



TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman

Marilyn McGrath, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH FEBRUARY 28, 2018

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, February 28, 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)
 - 24 January 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. McDonald’s Restaurant Remodel Site Plan SP#02-18	75 Derry Street Map 165/Lot 155-001
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Purpose of Plan: to renovate an approximately 3,000 square foot single story fast food restaurant with drive-thru, improvements to ensure compliance with ADA regulations, and other minor site improvements. Application Acceptance & Hearing.

B. 30 Robin Drive 2-Lot Subdivision SB#02-18	30 Robin Drive Map 157/Lot 060
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Purpose of Plan: to subdivide Map 157/Lot 060 into two separate lots for residential use. Application Acceptance & Hearing.

C. Federal Street 2-Lot Subdivision SB#03-18	11 Federal Street Map 165/Lot 058
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Purpose of Plan: to subdivide the Map 165/Lot 058 into two separate conforming single family residential lots. Application Acceptance & Hearing.

XV. OTHER BUSINESS

- A. Develop Planning Board Action Plan for 2018, Including Review of the Zoning Ordinance Review Committee's (ZORC) ongoing efforts to update the Town's Zoning Ordinance and possible amendments to the Land Use Regulations and Planning Board Bylaws.

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
Land Use Director

POSTED: Town Hall, Library & Post Office – 02-16-18

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: JANUARY 24, 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>	Marilyn McGrath Select. Rep. <u> X </u>	David Morin 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

Elliot Veloso seated for Jordan Ulery.

V. **ELECTION OF OFFICERS**

Mr. Malley moved to nominate Mr. Della-Monica as Chairman. Motion seconded by Mr. Ulery. Motion carried – 6/0/1 (McGrath abstained).

Mr. Brackett moved to nominate Mr. Malley as Vice-Chairman. Motion seconded by Mr. Dumont. Motion carried – 6/0/1 (McGrath abstained).

Mr. Malley moved to nominate Mr. Collins as Secretary. Motion seconded by Mr. Brackett. Motion carried – 6/0/1 (McGrath abstained).

VI. MINUTES OF PREVIOUS MEETING(S)

- 10 January 18 Meeting Minutes – Decisions

Mr. Malley moved to approve the 10 January 18 Meeting Minutes (as amended/written).

Motion seconded by Mr. Brackett. Motion carried 6/0/1 (McGrath abstained).

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

- XII. OLD BUSINESS/PUBLIC HEARINGS

- A. Eco-Site, Inc. Site Plan & Conditional Use 50 Griffin Road
SP# 01-18 & CU# 01-18 Map 126/ Lot 032

Purpose of Plan: To propose a 155-foot monopole wireless telecommunication tower with antennas, associated 50' x 50' fenced crushed stone or gravel compound with shelter, landscaping, and new driveway. Application Acceptance & Hearing.

WAIVER MOTIONS (Approved at 1/10/18 meeting):

- 1) HTC 276.11.1.B. – Submission requirements for (2) scale of plan, (3) title block format, and (9) error of survey closure.

Mr. Malley moved to grant the requested waiver HR 276 – 11.1.B. (2), (3), and (9) of the submission requirements based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Veloso. Motion carried – 5/1/0 (Ms. McGrath No)

- 2) HTC 193.10.G. – Restriction on one driveway per parcel

Mr. Malley moved to grant the requested waiver HR 193 – 10. G. limitation of one driveway per lot based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Collins. Motion carried – 5/1/0 (Ms. McGrath No)

Mr. Malley voted to approve the Site Plan entitled: Eco-Site, 240 Leigh Farm Rd, Durham , NC, Miller, 50 Griffin Rd, Hudson, NH, Eco-Site #: NH – 0016-B, T-Mobile Site #: 4MNO435-B, prepared by: Chappell Engineering Associates, LLC, RK Executive Centre, 201 Boston Post Road West, Marlborough, MA, dated 01 SEPT 2017 with revisions through 3 JAN 2018 and consisting of Sheets T-1, GN-1, C-1 to C-3, Z-1 to Z-5, and EC-1, in accordance with the following terms and conditions:

- 1) All stipulations of approval for this concurrent Site Plan and Conditional Use Permit shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above-cited Plan-of-Record (hereinafter referred to as the Plan).
- 2) All improvements shown on the Plan 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 Community Development Department, confirming that the site conforms to the Plan.
- 4) Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday.
- 5) Prior to Planning Board endorsement of the plan, it shall be subject to final review by the Town Engineer and CLD.
- 6) The applicant shall schedule a pre-construction meeting with the Town Engineer prior to applying for a building permit.
- 7) The Applicant, as well as all future assigns to the subject wireless tower, shall provide access to the tower for Town emergency service communications needs.
- 8) The Applicant, as well as all future assigns to the subject wireless tower, shall provide access for co-location as availability provides.
- 9) The Applicant shall submit and maintain a performance surety in a form and amount that represents the cost for removal and disposal of the tower in the event that it is abandoned and the tower owner is incapable and/or unwilling to remove the tower. Bonding and surety shall be consistent with the provisions in the Subdivision Regulations. Bonding shall be nonlapsing of not less than five-year intervals.
- 10) The Applicant agrees that no blasting or helicopter will be used to construct the tower.
- 11) Per the Chappell Engineering letter dated January 24, 2018 submitted by the applicant, the fall zone shall be reduced by a special design of the monopole that will cause it to fold rather than fall. The plans shall be revised to reflect the reduced fall zone and this tower design feature shall be peer reviewed by CLD.

Motion seconded by Mr. Ulery. Motion carried – (5/2/0)

- XIII. DESIGN REVIEW PHASE
- XIV. CONCEPTUAL REVIEW ONLY
- XV. NEW BUSINESS/PUBLIC HEARINGS

XVI. OTHER BUSINESS

- A. Review the Zoning Amendment Warrant Articles for the 2018 March Town Meeting.

The board members discussed the 5 Zoning Warrant Articles, and cited that even though Zoning Articles are not discussed at the Town's February 10th Deliberative Session, copies of the Articles, together with copies of them in their entire language will be provided at said session.

- B. Review NRPC proposal for a Hudson economic development analysis.

The board discussed this issue at length, and agreed that staff should prepare additional time for review of this topic for upcoming meetings.

Mr. Malley voted to move forward with the Hudson Economic Development Analysis as proposed by the Town Planner in cooperation with NRPC.

Motion seconded by Ms. McGrath. All in favor – motion carried.

- C. Develop Planning Board Action Plan for 2018, Including Review of the Zoning Ordinance Review Committee's (ZORC) ongoing efforts to update the Town's Zoning Ordinance and possible amendments to the Land Use Regulations and Planning Board Bylaws.

This item was deferred, date specific, to the February 28, 2018 meeting. No action taken.

XVII. ADJOURNMENT

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

Meeting adjourned at 9:05 p.m.

William Collins
Secretary

75 Derry Street
McDonald's Restaurant Renovations
Site Plan Review
STAFF REPORT
February 28, 2018

SITE: 75 Derry St - Map 165/Lot 155-001 - SP# 02-18

ZONING: B

PURPOSE OF PLAN: Exterior/interior building remodel, accessibility and drive-through upgrades.

PLAN UNDER REVIEW: Site Development Plans, McDonald's with Drive Through, 75 Derry Road, Town of Hudson, NH, (Map 165/Lot 155-1), prepared by Bohler Engineering, 75 Federal St., Boston, MA, dated 13 October 2017 (Revisions through 15 February 2018) and consisting of Sheets C1-C9, Boundary & Partial Topo Plans by Control Point Associates, and Sheets A.1, A.2.0, and A.2.1.

ATTACHMENTS:

- 1) Site Plan Application date stamped Aug. 25, 2017 with project narrative – Attachment “A”.
- 2) Staff comments by Bruce Buttrick, Zoning Administrator, dated Jan. 2, 2018 and by Elvis Dhima, Town Engineer dated Dec. 12, 2017 – Attachment “B”.
- 3) CLD/Fuss & O'Neill review comments memo dated Jan. 8, 2018 – Attachment “C”.
- 4) Bohler Engineering response to CLD comments dated Feb. 15, 2018 and to sewer flow capacity dated Feb. 19, 2018 – Attachment “D”.
- 5) Site plans and building elevations (11X17s).

PROJECT DESCRIPTION:

McDonald's is proposing upgrades to the drive-thru features, renovations to the building, and minor site improvements to ensure compliance with ADA regulations. The upgrades to the drive-thru include replacing the existing menu board and order point with McDonald's current digital features to improve customer visibility and ordering efficiency. Building improvements include updating the architectural style to McDonald's current standards, which have a more contemporary look. The proposed site improvements will not result in a change to the existing parking count within McDonald's lease area; 30 existing spaces and 30 proposed spaces. No changes to the restaurant's utilities are proposed as a part of this project, and no significant changes to the water and sewer demands of the restaurant are anticipated. No changes to the existing drainage patterns or infrastructure are proposed as part of this project.

APPLICATION TRACKING:

- 19 DEC 2017 - Application submitted.
- 28 FEB 2018 – Public hearing scheduled.

REQUESTED WAIVERS:

- 1) HR 275 - 9.A – Requirement for a stormwater management plan
- 2) HR 276 -11.1 (24) – Required open space.

OUTSTANDING ISSUES:

- 1. The applicant is proposing a major retrofit of the existing restaurant. Although it is questionable whether the proposed improvements trigger site plan review, the small impervious surface increase and site changes give the Planning Board opportunity to review this important store upgrade project.
- 2. The Zoning Administrator has asked for clarification of the proposed signage changes (Attachment “B”). These issues will be resolved in the sign permit application phase of the project.
- 3. As indicated by the Engineering Department comments, the slight increase in impervious surface (416 sq. ft.) triggers provisions in the stormwater regulations for collection and treatment of stormwater unless a waiver is granted by the Planning Board (Attachment “B”).
- 4. The Engineering Department has also asked for documentation of the statement that there will be no increased sewer flow after the renovation, as flows must be limited to the restaurant’s sewer capacity allocation unless more is purchased (Attachment “B”).
- 5. The slight increase in paving to improve pedestrian access will also decrease “open space” within the leased area from 33% down to 30% where the Land Use Regulations call for 35%. A waiver motion is also included for that reduction.
- 6. Given the prominence of the store and the development of the site in the 1970s, CLD was asked to do a peer review of the site plan under current regulations (Attachment “C”). Your packet contains a point by point response by the applicant to those peer review comments and the Town Engineer’s comment on sewer capacity (Attachment “D”).

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 draft motion to defer is included in case the Board determines that more time is needed to process the application.

MOTION TO ACCEPT THE APPLICATION:

I move to accept the Site Plan application for 75 Derry St, Map 165/Lot 155-001.

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

MOTION TO DEFER CONSIDERATION OF THE APPLICATION:

I move to defer further review of the 75 Derry St Site Plan application, date specific, to the March 14th, 2018 meeting.

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

WAIVER MOTIONS:

- 1) HR 275 – 9.A – Requirement for a stormwater management plan

I move to grant the requested waiver of HR 275 – 9.A – Requirement for a stormwater management plan based on staff analysis and the testimony of the Applicant’s representative here this evening.

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

- 1) HR 276 -11.1 (24) – Required open space.

I move to grant the requested waiver of HR 276 -11.1 (24) – Required open space based on staff analysis and the testimony of the Applicant’s representative here this evening.

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

MOTION TO APPROVE:

I move to approve the Site Plan entitled: Site Development Plans, McDonald’s with Drive Through, 75 Derry Road, Town of Hudson, NH, (Map 165/Lot 155-1), prepared by Boehler Engineering, 75 Federal St., Boston, MA, dated 13 October 2017 (Revisions through 15 February 2018) and consisting of Sheets C1-C9, Boundary & Partial Topo Plans by Control Point Associates, and Sheets A.1, A.2.0, and A.2.1:

- 1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
- 2. All improvements shown on the Site Plan-of-Record 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. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No construction activities shall be allowed on Sundays.
- 5. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 9:00 P.M. Monday through Saturday only and prohibited on Sunday.
- 6. This plan shall be subject to final engineering review and approval by CLD and Town staff.

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



BOHLERTM
ENGINEERING

UAA

75 Federal Street
Suite 620
Boston, MA 02110
PHONE 617.849.8040

December 5, 2017

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

Attention: George Theborge, Planning Director

Re: Site Plan Review Application
McDonald's (28-0035)
75 Derry Road
Hudson, NH



Dear Mr. Theborge:

On behalf of the Applicant McDonald's USA, LLC, Bohler Engineering is pleased to submit the attached Site Plan Review Application for the proposed renovations to the existing McDonald's restaurant.

Enclosed, please find the following in support of our submission for the above referenced project:

- One (1) original and one (1) copy of the Planning Board Notice to Site Plan Applicants;
- Eight (8) 22"x34" copies of the Site Development Plan Sheets C-1 through C-7 of 7, prepared by Bohler Engineering dated October 13, 2017;
- Eight (8) 22"x34" copies of the Boundary & Topographic Survey sheets 1 through 2 of 2, prepared by Control Point Associates, Inc.;
- Eight (8) 22"x34" copies of the Remodel Design sheets 1 through 3 of 3, prepared by SkyBorne Technologies;
- Seventeen (17) 11"x17" copies of the Site Development Plan Sheets C-1 through C-7 of 7, prepared by Bohler Engineering dated October 13, 2017;
- Twenty-five (25) copies of the project narrative;
- Three (3) sets of mailing labels for abutters notifications;
- One (1) check in the amount of \$471.00 for Site Plan Use fee;
- One (1) check in the amount of \$1,250.00 for Consultant Review fee;
- One (1) check in the amount of \$100.00 for Conceptual Review fee;
- One (1) check in the amount of \$100.00 for ZBA Input fee;
- One (1) check in the amount of \$8.70 for Abutter's Postage fee;
- One (1) check in the amount of \$15.00 for On Site Signs fee;
- One (1) check in the amount of \$40.00 for Advertising fee;
- One (1) check in the amount of \$275.00 for Tax Map Updating fee;
- One (1) CD with Application Package PDF.

In an effort to improve their restaurant, McDonald's is proposing upgrades to the drive-thru features, renovations to the building, and minor site improvements to ensure compliance with ADA regulations. The upgrades to the drive-thru include replacing the existing menu board and order point with McDonald's current digital features to improve customer visibility and ordering efficiency. Building improvements include updating the architectural style to McDonald's current standards, which have a more contemporary look. The proposed site improvements will not result in a change to the existing parking count within the McDonald's lease area; 30 existing spaces and 30 proposed spaces. No changes to the restaurant's utilities are proposed as a part of this project, and no significant



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changes to the water and sewer demands of the restaurant are anticipated. No changes to the existing drainage patterns or infrastructure are proposed as part of this project.

We respectfully request that the Planning Board review the attached materials and schedule the Applicant to be heard at the Planning Board's January 10th public meeting. Should you have any questions or require any further information, please do not hesitate to contact me at (617) 849-8040.

Sincerely,

BOHLER ENGINEERING

William E. Lucas III



BOHLERTM
ENGINEERING

75 Federal Street
Suite 620
Boston, MA 02110
PHONE 617.849.8040



December 18, 2017

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

Attention: Brooke Dubowik, Planning Administrative Aide

Re: Site Plan Review Application
McDonald's (28-0035)
75 Derry Road
Hudson, NH

Dear Ms. Dubowik:

On behalf of the Applicant McDonald's USA, LLC, Bohler Engineering is pleased to submit the attached supplemental materials in support of our submission from December 5th for the above referenced project:

- One (1) original of the Planning Board Notice to Site Plan Applicants;
- Three (3) sets of mailing labels for abutters notifications;
- One (1) check in the amount of \$863.00 for Site Plan fees;
- One (1) check in the amount of \$1,250.00 for Consultant Review fee.

We respectfully request placement on the Planning Board's January 24th public meeting. Should you have any questions or require any further information, please do not hesitate to contact me at (617) 849-8040.

Sincerely,

BOHLER ENGINEERING

William E. Lucas III

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



Date of Application: 11-9-2017 Tax Map # 165 Lot # 155-1

Name of Project: McDonald's Restaurant

Zoning District: Business (B) General SP# 02-18
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: McDonald's Real Estate Company

McDonald's USA, LLC

Address: One McDonald's Plaza

690 Canton Street, Suite 310

Address: Oak Brook, IL, 60523

Westwood, MA 02090

Telephone # _____

(781) 329-1450

Fax # _____

Email: _____

Alison.Brickett@us.mcd.com

PROJECT ENGINEER

SURVEYOR

Name: Bohler Engineering

Control Point Associates, Inc.

Address: 75 Federal Street #620

352 Turnpike Road

Address: Boston, MA 02110

Southborough, MA 01772

Telephone # (617) 849-8040

(508) 948-3000

Fax # n/a

(508) 948-3003

Email: msmith@bohlereng.com

gholdright@cpasurvey.com

PURPOSE OF PLAN:

Exterior/interior building remodel, accessibility and drive-thru upgrades.

For Town Use

Plan Routing Date: _____ Sub/Site Date: _____

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

_____ Title: _____ Date: _____

(Initials)

DEPT:

_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning

_____ Consultant _____ Highway Department

Fees Paid: \$2113.00

SITE DATA SHEET

PLAN NAME: Site Development Plans, 75 Derry Road, Hudson, New Hampshire

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 165 LOT 155-1

DATE: November 9, 2017

Location by Street	<u>75 Derry Street</u>	
Zoning:	<u>Business (B)</u>	
Proposed Land Use:	<u>Restaurant - Fast Food or Drive-In</u>	
Existing Use:	<u>Restaurant - Fast Food or Drive-In</u>	
Surrounding Land Use(s):	<u>Retail shopping center and Cemetery</u>	
Number of Lots Occupied:	<u>One (1)</u>	
Existing Area Covered by Building:	<u>2,995 SF</u>	
Existing Buildings to be removed:	<u>N/A</u>	
Proposed Area Covered by Building:	<u>N/A</u>	
Open Space Proposed:	<u></u>	
Open Space Required:	<u></u>	
Total Area:	S.F.: <u>15,038</u>	Acres: <u>0.345</u>
Area in Wetland:	<u>n/a</u>	Area Steep Slopes: <u>n/a</u>
Required Lot Size:	<u>30,000 SF</u>	
Existing Frontage:	<u>78 FT. (per lease-line/area)</u>	
Required Frontage:	<u>150 FT.</u>	
Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT.</u>	<u>53.7 FT.</u>
Side:	<u>15 FT.</u>	<u>64.9 FT.</u>
Rear:	<u>15 FT.</u>	<u>113.6 FT.</u>

**SITE PLAN DATA SHEET
(Continued)**

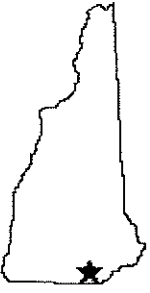
Flood Zone Reference: _____
 Width of Driveways: Existing. No new driveway.
 Number of Curb Cuts: Existing. No new driveway.
 Proposed Parking Spaces: 30
 Required Parking Spaces: 30
 Basis of Required Parking (Use): Restaurant, fast food or drive-in
 Dates/Case #/Description/Stipulations
 of ZBA, Conservation Commission,
 NH Wetlands Board Actions:
 (Attach stipulations on separate sheet)

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

Impact Fees:
 C.A.P Fee: n/a

Development Agreement
 Proposed: _____

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



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TOWN OF HUDSON

Land Use Division



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

January 2, 2018

Site Plan Review Zoning Review/Comments

Re: **Case:** SP# 02-18
Address: 75 Derry Street
Map: 165 **Lot:** 155-001
Zoning district: Business (B)

- 1) Provide within the sign summary table on Sheet C-4: a tabulation of existing and proposed quantities and area (sqft) of directional signs: "pull forward" and "enter" §334-68.
- 2) Provide within the sign summary table on Sheet C-4: a tabulation of existing and proposed quantities and area (sqft) of menu and pre-browse boards (signs).
- 3) Sheet C-4; Any signage proposed on the new canopy?
- 4) Sheet C-4; Notation in the sign summary tabulation indicates "existing" McDonalds sign to be removed and replaced with 34 sqft sign. Please indicate which compliance method is used: 20% of frontage or façade area, §334-63A.

Sincerely,

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

cc: George Theborge – Dir Land Use
Applicant
file

Dhima, Elvis

To: Thebarge, George
Cc: Thebarge, George; Goodwyn, Tracy
Subject: 75 Derry Road - Engineering Tech. Review

George

Below are my two comments for the proposed work:

1. The plans show a minor increase of impervious area associated with the proposed sidewalk. The applicant should meet drainage requires and provide storage and treatment or ask the Panning Board to waive such requirement.
2. The applicant shall provide existing average/ maximum sewage flows and proposed average/maximum sewage flows for sewage allocation purposes.

Thank you

Elvis

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

January 8, 2018

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

Re: Town of Hudson Planning Board Review
McDonald's Site Development Plans, 73 Derry Road
Tax Map 165, Lot 155-1; Acct. #1350-907
CLD | Fuss & O'Neill Reference No. 03-0249.1670

Dear Mr. Theborge:

CLD | Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on December 21, 2017, related to the above-referenced project. A Stormwater Management Plan was not included with the review package. Authorization to proceed was received on December 21, 2017. 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 renovations to an approximately 3,000 square foot single story fast food restaurant with drive-thru, improvements to ensure compliance with ADA regulations, and other minor site improvements. The site is currently serviced by Town water and sewer.

The following items are noted:

1. Site Plan Review Codes and Administrative Requirements and Definitions

- a. Hudson Regulation (HR) 275-8.C.(2)(c)[3]. The applicant has noted in the narrative and on the plans that 30 parking spaces have been provided within the lease area for this site which meets the requirement in the Regulation. The plans do not specifically note the location of these 30 provided spaces.
- b. HR 275-8.C.(4). The parking spaces shown on the plan measure 9' x 18'. We note that the parking spaces are existing.
- c. HR 275-8.C.(6). The applicant has not shown an off-street loading space for the site.

- d. HR 275-8.C.(11). The applicant has provided spot grades and bottom of curb grades at the proposed crosswalk to the parking lot. Grades provided indicate a cross slope greater than 2% at the south end of the crosswalk at the site curblin. The applicant should review these proposed grades and revise to meet ADA regulations. After the design completes an ADA compliance review of the plan set, the applicant should add the required compliance note to the plan.
- e. HR 275-9 (RSA 310-A). The applicant has affixed a Commonwealth of Massachusetts Professional Engineers stamp on the plans, not a State of New Hampshire Professional Engineers stamp.
- f. HR 275-9.F. and 276-11.1.B.(20). The applicant has noted several existing easements on the plans. Copies of these easements were not provided with the review package. No proposed easements are noted.
- g. HR 276-11.1.B.(4). The applicant did not include the required approval block on any of the plan sheets.
- h. HR 276-11.1.B.(5). The applicant did not include the required expiration block on any of the plan sheets.
- i. HR 276-11.1.B.(6). The owner's signature does not appear on the plan set.
- j. HR 276.11.1.B.(9). The applicant has not noted the error of closure on the survey plans. A licensed surveyor has also not certified, signed or sealed the plans.
- k. HR 276.11.1.B.(13). The applicant has included a sign easement area at the front of the site but it does not appear that a sign is proposed for this area. The applicant should clarify the intent for locating signs within the sign easement area. In addition, either sign details should be provided or the applicant should add the required note to the plan set.
- l. HR 276.11.1.B.(16). The applicant has not shown all roadways, driveways, travelways or parking areas within 200 feet of the tract.
- m. HR 276-11.1.B.(21) and 290.5.K.(22). The applicant has not shown snow storage areas on the plans.
- n. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.
- o. HR 276-11.1.B.(24).a. The applicant has not provided open space percentage calculations for the project.
- p. HR 276-11.1.B.(25) and 193-10.H. The applicant has shown a portion of an existing travelway within the side setback area on the south side of the site.

2. Driveway Review Codes (Chapter 193)

- a. HR 193-10. The applicant has not proposed any changes to the existing driveways at the site.

3. Traffic

- a. HR 275-9.C. The applicant has not noted whether any changes to traffic volume for the site are anticipated. No changes to existing traffic patterns or site access are proposed.

4. Utility Design/Conflicts

- a. HR 275-9.E. The applicant noted in the project narrative that no significant changes to the restaurants water and sewer demands are anticipated. No changes to the utility service connections are proposed.

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

- a. HR 290-5.A. No stormwater management report or information was provided. The applicant has noted in the project narrative that no changes to the existing drainage patterns or infrastructure are proposed as part of this project.

6. Zoning (ZO 334)

- a. Zoning Ordinance (ZO) 334-20. The subject site is located in the Business (B) zoning district. The current and proposed use is permitted in this zoning district.
- b. ZO 334-27. The applicant has included zoning criteria on a Zoning Analysis Table in the plan set. We note that the existing and proposed dimensions shown in this table refer to the lease area within the subject lot, and that no changes to existing dimensions are proposed.
- c. ZO 334-33. The applicant has not shown any wetlands or associated wetlands buffers on the plan set.
- d. ZO 334-57. The applicant has included a detail for a MCD Wall Arch Sign but it is unclear where this sign is intended to be installed.
- e. ZO 334-83 and HR 218. The applicant has noted that the subject parcel is located within flood zone X.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(20). The applicant has not shown any existing catch basins within the site parking lot or erosion controls for these structures. It appears that stormwater flows from the site to a catch basin further north in the parking lot. The applicant should show this on the plans and provide appropriate erosion controls.
- b. The applicant should note 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 275-8.C.(7)(a). The applicant has not noted any landscaping coverage calculations for the subject site. The applicant has noted that existing landscaping is to remain, with additional landscaping proposed for an existing grass area.
- b. HR 276.11.1.B.(14). The applicant has included architectural drawings showing building mounted lighting. No additional information related to proposed site lighting was provided. The applicant should add lighting details to the plan set.

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

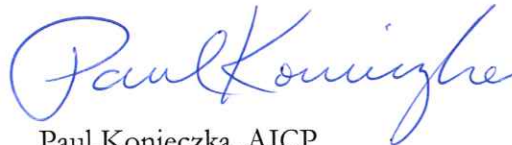
- a. The applicant didn't include a detail for the proposed concrete mat at the digital menu board.

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
Bohler Engineering
75 Federal Street, Suite 620
Boston, MA 02110
msmith@bohlereng.com

CLD | Fuss & O'Neill

540 Commercial Street • Manchester, NH 03101
ph: 603.668.8223 • fx: 603.668.8802
cld@cldengineers.com • www.cldengineers.com

Connecticut | Maine | Massachusetts | New Hampshire | New York | Rhode Island | Vermont

TO: File

FROM: Steven W. Reichert, PE

DATE: January 8, 2018

RE: Town of Hudson Planning Board Review
McDonald's Restaurant, 73 Derry Road
Tax Map 165, Lot 155-1; Acct. #1350-907
CLD | Fuss & O'Neill Reference No. 03-0249.1670

The following list itemizes the set of documents reviewed related to the McDonald's Site Development Plans for 73 Derry Road, Hudson, New Hampshire.

- Submittal received by CLD | Fuss & O'Neill from the Town of Hudson on December 21, 2017, including the following:
 - Copy of *Preliminary & Final Site Plan Application for Plan Review*, Town of Hudson, New Hampshire for Map 165, Lot 155-1, dated November 9, 2017.
 - Copy of *Application Form*, Page 3 of 16, dated November 17, 2017.
 - Copy of *Supporting Statement*, prepared by Bohler Engineering, dated December 5, 2017.
 - Copy of full size and half size *McDonald's Site Development Plans, Map 165, Lot 155-1, 73 Derry Road, Hudson, New Hampshire* Plan Set, prepared by Bohler Engineering, dated October 13, 2017, unless otherwise noted, with no revisions noted, including the following:
 - a. *Cover Sheet*, C-1 of 9.
 - b. *General Notes Sheet*, C-2 of 9.
 - c. *Demolition and Erosion Control Plan*, C-3 of 9.
 - d. *Site Plan*, C-4 of 9.
 - e. *Grading Plan*, C-5 of 9.
 - f. *Landscape Plan*, C-6 of 9.
 - g. *Landscape Notes & Details Sheet*, C-7 of 9.
 - h. *Detail Sheet*, C-8 of 9.
 - i. *Detail Sheet*, C-9 of 9.
 - j. *Boundary & Partial Topographic Survey*, Dwg. No. 1 and 2 of 2, prepared by Control Point Associates, Inc., dated August 1, 2017.
 - k. *Remodel Drawings*, Sheet No. A1.0 Floor Plan, prepared by SkyBorne Technologies, dated May 1, 2017.



February 15, 2018

Town of Hudson Planning Board
12 School Street
Hudson, NH 03051
Attn: George Thebarge



Re: McDonald's Site Plan Response to Comments
Portion of Map 165, Lot 155-1
75 Derry Road
Hudson, NH

Mr. Thebarge:

On behalf of the owner/applicant, McDonald's, please find the following:

- Five (5) 22"x34" copies of the Site Development Plan Sheets C-1 through C-9 of 9, prepared by Bohler Engineering dated October 13, 2017;
- Seventeen (17) 11"x17" copies of the Site Development Plan Sheets C-1 through C-9 of 9, prepared by Bohler Engineering dated October 13, 2017;
- One (1) 22"x34" copy of easement reference documents (7 sheets);
- One (1) copy of Security Lighting specifications (3 sheets);
- One (1) copy of the Memorandum of Lease.

The above has been forwarded in response to comments provided by CLD | Fuss & O'Neill on January 8, 2018. Please note the following in your review:

Comment 1(a): The plans do not specifically note the location of the provided stalls.

The number of proposed stalls has been changed to 35 parking spaces. This is referenced on the attached supplemental plan titled "Site Plan (Lot 53, Map 59) Hudson Mall, Derry Street, Hudson, New Hampshire", last revised September 9, 1987. This supplemental plan did not identify the location of the restaurant's stalls, but the stalls were included as part of the overall shopping center design and plan approval.

Comment 1(b): The existing parking spaces are measured on plan as 9'x18'.

No action.

Comment 1(c): Off-street loading space has not been shown for the site.

The McDonald's is an existing restaurant and operation. No action.

Comment 1(d): Grades provided indicate a cross slope greater than 2% at the south end of the crosswalk at the site curblin.

All proposed cross slopes are less than 2%. A note has been added to Sheet C-5 stating, "GC to ensure 2% max cross slope & 5% max running slope within accessible route/crosswalk."



Comment 1(e): The plans are stamped with a Commonwealth of Massachusetts Professional Engineers stamp.

The revised plans have been stamped with a State of New Hampshire Professional Engineers stamp.

Comment 1(f): Copies of the noted easements were not provided with the review package. No proposed easements noted.

Separate documents showing records of the easements have been provided with this submission.

Comment 1(g): The applicant did not include the required approval block on any of the plan sheets.

The required approval block has been added to every plan sheet.

Comment 1(h): The required expiration box was not included on any of the plan sheets.

The required expiration box has been added to each plan sheet.

Comment 1(i): The owner's signature does not appear on the plan set.

The Owner's signature will be provided on the plan set upon final plan approval from Planning Board.

Comment 1(j): The applicant has not noted the error of closure on the survey plans. A licensed surveyor has not certified, signed or sealed the plans.

The survey has been signed and sealed as requested. Note #14 on the survey states the error of closure.

Comment 1(k): The applicant has included a sign easement area at the front of the site, but it does not appear that a sign is proposed for this area.

The sign easement is an existing easement area. No signage is proposed within the easement.

Comment 1(l): All roadways, driveways, travelways or parking areas within 200' of the tract are not shown.

The Area Plan on the Cover Sheet C-1 has been revised to show an aerial and a 200' offset line from the property lease line.

Comment 1(m): Provide snow storage areas on plans.

Snow storage areas have been added to the Site Plan sheet.

Comment 1(n): Pertinent highway projects are not noted on plans.

No pertinent highway projects have been identified at this time.



Comment 1(o): Provide open space percentage calculations for project.

An open space calculation has been added to Zoning Analysis Table on the Site Plan (sheet C-4).

Comment 1(p): The applicant has shown a portion of an existing travelway within the side setback area on the south side of the site.

The existing travelway is part of the overall existing shopping center system. No changes or improvements are proposed for this area.

Comment 2(a): The applicant has not proposed any changes to the existing driveways at the site.

No action.

Comment 3(a): Anticipated changes to traffic volume for the site are not noted.

No changes to the traffic volume are anticipated. No changes to existing traffic patterns or site access are proposed.

Comment 4(a): No significant changes to the restaurant's water and sewer demands are anticipated and no changes to the utility service connections are proposed.

No action.

Comment 5(a): No changes to the existing drainage patterns or infrastructure are proposed and no stormwater management report or information provided.

No action.

Comment 6(a): The current and proposed site use is permitted in the Business (B) zoning district.

No action.

Comment 6(b): Existing and proposed dimensions shown in the Zoning Analysis Table refer to the lease area within the lot, and no changes to existing dimensions are proposed.

No action.

Comment 6(c): No wetlands or associated wetland buffers shown on plan set.

The project site is not located within a wetland or associated wetland buffer.

Comment 6(d): It is unclear where the MCD Wall Arch Sign is intended to be installed.

The "McDonald's" wall sign location is shown on the Site Plan (sheet C-4). It is also shown on the architectural elevations (sheet A2.1).



Comment 6(e): The subject parcel is noted to be located within flood zone X.

Note #6 on the survey states the property is located in flood zone X (areas determined to be outside the 0.2% annual chance floodplain).

Comment 7(a): The applicant should show the catch basin north of the parking lot where the stormwater is likely to flow, and provide appropriate erosion controls for this structure.

The catch basin's approximate location north of the subject site parking lot, per survey records and aerial mapping, is now shown on the plans. Inlet filter fabric will be placed over the catch basin as an erosion control measure, as shown on sheet C-3 (respective detail on sheet C-9).

Comment 7(b): Note that the Town reserves the right to require additional erosion control measures during construction if needed.

Note added to the Demolition and Erosion Control Plan (sheet C-3).

Comment 8(a): Landscaping coverage calculations for the subject site are not provided.

An Open Space calculation has been added to the Zoning Analysis Table on the Site Plan (sheet C-4). Additional landscape plantings have been identified within the landscape schedule on Sheet C-6.

Comment 8(b): No additional information related to the proposed site lighting was provided past the mounted lighting shown on the architectural drawings.

The existing site lot lighting consists of 400-watt high pressure sodium luminaire mounted on 18'0" steel poles with concrete bases (20'0" mounting height).

The building lighting is anticipated to be Hubbell Outdoor Lighting Geopak Series Architectural Wallpack or an approved equal (per supplemental specification sheets included in submission).

Comment 9(a): Copies of any applicable Town, state, county or federal approvals or permits not included in review package.

No permits for Town, state, county or federal approvals or permits are anticipated for this project.

Comment 9(b): Additional local permitting may be required.

No action at this time.

Comment 10(a): Detail for proposed concrete mat at the digital menu board not included.

The "Concrete & Bituminous Concrete Paving Detail" is located on sheet C-8.



BOHLER
ENGINEERING

Response to Comments
75 Derry Road
February 15, 2018
Page 5 of 5

Sincerely,

BOHLER ENGINEERING

William Lucas



MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 23rd day of August, 1988, is between HUDSON VICKERRY REALTY COMPANY TRUST by Robert F. Gordon, Herman Gordon, ~~Michael Weinberg and Jason S. Elias~~, Trustees (the "LANDLORD"), whose address is 70 Industrial Avenue, Lowell, MA 01852, and McDONALD'S CORPORATION, a Delaware corporation (the "TENANT"), whose principal place of business is located at One McDonald's Plaza, Oak Brook, Illinois 60521.

LANDLORD hereby leases to TENANT the demised premises with improvements and appurtenant easements, if any, in the City of Hudson, County of Millsborough, State of New Hampshire, described in Exhibit A attached and made a part of this Memorandum of Lease.

1. TERM: TO HAVE AND TO HOLD for a term commencing on October 9, 1976 and ending October 8, 1997.

2. OPTION TO EXTEND: LANDLORD grants to TENANT the option to extend the term of the lease at the expiration of the original term for successive periods aggregating 40 years.

3. COVENANT NOT TO COMPETE: LANDLORD agrees that during the term hereof, it shall not, except with the written consent of Tenant first had and obtained, directly or indirectly engage in, or acquire any financial or beneficial interest in, or grant a lease or sell property to any person to engage in a self service carry-out restaurant similar in kind to McDonald's of which food and beverages are dispensed within a radius of one (1) mile from the demised premises. The foregoing restrictions and limitations shall, if Landlord is a corporation, apply to all activities of officers, directors, subsidiaries and affiliates of Landlord.

