.
Hayner/Swanson Inc
3 Congress Street
Nashua, NH 03062

Re: 37 Executive Drive 209/007-000
District: Industrial (I)

Dear Mr. Zajac,

Your request for zoning status/permitting requirements for a possible 15,000 sq ft warehouse addition has been completed.

Zoning Review / Determination:

It would appear that the proposed use is a permitted principle or accessory use in the Industrial (I) district, and there would not be any Zoning Board of Adjustment action. A modified site plan review would be required from the Planning Board for the addition. Please be mindful of building and wetland buffer setback requirements.

Sincerely,

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

cc: Zoning Board of Adjustment
J. Michaud, Town Assessor
G. Theborge - Dir of Land Use
Owner
File

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

Thebarge, George

From: Dhima, Elvis
Sent: Monday, March 5, 2018 12:03 PM
To: Thebarge, George
Cc: Dubowik, Brooke; Stickney, Doreena; Staffier-Sommers, Donna
Subject: 37 executive Drive Technical review- Engineering Department

George

Below are my comments:

1. Applicant shall install a mechanical separator at DM7 to prevent any oils discharging underground.
2. Applicant shall calculate sewer allocation for the proposed addition.
3. Applicant shall provide calculation regarding the existing water meter handling the additional demand from the proposed addition.

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

March 12, 2018

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

Re: Town of Hudson Planning Board Review
37 Executive Drive Warehouse Site Plan, 37 Executive Drive
Tax Map 209, Lot 7; Acct. #1350-909
CLD | Fuss & O'Neill Reference No. 03-0249.1700

Dear Mr. Theborge:

CLD | Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on March 5, 2018, related to the above-referenced project. Authorization to proceed was received on March 6, 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 Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, October 2015, and October 3, 2017.

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 construction of a one story 14,400 square foot warehouse building expansion of an existing industrial facility. The project also includes drainage improvements, landscaping, and loading spaces to service the proposed warehouse expansion. The site is currently serviced by municipal water and municipal sewer.

The following items are noted:

1. Site Plan Review Codes and Administrative Requirements and Definitions

- a. Hudson Regulation (HR) 275-8.C.(2)(g). The applicant is not proposing any changes to the existing parking lots. Parking calculations indicate that the existing volume of parking exceeds the minimum required for the facility including the proposed warehouse expansion when calculated using one space per 600 square feet of gross floor space. The applicant has not provided a proposed employee count, but based on Industrial Pretreatment Program documentation the anticipated employee count would not require more parking spaces than what currently exists.
- b. HR 275-8.C.(6)(b). The applicant has not detailed dimensions for the loading spaces at the proposed warehouse expansion, but as measured on the drawings they appear to meet the minimums required by the Regulation.
- c. HR 275-8.C.(11). The applicant has not proposed any changes to the handicapped parking spaces that exist within the site. The number of existing handicapped spaces is adequate for the total number of parking spaces on site.

- d. HR 275-9.F. The applicant has shown several existing easements on the plans and included copies of those easements in CLD | Fuss & O'Neill's review package. We note that the warehouse building expansion is included in an area noted as "Existing Waterline Easement Corridor" but we were unable to find a reference to this corridor in the easement document provided. Also, a concrete pad and several landscaping features are proposed for within the 15' wide water line easement. The applicant should review the terms of the easement to verify that large tree installations within this easement area do not constitute an obstruction as defined on page 9 of the easement document.
- e. HR 275-9.F. The applicant has included a copy of the water easement along Friars Drive. We note that the easement document precludes planting of any trees over the easement area. The applicant has proposed planting several spruce trees within this easement area.
- f. HR 276-11.1.B.(4)(b). The approval block is not quite located in the lower left corner of the cover sheet. All other plan sheets have the approval block located in the corner.
- g. HR 276-11.1.B.(21)(b). The applicant has not provided any alternative proposals for consideration by the Planning Board within the review package received by CLD | Fuss & O'Neill.
- h. HR 276-11.1.B.(21)(b). The applicant did not provide any alternative proposals for consideration by the Planning Board within the review package received by CLD | Fuss & O'Neill.
- i. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.
- j. HR 276-11.1.B.(24).b. The applicant has provided open space percentages for the project which indicate the minimum open space area required by the Regulation will be maintained with the warehouse expansion.

2. Driveway Review Codes (Chapter 193)

- a. HR 193. The applicant is not proposing any changes to the existing site driveways.
- b. HR 193-10.E. The applicant has not shown safe stopping distances for the site driveways on the plan set or in the submittal documents.

3. Traffic

- a. There are no traffic related comments at this time.

4. Utility Design/Conflicts

- a. HR 276-13. The applicant did not show provisions for fire protection for the proposed warehouse expansion. The applicant should confirm that the warehouse expansion will be connected to the fire service within the existing building or show a proposed exterior connection.

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

- a. HR 275-9.A.1 and 290-5.L.(10)(m). The applicant has shown an increase in peak runoff at POA S. At a minimum, the applicant should provide additional information as to the downstream receiving configuration demonstrating that the downstream system is capable of managing the increase without any adverse effect to the system.
- b. HR 275-9.A.1. The applicant should provide runoff volumes of the analysis in table form, for proposed conditions and existing conditions.
- c. HR 290-4.A.(1), 290-4.C and 290-5.A.(7). Town regulations reference the NHDES *Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire* (aka "Green Book"). Since underground infiltration was not a regularly utilized BMP during the timeframe of the "Green Book" the closest related BMP's are a Dry Well (page 7-43) and an Infiltration Trench (Page 7-95). Both BMP's state a requirement of the bottom of the BMP being 4' above the ESHWT. The applicant should provide test pit data to illustrate proper separation between bottom of practice and ESHWT and ledge. The applicant should also take the Estimated Seasonal High Water Table (ESHWT) elevations into account and provide information meeting or exceeding "Green Book" requirements, or as an alternative providing documentation meeting the *New Hampshire Stormwater Management Manual* Volume II, Section 3, Infiltration Practices; with fully completed BMP worksheet, illustrating all BMP requirements are met.
- d. HR 290-4.A.(1). Most of the proposed stormwater routed to the SMA is roof runoff, which is typically clean and does not require pre-treatment. The trench drain is routed to an "isolator row" per a note on Plan Sheet 4, yet is directly connected to the 10 unit chamber row via DMH4, at the same elevation of the bottom of the system. The applicant should review the design of the isolator row, isolator rows are not directly connected to the entire system at the same elevation, and provide a "sump" for pre-treatment of sediment.
- e. HR 290-5.B. The applicant should provide support material for NRCS Web Soils Survey information utilized within the Stormwater Report.
- f. HR 290-5.H. The applicant's Drainage Report calculations do not account for frozen ground conditions.
- g. HR 290-5.L.(10)(m). The applicant is proposing to connect a private site's drainage to the Town's drain line with less than three feet of cover. The applicant should review other tie in options. If other options are not workable, details for protection of the pipe should be provided for review by the Highway Department.
- h. HR 290-9.B. The applicant should note on the plans the requirement to provide a SWPPP for this project.

6. Zoning (ZO 334)

- a. Zoning Ordinance (ZO) 334-20. The subject site is located in the Industrial (I) zoning district. The proposed use appears to be permitted in this zoning district.
- b. ZO 334-33. The applicant has noted that no wetlands are located within the subject site.
- c. ZO 334-57. The applicant has not proposed any signs within the project area, but included a note on the Site Plan referring to conformance with the MUTCD for all traffic signs.
- d. ZO 334-83 and HR 218. The applicant has noted that subject parcel is not located within a flood hazard area.

7. Erosion Control/Wetland Impacts

- a. The applicant should review the need for erosion control measures to protect the trench drain from sediment from the upslope regrading adjacent to that access point.
- b. The applicant has noted that the Town reserves the right to require additional erosion control measures during construction if needed.

8. Landscaping (HR 275-8.C.(7) & HR 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. HR 276-11.1.B.(14). The applicant has included a lighting plan in the plan set but the sheet is blank. No other details for proposed site lighting were provided.
- b. HR 276-11.1.B.(14). No lighting on the existing building is shown.

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

- a. HR 275-9.G. The applicant did not include copies of any applicable Town, state, county or federal approvals or permits in CLD | Fuss & O'Neill's review package.
- b. Additional local permitting may be required.

10. Other

- a. The applicant has noted that the proposed concrete drive pad will be designed by others. We note that the pad includes a trench drain, but is not fully dimensioned or detailed. Channel depth, slope, and overall structure depth should be provided.

Please feel free to call if you have any questions.

Very truly yours,



Heidi J. Marshall, P.E.



Paul Konieczka, AICP

HJM:PK:mjt

Enclosure

cc: Brooke Dubowik – Town of Hudson
Town of Hudson Engineering Division – File
Hayner/Swanson Inc.
Three Congress Street
Nashua, NH 03062
Fax: (603) 883-5057



Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors

uDU



April 5, 2018
Job #5541

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

**RE: SITE PLAN - PROPOSED WAREHOUSE EXPANSION
37 EXECUTIVE DRIVE
HUDSON, NH**

Dear Mr. Theborge:

Please find enclosed our re-submission effort for the above referenced project. The package consists of revised plans and a revised stormwater management study. The revised plans attempt to address the review comments provided to us by the Engineering Department and by the peer review consultant (CLD/Fuss & O'Neil). Our responses below are listed in the same order as they appear in the referenced correspondences.

Engineering Department (email correspondence dated March 5, 2018):

1. A water quality unit has been added downstream of the proposed trench drain. This pre-treatment device will provide the requested oil/water separation as well as removal of suspended soils and debris from stormwater runoff.
2. We estimate that the proposed warehouse expansion will add approximately 230 gallons per day (average daily flow). This is based upon 23 new employees and 10 gallons per day per employee.
3. We do not have any information at this time as to whether the existing water meter can handle the additional demand from the proposed addition; however, this information has been requested and will be provided to the Town Engineer upon receipt.

CLD/Fuss & O'Neil (letter dated March 16, 2018):

- 1a. No response required.
- 1b. No response required.
- 1c. No response required.
- 1d. The referenced water line easement and associated corridor have been removed from the plans. It is the opinion of the applicant's attorney that this private water easement is no longer in effect (see attached letter). Furthermore, the attorney is in the process of obtaining a formal release of that easement, which can be provided to the Town upon recording.
- 1e. This comment is no longer applicable per comment 1d.

- 1f. The approval block location on the cover sheet is consistent with many other approved projects in Town.
- 1g. It is our opinion that alternative proposals are not warranted in this case due to the minor nature of the project, the fact that the proposed building addition was represented on the original 1997 site plan approval, and that proposed loading spaces need to be in close proximity to the existing loading area.
- 1h. This comment is a repeat of 1g.
- 1i. We are not aware of any pertinent highway projects in the area of the site.
- 1j. No response required.

- 2a. No response required.
- 2b. Sight distances for each of the existing driveways have been added to Sheet 1.

- 3a. No response required.

- 4a. Note 5 on Sheet 3 was revised to confirm that the proposed warehouse expansion will be serviced via existing water (domestic and fire) services.

- 5a. Additional information regarding the slight increase in peak flows to POA S has been included in the stormwater study. It is our opinion that this slight increase in peak flows leaving the site at POA S, although measurable, is negligible and will not negatively impact the downstream drainage condition considering that the increase in each storm event is less than 0.1 cfs and the fact that post-development volumes leaving the site to POA S are less than or equal to the pre-development condition.
- 5b. The requested volume tables have been added to the stormwater study.
- 5c. A revised NHDES BMP worksheet and test pit information have been added to the stormwater study. Based on the test pit information, the ESHWT elevation is about 162.0, which is about 5-feet lower than the bottom of the proposed infiltration system (167.0).
- 5d. Per the Engineering Department, the plans have been revised to include a water quality unit to provide pre-treatment of stormwater runoff. Therefore, the Isolator Row has been removed.
- 5e. Additional NRCS soils information has been added to the stormwater study.
- 5f. The proposed infiltration system is located below frost depth and will not be impacted by frozen ground conditions.
- 5g. The referenced drain pipe has 2.96 feet of cover when measured from the existing catch basin rim elevation; therefore, it is our opinion that adequate cover has been provided. Please also note that since this structure is located along the curb line, the actual cover of the proposed drain line will be 3.5+ feet within the public right-of-way.
- 5h. SWPPP requirements are noted on Sheets 7 and 8.

- 6a. No response required.
- 6b. No response required.
- 6c. The referenced sign not has been removed from the plans.
- 6d. No response required.

- 7a. A note was added to the plans requiring the contractor provide inlet protection at the trench drain.
- 7b. No response required.

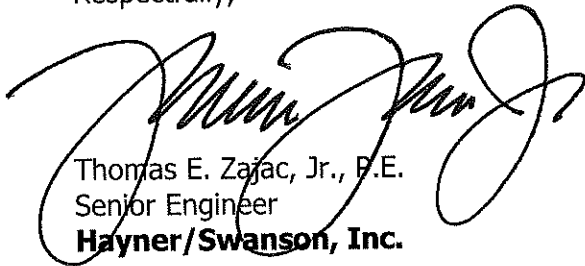
- 8a. Proposed locations of building mounted lighting (wall packs) have been added to the site plan (Sheet 3). Fixture information was added on the detail sheet (Sheet 5). The photometric lighting plan has been removed from the plan set.
- 8b. Proposed locations of building mounted lighting (wall packs) have been added to the site plan (Sheet 3).

- 9a. No response required.
- 9b. No response required.

- 10. The proposed concrete pad and trench drain are to be design/build items by the contractor. The plans include a note that requires the contractor to submit shop drawings of the trench drain to the Engineer for review and approval.

As always, please feel free to contact me if you have any further questions regarding this project.

Respectfully,



Thomas E. Zajac, Jr., P.E.
Senior Engineer
Hayner/Swanson, Inc.



WADLEIGH, STARR & PETERS, P.L.L.C.

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April 6, 2018

Hayner/Swanson, Inc.

Attn: Thomas Zajac, P.E.

RE: 37 Executive Drive, Hudson, New Hampshire

We have acted as counsel to SL Executive Drive, LLC, a New Hampshire limited liability company (hereinafter, the "Owner") in connection with the acquisition and expansion of the above-referenced property.

In connection with this Opinion, we have examined the plans for Presstek Park, the Quitclaim Deed of Digital Equipment Corp. ("Digital") to Presstek Inc. ("Presstek") dated August 22, 1996 the ("Deed") and Amendment to Quitclaim Deed by Conditional Release of Waterline Easement dated September 30, 1997 ("Amendment"), attached hereto as Exhibit A, all recorded in the Hillsborough County Registry of Deeds.

For the purposes of this opinion, and based on our review of certain plans, we have assumed that the waterline running along the southerly boundary of Friars Drive as shown on the Existing Conditions Plan of Hayner/Swanson was installed on or before December 15, 1997.

Based on the foregoing examinations, we are of the opinion and advise you that:

1. The Amendment was executed by Digital and Presstek and recorded in the Hillsborough County Registry of Deeds at Book 5863, Page 1430.
2. The Amendment provides in part, "Digital and Presstek agree that upon the completion of the construction of the Waterline as provided for herein by Presstek by December 15, 1997 that the waterline easement reserved by Digital in the 1996 Quitclaim Deed shall be automatically released to Presstek, Presstek shall thereafter have all right, title and interest

WADLEIGH, STARR & PETERS, P.L.L.C.

