



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 SEPTEMBER 20, 2017

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, September 20, 2017 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)
 - 16 August 17 Meeting Minutes – Decisions
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
 - 1) Bluebird Self-Storage – 256 Lowell Rd. – Map 228/Lots 7 & 8 – ZI#01-17

Purpose of Plan: to construct a new, 3-story, 112,500 sf self-storage facility with access from Lowell Rd. Site improvements to include a new driveway to provide access around the building, stormwater mgt. system, utilities, landscaping, lighting and other site appurtenances.
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS
 - 1) Masimo Semiconductor – 25 Sagamore Park Rd.– Map 227/Lot 002 – SP#08-17

Purpose of Plan: to construct two connected loading docks with paved loading access and stormwater improvements. Application Acceptance & Hearing.
 - 2) Commercial Development Site Plan – 120 & 126 Derry St. – Map 156/Lot 15 & 16 – SP#11-17

Purpose of Plan: to construct a free-standing pharmacy, service station and proposed future restaurant with parking facilities. Application Acceptance and Hearing.

- XV. OTHER BUSINESS
- XVI. ADJOURNMENT

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

The public is invited to attend.

George Thebarge
Land Use Director

POSTED: Town Hall, Library & Post Office – 09-05-17

MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: AUGUST 16, 2017

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

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

E. Meinhold seated for T. Malley.

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

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

- VI. MINUTES OF PREVIOUS MEETING(S)

- 19 July 17 Meeting Minutes – Decisions

Mr. Collins moved to approve the 19 July 17 Meeting Minutes, as written.

Motion seconded by Mr. Meinhold. 5 yeas, 0 nays and 1 abstention (Mr. Ulery).
Motion carried.

- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE

A. Street Acceptance.

- 1. Bush Hill Road Improvements Adjacent to Moose Hill Road
- 2. Moose Hill Road

Reference Memo dated 6-28-17 from Elvis Dhima, Town Engineer, to John Cashell,
Town Planner.

MOTION:

I move to recommend to the BOS acceptance, as public streets, both Moose Hill Road and the portion of Bush Hill Road improved by the developer of Moose Hill Road, i.e., in accordance with the attached written recommendation from Elvis Dhima, Town Eng., dated: June 28, 2017,

together with the recommendations from the Highway Dept., Police & Fire Depts.

NOTE: also attached to this recommendation, please find copies of the Street Acceptance Plans for both Moose Hill Rd. and said portion of Bush Hill Rd., together with a copy of the letter of credit, established as the 2-year maintenance bond for both streets, in the amount of \$29,328.00, as recommended by Mr. Dhima in his aforementioned letter of recommendation.

Motion: Mr. Collins, second: Mr. Brackett, motion carried unanimously.

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

**1) BAE Systems – Proposed Building Addition
CSP# 03-17**

**65 River Road
Map 251/Lot 1**

Purpose of Plan: to provide a 1,770 SF (30 ft. x 59 ft.) building addition with appurtenant site improvements. No new parking is proposed. Application Acceptance & Hearing.

Mr. Brackett, Collins & Meinhold recused themselves from participation on this agenda item. Mr. Van der Veen & Veloso were seated as voting members. All of the aforementioned parties entered their respective board positions at the conclusion of this item.

DRAFT MOTIONS:

I move to grant the waiver HTC 275-9A -- Stormwater Drainage - 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: Mr. Van der Veen, second: Mr. Ulery, motion carried unanimously.

I move to approve the request for Administrative Approval only for BAE Systems. Inc., located at 65 River Road, relative to constructing a single-story 1,770 sf (30 sf X 59 sf) addition, as shown on the Plan entitled: PRELIMINARY NOT FOR CONSTRUCTION – Master Site Plan (Lot 1, Hudson Tax Map 251) Proposed Building Addition Plan 65 River Road, Hudson, NH, prepared Planning Board by HSI, Three Congress St., Nashua, NH, dated 6 JUL 2017 (no revision date) and consisting of Sheets 1 - 3 and Notes 1 – 10 on Sheet 1.

Motion by: Mr. Van der Veen, Second: Mr. Ulery, motion carried unanimously.

XV. NEW BUSINESS/PUBLIC HEARINGS

**A. American Tower Corporation Site Plan & Conditional Use 143 Dracut Road
SP# 07-17 & CU# 01-17 Map 259/Lot 11**

Purpose of Plan: to propose a 155' Communications Tower with antennas, associated 100' x 100' fenced gravel compound with shelter, landscaping, driveway extension, and underground utilities. Application Acceptance & Hearing.

Atty. Elizabeth Kohler represented the Applicant and presented the Site Plan.

DRAFT MOTIONS:

I move to accept the Site Plan and Conditional Use Permit applications for the American Tower proposed 155' monopole telecommunications tower at 143 Dracut Road, Map 259/Lot 011.

Motion by: Mr. Ulery, second: Mr. Meinhold, motion carried unanimously.

Motion to Approve:

I move to approve the Site Plan and Conditional Use Plan entitled: American Tower, Hudson, NH, Site #: 202096, 143 Dracut Rd., Hudson, NH, prepared by: Patrick P. Barry, NH Planning LPE, dated: 11 JUL 2017, last revised 10 JUL 17, consisting of Sheets 1 – 11 (namely: G-001, V-101, V-102, C-101, C-401 – 404, C-501 - 503, and Project Notes 1 – 5, shown on Sheet G-001, 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, including Notes, 1- 5 shown on Sheet G-001, 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 with the Plan.
- 4) Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 5:00 P.M., Monday through Saturday.

- 5) Prior to Planning Board endorsement of the plan, it shall be subject to final engineering review.
- 6) The applicant shall schedule a pre-construction meeting with the Town Engineer prior to applying for a building permit.
- 7) All terms and conditions of approval previously approved by the Planning Board for 143 Dracut Road, Map 259/Lot 011 shall remain in effect with the approval of this Plan.
- 8) 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.
- 9) The Applicant, as well as all future assigns to the subject wireless tower, shall provide access for co-location as availability provides.
- 10) If a back-up generator is installed, on site testing of same will only occur Monday through Friday only, and between the hrs. of 7:00 A.M. – 5:00 P.M.

Motion: Mr. Collins, second: Mr. Ulery, motion carried unanimously.

**B. Laural Landing (F.K.A. Brookview & Breckenridge Estates) 50 Speare Road
SB# 07-17 Map 186/Lot 13**

Purpose of Plan: to amend the approved subdivision, SB# 04-16 dated July 15, 2016, by relocating the fire cistern and enlarging the cistern from 15,000 gallons to 30,000 gallons,

and removing condition of approval #4, which states that all dwelling units have sprinkler systems.
Application Acceptance & Hearing.

DRAFT MOTIONS:

I move to accept the Subdivision application to amend the Laural Landing (F.K.A. Brookview & Breckenridge Estates) 50 Speare Road.

Motion by: Mr. Ulery, second: Mr. Brackett, motion carried unanimously.

MOTION to APPROVE:

I move to approve the subdivision plan entitled: Open Space Development “Laurel Landing” Approved as “Brookview” Tax Map 186 Lot 13, Speare Road, Hudson, New Hampshire, prepared by Jones & Beach Engineers, Inc. 85 Portsmouth Ave., PO Box 219, Stratham, NH, last revised 6/13/2017, consisting of Sheets 1 – 19 (CS, Y1 -Y2, OV1, A1 – A3, C1 – C4, N1, P1, H1, X1 – X2, F1 – F3, D1 – D3 & E1) and Conditions of Approval 1 – 14 on Sheet CS (with existing Note 4 amended as cited-below), in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Amended Development Agreement, which, after the favorable review of Town Counsel, shall be recorded at the HCRD, together with the above-cited Amended Plan-of-Record (hereafter referred to as the Plan).
- 2) As inscribed on the Plan, this OSD Subdivision shall now and forever be known as: “Laurel Landing” (i.e., unless otherwise amended by the Hudson Planning Board, per action of same at a regular meeting thereof).
- 3) The fire cistern shall be enlarged from 15,000 gallons to 30,000 gallons, and located in the OSD Subdivision as depicted on the Plan.
- 4) Note #4 on the Plan shall be amended to read:

“4. The fire cistern shall have a capacity of 30,000 gallons, be installed as shown on this Plan and in accordance with the requirements of the Hudson Fire Dept., to include but not limited to, a cistern easement and agreement for the cistern’s perpetual maintenance and bonding being established between the Applicant or his assigns and the Hudson Fire Dept.”
- 5) All previously approved terms and conditions of approval for the Brookview Subdivision, shall remain in full force and effect, via this approval, and said terms and conditions shall be fully provided for in the Development Agreement for this Amended OSD Subdivision, now known as above-cited “Laurel Landing”.

Motion: Mr. Ulery, second: Mr. Dumont, motion carried unanimously.

- XVI. OTHER BUSINESS
XVII. ADJOURNMENT

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

Meeting adjourned at 9:00 p.m.

William Collins, Secretary

Bluebird Self Storage ZBA Input Only

Staff Report
9 September 2017

SITE: 256 Lowell Road -- Map 228/Lots 007 & 008 -- ZI# 01-17

ZONING: B

PURPOSE OF PETITION: The project proposes to construct a new 112,500 square foot self-storage facility with access off Lowell Road. Site improvements will encroach on mandatory wetland buffers, thereby requiring special exception approval by the ZBA with recommendation by the Conservation Commission and input from the Planning Board.

PLAN UNDER REVIEW ENTITLED:

Non-Residential Site Plan – Bluebird Self Storage, Map 228 Lots 7 & 8 256 & 266 Lowell Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 23 AUG 2017 (no revision date), consisting of Sheets 8 of 8, together with project narrative dated 28 AUG 2017, and wetland delineation report dated 4 AUG 2017 (said plans are attached hereto).

ATTACHMENTS:

1. ZBA Input Only Application, Project Narrative & Wetland Delineation Report, date stamped 1 SEPT 2017 – Attachment “A”.
2. Con. Comm. ZBA Input Motion to Recommend a Wetland Special Exception, dated 9 SEPT 17 – “B”

OUTSTANDING ISSUES:

As described in the project narrative, this application involves the request to construct an access drive and stormwater management area within wetland buffers. Please refer to the attached Project Narrative “A”, together with the attached Plan for additional information on this ZBA Input Only application. NOTE: the applicant is proposing a retaining wall along the smaller wetland on the front of the property to avoid impacting the wetland. The estimated impact on the wetland buffer of the larger wetland along the project boundary could be reduced during the engineering design phase of the stormwater detention area.

In regard to the above-described project, the Conservation Commission, conducted their required ZBA Input hearing, and voted unanimously in favor of recommending to the ZBA the granting of this Wetland Buffer Impact Special Exception. Please see the Con. Comm’s. Motion to Recommend a Wetland Special Exception “B”, which includes 2 BMP conditions.

APPLICATION TRACKING:

- 1 SEPT 17 – ZBA Input application submitted.
- 20 SEPT 17 – ZBA Input Only hearing scheduled.

Bluebird Self Storage ZIO Staff Report

20 September 2017

Page 2

RECOMMENDATION:

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

DRAFT MOTIONS:

I move to accept the ZBA “Input Only” application concerning the site improvements associated with Map 228 Lots 007 & 008 Lowell Road, Hudson, NH, and its permanent impact on the associated wetland buffer.

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

I move for the Planning Board to forward the following “Input Only” recommendation to the ZBA, concerning the Wetland Buffer Impact associated with the site improvements for the Bluebird Self Storage, Map 228 Lots 007 & 008 Lowell Road, Hudson:

From a planning perspective, the proposed project design avoids impacting wetlands through construction of a retaining wall and provides stormwater treatment and detention that will mitigate runoff impacts on adjacent wetlands, downgradient water bodies, and adjacent properties.

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



ATTACHMENT A

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

Date of Application: August 29, 2017 Tax Map # 228 Lot # 7 & 8

Name of Project: Bluebird Self Storage

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

ZBA Action: Wetland Special Exception

PROPERTY OWNER:
Name: Hudson Commercial Associates, LLC
c/o Ahold Financial Services
Address: PO Box 6500
Address: Carlisle, PA 17013
Telephone # 617-770-8197
Fax # _____
Email: larry.grant@ahold.com

DEVELOPER:
Bluebird Self Storage, LLC
Address: 1 Bayside Road
Address: Greenland, NH
Telephone # 603-472-3808
Fax # 603-816-9620
Email: jkahn@equity-alliance.com

PROJECT ENGINEER
Name: Keach-Nordstrom Associates, Inc.
Address: 213 Main Street
Address: Nashua, NH 03060

Telephone # 603-627-2881
Fax # 603-627-2915
Email: pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

The project proposes to construct a new, three-story, 112,500-sf self-storage facility with access from Lowell Road. Site improvements will include a new driveway to provide access around the building, stormwater management system, utilities, landscaping and lighting, and other site appurtenances.

(For Office Use)

Plan Routing Date: _____ Plan Date: _____

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

_____ Title: _____ Date: _____

(Initials)

Department:

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

_____ Highway _____ Consultant Review _____ Fees Paid

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

SCHEDULE OF FEES

A. REVIEW FEES

1. ZBA Input Only - \$100.00	\$ <u>100.00</u>
2. Advertising Fee - \$ 40.00	\$ <u>40.00</u>
TOTAL	\$ <u>140.00</u>

(For Office Use)			
AMOUNT DUE	\$ _____	DATE RECEIVED	_____
AMOUNT RECEIVED	\$ _____	RECEIPT NO.	_____
		RECEIVED BY	_____



Bluebird Self Storage
256 Lowell Road
Tax Map 228; Lot 7
KNA Project No. 17-0417-2

August 28, 2017

Project Location

The subject property is located at 256 Lowell Road and referenced as Hudson Tax Map 228 as Lots 7 & 8.

Project Intent

The project proposes to construct a new 112,500-sf self-storage facility with access off of Lowell Road. In addition to the building, a new stormwater management system, utilities, landscaping and lighting, and other site improvements will also be constructed. The stormwater management system will be designed in accordance with Local, State, and Federal codes and guidelines.