4. MEMORANDUM: The rentals to be paid by TENANT and all of the obligations and rights of LANDLORD and TENANT are set forth in the Ground Lease dated December 29, 1975 as amended October 7, 1976 and May 26, 1988 executed by the parties. This instrument is merely a Memorandum of the Lease and is subject to all of its terms, conditions and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail as between the parties. This Memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties.

DEC 14 2 00 PM '88

867330

AK5072 PG1107

To indicate their agreement to the above, the parties or their authorized representatives or officers have signed this document.

Page 7

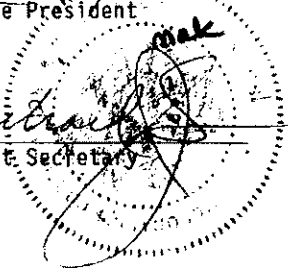
LANDLORD: HUDSON VICKERRY REALTY CO. TRUSTEENANT: McDONALD'S CORPORATION

Robert Gordon
Its: TRUSTEE

Heemeeu Gordon
ITS: TRUSTEE

By: *[Signature]*
Vice President

ATTEST: *[Signature]*
Assistant Secretary



WITNESS:

Patricia M. Patton
Patricia M. Patton

WITNESS:

(ATTACH ACKNOWLEDGMENT OF SIGNATURES AND EXHIBIT A)

Prepared by ~~and Return to:~~
Nancy A. Kane
Real Estate Legal Department
McDONALD'S CORPORATION
One McDonald's Plaza
Oak Brook, Illinois 60521

Please return to: NANCY LEWIS
Ticor Title Insurance Co.
203 N. LaSalle St., Suite 1400
Chicago, IL 60601
Re: *124-16548-30*

5072 PG1108

ACKNOWLEDGMENT - TRUST

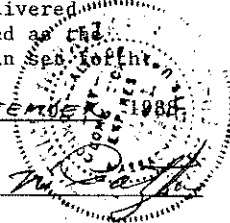
State of MASSACHUSETTS
County of MIDDLESEX

I, PATRICIA M. PATZKE, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Robert F. Gordon, a Trustee of Hudson Vickerry Realty Co. Trust, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee, and as the free and voluntary act of said Trust for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 7th day of SEPTEMBER, 1988.

Patricia M. Patzke
Notary Public

My commission expires: 8/1/91



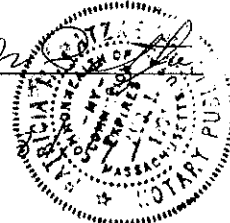
State of MASSACHUSETTS
County of MIDDLESEX

I, PATRICIA M. PATZKE, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Herman Gordon, a Trustee of Hudson Vickerry Realty Co. Trust, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee, and as the free and voluntary act of said Trust for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 7th day of SEPTEMBER, 1988.

Patricia M. Patzke
Notary Public

My commission expires:



BK 5072 Pg 1109

McDONALD'S
(ACKNOWLEDGMENT)

STATE OF ILLINOIS
COUNTY OF DuPAGE SS:

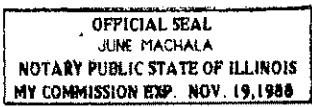
I, June Machala, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Wib Sutherland, Vice-President, and Michael J. Sise, Assistant Secretary of McDonald's Corporation, a Delaware corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such Vice-President and Assistant Secretary, respectively, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th day of August, 19 88.


Notary Public

My commission expires 11-19-88.

(ACKNOWLEDGMENT - INDIVIDUAL)



STATE OF
COUNTY OF SS:

I, _____, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that _____ and _____ of _____ who (is)(are) personally known to me to be the same person(s) whose name(s) (is)(are) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that (he)(they) signed, sealed and delivered the said instrument as (h)(their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 19 _____.

Notary Public

My commission expires _____.

(ACKNOWLEDGMENT - CORPORATE)

STATE OF
COUNTY OF SS:

I, _____, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that _____, President, and _____, Secretary of _____, a(n) _____ corporation, who are personally known to me to be the persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such President and Secretary, respectively, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 19 _____.

Notary Public

My commission expires _____.

BK5072 PB1110

LEGAL DESCRIPTION
LEASEHOLD AREA

A CERTAIN TRACT OR PARCEL OF LAND SITUATED OFF THE EAST SIDE OF DERRY ROAD (ROUTE 102) IN THE TOWN OF HUDSON, COUNTY OF HILLSBOROUGH, AND STATE OF NEW HAMPSHIRE BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT A STONE BOUND AT THE SOUTHWESTERLY CORNER OF LAND OF HUDSON - VICKERY REALTY CO. TRUST ON THE EAST SIDE OF SAID DERRY ROAD AND RUNNING N 54° 49' 02" E A DISTANCE OF 32.95 FEET TO A POINT ON THE SOUTHERLY LINE OF LAND OF SAID HUDSON VICKERY REALTY CO. TRUST; THENCE RUNNING N 21° 22' 58" W A DISTANCE OF 52.52 FEET TO THE POINT OF BEGINNING;

THENCE N 21° 22' 58" W A DISTANCE OF 78.00 FEET TO A POINT; THENCE

N 59° 30' 28" E A DISTANCE OF 217.13 FEET TO A POINT; THENCE

S 30° 29' 32" E A DISTANCE OF 58.19 FEET TO A POINT; THENCE

S 54° 49' 02" W A DISTANCE OF 230.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,038 SQUARE FEET

STACKING LANE EASEMENT

Stacking lane easement related to drive-thru facility:

Landlord also grants to tenant a non-exclusive easement appurtenant to tenant's leasehold area throughout the term and any extension of this lease for the purpose of vehicular ingress to and from tenant's demised premises for the use and benefit of tenant, its successors, assigns, licensees, subtenants, suppliers, and customers over, upon and across the adjacent property of the landlord described as follows:

8K5072 Pg 1111

9254J

Exhibit A

COMMENCING AT A STONE BOUND AT THE SOUTHWESTERLY CORNER OF LAND OF HUDSON VICKERRY REALTY COMPANY TRUST ON THE EAST SIDE OF DERRY ROAD, ROUTE 102; THENCE

N 54° 49' 02" E A DISTANCE OF 32.95 FEET BY LAND OF THE ROMAN CATHOLIC BISHOP OF MANCHESTER TO A POINT; THENCE

N 21° 22' 58" W A DISTANCE OF 25.00 FEET BY THE EASTERLY LINE OF A SIGNALIZATION MAINTENANCE EASEMENT TO THE POINT OF BEGINNING; THENCE

N 21° 22' 58" W A DISTANCE OF 12.45 FEET BY SAID EASEMENT TO A POINT; THENCE

N 53° 08' 03" E A DISTANCE OF 220.66 FEET TO A POINT; THENCE

S 36° 51' 57" E A DISTANCE OF 12.00 FEET TO A POINT; THENCE

S 53° 08' 03" W A DISTANCE OF 223.98 FEET TO THE POINT OF BEGINNING.

Tenant shall be responsible for the maintenance and repair of said stacking lane, including, but not limited to, the removal of any snow remaining after the general snow removal by ~~landlord~~ from said area.

Landlord

SIGN EASEMENT

Landlord shall also grant to tenant an exclusive easement throughout the term and any extension of this lease appurtenant to tenant's demise for the installation, repair, maintenance and renewal of a sign and electrical conduit in or under and upon the following described property:

COMMENCING AT A STONE BOUND ON THE SOUTHWESTERLY CORNER OF LAND OF HUDSON-VICKERRY REALTY CO. TRUST SAID BOUND BEING ON THE EASTERLY SIDELINE OF DERRY STREET, ROUTE 102 AND LAND OF THE ROMAN CATHOLIC BISHOP OF MANCHESTER; THENCE

NORTHWESTERLY ALONG THE NEWLY DEDICATED EASTERLY RIGHT-OF-WAY LINE OF SAID DERRY STREET, A DISTANCE OF 130.93 FEET TO THE POINT OF BEGINNING; THENCE

N 52° 47' 14" E A DISTANCE OF 27.72 FEET TO A POINT, SAID POINT BEING A NORTHWESTERLY CORNER OF PREMISES WHICH ARE THE SUBJECT OF A LEASE FROM HUDSON-VICKERRY REALTY TRUST TO MCDONALDS CORP.; THENCE

S 21° 22' 58" E ALONG THE WESTERLY LINE OF SAID LEASE AREA A DISTANCE OF 47.33 FEET TO A POINT; THENCE

NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET, A DELTA ANGLE OF 73° 31' 30" AND AN ARC LENGTH OF 51.33 FEET TO THE POINT OF BEGINNING.

Landlord agrees that no signs, trees, buildings, or other structures will be located or allowed to be constructed within 20 feet of the sign easement area.

EGRESS EASEMENT

throughout the term of this Lease
and any extension

Tenant grants to landlord a non-exclusive easement ~~as outlined~~
~~in Exhibit A~~, for the purpose of vehicular and pedestrian
egress to and from landlord's property for the use of the
landlord, tenants, subtenants, suppliers, and customers, over,
upon, and across the leased area described as follows:

COMMENCING AT A STONE BOUND AT THE SOUTHWESTERLY CORNER OF
LAND OF HUDSON - VICKERRY REALTY CO. TRUST ON THE EAST SIDE
OF SAID DERRY ROAD AND RUNNING N 54° 49' 02" E A DISTANCE OF
32.95 FEET TO A POINT ON THE SOUTHERLY LINE OF LAND OF SAID
HUDSON - VICKERRY REALTY CO. TRUST; THENCE

RUNNING N 21° 22' 58" W A DISTANCE OF 52.52 FEET TO A
RAILROAD SPIKE AT A POINT OF BEGINNING; THENCE

N 21° 22' 58" W A DISTANCE OF 20.20 FEET TO A POINT; THENCE

NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
50.00 FEET, A DELTA ANGLE OF 27° 25' 10" AND AN ARC LENGTH
OF 23.93 FEET TO A POINT; T HENCE

N 56° 35' 49" E A DISTANCE OF 203.26 FEET TO A POINT; THENCE

S 30° 29' 32" E A DISTANCE OF 7.00 FEET TO A RAILROAD SPIKE
THENCE

S 54° 49' 02" W A DISTANCE OF 230.25⁴ FEET OF THE POINT OF
BEGINNING.

Tenant shall be responsible for the construction, maintenance and repair of
said egress easement area, including but not limited to, the removal of any
snow remaining after the general snow removal by landlord from said area.

9K5072 Pg 1113

PARKING EASEMENTS AND USE OF COMMON AREAS

All of those portions of the Shopping Center designated as common areas, parking areas and driveways for ingress and egress on a plan entitled "Site Plan (Lot 53, map 59) Nudson Mall, Derry Street, Hudson, NH, prepared for Hudson-Vickerry Realty Company Trust, dated September 8, 1987 and recorded in the Hillsborough City Registry of Deeds on May 9, 1988, as plan #22076, may be reasonably used, during the entire term of this Lease and any extension thereof, by the Tenant, its invitees, licensees, and patrons, in common with all other lawfully entitled to use the same at the Shopping Center. Landlord agrees that said parking area shall consist of not less than 100 car parking spaces, as shown on said Site Plan, and that said parking area, common areas and drives, as shown on said Site Plan shall not unreasonably be changed without Tenant's consent. The Shopping Center is described as follows:

9254J

BK5072 PG114

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PREMISES AT A STONE BOUND AT LAND OF ST. PATRICK CEMETERY ON THE EASTERLY SIDELINE OF DERRY STREET, ROUTE 102; THENCE

N 19° 06' 30" W A DISTANCE OF 106.95 FEET BY A NEWLY DEDICATED PORTION OF SAID DERRY STREET TO A POINT; THENCE

NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2158.00 FEET, A DELTA ANGLE OF 11° 57' 08" AND AN ARC LENGTH OF 450.17 FEET BY SAID DEDICATED PORTION TO A POINT; THENCE

NORTHERLY AND NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 68° 45' 45" AND AN ARC LENGTH OF 36.00 FEET BY SAID DEDICATED PORTION TO A POINT; THENCE

N 61° 36' 22" E A DISTANCE OF 24.25 FEET BY SAID DEDICATED PORTION TO A POINT; THENCE

N 13° 36' 14" W A DISTANCE OF 78.35 FEET BY SAID DEDICATED PORTION TO A POINT; THENCE

WESTERLY AND NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 92° 43' 56" AND AN ARC LENGTH OF 48.55 FEET BY SAID DEDICATED PORTION TO A POINT; THENCE

NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2958.00 FEET A DELTA ANGLE OF 04° 54' 32" AND AN ARC LENGTH OF 253.43 FEET BY SAID DEDICATED PORTION TO A POINT; THENCE

N 01° 02' 26" W A DISTANCE OF 93.79 FEET BY SAID DEDICATED PORTION TO THE FORESAID LAND OF ST. PATRICK CEMETERY; THENCE

N 63° 00' 19" E A DISTANCE OF 143.24 FEET BY SAID CEMETERY TO A STONE BOUND; THENCE

S 81° 18' 13" E A DISTANCE OF 118.57 FEET BY SAID CEMETERY TO A STONE BOUND; THENCE

S 64° 52' 39" E A DISTANCE OF 70.99 FEET BY SAID CEMETERY TO A POINT; THENCE

S 27° 26' 36" E A DISTANCE OF 251.98 FEET BY SAID CEMETERY TO A POINT; THENCE

N 73° 12' 46" E A DISTANCE OF 48.83 FEET BY SAID CEMETERY TO A STONE BOUND; THENCE

S 30° 23' 43" E A DISTANCE OF 301.52 FEET BY SAID CEMETERY TO A STONE BOUND; THENCE

S 30° 25' 16" E A DISTANCE OF 200.11 BY SAID CEMETERY TO A STONE BOUND; THENCE

S 54° 30' 35" N A DISTANCE OF 398.30 FEET BY SAID CEMETERY TO A STONE BOUND; THENCE

S 54° 49' 02" N A DISTANCE OF 283.30 FEET BY SAID CEMETERY TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 10.602 ACRES.

PK5072 Pg 115

Less and except the following piece of property:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED OFF THE EAST SIDE OF DERRY ROAD (ROUTE 102) IN THE TOWN OF HUDSON, COUNTY OF HILLSBOROUGH, AND STATE OF NEW HAMPSHIRE BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT A STONE BOUND AT THE SOUTHWESTERLY CORNER OF LAND OF HUDSON - VICKERY REALTY CO. TRUST ON THE EAST SIDE OF SAID DERRY ROAD AND RUNNING N 54° 49' 02" E A DISTANCE OF 32.95 FEET TO A POINT ON THE SOUTHERLY LINE OF LAND OF SAID HUDSON VICKERY REALTY CO. TRUST; THENCE RUNNING N 21° 22' 58" W A DISTANCE OF 52.52 FEET TO THE POINT OF BEGINNING; THENCE

N 21° 22' 58" W A DISTANCE OF 78.00 FEET TO A POINT; THENCE

N 59° 30' 28" E A DISTANCE OF 217.13 FEET TO A POINT; THENCE

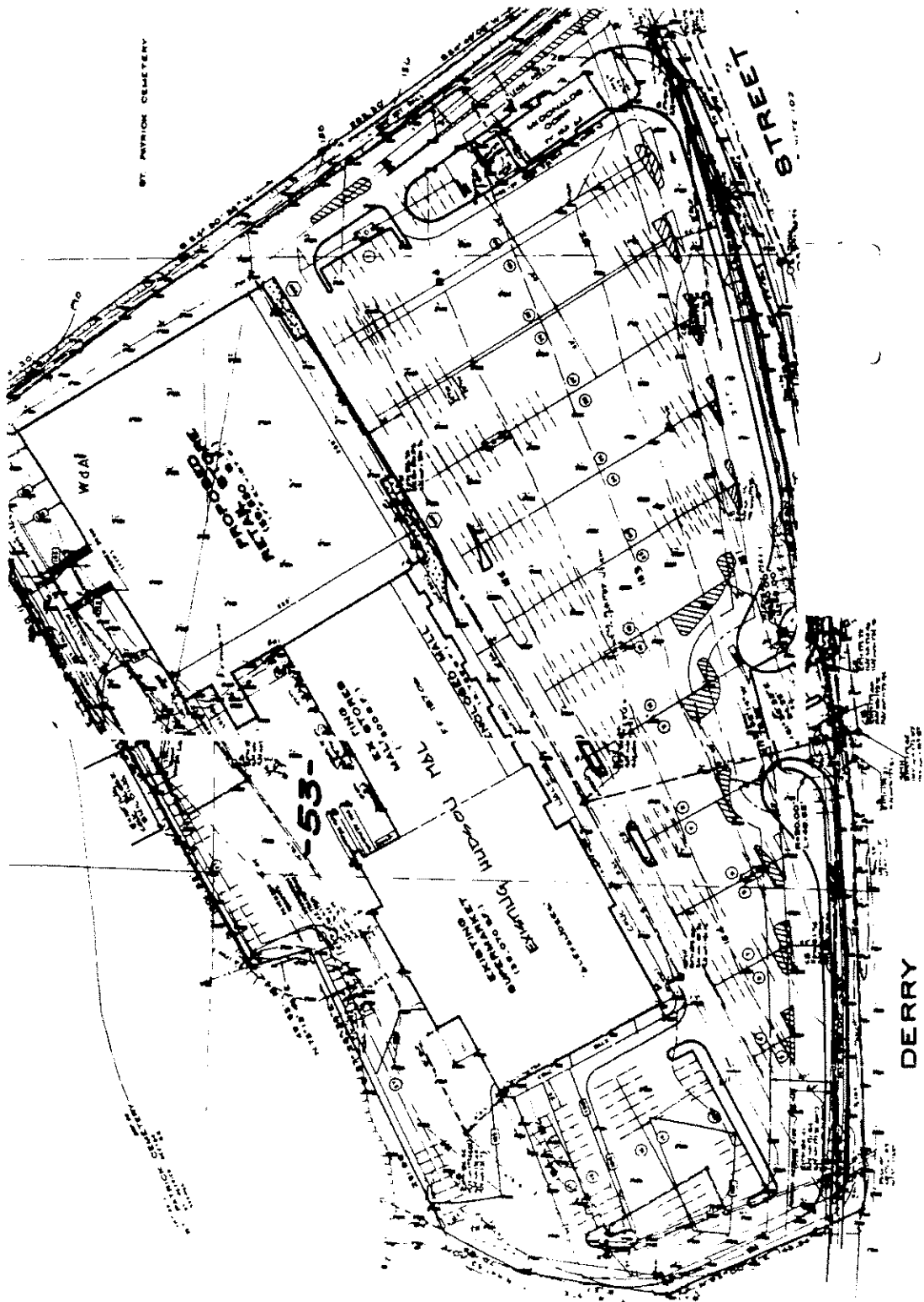
S 30° 29' 32" E A DISTANCE OF 58.19 FEET TO A POINT; THENCE

S 54° 49' 02" W A DISTANCE OF 230.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,038 SQUARE FEET

BK5072 PG1116

PARKING EASEMENTS AND USE OF COMMON AREAS



9X5072 00117



HUBBELL®
Outdoor Lighting

GEOPAK SERIES

Architectural Wallpack TRP1/RD11/QSP1

SPECIFICATIONS

APPLICATIONS

- Small sized architectural wallpacks in three stylish shapes with molded contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.
- Back box accessory available for surface conduit application.

Construction:

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance.
- The LED bezel and trim-plate are made of stainless steel.
- Five powder coat standard finishes, plus custom color options.
- Wet Location Listed to UL924 and UL1598 Standard.

LED:

- 12 high power LEDs delivering up to 3,000 lumens.
- Up to 118 lumens per watt
- Type II, III and IV distributions for a wide variety of applications.
- Zero uplight (UO), dark sky, neighbor friendly

Electrical:

- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10kA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control

Battery Backup:

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress.
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application.
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard.

Installation:

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit.
- Optional back-box accessory available for surface conduit application. See BB-Geo accessories.

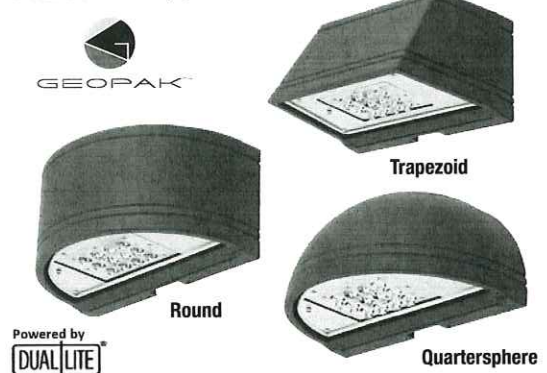
Listings:

- UL 1598 listed for use in wet locations
- Drivers IP66 and RoHS compliant

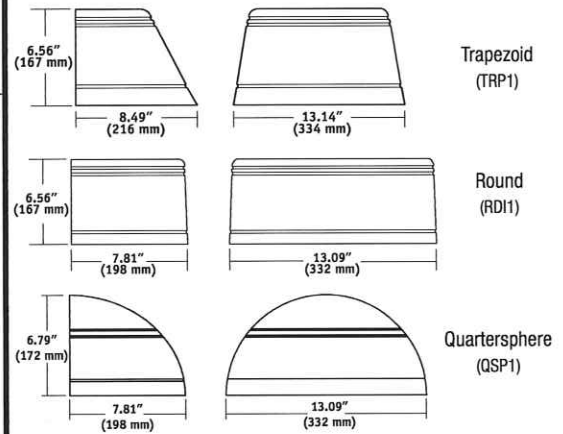
Warranty:

- For more information visit:
<http://www.hubbelloutdoor.com/resources/warranty/>

PRODUCT IMAGE(S)



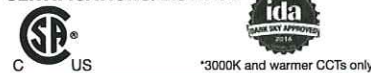
DIMENSIONS



SHIPPING INFORMATION

Catalog Number	Weight (lbs)	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
TRP1	11.5	17.0	9.9	10.0
RD11	11.5	18.0	11.0	9.25
QSP1	10.5	17.0	9.6	10.5

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION

ORDERING EXAMPLE: TRP-12L-20-4K-3-1-BL-SCP-EH

HOUSING	VERSION	WATTAGE	CCT/CRI	DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
TRP1 Trapezoid	12L 12 LEDs	15 15 watts	3K7 3000K, 70CRI	2 Type II	U 120-277	BL Black	PCU Button Photocell	F ¹ Fusing (only available with STD fixture configuration, 120-277V only)
RD11 Radius		20 20 watts	4K7 4000K, 70CRI	3 Type III	1 120	DB Bronze	SCP ^{2,3} Programmable Motion Sensor	E ¹ Battery Pack (0°C)
QSP1 Quartersphere		30 30 watts	5K7 5000K, 70CRI	4 Type IV	2 208 3 240 4 277	GR Gray PS Platinum WH White CC Custom	SPECIFY SCP HEIGHT 8F Up to 8ft mount height 20F Up to 20ft mount height	EH ¹ Battery Pack (-30°C) with heater

¹ Voltage specific (120 or 277V only)
² Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
³ PCU option not applicable, included in sensor
⁴ Must specify input voltage (120, 208, 240 or 277)





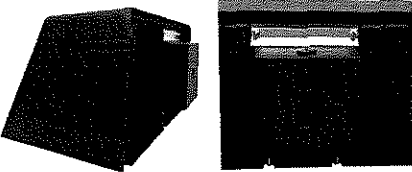
GEOPAK SERIES

Architectural Wallpack TRP1/RD11/QSP1

ACCESSORIES - Order separately

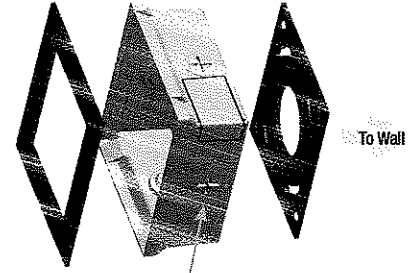
Catalog Number	Description
SCP-REMOTE ²	Remote control for SCP option. Order at least one per project to program and control.
BB-GEO-XX	Back box with 4 - 1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"

² Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only



BB-GEO-XX - Mounted to luminaire

BB-GEO-XX



Fixture gasket 4 - 1/2" conduit entries Wall gasket

PERFORMANCE DATA (AC/Standard Configurations)

# OF LEADS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
12	350mA	13.9	2	1635	118	1	1	1	1577	113	1	1	1	1497	108	1	1	1
			3	1613	116	1	0	1	1556	112	1	0	1	1477	106	1	0	1
			4	1607	116	0	0	1	1550	111	0	0	1	1471	106	0	0	1
	500mA	19.9	2	2268	114	1	1	1	2176	109	1	1	1	2077	104	1	1	1
			3	2245	113	1	0	1	2140	108	1	0	1	2049	103	1	0	1
			4	2229	112	0	0	1	2150	108	0	0	1	2041	103	0	0	1
	700mA	28.2	2	2942	104	1	1	1	2885	102	1	1	2	2721	96	1	1	1
			3	2912	103	1	0	1	2836	101	1	0	1	2685	95	1	0	1
			4	2892	103	1	0	1	2789	99	1	0	1	2674	95	1	0	1

Electrical Data

Input Power Consumption

Drive Current (mA)	Input Voltage (V)	System Power (w)	Current (Amps)
350mA	120	13.9	0.12
	277		0.05
500mA	120	19.9	0.17
	277		0.07
700mA	120	28.2	0.24
	277		0.10

Projected Lumen Maintenance

Ambient Temp.	Operating Hours					
	0	25,000	50,000	TM-21-11 ¹	100,000	L70 (hours)
25°C/77°F	1.00	0.98	0.97	0.95	0.91	>345,000
40°C/104°F	1.00	0.96	0.95	0.92	0.87	>268,000

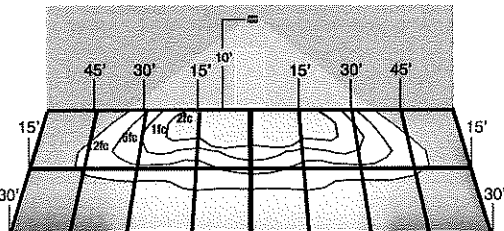
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	LUMEN MULTIPLIER	
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

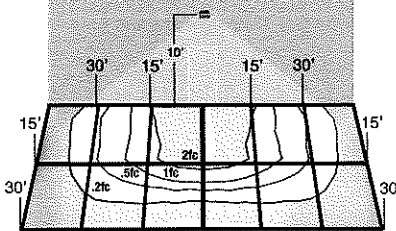
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Battery backup units consume additional power during charging (maximum 32.2 watts for E, 50.7 watts for EH)

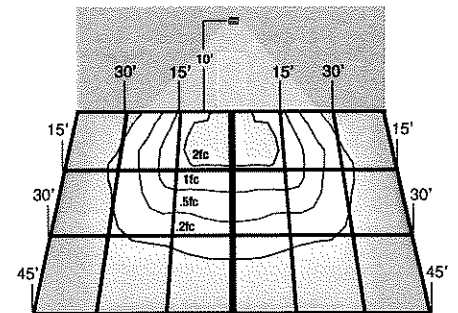
PHOTOMETRIC REPORTS



TYPE II



TYPE III



TYPE IV (Forward throw)



GeoPak - Battery Back Up

Functional Circuitry: Transient surge protection device on AC input. Upon failure of the normal utility power, an LED driver is automatically activated to power the emergency LEDs. Upon resumption of normal utility power, the LED driver is turned off, and the battery is recharged through a micro-controller based 3-stage charger. The battery is a maintenance-free Lithium Iron Phosphate (LiFePo) type. A low voltage battery disconnect (LVD) feature protects the battery from severe damage during prolonged power failures. Manual testing is available at any time using the push-to-test button. The optional heater features a heating wrap and thermostat to maintain optimal battery temperature during charge or discharge. The GeoPak includes the following features:

- Battery re-charge within 24 hours
- AC Lock-out circuit
- Self-diagnostics monitors LED status, LED driver circuit, battery capacity and charger function and displays any fault detection by means of a flashing code.

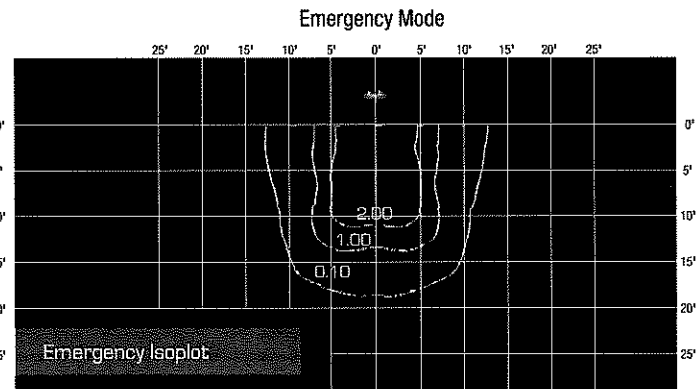
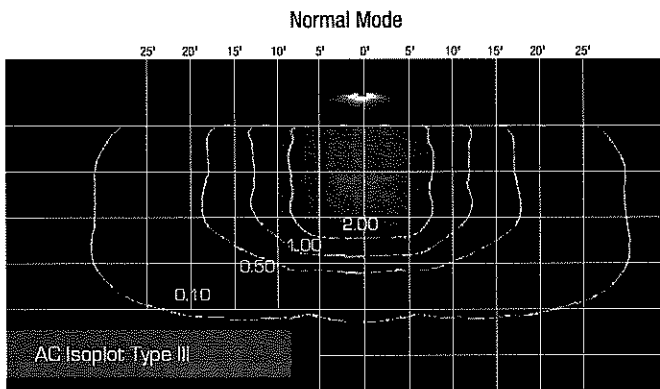
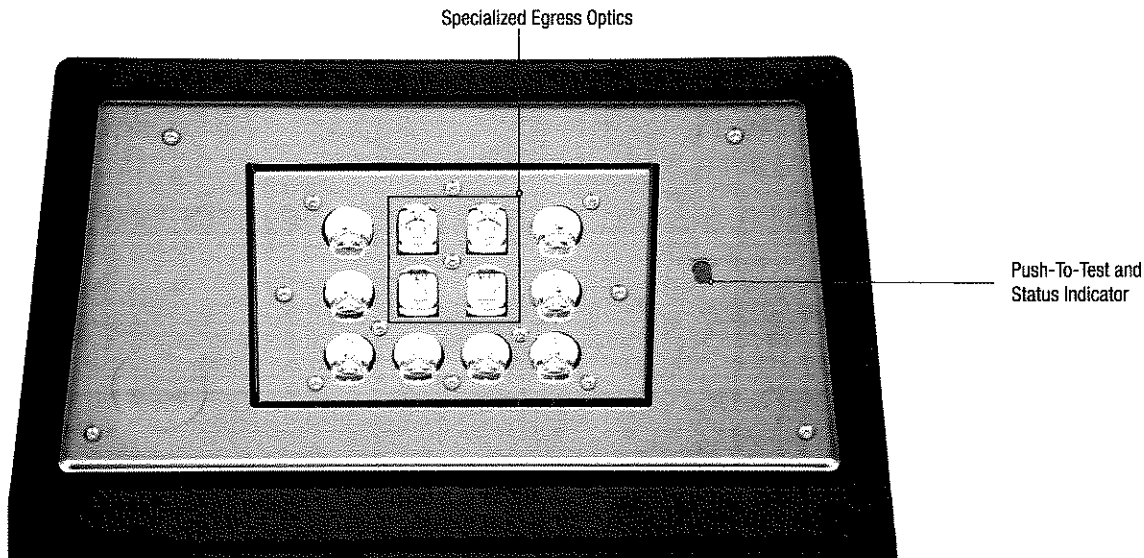
- Self-Test feature runs a 1 minute test once a month and an alternating 30 or 60 minute test once every 6 months. Multi-color LED indicator provides visible fault detection and charging status.
- User initiated 1, or 90-minute system test feature
- 15 minute re-transfer delay
- Automatic unit transfer in brown-out conditions (below 80% of nominal AC input voltage).

Emergency Photometric Performance (1 fc average .1 fc minimum)

28' multi-unit spacing at 10' MH with 0/30/10 reflectances on a 6' path

26' x 10' single unit coverage at 10' MH with 0/30/10 reflectances

6' x 19' forward throw coverage at 10' MH with 0/30/10 reflectances



Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions.

Diagrams for illustration purposes only, please consult factory for application layout.



BOHLER
ENGINEERING

45 Franklin Street, Floor 5
Boston, MA 02110
PHONE 617.849.8040

February 19, 2018
Via Electronic Mail

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

Dear Mr. Theborge:

In response to your comment with regards to sewage flows for the McDonald's restaurant, we note the following:

- The number of employees is 11 on the largest shift. McDonald's does not anticipate the maximum number of employees to increase on the largest shift.
- The existing occupancy seat count is 62. McDonald's does not anticipate the seat count to increase due to ADA spatial requirements.
- Based on the above, McDonald's restaurant's anticipated sewage demand will not increase as a result of the proposed renovations.

Should you have any further questions or require additional information on this matter, please do not hesitate to contact our office.

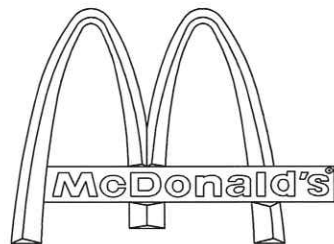
Sincerely,

William E. Lucas III

CC: Francis Essien, Sevan Solutions
Alison Brickett, McDonald's

SITE DEVELOPMENT PLANS

FOR:
PROPOSED



WITH DRIVE-THRU

LOCATION OF SITE:
**75 DERRY ROAD
TOWN OF HUDSON
HILLSBOROUGH COUNTY, NEW HAMPSHIRE**

MAP 165, LOT 155-1



GENERAL NOTES:

1. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
2. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
3. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
4. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
6. ALL ELEVATIONS SHOWN ARE BASED UPON NAVD 88 PER SURVEY NOTE #7.
7. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
8. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE. FOUNDATION DESIGN AND CONSTRUCTION IS BY THE GENERAL CONTRACTOR.