April 6, 2018
Page 2

to the waterline easement as described in the 1996 Quitclaim Deed and Digital shall have no further rights thereunder”.

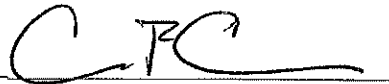
3. The Amendment creates a new waterline easement in accordance with its terms and is binding on Digital and Presstek and their successors and assigns.

4. The former waterline easement as described in the Deed has been released of record merged into the title of Presstek and is of no further effect.

This opinion is being delivered solely to you and may be relied upon only by you and the Hudson Planning Board.

Very truly yours,

Wadleigh, Starr & Peters, P.L.L.C.

By: 

cc: SL Executive Drive, LLC

755309

97 OCT 20 AM 9:40

**AMENDMENT TO QUITCLAIM DEED BY
CONDITIONAL RELEASE OF WATERLINE EASEMENT
AND REVISED WATERLINE EASEMENT**

Now come DIGITAL EQUIPMENT CORPORATION, a Massachusetts corporation ("Digital") of 111 Powdermill Road, Maynard, Massachusetts, 01754, and PRESSTEK, INC., a Delaware corporation, ("Presstek") of 8 Commercial Street, Hudson, New Hampshire, 03051, holders of certain right, title and interest in and to a waterline easement over certain property in Hudson, Hillsborough County, New Hampshire, contained in a Quitclaim Deed of Digital to Presstek dated August 22, 1996, recorded in the Hillsborough County Registry of Deeds at Book 5747, Page 1811 (the "1996 Quitclaim Deed").

WHEREAS, Presstek has determined to subdivide the land conveyed by the 1996 Quitclaim Deed and in connection therewith will construct a new road to be known as Friars Drive;

WHEREAS, pursuant to Presstek's subdivision approval from the Town of Hudson Presstek will construct Friars Drive to the easterly boundary of its property which boundary borders land owned by Digital;

WHEREAS, Presstek is agreeable to building the waterline which is the subject of the 1996 Quitclaim Deed all the way to said easterly boundary at the same time it undertakes to build Friars Drive as long as Digital pays at the time of its connection for a portion of such construction of the water line to which Digital has agreed all as more specifically set forth below;

WHEREAS, Digital requires certain rights and easements to use and maintain the new waterline;

NOW THEREFORE, the parties agree as follows:

A Presstek agrees to build, before December 15, 1997, a 12 inch waterline along Friars Drive extending from Executive Drive up to the easterly end of the Friars Drive up to the Digital boundary (the "Waterline") as shown on the waterline plan titled "Tax Map 13 Lot 8-2, Waterline Plan Land of Presstek, Inc., 8 Commercial Street, Hudson, New Hampshire" prepared by TF Moran and dated September 15, 1997 and recorded contemporaneously herewith (the "Plan"). Presstek shall build the Waterline in accordance with all local and State codes, ordinances, regulations and laws.

B Digital and Presstek agree that upon the completion of the construction of the Waterline as provided for herein by Presstek by December 15, 1997 that the waterline easement reserved by Digital in the 1996 Quitclaim Deed shall be automatically released to Presstek, Presstek shall thereafter have all right title and interest to the waterline easement as described in the 1996 Quitclaim Deed and Digital shall have no further rights thereunder. Digital agrees that upon the completion of the construction of the Waterline by Presstek as provided for herein that it will execute a quitclaim deed of the release of its rights in the

BM5863PG1430

waterline easement as set forth in the 1996 Quitclaim Deed to Presstek which deed shall be recorded in the Hillsborough County Registry of Deeds.

C Upon the release of the waterline easement contained in the 1996 Quitclaim Deed as described in Paragraph B above, the following easement shall be substituted therefor and is hereby granted by Presstek to Digital with warranty covenants, subject to all matters the waterline easement was subject to through the 1996 Quitclaim Deed to the extent the same remain applicable and subject to the terms of all plans approved by the Planning Board of the Town of Hudson and of record in the Hillsborough County Registry of Deeds which pertain to the land across which the waterline is to be located:

1. REVISED WATERLINE EASEMENT AREA: A certain strip of land seven and one-half (7 1/2) feet in width on each side of the pipe (the "Revised Easement Area") located along Friars Drive in Hudson, Hillsborough County, New Hampshire. The Waterline is shown on the Plan.

2. PURPOSE OF EASEMENT: Within the Revised Easement Area Digital shall have the perpetual right to use, repair, replace and maintain the Waterline and appurtenant equipment. The Waterline contemplated herein shall be for the benefit of the Benefitted Land defined below, and for the land deceded by Digital to Presstek by the 1996 Quitclaim Deed.

3. INSURANCE: (a) Digital and/or any contractors and subcontractors performing work on the waterline shall maintain the following insurance coverages during such times as they are performing maintenance, repair or replacement of the Waterline:

- (i) workers' compensation insurance in the minimum statutory amount required in New Hampshire together with "All States" and "Voluntary Compensation" coverage endorsements;
- (ii) employer's liability insurance with a limit of not less than Five Hundred Thousand Dollars (\$500,000);
- (iii) comprehensive general liability insurance with at least Three Million Dollars (\$3,000,000) combined single limit for personal/bodily injury and property damage including a broad form comprehensive liability endorsement and shall include the following:
 - A. premises and operations liability;
 - B. completed operations and products liability;
 - C. elevator and hoist liability;

- D. independent contractors and subcontractors liability;
 - E. contractual liability assumed under this Deed;
 - F. personal injury and advertisement liability;
 - G. explosion, underground and collapse (XCU) liability coverage.
- (iv) automobile liability insurance with at least One Million Dollars (\$1,000,000) combined single limit for bodily injury and property damage, which coverage must include the following:
- A. owned vehicles;
 - B. leased vehicles;
 - C. hired vehicles; and
 - D. non-owned vehicles.

(b) Digital, and its contractors and subcontractors, shall furnish Presstek with certificates of insurance evidencing the above required coverage prior to the commencement of the repair, replacement or maintenance work within the Revised Easement Area of the Waterline. The following statement shall appear on each certificate of insurance:

"It is agreed that in the event of any material change in, cancellation or non-renewal of this policy, thirty (30) days prior notice shall be given to Presstek, Attention: Facilities Manager."

(c) The carrying of the insurance required under this Paragraph 3 shall not be interpreted as relieving Digital of any responsibility to Presstek, Inc. as provided in this Deed.

4. LIABILITY AND INDEMNITY: Digital shall defend, indemnify and save Presstek harmless from and against any and all liability and damages, costs and expenses, including reasonable attorneys' fees, and from any and all suits, claims and demands of any kind or nature whatsoever by and on behalf of any person, firm, association or corporation arising out of or based upon any incident, occurrence, injury or damage which is the result of any negligent or willful act or omission of Digital, its employees, officers, agents or Digital's contractors with respect to any labor or task performed in the maintenance, repair or replacement of the Waterline.

5. BENEFITTED LAND: The easement rights granted herein to Digital benefit and run with the title to the remaining land of Digital situate in said Hudson, Hillsborough

County, New Hampshire described in the Deed of The Province of St. Mary of the Capuchin Order dated March 6, 1981, recorded at Book 2826, Page 213.

6. MAINTENANCE AND COSTS:

(a) Presstek will assume all costs, expense and responsibility related to the installation, use and maintenance and replacement of the Waterline and appurtenant equipment, provided, however, that when and if Digital connects to the Waterline it shall pay fifty percent (50%) of all actual out of pocket costs associated with the construction of the Waterline, including its engineering costs, or Forty Thousand Dollars (\$40,000) whichever is less, and after connection Digital shall bear fifty percent (50%) of the maintenance, repair and replacement costs of the Waterline and the appurtenant equipment. Each party shall pay for its consumption of water directly to the utility company supplying same.

(b) Upon Digital's connection to the Waterline, Presstek shall bill Digital for its share of the replacement, maintenance and repair one (1) time per year and shall furnish to Digital the financial records reflecting the cost of such replacement, maintenance and repair. Digital shall pay such bills within thirty (30) days of receipt of such bill and financial records. Digital shall have the right to audit such expenses at its own cost. Notwithstanding the foregoing, each party shall bear the entire cost of repairs required which result from the negligence or wilful act of such party. If Presstek fails to perform its maintenance, repair and replacement tasks in a reasonable time and manner, consistent with the type of damage, Digital may make such repairs and replacements and perform such maintenance and bill Presstek who shall pay Digital within thirty (30) days after receipt of such bill.

7. TERMS: As used herein "Digital" shall mean "Digital, its successors and assigns, as the owner of the Benefitted Land". "Presstek" shall mean "Presstek, its successors and assigns as the owner of the Revised Easement Area". Nothing in this instrument shall prevent the dedication of and acceptance by the Town of Hudson, or a local water utility company, of the Waterline and the Revised Easement Area but such dedication shall not affect Digital's responsibility to pay to Presstek the costs set forth in paragraph 6(a) if Digital connects to the Waterline.

8. TITLE: The title to the Revised Easement Area is subject to any and all matters of record as of the date hereof and this Easement shall be recorded in the Hillsborough County Registry of Deeds. The Waterline itself shall be owned by Presstek, provided, however, that Presstek shall endeavor to have the Waterline accepted by the local water utility or the Town of Hudson. Such acceptance shall not relieve any party of its financial obligations to the other hereunder other than for future maintenance, repair and replacement costs that are borne by the entity accepting the Waterline.

9. 1996 Deed. Except as specifically modified herein, the 1996 Quitclaim Deed shall remain the same and shall be of full force and effect.

Executed this 30th day of September, 1997.

DIGITAL EQUIPMENT CORPORATION

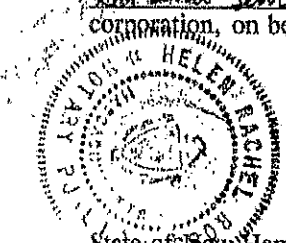
By: Michael F. Bal
Its: MANAGER, REAL ESTATE SERVICES
Duly Authorized

PRESSTEK, INC.

By: R. Williams
Its: CEO
Duly Authorized

Commonwealth of Massachusetts
County of Middlesex

The foregoing instrument was acknowledged before me this 30th day of September, 1997, by Michael F. Bal (name), Manager (title) of Digital Equipment Corporation, a Massachusetts corporation, on behalf of said corporation.



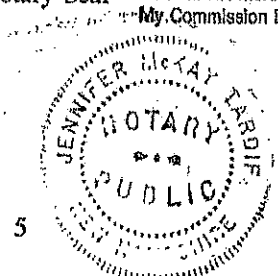
State of ~~New~~ Hampshire
County of Hillsborough

Helen Rachel Ross
Notary Public
My commission expires: November 25, 1998
Notary Seal

The foregoing instrument was acknowledged before me this 30th day of September, 1997, by Richard A. Williams (name), Chief Executive Officer (title) of Presstek, Inc., a Delaware corporation, on behalf of said corporation.

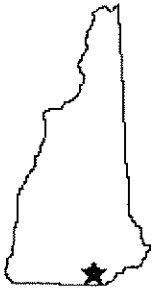
Jennifer McKay Tardif
Justice of the Peace/Notary Public
My commission expires:
Notary Seal JENNIFER MCKAY TARDIF, Notary Public
My Commission Expires November 8, 1998

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EFF 11



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: 03-23-18 Sector # 1 Map/Lot: 209/007-000

37 Executive Drive

Project Name: SL Executive Drive, LLC

Proposed ITE Use #1: Warehouse Expansion

Proposed Building Area (square footage): 14,400 S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Zone 1:	<u>\$ 9,504.00 (14,400sf x \$0.66sf)</u>
----	-----------------------	---------	--

Total CAP Fee	<u>\$ 9,504.00</u>
---------------	--------------------

MAP 209, LOT 7

SITE PLAN

PROPOSED WAREHOUSE EXPANSION

37 EXECUTIVE DRIVE
 HUDSON, NEW HAMPSHIRE



PREPARED FOR/RECORD OWNER:

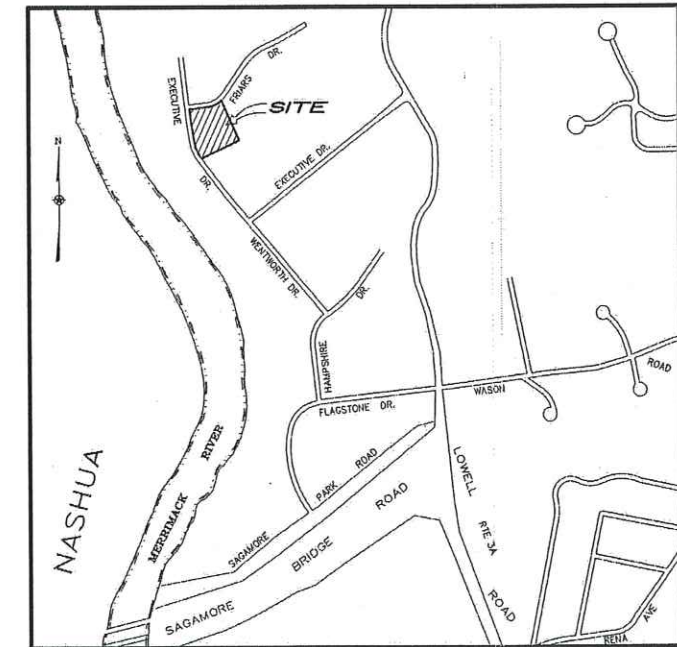
SL EXECUTIVE DRIVE, LLC

37 EXECUTIVE DRIVE
 HUDSON, NEW HAMPSHIRE 03051
 (603) 669-6715

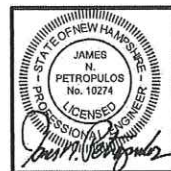
26 FEBRUARY 2018

REVISED
 2 APRIL 2018

INDEX OF PLANS		
SHEET No.	TITLE	
1 OF 9	MASTER SITE PLAN	1" = 40'
2 OF 9	EXISTING CONDITIONS PLAN	1" = 20'
3 OF 9	SITE PLAN	1" = 20'
4 OF 9	UTILITY PROFILES	1" = 20' H 1" = 4' V
5 OF 9	DETAIL SHEET - GENERAL	
6 OF 9	DETAIL SHEET - DRAINAGE	
7 OF 9	EROSION CONTROL PLAN	1" = 40'
8 OF 9	DETAIL SHEET - EROSION CONTROL	
9 OF 9	LANDSCAPING PLAN	1" = 20'
BUILDING ELEVATIONS		
<p>PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE DATE OF MEETING: _____</p> <p>DATE OF MEETING: _____</p> <p>APPROVED BY THE HUDSON, NH PLANNING BOARD</p> <p>DATE OF MEETING: _____</p> <p>SIGNATURE DATE: _____</p> <p>SIGNATURE DATE: _____</p> <p>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.</p>		