Existing Conditions

The subject properties are located entirely within the Business Zoning District (B) and abuts the General-One Zoning District (G1) to the west and the Residential-Two Zoning District (R2) to the east. The subject properties are 6.410-acres (Lot 7) and 0.145-acres (Lot 8) in total area and currently undeveloped. Two wetlands exist onsite and the site is covered by woods and overgrowth. GIS indicates that a house once existed onsite, which is further evidenced by a well and old fencing.

The property is surrounded by a Walmart to the north, a lumber company and a bank to the west (across Lowell Road), and a residential properties to the east. The subject parcels are subject to a 100' residential buffer given the zoning difference with its neighbors.

Soil data and information was taken from the NRCS Web Soil Survey. The predominant on-site soil types are identified as Deerfield loamy fine sand, 3-8% slopes, Montauk fine sandy loam, 3-8% slopes, and Windsor loamy sand. Windsor and Deerfield are Hydrologic Group 'A' soils and Montauk is a Type 'C' soil.

Site Research

The New Hampshire Natural Heritage Bureau (NHB) was contacted and asked to check their database for records of threatened or endangered species, and species of special concern within or around the project area. The NHB identified that there are no species of concern in the proximity of the project area. A copy of the NHB correspondence is enclosed with the Conservation Commission submittal.

Storm Water Management

In general, the 2-year, 10-year, 25-year and 50-year frequency storms will be analyzed as required by the Town of Hudson and the State of New Hampshire design guidelines as well as common engineering practice. Proposed treatment practices will be provided following the recommended design practices outlined in the publication entitled New Hampshire Department of Environmental Services Best Management Practices for Stormwater Management and Erosion and Sediment Control. The conceptual plan proposes an infiltration pond for treatment that will be fully vetted during the final design phase of this project. Proper mitigation and treatment will ensure no adverse downstream impacts to sensitive wetland areas and abutting lands.

Erosion and Sediment Control

As an integral part of the engineering design of this site, an erosion and sedimentation control plan will be developed with the intent of limiting the potential for soil loss and associated receiving water quality degradation, both during and after the construction period. Traditional temporary erosion and sedimentation control devices and practices, such as siltation fencing, check dams, and seeding will be specified. Again, reference is made to the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire manual to appropriately provide and design for erosion control practices. Also, in an effort to account for abnormal adverse building conditions, common engineering practices attempt to further protect all affected areas through caution to the future contractor that any indicated erosion control practices are a minimum standard and serve as a guide only. Notes to this effect are typically added to the design plans and further state more extensive erosion control measures are, by mention, incorporated as field conditions warrant or as directed by the appropriate Local or State authority.

Finally, efforts protecting all affected areas are provided via site specific construction sequencing sensitive to limiting soil loss due to erosion as well as giving consideration to potential associated water quality degradation. It is important for the contractor to recognize that proper judgment in the implementation of work will be essential if erosion is to be limited and protection of completed work is to be realized. Moreover, any specific changes in sequence and/or field conditions affecting the ability of specific erosion control measures to adequately serve their intended purpose are immediately remedied with alternative means.

Wetland Buffer Impacts

Bruce A. Gilday (C.W.S. #88) of BAG Land Consultants mapped two onsite jurisdictional wetlands. The 'central' wetland (as referred to in the photos) is a small pocket adjacent to Lowell Road and the 'southern' wetland is a larger complex covering the southern corner of the parcels. As the attached Wetland and Wetland Buffer Impact Plans depict, the proposed site improvements require a total of 15,154 square feet of permanent buffer impact. The central wetland buffer will be impacted to allow the construction of the driveway and are minimized by the proposed retaining wall. The southern wetland buffer will be impacted to provide space for the stormwater management system. Please refer to the photos and photo location plan to view these wetlands.



LAND CONSULTANTS

August 4, 2017

Paul Chisholm, P.E.
Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3
Bedford, NH 03110

RE: Bluebird Self-Storage Project [Map 228; Lot 6]
256 Lowell Road, Hudson, NH

Dear Paul

ONSITE JURISDICTIONAL WETLAND DELINEATION REPORT

At your request, we visited the above-referenced property for the purpose to identify and delineate the jurisdictional wetlands within the study area located on the east side of Lowell Road, just south of Walmart, in Town of Hudson, NH. We understand that you are proposing land improvements and our fieldwork will assist in the planning, design, and review of this project.

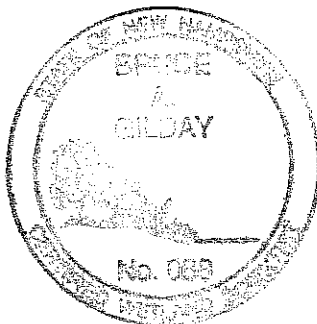
We utilized the wetland identification standards set forth in the ACOE Federal Technical Report). This is a three (3) factor criteria that requires the positive evidence of hydric soils to a depth of 20" below the soil surface; the predominance (> 50%) of hydrophytic vegetation; and the presence of primary/secondary hydrologic indicators for an area to be delineated as State jurisdictional wetlands.

We placed a total of twenty-seven (27) pink / black striped flags on the jurisdictional wetland limits in the field. Those flags are labeled and sequentially numbered: A1 to A21; B1 to B6. In addition, we have attached a sketch plan that details the approximate location of our wetland flags on the property.

This concludes our wetland delineation services for this project. Please call (603) 228-5775 if you have any further questions concerning the soils or wetlands on this property.

Sincerely,

Bruce A. Gilday
Certified Wetland Scientist
BAG:2858: Attachment





New Hampshire Natural Heritage Bureau

To: Dustin Sewall
10 Commerce Park North, Suite 3
Bedford, NH 03110

Date: 8/2/2017

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 8/2/2017
NHB File ID: NHB17-2411

Applicant: Dustin Sewall

Location: Tax Map(s)/Lot(s): Map 228 Lots 7 & 8
Hudson

Project Description: The project proposed to construct a new climate controlled self storage facility.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 8/1/2018.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB17-2411

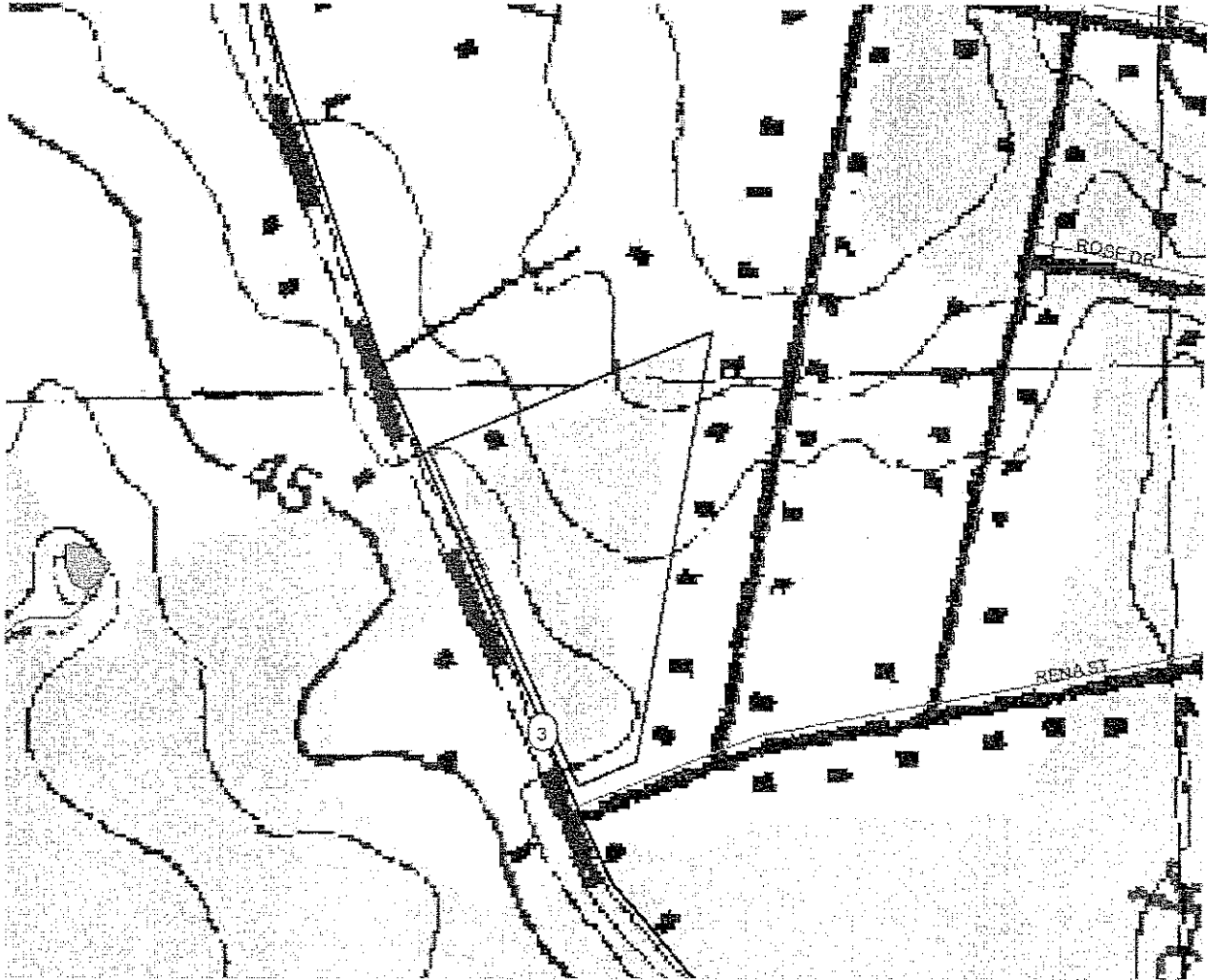




PHOTO LOG EXHIBIT
BLUEBIRD SELF STORAGE

MAP 228; LOT 7 & 8
 256 & 266 LOWELL ROAD
 HUDSON, NEW HAMPSHIRE

PHOTO # AND DIRECTION (#) 

KMA KEACH-NORDSTROM ASSOCIATES, INC.

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

OWNER OF RECORD:
 HUDSON COMMERCIAL ASSOCIATES, LLC
 C/O AHOLD FINANCIAL SERVICES
 PO BOX 6500 CHARLISLE, PA 17013
 H.C.R.D. BK. 7357 PG. 1084

DATE: AUGUST 3, 2017
PROJECT NO: 17-0417-4
SCALE: 1" = 80'
SHEET 1 OF 1

Photo No. 1: Looking south toward the eastern end of the southern wetlands.



Photo No. 2: Looking southeast toward the southern wetlands.



Civil Engineering

Land Surveying

Landscape Architecture

Photo No. 3: Looking north toward the location of the proposed entrance.



Photo No. 4: Looking west toward the central wetlands.



Civil Engineering

Land Surveying

Landscape Architecture

Photo No. 5: Looking east toward the central wetlands.



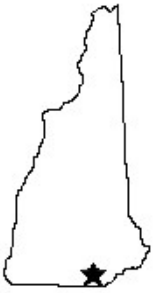
Photo No. 6: Looking south toward the central wetlands.



Civil Engineering

Land Surveying

Landscape Architecture



TOWN OF HUDSON

Conservation Commission

Ken Dickinson, Chairman

Dave Morin, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

Motion to Recommend a Wetlands Special Exception

Date: September 12, 2017

Case: Bluebird Self Storage
256 and 266 Lowell Road
Hudson, New Hampshire
Map 228, Lot 007 and Lot 008 Zone Business (B)

Description of work to be performed: The project proposes construction of a 112,500 sqft. climate controlled self-storage facility, driveway and parking areas surrounding the facility and a retention pond to manage storm-water runoff. As built the roadway and storm-water Detention Pond will have permanent wetland buffer impact of 15,154

Members Present: Randy Brownrigg, William Collins, Michael Tsu, Elliott Veloso

Conservation Members Stepping Down: None

Alternates Seated: Brett Gagnon, Paula Hubert

Note: Prior to tonight's presentation four members of the HCC performed a site-walk to evaluate the current conditions and the quality of the wetlands. No outstanding findings were noted such as evidence of rear or endangered species or rear and endangered flora and fauna.

Mr. Tony Basso of Keach-Nordstrom Associates presented plans for the proposed construction of a new climate controlled self-storage facility to be located at 256 and 266 Lowell Road. Mr. Basso explained that the driveway construction would permanently affect 8,024 sq.-ft. of wetland buffer located on the westerly side of Lot 007 and construction of a new storm-water detention pond would permanently affect 7,130 sq.-ft. of wetland buffer located along the southerly portion of Lot 007. Total combined permanent wetland buffer impact of the proposed project is 15,154 sq.-ft. After thorough questioning by commission member the majority of members present were satisfied that the wetland buffer impacts would have no detrimental effect on the wetlands themselves and that they should continue to function to dissipate storm-water runoff from adjoining properties. It was decided to favorably recommend that the Wetlands Special Exception Application filed by Bluebird Self Storage, LLC which requires a permanent wetlands buffer impact of approximately 15,154 square feet be excepted with the following stipulations.

1. Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services-Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

Motion By: William Collins

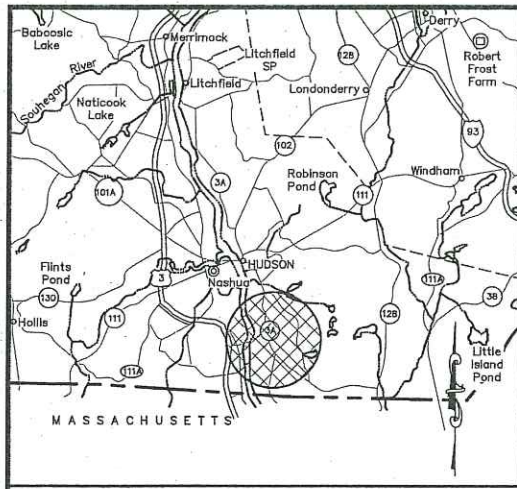
Second By: Elliott Veloso

Vote: Favorable with Conditions: 4 Unfavorable: 2 Abstaining: 0

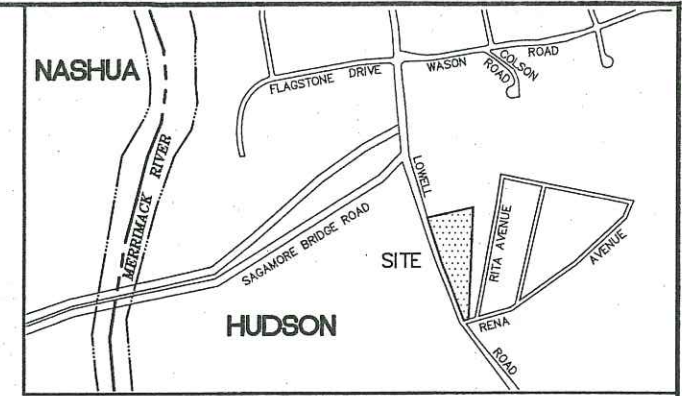
Dissent Reason(s): Paula Hubert and Michael Tsu both voted unfavorably stating that this project may not be the best use for the property. They further stated that the commission should be encouraging developers for more conservation in wetland districts.