PAVING SPECIFICATION

(SEE PAVEMENT DETAIL)

FLEXIBLE PAVEMENT SECTION:
-1.5" M.04.02- CLASS 2 TOP COURSE
-1.5" M.04.02- CLASS 1 BASE COURSE
-12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

RIGID PAVEMENT SECTION:
-6.0" 4500 PSI AIR-ENTRAINED CONCRETE
-8.0" 4500 PSI AIR-ENTRAINED CONCRETE AT TRASH ENCLOSURE
-12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

NOTE: FINAL PAVEMENT SPECIFICATIONS TO BE COORDINATED WITH GEOTECHNICAL REPORT RECOMMENDATIONS. McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

PARKING INFORMATION

35 EXISTING SPACES (2 ACCESSIBLE SPACES)

TOTAL SPACES
35

UTILITY INFORMATION

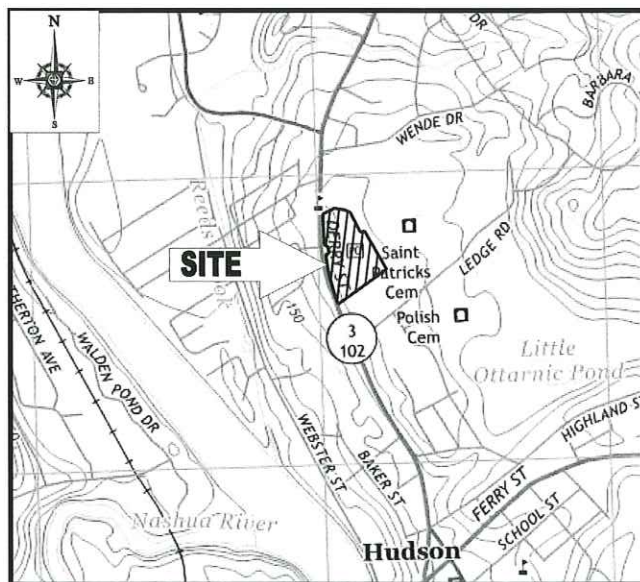
	SIZE	TYPE	LOCATION
SANITARY SEWER	TBD	TBD	DERRY R.O.W
WATER	TBD	DI	DERRY R.O.W
STORM SEWER	VARIES	VARIES	ON-SITE / IN R.O.W
ELECTRIC	TBD	TBD	DERRY R.O.W
GAS	TBD	TBD	DERRY R.O.W

SURVEY INFORMATION

PREPARED BY: CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
JOB #: 03-170144
DATE: AUGUST 1, 2017

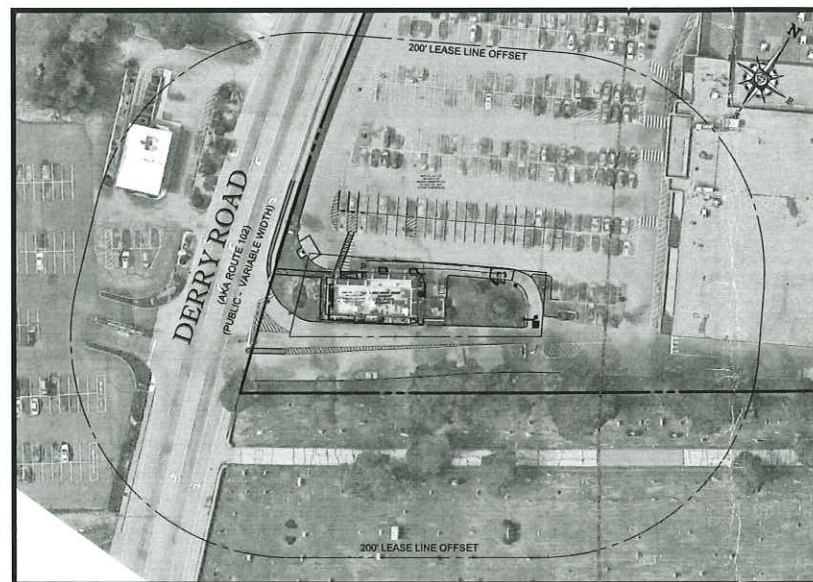
TYPICAL LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	SETBACK	---
---	EASEMENT	---
---	CURB	---
⊙	STORM MANHOLE	⊙
⊙	SEWER MANHOLE	⊙
⊕	CATCH BASIN	⊕
△	WETLAND FLAG	△
---	WETLAND LINE	---
x 54.83	SPOT ELEVATION	100.00
x TC 54.58	TOP & BOTTOM OF CURB	TC-100.00
o 53.78		BC-99.58
---	CONTOUR	---
→	FLOW ARROW	→
→	PAINTED ARROW	→
---	OVERHEAD WIRE	---
---	GAS LINE	---
---	TELEPHONE LINE	---
---	ELECTRIC LINE	---
---	WATER LINE	---



LOCATION MAP

SCALE: 1"=1000'
PLAN REFERENCE: USGS NASHUA NORTH QUADRANGLE

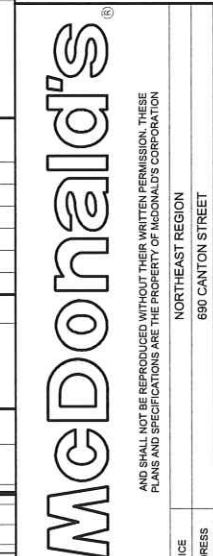
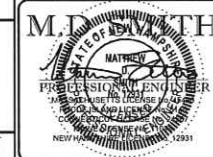


AREA PLAN

SCALE: 1"=80'
PLAN REFERENCE: GOOGLE MAPS

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1 OF 9
GENERAL NOTES SHEET	C-2 OF 9
DEMOLITION AND EROSION CONTROL PLAN	C-3 OF 9
SITE PLAN	C-4 OF 9
GRADING PLAN	C-5 OF 9
LANDSCAPE PLAN	C-6 OF 9
LANDSCAPE NOTES & DETAIL SHEET	C-7 OF 9
DETAIL SHEET	C-8 OF 9
DETAIL SHEET	C-9 OF 9
ALTA SURVEY - OVERALL BOUNDARY (BY OTHERS)	1 OF 2
ALTA SURVEY - TOPOGRAPHIC DETAIL (BY OTHERS)	2 OF 2
REMODEL DRAWINGS A1.0 (BY OTHERS)	1 OF 3
REMODEL DRAWINGS A2.0 (BY OTHERS)	2 OF 3
REMODEL DRAWINGS A2.1 (BY OTHERS)	3 OF 3

SHEET INDEX



DATE: _____
SIGNATURE: _____
APPROVED BY: _____

STATUS	DATE	BY
DRAWN BY:	10/13/17	DJF
PLAN CHECKED:	10/13/17	WL
AS-BUILT:		

PERMIT SET

STREET ADDRESS
75 DERRY ROAD

CITY: HUDSON STATE: NEW HAMPSHIRE

COUNTY: HILLSBOROUGH

SITE I.D.: 28-0035 PLAN DESCRIPTION: COVER SHEET

SHEET NO.: C-1 OF 9

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

75 FEDERAL STREET SUITE 620
BOSTON, MA 02110
Phone: (617) 848-8040
www.BohlerEngineering.com

COMPLIANCE CHECK DATE: _____
CONSTRUCTION CHECK DATE: _____
CONSTRUCTION CHECK DATE: _____

PROJECT No.: M172010
CAD I.D. #: M172010_ss2.dwg

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

PLANNING BOARD SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR 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.

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

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.
 - THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN.
 - SURVEY "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY, MDONALD'S USA, LLC, 75 DERRY ROAD, PORTION OF MAP 185, LOT 155-1, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED AUGUST 1, 2017.
 - ARCHITECTURAL "REMODEL DRAWINGS, 75 DERRY ROAD, HUDSON NH, PREPARED BY SKYBORNE TECHNOLOGIES, DATED MAY 2, 2017.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.
- ALL ACCESSIBLE WALKWAY PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT (ADA) AND 28 C.F.R. 1191.51 AND 36 C.F.R. 1191.51 OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
- THE GEOLOGICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOLOGICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOLOGICAL REPORT AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPERMED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- CONTRACTOR MUST REFER TO THE ARCHITECTURAL BUILDING PLANS OR "RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN (WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
- DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSATURATED EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT DESIGN STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEDMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE UTILITIES, PAVEMENT, STIRRING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REPAIRS TO SIDEWALKS AND UTILITY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOLOGICAL REPORT.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEFINED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SOURCE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE ENGINEER OR RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAVE WHEN WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
- ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVICANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND SUBCONTRACTORS AND SUBSIDIARIES AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTOR'S LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSIGNED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON REURNAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVICANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBSIDIARIES FROM AND AGAINST ALL DAMAGES, INJURIES, CLAIMS, ACTIONS, SUITS, EXPENSES, AND LOSSES, INCLUDING ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS. ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT, CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE RECOVERER.
- BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALL OTHERS SUFFICIENT TO REASONABLY REGULATE REVIEW OF A SPECIFIC ITEM MUST INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS ON THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVICANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBSIDIARIES AT A CONSTRUCTION SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OBTAINING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLYING ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY AGENCY WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS OFFICERS, EMPLOYEES, AGENTS, SERVICANTS, AND SUBSIDIARIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE MAINTAINED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL, EITHER IN THE R.O.W. OR ON SITE. THE COSTS FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
- ALL SIGHING AND PAVEMENT STIRRING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY ADOPTED SUPPLEMENT.
- ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES, REGULATIONS AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOSING ACTIVITIES (MINIMUM ONE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
- AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSEEN PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL DEMOLITION NOTES

- THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
 - SURVEY "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY, MDONALD'S USA, LLC, 75 DERRY ROAD, PORTION OF MAP 185, LOT 155-1, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED AUGUST 1, 2017.
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 (a)(4)), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
- BOHLER ENGINEERING HAS A CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNING REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES AT THE PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDING TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR:
 - OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
 - NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE OBTURANCE.
 - IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.
 - LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
 - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF PEAK" IS TO BE DONE AT AN ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
 - THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OF THE USIA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
 - THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
 - THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
 - CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOLOGICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
 - EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
 - CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
 - CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
 - DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
 - THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
 - THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
 - CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
 - THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
 - DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL. ACTIVITIES TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
 - CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/OWNER/OPERATOR UPON COMPLETION OF THE WORK.
 - CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATORY BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1.5% (2.8%) IN ANY DIRECTION.
 - CURB RAMPS - SLOPE MUST NOT EXCEED 7:12 (5.8%) FOR A MAXIMUM OF SIX (6) FEET.
 - LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1.5% (2.8%) IN ANY DIRECTION.
 - PATH OF TRAVEL, A ONE-WAY ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM RISE OF 5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HORIZONTAL RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1.5% IN ANY DIRECTION (2.8%) FOR POSITIVE DRAINAGE.
 - DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS 60 INCHES AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
 - WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 402.2 OF THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN AND USE OF BUILDINGS, IN SOME CIRCUMSTANCES, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY FROM ANY REVISION FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
 - THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-COMFORMING CONCRETE.
 - IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL GRADING & UTILITY PLAN NOTES

- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION AND PROGRESS UP GRADIENT). PROPOSED INTERFERENCE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHOEVER IS GREATER, THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES AND SERVICES. THE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UTILITIES AND SERVICES IN ACCORDANCE WITH THE PROJECT PLAN. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- IF IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD. IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND ALL FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION (AS IDENTIFIED OR REQUIRED) FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXISTING BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS (DETAILS, DOOR ACCESS, AND EXTERIOR GRADING), THE ARCHITECTED BUILDING UTILITY SERVICE IDEAS. THE CONTRACTOR MUST COORDINATE WITH THE LOCAL UTILITY SERVICES WITH THE LOCAL UTILITY COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY MIS-COORDINATION POINTS TO CONNECTING TO THE EXISTING UTILITY REQUIREMENTS, WHERE A CONFLICT EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL, PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
- WATER SERVICE MATERIALS, BURIAL DEPTH AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED TO COMPLETE THE UTILITY TO PROVIDE FILL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VALVE, PRIOR TO COMMENCING CONSTRUCTION.
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- SITE GRADING MUST BE FIELD VERIFIED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOLOGICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPAIRING ALL UNSATURATED MATERIALS AS SPECIFIED BY THE GEOLOGICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOLOGICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLINGS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOLOGICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF FILLINGS AND OTHER UNSATURATED MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE BY OWNER/ENGINEER OR OWNER/ENGINEER REPRESENTATIVE, EXCAVATION IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOLOGICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, SLOPING, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOLOGICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOLOGICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS, WHEN THE PROJECT DOES NOT HAVE GEOLOGICAL RECOMMENDATIONS, FILL, AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
- CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION OR BACKFILL FOR EXCAVATION AND TRENCHING PROCEDURES.
- PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF CURB JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAREOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CORRESPONDING AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTIFY IF INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
- WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRREGULARITIES TO A POINT AT LEAST 5 FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE. MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONTROL AND ENSURE 0.3% MINIMUM SLOPE AGAINST ALL ISLANDS, CUTTERS, AND CURBS. 1.5% ON ALL CONCRETE SURFACES AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES). TO PREVENT POHONING, CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR WELFARE OF ANY PERSON OR PROPERTY. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT WRITTEN NOTIFICATION, WAIVER, OR APPROVAL FROM BOHLER ENGINEERING, OWNER, RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.
- PROPOSED TOP OF CURB ELEVATIONS ARE BASED ON EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IF CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
- IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN THESE PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ON SITE.
- WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION WALLS ARE NOT IDENTIFIED HEREIN AND ARE TO BE DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
- STORM DRAINAGE PIPE UNLESS INDICATED OTHERWISE: ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SBT TIGHT JOINTS, WHICH HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO ASHOTO W94 AND TYPE 5 (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SBT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
- UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D2689
 - FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D2689
 - FOR PIPE WITHIN 10 FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.
- STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
- STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
- SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBALLMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
- SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER THE PROJECT.
- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
- WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (CPI) MINIMUM CLASS 33 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- CONTRACTOR MUST ENSURE THAT ALL UTILITIES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
- LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
- CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND/FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

TYPICAL ABBREVIATIONS

KEY	DESCRIPTION	KEY	DESCRIPTION
BC	BOTTOM CURB	PROP.	PROPOSED
TC	TOP CURB	TBR	TO BE REMOVED AND REPLACED
BOC	BACK OF CURB	TBR	TO BE REMOVED
BTW	BOTTOM OF WALL GRADE	TFP	FREE PROTECTION FENCE
R/W			

EROSION & SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE EROSION AND SEDIMENT CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME PERIOD PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF FINAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE. THESE MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UP-SLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAN WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TESTING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 400 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (134 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.53 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70 TO 90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RUB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITHIN 100 FEET OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH
 LOCATION: MULCH STRAW RATE (1000 SF) 100 POUNDS
 WINDY AREA: SHREDED OR CHOPPED CORNSTALKS STRAW (ANCHORED) 155-275 POUNDS 100 POUNDS
 MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1: JUTE MESH OR EXCELSDUR MAT AS REQUIRED
 GREATER THAN 3:1 REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT

*A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RUB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

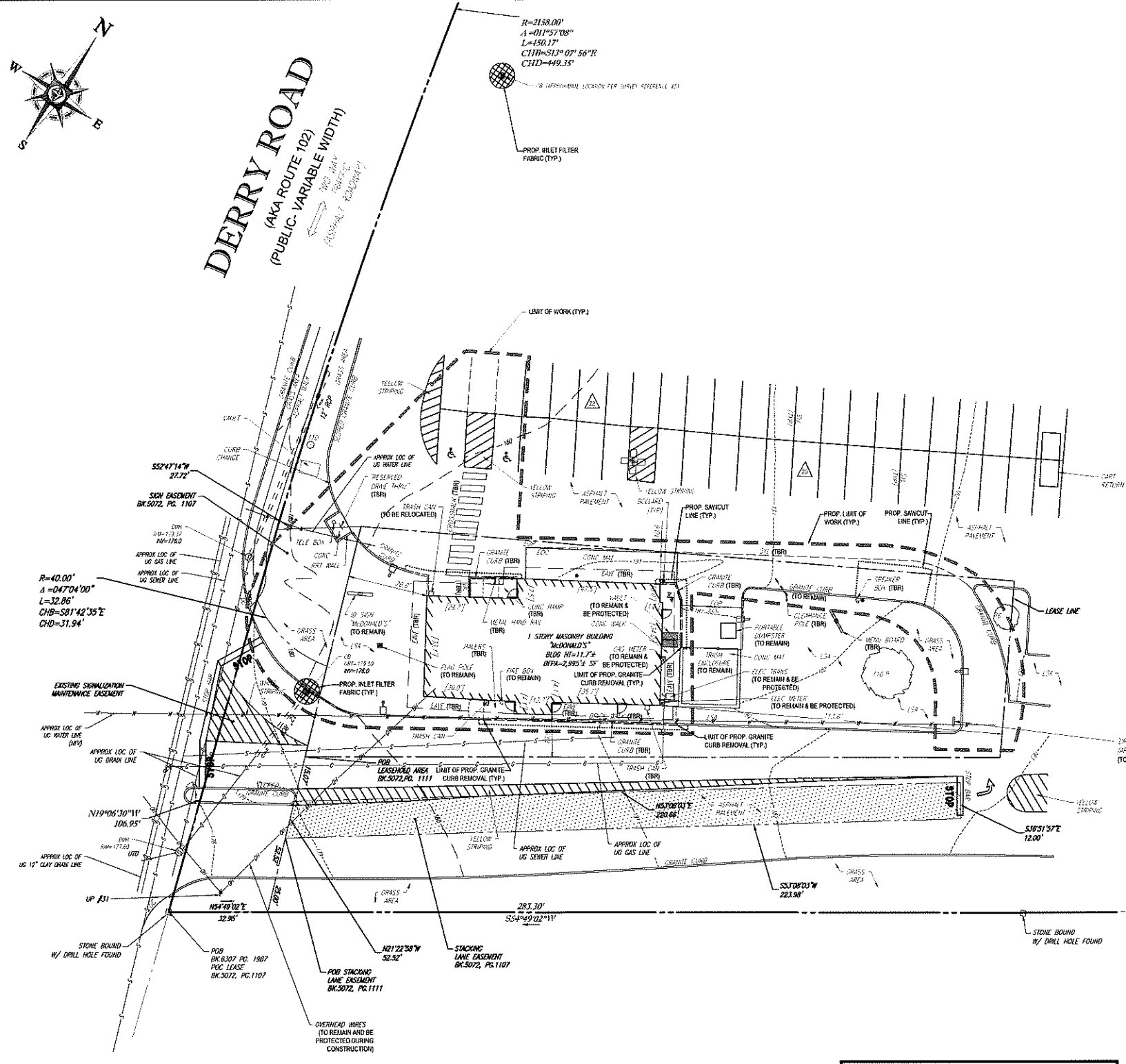
MULCH ANCHORING
 ANCHOR MULCH WITH PEG AND TWINE (1 SO. YARD/1000) MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (50 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERATED STRAIGHT DISK NETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION OR ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM #1 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR RUB AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAN OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOANED, FINE GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 50 - 100% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED BEFORE THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
 - AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
 - DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
 - STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
 - EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

CONSTRUCTION SEQUENCE

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - CONSTRUCTION OF SUBDIVISIONS
 - CONSTRUCTION OF ALL CURBS AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED.
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROL AS DISTURBED AREAS BECOME STABILIZED TO 10% STABILIZATION OR GREATER.



THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL AND DEMOLITION/REMOVAL PURPOSES ONLY

REFER TO DETAIL SHEETS FOR EROSION NOTES AND DETAILS

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION IF NEEDED.

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

PLANNING BOARD SECRETARY: _____ SIGNATURE DATE: _____

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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 www.BohlerEngineering.com

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CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	M172010
CAD I.D. #:	M172010_ss2.dwg

PERMIT SET	
STREET ADDRESS 75 DERRY ROAD	
CITY HUDSON	STATE NEW HAMPSHIRE
COUNTY HILLSBOROUGH	
SITE I.D. 28-0035	PLAN DESCRIPTION DEMOLITION AND EROSION CONTROL PLAN

STATUS	DATE	BY
DRAWN BY:	10/13/17	DJF
PLAN CHECKED:	10/13/17	WL
AS-BUILT		
SHEET NO.	C-3	
	OF 9	



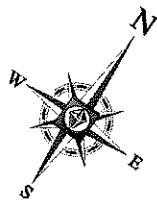
DESCRIPTION	PLANNING BOARD COMMENTS
DATE	DATE
12/05/17	02/15/18
REV	DATE
1	
2	

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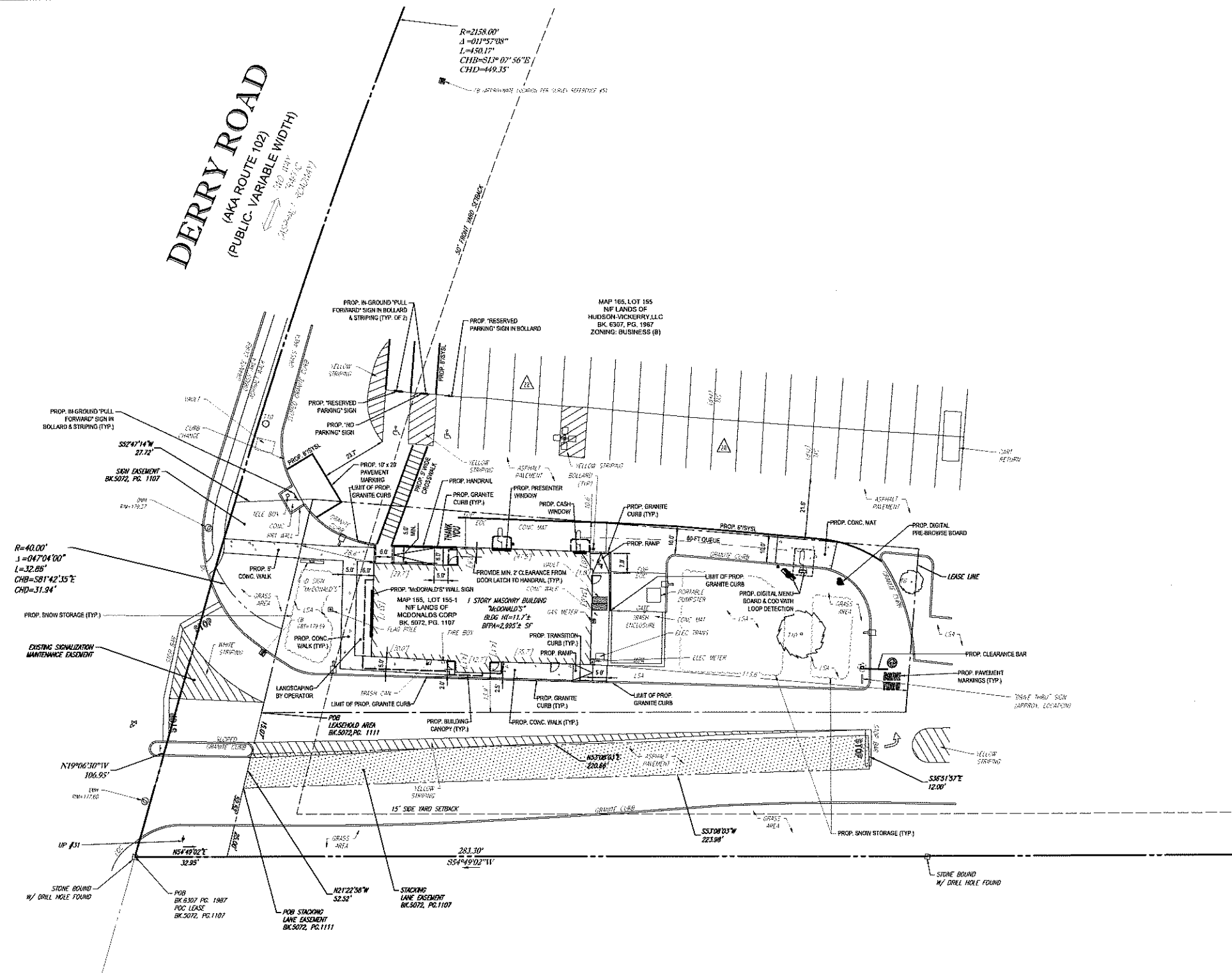
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NORTHEAST REGION
 680 CANTON STREET
 WESTWOOD, MA

PLAN APPROVALS	DATE	BY
SIGNATURE		
APPROVED McDONALD'S AGENT		



DERRY ROAD
(AKA ROUTE 102)
(PUBLIC - VARIABLE WIDTH)



LAND USE / ZONING INFORMATION & NOTES

- APPLICANT / OWNER:
MCDONALD'S USA, LLC
690 CANTON STREET,
WESTWOOD, MA, 02090
(781) 225-1458
- PARCEL:
MAP 165, LOT 155-1
75 DERRY ROAD
TOWN OF HUDSON
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

ZONING ANALYSIS TABLE			
ZONING DISTRICT	BUSINESS (B) RESTAURANT, FAST FOOD OR DRIVE-IN - PERMITTED		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	30,000 SF	15,025 SF (0.345 AC) *	NO CHANGE
MINIMUM FRONTAGE	150 FT.	78.5 FT. *	NO CHANGE
MIN. FRONT SETBACK	50 FT.	28.6 FT. *	NO CHANGE
MIN. SIDE SETBACK	15 FT.	18.6 FT. *	NO CHANGE
MIN. REAR SETBACK	15 FT.	113.9 FT. *	NO CHANGE
MIN. OPEN SPACE	NOT LISTED	4,969 SF	4,543 SF
PARKING SPACES	30	35	NO CHANGE
PARKING CRITERIA (P13)	ONE (1) SPACE PER 100 SF OF GROSS LEASABLE AREA 2,895 SF / 100 = 29.95 SPACES = 30 SPACES REQUIRED		
ACCESSIBLE PARKING SPACES	2	2	NO CHANGE
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE - 8'x18' W/ 8' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 26 TO 50 = 2 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES= 1 / 4 SPACES		

NA - NOT APPLICABLE
- PER RELEASE LINE/AREA

SIGN SUMMARY TABLE			
TYPE	ALLOWED	EXISTING	PROPOSED
SITE SIGNAGE			
FREESTANDING I.D. SIGN	1 SIGN TOTAL, 1 SF FOR EACH LINEAR FT. OF ROAD FRONTAGE (MAX. 100 SF)	ONE (1) FREE STANDING I.D. SIGN (TO REMAIN)	ONE (1) FREE STANDING I.D. SIGN (EXISTING)
DIRECTIONAL SIGN		ONE (1) "DRIVE THRU" SIGN (TO REMAIN)	TWO (2) "PULL FORWARD" SIGNS @ 4.8 SF EACH
MENU BOARD SIGN		ONE (1) MENU BOARD (TO BE REPLACED)	ONE (1) MENU BOARD @ 28.8 SF ONE (1) PRE-BROWSE BOARD @ 19.1 SF
BUILDING SIGNAGE			
FRONT WALL SIGN	1 SIGN TOTAL (EITHER WALL, ROOF-MOUNTED, OR PROJECTING SIGN). MAX AREA = 25% OF BUILDING FACADE AREA TO WHICH IT IS ATTACHED, OR MAX AREA = TWICE THE BUILDING FRONTAGE (WHICHEVER IS LESS)	1 "MCDONALD'S" SIGN (TO BE REPLACED)	1 "MCDONALD'S" SIGN @ 34 SF
NON DRIVE THRU WALL SIGN			
DRIVE THRU WALL SIGN			
REAR WALL SIGN			
TOTAL BUILDING SIGNAGE	25% OF BUILDING FACADE = 135 SF TWICE THE BUILDING FRONTAGE = 66.2 SF	1 "MCDONALD'S" SIGN	1 "MCDONALD'S" SIGN TOTAL = 34 SF

NOTE: ALL SIGN AREAS ARE "BOXED" FOR CALCULATIONS



REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

DOOR PULL NOTE: NEW SIDEWALK CONSTRUCTION SHALL BE ADA COMPLIANT WITH EDGE OF NEW SIDEWALK AND ANY OBSTRUCTION, INCLUDING RAILINGS, BEING INSTALLED A MINIMUM OF 24" FROM THE DOOR LATCH.



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SITE I.D. 28-0035
PLAN DESCRIPTION SITE PLAN

PERMIT SET

COMPLIANCE CHECK DATE _____

CONSTRUCTION CHECK DATE _____

CONSTRUCTION CHECK DATE _____

PROJECT No.: M172010

CAD I.D. #: M172010_9s2.dwg

STREET ADDRESS 75 DERRY ROAD

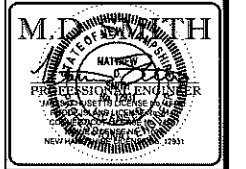
CITY HUDSON STATE NEW HAMPSHIRE

COUNTY HILLSBOROUGH

SITE I.D. 28-0035

PLAN DESCRIPTION SITE PLAN

STATUS	DATE	BY
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PLAN CHECKED:	10/13/17	WL
AS-BUILT		
SHEET NO.	C-4	
	OF 9	



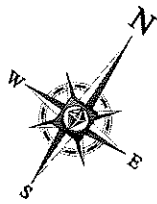
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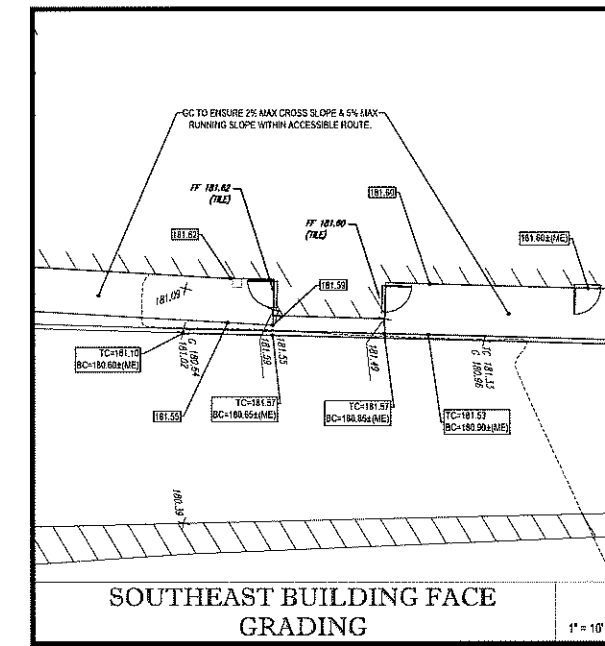
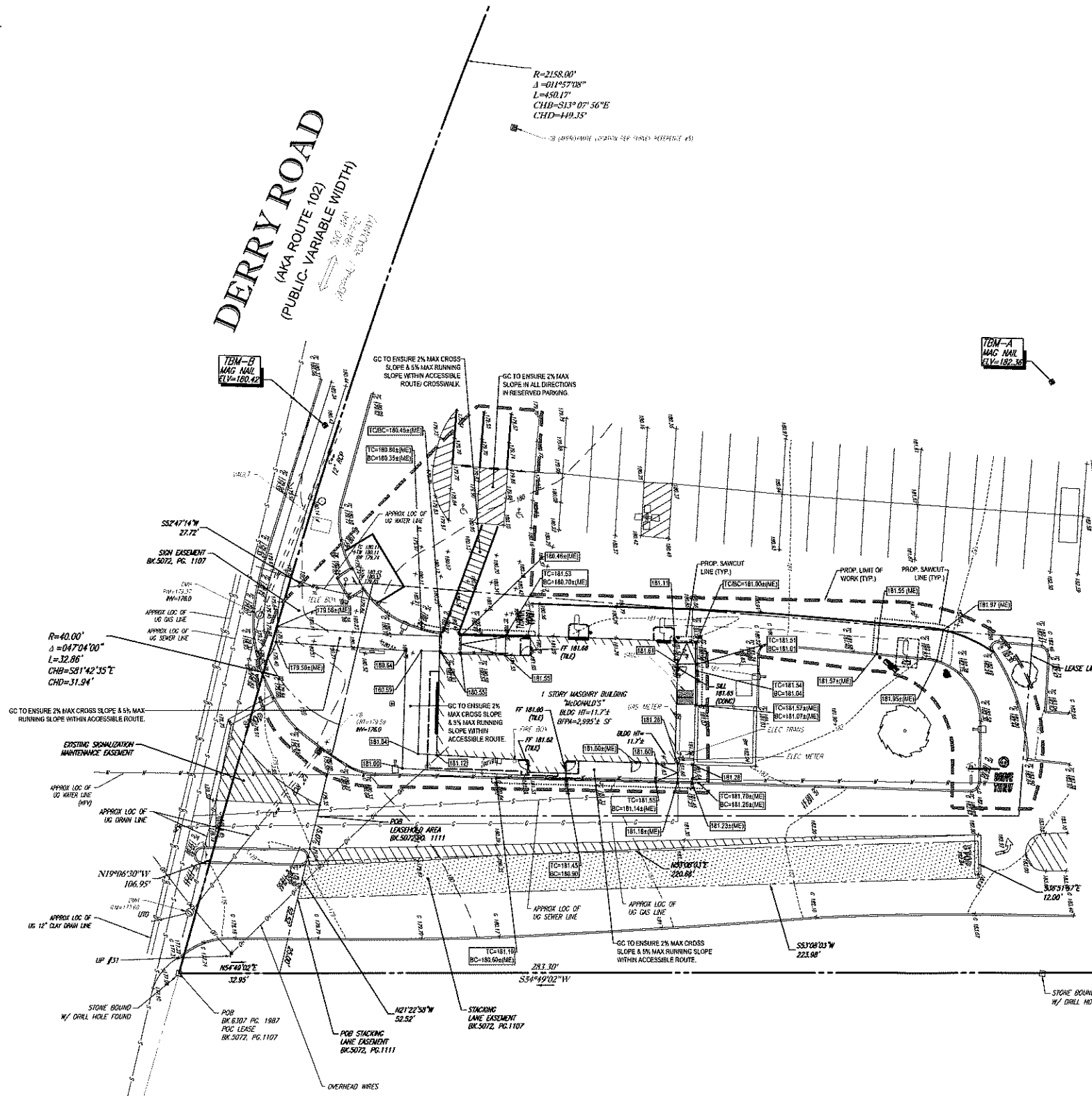
OFFICE ADDRESS: 690 CANTON STREET, WESTWOOD, MA



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DERRY ROAD
(AKA ROUTE 102)
(PUBLIC VARIABLE WIDTH)



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PERMIT SET	
STREET ADDRESS 75 DERRY ROAD	
CITY HUDSON	STATE NEW HAMPSHIRE
COUNTY HILLSBOROUGH	
SITE I.D. 28-0035	PLAN DESCRIPTION GRADING PLAN

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



BY	DATE	DESCRIPTION
DJF	12/05/17	PLANNING BOARD COMMENTS
DJF	02/15/18	PLANNING BOARD COMMENTS

M. J. MATH
STATE OF NEW HAMPSHIRE
PROFESSIONAL ENGINEER
NO. 12345
NEW HAMPSHIRE
12345

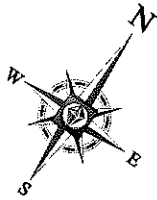
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WESTWOOD, MA

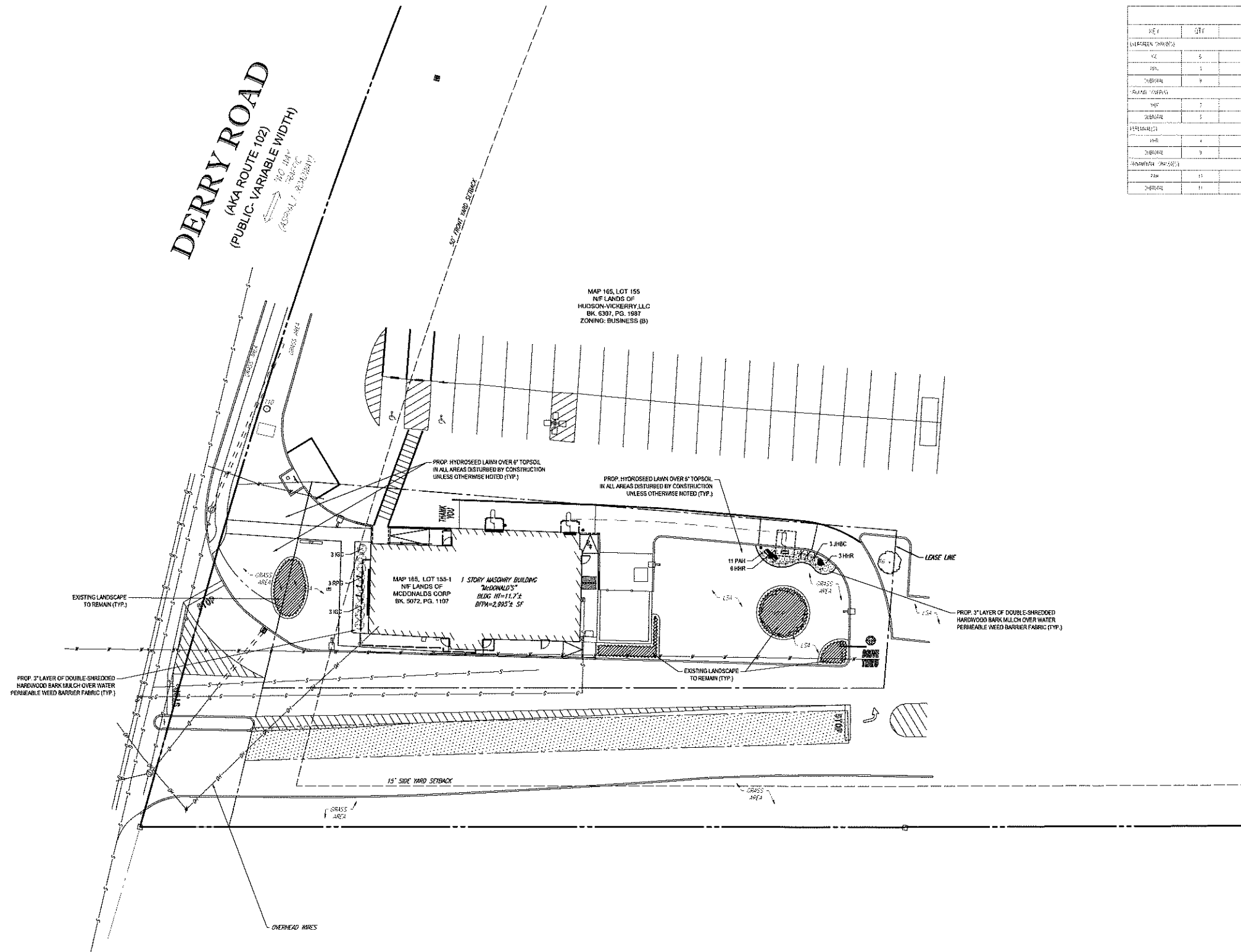
PLAN APPROVALS	DATE	BY
SIGNATURE		
APPROVED MCDONALD'S AGENT		

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DRAWN BY:	10/13/17	DJF
PLAN CHECKED:	10/13/17	WL
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SHEET NO.	C-5	
	OF 9	



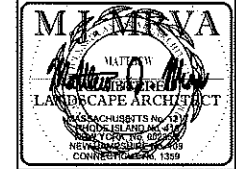
DERRY ROAD
(AKA ROUTE 102)
(PUBLIC-VARIABLE WIDTH)

MAP 165, LOT 155
NF LANDS OF
HUDSON-VICKERRY, LLC
BK. 6397, PG. 1987
ZONING: BUSINESS (B)



LANDSCAPE SCHEDULE					
REF.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Landscape Schedule					
1	5	SEE LANDSCAPE NOTES	SMALL TREES	14'-12"	#3 200
2	1	ANDERSONIA HYBRIDA	PURPLE BELL SPIDERBELL	14'-10"	#3 200
Plant Schedule					
1	7	PERFORATED PLANT MAT	SEE LANDSCAPE NOTES	15'-10" DIA.	#3 200
Furniture Schedule					
1	4	WOODEN BENCH	SEE LANDSCAPE NOTES	7'-0"	1/2" DIA.
Miscellaneous Schedule					
1	15	PERFORATED PLANT MAT	SEE LANDSCAPE NOTES	7'-0"	1/2" DIA.
Total					

REV	DATE	DESCRIPTION
1	12/05/17	PLANNING BOARD COMMENTS
2	02/15/18	PLANNING BOARD COMMENTS



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WESTWOOD, MA

THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS



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PROJECT No.:	M172010
CAD I.D. #:	M172010_ss2.dwg

PERMIT SET	
STREET ADDRESS 75 DERRY ROAD	
CITY HUDSON	STATE NEW HAMPSHIRE
COUNTY HILLSBOROUGH	
SITE I.D. 28-0035	PLAN DESCRIPTION LANDSCAPE PLAN

STATUS	DATE	BY
DRAWN BY:	10/13/17	DJF
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AS-BUILT		
SHEET NO.	C-6 OF 9	



LANDSCAPE SPECIFICATIONS

1. WORK

The LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MAINTENANCE OF ALL LANDSCAPE MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE SPECIFIED BY THE GENERAL CONTRACTOR.