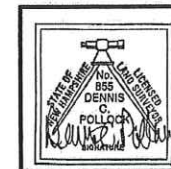


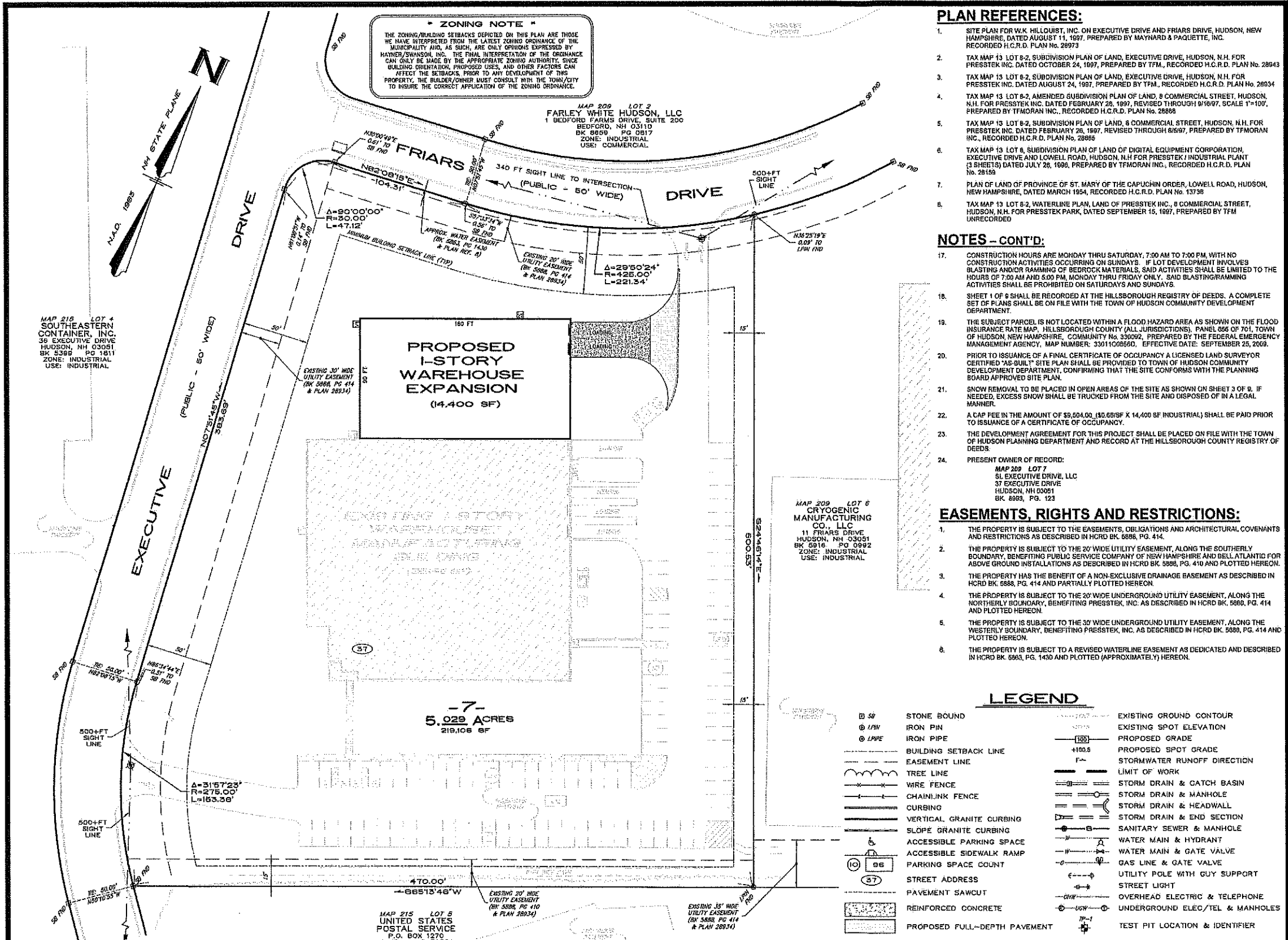
VICINITY PLAN
 SCALE: 1" = 1,000'



HSI Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors
 3 Congress Street Nashua, NH 03062
 131 Middlesex Turnpike Burlington, MA 01803
 (603) 883-2057 (781) 203-1501
 www.hayner-swanson.com





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

- PLAN REFERENCES:**
- SITE PLAN FOR W.K. HILLOUIST, INC. ON EXECUTIVE DRIVE AND FRIARS DRIVE, HUDSON, NEW HAMPSHIRE, DATED AUGUST 11, 1997, PREPARED BY MAYNARD & PAQUETTE, INC. RECORDED H.C.R.D. PLAN NO. 28973
 - TAX MAP 13 LOT 8-2, SUBDIVISION PLAN OF LAND, EXECUTIVE DRIVE, HUDSON, N.H. FOR PRESSTEK INC. DATED OCTOBER 24, 1997, PREPARED BY TFM, RECORDED H.C.R.D. PLAN NO. 28934
 - TAX MAP 13 LOT 8-2, SUBDIVISION PLAN OF LAND, EXECUTIVE DRIVE, HUDSON, N.H. FOR PRESSTEK INC. DATED AUGUST 24, 1997, PREPARED BY TFM, RECORDED H.C.R.D. PLAN NO. 28934
 - TAX MAP 13 LOT 8-2, AMENDED SUBDIVISION PLAN OF LAND, 8 COMMERCIAL STREET, HUDSON, N.H. FOR PRESSTEK INC. DATED FEBRUARY 26, 1997, REVISED THROUGH 9/18/97, SCALE 1"=100', PREPARED BY TFMORAN INC., RECORDED H.C.R.D. PLAN NO. 28868
 - TAX MAP 13 LOT 8-2, SUBDIVISION PLAN OF LAND, 8 COMMERCIAL STREET, HUDSON, N.H. FOR PRESSTEK INC. DATED FEBRUARY 26, 1997, REVISED THROUGH 6/6/97, PREPARED BY TFMORAN INC., RECORDED H.C.R.D. PLAN NO. 28855
 - TAX MAP 13 LOT 8, SUBDIVISION PLAN OF LAND OF DIGITAL EQUIPMENT CORPORATION, EXECUTIVE DRIVE AND LOWELL ROAD, HUDSON, N.H. FOR PRESSTEK / INDUSTRIAL PLANT (3 SHEETS) DATED JULY 26, 1998, PREPARED BY TFMORAN INC., RECORDED H.C.R.D. PLAN NO. 28189
 - PLAN OF LAND OF PROVINCE OF ST. MARY OF THE CAPUCHIN ORDER, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, DATED MARCH 1954, RECORDED H.C.R.D. PLAN NO. 13738
 - TAX MAP 13 LOT 8-2, WATERLINE PLAN, LAND OF PRESSTEK INC., 8 COMMERCIAL STREET, HUDSON, N.H. FOR PRESSTEK PARK, DATED SEPTEMBER 15, 1997, PREPARED BY TFM UNRECORDED

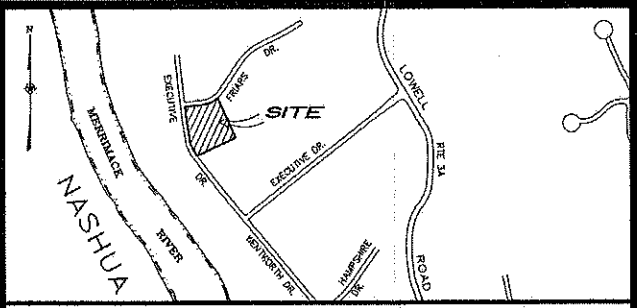
- NOTES - CONT'D:**
- CONSTRUCTION HOURS ARE MONDAY THRU SATURDAY, 7:00 AM TO 7:00 PM, WITH NO CONSTRUCTION ACTIVITIES OCCURRING ON SUNDAYS. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAINING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM AND 5:00 PM, MONDAY THRU FRIDAY ONLY. SAID BLASTING/RAINING ACTIVITIES SHALL BE PROHIBITED ON SATURDAYS AND SUNDAYS.
 - SHEET 1 OF 8 SHALL BE RECORDED AT THE HILLSBOROUGH REGISTRY OF DEEDS. A COMPLETE SET OF PLANS SHALL BE ON FILE WITH THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY (ALL JURISDICTIONS), PANEL 856 OF 701, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY NO. 330092, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011008560, EFFECTIVE DATE: SEPTEMBER 25, 2009.
 - PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY A LICENSED LAND SURVEYOR CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
 - SNOW REMOVAL TO BE PLACED IN OPEN AREAS OF THE SITE AS SHOWN ON SHEET 3 OF 8. IF NEEDED, EXCESS SNOW SHALL BE TRUCKED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
 - A CAP FEE IN THE AMOUNT OF \$9,504.00, (\$3.65/SF X 14,400 SF INDUSTRIAL) SHALL BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE DEVELOPMENT AGREEMENT FOR THIS PROJECT SHALL BE PLACED ON FILE WITH THE TOWN OF HUDSON PLANNING DEPARTMENT AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - PRESENT OWNER OF RECORD:
 MAP 289 LOT 7
 SL EXECUTIVE DRIVE, LLC
 37 EXECUTIVE DRIVE
 HUDSON, NH 03051
 BK 5888, PG. 123

- EASEMENTS, RIGHTS AND RESTRICTIONS:**
- THE PROPERTY IS SUBJECT TO THE EASEMENTS, OBLIGATIONS AND ARCHITECTURAL COVENANTS AND RESTRICTIONS AS DESCRIBED IN HCRD BK 5888, PG. 414
 - THE PROPERTY IS SUBJECT TO THE 20' WIDE UTILITY EASEMENT, ALONG THE SOUTHERLY BOUNDARY, BENEFITING PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND BELL ATLANTIC FOR ABOVE GROUND INSTALLATIONS AS DESCRIBED IN HCRD BK 5888, PG. 410 AND PLOTTED HEREON.
 - THE PROPERTY HAS THE BENEFIT OF A NON-EXCLUSIVE DRAINAGE EASEMENT AS DESCRIBED IN HCRD BK 5888, PG. 414 AND PARTIALLY PLOTTED HEREON.
 - THE PROPERTY IS SUBJECT TO THE 20' WIDE UNDERGROUND UTILITY EASEMENT, ALONG THE NORTHERLY BOUNDARY, BENEFITING PRESSTEK, INC. AS DESCRIBED IN HCRD BK 5888, PG. 414 AND PLOTTED HEREON.
 - THE PROPERTY IS SUBJECT TO THE 30' WIDE UNDERGROUND UTILITY EASEMENT, ALONG THE WESTERLY BOUNDARY, BENEFITING PRESSTEK, INC. AS DESCRIBED IN HCRD BK 5888, PG. 414 AND PLOTTED HEREON.
 - THE PROPERTY IS SUBJECT TO A REVISED WATERLINE EASEMENT AS DEDICATED AND DESCRIBED IN HCRD BK 5888, PG. 1400 AND PLOTTED (APPROXIMATELY) HEREON.

LEGEND

⊠ 58	STONE BOUND	---	EXISTING GROUND CONTOUR
⊙ 1/8"	IRON PIN	---	EXISTING SPOT ELEVATION
⊙ 1/2"	IRON PIPE	---	PROPOSED GRADE
---	BUILDING SETBACK LINE	---	PROPOSED SPOT GRADE
---	EASEMENT LINE	---	STORMWATER RUNOFF DIRECTION
---	TREE LINE	---	LIMIT OF WORK
---	WIRE FENCE	---	STORM DRAIN & CATCH BASIN
---	CHAINLINK FENCE	---	STORM DRAIN & MANHOLE
---	CURBING	---	STORM DRAIN & HEADWALL
---	VERTICAL GRANITE CURBING	---	STORM DRAIN & END SECTION
---	SLOPE GRANITE CURBING	---	SANITARY SEWER & MANHOLE
---	ACCESSIBLE PARKING SPACE	---	WATER MAIN & HYDRANT
---	ACCESSIBLE SIDEWALK RAMP	---	WATER MAIN & GATE VALVE
---	PARKING SPACE COUNT	---	GAS LINE & GATE VALVE
---	STREET ADDRESS	---	UTILITY POLE WITH GUY SUPPORT
---	PAVEMENT SAWCUT	---	STREET LIGHT
---	REINFORCED CONCRETE	---	OVERHEAD ELECTRIC & TELEPHONE
---	PROPOSED FULL-DEPTH PAVEMENT	---	UNDERGROUND ELEC./TEL & MANHOLES
---		---	TEST PIT LOCATION & IDENTIFIER

CERTIFICATION
 PURSUANT TO RSA 676:18, III AND RSA 672:14
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
 I FURTHER CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR "SURVEY CLASSIFICATION 'U' (URBAN)" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.
 I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.
 4/2/2018
 DATE
 DENNIS C. POLLOCK, LLS



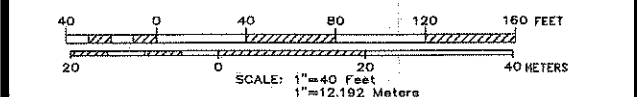
NOTES:

- LOT AREA (MAP 209, LOT 7) 5.029 ACRES (219,108 SF)
- PRESENT ZONING: I, INDUSTRIAL
 MINIMUM LOT REQUIREMENTS:
 - LOT AREA 30,000 SF
 - LOT FRONTAGE 150 FT
 MINIMUM BUILDING SETBACKS REQUIREMENTS:
 - FRONT YARD 50 FT
 - SIDE YARD 15 FT
 - REAR YARD 15 FT
- LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 209 AND 215.
- SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER, AND UNDERGROUND GAS, ELECTRIC AND TELECOMMUNICATION UTILITIES.
- PURPOSE OF PLAN:
 TO SHOW A PROPOSED 1-STORY, 14,400 SF WAREHOUSE EXPANSION ALONG WITH ACCOMPANYING LOADING AND SITE IMPROVEMENTS.
- BUILDING AREA:
 EXISTING BUILDING: 35,146 SF
 PROPOSED ADDITION: 14,400 SF
 TOTAL BUILDING AREA: 49,546 SF
- PARKING:
 REQUIRED: 1 SPACE/600 SF X 49,546 SF (INDUSTRIAL) = 83 SPACES
 PROVIDED: (INCLUDES 4 ACCESSIBLE SPACES) = 90 SPACES
- LOADING:
 REQUIRED: 5 SPACES
 PROVIDED: 8 SPACES
- OPEN SPACE:
 REQUIRED: 35 %
 PROVIDED: 52 %
- THE SUBJECT SITE WAS INSPECTED BY A CERTIFIED WETLAND SCIENTIST ON NOVEMBER 28, 2017 AND WAS DETERMINED THAT, AT THE DATE OF INSPECTION, THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THIS PROPERTY.
- ALL SIGNS ARE SUBJECT TO APPROVAL BY THE TOWN OF HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT (LATEST EDITION).
- SITE LIGHTING SHALL BE SHOWN ON THE PLAN, DIRECTED ONTO THE SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
- 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 WITH THE EXCEPTION OF DECKS AND PORCHES (PROVIDED THEY CONFORM WITH THE REQUIREMENTS OF THE TOWN OF HUDSON ZONING BY-LAWS), OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
- TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THRU SATURDAY ONLY.
- HOURS OF OPERATION: MONDAY - THURSDAY 6 AM - 12 AM
 FRIDAY 6 AM - 12 PM

No.	DATE	REVISION	BY
1	4/2/18	ADDRESS STAFF/PLER REVIEW COMMENTS	TEZ

MASTER SITE PLAN
 (MAP 209, LOT 7)
PROPOSED WAREHOUSE EXPANSION
 37 EXECUTIVE DRIVE
 HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
SL EXECUTIVE DRIVE, LLC
 37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 889-8715



26 FEBRUARY 2018

HISI Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Congress Street
 Nashua, NH 03062
 (603) 883-2057
 www.hayner-swanson.com

131 Middlesex Turnpike
 Burlington, MA 01803
 (781) 253-1501

FIELD BOOK: 1231	DRAWING NAME: 5541-FD#1	5541	1 OF 9
DRAWING LOCATION: Q:\5541\DWG\SITE		FILE NUMBER:	Sheet

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 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.