Approved,

Randy Brownrigg, Vice-Chairman



VICINITY PLAN
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 1,000'

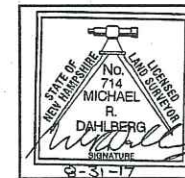
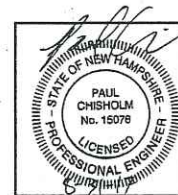
NON-RESIDENTIAL SITE PLAN BLUEBIRD SELF STORAGE

MAP 228 LOTS 7 & 8
256 & 266 LOWELL ROAD
HUDSON, NEW HAMPSHIRE

OWNER:
HUDSON COMMERCIAL ASSOCIATES, LLC
C/O AHOLD FINANCIAL SERVICES
PO BOX 6500
CARLISLE, PA 17013
H.C.R.D BK. 7357 PG. 1084

APPLICANT:
BLUEBIRD SELF STORAGE, LLC.
1 BAYSIDE ROAD
GREENLAND, NH 03840
(603) 472-3808

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



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

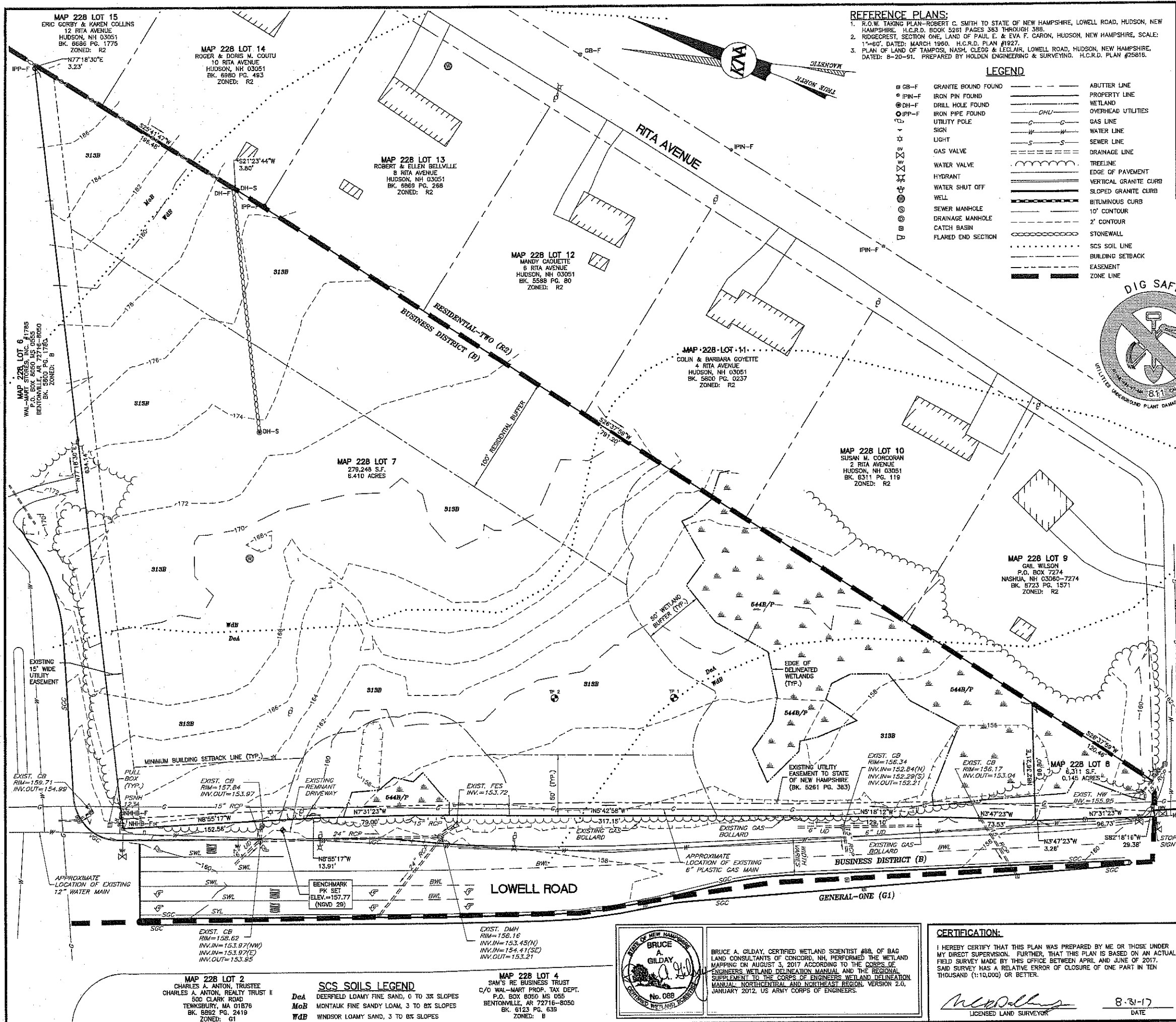
AUGUST 23, 2017
PROJECT NO. 17-0417-4

SHEET TITLE

- EXISTING CONDITIONS PLAN
- CONCEPTUAL SITE LAYOUT PLAN
- WETLAND BUFFER IMPACT PLAN
- EROSION CONTROL PLAN
- CONSTRUCTION DETAILS

SHEET No.

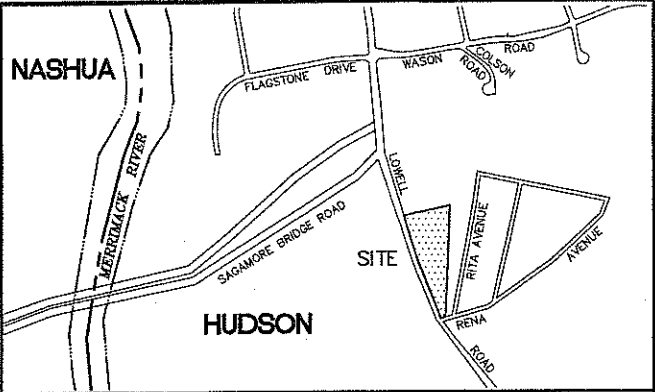
- 1
- 2
- 3
- 4
- 5-8



REFERENCE PLANS:
 1. R.O.W. TAKING PLAN-ROBERT C. SMITH TO STATE OF NEW HAMPSHIRE, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, H.C.R.D. BOOK 5261 PAGES 383 THROUGH 388.
 2. RIDGECREST, SECTION ONE, LAND OF PAUL E. & EVA F. CARON, HUDSON, NEW HAMPSHIRE, SCALE: 1"=60', DATED: MARCH 1960, H.C.R.D. PLAN #1927.
 3. PLAN OF LAND OF TAMPOS, NASH, CLEGG & LECLAIR, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, DATED: 8-20-51, PREPARED BY HOLDEN ENGINEERING & SURVEYING, H.C.R.D. PLAN #25815.

LEGEND

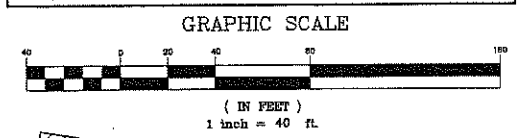
GB-F	GRANITE BOUND FOUND	ABUTTER LINE
IPIN-F	IRON PIN FOUND	PROPERTY LINE
DH-F	DRILL HOLE FOUND	WETLAND
IPP-F	IRON PIPE FOUND	OVERHEAD UTILITIES
	UTILITY POLE	GAS LINE
	LIGHT	WATER LINE
	GAS VALVE	SEWER LINE
	WATER VALVE	DRAINAGE LINE
	HYDRANT	TREELINE
	WATER SHUT OFF	EDGE OF PAVEMENT
	WELL	VERTICAL GRANITE CURB
	SEWER MANHOLE	SLOPED GRANITE CURB
	DRAINAGE MANHOLE	BITUMINOUS CURB
	CATCH BASIN	10' CONTOUR
	FLARED END SECTION	2' CONTOUR
		STONEWALL
		SCS SOIL LINE
		BUILDING SETBACK
		EASEMENT
		ZONE LINE



NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON TAX MAP 228 LOTS 7 AND 8 AS OF THE DATE OF FIELD SURVEY, AND NO OTHER PURPOSE.
 2. LOT AREA:
 MAP 228 LOT 7 = 279,248 S.F. OR 6.410 ACRES
 MAP 228 LOT 8 = 6,311 S.F. OR 0.145 ACRES
 TOTAL LOT AREA = 285,559 S.F. OR 6.555 ACRES
 3. MAP 228 LOTS 7 AND 8 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
 4. OWNER OF RECORD:
 HUDSON COMMERCIAL ASSOCIATES, LLC
 c/o AHOLD FINANCIAL SERVICES
 PO BOX 6500
 CARLISLE, PA 17013
 H.C.R.D. BK. 7357 PG. 1084
 5. THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS ZONING DISTRICT (B). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS SERVICED WITH MUNICIPAL SEWER AND WATER:
 - MINIMUM LOT AREA 30,000 SF
 - MINIMUM LOT FRONTAGE 150 FT
 - MINIMUM BUILDING SETBACKS:
 - FRONT 50
 - SIDE 15
 - REAR 15
 6. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN APRIL AND JUNE OF 2017.
 7. NORTH ORIENTATION IS MAGNETIC OBSERVED 4-2017. HORIZONTAL DATUM IS ASSUMED.
 8. BENCHMARKS SET AS NOTED, BASED ON NGVD 29 THROUGH GPS OBSERVATIONS PROCESSED THROUGH NOAA-OPUS.
 9. WETLAND MAPPING WAS PERFORMED BY BRUCE GILDAY OF BAG LAND CONSULTANTS ON AUGUST 3, 2017.
 10. SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 11. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. UTILITIES SHOWN HEREON ARE ONLY THOSE FOUND WITHIN THE AREA OF KNA FIELD SURVEY AND ARE SOLELY BASED UPON VISIBLE SURFACE EVIDENCE. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
 12. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 330920856D, PANEL 656 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 13. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS, AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
319B	DEERFIELD	3-8%	MODERATELY WELL DRAINED
544B/P	LEICESTER-WALPOLE	3-8%	POORLY DRAINED



MAP 228 LOT 52
 KAREN DEXTER & JILL DIAZ
 288A LOWELL ROAD
 HUDSON, NH 03051
 BK. 8054 PG. 2081
 ZONED: R2

EXISTING CONDITIONS PLAN
BLUEBIRD SELF STORAGE
 MAP 228 LOTS 7 & 8
 256 & 266 LOWELL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 HUDSON COMMERCIAL ASSOCIATES, LLC
 c/o AHOLD FINANCIAL SERVICES
 PO BOX 6500
 CARLISLE, PA 17013
 H.C.R.D. BK. 7357 PG. 1084

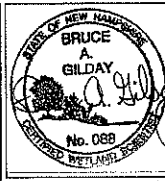
APPLICANT:
 BLUEBIRD SELF STORAGE LLC
 1 BAYSIDE ROAD
 GREENLAND, NH 03840

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

MAP 228 LOT 2
 CHARLES A. ANTON, TRUSTEE
 CHARLES A. ANTON, REALTY TRUST II
 500 CLARK ROAD
 TOWNSBURY, MA 01876
 BK. 5852 PG. 2419
 ZONED: G1

SCS SOILS LEGEND
 DeA DEERFIELD LOAMY FINE SAND, 0 TO 3% SLOPES
 MoB MONTAUK FINE SANDY LOAM, 3 TO 8% SLOPES
 WdB WINDSOR LOAMY SAND, 3 TO 8% SLOPES

MAP 228 LOT 4
 SAM'S RE BUSINESS TRUST
 C/O WAL-MART PROP. TAX DEPT.
 P.O. BOX 8050 MS 05E
 BENTONVILLE, AR 72716-8050
 BK. 6123 PG. 639
 ZONED: B



BRUCE A. GILDAY, CERTIFIED WETLAND SCIENTIST #89, OF BAG LAND CONSULTANTS OF CONCORD, NH, PERFORMED THE WETLAND MAPPING ON AUGUST 3, 2017 ACCORDING TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHEASTERN 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, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE BETWEEN APRIL AND JUNE OF 2017. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