2. MATERIALS

A. GENERAL: ALL LANDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL: NATURAL, FRAKE, (LAWNY) SILT SOIL, HAVING AN ORGANIC CONTENT NOT LESS THAN 3%, A RANGE BETWEEN 4.5 TO 7, IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLUMPS.

C. LAMM: ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDING OR SODDING IN ACCORDANCE WITH THE BEST AVAILABLE STABILIZATION METHOD RECOMMENDED BY THE BUREAU OF CONSTRUCTION.

D. LAMM: VEGETATIVE LAMM SHALL BE FRESH, CLEAN NEW GROW SEED.

E. SOD SHALL BE STRONGLY ROOTED, VIGOROUS AND DISEASE FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD IN PLACE.

F. MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH A 2" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR DETAILS.

G. FERTILIZER: FERTILIZER SHALL BE DELIVERED TO THE SITE IN A BAG AS SPECIFIED ON THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY AND PROTECTED FROM CONTAMINATION.

H. FOR THE PURPOSE OF SOODING, FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

3. PLANT MATERIAL

A. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).

B. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.

C. PLANTS SHALL BE LEGALLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES AS VERIFICATION PURPOSES DURING THE WORK CONSTRUCTION.

D. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR OTHER DEFECTS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLED OUT, SHALL BE REJECTED.

E. PLANTS SHALL NOT BE PLANTED WITH ANY TOXIC SOILS OR BRANCHES THAT ARE DAMAGED OR DEFECTIVE.

F. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

G. CALIPER MEASUREMENTS OF MATURED GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.

H. SHRUBS SHALL BE MEASURED TO THE HIGHEST BRANCH OR SPRIG OF THE SHRUB AND NOT TO THE LONGEST BRANCH.

I. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOTBALL.

4. GENERAL WORK PROCEDURES

A. CONTRACTOR SHALL UTILIZE COMMERCIAL INDUSTRY STANDARDS IN PERFORMANCE OF LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

C. SITE PREPARATION

1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL TREES AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE DIRTIE PARTS OF ANY DAMAGED BRANCHES SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS. ALL PLANT TAGS SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE WEEK. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DIEBACK.

3. CONTRACTOR SHALL ARRANGE TO HAVE A STUMP REMOVAL CONTRACTOR LOCATED AT THE END OF EACH DAY OF CONSTRUCTION. ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRILL LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT (48") HIGH WOODEN SIGN POST OR ORANGE COLORED HIGH DENSITY VISIBILITY, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MINIMUM OF ONE FOOT (1') ON CENTER OR AS INDICATED ON THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL LUMBER, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

A. CONTRACTOR SHALL OBTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DEPENDENT TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR SODDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTPUT OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

1. TO INCREASE SANDY SOIL ABILITY TO RETAIN WATER AND NUTRIENTS: THIRTY (30) LBS. ORGANIC MATTER INTO THE TOP 6" OF LAMM. COMPOSTED LEAF MULD OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH LOWER THAN 5.5.

2. TO INCREASE DRAINAGE: ADD FIFTY (50) LBS. OF SALT TO SOIL ABOVE THE TOP 4" OF LAMM. BY ADDING COMPOSTED PINE BARK UP TO 30% BY VOLUME AND/OR AGRI-CULTURAL CORN SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO 70%. SUBSURFACE DRAINAGE LINES MAY NOT BE ADDED TO INCREASE DRAINAGE.

3. IN MOISTLY EXTREMELY SANDY SOILS (MORE THAN 85% BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LUMP UP TO 30% OF THE TOTAL MIX).

7. FINISHED GRADING

A. UNLESS OTHERWISE SPECIFIED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL, AND THE ESTABLISHMENT OF FINISHED GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (12").

C. ALL LAMM AND PLANTING AREAS SHALL BE GRADDED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS. USE LESS OTHERWISE SPECIFIED.

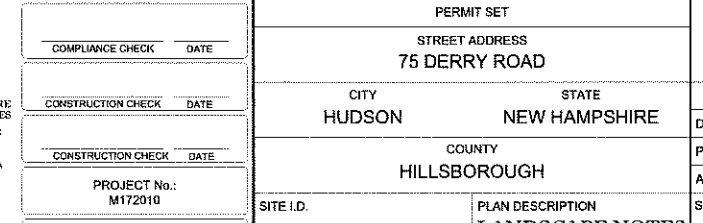
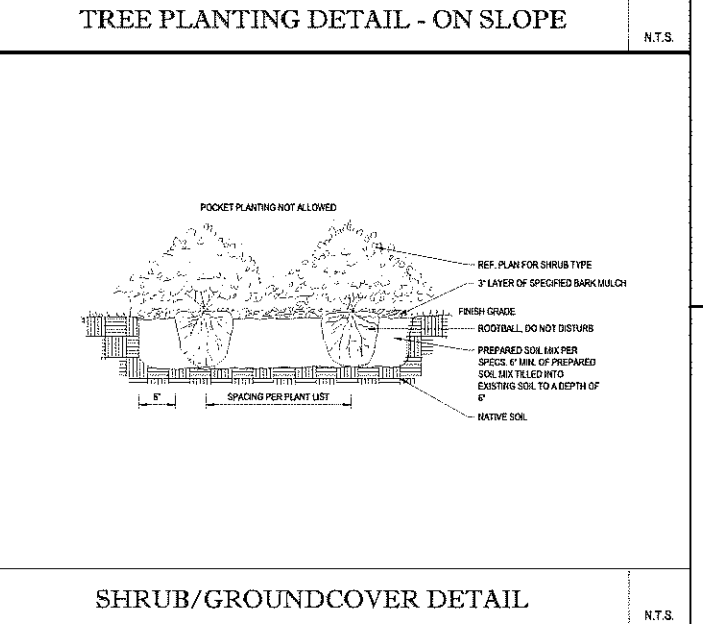
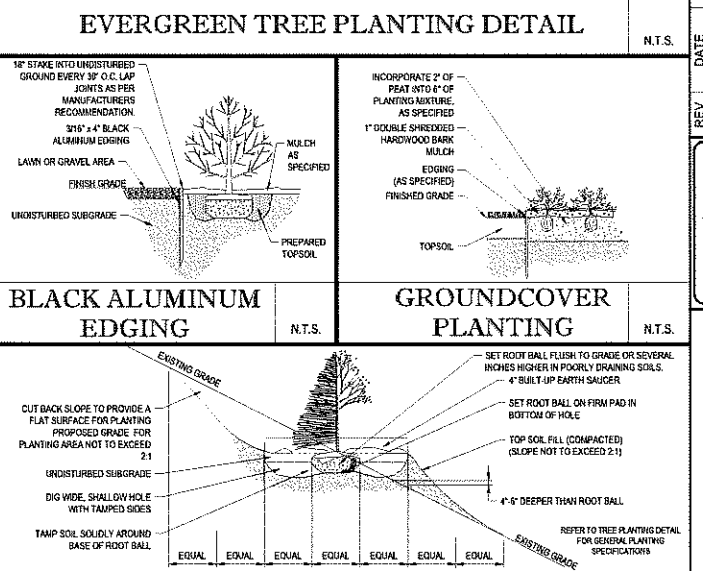
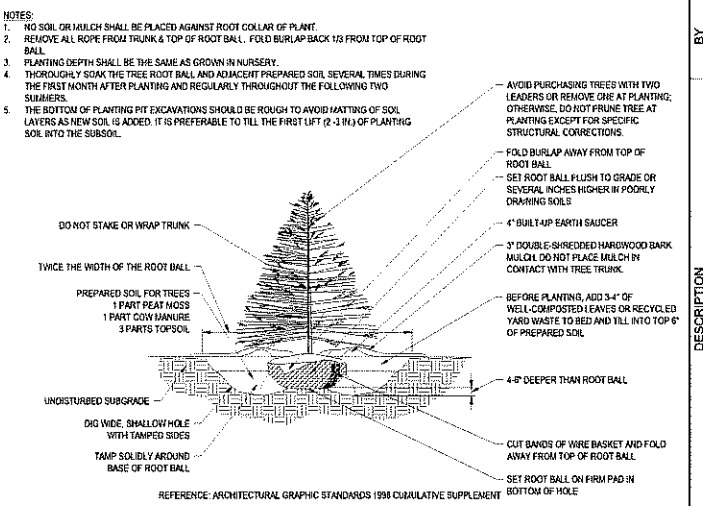
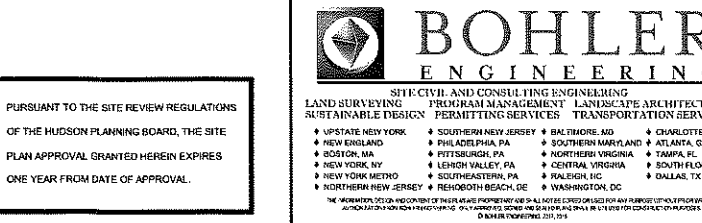
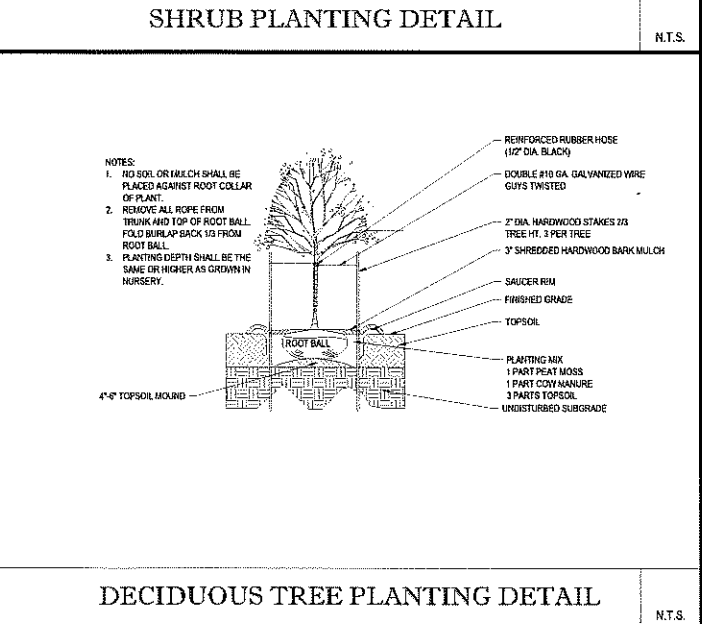
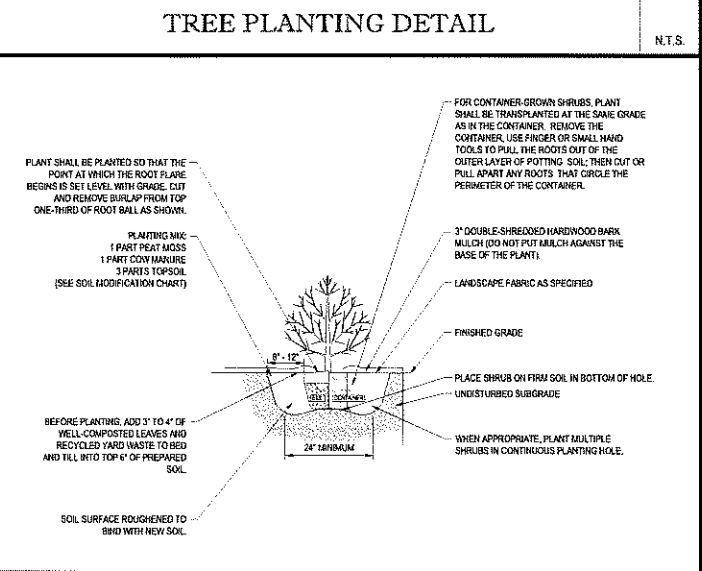
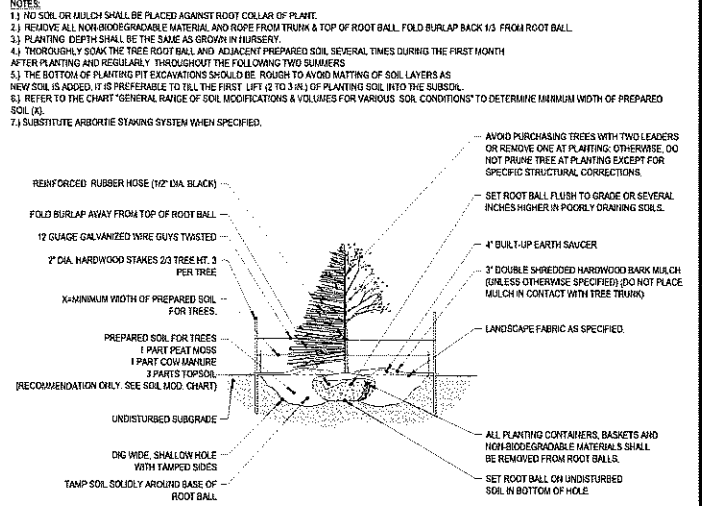
D. ALL PLANTING AREAS SHALL BE GRADDED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOIL

A. CONTRACTOR SHALL PROVIDE A 2" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED THICKNESS.

B. ON SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY STORED, STOCKPILED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.



DATE	REV	DESCRIPTION
12/05/17	1	
02/15/18	2	

DATE	12/05/17
REV	02/15/18

DATE	12/05/17
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DATE	12/05/17
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DATE	12/05/17
REV	02/15/18



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680 CANTON STREET
WESTWOOD, MA

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

PLANNING BOARD SECRETARY: _____ SIGNATURE DATE: _____

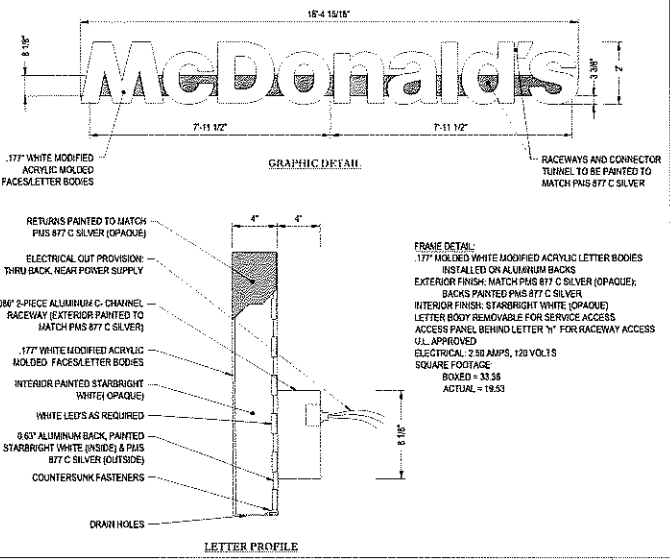
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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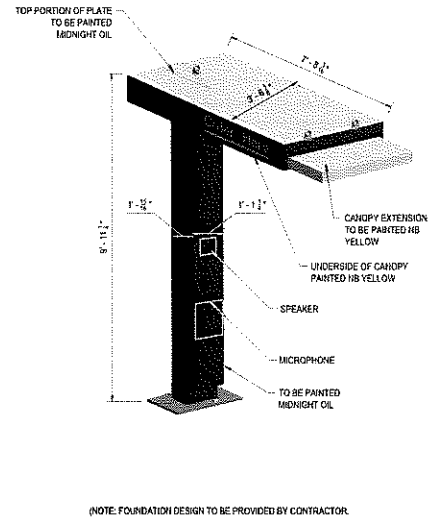
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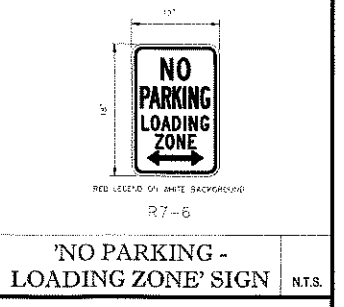
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CONSTRUCTION CHECK		DATE	
CONSTRUCTION CHECK		DATE	
PROJECT No.: M172010		CAD I.D. #: M172010_ss2.dwg	
CITY: HUDSON		STATE: NEW HAMPSHIRE	
COUNTY: HILLSBOROUGH		PLAN DESCRIPTION: LANDSCAPE NOTES & DETAILS SHEET	
STATUS: AS-BUILT		DATE: 10/13/17	
DRAWN BY: DJF		DATE: 10/13/17	
SHEET NO. C-7		OF 9	



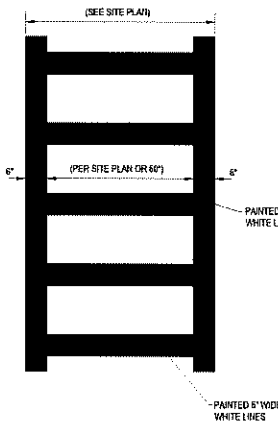
MCD WORDMARK DETAIL



CUSTOMER ORDER SPEAKER/CANOPY DETAIL



'NO PARKING - LOADING ZONE' SIGN



CROSSWALK DETAIL

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

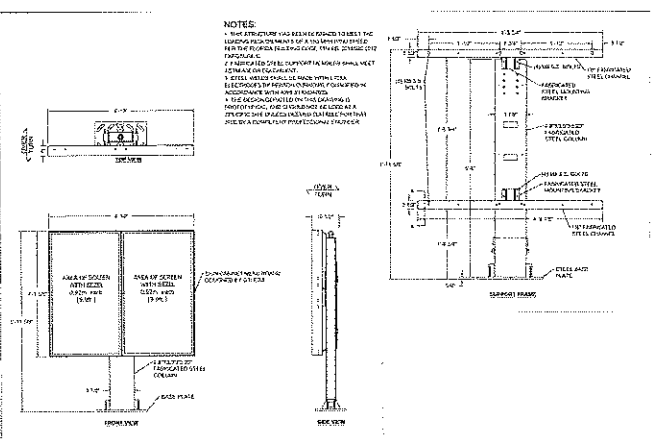
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PLANNING BOARD SECRETARY: _____ SIGNATURE DATE: _____

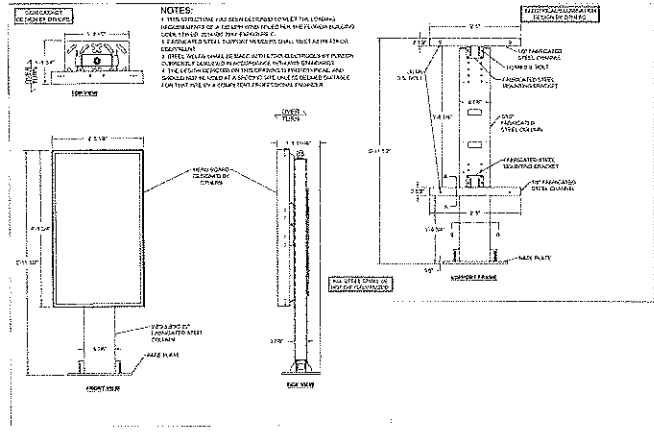
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PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

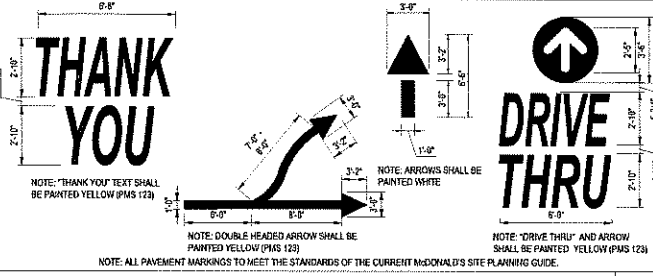
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1	12/05/17	PLANNING BOARD COMMENTS
2	02/15/18	PLANNING BOARD COMMENTS



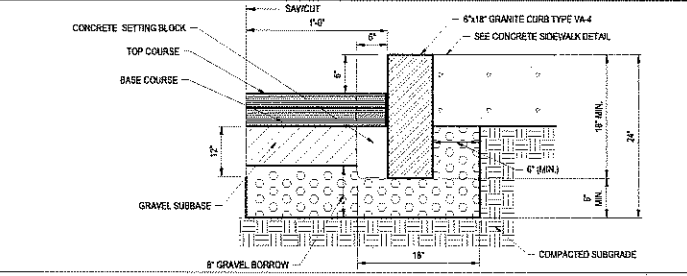
DIGITAL MENU BOARD DETAIL



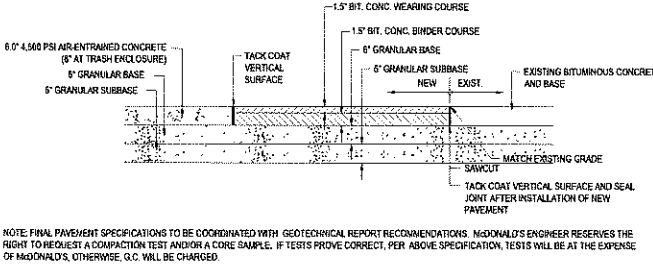
DIGITAL PRE-BROWSE BOARD DETAIL



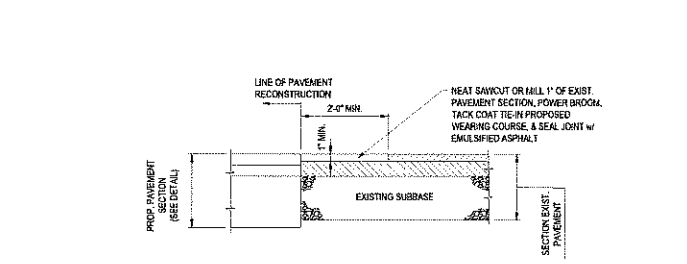
TYPICAL PAVEMENT MARKINGS



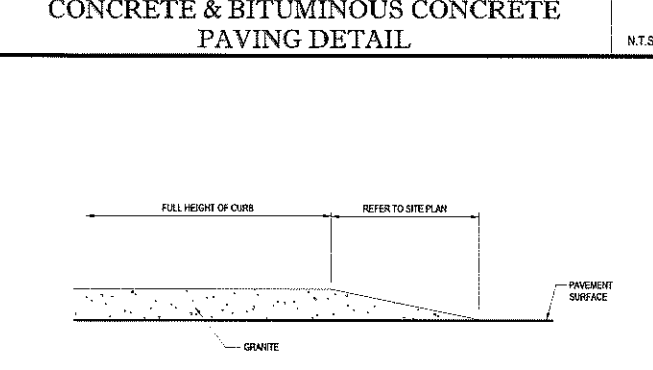
VERTICAL GRANITE CURB DETAIL



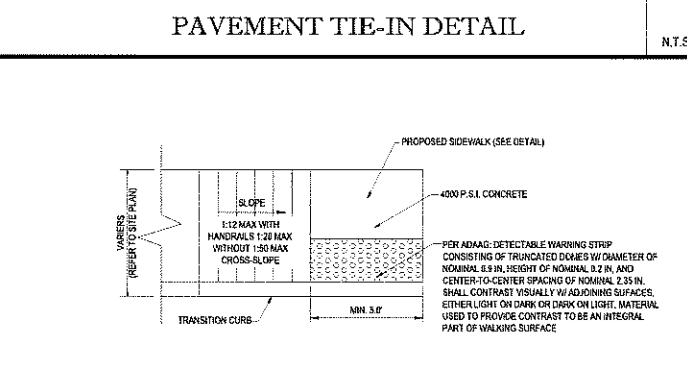
CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL



PAVEMENT TIE-IN DETAIL



TRANSITION CURB DETAIL



ADA COMPLIANT SLOPED SIDEWALK

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CONSTRUCTION CHECK	DATE
PROJECT No.:	M172010
CAD I.D. #:	M172010_ss2.dwg

PERMIT SET

STREET ADDRESS
75 DERRY ROAD

CITY
HUDSON

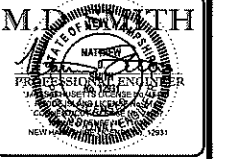
STATE
NEW HAMPSHIRE

COUNTY
HILLSBOROUGH

SITE I.D.
28-0035

PLAN DESCRIPTION
DETAIL SHEET

STATUS	DATE	BY
DRAWN BY:	10/13/17	DJF
PLAN CHECKED	10/13/17	WL
AS-BUILT		
SHEET NO.	C-8	
	OF 9	

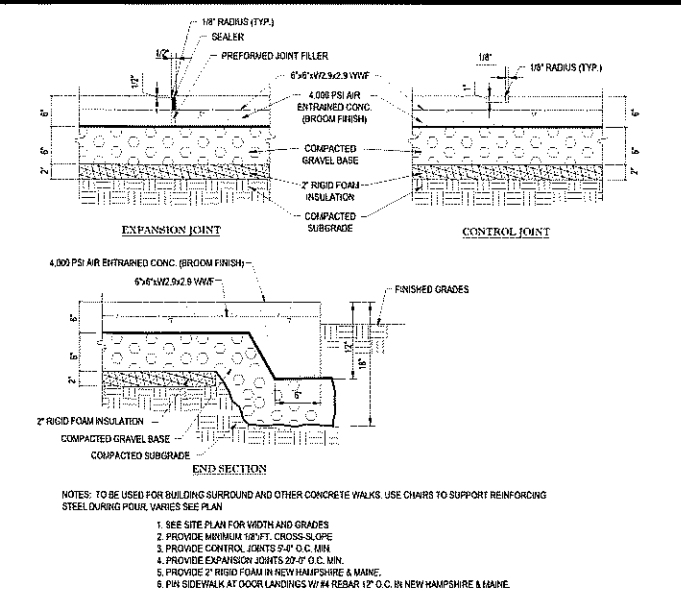
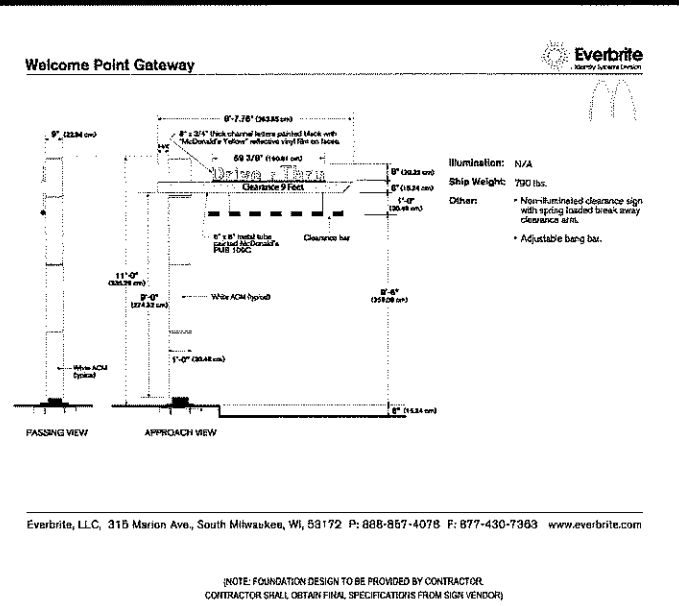
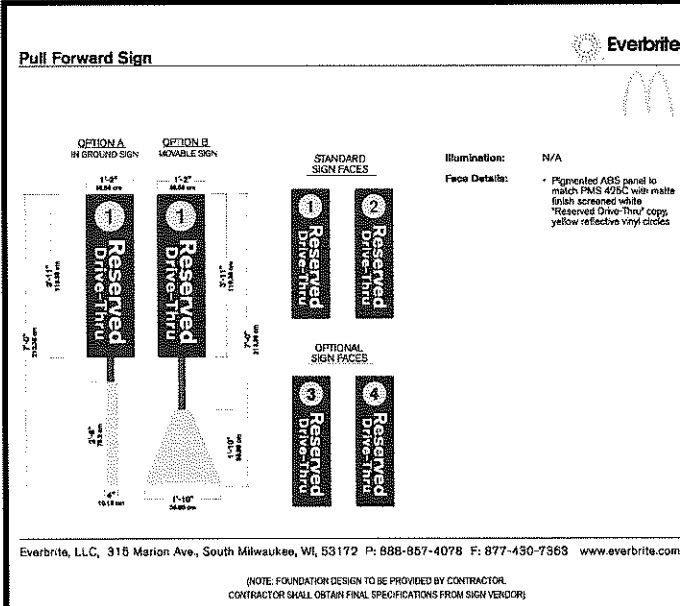


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PLAN APPROVALS	DATE	BY
SIGNATURE		
APPROVED MCDONALD'S AGENT		



APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

PLANNING BOARD SECRETARY: _____ SIGNATURE DATE: _____

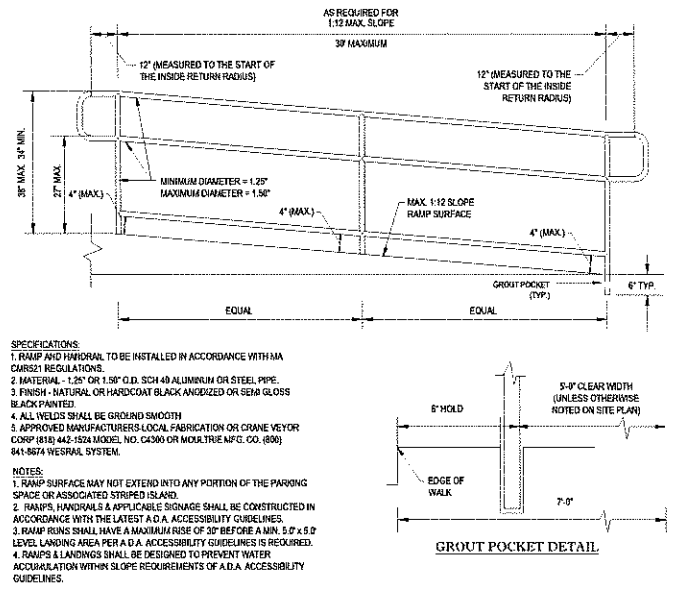
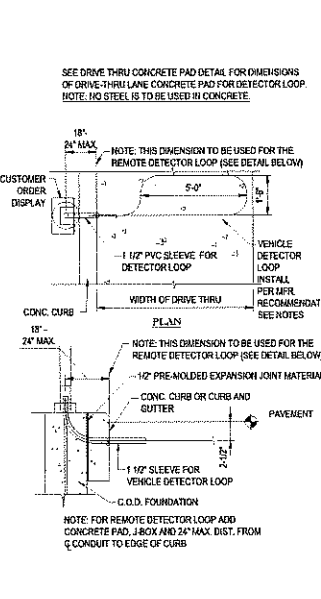
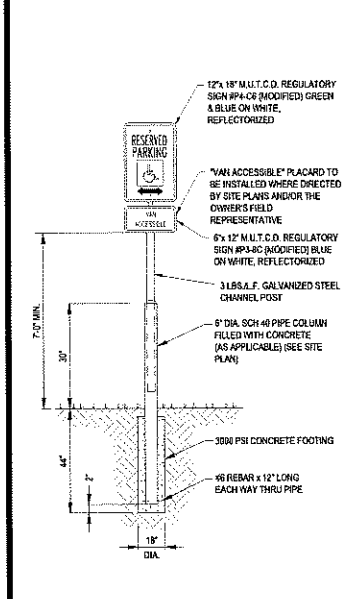
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

PULL FORWARD SIGN N.T.S.

GATEWAY CLEARANCE BAR N.T.S.

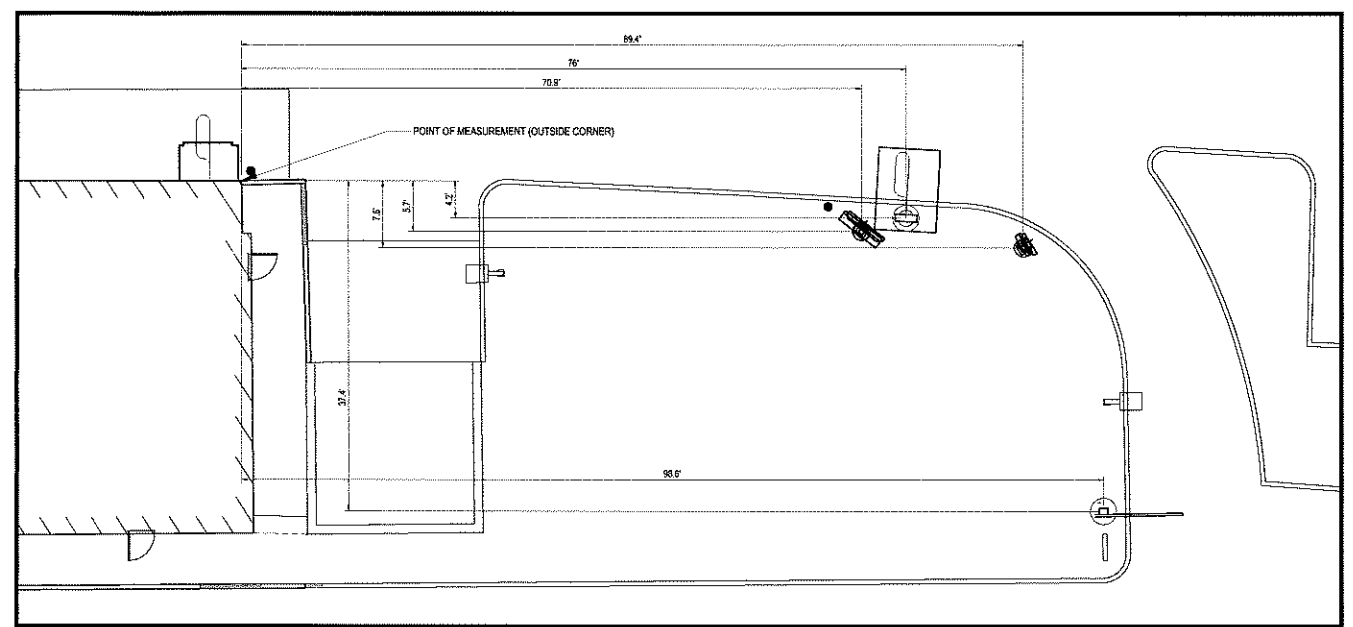
MONOLITHIC CONC. SIDEWALK DETAILS N.T.S.



'ACCESSIBLE PARKING ONLY' SIGN N.T.S.

AUTO DETECTOR LOOP DETAIL N.T.S.

ACCESSIBLE RAMP WITH HANDRAILS DETAIL N.T.S.