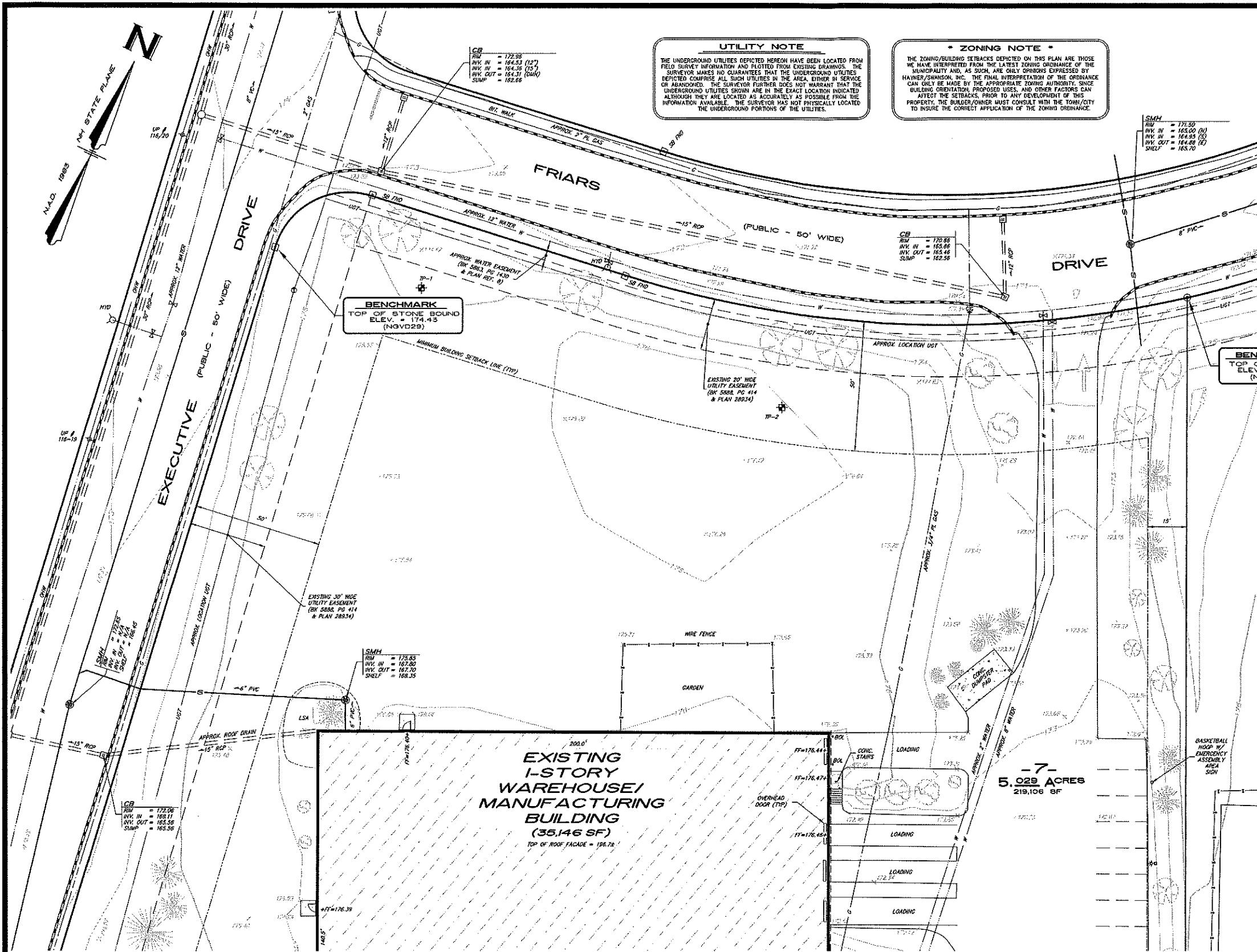
ADDITIONAL ABUTTER (WITHIN 200 FT OF PROPERTY):

MAP 209 LOT 8
 HCAP, LLC
 1403 FOULK ROAD, SUITE 200
 WILMINGTON, DE 19803-2788
 VOL 8651 PG 2191
 ZONE: INDUSTRIAL
 USE: INDUSTRIAL

MAP 215 LOT 5
 UNITED STATES POSTAL SERVICE
 P.O. BOX 1270
 MANDAN, ND 58554
 BK 4517 PG 8
 ZONE: INDUSTRIAL
 USE: GOVERNMENT

MAP 209 LOT 6
 CRYOGENIC MANUFACTURING CO, LLC
 11 FRIARS DRIVE
 HUDSON, NH 03051
 BK 5816 PG 0992
 ZONE: INDUSTRIAL
 USE: INDUSTRIAL

FOR SL EXECUTIVE DRIVE, LLO
 DATE: 2/26/18

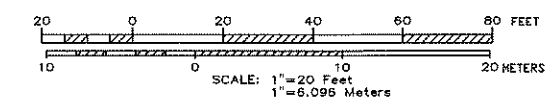


- SURVEY NOTES:**
- TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE IN OCTOBER 2004 & UPDATED IN NOVEMBER 2017.
 - UTILITIES SHOWN ARE APPROXIMATE BASED ON RECORD PLANS AND OBSERVED EVIDENCE.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
 - SURVEY CONTROL:
 HORIZONTAL DATUM: NAD83/2011 PROJECTION: NH STATE PLANE
 VERTICAL DATUM: NGVD29 SCALE FACTOR APPLIED: 1.000000
 UNITS: US SURVEY FEET
 * VERTICAL DATUM WAS VERIFIED USING GPS (KEYNET NETWORK) BY TAKING OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) "DISK D-26" LOCATED ON THE NORTHERLY SIDE OF RTE 101A APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.
 - THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
 - 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 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.

No.	DATE	REVISION	BY
1	4/2/18	ADDRESS STAFF/PEER REVIEW COMMENTS	TEZ

EXISTING CONDITIONS PLAN
 (MAP 209, LOT 7)
PROPOSED WAREHOUSE EXPANSION
 37 EXECUTIVE DRIVE
 HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
SL EXECUTIVE DRIVE, LLC
 37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 689-6715



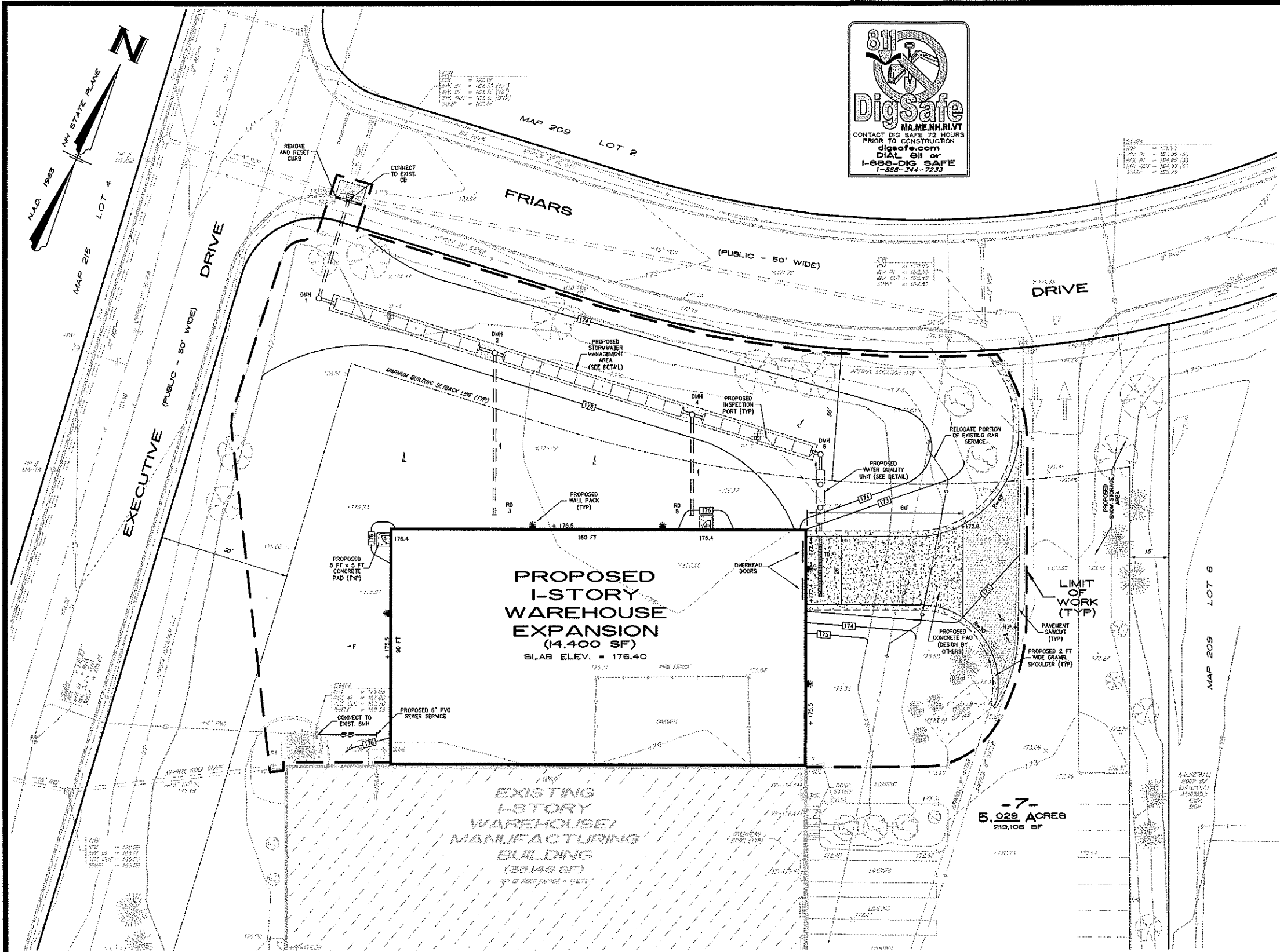
26 FEBRUARY 2018

HSI Hayner/Swanson, Inc.
 Civil Engineers/Land Surveyors
 3 Congdon Street Nashua, NH 03062 (603) 883-2037
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
 www.haynerswanson.com

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

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



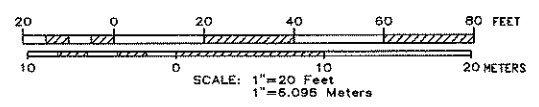
- CONSTRUCTION NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST ADDITION, ARE HEREBY INCORPORATED BY REFERENCE.
 - 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 DEPT., HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHALL BE CLASS IV 3000 D (RCP OR ADS-HP). CATCH BASINS SHALL BE TYPE B, AND HAVE 4 FT SLUMPS UNLESS OTHERWISE NOTED.
 - 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 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
 - ALL DRAINAGE PIPE SHALL BE FURNISHED AND INSTALLED WITH FLEXIBLE GASKETS. JOINTS SHALL BE MADE WITH OIL RESISTANT COMPRESSION RINGS OF AN ELASTOMERIC MATERIAL CONFORMING TO ASTM C-443. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE FOLLOWED.
 - WATER (DOMESTIC & FIRE PROTECTION), GAS, ELECTRIC AND TELECOMMUNICATION UTILITIES SHALL BE EXTENDED FROM THE EXISTING BUILDINGS TO THE PROPOSED ADDITION.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL STABILIZATION OCCURS.
 - STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
 - DIMENSIONS TO CURB AND GUTTERS INDICATE EDGE OF PAVING UNLESS OTHERWISE NOTED.
 - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.

- TOWN OF HUDSON CONTACTS**
- PLANNING DEPARTMENT**
HUDSON PLANNING DEPT.
12 SCHOOL STREET
HUDSON, NH 03051
ATT: GEORGE THEBARGE, AICP
LAND USE DIRECTOR
(603) 899-6008
- ENGINEERING DEPARTMENT**
HUDSON ENGINEERING DEPT.
12 SCHOOL STREET
HUDSON, NH 03051
ATT: ELVIS DHIMA, P.E.
TOWN ENGINEER
(603) 896-5008
- FIRE DEPARTMENT**
HUDSON FIRE DEPARTMENT
12 SCHOOL STREET
HUDSON, NH 03051
ATT: ROBERT BLUNTON, FIRE CHIEF
(603) 896-6021
- UTILITY CONTACTS**
- GAS:**
LIBERTY UTILITIES
130 ELM STREET
MANCHESTER, NH 03103
ATT: RYAN LAGASSE
(603) 327-7151
- TELEPHONE:**
FAIRPOINT COMMUNICATIONS
257 DANIEL WEBSTER HIGHWAY
MERRIMACK, NH 03054
ATT: HEATHER ARJUIO
(603) 296-5998
- POWER:**
EVERSOURCE
370 AMHERST STREET
NASHUA, NH 03060
ATT: MARC GAGNON
(603) 882-5894

No.	DATE	REVISION	BY
1	4/3/18	ADDRESS STAFF/PEER REVIEW COMMENTS	IEZ

SITE PLAN
(MAP 209, LOT 7)
PROPOSED WAREHOUSE EXPANSION
37 EXECUTIVE DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
SL EXECUTIVE DRIVE, LLC
37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 669-6715



26 FEBRUARY 2018

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FIELD BOOK: 1231	DRAWING NAME: 5541-F021	5541	3 OF 9
DRAWING LOCATION: 0:5541\DWG\SITE		DATE: 02/26/18	5541