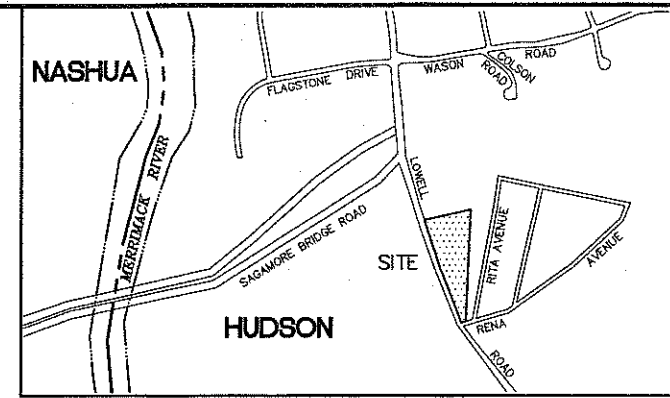
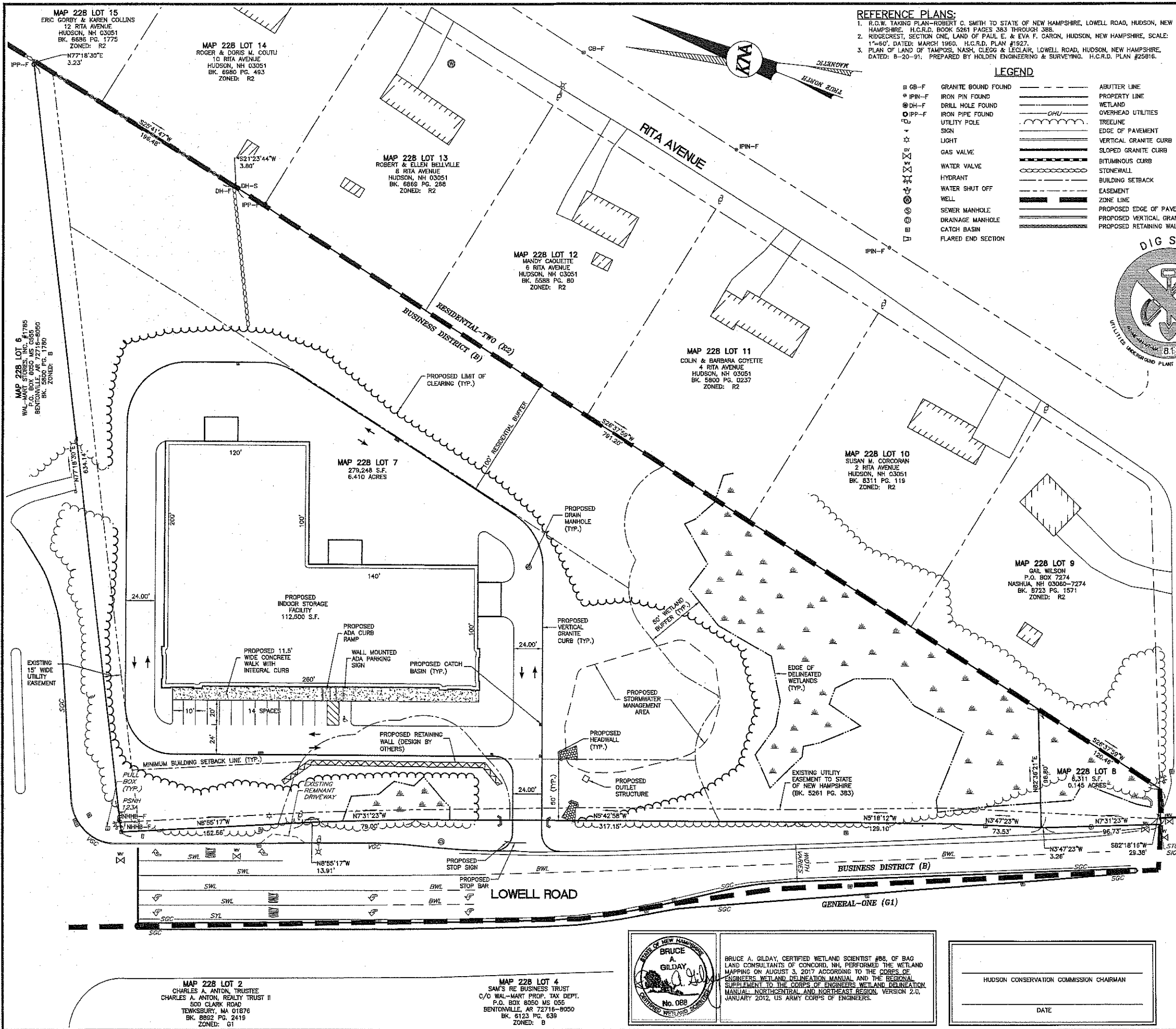
Michael F. Dahlberg
 LICENSED LAND SURVEYOR
 8-31-17
 DATE



REVISIONS

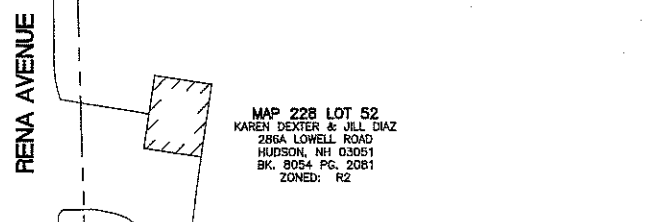
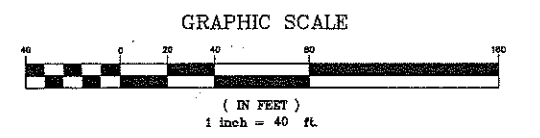
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 1, 2017
 PROJECT NO: 17-0417-4
 SCALE: 1" = 40'
 SHEET 1 OF 8



VICINITY MAP
SCALE: 1" = 1,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A CONCEPTUAL SITE PLAN FOR A 112,500 SF CLIMATE CONTROLLED SELF STORAGE FACILITY ON MAP 228 LOT 7.
 - LOT AREA:
MAP 228 LOT 7 = 279,248 S.F., OR 6.410 ACRES
MAP 228 LOT 8 = 6,311 S.F., OR 0.145 ACRES
TOTAL LOT AREA = 285,559 S.F., OR 6.555 ACRES
 - MAP 228 LOTS 7 AND 8 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
 - OWNER OF RECORD:
HUDSON COMMERCIAL ASSOCIATES, LLC
c/o AHOLD FINANCIAL SERVICES
PO BOX 6500
CARLISLE, PA 17013
H.C.R.D. BK. 7357 PG. 1084
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS ZONING DISTRICT (B). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS SERVICED WITH MUNICIPAL SEWER AND WATER:
- MINIMUM LOT AREA: 30,000 SF
- MINIMUM LOT FRONTAGE: 150 FT
- MINIMUM BUILDING SETBACKS:
 - FRONT: 50
 - SIDE: 15
 - REAR: 15
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN APRIL AND JUNE OF 2017.
 - NORTH ORIENTATION IS MAGNETIC OBSERVED 4-2017. HORIZONTAL DATUM IS ASSUMED.
 - WETLAND MAPPING WAS PERFORMED BY BRUCE GILDAY OF BAG LAND CONSULTANTS ON AUGUST 3, 2017.
 - SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. UTILITIES SHOWN HEREON ARE ONLY THOSE FOUND WITHIN THE AREA OF KNA FIELD SURVEY AND ARE SOLELY BASED UPON VISIBLE SURFACE EVIDENCE PRIOR TO ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 3300920856D, PANEL 656 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - TOTAL PERMANENT WETLAND BUFFER IMPACT = 15,154 SF



**CONCEPTUAL SITE LAYOUT PLAN
BLUEBIRD SELF STORAGE**
MAP 228 LOTS 7 & 8
256 & 266 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
HUDSON COMMERCIAL ASSOCIATES, LLC
c/o AHOLD FINANCIAL SERVICES
PO BOX 6500
CARLISLE, PA 17013
H.C.R.D. BK. 7357 PG. 1084

APPLICANT:
BLUEBIRD SELF STORAGE LLC
1 BAYSIDE ROAD
GREENLAND, NH 03840

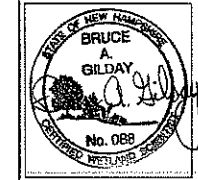
KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-8661

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 1, 2017 SCALE: 1" = 40'
PROJECT NO: 17-0417-4 SHEET 2 OF 8

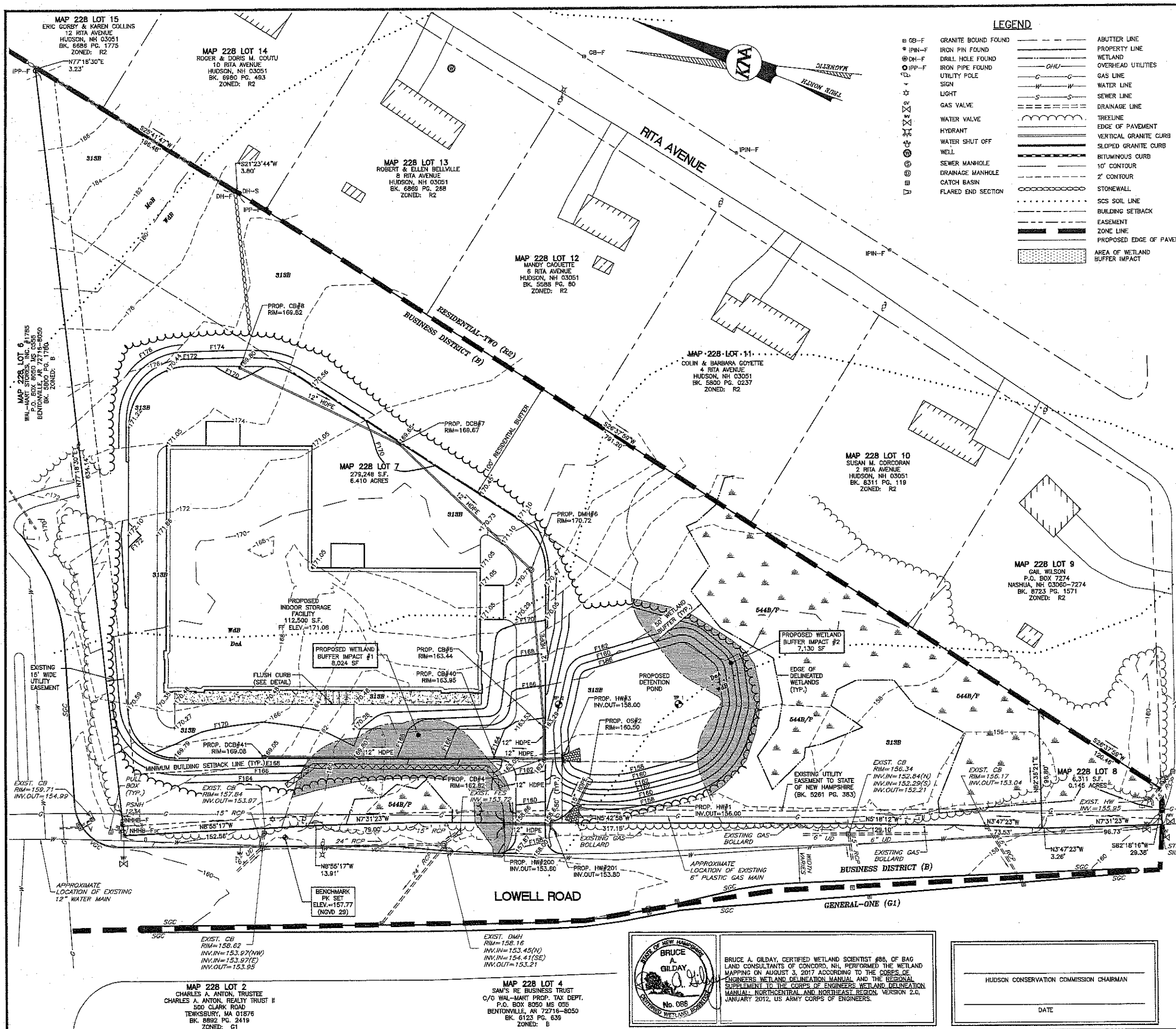
MAP 228 LOT 2
CHARLES A. ANTON, TRUSTEE
CHARLES A. ANTON, REALTY TRUST II
500 CLARK ROAD
TENNESBURY, MA 01876
BK. 8862 PG. 2419
ZONED: G1

MAP 228 LOT 4
SAM'S RE BUSINESS TRUST
C/O WAL-MART PROP. TAX DEPT.
P.O. BOX 8050 MS 055
BENTONVILLE, AR 72716-8050
BK. 5123 PG. 638
ZONED: B



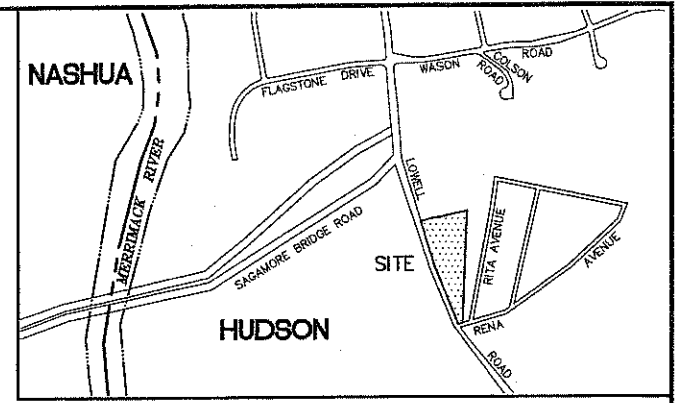
BRUCE A. GILDAY, CERTIFIED WETLAND SCIENTIST #86, OF BAG LAND CONSULTANTS OF CONCORD, NH, PERFORMED THE WETLAND MAPPING ON AUGUST 3, 2017 ACCORDING TO THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

HUDSON CONSERVATION COMMISSION CHAIRMAN
DATE



LEGEND

GRANITE BOUND FOUND	ABUTTER LINE
IRON PIN FOUND	PROPERTY LINE
DRILL HOLE FOUND	WETLAND
IRON PIPE FOUND	OVERHEAD UTILITIES
SIGN	GAS LINE
LIGHT	WATER LINE
GAS VALVE	SEWER LINE
WATER VALVE	DRAINAGE LINE
HYDRANT	TREELINE
WATER SHUT OFF WELL	EDGE OF PAVEMENT
SEWER MANHOLE	VERTICAL GRANITE CURB
DRAINAGE MANHOLE	SLOPED GRANITE CURB
CATCH BASIN	BITUMINOUS CURB
FLARED END SECTION	10' CONTOUR
	2' CONTOUR
	STONEWALL
	SCS SOIL LINE
	BUILDING SETBACK
	EASEMENT
	ZONE LINE
	PROPOSED EDGE OF PAVEMENT
	AREA OF WETLAND BUFFER IMPACT



VICINITY MAP
SCALE: 1" = 1,000'