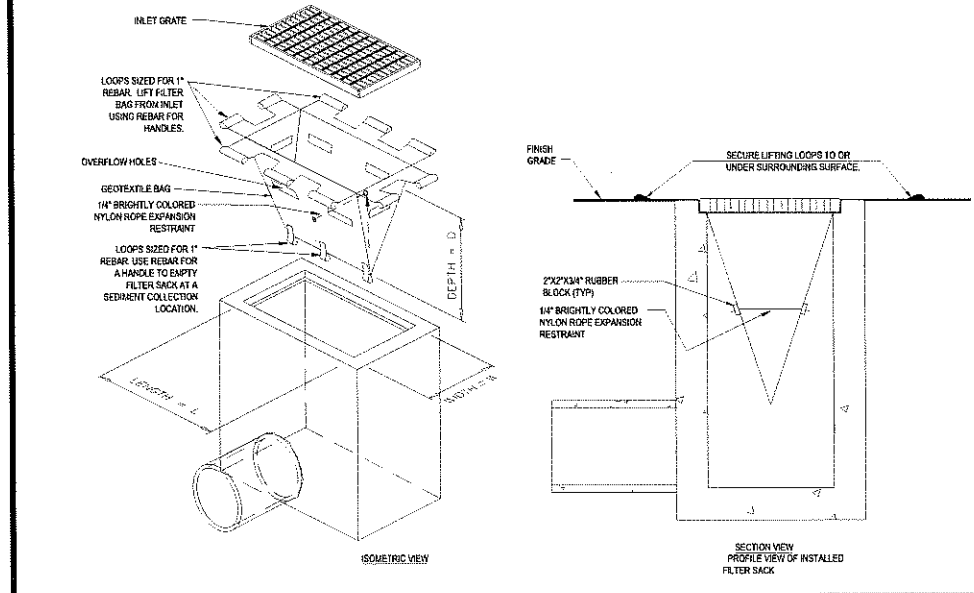
- STANDARDS & DESIGN TOLERANCES:
- DISTANCE FROM CENTER OF OPEN PRESENT WINDOW TO CENTER OF OPEN CASH WINDOW STANDARD IN 42" AND IS SPECIFIC TO EACH BUILDING CONFIGURATION. ACCEPTABLE TOLERANCE IS 42" MIN ON REHODLS ONLY.
 - DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COO IS 100" OPTIMAL, 80" OR 60" MIN. ACCEPTABLE TOLERANCE IS PLUS OR MINUS 2" FOR 100" OR 80" QUEUES.
 - THE CENTER OF THE DIGITAL MENU BOARD FOUNDATION IS TO BE 3'-3" (5'-3" MIN AND 6'-4" MAX.) FROM THE CENTER OF THE COO FOUNDATION. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° (5° PREFERRED) FROM A CAR POSITIONED AT THE COO AND WITH 100% VISIBILITY.
 - DIGITAL PRE-BROWSE BOARD MUST BE 18"-24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY COO AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE COO FOUNDATION. THE ANGLE (APPROXIMATELY 50°) OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY FROM THE SECOND CAR TO COO.
 - A GATEWAY IS REQUIRED AND PLACED AT THE DRIVE-THRU LANE ENTRANCE.

THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.

NOTE: THE PLACEMENT OF THE COOs SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.

NOTE: LINEAR DIMENSIONS ARE MEASURED PERPENDICULAR TO THE BUILDING FACES SHOWN UNLESS OTHERWISE NOTED.

NOTE: ALL SIGN BOLLARDS ARE TO BE 18"-24" FROM FACE OF CURB. THIS IS MEASURED FROM THE CLOSEST POINT ON THE SIGN.



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4532	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4532	20 %
PUNCTURE	ASTM D-4533	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4395	50 %
APPEARANT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/100 FT
PERMEABILITY	ASTM D-4491	0.55 SEC-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4532	255 LBS
GRAB TENSILE ELONGATION	ASTM D-4532	20 %
PUNCTURE	ASTM D-4533	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	50 %
APPEARANT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/100 FT
PERMEABILITY	ASTM D-4491	1.5 SEC-1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN
 - GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE
 - PLACES AN OIL ABSORBENT PAD OR PLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN
 - RESPECT PER REGULATORY REQUIREMENTS
 - THE WIDTH TOP OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX
 - THE DEPTH TOP OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES
 - THE LENGTH TOP OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX
- DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
- TO BE USED IN EXISTING RIGHT OF WAY

FILTER SACKS (GRATED INLETS) N.T.S.

DRIVE-THRU SCALE: 1"=10'

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CITY: HUDSON STATE: NEW HAMPSHIRE
COUNTY: HILLSBOROUGH
SITE I.D.: 28-0035
PLAN DESCRIPTION: DETAIL SHEET

COMPLIANCE CHECK DATE: _____
CONSTRUCTION CHECK DATE: _____
CONSTRUCTION CHECK DATE: _____

PROJECT No.: M172010
CAD I.D. #: M172010_s62.dwg

STATUS: _____ DATE: _____ BY: _____
DRAWN BY: 10/13/17 DJF
PLAN CHECKED: 10/13/17 WL
AS-BUILT
SHEET No. C-9 OF 9

BY: _____ DATE: 12/05/17
D.F. _____ D.F. _____

DESCRIPTION: PLANNING BOARD COMMENTS
PLANNING BOARD COMMENTS

REVISIONS:

REV	DATE	DESCRIPTION
1	12/05/17	
2	02/15/18	

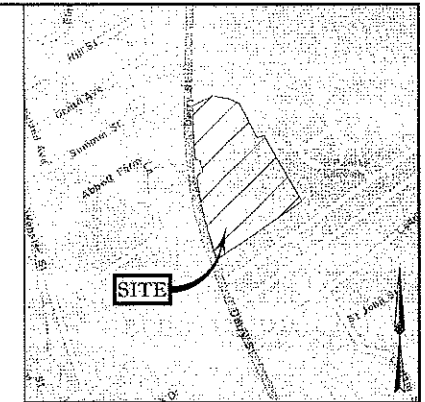
M.D. OF NEW HAMPSHIRE
PROFESSIONAL ENGINEER
NEW HAMPSHIRE REG. NO. 12931

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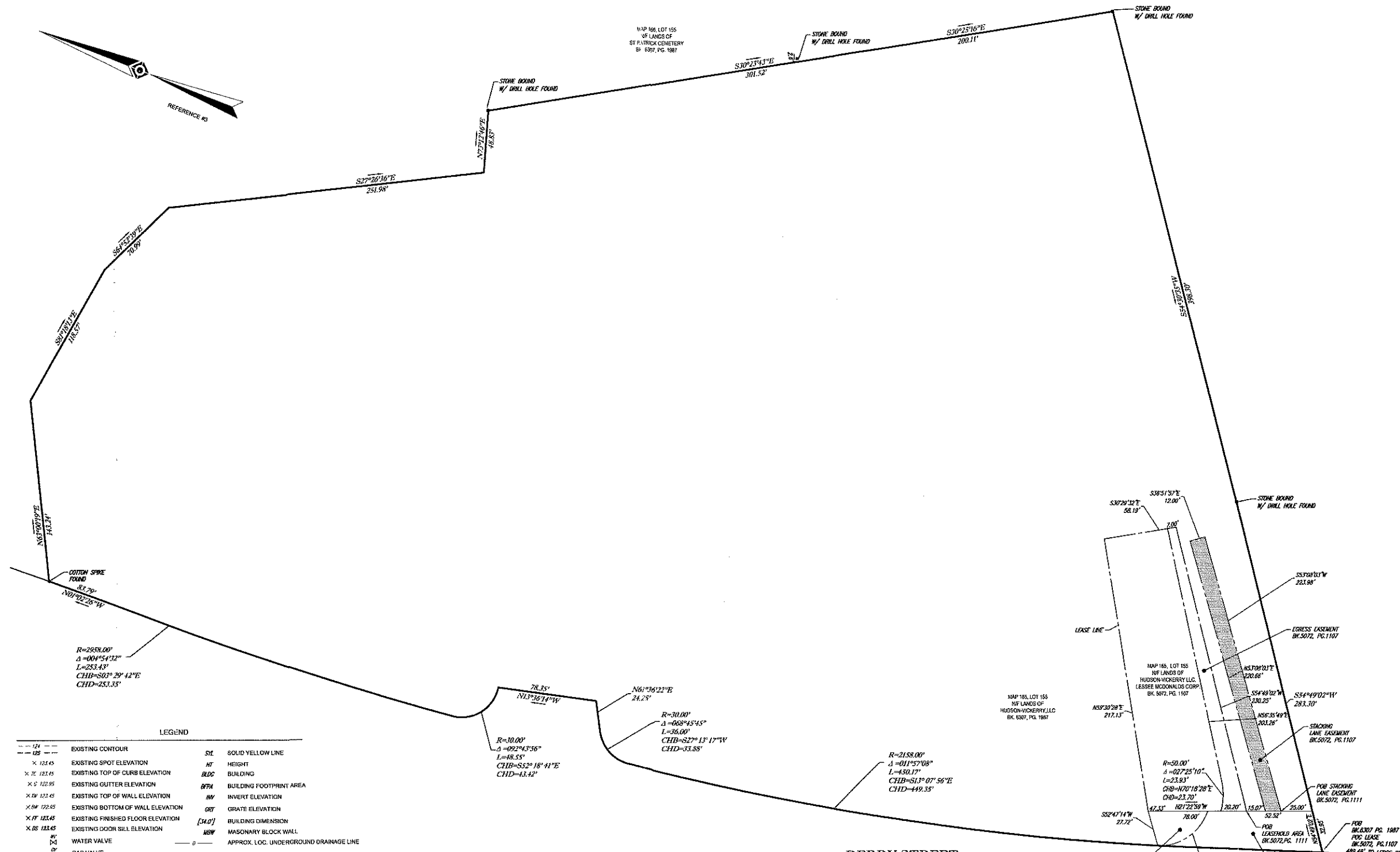
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DATE: _____
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LOCUS MAP
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LEGEND

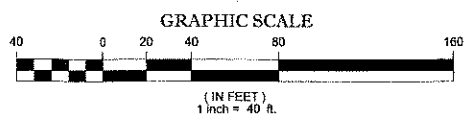
---	EXISTING CONTOUR	SYL	SOLID YELLOW LINE
X	EXISTING SPOT ELEVATION	HT	HEIGHT
X	EXISTING TOP OF CURB ELEVATION	BLDC	BUILDING
X	EXISTING GUTTER ELEVATION	BFPA	BUILDING FOOTPRINT AREA
X	EXISTING TOP OF WALL ELEVATION	INV	INVERT ELEVATION
X	EXISTING BOTTOM OF WALL ELEVATION	GR	GRATE ELEVATION
X	EXISTING FINISHED FLOOR ELEVATION	[M.O.]	BUILDING DIMENSION
X	EXISTING DOOR SILL ELEVATION	MOW	MASONRY BLOCK WALL
—	WATER VALVE	—	APPROX. LOC. UNDERGROUND DRAINAGE LINE
—	GAS VALVE		
—	GAS METER		
—	OVERHEAD WIRES		
—	APPROX. LOC. UNDERGROUND GAS LINE		
—	APPROX. LOC. UNDERGROUND WATER LINE		
—	UTILITY POLE		
—	AREA LIGHT		
—	SIGN		
—	BOLLARD		
—	DEPRESSED CURB		
—	EDGE OF CONCRETE		
—	EDGE OF PAVEMENT		
—	LANDSCAPED AREA		
—	RAILROAD TIE WALL		
—	TYPICAL DRAINAGE/STORM MANHOLE		
—	CATCH BASIN OR INLET		
—	TREE & TRUNK SIZE		
—	PARKING SPACE COUNT		
—	DEPRESSED CURB		

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW HAMPSHIRE ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20172810030

UTILITY COMPANY	PHONE NUMBER
LIBERTY UTILITIES - ENERGY NORTH GAS	800-375-7413
FAIRPOINT	800-894-3001
EVERSOURCE ENERGY - PSNH	800-392-7154
TOWN OF HUDSON	603-886-6008
COMCAST	800-634-6489
ON TARGET LOCATING	608-429-1022



THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

JOHN P. LYNCH
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR 4699

DATE: 2/21/2018

SEE SHEET 2 OF 2 FOR TOPOGRAPHIC DETAIL AND NOTES

NO.	DESCRIPTION OF REVISION	DATE	BY	DATE
1	ADD TRAVERSE CLOSURE NOTE & EGRESS EASEMENT	03-02-18	J.P.L.	

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
7-25-17
FIELD BOOK NO. 17-10MA
FIELD BOOK PG. 9

McDonald's
L/C# 028-0035

McDonald's USA, LLC
75 DERRY STREET
TOWN OF HUDSON
HILLSBOROUGH COUNTY
STATE OF NEW HAMPSHIRE

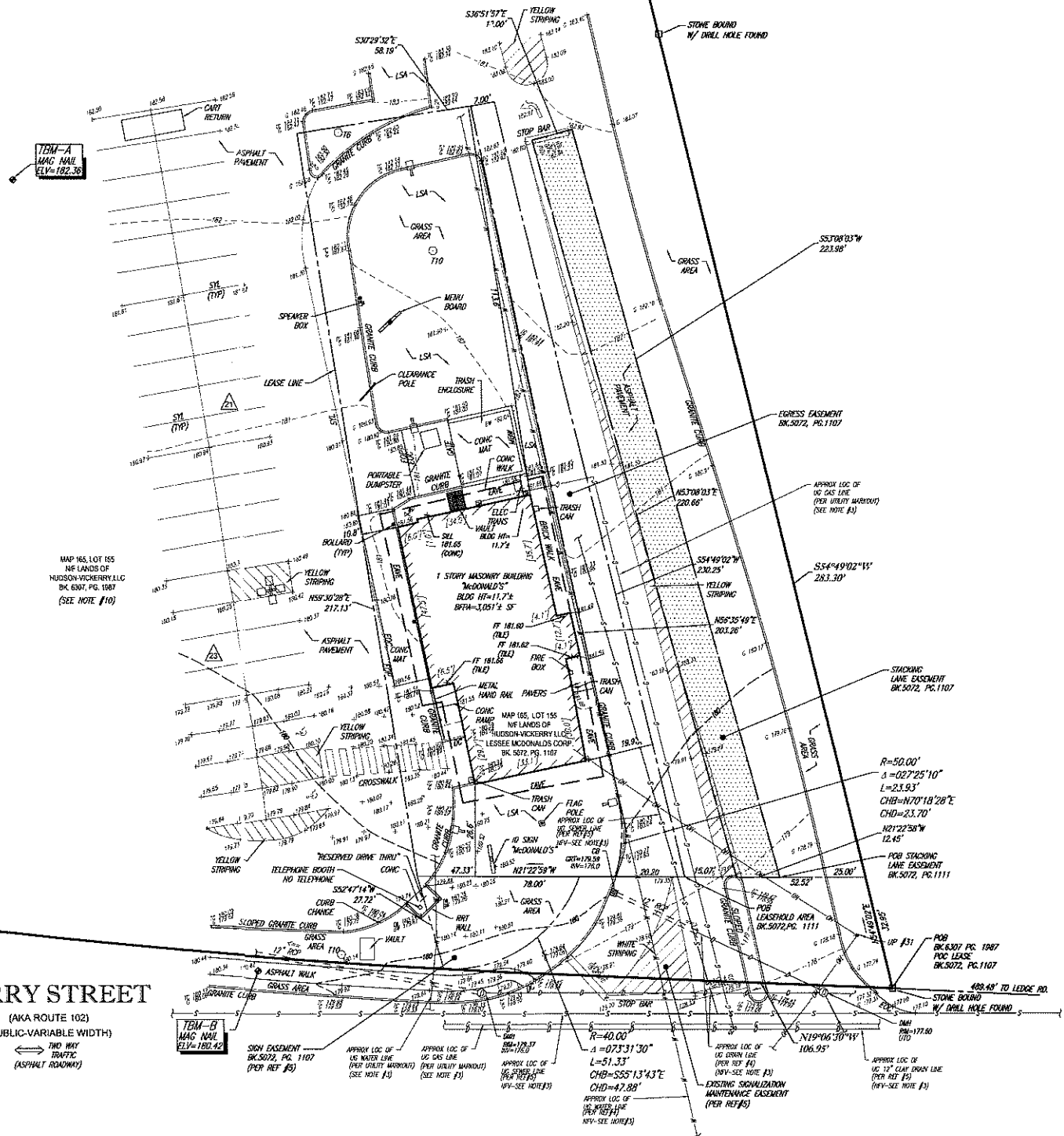
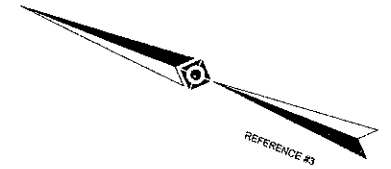
CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 518213500
CHAMPLAIN, NY 518719400
MANHATTAN, NY 546780011
MT LAUREL, NJ 609572099
WARREN, NJ 908660099

FIELD CREW: B.S.B.
DRAWN: J.P.L.
ELOC: J.P.L.

REVIEWED: J.P.L.
APPROVED: J.P.L.
DATE: 8-1-17
SCALE: 1"=40'
FILE NO.: 03-170144
DWG NO.: 1 OF 2

LEGEND

---	EXISTING CONTOUR
X	EXISTING SPOT ELEVATION
X C	EXISTING TOP OF CURB ELEVATION
X G	EXISTING GUTTER ELEVATION
X W	EXISTING TOP OF WALL ELEVATION
X B	EXISTING BOTTOM OF WALL ELEVATION
X F	EXISTING FINISHED FLOOR ELEVATION
X S	EXISTING DOOR SILL ELEVATION
W	WATER VALVE
G	GAS VALVE
M	GAS METER
OW	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND GAS LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
UP	UTILITY POLE
□	AREA LIGHT
+	SIGN
•	BOLLARD
DC	DEPRESSED CURB
EDC	EDGE OF CONCRETE
EDP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
RRW	RAILROAD TIE WALL
(TYP)	TYPICAL
DS	DRAINAGE/STORM MANHOLE
CS	CATCH BASIN OR INLET
TR	TREE & TRUNK SIZE
PS	PARKING SPACE COUNT
---	DEPRESSED CURB
SLL	SOLID YELLOW LINE
HT	HEIGHT
BLDG	BUILDING
BFA	BUILDING FOOTPRINT AREA
INV	INVERT ELEVATION
GR	GRATE ELEVATION
[34.0']	BUILDING DIMENSION
MW	MASONRY BLOCK WALL
---	APPROX. LOC. UNDERGROUND DRAINAGE LINE



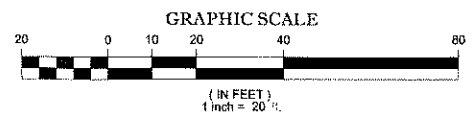
- NOTES:**
- PROPERTY KNOWN AS LOT 155 AS SHOWN ON THE TOWN OF HUDSON, HILLSBOROUGH COUNTY, STATE OF NEW HAMPSHIRE MAP NO. 165.
 - AREA
LEASE AREA = 15,039 SQUARE FEET OR 0.345 ACRES
MAP 165, LOT 155 = 446,783 SQUARE FEET OR 10.267 ACRES
TOTAL AREA = 461,821 SQUARE FEET OR 10.602 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN OPERATION OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCHMARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 182.38
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 180.42
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - PER CONTRACTUAL AGREEMENT WITH THE CLIENT, TOPOGRAPHY AND LOCATIONS WERE LIMITED TO THE IMPROVED AREAS OF THE MCDONALD'S RESTAURANT. FEATURES WITHIN UNIMPROVED AREAS AND ADJOINING PROPERTIES HAVE BEEN OMITTED.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 - IMPROVEMENTS HAVE NOT BEEN SHOWN FOR TAX MAP 165, LOT 155.
 - THE PROPERTY IS NOT A SEPARATELY DEEDED LOT WHICH INDICATES THE PROPERTY COULD NOT BE CONVEYED WITHOUT REQUIRING SUBDIVISION.
 - THE TRAVERSE FROM WHICH THIS SURVEY WAS PREPARED HAS A CLOSURE GREATER THAN 1:10000.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, SHEET #165.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), PANEL 514 OF 701," MAP NUMBER 338110145E, MAP REVISED, APRIL, 18, 2011.
 - MAP ENTITLED "PLAN OF LAND FOR HUDSON VICKERY TRUST" PREPARED BY A.E. MAYNARD CIVIL ENGINEER, DATED JUNE 18, 1972, FILED IN HILLSBOROUGH COUNTY REGISTRY OF DEEDS, PLAN NO. 7212.
 - TOWN OF HUDSON GIS DATABASE.
 - MAP ENTITLED "AS-BUILT PLAN DERRY STREET (ROUTE 102) HUDSON, NEW HAMPSHIRE PREPARED FOR MCDONALD'S CORPORATION" PREPARED BY ALAN H. SWANSON, INC., LAST REVISED APRIL 22, 1988.
 - MAP ENTITLED "SITE PLAN HUDSON MALL DERRY ST, HUDSON, NH FOR HUDSON-VICKERY REALTY CO. TRUST" PREPARED BY ALLEN H. SWANSON, INC., DATED SEPTEMBER 8, 1987 REVISION #4, FILED IN HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN 22078.
 - PLAN SET ENTITLED "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS FEDERAL AID PROJECT, NH PROJECT NO. 12480, N.H. ROUTE 102, AS-BUILT PLANS TOWN OF HUDSON COUNTY OF ROCKINGHAM" PREPARED BY U.S. DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 8, 2005, SHEET 29 OF 81.

R=2158.00'
Δ=011°57'08"
L=450.17'
CHD=511°07'56"E
CHD=449.35'

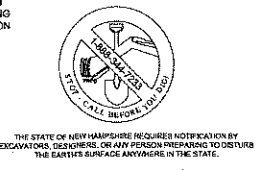
R=50.00'
Δ=027°25'10"
L=23.93'
CHD=N70°18'28"W
CHD=23.70'
N21°22'58"W
12.45'

DERRY STREET
(AKA ROUTE 102)
(PUBLIC-VARIABLE WIDTH)
750' HWY TRAVEL
(ASPHALT ROADWAY)



UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW HAMPSHIRE ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20172810030

UTILITY COMPANY	PHONE NUMBER
LIBERTY UTILITIES - ENERGY NORTH GAS	800-375-7413
FAIRPOINT	603-884-3021
EVERSOURCE ENERGY - PSHH	800-362-2764
TOWN OF HUDSON	603-886-6008
COMCAST	800-934-6488
ON TARGET LOCATING	603-426-1922



THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

SEE SHEET 1 OF 2 FOR OVERALL BOUNDARY

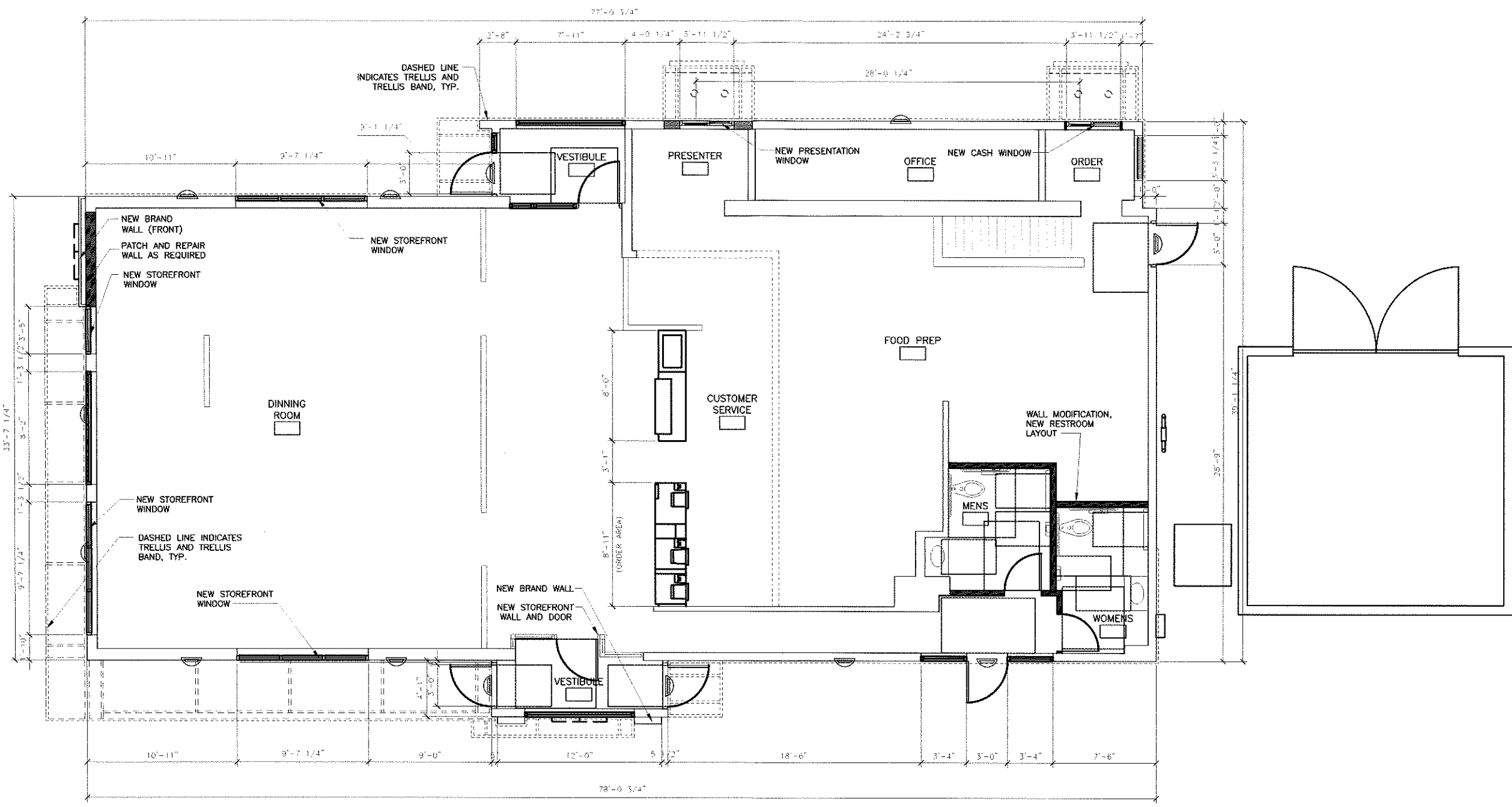
1	ADD TRAVERSE CLOSURE NOTE & EGRESS EASEMENT	N/A	A.D.N.	J.P.L.	02-02-18
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	7-25-17	BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY			
FIELD BOOK NO.	17-10MA	McDONALD'S USA, LLC			
FIELD BOOK PG.	9	75 DERRY STREET			
FIELD BOOK PG.	9	PORTION OF MAP 165, LOT 155			
FIELD BOOK PG.	9	TOWN OF HUDSON			
FIELD BOOK PG.	9	HILLSBOROUGH COUNTY			
FIELD BOOK PG.	9	STATE OF NEW HAMPSHIRE			
FIELD CREW	B.S.B.	CONTROL POINT ASSOCIATES, INC.			
DRAWN	ELOC	355 TURNPIKE ROAD SOUTHBOROUGH, NH 03272 508-948-3000 - 508-948-3003 FAX			
REVIEWED	R.D.N.	DATE	SCALE	FILE NO.	DWG. NO.
		8-1-17	1"=20'	03-170144	2 OF 2

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



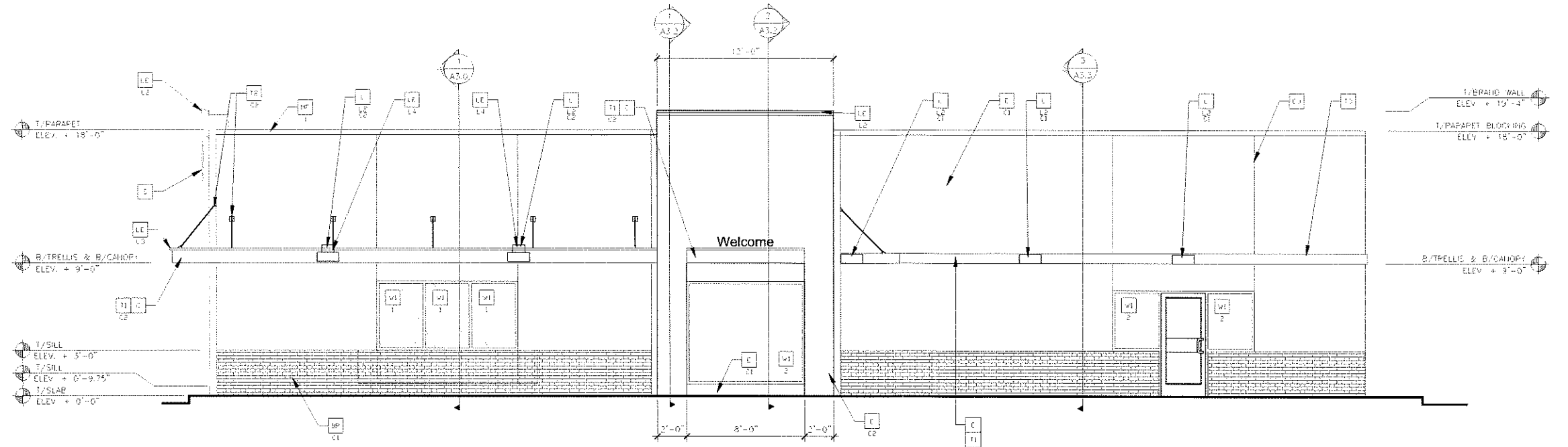
JOHN P. LYNCH
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

DATE
2/2/2018

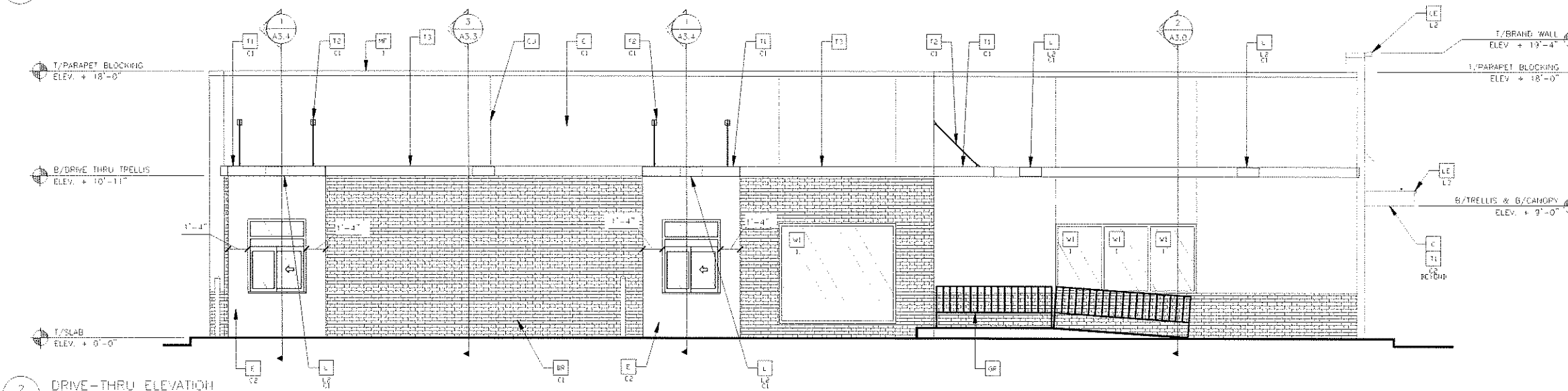


1 FLOOR PLAN
A1.0 1/4" = 1'-0"

SHEET NO. A1.0 FLOOR PLAN	TITLE MODEL DRAWINGS	DRAWN BY CPC	PREPARED FOR McDonald's USA, LLC	PREPARED BY SkyBorne Technologies P.O. BOX 875 Westford, MA 01886
		DATE 05/02/2017	DATE MAY 2017	CHECKED BY FIN
		PROJECT MODEL DESIGN PER 2017 IRRP CRITERIA 3D CONSTRUCTION - NON PLAYPLACE	PROJECT NO. 28-0035	PROJECT ADDRESS 75 Berry Road, Weston, MA
		REVISIONS 1. 05/01/17 FOR MCDONALD'S PRELIMINARY REVIEW REVISIONS	SCALE 1/4" = 1'-0"	SHEET NO. 84



1 NON-DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"



2 DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"

COLOR SCHEME: 'MODERN' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- BR** FACE BRICK
- XX** - TYPE:
 - E1 = EXISTING UNPAINTED MASONRY
 - C1 = PAINTED MASONRY - COLOR: CHELSEA HC-GRAY
 - C3 = (CONSULT WITH USPD PROJECT MANAGER WHEN ADDITIONAL ACCENT COLOR IS REQUIRED)
- C** ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CJ** CONTROL JOINT
- CH** CORRUGATED METAL PANEL - SEE ASSEMBLY NOTES ON A3.0 FOR ADDITIONAL SPECIFICATIONS
 - XX - COLOR:
 - C1 = "CITYSCAPE"
 - C2 = "CHARCOAL" (DT WINDOW SURROUND ON UNPAINTED BRICK BASE BUILDING)
 - D = MELLOW METAL DUCK - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
 - D** EXTERIOR INSULATION FINISH SYSTEM (EIFS) INSULATION PLUS MD BY BRANT OR EQUAL
 - E** HIGH IMPACT EDGES - BRANTER 20' ULTRA HIGH IMPACT MESH ASSEMBLY FOR EDS AREAS WITHIN 8'-0" OF GRADE FINISH: HYDROPHOBIC, TEXTURE: SANDPEBBLE
 - COLOR: STATOCONE HIGH PERFORMANCE COLORPAINT - MATCH TO BENJAMIN MOORE OR EQUAL
 - C1 = CHELSEA GRAY HC-140 BY BENJAMIN MOORE
 - C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
 - C3 = (CONSULT WITH USPD PROJECT MANAGER WHEN ADDITIONAL ACCENT COLOR IS REQUIRED)
- GR** GUARDRAIL
- L** LIGHT FIXTURE - SEE ELECTRICAL
 - XX - TYPE:
 - E1 = NOT USED
 - L2 = DOWN ONLY FIXTURE
 - L3 = RECESSED DOWN FIXTURE
 - L4 = INTEGRAL CANOPY FIXTURE
 - L5 = HEARTH ACCENT FIXTURE
 - LE - ACCENT LIGHTING - SEE ELECTRICAL
 - ZS - LED LIGHT:
 - L1 = NOT USED
 - L2 = DOWN ONLY FIXTURE
 - L3 = INTEGRAL CANOPY FIXTURE
 - L4 = HEARTH ACCENT FIXTURE
 - LV - METAL LOUVER PANEL BY TRELLIS VENDOR
 - MF - METAL FASCIA (COLOR: CITYSCAPE) SEL 1/AS.0
 - XX - TYPE:
 - 1 = PRE-FAB AUTOCH-10E FASCIA
 - 2 = PRE-FAB CUSTOM ARCADE FASCIA
 - ML - METAL LETTERING - BY OTHERS
 - 1 = WELCOME - COLOR: SILVER
 - 2 = 24" x 3/4" THICK METAL ARCH
 - COLOR: PATRIOTE 113C
 - MD - NEW MECHANICAL SCREEN
 - PB - PIPE BOLLARD - PAINTED YELLOW

- PT** PASS-THRU COIL COLLECTOR - OPTIONAL (PHWC)
- RD** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S** MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- T1** ALUMINUM TRELLIS SYSTEM
 - XX - COLOR:
 - C1 = CITYSCAPE
 - C2 = WHITE
 - C3 = CHARCOAL
 - C4 = GOLD
 - T2** ALUMINUM TRELLIS RE-BACK SYSTEM
 - XX - COLOR:
 - C1 = CITYSCAPE
 - C2 = WHITE
 - C3 = CHARCOAL
 - T3** ALUMINUM TRELLIS 3' x 8' WALL FASCIA SYSTEM COLOR: CITYSCAPE
 - W1** NEW STOREFRONT AND GLAZING
 - 1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
 - 2 = EXISTING WINDOW TO REMAIN