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

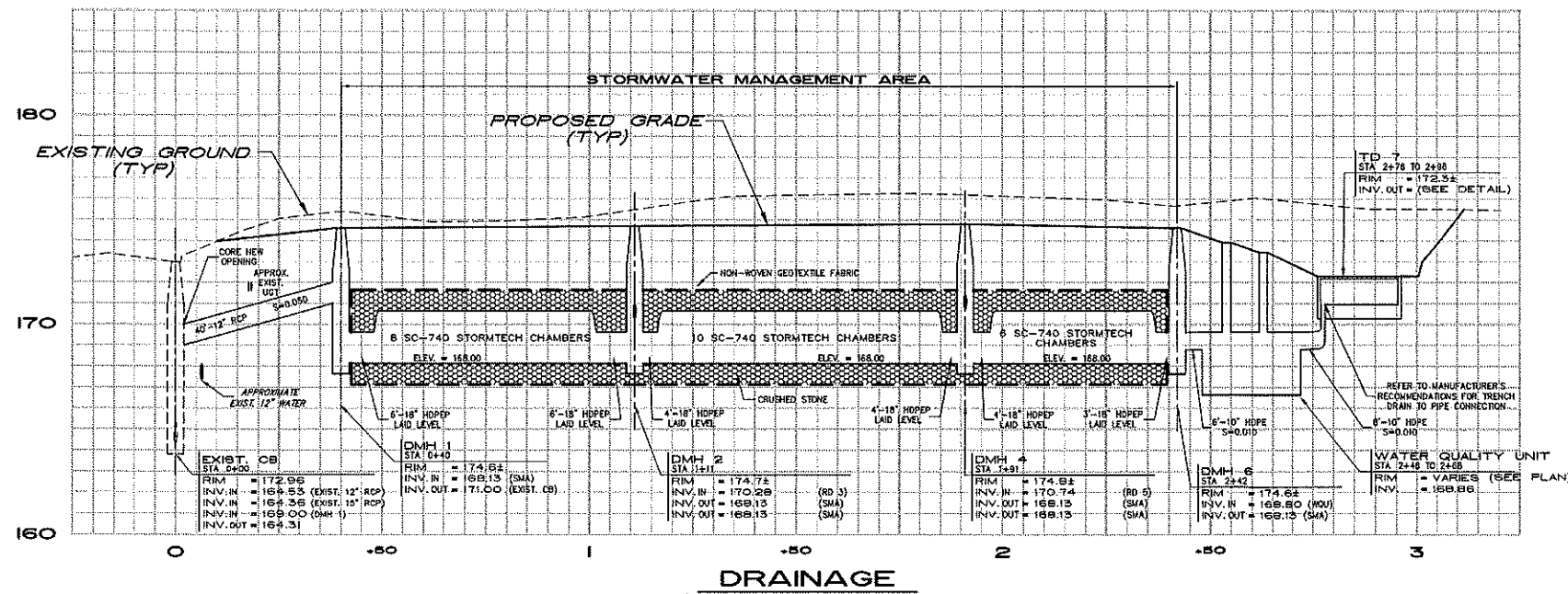
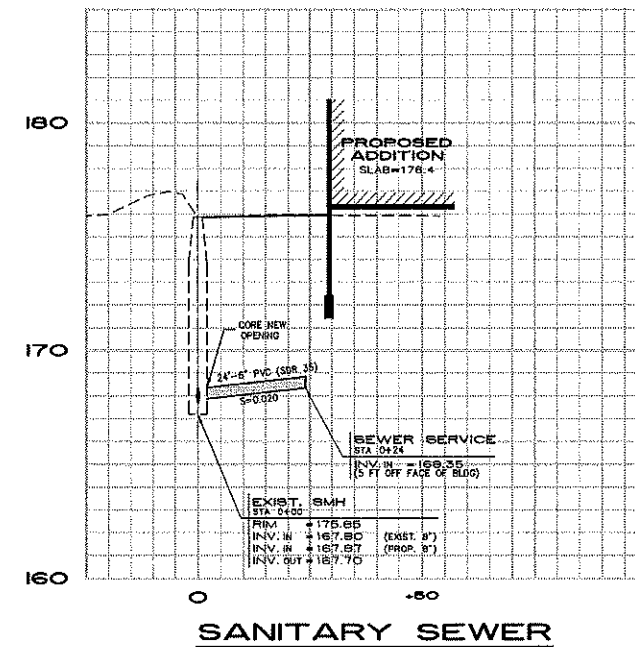
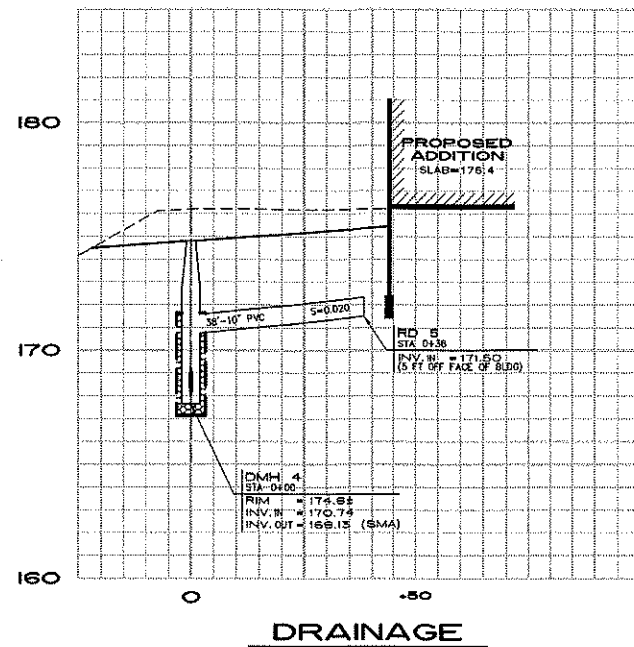
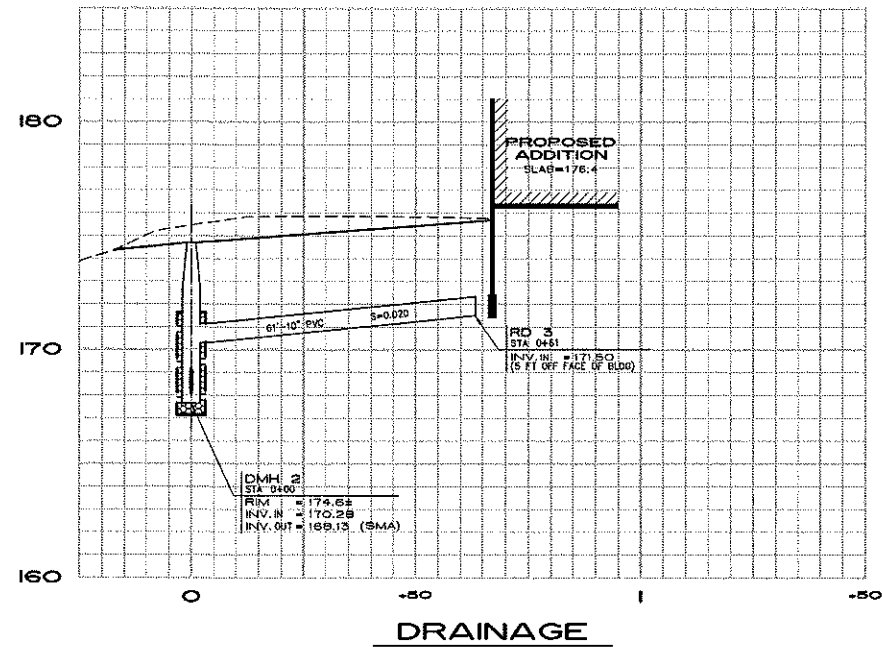
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____

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.

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

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





- NOTES**
- STRUCTURE DIAMETERS AS SHOWN ON DRAINAGE PROFILES ARE CONSIDERED TO BE MINIMUM INSIDE DIMENSIONS. ALL STRUCTURES SHALL BE A MINIMUM INSIDE DIAMETER OF 48" UNLESS OTHERWISE INDICATED. LARGER STRUCTURES MAY BE NECESSARY DUE TO ALIGNMENT AND/OR PIPE SIZES. STRUCTURE MANUFACTURER SHALL DETERMINE FINAL SIZE.
 - PIPE LENGTHS ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
 - EXTERIOR FOUNDATION WALLS AND FOOTINGS AS SHOWN ARE APPROXIMATE.

NO.	DATE	ADDRESS STAFF/PEER REVIEW COMMENTS	REVISION	BY
1	4/2/18			TEZ

UTILITY PROFILES
(MAP 209, LOT 7)

PROPOSED WAREHOUSE EXPANSION

37 EXECUTIVE DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
SL EXECUTIVE DRIVE, LLC
37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 669-6715

SCALE: HORIZ. 1" = 20
VERT. 1" = 4

26 FEBRUARY 2018

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Civil Engineers/Land Surveyors
3 Congress Street 131 Middlesex Turnpike
Nashua, NH 03062 Burlington, MA 01803
(603) 883-2037 (781) 203-1501
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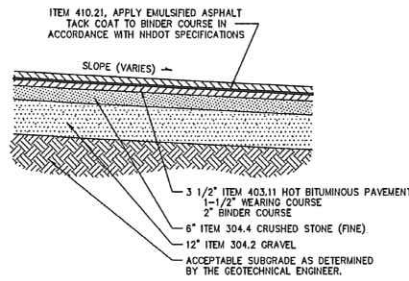
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DRAWING LOCATION: D:\5541\DWG\SITE		File Name	5541

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

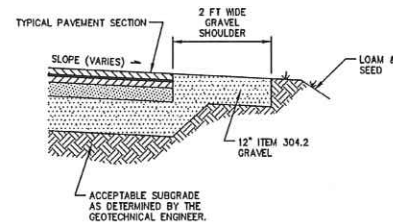
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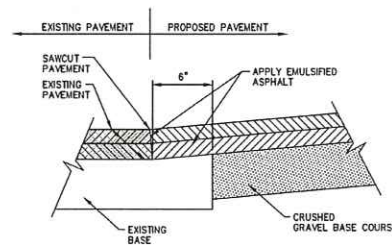




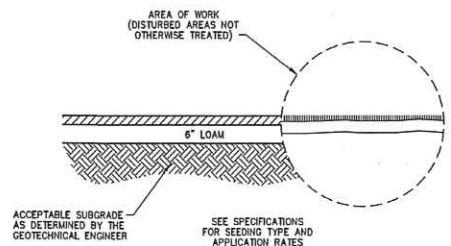
TYPICAL PAVEMENT SECTION
NOT TO SCALE



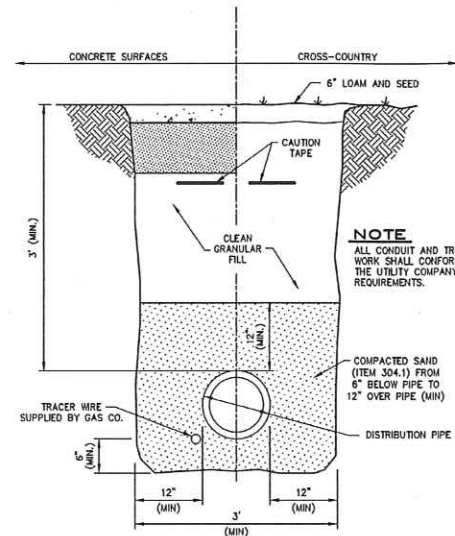
GRAVEL SHOULDER DETAIL
NOT TO SCALE



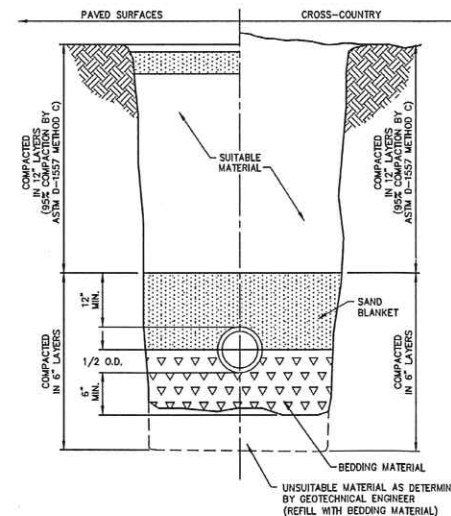
SAWCUT PAVEMENT DETAIL
NOT TO SCALE



LOAM AND SEED DETAIL
NOT TO SCALE



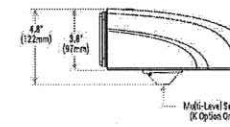
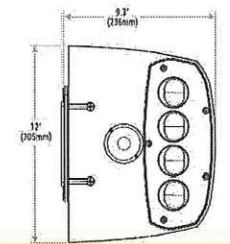
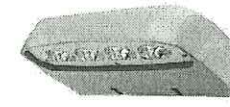
GAS MAIN TRENCH SECTION
NOT TO SCALE



NOTES

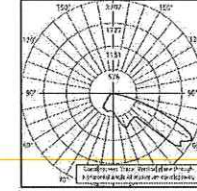
1. THE SEWER TRENCH SECTION SHALL CONFORM TO THE NHDES STANDARD TRENCH SECTION, AND TO THE ADDITIONAL REQUIREMENTS OF THIS TYPICAL SECTION.
2. IN GENERAL, DISTURBED CROSS-COUNTRY AREAS SHALL BE RESTORED TO THE SATISFACTION OF THE ENGINEER AND SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DETAIL AND SHALL BE MAINTAINED UNTIL A VIABLE STAND OF GRASS HAS BEEN ESTABLISHED.
3. ROADWAYS, DRIVEWAYS, AND OTHER PAVED AREAS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE PLANS. THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER CONSTRUCTION, AND ALLOWED TO STAND FOR FOUR MONTHS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER FOUR MONTHS AND THE ENTIRE ROAD OR PAVED AREA OVERLAYED TO THE LIMITS SHOWN ON THE PLANS.