DIG SAFE

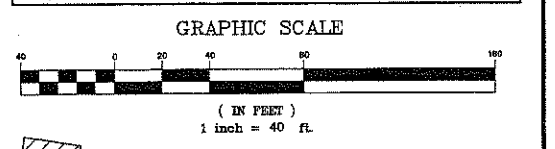
SEE SHEET 2 FOR NOTES

SCS SOILS LEGEND

Dea	DEERFIELD LOAMY FINE SAND, 0 TO 3% SLOPES
MoB	MONTAUK FINE SANDY LOAM, 3 TO 8% SLOPES
WaB	WINDSOR LOAMY SAND, 3 TO 8% SLOPES

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
S13B	DEERFIELD	3-8%	MODERATELY WELL DRAINED
644B/P	LEICESTER-WALPOLE	3-8%	POORLY DRAINED



WETLAND BUFFER IMPACT PLAN
BLUEBIRD SELF STORAGE

MAP 228 LOTS 7 & 8
256 & 266 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: HUDSON COMMERCIAL ASSOCIATES, LLC c/o AHOLD FINANCIAL SERVICES PO BOX 6500 CARLISLE, PA 17013 H.C.R.D. BK. 7357 PG. 1084	APPLICANT: BLUEBIRD SELF STORAGE LLC 1 BAYSIDE ROAD GREENLAND, NH 03840
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 887-2881

PROFESSIONAL ENGINEER
PAUL CHISHOLM
No. 16076
LICENSED

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 1, 2017
PROJECT NO: 17-0417-4
SCALE: 1" = 40'
SHEET 3 OF 8

BRUCE A. GILDAY
No. 088
REGISTERED WETLAND SCIENTIST

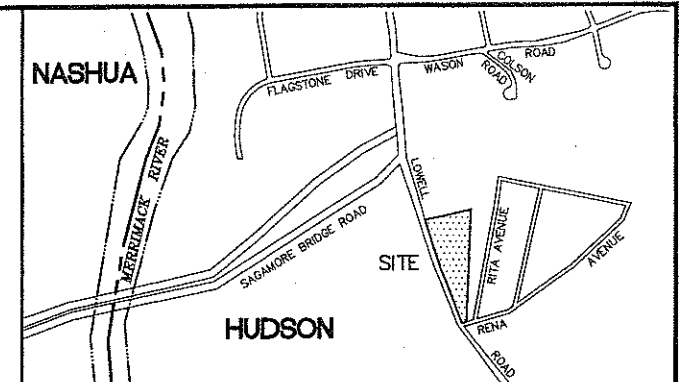
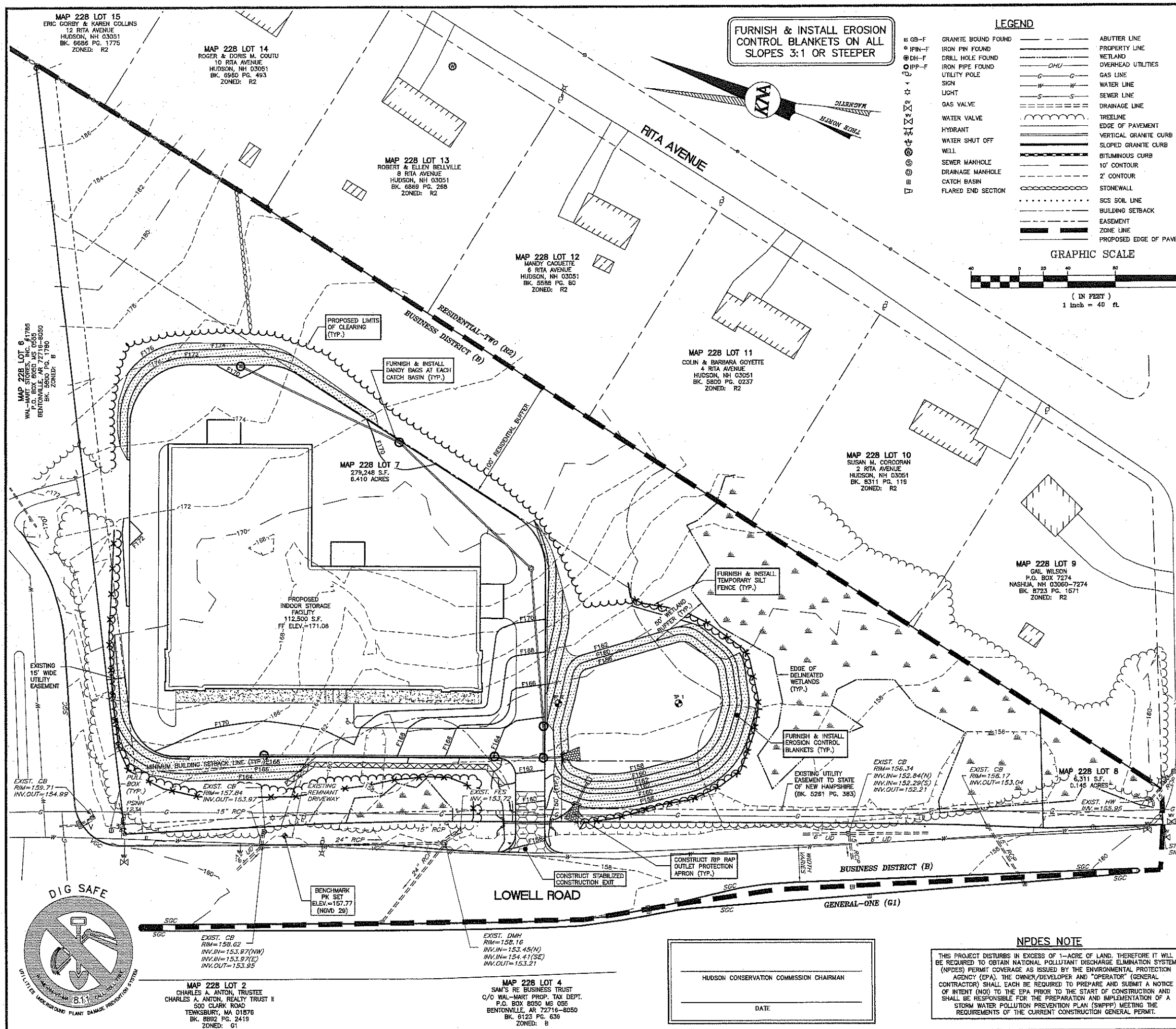
BRUCE A. GILDAY, CERTIFIED WETLAND SCIENTIST #86, OF BAG LAND CONSULTANTS OF CONCORD, NH, PERFORMED THE WETLAND MAPPING ON AUGUST 3, 2017 ACCORDING TO THE COPIES OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGIONS, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

HUDSON CONSERVATION COMMISSION CHAIRMAN

DATE

MAP 228 LOT 2
CHARLES A. ANTON, TRUSTEE
CHARLES A. ANTON, REALTY TRUST II
500 CLARK ROAD
TENNESBURY, MA 01876
BK. 8892 PG. 2419
ZONED: G1

MAP 228 LOT 4
SAM'S RE BUSINESS TRUST
C/O WAL-MART PROP. TAX DEPT.
P.O. BOX 8050 MS 055
BENTONVILLE, AR 72716-8050
BK. 6123 PG. 639
ZONED: B



VICINITY MAP
SCALE: 1" = 1,000'

EROSION CONTROL NOTES:

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

LEGEND

GR-F	GRANITE FOUND FOUND	ABUTTER LINE
IPN-F	IRON PIN FOUND	PROPERTY LINE
DH-F	DRILL HOLE FOUND	WETLAND
IPP-F	IRON PIPE FOUND	OVERHEAD UTILITIES
	UTILITY POLE	GAS LINE
	SIGN	WATER LINE
	LIGHT	SEWER LINE
	GAS VALVE	DRAINAGE LINE
	WATER VALVE	TREELINE
	HYDRANT	EDGE OF PAVEMENT
	WATER SHUT OFF	VERTICAL GRANITE CURB
	WELL	10' CONTOUR
	SEWER MANHOLE	BITUMINOUS CURB
	DRAINAGE MANHOLE	2' CONTOUR
	CATCH BASIN	STONEWALL
	FLARED END SECTION	SCS SOIL LINE
		BUILDING SETBACK
		EASEMENT
		ZONE LINE
		PROPOSED EDGE OF PAVEMENT

GRAPHIC SCALE
1 inch = 40 ft.

EROSION & SEDIMENT CONTROL LEGEND

	TEMPORARY INLET PROTECTION AT ALL CATCH BASINS
	TEMPORARY STONE CHECK DAM
	SILT FENCE
	SILTSOX
	STABILIZED CONSTRUCTION EXIT
	STAGING AND STOCKPILE AREA
	EROSION CONTROL BLANKETS

EROSION CONTROL PLAN
BLUEBIRD SELF STORAGE
MAP 228 LOTS 7 & 8
256 & 266 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: HUDSON COMMERCIAL ASSOCIATES, LLC c/o AHOLD FINANCIAL SERVICES PO BOX 6500 CARLISLE, PA 17013 H.C.R.D. BK. 7357 PG. 1084	APPLICANT: BLUEBIRD SELF STORAGE LLC. 1 BAYSIDE ROAD GREENLAND, NH 03840
---	--

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

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND, THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 1, 2017 SCALE: 1" = 40'
PROJECT NO: 17-0417-4 SHEET 4 OF 8



DIG SAFE
UTILITIES WORKING TO PREVENT PLANT DAMAGE PROTECTION SYSTEM

MAP 228 LOT 4
SAM'S RE BUSINESS TRUST
C/O WAL-MART PROP. TAX DEPT.
P.O. BOX 8050 MS 055
BENTONVILLE, AR 72716-8050
BK. 6123 PG. 639
ZONED: B

MAP 228 LOT 2
CHARLES A. ANTON, TRUSTEE
CHARLES A. ANTON, REALTY TRUST II
600 CLARK ROAD
TEWKSBURY, MA 01876
BK. 8892 PG. 2419
ZONED: G1

MAP 228 LOT 7
278,248 S.F.
6.410 ACRES

PROPOSED INDOOR STORAGE FACILITY
112,500 S.F.
FF ELEV. = 171.08

PROPOSED LIMITS OF CLEARING (TYP.)

FURNISH & INSTALL DANDY BASKS AT EACH CATCH BASIN (TYP.)

FURNISH & INSTALL TEMPORARY SILT FENCE (TYP.)

FURNISH & INSTALL EROSION CONTROL BLANKETS (TYP.)

CONSTRUCT RIP RAP OUTLET PROTECTION APRON (TYP.)

CONSTRUCT STABILIZED CONSTRUCTION EXIT

EXIST. CB
RIM=159.71
INV.OUT=154.99

EXIST. CB
RIM=159.82
INV.IN=153.97(NW)
INV.IN=153.97(E)
INV.OUT=153.95

EXIST. DMH
RIM=158.16
INV.IN=153.45(N)
INV.IN=154.41(S)
INV.OUT=153.21

EXIST. CB
RIM=156.34
INV.IN=152.84(N)
INV.IN=152.29(S)
INV.OUT=152.21

EXIST. CB
RIM=156.17
INV.OUT=153.04

MAP 228 LOT 8
6,311 S.F.
0.145 ACRES

EXIST. HW
INV.=155.95

EXIST. CB
RIM=156.34
INV.IN=152.84(N)
INV.IN=152.29(S)
INV.OUT=152.21

EXIST. CB
RIM=156.17
INV.OUT=153.04

EXIST. HW
INV.=155.95

BENCHMARK
PK SET
ELEV.=157.77
(NGVD 26)

MAP 228 LOT 15
ERIC GORBY & KAREN COLLINS
12 RITA AVENUE
HUDSON, NH 03051
BK. 6686 PG. 1775
ZONED: R2

MAP 228 LOT 14
ROGER & DORIS M. COULT
10 RITA AVENUE
HUDSON, NH 03051
BK. 6960 PG. 493
ZONED: R2

MAP 228 LOT 13
ROBERT & ELLEN BELLVILLE
8 RITA AVENUE
HUDSON, NH 03051
BK. 6869 PG. 268
ZONED: R2

MAP 228 LOT 12
MANDY CADUETTE
6 RITA AVENUE
HUDSON, NH 03051
BK. 5588 PG. 80
ZONED: R2

MAP 228 LOT 11
COLIN & BARBARA GOYETTE
4 RITA AVENUE
HUDSON, NH 03051
BK. 5800 PG. 0237
ZONED: R2

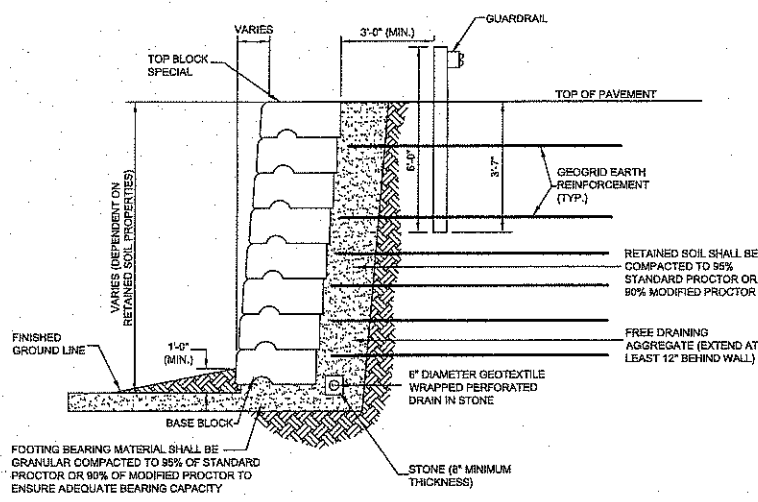
MAP 228 LOT 10
SUSAN M. CORCORAN
2 RITA AVENUE
HUDSON, NH 03051
BK. 8311 PG. 119
ZONED: R2