PREPARED FOR: **McDonald's USA, LLC**

PREPARED BY: **SkyBorne Technologies**
P.O. BOX 875
Westford, MA 01886

DATE: 05/03/17

REV: 0

DESCRIPTION: ELEVATIONS

PROJECT: 20-0035

SHEET NO: A2.0

SITE: 75 BERRY ROAD, HAUBUN, NH

DRIVEN BY: **ELEVATIONS**

DATE: FEB 2017

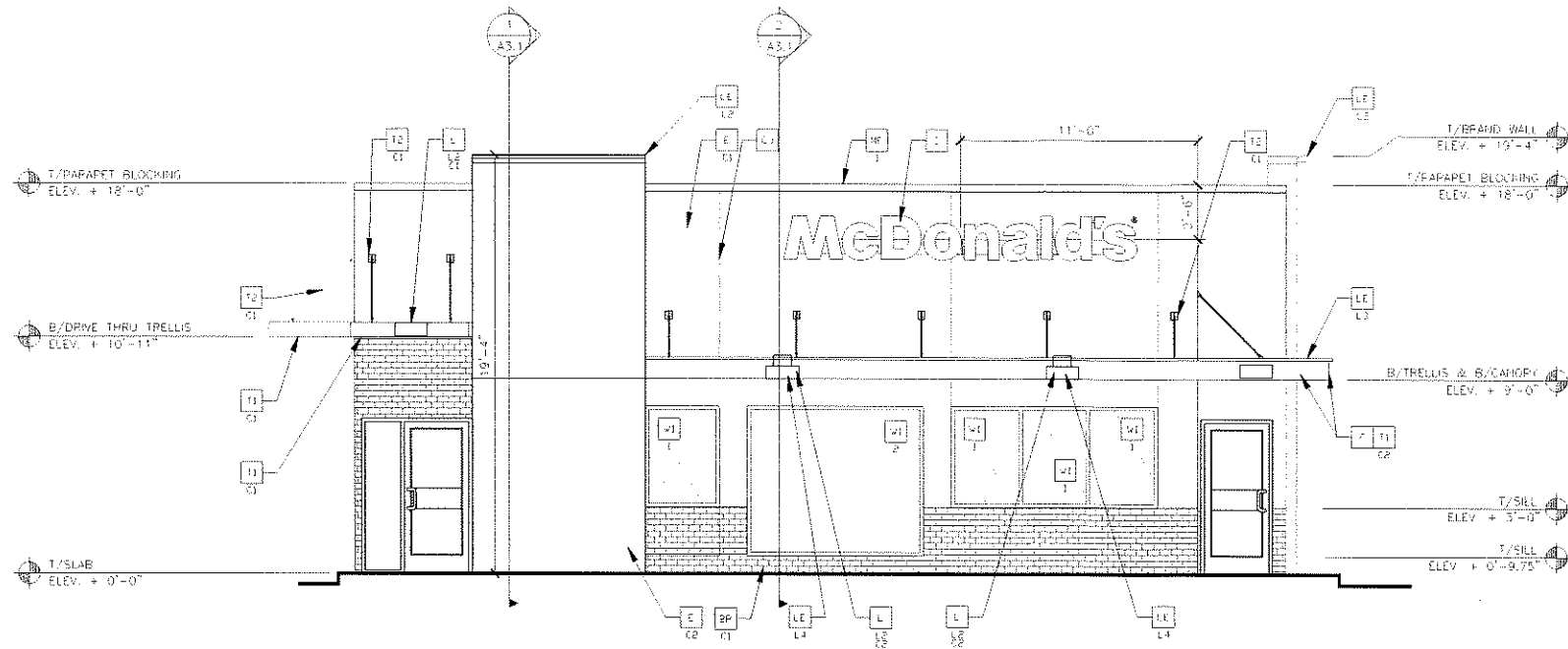
REVIEWED BY: **PH**

DATE ISSUED: 05/09/2017

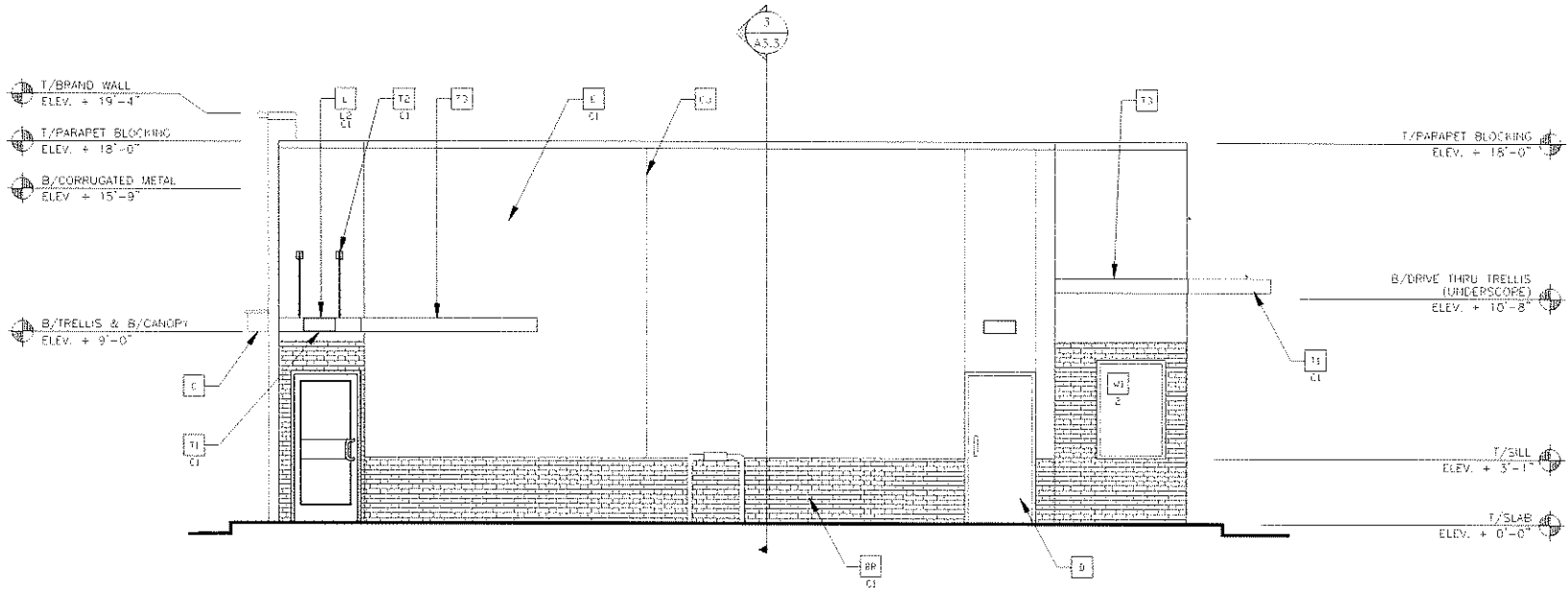
PROJECT: 20-0035

SHEET NO: A2.0

SITE: 75 BERRY ROAD, HAUBUN, NH



1 FRONT ELEVATION
A2.1 1/4" = 1'-0"



2 REAR ELEVATION
A2.1 1/4" = 1'-0"

COLOR SCHEME: 'MODERN' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- BP** FACE BRICK
- CM** TYPE:
 - C1 = EXISTING UNPAINTED MASONRY
 - C2 = PAINTED MASONRY-COLOR: CHELSEA HC-GRAY
 - C3 = (CONSULT WITH USPD PROJECT MANAGER WHEN ADDITIONAL ACCENT COLOR IS REQUIRED)
- C** ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CJ** CONTROL JOINT
- CM** CORRUGATED METAL PANEL - SEE ASSEMBLY NOTES ON A3.0 FOR ADDITIONAL SPECIFICATIONS
 - COLOR:
 - C1 = "CITYSCAPE"
 - C2 = "CHARCOAL" (DI WINDOW SURROUND ON UNPAINTED BRICK BASE BUILDING)
 - C3 = "HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL"
- E** EXTERIOR INSULATION FINISH SYSTEM (EIFS)
 - OUTSULATION PLUS MD BY BRUUN OR EQUAL
 - HIGH IMPACT ZONES: "PARIER 20" ULTRA HIGH IMPACT MESH ASSEMBLY FOR LIFE AREAS WITHIN 5'-0" OF GRADE
 - FINISH: HYDROPHOBIC; TEXTURE: SANDPEBBLE
 - COLOR: STATOCHNE HIGH PERFORMANCE COLORANT - MATCH TO BENJAMIN MOORE OR EQUAL
 - C1 = CHELSEA GRAY HC-105 BY BENJAMIN MOORE
 - C2 = IRON MOUNTAIN 2134-05 BY BENJAMIN MOORE
 - C3 = (CONSULT WITH USPD PROJECT MANAGER WHEN ADDITIONAL ACCENT COLOR IS REQUIRED)
- GR** GUARDRAIL
- L** LIGHT FIXTURE - SEE ELECTRICAL
 - TYPE:
 - L1 = NOT USED
 - L2 = DOWN ONLY FIXTURE
 - L3 = RECESSED DOWN FIXTURE
 - COLOR:
 - C1 = SILVER
 - C2 = WHITE
- LE** ACCENT LIGHTING - SEE ELECTRICAL
 - LED LIGHT:
 - L1 = NOT USED
 - L2 = DOWN ONLY FIXTURE
 - L3 = INTEGRAL CANOPY FIXTURE
 - L4 = HEALTH ACCENT FIXTURE
- LW** METAL LOWER PANEL BY TRELLIS VEHDOP (COLOR: CITYSCAPE)
- MF** METAL FASCIA (COLOR: CITYSCAPE) SEE 1.A.5.0
 - TYPE:
 - 1 = PRE-FAB ARCHOP-TITE FASCIA
 - 2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML** METAL LETTERING - BY OTHERS
 - TYPE:
 - 1 = "WELCOME" - COLOR SILVER
 - 2 = 24" x 3/4" THICK METAL ARCH (COLOR: PAINTOIE 125C)
- MS** NEW MECHANICAL SCREEN
- PE** PIPE BOLLARD - PAINTED YELLOW
- P1** PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- PD** ROOF DRAIN OVERFLOW PIPE (PAINT TO MATCH SURROUNDING MATERIAL)
- 2** MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- 11** ALUMINUM TRELLIS SYSTEM
 - COLOR:
 - C1 = CITYSCAPE
 - C2 = WHITE
 - C3 = CHARCOAL
 - C4 = GOLD
- 12** ALUMINUM TRELLIS RE-BACK SYSTEM
 - COLOR:
 - C1 = CITYSCAPE
 - C2 = WHITE
 - C3 = CHARCOAL
- 13** ALUMINUM TRELLIS 2" x 5" WALL FASCIA SYSTEM (COLOR: CITYSCAPE)
- 14** NEW STOREFRONT AND GLAZING
 - 1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
 - 2 = EXISTING WINDOW TO REMAIN

PREPARED FOR: McDonald's USA, LLC
 PREPARED BY: SkyBorne Technologies
 P.O. BOX 878, Westfield, MA 01088

DATE: 05.03.17
 REV: 0

DESCRIPTION: ELEVATIONS

PROJECT: 20-0035
 SHEET: A2.1

SITE ADDRESS: 75 HENRY ROAD, ANDOVER, MA 01810

DATE ISSUED: FEB 2017
 DRAWN BY: LC/MBK
 CHECKED BY: PM
 DATE CHECKED: 08/09/2017

30 Robin Drive 2- Lot Subdivision

STAFF REPORT

February 28, 2018

SITE: 30 Robin Drive -- Map 157/Lot 060 -- SB# 02-18

ZONING: R-1 - Minimum lot size 30,000 sq. ft. and 120 ft. of frontage.

PURPOSE OF PLAN: to depict the subdivision of Map 157/Lot 060, into two separate lots. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Residential Subdivision Plan, 30 Robin Drive, Map 157, Lot 60, 30 Robin Drive, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park N, Bedford, NH, dated: December 21, 2017 (Revised Feb. 14, 2018), consisting of Sheets 1 – 6 and Notes 1 – 20 (said plans are attached hereto).

ATTACHMENTS:

- 1) Subdivision Application date stamped January 11, 2018 – Attachment “A”.
- 2) Comments from Deputy Fire Chief John O’Brien and Town Engineer Elvis Dhima – Attachment “B”.
- 3) CAP Fee Worksheet – Attachment “C”.
- 4) CLD review comments dated February 12, 2018 – Attachment “D”.
- 5) Applicant response to CLD review comments dated February 16, 2018 – Attachment “E”.
- 6) Subdivision plans.

OUTSTANDING ISSUES:

1. The primary purpose of the plan is to create a new one-acre lot for general sale, leaving the balance of 6.8 acres with the existing house. Under the Subdivision Regulations, each new lot (including the remainder) that is created must meet zoning regulations and constitute a “buildable” lot, and the applicant has provided background analysis to demonstrate that both lots meet all requirements.
2. The January 29, 2018 memo from Deputy Fire Chief O’Brien (Attachment “B”) indicates that there is a street numbering problem due to the fact that no added street number was reserved for this proposed lot frontage. Deputy O’Brien has offered a possible solution of having one of the driveways designated as a private way to create a house number consistent with addressing protocols. Note 9 in the February 16th KNA response

(Attachment "E") and Note 20 on the subdivision plan indicate that the driveway for the existing home will be established as a private way to resolve the street addressing problem.

3. Another issue is the need to ensure that the driveways that will serve the lots are located such that AASHTO standards are met for safe stopping sight distances. Sheets 4, and 5 document proposed driveway locations and estimated sight distances. Neither the Town Engineer nor CLD reviewers took issue with the sight distances of the proposed driveway.
4. Both the Town Engineer and CLD reviewers identified the proposed location of the sewer line cleanout and the water line curb stop as a problem. The plan shows the utility connections in the proposed driveway and they should be moved to follow Town utility specifications and prevent future damage to the driveway in the event of needed repairs. The sewer and water lines for the existing house go across the proposed lot, and the applicant's subdivision plan shows a proposed utility easement for continuation of those lines. Per notes 6.e. and 6.f. in the February 16, 2018 KNA response to CLD's peer review comments, these utility services have been moved out of the driveway apron.
5. HR 334-74.5 requires that the Planning Board assess impact fees at the time of subdivision approval and note the fee in its Notice of Decision. Attachment "C" contains the CAP Fee Worksheet and the proposed assessment of \$5759 per lot based on the 2018 Impact Fee schedule. This CAP fee will only apply to the new lot as the "mother" parcel has an existing residence.

APPLICATION TRACKING:

January 11, 2018 – Subdivision application submitted.

February 28, 2018 – Initial public hearing scheduled.

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

DRAFT MOTION TO ACCEPT:

I move to accept the 2-lot Subdivision application for 30 Robin Drive, Map 157/Lot 060.

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

DRAFT MOTION TO DEFER:

I move to defer consideration of this Subdivision application date specific to the specific date of the March 14, 2018 Planning Board meeting.

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

MOTION to APPROVE:

I move to approve the subdivision plan entitled: Residential Subdivision Plan, 30 Robin Drive, Map 157, Lot 60, 30 Robin Drive, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park N, Bedford, NH, dated: December 21, 2017 (Revised Feb. 14, 2018), consisting of Sheets 1 – 6 and Notes 1 – 20:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Subdivision Plan and all agreed upon easement deeds.
2. A cost allocation procedure (CAP) amount of \$5759 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. The applicant shall install a street sign meeting the requirements of the Highway Department for the private way prior to Planning Board endorsing the Plan-of-Record.
5. Approval of this plan shall be subject to final engineering review, including the location of utility connections with respect to the new driveway.
6. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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

11A11



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

Date of Application: January 02, 2018 Tax Map # 157 Lot # 60

Name of Project: 30 Robin Drive

Zoning District: _____ (For Town Use) General SB# _____ (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Mylene Drouin Trustee
Drouin Revocable Trust

Address: 157 Dunstable Road, suite 102

Address: Nashua, NH 03060

Telephone # 603-402-1446 (Office)

Fax # 603-402-1631

Email: tommy@optiline.co

DEVELOPER:

PROJECT ENGINEER

Name: Patrick Colburn, Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Fax # 603-627-2915

Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to subdivide Map 157 Lot 60 into two separate lots for residential use.

(FOR TOWN USE)

Plan Routing Date: _____ Sub/Site Date: _____

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

_____ Title: _____ Date: _____
(Initials)

DEPT:

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

Fees Paid _____

SITE DATA SHEET

Plan Name: 30 Robin Road

Plan Type: Subdivision Plan

Legal Description: Map 157 Lot 60

 Map 157 Lot 60-1

Date: January 2, 2018

Location: 30 Robin Road

Total Area: S.F. 344,101 Acres: 7.899

Area in Wetlands: 1,259 S.F.

Zoning: Residential One (R-1)

Lots Not Meeting
Required Dimensions: None

Required Area: 30,000 S.F.

Required Frontage: 120 FT

Water and Waste System
Proposed: Municipal Sewer and Water

Number of Lots With
Existing Buildings: One

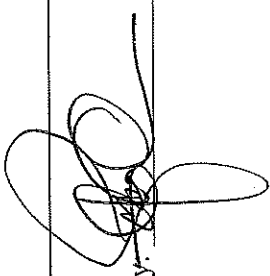
Existing Buildings
To Be Removed: None

Flood Zone Reference: FIRM Map 33011C0516D, Panel # 516D, 9/25/09

Proposed Linear Feet
Of New Roadway: None

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
60	298,783 SF	1,483 SF	6,259 SF	291,041 SF	145.04 FT
60-1	45,318 SF	0 SF	0 SF	45,318 SF	121.21 FT
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By:  Date: 1/9/2018

SUBDIVISION PLAN DATA SHEET

Dates/Case #/Description/
Stipulations of ZBA,
Conservation Commission,
NH Wetlands Board Action: N/A

(Attach Stipulations on
Separate Sheet)

List Permits Required: N/A

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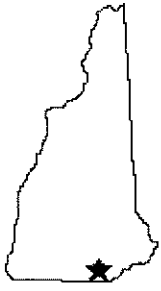
	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

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

Development Agreement
Proposed:
If Yes Endorsed

Yes No
 Yes Date _____ No



TOWN OF HUDSON

"B11"

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

29 January, 2018

To: George Thebargue

Fr: John J. O'Brien
Deputy Fire Chief

Re: Subdivision Plan application Map157/ Lot 60 30 Robin Drive

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

Addressing

The current property address is 30 Robin Drive. The newly created lot (Map 157 Lot 60-1) needs an approved address. The next sequence would be # 32. This number is already assigned to Map 157/Lot 61.

The Hudson Fire Dept. follows The State of New Hampshire Department of Safety Addressing Standards Guide.

The only option that exists is to create and have approved a private way, for either Lot 60 or the new lot 60-1. This will then allow an address to be created. The following options exist.

- A) New Private Way for Driveway to Lot 60. The number 30 will then be assigned to Lot 60-1
- B) New Private Way for Driveway to Lot 60-1. This will then be given an address.
- C) If either of above options is chosen the name of the Private Way must be approved by the Hudson Fire Dept.

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

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

Dhima, Elvis

From: Dhima, Elvis
Sent: Wednesday, January 17, 2018 11:19 AM
To: Thebarga, George
Cc: Dubowik, Brooke
Subject: 30 Robin Drive

George

I have only one comment

1. The plan shows the existing and proposed sewer cleanout within the proposed driveway. No water curb stops or sewer clean outs are allowed on proposed driveways.

Thanks

E

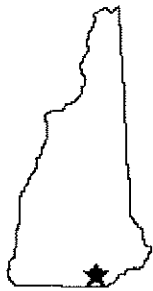
Elvis Dhima, P.E.
Town Engineer

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



Town of Hudson
NEW HAMPSHIRE 03051

ncu



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: 2-28-18 Sector # 1 Map/Lot: 157/060/001
30 Robin Dr.

Project Name: 30 Robin Drive Subdivision

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

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

CAP FEES:

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

February 12, 2018

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



Re: Town of Hudson Planning Board Review
30 Robin Drive Subdivision, 30 Robin Drive
Tax Map 157, Lot 060; Acct. #1350-908
CLD | Fuss & O'Neill Reference No. 03-0249.1680

Dear Mr. Theborge:

CLD | Fuss & O'Neill, Inc. has reviewed the first submission of materials related to the above-referenced project received on January 29, 2018. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision Plan Review Codes, Driveway Review Codes, Stormwater Management Codes, Zoning Regulations, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007 and September 3, 2008; modified to include a zoning overview.

We have included a copy of CLD | Fuss & O'Neill's evaluation of the checklist for your reference.

The project consists of creating a two (2)-lot residential subdivision out of a 7.899-acre existing lot. Both lots will be serviced by Town water and sewer.

The following items are noted:

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. Hudson Regulation 276-11.1.B.(2). The applicant has included a plan sheet with a scale smaller than 50 feet to the inch.
- b. HR 276-11.1.B.(13). The applicant has not proposed any signs and has not provided the sign approval note on the plan set.
- c. HR 276-11.1.B.(14). The applicant has not noted any proposed lighting or provided a note stating that there will be no exterior lighting.
- d. HR 276-11.1.B.(17) and 289-27.B.(7). We are unable to locate any benchmarks on the plans.
- e. HR 276-11.1.B.(21)(b). The applicant has not shown the proposed location of the house on Lot 60-1 nor provided alternative proposals for consideration.
- f. HR 276-11.1.B.(22). The applicant has not shown any pavement, gravel or structures other than a proposed driveway apron on Lot 60-1 so compliance with the Regulation could not be verified.
- g. HR 276-11.1.B.(24). The applicant did not provide any open space percentage calculations on the plans.

- h. HR 276-11.1.B.(25). The applicant has not shown any parking or travelways other than a proposed driveway apron on Lot 60-1 so compliance with the Regulation could not be verified.
- i. HR 289-4 and 289-28.A. The applicant has noted iron rods to be set within the subdivision at the new property corner between the lots on the south side of the site. Although it is noted that the Planning Board determines locations, per the Regulation the monuments are to be 5"x5"x30" stone bounds. If used, the applicant should provide a detail for the required 5"x5"x30" bound.
- j. HR 289-19 and 21. The applicant has noted that a utility easement is proposed within Lot 60-1 for the benefit of Lot 60. A copy of this proposed easement was not included with the review package.
- k. HR 289-20.A.(1). The applicant has not provided the finish floor elevation on the plan set for the proposed house at Lot 60-1.
- l. HR 289-26.B.(2). The applicant has not shown any existing easements, setbacks, parks, or public open spaces for any abutting property.
- m. HR 289-26.B.(3). The applicant has shown an existing drainage easement on Lot 60. A copy of the easement was not included in the review package.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10.H. The applicant has only shown a proposed paved driveway apron for Lot 60-1 and not a full driveway.
- b. HR 193-10.J. The applicant has not provided a driveway construction detail in the plan set.
- c. The applicant has not shown any grading beyond the front property lines nor proposed a culvert for the driveways at each lot. The applicant should review and clarify the intent for construction of culverts at each driveway, and provide a typical driveway detail showing culvert construction if needed.
- d. The applicant should provide a detail showing the intent for the existing curb and new driveway transitions.

3. Roadway Design

- a. No new road is proposed; however, the applicant should provide a detail for the proposed trench patch in Robin Drive.

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

- a. HR 289-20.C.(1-6) – The applicant did not provide any stormwater calculations or support materials. No proposed stormwater structures or facilities are shown on the plans.
- b. HR 290 (Entire section) – The applicant did not provide any stormwater material for review.
- c. Since the drive on the new lot is proposed in the bottom corner of the new lot, the applicant should provide grading demonstrating that stormwater will not run down the drive into Robin Drive.

5. Zoning (HR 334)

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not noted any proposed building heights on the plan set.
- b. HR 334-20. The site is located in the Residential One (R-1) District. The plans do not indicate the whether a single family or two family house is proposed for Lot 60-1. If a single family home is proposed, the applicant's proposed use for the site appears to be permitted in this district.
- c. HR 334.39. The applicant has noted shown wetlands on Lot 60. No construction activities or other impacts are shown for the wetlands or wetlands buffer area.
- d. HR 334-62. The applicant has not proposed any sign installations as a part of this project.
- e. HR 334-83. The applicant has noted that no portion of the site is located in a designated flood hazard area.

6. Sewer/Water Design/Conflicts & Utility Design/Conflicts

- a. HR 276-13.A. The applicant has not shown a proposed electric/telephone/cable utility connection for Lot 60-1 nor provided details for their construction. Existing private utility connections (cable, telephone) to the house on Lot 60 are also not shown.
- b. The applicant has not provided utility crossing details in the plan set for the new water service.
- c. The applicant has proposed connections to water and sewer mains but has not provided any connection details for this construction.
- d. The applicant has not shown the sizes or types of the proposed water and sewer service connection piping.
- e. The applicant has proposed a sewer service that is located within the driveway apron. Our understanding is that the Town will not accept a sewer cleanout within a driveway.
- f. The applicant has proposed to install the curb stop for Lot 60-1 outside of the Town owned Right-of-Way. The applicant should relocate this to the property line to conform with the Town's standard construction details.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(20). The applicant should illustrate the location of all erosion protection upon the plan set, including but not limited to erosion control measures and a stabilized construction entrance/exit.
- b. HR 290-5.K.(20). The applicant has not provided any erosion control measure details in the plan set.
- b. The Town should reserve the right to require additional erosion control measures.

8. State and Local Permits

- a. HR 200-3.A. The applicant has noted the need for an Excavation Permit.
- b. Additional local permitting may be required.

9. Other

- a. We understand that the Hudson Fire Department has concerns regarding an address for the new lot. Our review does not speak to that concern.

Please feel free to call if you have any questions.

Very truly yours,



Heidi J. Marshall, PE



Paul Konieczka, AICP

HJM:PK:mjt

Enclosure

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

February 16, 2018

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



**RE: 30 Robin Drive Subdivision
Map 157 Lot 60
Hudson, New Hampshire
KNA# 17-0503-2**

Dear Mr. Theborge,

Our office is in receipt of peer review comments prepared by Heidi J. Marshall, P.E. of CLD Consulting Engineers, Inc., dated February 12, 2018. Attached to this cover please find the following items, which we believe appropriately address the various review comments:

1. Nine (9) full-scale copies of the Plan-Set;
2. Three (3) copies of the reference plan containing existing easements;
3. Seventeen (17) half-size copies of the Plan-Set; and
4. One (1) CD containing all relevant material in PDF form.

Please note that a copy of all of the above documents was submitted directly to CLD to expedite the review process.

Under each of the comments listed below, we offer a brief explanation of our efforts to address the concern, to ease in your review of the same.

CLD Comments

1. Administrative Subdivision Review Codes (HR 276 & 289)

- a. Hudson Regulation 276-11.1.B.(2). The applicant has included a plan sheet with a scale smaller than 50 feet.

The only plan sheet with a scale smaller than the minimum 50' is the overview plan in order to show all the information required by the Town's regulations. The subdivision plan sheets are at a scale that meets the regulation and its intent.

- b. HR 276-11.1.B.(13). The applicant has not proposed any signs and has not provided the sign approval note on the plan set.

Civil Engineering

Land Surveying

Landscape Architecture



Note#16 was added to sheet 1.

- c. HR 276-11.1.B.(14). The applicant has not noted any proposed lighting or provided a note stating that there will be no exterior lighting.

Note #17 was added to sheet 1.

- d. HR 276-11.1.B.(17) and 289-27.B.(7). We are unable to locate any benchmarks on the plans.

A benchmark has been added to sheet 3.

- e. HR 276-11.1.B.(21)(b). The applicant has not shown the proposed location of the house on lot 60-1 nor provided alternative proposals for consideration.

There is no proposed building at this time, therefore, a location cannot be determined. In regards to alternative proposals, in speaking with you in the past, you have advised that this regulation could be ignored given that the applicant chose not to participate in a conceptual review by the Planning Board.

- f. HR 276-11.1.B.(22). The applicant has not shown any pavement, gravel or structures other than a proposed driveway apron on Lot 60-1 so compliance with the Regulation could not be verified.

No response required.

- g. HR 276-11.1.B.(24). The applicant did not provide any open space percentage calculations on the plans.

According to HR 276-11.1.B(24), the note that defines "Open Space" specifically lists the activity associated with a non-residential use proposed. Even though this regulation does not apply to this subdivision, the open space on the vacant lot exceeds 40%.

- h. HR 276-11.1.B.(25). The applicant has not shown any parking or travelways other than a proposed driveway apron on Lot 60-1 so compliance with regulation could not be verified.

No response required.

- i. HR-289-4 and 289-28.A. The applicant has noted iron rods to be set within the subdivision at the new property corner between the lots on the south side of the site. Although it is noted that the Planning Board determines locations, per the Regulation the monuments are



to be 5"x5"x30" stone bounds. If used, the applicant should provide a detail for the required 5"x5"x30" bound.

We have added Note #18 to Sheet 1 requiring the specified monument dimensions. A detail was added to sheet 6.

- j. HR 289-19 and 21. The applicant has noted that a utility easement is proposed within Lot 60-1 for the benefit of Lot 60-1. A copy of this proposed easement was not included with the review package.

All required documents will be submitted to the Town prior to final approval.

- k. HR 289-20.A.(1). The applicant has not provided the finished floor elevation on the plan set for the proposed house at Lot 60-1.

There is no proposed house on Lot 60-1, therefore, finished floor elevation is unknown.

- l. HR 289-26.B.(2). The applicant has not shown any existing easements, setbacks, parks, or public open spaces for any abutting property.

There are no known easements, setbacks, parks, or public open spaces on the abutting properties that pertain to this application.

- m. HR 289-26.B.(3). The applicant has shown an existing drainage easement on Lot 60. A copy of the easement was not included in the review package.

Enclosed with this submittal is the recorded plan which includes the easement. No further information was found.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10.H. The applicant has only shown a proposed driveway apron for Lot 60-1 and not a full driveway.

This regulation discusses that driveways are not allowed in the side or rear setbacks. The proposed apron is not currently shown in either, therefore, compliant with the regulation.

- b. HR 193.10.J. The applicant has not provided a driveway construction detail in the plan set.

A Driveway Cross-Section detail was added to sheet 6.

- c. The applicant has not shown any grading beyond the front property lines nor proposed a culvert for the driveways at each lot. The applicant should review and clarify the intent for



the construction of culverts at each driveway and provide a typical driveway detail showing culvert construction if needed.

A typical driveway detail was added to sheet 6. Robin Drive is closed drainage, therefore, no culvert is anticipated.

- d. The applicant should provide a detail showing the intent for the existing curb and new driveway transitions.

A detail was added to sheet 6 showing the driveway cross-section. The plan shows the driveway aprons and how they transition with Robin Drive. The intent of the existing curb will be at the discretion of the future owners when developed.

3. Roadway Design

- a. No new road is proposed; however, the applicant should provide a detail for the proposed trench patch in Robin Drive.

A Permanent Pavement Patch detail was added to sheet 6.

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

- a. HR 289-20.C.(1-6) – The applicant did not provide any stormwater calculations or support materials. No Proposed stormwater structures or facilities are shown on the plan.

Section 289-20 refers to Chapter 290 of the Land Use Regulations. According to 290-3, a stormwater management plan and erosion control plan are only required for a subdivision of more than three building lots, therefore, this section does not apply to this application.

- b. HR 290 (Entire Section) – The applicant did not provide any stormwater material for review.

According to 290-3, a stormwater management plan and erosion control plan are only required for a subdivision of more than three building lots, therefore, this section does not apply to this application.

- c. Since the drive on the new lot is proposed in the bottom corner of the new lot, the applicant should provide grading demonstrating that stormwater will not run down the drive into robin drive.

Not allowing stormwater to run into Robin Drive would be contrary to the Town's typical driveway detail where they encourage a positive grade from the roadway. Robin Drive has a closed drainage system without a ditch, therefore, we anticipate stormwater to enter



Robin Drive which is consistent with most houses along this road and subdivisions designed throughout the Town.

5. Zoning (HR 334)

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not noted any proposed building heights on the plan set.

The building height for the existing building on Lot 60 has been noted. Please see sheets 2 and 3.

- b. HR 334-20. The site is located in the Residential One (R-1) District. The plans do not indicate the whether a single family or two family house is proposed for Lot 60-1. If a single family home is proposed, the applicant's proposed use for the site appears to be permitted in this district.

The use of this parcel has not been determined but any use not allowed in this zone would require relief from the Zoning Board.

- c. HR 334-39. The applicant has noted shown wetlands on Lot 60. No construction activities or other impacts are shown for the wetlands or wetlands buffer area.

No response required.

- d. HR 334-62. The applicant has not proposed any sign installations as part of this project.

No response required.

- e. HR 334-83. The applicant has noted that no portion of the site is located in a designated flood hazard area.

No response required.

6. Sewer/Water Design/Conflicts & Utility Design/Conflicts

- a. HR 276-13.A. The applicant has not shown a proposed electric/telephone/cable utility connection for Lot 60-1 nor provided details for their construction. Existing private utility connections (cable, telephone) to the house on Lot 60 are also not shown.

The utilities on Lot 60-1 are existing and are not anticipated to be relocated. There are no proposed utilities on the proposed lot as development has not occurred.



- b. The applicant has not provided utility crossing details on the plan set for the new water service.

A Water Pipe/Sewer Pipe Separation detail was added to Sheet 6.

- c. The applicant has proposed connections to water and sewer mains but has not provided any connection details for this constructing.

Water and Sewer Service Connection details have been added to Sheet 6.

- d. The applicant has not shown the sizes or types of the proposed water and sewer service connection piping.

The sizes and types are unknown since no development is proposed. Provided on sheet 6 are the typical details for the Town of Hudson. In order to connect to the Town's services, applications will be filed with the Town Engineer at the time of construction and compliance to the standard will be required.

- e. The applicant has proposed a sewer service that is located within the driveway apron. Our understanding is that that Town will not accept a sewer cleanout within a driveway.

The proposed sewer service for Lot 60-1 has been relocated and is no longer in the driveway apron.

- f. The applicant has proposed to install the curb stop for Lot 60-1 outside of the Town owned Right-of-Way. The applicant should relocate this to the property line to conform with the Town's standard construction details.

The proposed curb stop for Lot 60-1 has been relocated and is now located on the property line.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(20). The applicant should illustrate the location of all erosion protection upon the plan set, including but not limited to erosion control measures and stabilized construction entrance/exit.

According to 290-3 and 290-5.K., an erosion control plan is only required for a subdivision of more than three building lots and for projects over more than 1 acre of disturbance, therefore, this section does not apply to this application.

- b. HR 290-5.K.(20). The applicant has not provided any erosion control measure details in the plan set.

According to 290-3 and 290-5.K., an erosion control plan is only required for a subdivision of more than three building lots and for projects over more than 1 acre of disturbance, therefore, this section does not apply to this application.

- c. The Town should reserve the right to require additional erosion control measures.

See note #19 on sheet 1.

8. State and Local Permits

- a. HR 200-3.A. The applicant has noted the need for an Excavation Permit.

No response required.

- b. Additional Local permitting may be required.

No response required.


9. Other

- a. We understand that the Hudson Fire Department has concerns regarding an address for the new lot. Our review does not speak to that concern.

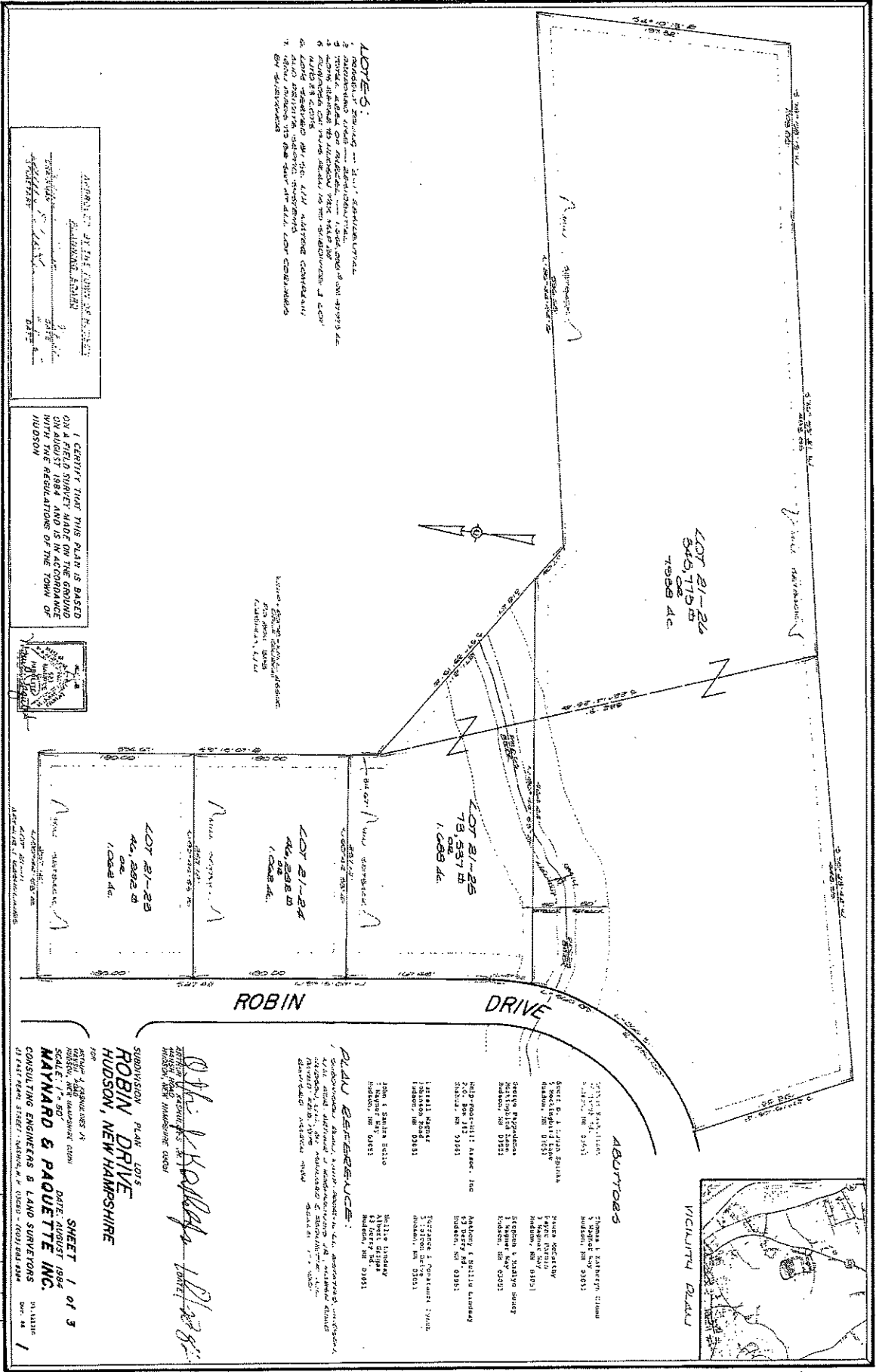
After hearing Fire's concerns, we have decided to make the current parcel with the existing house "1 Bolduc Way" and the newly created lot will retain the 30 Robin Drive address. The plans have been revised to reflect that. See note#20 on sheet 1.