TYPICAL SEWER TRENCH SECTION
NOT TO SCALE

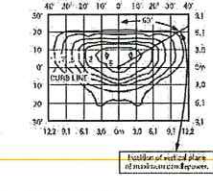


Type II Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings* Per TM-15-11	Initial Delivered Lumens*	BUG Ratings* Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 33° (77°)
 ** For more information on the BUG (Backlight-Uplight-Glare) Rating visit: www.lcs.org/PCF/EI/ata/TA-15-11bugratingshdendum.pdf



CESTL Test Report #: 2014-0017
 BXSPWA+2FG-US
 Initial Delivered Lumens: 2,739



BXSPWA+2FG-US
 Mounting Height: 10' (3.0m) A.F.G.
 Initial Delivered Lumens: 3,819
 Initial FG at grade

BXSPWA+2FG-US
 Mounting Height: 10' (3.0m) A.F.G.
 Initial Delivered Lumens: 2,529
 Initial FG at grade

WALL PACK LIGHTING DETAIL
NOT TO SCALE

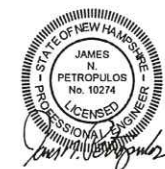
No.	DATE	ADDRESS STAFF/PEER REVIEW COMMENTS	BY
1	4/2/18	ADDRESS STAFF/PEER REVIEW COMMENTS	TEZ

DETAIL SHEET - GENERAL
 (MAP 209, LOT 7)
PROPOSED WAREHOUSE EXPANSION
 37 EXECUTIVE DRIVE
 HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
SL EXECUTIVE DRIVE, LLC
 37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 669-6715

26 FEBRUARY 2018

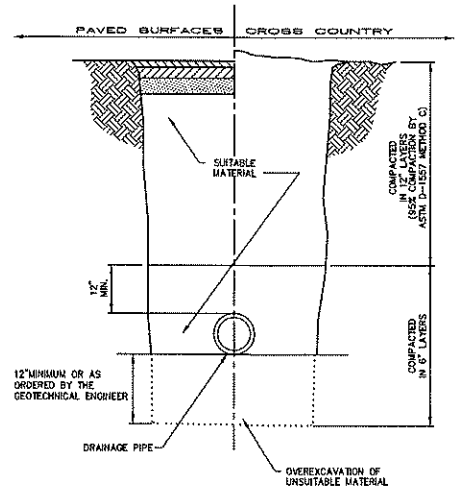
HSI Hayner/Swanson, Inc.
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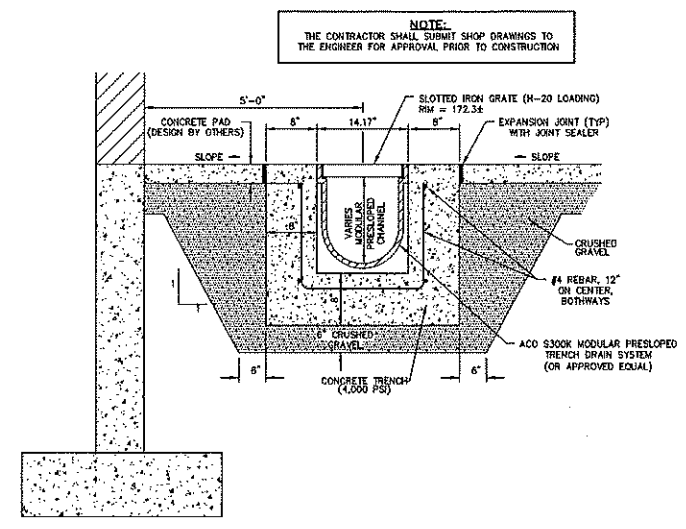
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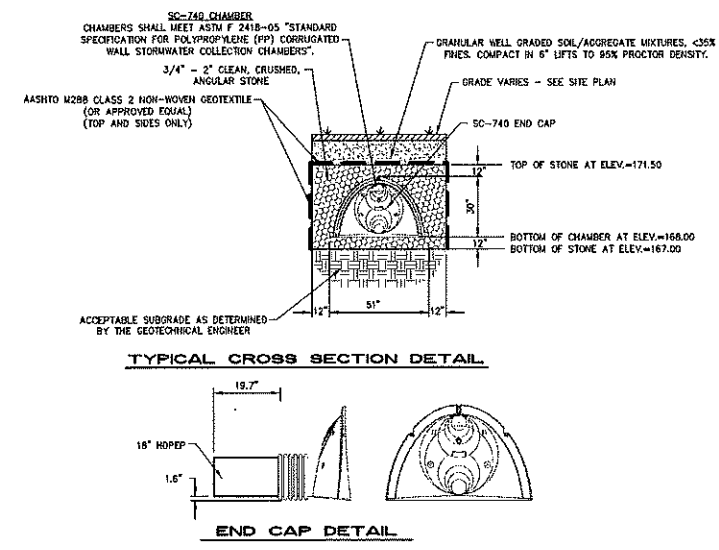
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TYPICAL DRAINAGE TRENCH SECTION
NOT TO SCALE

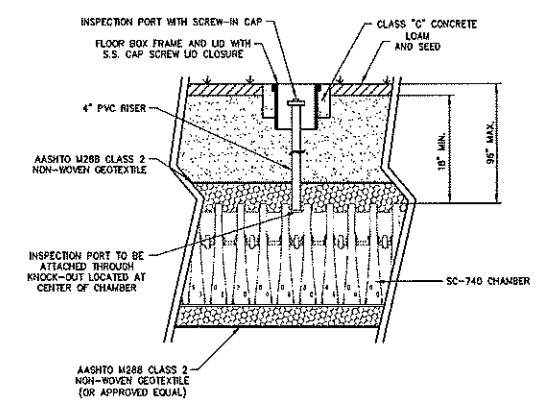


TRENCH DRAIN DETAIL
NOT TO SCALE

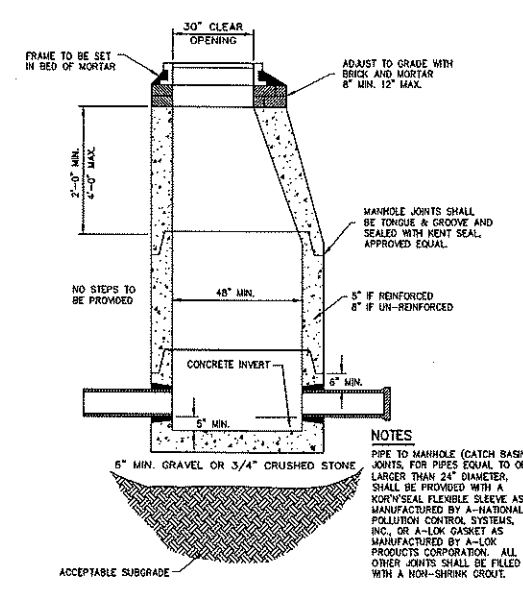


TYPICAL CROSS SECTION DETAIL

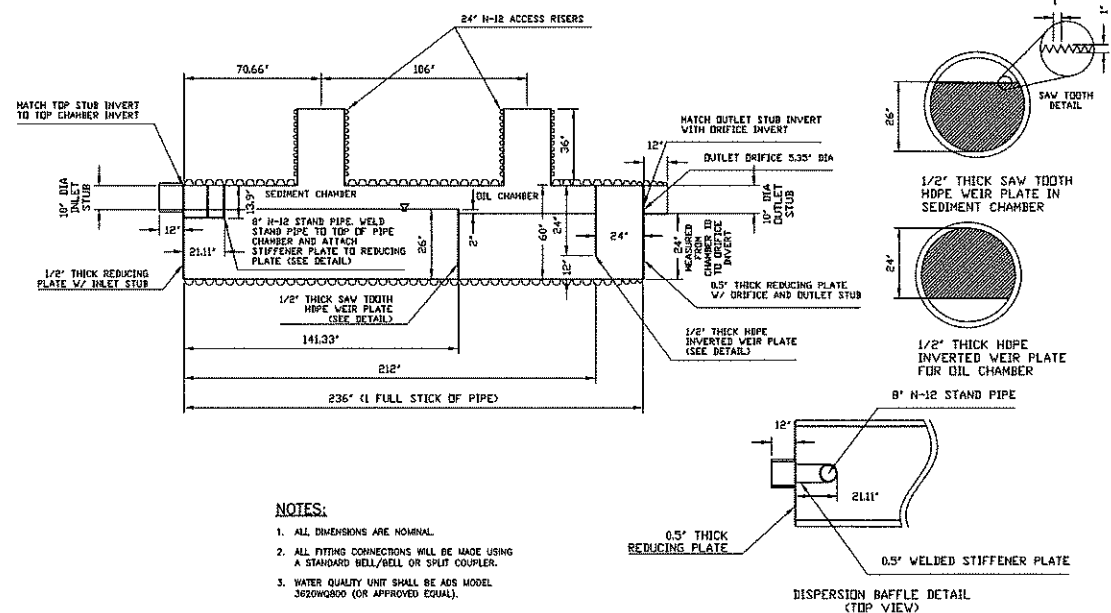
END CAP DETAIL



INSPECTION PORT DETAIL



DRAIN MANHOLE DETAIL
NOT TO SCALE



NOTES:

1. ALL DIMENSIONS ARE NOMINAL.
2. ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/ENDL OR SPLIT COUPLER.
3. WATER QUALITY UNIT SHALL BE ADS MODEL 3020W300 (OR APPROVED EQUAL).

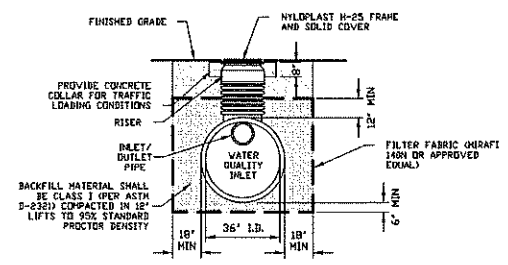
WATER QUALITY UNIT
NOT TO SCALE

NOTE
THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE STORMTECH CHAMBER SYSTEM AND WATER QUALITY UNIT TO THE ENGINEER FOR REVIEW AND APPROVAL.

STORMTECH NOTES

1. CHAMBERS SHALL BE STORMTECH SC 740, OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS TESTED USING ASTM STANDARDS.
3. CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LD90 BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
6. ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE: 1) STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LD90 BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET. THE 50-YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2922 MUST BE USED AS A PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
7. CHAMBERS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
8. ALL DESIGN SPECIFICATIONS FOR CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST DESIGN MANUAL.
9. THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.
10. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE PROPOSED SUBSURFACE STORMWATER MANAGEMENT AREA, FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL BE PREPARED BY A NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER.
11. SYSTEM TO BE DESIGNED FOR H20 LOADING.

STORMTECH SC-740 CHAMBER SYSTEM
NOT TO SCALE



WATER QUALITY UNIT TRENCH SECTION
NOT TO SCALE

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1	4/2/18	ADDRESS STAFF/PEER REVIEW COMMENTS	TEZ
NS.	DATE	REVISION	BY

DETAIL SHEET - DRAINAGE
(MAP 209, LOT 7)

PROPOSED WAREHOUSE EXPANSION
37 EXECUTIVE DRIVE
HUDSON, NEW HAMPSHIRE

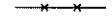


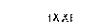
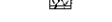

PREPARED FOR/RECORD OWNER:
SL EXECUTIVE DRIVE, LLC
37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 869-8715

26 FEBRUARY 2018

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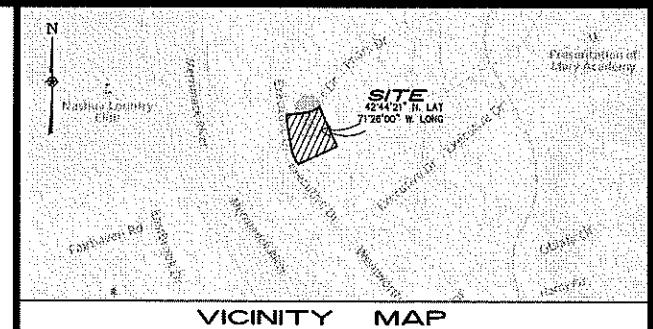
FIELD BOOK: 1231 DRAWING NAME: 5541-DET1 5541 6 OF 9
DRAWING LOCATION: G:\5541\DWG\SITE #31 Number 8941

EROSION CONTROL LEGEND

-  SILT FENCE
-  LIMIT OF WORK
-  STABILIZED CONSTRUCTION EXIT
-  SILT-SACK INLET PROTECTION DEVICES
-  RUNOFF DIRECTION
-  TREE CUTTING LIMIT

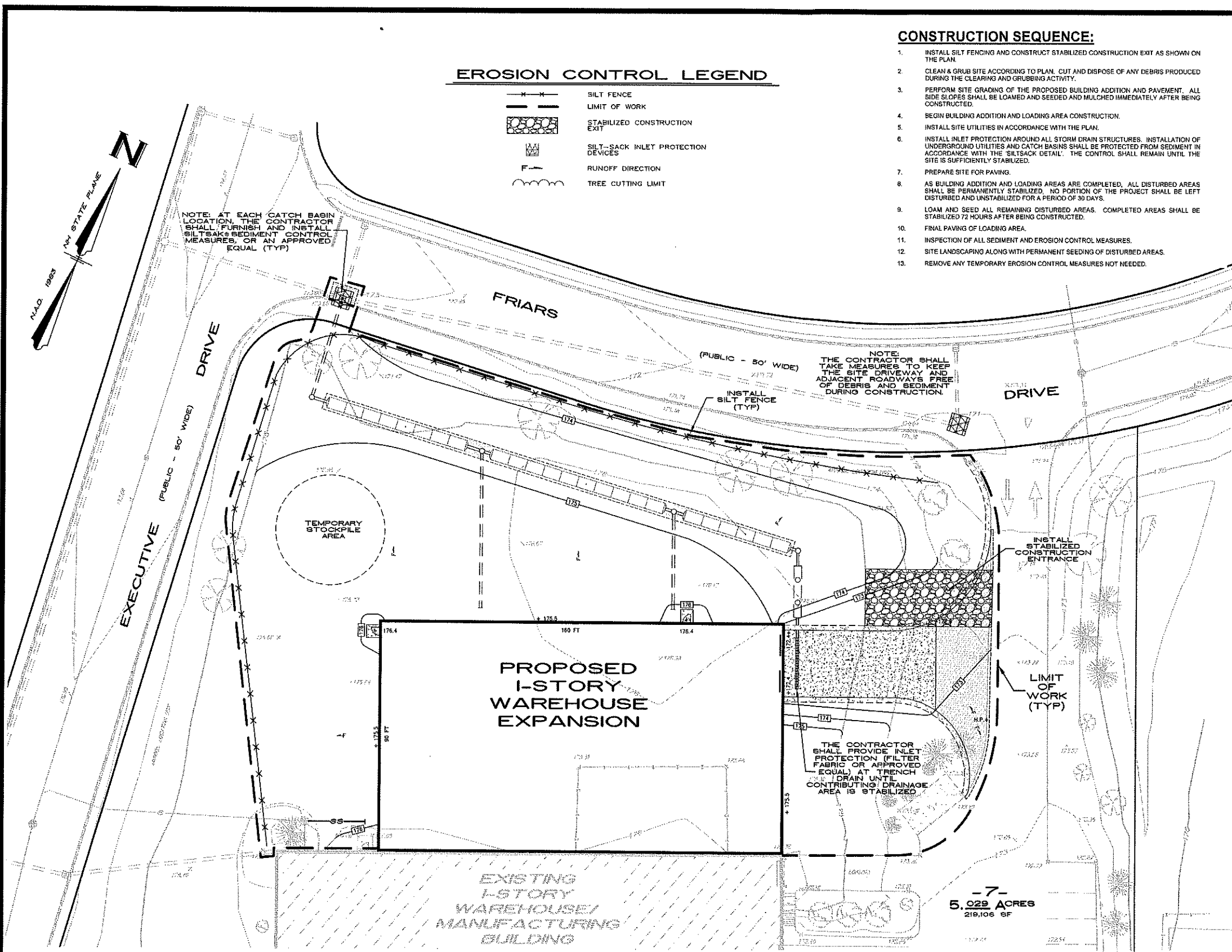
CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCING AND CONSTRUCT STABILIZED CONSTRUCTION EXIT AS SHOWN ON THE PLAN.
2. CLEAN & GRUB SITE ACCORDING TO PLAN. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY.
3. PERFORM SITE GRADING OF THE PROPOSED BUILDING ADDITION AND PAVEMENT. ALL SIDE SLOPES SHALL BE LOAMED AND SEEDED AND MULCHED IMMEDIATELY AFTER BEING CONSTRUCTED.
4. BEGIN BUILDING ADDITION AND LOADING AREA CONSTRUCTION.
5. INSTALL SITE UTILITIES IN ACCORDANCE WITH THE PLAN.
6. INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INSTALLATION OF UNDERGROUND UTILITIES AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT IN ACCORDANCE WITH THE 'SILTSACK DETAIL'. THE CONTROL SHALL REMAIN UNTIL THE SITE IS SUFFICIENTLY STABILIZED.
7. PREPARE SITE FOR PAVING.
8. AS BUILDING ADDITION AND LOADING AREAS ARE COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. NO PORTION OF THE PROJECT SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR A PERIOD OF 30 DAYS.
9. LOAM AND SEED ALL REMAINING DISTURBED AREAS. COMPLETED AREAS SHALL BE STABILIZED 72 HOURS AFTER BEING CONSTRUCTED.
10. FINAL PAVING OF LOADING AREA.
11. INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES.
12. SITE LANDSCAPING ALONG WITH PERMANENT SEEDING OF DISTURBED AREAS.
13. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES NOT NEEDED.