MAP 228 LOT 9
GAIL WILSON
P.O. BOX 7274
NASHUA, NH 03060-7274
BK. 8723 PG. 1571
ZONED: R2

MAP 228 LOT 52
KAREN DEXTER & JILL DIAZ
286A LOWELL ROAD
HUDSON, NH 03051
BK. 8054 PG. 2081
ZONED: R2

HUDSON CONSERVATION COMMISSION CHAIRMAN

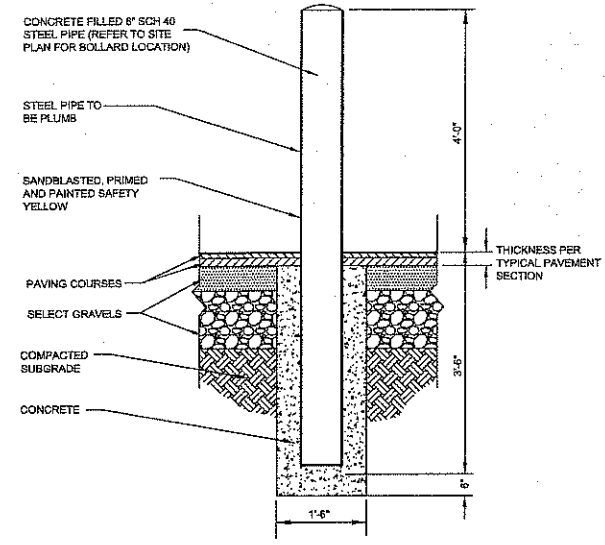
DATE



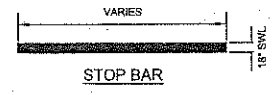
NOTES:

1. AS PERMISSIBLE, THE STRUCTURAL ENGINEER CHARGED WITH RETAINING WALL DESIGN SHALL SPECIFY SALT RESISTANT BLOCK CONSTRUCTION WHERE WALLS ARE TO BE CONSTRUCTED NEAR ROADWAYS OR PARKING AREAS.
2. RETAINING WALL DRAIN TO "DAYLIGHT" AT LOW POINT OR TIE TO DRAIN STRUCTURE AS SHOWN IN PLAN VIEW.
3. MODULAR BLOCK WALL DESIGN SHALL BE STAMPED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

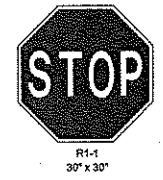
REDI-ROCK RETAINING WALL WITH GUARDRAIL
(TO BE DESIGNED BY OTHERS)
NOT TO SCALE
(SEPTEMBER 2010)



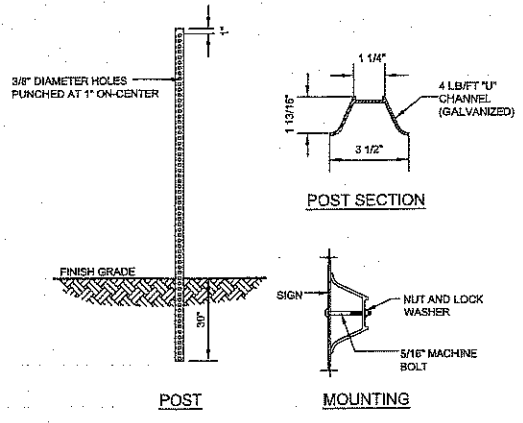
BOLLARD DETAIL
NOT TO SCALE
(MARCH 2008)



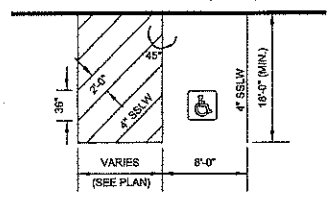
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



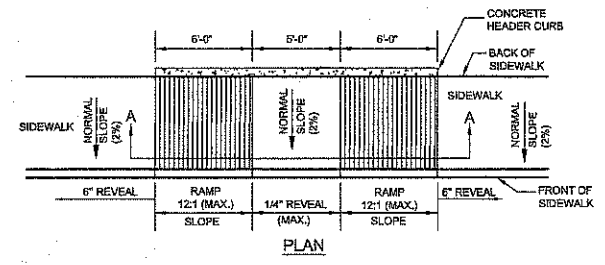
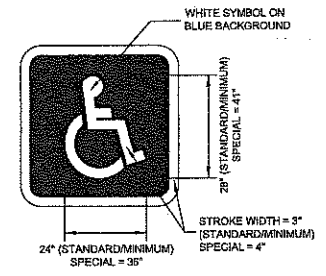
STOP SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)



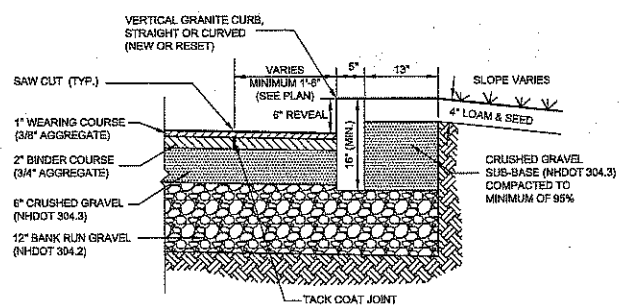
HANDICAP STRIPING DETAIL
NOT TO SCALE
(MARCH 2012)



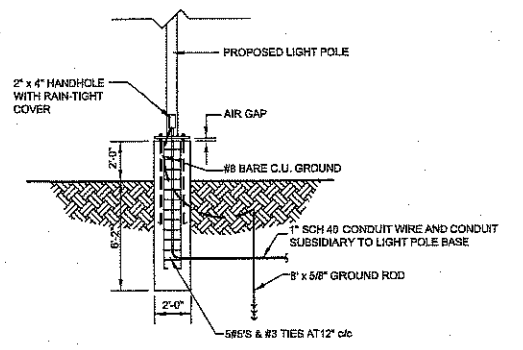
NOTES:

1. A BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP SHALL BE USED ON PORTLAND CEMENT CONCRETE RAMPS.
2. MAINTAIN THE NORMAL PAVEMENT PROFILE THROUGHOUT THE RAMP AREA.
3. MAINTAIN A MAXIMUM 1/4\"/>

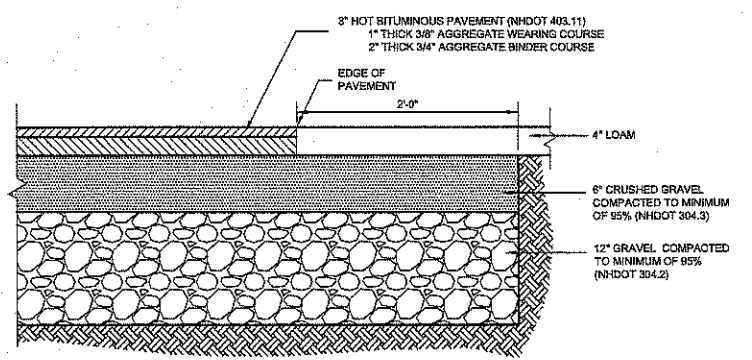
SIDEWALK RAMP
NOT TO SCALE
(JUNE 2012)



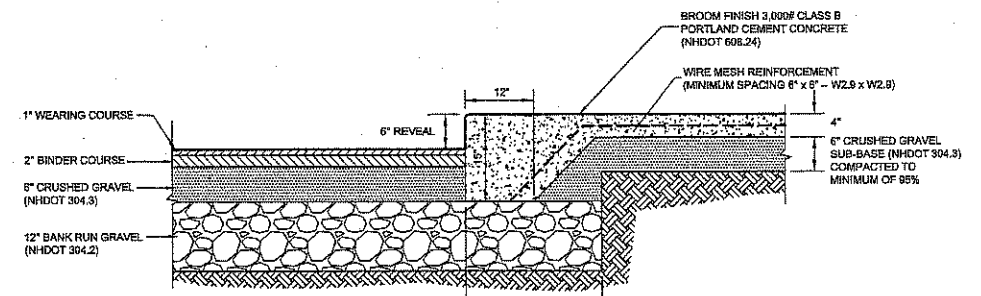
VERTICAL GRANITE CURB DETAIL
NOT TO SCALE
(MARCH 2008)



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



DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



INTEGRAL CURB AND WALK DETAIL
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION DETAILS
BLUEBIRD SELF STORAGE

MAP 228 LOTS 7 & 8
256 & 266 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: HUDSON COMMERCIAL ASSOCIATES, LLC c/o AHOLD FINANCIAL SERVICES PO BOX 6500 CARLISLE, PA 17013 H.C.R.D. BK. 7357 PG. 10B4	APPLICANT: BLUEBIRD SELF STORAGE LLC. 1 BAYSIDE ROAD GREENLAND, NH 03840
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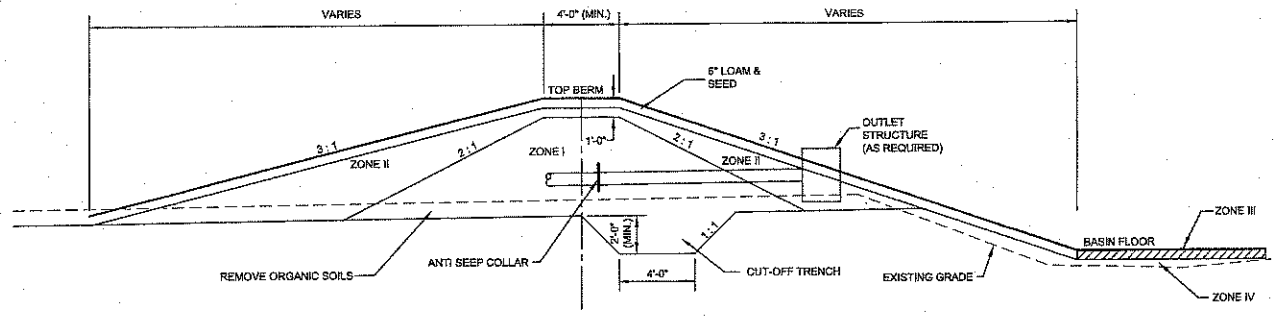
KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2801

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 1, 2017 SCALE: AS SHOWN
PROJECT NO: 17-0417-4 SHEET 5 OF 8

INFILTRATION BASIN NOTES:
EMBANKMENT CONSTRUCTION CRITERIA:

- FOUNDATION PREPARATION - THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOIL AND RUBBISH. FOUNDATION SURFACES SHALL BE SLOPED NO STEEPER THAN 1:1. THE FOUNDATION AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE MATERIAL. THE SURFACE SHALL HAVE MOISTURE ADDED OR IT SHALL BE COMPACTED IF NECESSARY SO THAT THE FIRST LAYER OF FILL MATERIAL CAN BE COMPACTED AND BONDED TO THE FOUNDATIONS.
 THE CUTOFF TRENCH AND ANY OTHER REQUIRED EXCAVATIONS SHALL BE DUG TO THE LINES AND GRADES SHOWN ON THE PLANS OR AS STAKED IN THE FIELD. IF THEY ARE SUITABLE, EXCAVATED MATERIALS SHALL BE USED IN THE PERMANENT FILL.
 FOUNDATION AREAS SHALL BE KEPT FREE OF STANDING WATER WHEN FILL IS BEING PLACED ON THEM.
- FILL PLACEMENT - THE MATERIAL PLACED IN THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOIL, ROOTS, FROZEN SOIL, STONES MORE THAN 8 INCHES IN DIAMETER (EXCEPT FOR ROCK FILLS) AND OTHER OBJECTIONABLE MATERIAL.
 SELECTED BACKFILL MATERIAL SHALL BE PLACED AROUND STRUCTURES, PIPE CONDUITS AND ANTI-SEEP COLLARS AT ABOUT THE SAME RATE ON ALL SIDES TO PREVENT DAMAGE FROM UNEQUAL LOADING.
 THE PLACING AND SPREADING OF FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL BROUGHT UP IN HORIZONTAL LAYERS OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED. THE FILL SHALL BE CONSTRUCTED IN CONTINUOUS HORIZONTAL LAYERS EXCEPT WHERE OPENINGS OR SECTIONALIZED FILLS ARE REQUIRED. IN THOSE CASES, THE SLOPE OF THE BONDING SURFACES BETWEEN THE EMBANKMENT IN PLACE AND THE EMBANKMENT TO BE PLACED SHALL BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. THE BONDING SURFACE SHALL BE TREATED THE SAME AS THAT SPECIFIED FOR THE FOUNDATION SO AS TO INSURE A GOOD BOND WITH THE NEW FILL.
 THE DISTRIBUTION AND GRADATION OF MATERIALS SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OF GRADATION FROM THE SURROUNDING MATERIAL. IF ZONED FILLS OF SUBSTANTIALLY DIFFERING MATERIALS ARE SPECIFIED, THE ZONES SHALL BE PLACED ACCORDING TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE COMPLETE WORK SHALL CONFORM TO THE LINES, GRADES AND ELEVATIONS SHOWN ON THE DRAWINGS OR AS STAKED IN THE FIELD.
- MOISTURE CONTROL - THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION. MATERIAL THAT IS TOO WET SHALL BE DRIED TO MEET THIS REQUIREMENT, AND MATERIAL THAT IS TOO DRY SHALL HAVE WATER ADDED AND MIXED UNTIL THE REQUIREMENT IS MET.
- COMPACTION - CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER THE AREAS OF EACH LAYER OF FILL TO INSURE THAT THE REQUIRED COMPACTION IS OBTAINED. SPECIAL EQUIPMENT SHALL BE USED, IF NEEDED, TO OBTAIN THE REQUIRED COMPACTION.
- PROTECTION - A PROTECTIVE COVER OF VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY AND BORROW AREA IF SOIL AND CLIMATIC CONDITIONS PERMIT. IF SOIL OR CLIMATIC CONDITIONS PRECLUDE THE USE OF VEGETATION AND PROTECTION IS NEEDED, NON-VEGETATIVE MEANS, SUCH AS MULCHES OR GRAVEL, MAY BE USED UNTIL CONDITIONS PERMIT ESTABLISHMENT OF PERMANENT VEGETATION. THE EMBANKMENT AND SPILLWAY SHALL BE FENCED IF NECESSARY TO PROTECT THE VEGETATION. (SEE BIDDING PREPARATION, SEEDING, FERTILIZING AND MULCHING SHALL COMPLY WITH THE APPROPRIATE VEGETATIVE BMP'S).
- CONCRETE - THE MIX DESIGN AND TESTING OF CONCRETE SHALL BE CONSISTENT WITH THE STRENGTH REQUIREMENTS OF THE JOB. MIX REQUIREMENTS OR NECESSARY STRENGTH SHALL BE SPECIFIED. THE TYPE OF CEMENT, AIR ENTRAINMENT, SLUMP, AGGREGATE OR OTHER PROPERTIES SHALL BE SPECIFIED IF NECESSARY. ALL CONCRETE IS TO CONSIST OF A WORKABLE MIX THAT CAN BE PLACED AND FINISHED IN AN ACCEPTABLE MANNER. NECESSARY CURING SHALL BE SPECIFIED. REINFORCING STEEL SHALL BE PLACED AS INDICATED ON THE PLANS AND SHALL BE HELD SECURELY IN PLACE DURING CONCRETE PLACEMENT. SUBGRADES AND FORMS SHALL BE INSTALLED TO LINE AND GRADE, AND THE FORMS SHALL BE MORTAR TIGHT AND UNYIELDING AS THE CONCRETE IS PLACED.