We trust that the noted plan revisions will adequately address the current review comments. As always, please do not hesitate to contact me if you have any further comments or questions.

Respectfully,



Brenton Cole
Project Manager
Keach-Nordstrom Associates, Inc.



- NOTES:**
1. All dimensions are in feet and inches.
 2. All bearings are true bearings.
 3. The area of this plan is 1,068,000 sq ft.
 4. The area of this plan is 1,068,000 sq ft.
 5. The area of this plan is 1,068,000 sq ft.
 6. The area of this plan is 1,068,000 sq ft.
 7. The area of this plan is 1,068,000 sq ft.
 8. The area of this plan is 1,068,000 sq ft.
 9. The area of this plan is 1,068,000 sq ft.
 10. The area of this plan is 1,068,000 sq ft.

APPROVED BY THE BOARD OF SUPERVISORS
 HANCOCK COUNTY, MISSISSIPPI
 AUGUST 1984

I CERTIFY THAT THIS PLAN IS BASED
 ON A FIELD SURVEY MADE ON THE GROUND
 ON AUGUST 1984 AND IS IN ACCORDANCE
 WITH THE REGULATIONS OF THE TOWN OF
 HUDSON



11210 da. 88

AUGUST 1984

DATE	BY	NO.	REV.
8/1/84	JH	1	
8/1/84	JH	2	
8/1/84	JH	3	
8/1/84	JH	4	
8/1/84	JH	5	
8/1/84	JH	6	
8/1/84	JH	7	
8/1/84	JH	8	
8/1/84	JH	9	
8/1/84	JH	10	

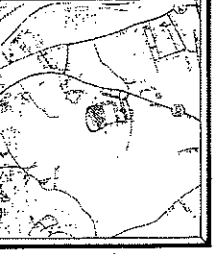
SUBMISSION PLAN LOTS
ROBIN DRIVE
HUDSON, NEW HAMPSHIRE

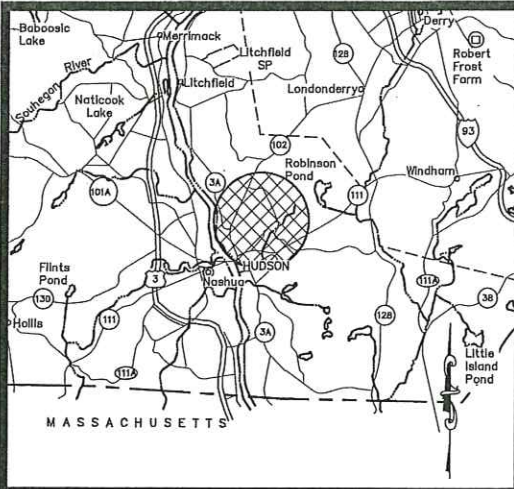
John H. Collier
 Surveyor

PLAN REFERENCE:

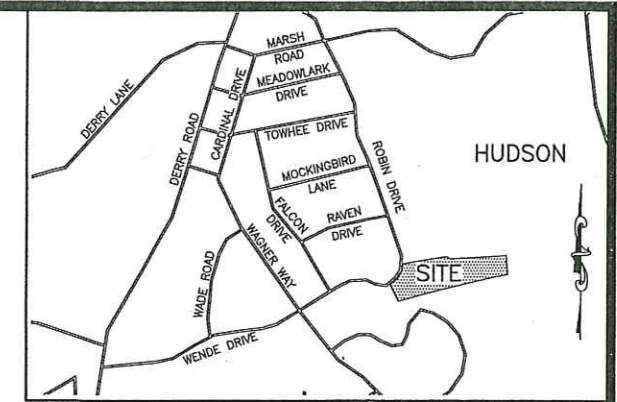
Subdivision plan, Survey No. 100, approved by the Board of Supervisors, Hancock County, Mississippi, on August 1, 1984.

- ABUTTERS:**
- 1. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.
 - 2. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.
 - 3. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.
 - 4. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.
 - 5. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.
 - 6. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.
 - 7. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.
 - 8. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.
 - 9. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.
 - 10. **John H. Collier**, Surveyor, Hancock County, Mississippi, No. 100.





VICINITY PLAN
NOT TO SCALE



LOCATION PLAN
SCALE: 1" = 1,000'±

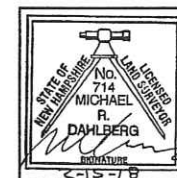
RESIDENTIAL SUBDIVISION PLAN 30 ROBIN DRIVE

MAP 157 LOT 60
30 ROBIN DRIVE
HUDSON, NEW HAMPSHIRE



OWNER/APPLICANT:
MYLENE DROUIN, TRUSTEE
MYLENE DROUIN REVOCABLE TRUST
157 MAIN DUNSTABLE ROAD, SUITE 102
NASHUA, NEW HAMPSHIRE 03060

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



SHEET TITLE

SHEET No.

MASTER SUBDIVISION PLAN	1
SUBDIVISION PLAN	2
TOPOGRAPHIC SUBDIVISION PLAN	3
SIGHT DISTANCE PLAN & PROFILE	4-5
DETAILS	6

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

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

SUBDIVISION PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

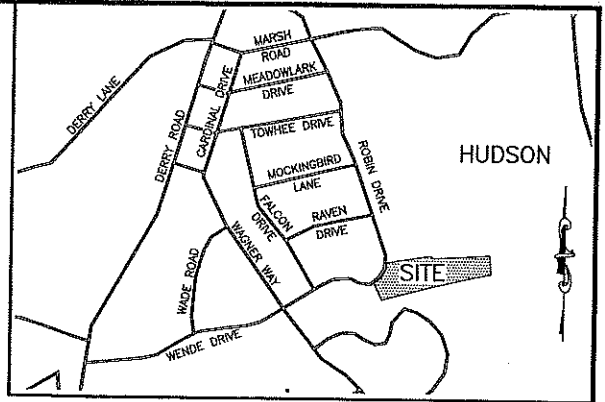
KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

DECEMBER 21, 2017
PROJECT NO. 17-0503-2
LAST REVISED: FEBRUARY 14, 2018

LEGEND

- NHHB-F NEW HAMPSHIRE HIGHWAY BOUND FOUND
- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- IPIPE-F IRON PIPE FOUND
- IPIN-TBS IRON PIN TO BE SET
- SB-TBS STONE BOUND TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BUILDING SETBACK
- EASEMENT
- TREELINE

LOT NUMBER	TOTAL AREA (PROPOSED)	WETLAND AREA	AREA >25% SLOPE	BUILDABLE AREA (NET CONTIGUOUS UPLAND USEABLE)	FRONTAGE
60	298,783 SF	1,483 SF	6,259 SF	291,041 SF	145.04'
60-1	45,316 SF	0 SF	0 SF	45,316 SF	121.21'



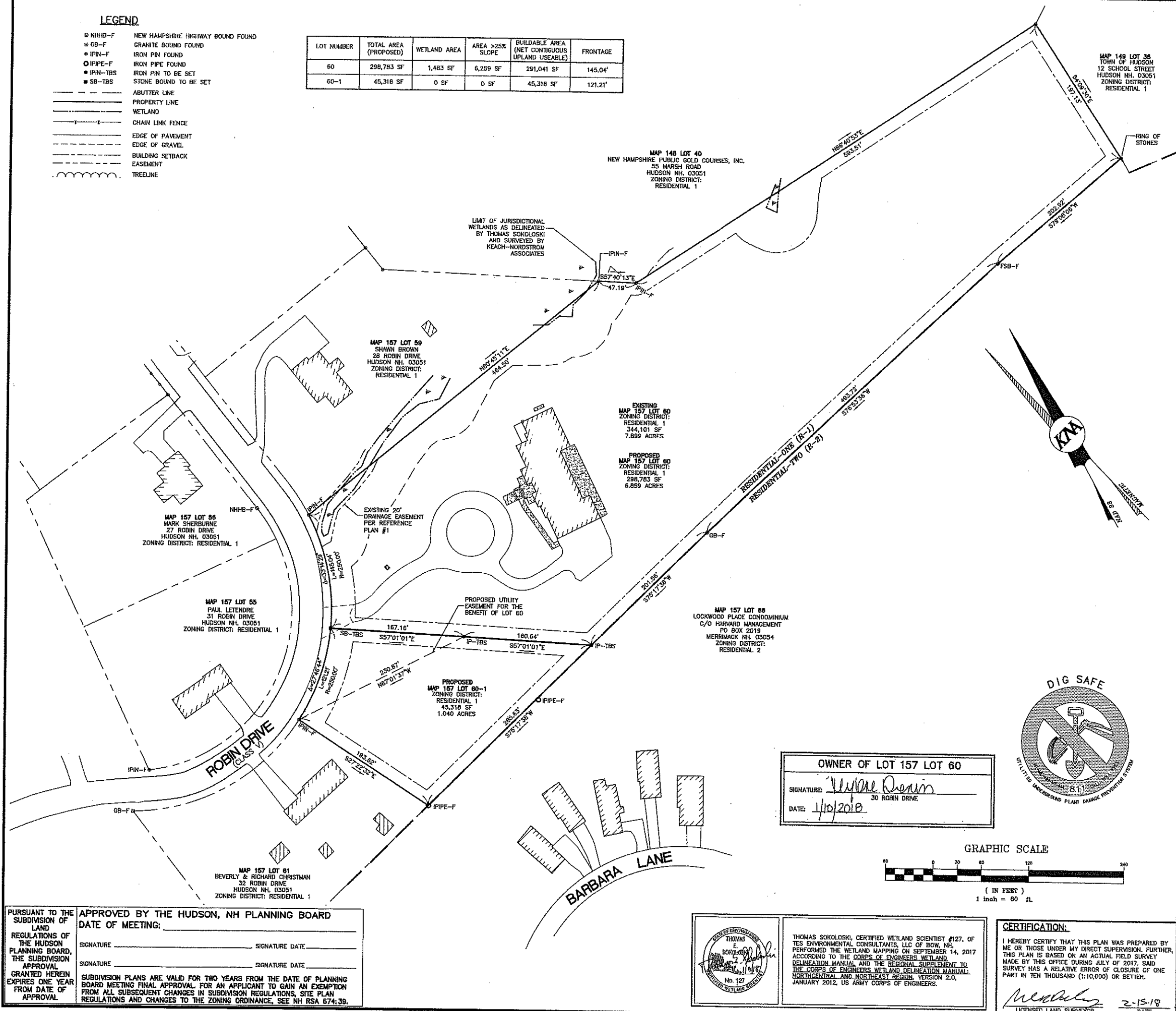
VICINITY PLAN
SCALE: 1" = 1,000'

REFERENCE PLANS:

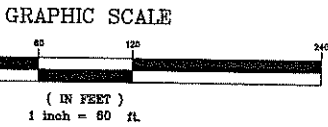
1. SUBDIVISION PLAN OF LOTS-ROBIN DRIVE, NEW HAMPSHIRE, FOR ARTHUR KASHALINES, JR. SCALE: 1"=50'. DATED: AUGUST 1984. PREPARED BY: WAYNARD & PAQUETTE, INC. H.C.R.D. PLAN #21210.
2. SUBDIVISION PLAN OF LOTS-ROBIN AND FALCON DRIVE, HUDSON, NEW HAMPSHIRE, FOR ARTHUR KASHALINES, JR. SCALE: 1"=50'. DATED AUGUST 1984. PREPARED BY: WAYNARD & PAQUETTE, INC. H.C.R.D. PLAN #21083.
3. PLAN OF LAND OF WALTER H. MARSH AND FAMILY IN HUDSON NEW HAMPSHIRE. PREPARED BY: KIMBALL WEBSTER, SURVEYOR. SCALE: 12 RODS TO 1 INCH. DATED: FEBRUARY 1904. ADDITIONS MADE BY NOTTINGHAM SURVEYORS IN SEPTEMBER OF 1835. H.C.R.D. PLAN #480.

NOTES:

1. THE PURPOSE OF THE PLAN IS TO SUBDIVIDE ASSESSORS MAP 157 LOT 60 INTO TWO LOTS AS SHOWN AND NO OTHER PURPOSE.
2. AREA OF PARCEL PRIOR TO SUBDIVISION = 344,101 SF, OR 7.899 ACRES.
3. PROPOSED LOT AREAS:
MAP 157 LOT 60 = 298,783 SF, OR 6.859 ACRES
MAP 157 LOT 60-1 = 45,316 SF, OR 1.040 ACRES
4. REFERENCE THIS PARCEL AS TOWN OF HUDSON TAX MAP 157 LOT 60.
5. OWNER OF RECORD:
MYLENE DROUIN, TRUSTEE
MYLENE DROUIN REVOCABLE TRUST
157 DUNSTABLE ROAD, SUITE 102
NASHUA, NH 03080
H.C.R.D. BK. 9013 PG. 1256
6. PRESENT ZONING: RESIDENTIAL 1 (R1)
MINIMUM LOT REQUIREMENTS:
- LOT AREA 30,000 SF WITH TOWN WATER AND SEWER
- LOT FRONTAGE 120 FT LOCAL ROAD WITH TOWN WATER AND SEWER
MINIMUM BUILDING SETBACKS:
- FRONT 30 FT (LOCAL ROADWAY)
- SIDE 15 FT (LOCAL, COLLECTOR, AND ARTERIAL ROADWAYS)
- REAR 15 FT (LOCAL, COLLECTOR, AND ARTERIAL ROADWAYS)
7. WETLAND DELINEATION PERFORMED BY THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, LLC OF BOW, NH IN SEPTEMBER 2017.
8. BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HEREON IS A RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JULY OF 2017.
9. VERTICAL DATUM IS NGVD 29. HORIZONTAL DATUM IS ASSUMED.
10. BENCHMARK SET AS NOTED, BASED ON NGVD 29.
11. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0616D, PANEL 516 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
12. EXISTING LOT 60 IS SERVICED BY MUNICIPAL SEWER AND BELIEVED TO HAVE A WATER SERVICE CONNECTION. THE TOWN OF HUDSON HAS NO SEWER SERVICE ON RECORD, THEREFORE DEPTH AND LOCATION IS UNKNOWN. LINES SHOWN ON THIS PLAN ARE GRAPHICAL ONLY. THE SITE ALSO CONTAINS AT LEAST ONE PRIVATE WELL.
13. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
14. CONSTRUCTION ACTIVITIES INVOLVING THE PROPOSED UNDEVELOPED LOTS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAY.
15. SHEETS 1 AND 2 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
16. ALL PROPOSED SIGNS MUST BE APPROVED BY THE ZONING ADMINISTRATOR.
17. NO EXTERIOR LIGHTING IS PROPOSED FOR LOTS 60 & 60-1.
18. STONE BOUNDS (5"X33") TO BE SET AT RIGHT OF WAY PROPERTY INTERSECTIONS.
19. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
20. LOT 60 WILL BECOME A PRIVATE DRIVE WITH THE ADDRESS 1 BOLDUC WAY. PROPOSED LOT 60-1 WILL HAVE THE ADDRESS 30 ROBIN DRIVE.



OWNER OF LOT 157 LOT 60
SIGNATURE: *Mylene Drouin*
DATE: 1/10/2018



MASTER SUBDIVISION PLAN
30 ROBIN DRIVE
MAP 157 LOT 60
30 ROBIN DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
MYLENE DROUIN, TRUSTEE
MYLENE DROUIN REVOCABLE TRUST
157 DUNSTABLE ROAD, SUITE 102
NASHUA, NH 03080
H.C.R.D. BK. 9013 PG. 1256

APPLICANT:
MYLENE DROUIN, TRUSTEE
MYLENE DROUIN REVOCABLE TRUST
157 DUNSTABLE ROAD, SUITE 102
NASHUA, NH 03080

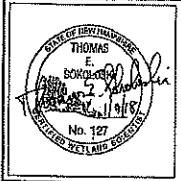
K/A KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (803) 827-2861

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

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

SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____

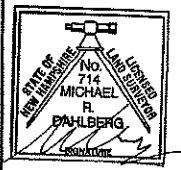
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THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, LLC OF BOW, NH, PERFORMED THE WETLAND MAPPING ON SEPTEMBER 14, 2017 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JULY OF 2017. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

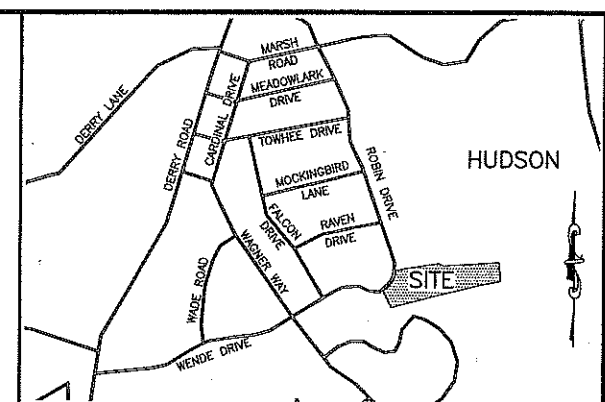
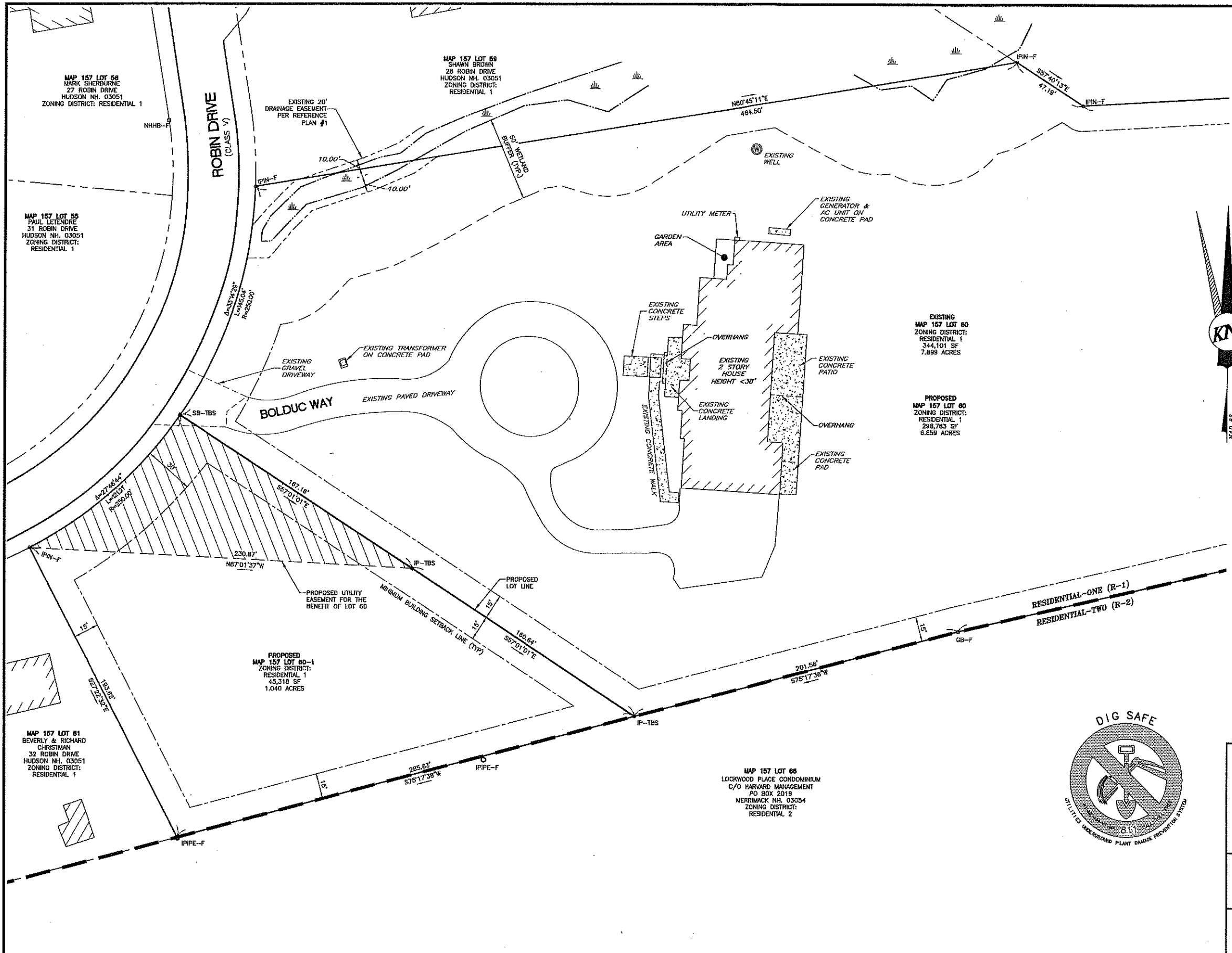
Mylene Drouin 2-15-18
LICENSED LAND SURVEYOR DATE



REVISIONS

No.	DATE	DESCRIPTION	BY
1	2/14/18	PER CLD REVIEW COMMENTS	BJC

DATE: DECEMBER 21, 2017 SCALE: 1" = 60'
PROJECT NO: 17-0503-2 SHEET 1 OF 6

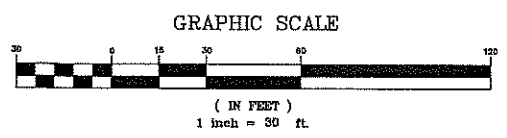
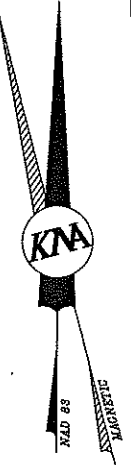


VICINITY PLAN
SCALE: 1" = 1,000'

SEE SHEET 1 FOR REFERENCE PLANS AND NOTES

LEGEND

- ▣ NHHB-F NEW HAMPSHIRE HIGHWAY BOUND FOUND
- ▣ GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- IPIPE-F IRON PIPE FOUND
- IPIN-TBS IRON PIN TO BE SET
- SB-TBS STONE BOUND TO BE SET
- BUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BUILDING SETBACK EASEMENT



SUBDIVISION PLAN
30 ROBIN DRIVE
 MAP 157 LOT 60
 30 ROBIN DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 MYLENE DROUIN, TRUSTEE
 MYLENE DROUIN REVOCABLE TRUST
 157 DUNSTABLE ROAD, SUITE 102
 NASHUA, NH 03060
 H.C.R.D BK. 9013 PG. 1256

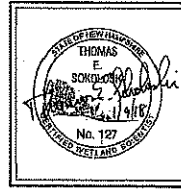
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 NASHUA, NH 03060

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

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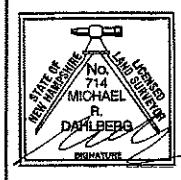


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CERTIFICATION:
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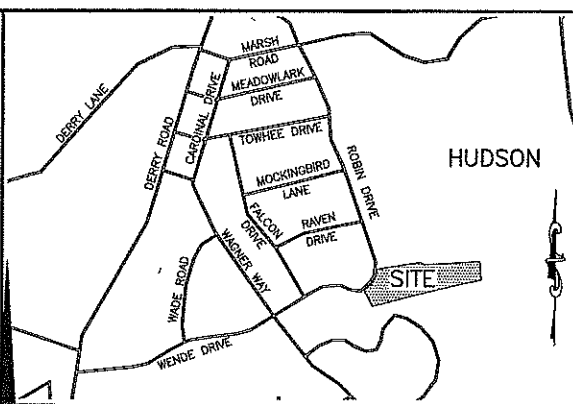
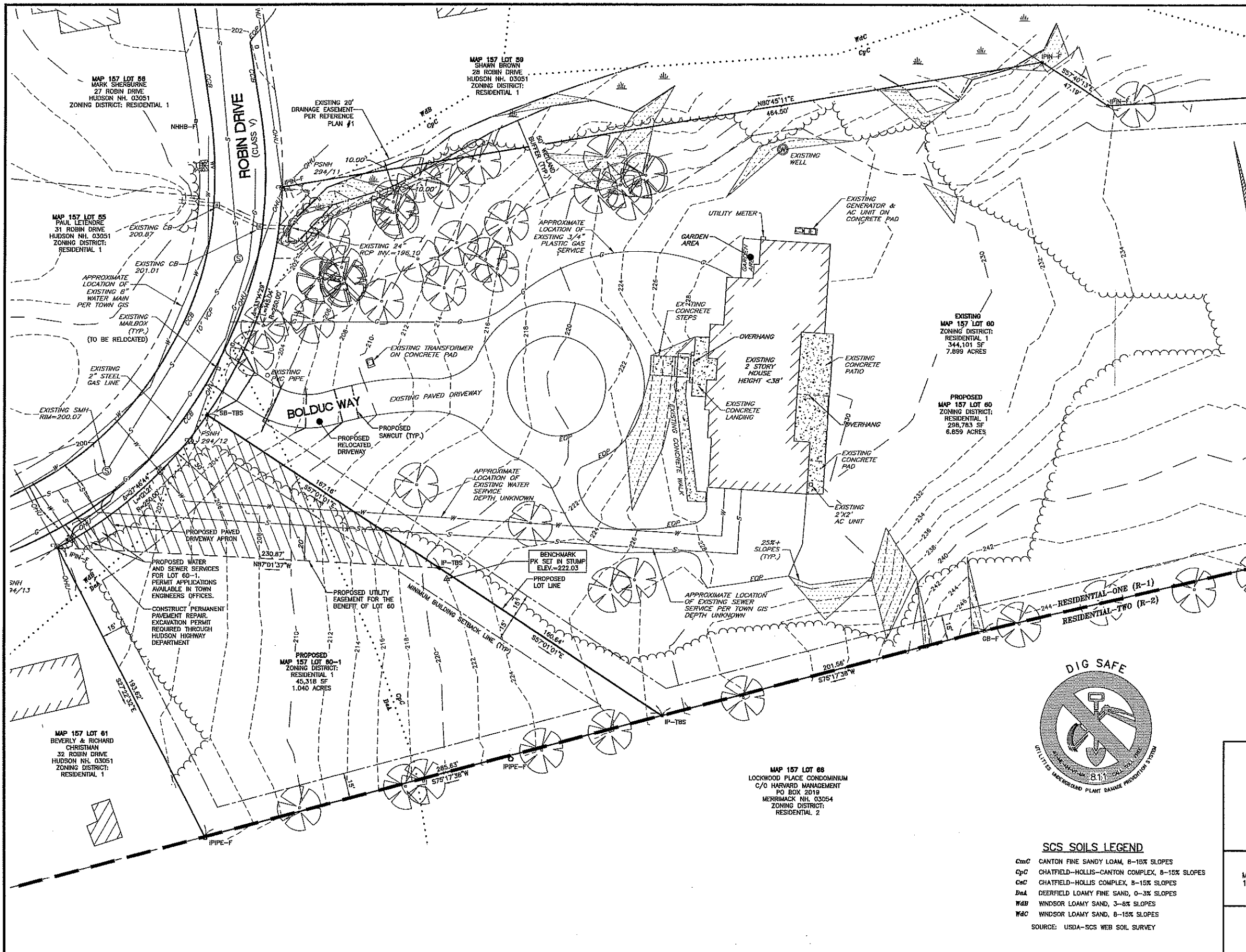
[Signature]
 LICENSED LAND SURVEYOR

2-15-18
 DATE



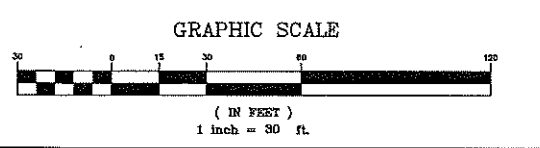
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	2/14/18	PER CLD REVIEW COMMENTS	BJC

DATE: DECEMBER 21, 2017
 PROJECT NO: 17-0503-2
 SCALE: 1" = 30'
 SHEET 2 OF 6



VICINITY PLAN
SCALE: 1" = 1,000'
SEE SHEET 1 FOR REFERENCE PLANS AND NOTES

- LEGEND**
- NHHB-F NEW HAMPSHIRE HIGHWAY BOUND FOUND
 - GB-F GRANITE BOUND FOUND
 - IPIN-F IRON PIN FOUND
 - IPIPE-F IRON PIPE FOUND
 - IPIN-TBS IRON PIN TO BE SET
 - SB-TBS STONE BOUND TO BE SET
 - U UTILITY POLE
 - S SEWER MANHOLE
 - C CATCH BASIN
 - W WATER VALVE
 - H HYDRANT
 - WSH WATER SHUT OFF
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - CHAIN LINK FENCE
 - OHU OVERHEAD UTILITIES
 - G GAS LINE
 - W WATER LINE
 - S SEWER LINE
 - D DRAINAGE LINE
 - T TREELINE
 - E EDGE OF PAVEMENT
 - EG EDGE OF GRAVEL
 - SCS SOIL LINE
 - B BUILDING SETBACK EASEMENT
 - STEEP SLOPES 25%+
 - 10' CONTOUR
 - 2' CONTOUR



SCS SOILS LEGEND

CaC CANTON FINE SANDY LOAM, 8-15% SLOPES
OpC CHATFIELD-HOLLIS-CANTON COMPLEX, 8-15% SLOPES
CaC CHATFIELD-HOLLIS COMPLEX, 8-15% SLOPES
DaA DEERFIELD LOAMY FINE SAND, 0-3% SLOPES
WaB WINDSOR LOAMY SAND, 3-8% SLOPES
WaC WINDSOR LOAMY SAND, 8-15% SLOPES
SOURCE: USDA-SCS WEB SOIL SURVEY

TOPOGRAPHIC SUBDIVISION PLAN
30 ROBIN DRIVE
MAP 157 LOT 60
30 ROBIN DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: MYLENE DROUIN, TRUSTEE MYLENE DROUIN REVOCABLE TRUST 157 DUNSTABLE ROAD, SUITE 102 NASHUA, NH 03060 H.C.R.D BK. 9013 PG. 1256	APPLICANT: MYLENE DROUIN, TRUSTEE MYLENE DROUIN REVOCABLE TRUST 157 DUNSTABLE ROAD, SUITE 102 NASHUA, NH 03060
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
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10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 687-2881

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

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

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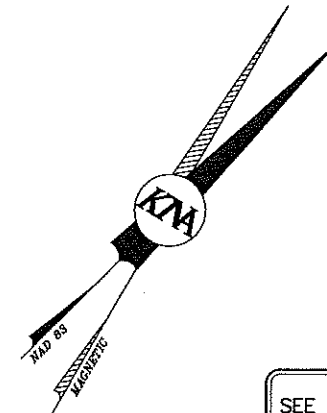
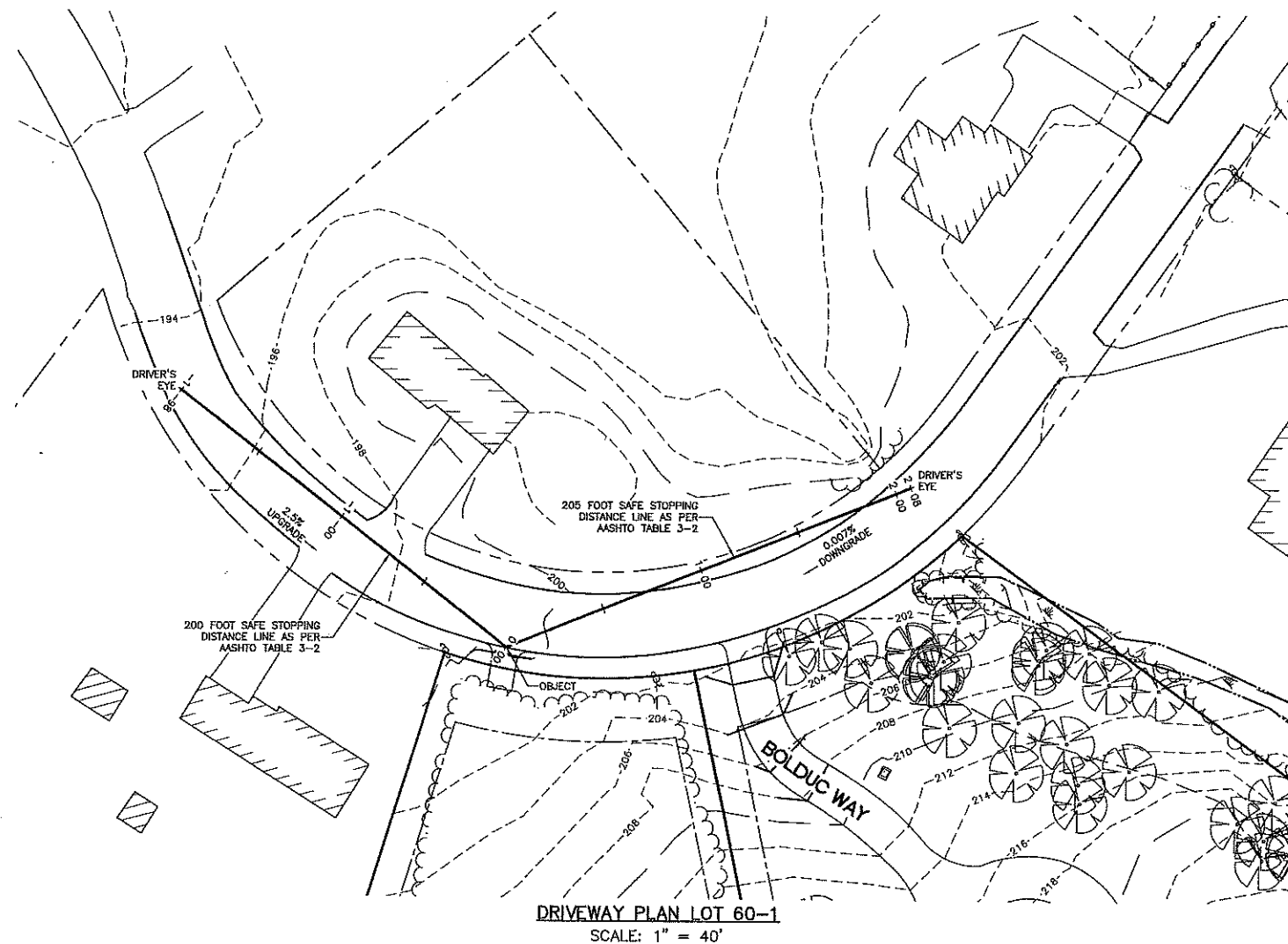
[Signature]
LICENSED LAND SURVEYOR

2-15-18
DATE

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	2/14/18	PER CLD REVIEW COMMENTS	BJC