GENERAL NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH THE PROJECT SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND SHALL COMPLY WITH THE TERMS OF SWPPP AND NPDES PERMIT.
2. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY SITE CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. STOCKPILE AREAS SHALL BE SURROUNDED BY SILT FENCE AND RE-SEEDED IF THEY ARE LEFT UNTOUCHED FOR MORE THAN FOURTEEN (14) DAYS.
5. ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT.
6. SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM SILT FENCES WHEN IT REACHED ONE-QUARTER THE HEIGHT OF THE SILT FENCE.
7. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
8. ALL SEEDED AREAS SHALL BE CHECK REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
9. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT AS CONDITIONS DEMAND.
10. THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION IF NEEDED.

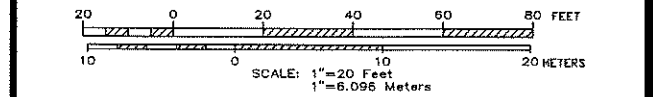


No.	DATE	REVISION	BY
1	4/2/18	ADDRESS STAFF/PEER REVIEW COMMENTS	TEZ

EROSION CONTROL PLAN
(MAP 209, LOT 7)

PROPOSED WAREHOUSE EXPANSION
37 EXECUTIVE DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
SL EXECUTIVE DRIVE, LLC
37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 869-8715



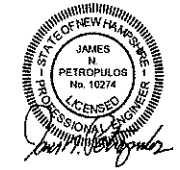
26 FEBRUARY 2018

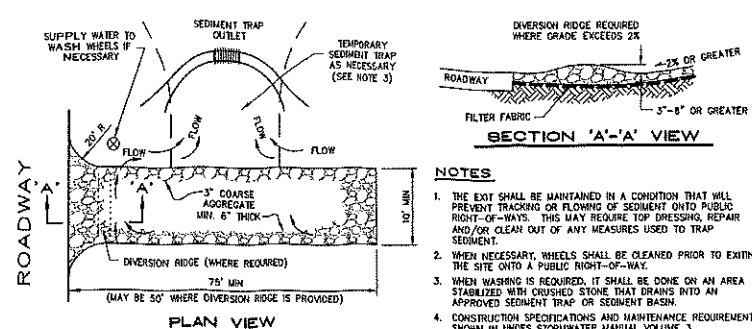
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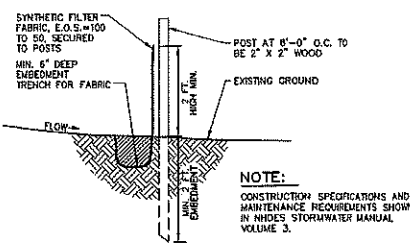
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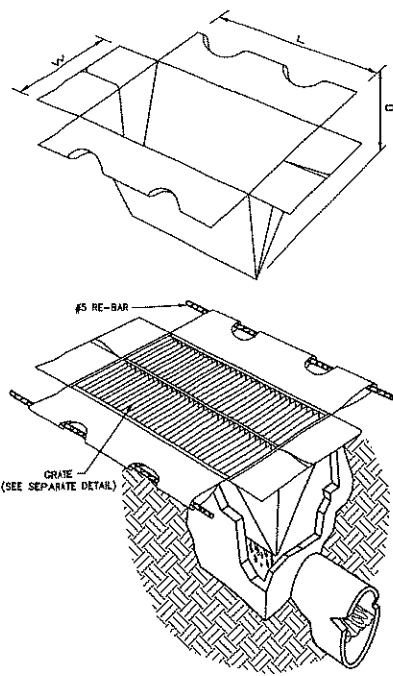




TEMPORARY GRAVEL CONSTRUCTION EXIT
NOT TO SCALE



SILTSAK DETAIL
NOT TO SCALE



SILTSAK DETAIL
NOT TO SCALE

GENERAL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES STORMWATER MANUALS, VOLUME 1-3, LATEST EDITION.
- THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA. SILT FENCES, STRAW BALES AND/OR DETENTION BASINS WILL BE NECESSARY TO ACCOMPLISH THIS END.
- STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN ACCORDANCE WITH "TEMPORARY STABILIZATION OF DISTURBED AREAS", AS OUTLINED IN NOTE NO. 4.
- TEMPORARY STABILIZATION OF DISTURBED AREAS:
SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS PER 1,000 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1,000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.
A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1"	08/15 TO 09/15
OAT	2.5 LBS	1"	04/15 TO 10/15
ANNUAL RYE GRASS	1.0 LBS	0.25"	09/15 TO 09/15

B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODABLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE & COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS. MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	450 TO 620 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE.
CRUSHED STONE	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED.
- PERMANENT STABILIZATION OF DISTURBED AREAS:
A. ALL ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
B. ALL CUT AND FILL SLOPES SHALL BE SEEDED/PLANTED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- 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.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
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 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
D. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE.
- SITE LOCATION:
42° 44' 21" N LATITUDE, 71° 26' 00" W LONGITUDE (PER GOOGLE EARTH)
- TOTAL AREA OF DISTURBED SOILS: 51,400 SF
- REFERENCE IS MADE TO THE LATEST EDITION OF THE FEDERAL REGISTER (63 FR 7827), ENVIRONMENTAL PROTECTION AGENCY NPDES GENERAL PERMITS FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. FOR ADDITIONAL INFORMATION CONTACT (202) 664-9545 OR www.epa.gov/npdes/stormwater.
- THE ENTIRE CONTENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE RETAINED ON-SITE FOR THE DURATION OF THE CONTRACT AND BE MADE AVAILABLE TO LOCAL, STATE AND FEDERAL CODE ENFORCEMENT PERSONNEL.

BMP OPERATION AND MAINTENANCE RECOMMENDATIONS

- IN ACCORDANCE WITH SECTION 298-5:4(b) OF THE TOWN OF HUDSON CODE, THE FOLLOWING RECOMMENDATIONS ARE TO BE USED AS A GUIDE FOR THE OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ASSOCIATED WITH THIS PROJECT.
- PARKING LOT SWEEPING
A. INSPECT THE PARKING LOT AT LEAST SEMI-ANNUALLY FOR THE ACCUMULATION OF SEDIMENT ALONG DRAINAGE FLOW LINES. ADDITIONAL INSPECTIONS RECOMMENDED PARTICULARLY DURING AND AFTER THE WINTER MONTHS IF THE ICE CONDITIONS DURING THE WINTER WERE SEVERE.
B. SWEEP THE PARKING LOT TO REMOVE SEDIMENT BUILDUP ALONG AND DRAINAGE FLOW LINES.
C. DISPOSE OF SEDIMENTS AND OTHER WASTES IN CONFORMANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 - TRENCH DRAIN/RAIN MANHOLES/WATER QUALITY UNIT
A. INSPECT TRENCH DRAIN, DRAIN MANHOLES AND WATER QUALITY UNIT AT LEAST SEMI-ANNUALLY AT THE SAME TIME THAT THE PARKING LOT IS INSPECTED.
B. VACUUM THE SEDIMENT AS NEEDED AND PER THE MANUFACTURER'S RECOMMENDATIONS FOR LONG-TERM MAINTENANCE.
C. REPAIR DAMAGED GRATES AND MANHOLE COVERS IMMEDIATELY AFTER THE INSPECTION.
D. REPAIR PAVEMENT DAMAGE AROUND THE TRENCH DRAIN AND MANHOLES IMMEDIATELY AFTER THE INSPECTION TO PREVENT FURTHER DAMAGE TO THE STRUCTURES.
E. DISPOSE OF SEDIMENTS AND OTHER WASTES IN CONFORMANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 - STORMWATER MANAGEMENT AREA
A. SUBSURFACE INFILTRATION SYSTEM SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE AND REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
B. THE SYSTEM SHALL BE MAINTAINED AND INSPECTED PER MANUFACTURER'S RECOMMENDATIONS.
C. IF THE INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION CHAMBERS.

SITE MAINTENANCE/INSPECTION PROGRAM

THE FOLLOWING PROVIDES AN ITEMIZATION OF SPECIFIC SITE MAINTENANCE PRACTICES THAT WILL BE EMPLOYED ON THE SITE TO MINIMIZE POLLUTANT GENERATION AND TRANSPORT FROM THE SITE. THE SITE MAINTENANCE PROGRAM INCLUDES ROUTINE INSPECTIONS, PREVENTATIVE MAINTENANCE AND "GOOD HOUSEKEEPING" PRACTICES.

ROUTINE INSPECTIONS

- THE CONTRACTOR SHALL INSPECT ALL CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT GREATER THAN 0.5 INCHES. THE INSPECTIONS WILL VERIFY THAT THE STRUCTURAL BMP'S DESCRIBED IN THE PLANS ARE IN GOOD CONDITION AND ARE MINIMIZING EROSION. A MAINTENANCE INSPECTION REPORT WILL BE MADE WITH EACH INSPECTION. COMPLETED INSPECTION FORMS SHALL BE KEPT ON-SITE FOR THE DURATION OF THE PROJECT. FOLLOWING CONSTRUCTION, THE COMPLETED FORMS SHALL BE RETAINED AT THE CONTRACTOR'S OFFICE FOR A MINIMUM OF ONE YEAR.

PREVENTATIVE MAINTENANCE

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT CONTROLS THROUGHOUT THE DURATION OF THIS CONTRACT. MAINTENANCE PRACTICES SHALL INCLUDE, BUT ARE NOT LIMITED TO:
- CLEANING OF CATCH BASINS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY QUARTERLY INSPECTIONS.
 - CLEANING OF SEDIMENT AND DEBRIS FROM STORMWATER MANAGEMENT AREA FOREBAY TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY MONTHLY INSPECTIONS.
 - IMPLEMENTATION OF OTHER MAINTENANCE OR REPAIR ACTIVITIES AS DEEMED NECESSARY BASED UPON WEEKLY INSPECTIONS.
 - REMOVAL OF BUILT UP SEDIMENT ALONG SILT FENCES AND/OR HAY BALE BARRIERS.
 - REMOVAL OF BUILT UP SEDIMENT IN BOTH TEMPORARY AND PERMANENT CONTROLS SUCH AS GRASS SWALES, SEDIMENT FOREBAYS AND RECHARGE/DETENTION BASINS.
 - RECONSTRUCTING THE TEMPORARY GRAVEL CONSTRUCTION EXIT IF NOT WORKING PROPERLY.
 - TREATMENT OF NON-STORMWATER DISCHARGES SUCH AS WATER FROM WATER LINE FLUSHINGS OR GROUNDWATER FROM DEWATERING EXCAVATIONS. SUCH FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR STORMWATER MANAGEMENT AREA.
 - SWEEP PARKING LOTS AND DRIVES REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION. FREQUENCY WILL VARY SEASONALLY ACCORDING TO SEDIMENT ACCUMULATION ON PAVE SURFACES (E.G., MORE FREQUENT SWEEPING DURING THE WINTER AND SPRING).

GOOD HOUSEKEEPING PRACTICES

- THE CONTRACTOR SHALL EMPLOY METHODS AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS TO STORM AND WATER RUNOFF. THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO THE HANDLING, USE AND DISPOSAL OF MATERIALS SUCH AS PETROLEUM PRODUCTS, FERTILIZERS AND PAINTS TO ENSURE THAT THE RISK ASSOCIATED WITH THE USE OF THESE PRODUCTS IS MINIMIZED. THE FOLLOWING "GOOD HOUSEKEEPING" PRACTICES SHALL BE FOLLOWED DURING CONSTRUCTION OF THE PROJECT:
A. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
B. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
C. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR MANUFACTURER'S LABELS.
D. WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
E. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
F. THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

SPILL PREVENTION AND CLEANUP PRACTICES

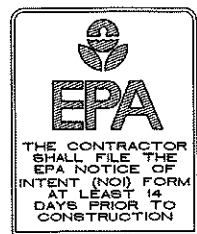
- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIAL WILL INCLUDE BUT NOT BE LIMITED TO PROGRAMS, DUSTYANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

No.	DATE	REVISION	BY
1	4/2/18	ADDRESS STAFF/PEER REVIEW COMMENTS	TEZ

DETAIL SHEET - EROSION CONTROL
(MAP 209, LOT 7)
PROPOSED WAREHOUSE EXPANSION
37 EXECUTIVE DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
SL EXECUTIVE DRIVE, LLC
37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 669-6715

SCALE AS SHOWN
26 FEBRUARY 2018



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

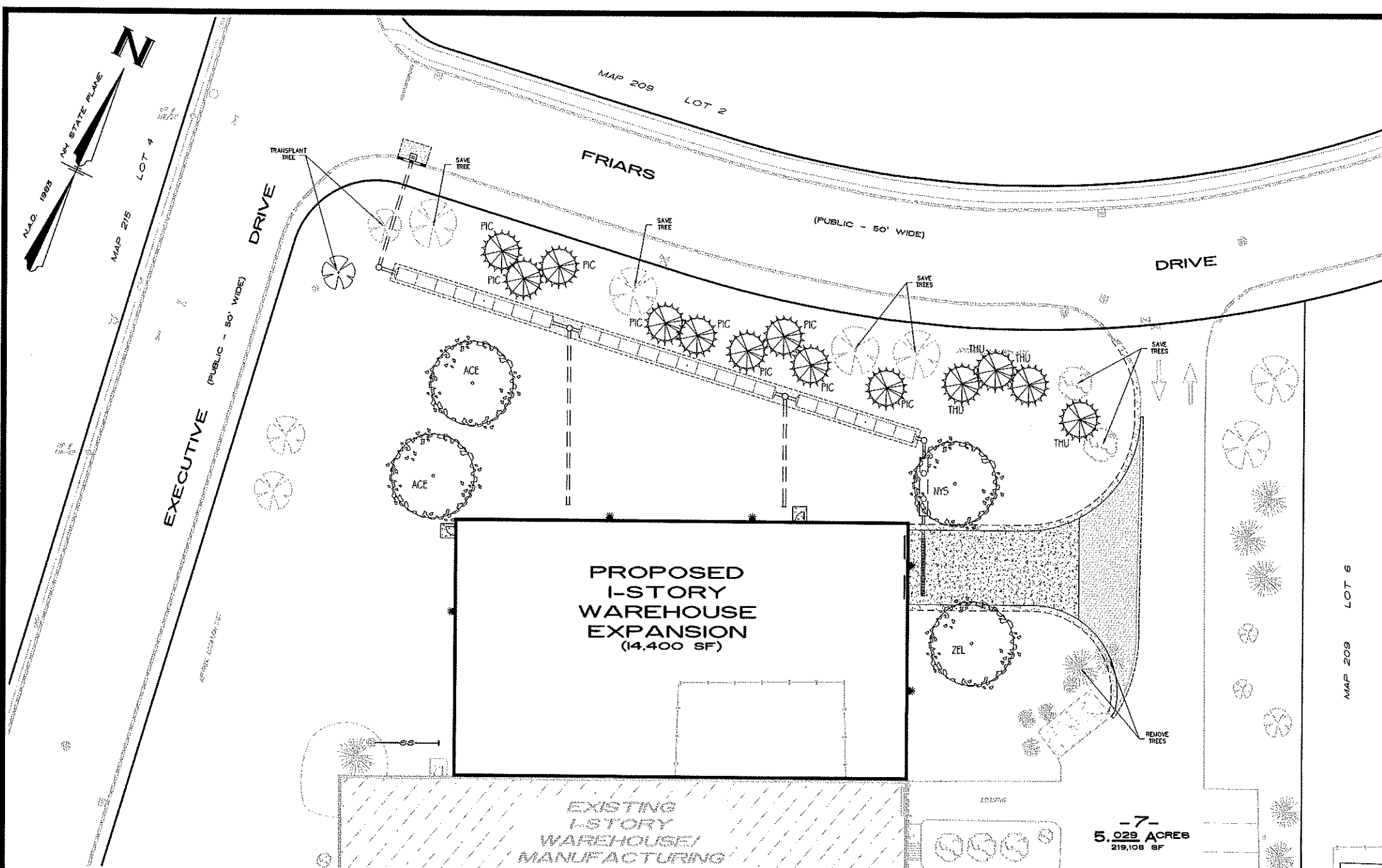
FIELD BOOK: 1231	DRAWING NAME: 5541-ER21	5541	B OF 9
DRAWING LOCATION: Q:\5541\DWG\SITE		File Name	Sheet

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

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

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL.