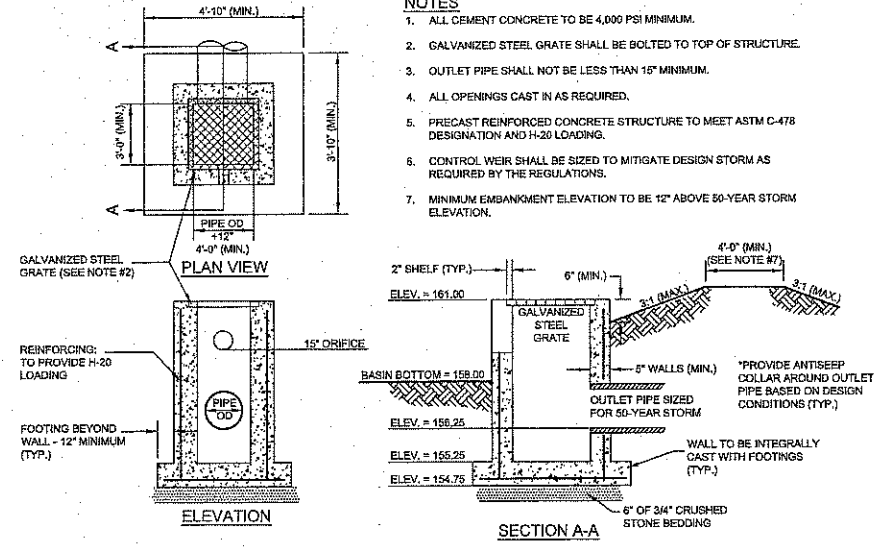
MATERIAL TYPE:

ZONE I		ZONE II	
SIEVE SIZE	PERCENT BY WEIGHT PASSING	SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100%	3"	100%
1"	55 TO 100%	2 1/2"	95 TO 100%
NO. 4	50 TO 80%	1"	55 TO 85%
NO. 40	50 TO 70%	NO. 4	27 TO 52%
NO. 200	15 TO 30%	NO. 200	0 TO 12%

STORMWATER INFILTRATION & DETENTION BASIN EMBANKMENT DETAIL AND CONSTRUCTION CRITERIA FOR FILL EMBANKMENTS
 NOT TO SCALE

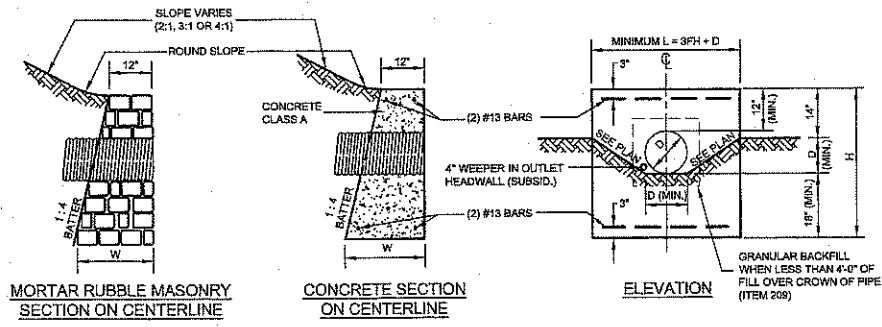
NOTES

- ALL CEMENT CONCRETE TO BE 4,000 PSI MINIMUM.
- GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE.
- OUTLET PIPE SHALL NOT BE LESS THAN 18" MINIMUM.
- ALL OPENINGS CAST IN AS REQUIRED.
- PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
- CONTROL WEIR SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY THE REGULATIONS.
- MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM ELEVATION.



OUTLET STRUCTURE AT DETENTION BASIN

NOT TO SCALE
 (AUGUST 2011)



NOTE:
 DIMENSIONS SHOWN ARE TO PAYMENT LINES. MORTAR RUBBLE MASONRY TO BE STEPPED OUTSIDE PAYMENT LINES ON SLOPING FACES.

DIAMETER D (INCH)	AREA OF PIPE (SF)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	MASONRY PER STANDARD HEADER (CU. YD.)	STEEL PER STANDARD HEADER (LB)	LENGTH OF BARS	PIPE EXC.		HEADER EXC.		ITEM 209 PER LINEAR FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W	1' HEADWALL	
							1' DEPTH (CU. YD.)	1' LENGTH (CU. YD.)	1' DEPTH (CU. YD.)	1' DEPTH (CU. YD.)						MASONRY IN CORNER FRUSTRUM (CU. YD.)	HEADER EXC. PER HEADER (CU. YD.)
12"	0.78	0.186	1.08	0.61	8	3'-2"	0.111	0.789	0.35	3'-6"	3'-6"	10"	1'-10 1/2"	0.28	1.057		
15"	1.23	0.292	1.73	0.85	11	3'-4"	0.126	0.947	0.35	4'-6"	3'-9"	1'-1"	1'-11 1/2"	0.31	1.232		
18"	1.77	0.222	2.52	1.15	14	5'-2"	0.130	1.111	0.35	5'-8"	4'-0"	1'-4"	2'-0"	0.35	1.498		

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.

MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS

NOT TO SCALE
 (MARCH 2008)

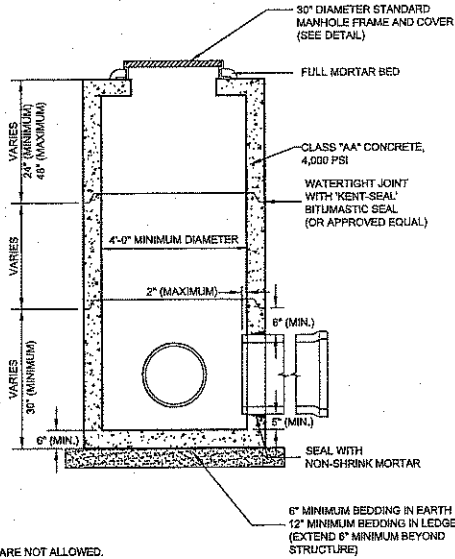
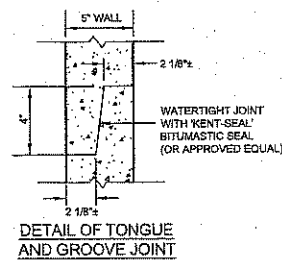
CONSTRUCTION DETAILS
BLUEBIRD SELF STORAGE
 MAP 228 LOTS 7 & 8
 256 & 266 LOWELL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: HUDSON COMMERCIAL ASSOCIATES, LLC c/o AHOLD FINANCIAL SERVICES PO BOX 6500 CARLISLE, PA 17013 H.C.R.D. BK. 7357 PG. 1084	APPLICANT: BLUEBIRD SELF STORAGE LLC. 1 BAYSIDE ROAD GREENLAND, NH 03840
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KMA
 KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

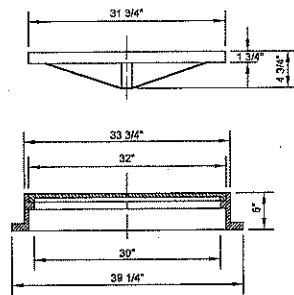
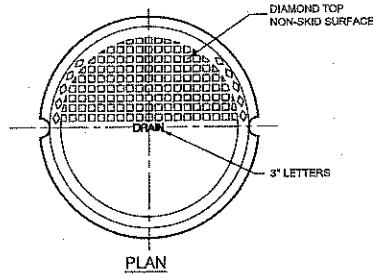
DATE: SEPTEMBER 1, 2017 SCALE: AS SHOWN
 PROJECT NO: 17-0417-4 SHEET 6 OF 8



NOTES:

1. STEPS ARE NOT ALLOWED.
2. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4,000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE WALL.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
4. MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.

PRECAST REINFORCED FLAT TOP DRAIN MANHOLE
NOT TO SCALE
(AUGUST 2011)



DRAIN MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE
(JANUARY 2012)

NOTES:

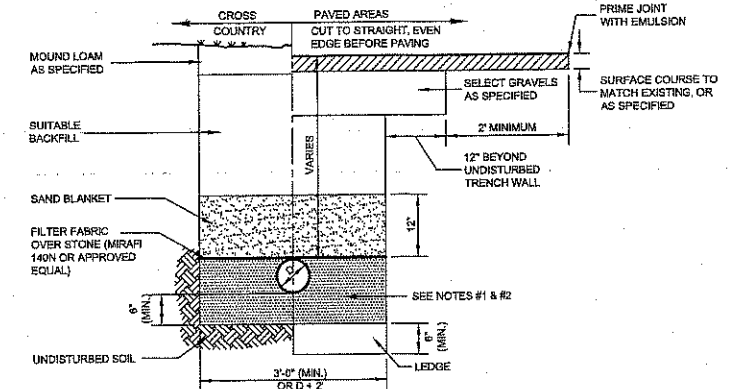
NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30" FOR ITS MANHOLE CASTINGS.

FEATURES:

- 3" LETTERING
- COVERS MARKED DRAIN
- NON-ROCKING COVER
- DIAMOND SURFACE DESIGN

SPECIFICATIONS:

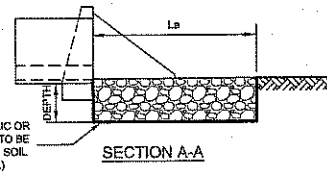
- FULLY MACHINED FRAME AND COVER
- H-20 LOAD RATED
- GRAY CAST IRON MEETS ASTM A48 CLASS 30



NOTES:

1. THOROUGHLY COMPACTED SCREENED GRAVEL FOR RCP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FULL LINE.
2. FOR HDPE OR PVC PIPE, BEDDING SHALL BE 3/4" STONE TO THE TOP OF THE PIPE.

STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE
(MARCH 2009)

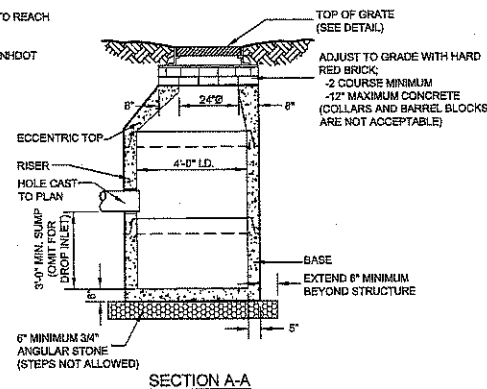
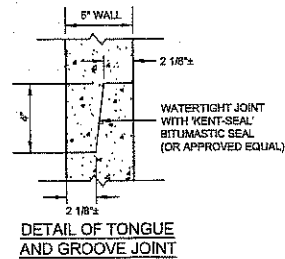
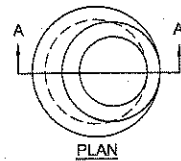


PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL
NOT TO SCALE

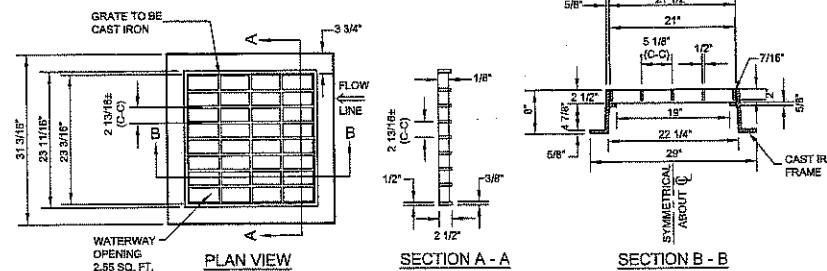
LOCATION	L _a	W ₁	W ₂	d ₅₀	DEPTH
HW#1	12'	4'	17'	4"	10"
HW#3	15'	3'	22'	3"	8"
HW#200	15'	3'	22'	3"	8"

NOTES:

1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4,000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
2. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
3. RISER OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
4. MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.