DATE: DECEMBER 21, 2017
PROJECT NO: 17-0503-2

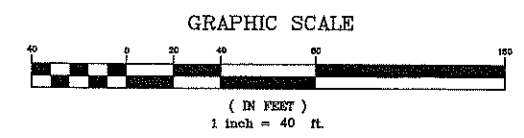
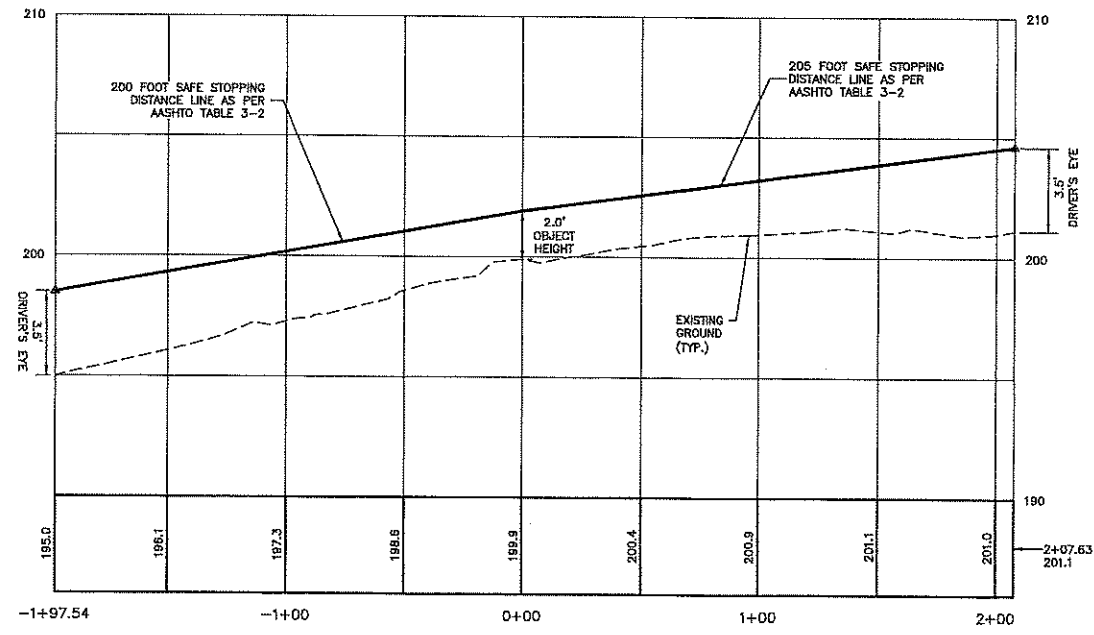
SCALE: 1" = 30'
SHEET 3 OF 6



SEE SHEET 1 FOR REFERENCE PLANS AND NOTES

AASHTO TABLE 3-2. STOPPING SIGHT DISTANCE ON GRADES

DESIGN SPEED (MPH)	STOPPING SIGHT DISTANCE (FT)					
	DOWNGRADES			UPGRADES		
	3%	6%	9%	3%	6%	9%
20	116	120	126	109	107	104
25	158	165	173	147	143	140
30	205	215	227	200	184	179
35	257	271	287	237	229	222
40	315	333	354	289	278	269



SIGHT DISTANCE PLAN AND PROFILE
30 ROBIN DRIVE
 MAP 157 LOT 60
 30 ROBIN DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: MYLENE DROUIN, TRUSTEE MYLENE DROUIN REVOCABLE TRUST 157 DUNSTABLE ROAD, SUITE 102 NASHUA, NH 03060 H.C.R.D BK. 9013 PG. 1256	APPLICANT: MYLENE DROUIN, TRUSTEE MYLENE DROUIN REVOCABLE TRUST 157 DUNSTABLE ROAD, SUITE 102 NASHUA, NH 03060
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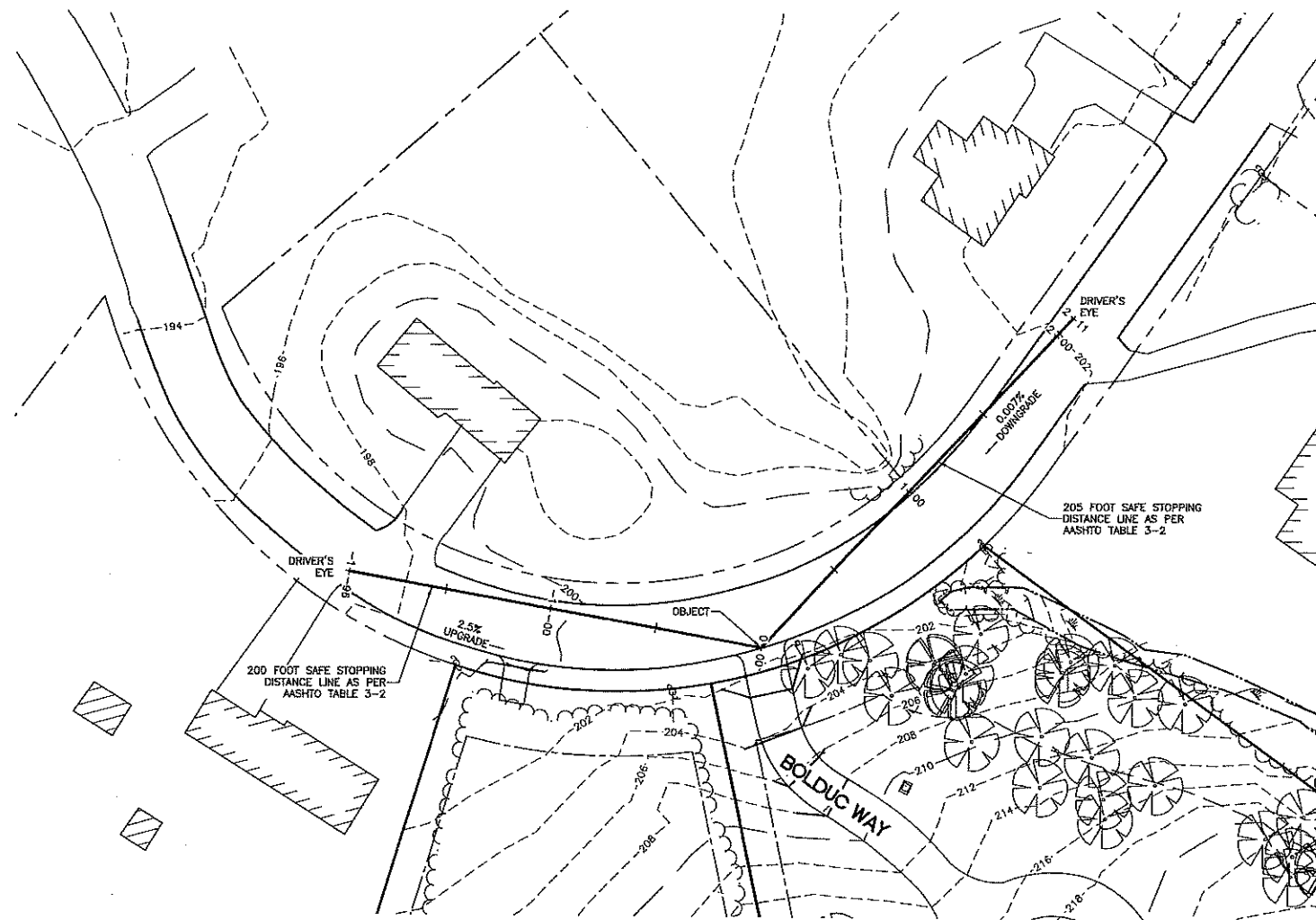
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APPROVED BY THE HUDSON, NH PLANNING BOARD
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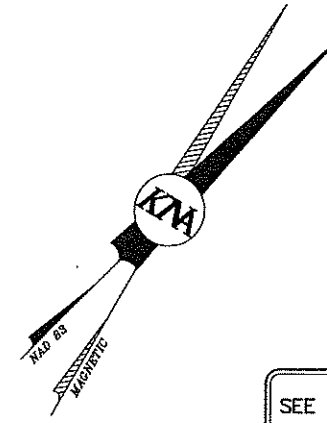
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REVISIONS			
No.	DATE	DESCRIPTION	BY
1	2/14/18	PER CLD REVIEW COMMENTS	BJC

DATE: DECEMBER 21, 2017 SCALE: AS SHOWN
 PROJECT NO: 17-0503-2 SHEET 4 OF 6



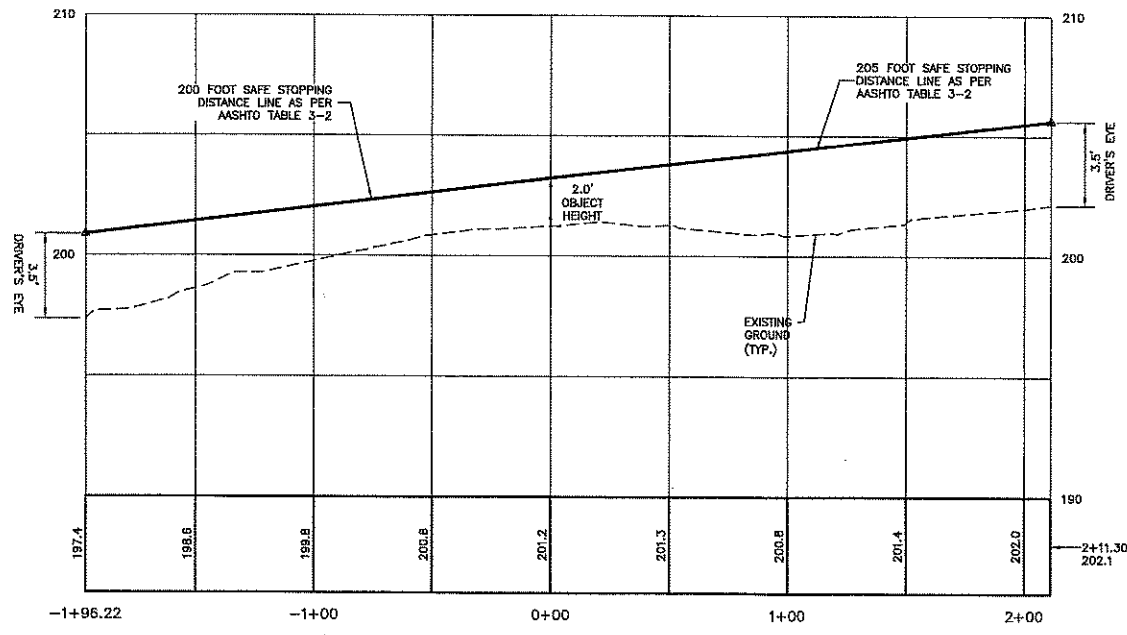
DRIVEWAY PLAN LOT 60
SCALE: 1" = 40'



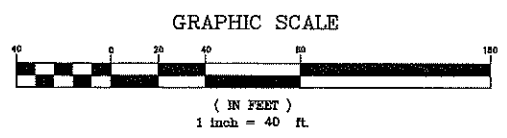
SEE SHEET 1 FOR REFERENCE
PLANS AND NOTES

AASHTO TABLE 3-2. STOPPING
SIGHT DISTANCE ON GRADES

DESIGN SPEED (MPH)	DOWNGRADES			UPGRADES		
	3%	6%	9%	3%	6%	9%
20	116	120	126	109	107	104
25	158	165	173	147	143	140
30	205	215	227	200	184	179
35	257	271	287	237	229	222
40	315	333	354	289	278	269



SIGHT DISTANCE PROFILE LOT 60
SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)



SIGHT DISTANCE PLAN AND PROFILE
30 ROBIN DRIVE
MAP 157 LOT 60
30 ROBIN DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: MYLENE DROUIN, TRUSTEE MYLENE DROUIN REVOCABLE TRUST 157 DUNSTABLE ROAD, SUITE 102 NASHUA, NH 03060 H.C.R.D BK. 9013 PG. 1256	APPLICANT: MYLENE DROUIN, TRUSTEE MYLENE DROUIN REVOCABLE TRUST 157 DUNSTABLE ROAD, SUITE 102 NASHUA, NH 03060
--	---

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	2/14/18	PER CLD REVIEW COMMENTS	BJC

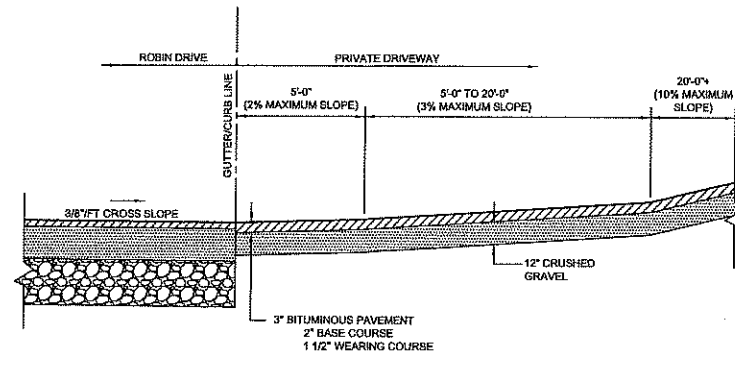
DATE: DECEMBER 21, 2017 SCALE: AS SHOWN
PROJECT NO: 17-0503-2 SHEET 5 OF 6

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

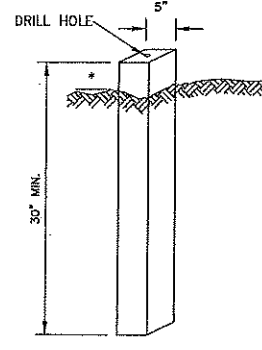
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____

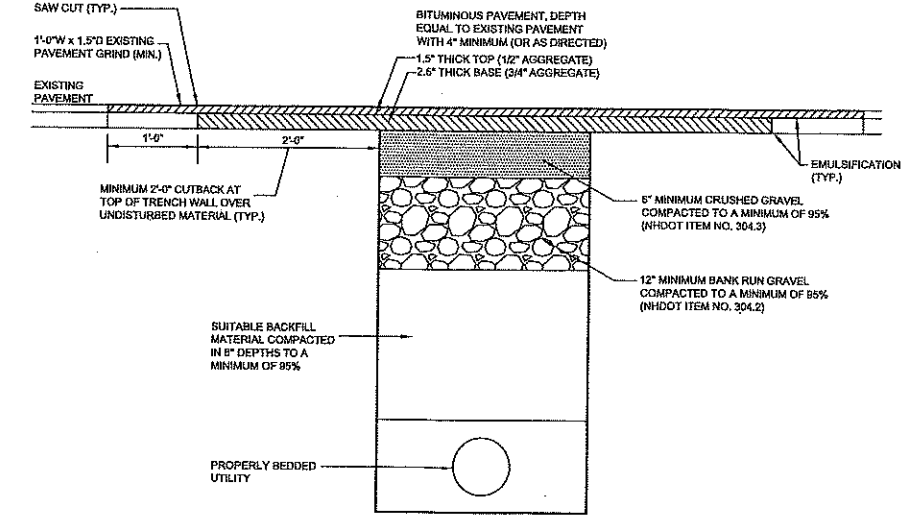
SUBDIVISION PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.



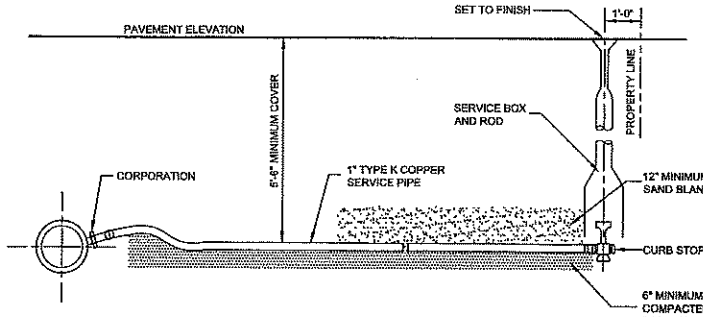
DRIVEWAY CROSS SECTION WITH NO SIDEWALK
NOT TO SCALE



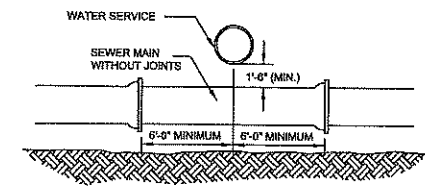
STONE BOUND DETAIL
NOT TO SCALE



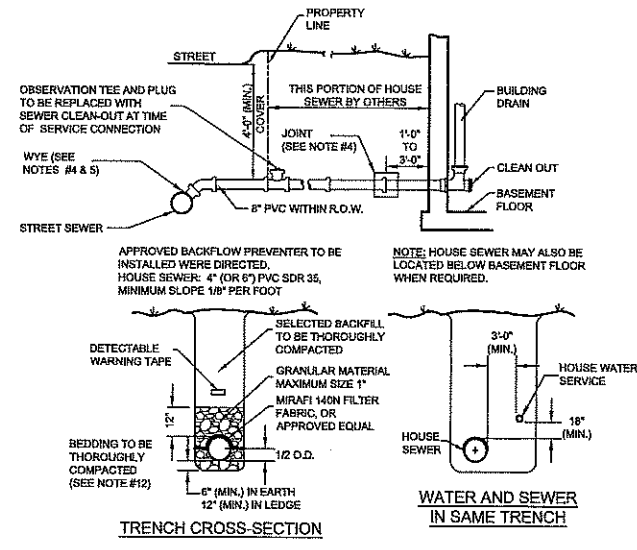
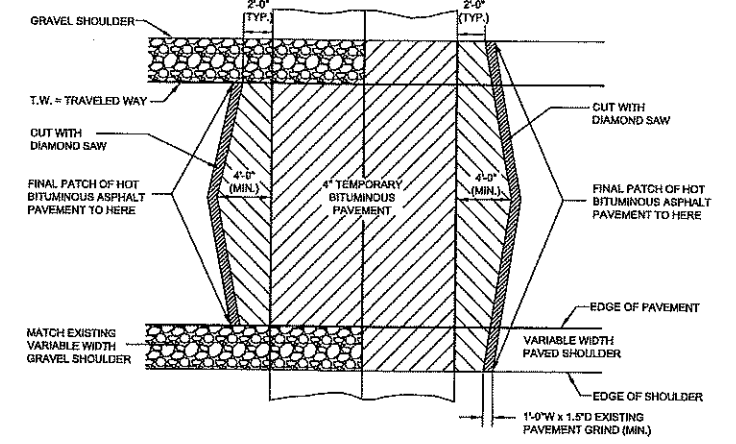
PERMANENT PAVEMENT REPAIR
NOT TO SCALE
(MARCH 2008)



WATER SERVICE CONNECTION
NOT TO SCALE
(MARCH 2008)



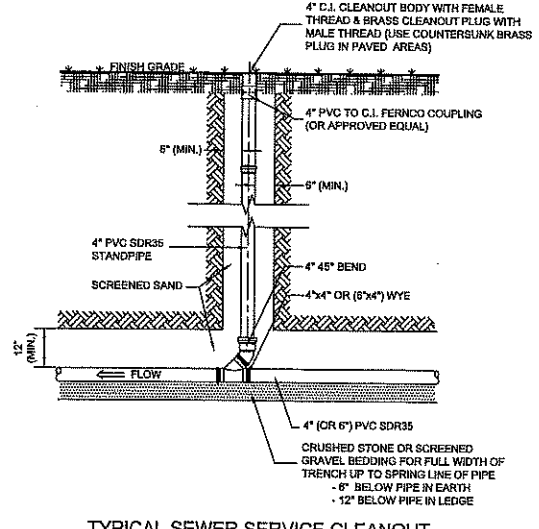
MAIN CROSSINGS
WATER PIPE/SEWER PIPE SEPARATION
NOT TO SCALE
(MARCH 2008)



SANITARY SEWER SERVICE DETAIL
NOT TO SCALE
(JUNE 2015)

NOTES:

- MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES. MINIMUM SIZE FOR STREET SEWER LINES SHALL BE 8 INCHES.
- PIPE AND JOINT MATERIALS:
 - DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA):
 - AWWA C150/A21.51-02 - FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL OR SAND-LINED MOLDS, FOR WATER OR OTHER LIQUIDS;
 - AWWA C150/A21.50-02 - FOR THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A536-04 (2004) DUCTILE IRON CASTINGS;
 - JOINTS SHALL BE MECHANICAL, PUSH-ON OR BALL-AND-SOCKET TYPE.
 - PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - ASTM D3034-04A - PVC, SOLID WALL;
 - AT LEAST 45 PSI AT 5% PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2414-02 DURING MANUFACTURING; AND
 - JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D5212-99A(2003)E1 AND SHALL BE PUSH-ON OR BELL-AND-SPIGOT TYPE.
- DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
- JOINTS SHALL BE DEPENDENT UPON PROPER MATERIALS (SEE NOTE #2) FOR WATER TIGHTNESS, AND ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
- SERVICE CONNECTIONS SHALL USE SANITARY TEE OR WYE FITTINGS FOR ALL NEW CONSTRUCTION. THE CENTERLINE OF ALL BUILDING CONNECTIONS SHALL ENTER THE TOP HALF OF THE SEWER. ANY SERVICE CONNECTION WITH A VERTICAL RISE UP TO 4 FEET MAY HAVE THE SEWER FITTING SET VERTICALLY. ANY SERVICE CONNECTION WITH A VERTICAL RISE UP TO 12 FEET SHALL EMPLOY NON-ENGAGED RISERS THAT PROTECT AGAINST PIPE PENETRATION OR FAILURE AT THE FITTING BY THE USE OF BELL-ON-BELL CONNECTIONS. FOR EXISTING SEWER WHERE FITTINGS CANNOT BE INSTALLED, SADDLE CONNECTIONS SHALL BE USED. PRESSURE BEWERAGE SHALL HAVE AN ISOLATION VALVE OR CURB STOP VALVE INSTALLED AT THE PROPERTY LINE. IF A CHECK VALVE IS USED AT THE PROPERTY LINE, THE VALVE SHALL BE INSTALLED WITHIN A VAULT TO FACILITATE MAINTENANCE. ROOF DOWNSPOUTS, EXTERIOR OR INTERIOR FOUNDATION DRAINS, SUMP PUMPS OR OTHER SURFACE WATER RUN-OFF OR GROUND WATER SHALL NOT BE DIRECTLY OR INDIRECTLY CONNECTED TO A PUBLIC SEWER.
- PIPE INSTALLATION:
 - THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER.
 - PIPES SHALL BE CAREFULLY BEDDED ON A 4" MIN. LAYER OF CRUSHED STONE AND/OR GRAVEL.
 - BEDDING AND RE-FILL, FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE, SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH THE APPROPRIATE MECHANICAL DEVICES.
 - THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/8" PER FOOT.
 - PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
- TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECT TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)
 - AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 8 FEET ABOVE THE LEVEL OF THE PLUG.
 - THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEAN OUT WITH A FLASHLIGHT.
 - DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE.
 - LEAKAGE OBSERVED IN ANY OF THE ABOVE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP, IF NECESSARY, AND RE-LAID SO AS TO ASSURE WATER-TIGHTNESS.
- ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER, SHALL NOT BE PERMITTED.
- WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE, UNLESS NECESSARY AND APPROVED BY THE A.H.I. WHEN NECESSARY, THE WATER SERVICE SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE SEWER SERVICE, AS SHOWN.
- LOCATION: THE LOCATION OF THE WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS MATERIAL, ROD OR PIPE SHALL BE PLACED OVER THE WYE TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.
- CHIMNEY CONNECTIONS ARE ONLY PERMITTED IF ALLOWED BY THE A.H.I. ANY VERTICAL RISE GREATER THAN 4 FEET SHALL BE PROVIDED WITH ADDED SUPPORT BY ENCASEMENT OF THE FITTING AND RISER IN A PRECAST CONCRETE CHIMNEY. UP TO 12 FEET OF VERTICAL RISE CAN ALSO BE SECURED BY PROPER MEANS AS LONG AS IT CONSISTS OF A BELL-ON-BELL CONNECTION PROPERLY PROTECTED AGAINST PIPE PENETRATION AND IF IT IS ALLOWED BY THE A.H.I.
- UNLESS OTHERWISE NOTED, ALL GRANULAR MATERIAL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR TEST DENSITY.



TYPICAL SEWER SERVICE CLEANOUT
NOT TO SCALE

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

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

SUBDIVISION PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 874:39.

DETAILS
30 ROBIN DRIVE
MAP 157 LOT 60
30 ROBIN DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

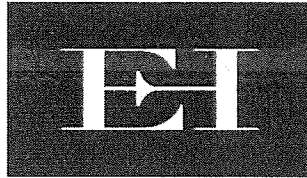
OWNER OF RECORD:
MYLENE DROUIN, TRUSTEE
MYLENE DROUIN REVOCABLE TRUST
157 DUNSTABLE ROAD, SUITE 102
NASHUA, NH 03060
H.C.R.D. BK. 9013 PG. 1256

APPLICANT:
MYLENE DROUIN, TRUSTEE
MYLENE DROUIN REVOCABLE TRUST
157 DUNSTABLE ROAD, SUITE 102
NASHUA, NH 03060

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2801

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	2/14/18	PER CLD REVIEW COMMENTS	BJC

DATE: DECEMBER 21, 2017 SCALE: AS SHOWN
PROJECT NO: 17-0503-2 SHEET 6 OF 6



THE
EVERGREEN
HARVARD
GROUP

Date: February 20, 2018

To: Town of Hudson Planning Department

From: The Evergreen Harvard Group, on behalf of the Lockwood Place Condominium Association

Re: Town of Hudson Abutters Meeting (2/28/2018)
Residential Subdivision Plans for 30 Robin Drive

Dear Town of Hudson,

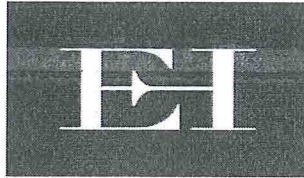
The Lockwood Place Condominium Association is in receipt of the Town of Hudson's notice relative to an abutters meeting of 30 Robin Drive, Hudson, NH to be held on February 28, 2018. The Association plans to have representation at the meeting, and would like the Planning Board to note and include in the aforementioned meeting the following concerns with regards to subdivision and development of the property located at 30 Robin Drive, Hudson, NH 03051:

- The Lockwood Place Condominium Association wishes to ensure that landscaping, excavation, or tree removal has not and will not encroach beyond the 30 Robin Drive property, specifically not to encroach beyond line "*Residential-One (R-1)*".
- The Lockwood Place Condominium Association wishes to ensure that all such mitigation of noise related to construction activities are in place according to pertinent Town ordinances, including any restrictions on hours and days of operation.
- The Lockwood Place Condominium Association wishes to ensure at all landscaping debris, tree-removal debris, and/or construction debris that may have encroached on to Lockwood Place property be removed off-site accordingly.

The Association's comments are related to two areas of concern:

1. Prior disruption from the noise associated with excavation of the property that was constant and included the early morning hours of weekend days.

17 Commerce Drive, Bedford, NH 03110 - Phone: 603-622-7000 - Email: EMI@evergreenmgt.com



THE
EVERGREEN
HARVARD
GROUP

2. The potential negative impact of Lockwood Place Condominium Association property values if tree removal encroaches beyond the boundary line of 30 Robin Drive, thus diminishing the natural barriers the tree line and forest provides for privacy, and against noise and light pollution and similar negative impacts, including safety concerns created by any development-related debris left on Lockwood Place Condominium Association property.

Thank you in advance for your consideration with respect to these matters.

Respectfully,

On behalf of the Board of Directors,

Elaine Devlin & Harry Nordyke
Property Managers, the Evergreen Harvard Group
Lockwood Place Condominium Association

Cc: Board of Directors

11 Federal Street 2 - Lot Subdivision

STAFF REPORT

February 28, 2018

SITE: 11 Federal St -- Map 157/Lot 060 -- SB# 03-18

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

PURPOSE OF PLAN: to depict the subdivision of Map 165/Lot 058, into two separate lots. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Jean Subdivision Plan, 11 Federal Street, Map 165, Lot 058, prepared by M.L. Grainger Engineering, Inc., 220 Derry Road, Hudson, NH, dated: November 15, 2017 (no revision date), consisting of Sheets 1 - 3 and Notes 1 – 22 (said plans are attached hereto).

ATTACHMENTS:

- 1) Subdivision Application date stamped January 11, 2018 – Attachment “A”.
- 2) Comments from Town Engineer Elvis Dhima – Attachment “B”.
- 3) CAP Fee Worksheet – Attachment “C”.
- 4) Subdivision plans.

OUTSTANDING ISSUES:

1. Drainage – As indicated by the contours on Sheet 2 of the subdivision plans and the larger drainage depiction on Sheet 3, there is a channeled depression in the center of the proposed lot that used to convey drainage from the north to the culvert under Federal Street. The existing 20-foot drainage easement that abuts the lot to the north contains an underground closed-drainage piping system that collects that historic drainage and diverts it toward the river. The natural depression adjacent to the existing culvert headwall will be replaced by a proposed catch basin. The Town Engineer has recommended that the details of the closed drainage system in the abutting easement be noted on the plans.
2. Wetland Certification – A qualified opinion by a certified wetland scientist is needed to support Note 12 on Sheet 1. If there are no wetlands, the application is complete as submitted. A simple letter from a wetland specialist is adequate to verify the absence of wetlands. If wetlands are present, however, then additional permits will be needed, including a special exception for disturbance of wetland buffers at the local level and a dredge and fill permit at the state level. Although any wetlands that may be present are likely of limited value and importance, the technical permitting requirements for wetlands permits have no minimum threshold that would exempt this project from review.
3. HR 334-74.5 requires that the Planning Board assess impact fees at the time of subdivision approval and note the fee in its Notice of Decision. Attachment “C” contains the CAP Fee

Worksheet and the proposed assessment of \$5759 per lot based on the 2018 Impact Fee schedule. This CAP fee will only apply to the new lot as the “mother” parcel has an existing residence.

APPLICATION TRACKING:

February 6, 2018 – Subdivision application submitted.

February 28, 2016 – - Initial public hearing scheduled.

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

DRAFT MOTION TO ACCEPT:

I move to accept the 2-lot subdivision application for 11 Federal Street, Map 165/Lot 058.

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

DRAFT MOTION TO DEFER:

I move to defer the further consider this subdivision application to the specific date of the March 14, 2018 Planning Board meeting.

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

DRAFT MOTION to APPROVE:

I move to approve the subdivision plan entitled: Jean Subdivision Plan, 11 Federal Street, Map 165, Lot 058, prepared by M.L. Grainger Engineering, Inc., 220 Derry Road, Hudson, NH, dated: November 15, 2017 (no revision date), consisting of Sheets 1 - 3 and Notes 1 – 22:

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

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

11/11



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

Date of Application: Feb. 6, 2018 Tax Map # 165 Lot # 058

Name of Project: Jean Subdivision Plan

Zoning District: TR - Town Residential General SB# 03-18
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Joanne Jean
Address: 4827 Flamingo Dr.
Address: St. James City, FL 33956
Telephone # _____
Fax # _____
Email: _____

Tumpney Hurd Clegg LLC
39 Trigate Rd.
Hudson, NH 03051
603-860-3682

PROJECT ENGINEER

Name: M.J. Grainger Engineering, Inc.
Address: 220 Derry Rd.
Address: Hudson, NH 03051

Telephone # 603-882-4359
Fax # 603-883-5010
Email: _____

PURPOSE OF PLAN:

To subdivide existing parcel into two (2) conforming
single family residential lots.
The proposed new lot to contain 10,642 S.F and the
remaining lot to contain 18,491 S.F.

(FOR TOWN USE)

Plan Routing Date: _____ Sub/Site Date: _____
____ I have no comments _____ I have comments (attach to form)
____ Title: _____ Date: _____
(Initials)
DEPT:
____ Zoning ____ Engineering ____ Assessor ____ Police ____ Fire ____ Planning
____ Consultant ____ Highway Department

Fees Paid _____

SITE DATA SHEET

Plan Name: Jean Subdivision Plan

Plan Type: Subdivision Plan

Legal Description: Map 165 Lot 058

 Map _____ Lot _____

Date: Feb 6, 2018

Location: 11 Federal St., Hudson, NH 03051

Total Area: S.F. 29,139 Acres: 0.668

Area in Wetlands: _____

Zoning: TR- Town Residential

Lots Not Meeting
Required Dimensions: 0

Required Area: 10,000 S.F.

Required Frontage: 90 Feet

Water and Waste System
Proposed: Town water & sewer.

Number of Lots With
Existing Buildings: 1 (one).

Existing Buildings
To Be Removed: 0

Flood Zone Reference: 33011C0514E (04/18/2011)

Proposed Linear Feet
Of New Roadway: N/A

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
1.	18,491 S.F.	0	0	18,491 S.F.	190
2.	10,642 S.F.	0	0	10,642 S.F.	110
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By: _____ Date: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Jean Subdivision Plan

Street Address: 11 Federal St., Hudson

I Joanne Jean (POA - Shayla McNally) hereby request that the Planning Board waive the requirements of item 289-20 (C) of the Subdivision/Site Plan Checklist in reference to a plan presented by Colin Jean, Esq., and M.J. Grainger Engineering, Inc. (name of surveyor and engineer) dated 11-15-2017 for property tax map(s) 165 and lot(s) 058 in the Town of Hudson, NH.

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

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

This lot designated at tax map 165 / lot 58 (11 Federal St.) is relatively flat. The proposed plan would create one additional lot for a single family residence. Preparing a stormwater drainage plan & report for such a lot, which is flat and with sandy soils, if waived would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

The addition of a single family residence and driveway will not burden the existing drainage system and will not cause any appreciable impact to the system.

Signed:

Shayla McNally POA
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



JEAN SUBDIVISION PLAN
PROJECT NARRATIVE

<u>Property Owner:</u>	Joanne Jean	<u>Tax Map:</u>	165
<u>Property Address:</u>	11 Federal Street, Hudson, NH	<u>Lot:</u>	058

The proposed subdivision plan requests that the existing 29,139 S.F. parcel (0.668 acres) be divided into two conforming lots for the purpose of establishing a second single family residence. Both lots would be conforming in all dimensional requirement. The lot with the existing home would contain approximately 18,491 S.F. and the proposed new lot would contain approximately 10,642 S.F. Both lots would satisfy the TR – Town Residential zoning requirements.

The home that presently exists on the property would be left intact and in all manners, remain consistent with the characteristics of the existing neighborhood. The proposed new single-family residence would be constructed so as to compliment and be consistent with the subject neighborhood.

The property would be serviced by town sewer and water and all necessary permits including building and driveway would meet town requirements. It is neither anticipated nor likely that the addition of a single-family home on the subject property will have any measurable impact on traffic, schools, or utilities.



UBH

TOWN OF HUDSON

Land Use Division



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

Zoning Determination #18-10

February 6, 2018

Michael Grainger
220 Derry Road
Hudson, NH 03051

Re: 11 Federal Street Map 165 Lot 058
Zoning District: Town Residence (TR)

Dear Mr. Grainger,

Your request: Can your proposed 2 lot subdivision satisfy the Zoning requirements in the TR district?

Zoning Review / Determination:

Our records indicate that the original lot has 29,141 sqft. Your proposed new lot creates 10,642 sqft where 10,000 sqft is required, creates 110 ft frontage where 90 ft is required. The proposed area and frontage satisfies §334- 27 *Table of Minimum Dimensional Requirements*. The remaining lot maintains 18,491 sqft of area and 190 ft of frontage, also satisfies §334- 27 *Table of Minimum Dimensional Requirements*.

We note that the existing structure is within the front yard setback and would recommend an application for an Equitable Waiver of Dimensional Requirement (RSA 674:33-a) from the Zoning Board of Adjustment.

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, Land Use Dir
Selectmen: M. McGrath and D. Morin
File

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

TOWN OF HUDSON

Land Use Division



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

February 7, 2018

Subdivision Plan Review Zoning Review/Comments

Re: Case: SB# 03-18
Address: 11 Federal Street
Map: 165 Lot: 058
Zoning district: Town Residence (TR)

- 1) The proposed subdivision complies with the Zoning Ordinance.
- 2) I note that the existing structure encroaches within the front setbacks and is therefore existing non-conforming. I would suggest that the owner apply to the ZBA for an Equitable Waiver of Dimensional Requirement per RSA 674:33-a.

Sincerely,

Bruce Buttrick, MCP

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

cc: George Theborge – Dir Land Use
file

Thebarge, George

From: Dhima, Elvis
Sent: Monday, February 12, 2018 3:18 PM
To: Thebarge, George
Cc: Dubowik, Brooke
Subject: 11 Federal Street Technical Review

George

Below are my comments:

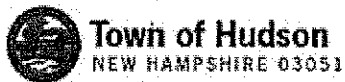
1. The plan has a note stating that there are no wetlands on this lot. A wetland scientist certification is required in this case to due to the existing topography of the site.
2. The plan shows a drainage easement and our GIS shows a closed drainage system within this easement. Applicant must revise the plan to show the existing drainage pipe.

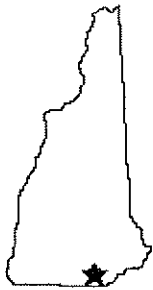
Thanks

E

Elvis Dhima, P.E.
Town Engineer

Town of Hudson, NH
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
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11011

TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman



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

CAP FEE WORKSHEET - 2018

Date: 2-28-18 Sector # 1 Map/Lot: 165/058/001
11 Federal St.

Project Name: Jean Subdivision

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

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

CAP FEES:

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

(Applies to new lot only)