- General Specifications**
- The contractor shall at his expense furnish all the materials, supplies, machinery, equipment, tool, superintendent, labor, insurance, & other accessories and services necessary to complete the said project within the unit costs stated within the bid price.
 - The work to be done under this contract is as shown and described on the drawings. Each bidder shall make a careful examination of the plans and specifications (the plan shall dictate quantities) and acquaint himself with all conditions before making the proposal. He will be held responsible for errors in his proposal resulting from his failure to make such an examination. All bidders shall visit the site and inform themselves of all conditions.
 - The bids shall be based on materials and equipment complying with the drawings and the specifications. The contractor shall be responsible under this contract price, for furnishing and installing materials conforming to the bid items. Under no circumstances may a species 'hybrid' be substituted or size changed without written consent of the landscape architect.
 - The contractor shall be responsible for the protection of such existing utilities as water mains, sewer systems, gas mains, electrical conduits, telephone lines and any other utilities and if any damage or destruction may occur to these utilities, he shall be responsible for their repair and/or replacement at his expense.
 - The contractor shall make payment for all damages to buildings, structures, trees, shrubs and/or any other property outside the construction area or located within these limits but not designated for removal or reconstructed providing such damage shall result from accidental causes by negligence for which the contractor shall be legally liable.
 - If additional labor and/or materials is requested or required, the contractor shall submit a price to the owner. If the owner approves the price he shall prepare a change order for approval and signature. The contractor shall not proceed without a written authorization from the owner for the additional work. If the contractor proceeds with the additional work without this authorization he shall forfeit any claim for additional compensation.
 - The landscape architect shall reserve the right to inspect the project work at any time deemed necessary to insure that the specifications and plans and any other contract documents are being followed.
 - The L.A. shall have the right to reject any plant on-site based upon condition, size, or incorrect species or hybrid. L.A. must be contacted prior to install, to inspect materials delivered to the site, and to insure that soil amendments, bark mulch, root ball, etc. are to the written specifications.
 - All seeded areas shall receive a minimum 4" topsoil blanket (by site contractor) while preparation, raking and general clean up prior to application. Operations shall include a pre-emergence type herbicide, 12-25-12 granular fertilizer @ 10 lbs/1000 sq ft, and pelleted limestone @ 25 lbs/1000 sq ft, mixed and spread into the top 2" of soil prior to hydro-seeding. Ratios & application rates may change based upon the required soil analysis.
 - Contractor is responsible for establishing a thick, weed free lawn. Seed shall be spread @ 4lbs/1000. Lawn germination shall be 95% free of noxious weeds for acceptance. Define differences in seed mixes (if applicable) with irrigation flagging until 2nd mowing. Site review by L.A. is required.
 - Review of the installed irrigation system by the designer is required prior to release of final payment.
 - Hydroseeding operations shall be a one part process with a paper fiber mulch; tackifier shall be applied on all slopes greater than 3:1. Excessor Drainage mat shall be applied to all 2:1 slopes and drainage swales per plan.
 - Contractor shall maintain, from acceptance date, the lawn areas through the first mowing. Contractor is not responsible for the first mowing.
 - All plant materials shall be installed in accordance with A.L.C.C. Trees and shrubs shall have appropriate soil mixtures, fertilizer and soil retention granules.
 - If the soil conditions are extremely sandy, all trees shall have a 4" layer of compacted topsoil (verify with Landscape Architect) placed in the base of the plant pit as a moisture retention barrier. The plant pit diameter shall be over excavated by an additional 12" beyond the normal outside radius of the plant. A topsoil planting mixture shall be used to backfill as per spec # 22.
 - Landscape architect shall have the right to reject and have ground removed any plant material not of proper size or of weak quality, i.e. thin, no lower branching, etc. Contractor must submit shipping lists (billing invoices) for verification, prior to installation.
 - All plant material shall be guaranteed for a period of one (1) year from date of installation. Any material which dies or does not show a healthy appearance within this time shall be replaced at the contractor's expense with same warranty requirements as the original. Warranty does not cover loss due to mechanical damage, i.e. snow storage. Contractor should protect susceptible species from insect infestation. Use a liquid systemic application on birch, etc.
 - Plant beds and saucers vary in dia. prior to dig. Trees and shrubs shall receive a 4" (setback) covering of pine/wood bark mulch; saucer diameters per drawing & details. Deciduous trees shall have a 6" dia. saucer (typ.), evergreen trees shall have a saucer 2" min. beyond its outer branches. All edges shall have a "V" groove.
 - All B&B material which are encased in wire baskets shall have the wire cut loose and the top third removed prior to backfill operation.
 - If road base is encountered in any plant bed areas, i.e. parking islands, it shall be removed and suitable amended soil installed per drawings and specifications.
 - Soil planting mixture shall be a 6%-10% organic topsoil, amended with 10% wood ash, 10% manure, & 30% peat moss or incorporate a dehydrated compost material. If planting in sand, gravel or other well drained soils, a 50% peat moss to excavated soil. Other soil amendments shall include: Aglime (lime), Hydrogel or equal, and Root growth enhancer to all trees and shrubs listed, per manufacturers specifications. All plant material pile will receive a min. 20% peat moss in volume mix of a compost soil amendment. Submittal required. "Roots" STEP 1 can be substituted for the individual supplements. Install per manufacturer's specs.
 - Landscape contractor shall not be responsible for topsoil spreading but shall coordinate with the site contractor adherence to the mound grades, plant bed soil depth and soil type per spec # 4. Landscape contractor shall power roll-out for seed.
 - Landscape contractor shall provide a soil analysis of the topsoil planting mixture. Analysis to show soil classification (min. sandy loam) and nutrients.
 - Contractor shall protect all B&B materials left above grade prior to installation from drying out. All plants shall be stored, covered in mulch, and irrigated until planted. Any plant left on the ground and whose outer ball surface dries out, shall be rejected by the landscape architect. Plants stored in shade and off pavement.
 - Plan details, contractor shall alert Landscape Architect if any discrepancies exist between the plan, the material list, and as-built site conditions.
 - Installer shall notify landscape architect prior to planting, to review plant locations and bedding configurations. If contractor installs without the placement approval of the L.A., said architect shall have the right to relocate any installed plants at the contractor's expense.
 - Installer shall notify landscape architect prior to plant installation to review all materials. Any plants of poor condition, improper size, or species will be rejected.
 - Upon one year review, contractor shall straighten any trees that have shifted. Any weak or bare spots in lawn shall be reseeded.
 - All bedding shall have a deep "V" groove to define lawn to mulch edge. No "beehive" mounding of mulch is allowed, also keep mulch away from base of perennials.
 - Do not plant materials too close to the edge of bedding. Refer to drawings for center of plant to mulch. At a minimum no outer branching of a shrub or perennial shall be closer than two feet from the bedding. If the as-built does not comply contractor shall adjust the plant location or bedding at his expense.
 - Seed mixes include: Sandy Soil Lawn Mix by: deereckeed.com; New England Wetland Plants, Amherst, Ma. refer to planting plan for designations.
 - Any items not completed to the specifications will be required at contractor's expense prior to final approval. Contractor to bid the work according to the specifications and not to what they may do under their standard practices. Special attention will be paid to soils, amendments, guy wires, bedding & saucer configurations, seed mixtures, etc.
 - Certain designated foundation edging is root ball (washed rounds, non-crushed, natural) Size of stone is a range of 3/4"-1.5" dia., placed to a depth of 3", upon placement apply a coating of granular Fresh (preemergeant).
 - Any questions concerning this drawing shall be directed to Joseph Hochrein c/o Blackwater Design, 85 Frost Lane, Webster, NH 03305, 603-669-2541.

PLANT MATERIAL LIST

3" X 3" X 3" B&B	2.5' X 3' CL
4" X 4" X 4" B&B	2.5' X 3' CL
5" X 5" X 5" B&B	2.5' X 3' CL
6" X 6" X 6" B&B	2.5' X 3' CL
8" X 8" X 8" B&B	2.5' X 3' CL
10" X 10" X 10" B&B	2.5' X 3' CL
12" X 12" X 12" B&B	2.5' X 3' CL
14" X 14" X 14" B&B	2.5' X 3' CL
16" X 16" X 16" B&B	2.5' X 3' CL
18" X 18" X 18" B&B	2.5' X 3' CL
20" X 20" X 20" B&B	2.5' X 3' CL
22" X 22" X 22" B&B	2.5' X 3' CL
24" X 24" X 24" B&B	2.5' X 3' CL
26" X 26" X 26" B&B	2.5' X 3' CL
28" X 28" X 28" B&B	2.5' X 3' CL
30" X 30" X 30" B&B	2.5' X 3' CL
32" X 32" X 32" B&B	2.5' X 3' CL
34" X 34" X 34" B&B	2.5' X 3' CL
36" X 36" X 36" B&B	2.5' X 3' CL
38" X 38" X 38" B&B	2.5' X 3' CL
40" X 40" X 40" B&B	2.5' X 3' CL
42" X 42" X 42" B&B	2.5' X 3' CL
44" X 44" X 44" B&B	2.5' X 3' CL
46" X 46" X 46" B&B	2.5' X 3' CL
48" X 48" X 48" B&B	2.5' X 3' CL
50" X 50" X 50" B&B	2.5' X 3' CL

NOTES TO INSTALLING CONTRACTOR:

- DO NOT SUBMIT TO THE PLANNING BOARD OR PLAN REVIEW BOARD ANY PLAN OR DRAWING WITHOUT FIRST REVIEWING THE PLAN AND SPECIFICATIONS AND OBTAINING THE WRITTEN CONSENT OF BLACKWATER DESIGN, 85 FROST LANE, WEBSTER, NH 03305, 603-669-2541.
- ANY MATERIALS THAT DO NOT CONFORM TO THE ORIGINAL MANUFACTURER'S SPECIFICATIONS OR DO NOT MEET THE REQUIREMENTS OF THE PLANNING BOARD SHALL BE REJECTED BY THE CONTRACTOR'S EXPENSE AND REPLACED WITH ORIGINAL, BY THE CONTRACTOR.
- ALL TREE SPECIES AND DECIDUOUS TREES MUST BE PLANTED WITHIN ONE YEAR OF THE DATE OF APPROVAL.
- ALL TREE SPECIES AND DECIDUOUS TREES MUST BE PLANTED WITHIN ONE YEAR OF THE DATE OF APPROVAL.

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

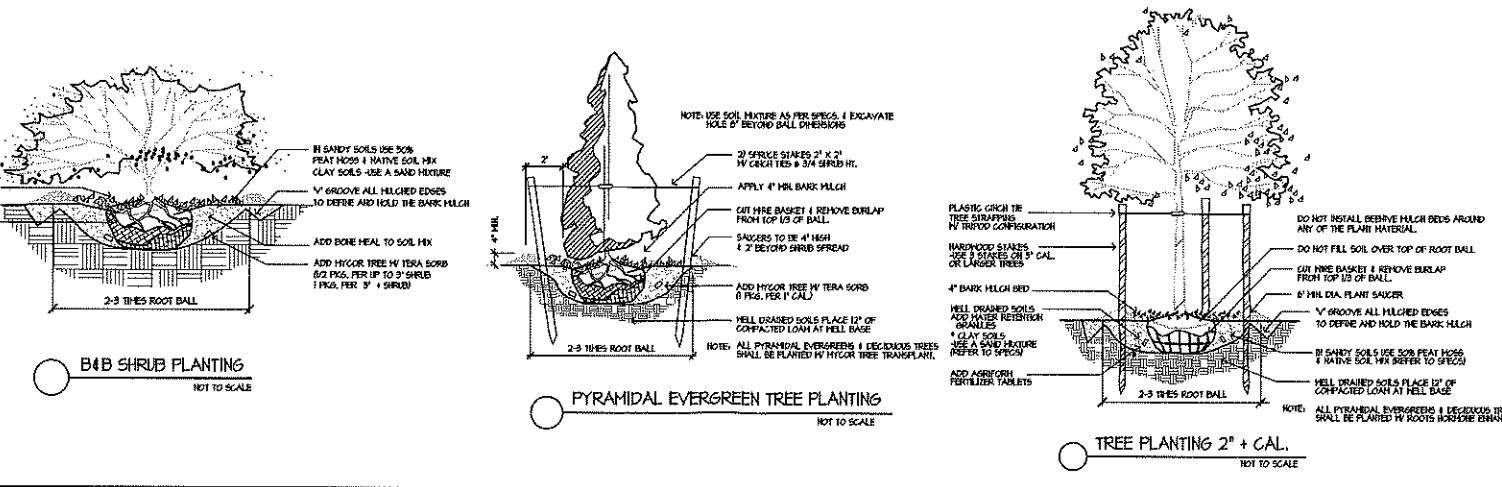
APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE DATE

SIGNATURE DATE

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LANDSCAPE PLAN
(MAP 208, LOT 7)

PROPOSED WAREHOUSE EXPANSION
37 EXECUTIVE DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
SL EXECUTIVE DRIVE, LLC
37 EXECUTIVE DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 669-6715

26 FEBRUARY 2018

PREPARED BY:
BLACKWATER DESIGN
PHONE (603) 668-6500 FAX (603) 668-6506
Land Planning - Landscape Architecture
85 Frost Lane - Webster, NH 03303

FIELD BOOK: 1231 DRAWING NAME: 5541-LS21 5541 9 OF 9
DRAWING LOCATION: Q:\5541\DWG\SITE