PRECAST REINFORCED CATCH BASIN
NOT TO SCALE
(MAY 2012)



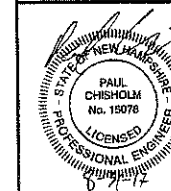
TYPE B FRAME & GRATE DETAIL
NOT TO SCALE

CONSTRUCTION DETAILS
BLUEBIRD SELF STORAGE
MAP 228 LOTS 7 & 8
256 & 266 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
HUDSON COMMERCIAL ASSOCIATES, LLC
c/o AHOLD FINANCIAL SERVICES
PO BOX 6500
CARLISLE, PA 17013
H.C.R.D. BK. 7357 PG. 1084

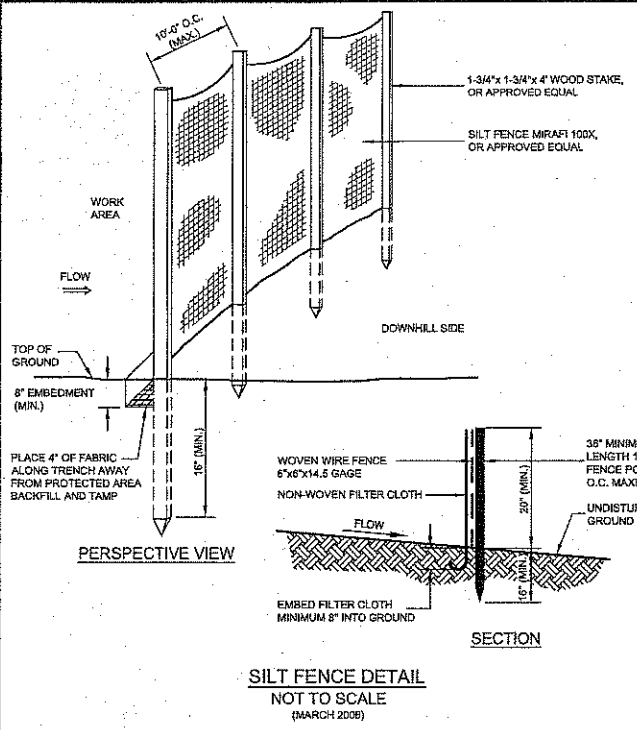
APPLICANT:
BLUEBIRD SELF STORAGE LLC
1 BAYSIDE ROAD
GREENLAND, NH 03840

KM 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

DATE: SEPTEMBER 1, 2017
PROJECT NO: 17-0417-4
SCALE: AS SHOWN
SHEET 7 OF 8

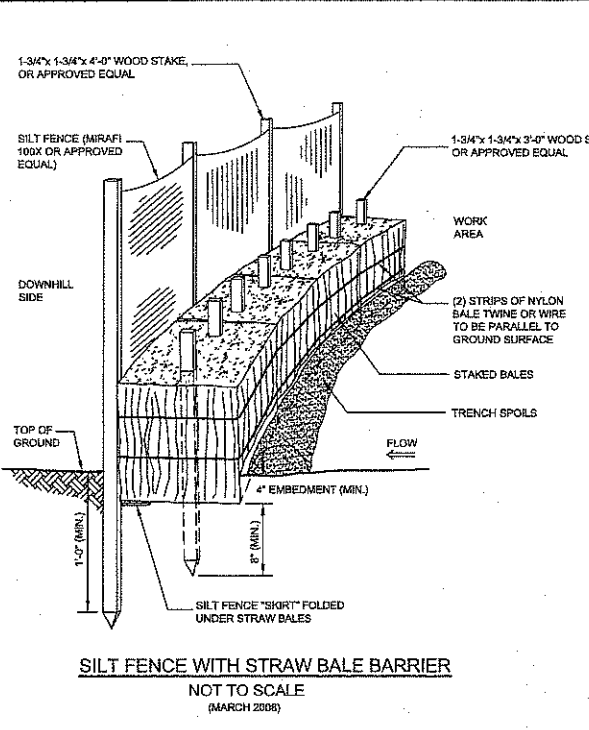


CONSTRUCTION SPECIFICATIONS:

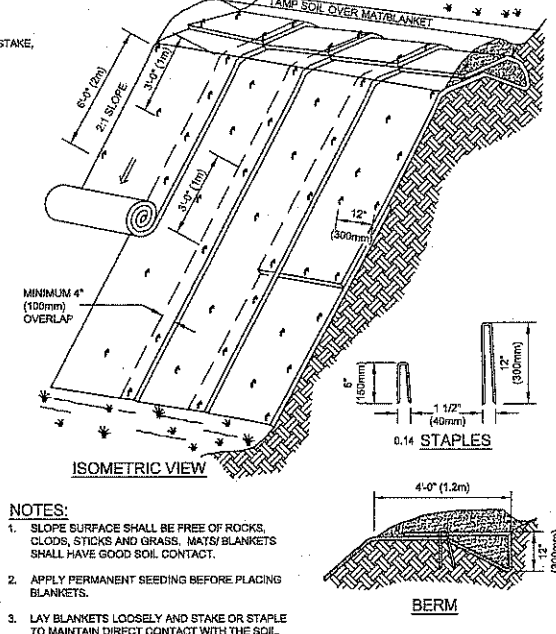
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE OR STAPLES WHERE NOTED OR AS DIRECTED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

MAINTENANCE:

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



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

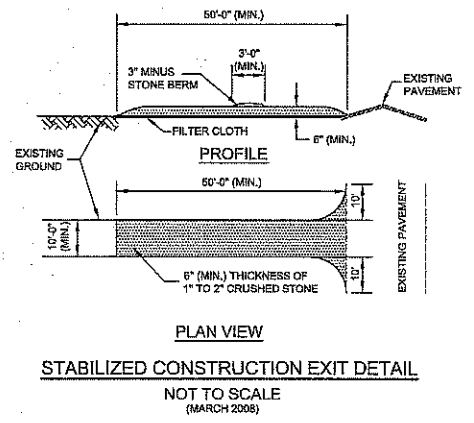


NOTES:

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

EROSION CONTROL BLANKETS - SLOPE INSTALLATION

NOT TO SCALE (AUGUST 2011)



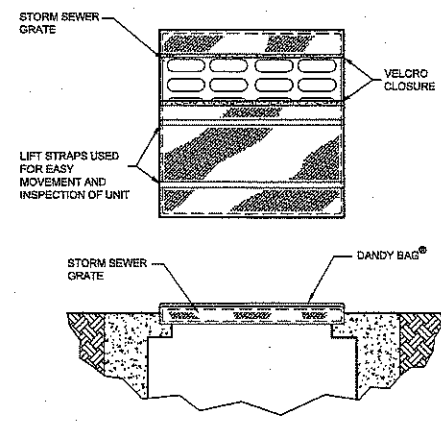
MAINTENANCE:

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

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

CONSTRUCTION SPECIFICATIONS:

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



HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4832	kN (lbf)	1.62 (365) x 0.09 (200)
GRAB TENSILE ELONGATION	ASTM D 4832	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbf)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3795	lbf/in (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4833	kN (lbf)	0.51 (115) x 0.33 (75)
LIV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4761	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	1/min/m ² (gal/min/ft ²)	5907 (145)
PERMITTIVITY	ASTM D 4491	Sec-1	2.1

DANDY BAG®
NOT TO SCALE
(APRIL 2010)

CONSTRUCTION SEQUENCE

1. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERMET SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
3. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTION ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
4. BEGIN EARTHMOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION AND RETAINING WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM INGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
5. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SURGRADE IS ACHIEVED.
6. INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. COMPLETE EXISTING UTILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRABLE LOAM.
9. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
11. CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
12. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
13. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABILIZED CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRTY (30) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM COMPACTED AND MULCHED, PRIOR TO FINAL SEEDING AND MULCHING.
4. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
5. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
6. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENH-1200.
8. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS ANDIOR CONSTRUCTION METHODOLOGIES MAY WARRANT.
9. AREAS HAVING FINISH GRADE SLOPES OF 3:1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION."
10. ALL DETENTION PONDS AND TREATMENT SWALES SHALL BE CONSTRUCTED PRIOR TO ANY EARTH MOVING ACTIVITIES THAT WILL INFLUENCE STORMWATER RUNOFF.
11. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

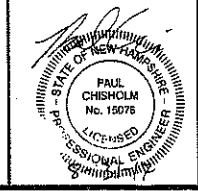
WINTER CONSTRUCTION NOTES:

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

CONSTRUCTION DETAILS
BLUEBIRD SELF STORAGE
MAP 228 LOTS 7 & 8
256 & 266 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: HUDSON COMMERCIAL ASSOCIATES, LLC c/o AHOLD FINANCIAL SERVICES PO BOX 6500 CARLISLE, PA 17013 H.C.R.D. BK. 7357 PG. 1084	APPLICANT: BLUEBIRD SELF STORAGE LLC 1 BAYSIDE ROAD GREENLAND, NH 03840
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 1, 2017 SCALE: AS SHOWN
PROJECT NO: 17-0417-4 SHEET 6 OF 8

Masimo Semiconductor Site Plan Review

20 September 2017

SITE: 25 Sagamore Park Rd -- Map 156/Lots 15-16 --SP# 08-17

ZONING: I

PURPOSE OF PLAN: Proposed construction of two connected loading docks with paved loading access and stormwater improvements. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Proposed Loading Dock for Masimo Semiconductor 25 Sagamore Park Road, Hudson, NH, prepared by Crossman Engineering, 103 Commonwealth Ave, North Attleboro, MA, dated AUG 2017, consisting of Sheets 1 – 14, plans attached hereto.

ATTACHMENTS:

1. Site Plan Application, including: Cover Letter, Checklist and photos, date stamped 21 AUG 17 – Attachment “A”.

REQUESTED WAIVERS:

None

OUTSTANDING ISSUES:

1. The project to construct the loading docks and vehicular access to those loading docks will require installation of stormwater treatment of the impervious areas. This will be accomplished by removing two existing, abandoned septic leachfields and using that area to install stormwater infiltration system beds. The septic leachfields cut into the Merrimack River woodland protection zone (150’), but the new stormwater infiltration beds will be located outside of the protection zone. Approval by New Hampshire DES will be required for the stormwater and erosion control plans.
2. The project will eliminate existing parking spaces to accommodate the loading dock access. The plans include calculations showing excess parking on site and that the project plans provide code compliant parking.

RECOMMENDATION: Staff recommends application acceptance, conduct public hearing and for continued or final action to be considered in accordance with the below DRAFT MOTIONS. That is, depending on whether or not the board deems that more time is needed to come to a conclusion on this application.

APPLICATION TRACKING:

21 AUG 17 - Application submitted.
20 SEPT 17- Public hearing scheduled.

DRAFT MOTIONS:

I move to accept the Site Plan application for 25 Sagamore Park Road, Tax Map 227, Lot 2.

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

I move to defer further review of the application, date specific, to the 12 OCT 17 meeting.

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

MOTION TO APPROVE:

I move to approve the Site Plan entitled: Proposed Loading Dock for Masimo Semiconductor 25 Sagamore Park Road, Hudson, NH, prepared by Crossman Engineering, 103 Commonwealth Ave, North Attleboro, MA, dated AUG 2017, consisting of Sheets 1 – 14, in accordance with the following terms and conditions:

1. The applicant shall prepare an Amended Site Plan of Record in recordable form citing the existing Site Plan of Record.
2. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the amended Site Plan-of-Record, which shall be favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan.
3. All improvements shown on the Amended Site Plan-of-Record, including all Notes on the plan, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms to the Planning Board approved site plan.
5. Maintenance of the stormwater drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. 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.
7. This plan shall be subject to final engineering review and approval.

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

ATTACHMENT A



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

Date of Application: August 11, 2017 Tax Map # 227 Lot # 002

Name of Project: Proposed Loading Dock-Masimo Semiconductor

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

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: 25 Sagamore Park LLC c/o Masimo Semiconductor

Address: 25 Sagamore Park Road 25 Sagamore Park Road

Address: Hudson, NH 03051 Hudson, NH 03051

Telephone # (603) 595-8900 (603) 595-8900

Fax # _____

Email: jskinner@masimo.com jskinner@mosimo.com

PROJECT ENGINEER

SURVEYOR

Name: Crossman Engineering Meridian Land Services Inc.

Address: 151 Centerville Road PO Box 118

Address: Warwick, RI 02886 Milford, NH 03055-0118

Telephone # (401) 738-5660 (603) 673-1441

Fax # (401) 738-8157 (603) 673-1584

Email: c/o brian.king@crossmaneng.com

PURPOSE OF PLAN:

Proposed construction of two connected loading docks with paved loading access and stormwater improvements.

For Town Use

Plan Routing Date: _____ Sub/Site Date: _____

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

(Initials) Title: _____ Date: _____

DEPT:

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

Fees Paid: _____

SITE DATA SHEET

PLAN NAME: Proposed Loading Dock for Masimo Semiconductor

PLAN TYPE: SITE PLAN Site Plan set, Sheets 1 - 11

LEGAL DESCRIPTION: MAP 227 LOT 002

DATE: August 11, 2017

Location by Street 25 Sagamore Park Road

Zoning: Industrial

Proposed Land Use: Loading dock - Industrial

Existing Use: Industrial

Surrounding Land Use(s): Industrial

Number of Lots Occupied: 1

Existing Area Covered by Building: 78,400 sf +/-

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 79,800 sf +/-

Open Space Proposed: NA

Open Space Required: NA

Total Area: Lot = 527,070 Acres: 12-10 Ac
 project limits = S.F.: 37,026 Acres: 0.85 Ac

Area in Wetland: 0 Area Steep Slopes: NA for project area

Required Lot Size: 30,000 SF

Existing Frontage: 483'

Required Frontage: 150'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50'</u>	<u>>50' (existing)</u>
Side:	<u>15'</u>	<u>>15' (existing)</u>
Rear:	<u>15'</u>	<u>>15' (existing & proposed)</u>

**SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: Project Area = Zone X

Width of Driveways: 24' +

Number of Curb Cuts: 2

Proposed Parking Spaces: 133

Required Parking Spaces: 133

Basis of Required Parking (Use): Industrial

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: _____

Development Agreement
Proposed: _____

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

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

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements:

Applicant Initials		Staff Initials
<u>BRK</u>	a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
<u>BRK</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>BRK</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
<u>BRK</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>BRK</u>	e) Plan date by day/month/year	_____
<u>BRK</u>	f) Revision block inscribed on the plan	_____
<u>BRK</u>	g) Planning Board approval block inscribed on the plan	_____
<u>BRK</u>	h) Title of project inscribed on the plan	_____
<u>BRK*</u>	i) Names and addresses of property owners and their signatures inscribed on the plan *Signatures to be provided as separate document if required	_____
<u>BRK</u>	j) North point inscribed on the plan	_____
<u>BRK</u>	k) Property lines: exact locations and dimensions	_____
<u>BRK</u>	l) Square feet and acreage of site	_____
<u>BRK</u>	m) Square feet of each building (existing and proposed)	_____
<u>BRK</u>	n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.	_____

Applicant
Initials

Staff
Initials

(NA= not applicable)	<u>BRK</u> o) (Aerial)	Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract	_____
	<u>NA</u> p)	Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract	_____
	<u>NA</u> q)	Pertinent highway projects	_____
	<u>BRK</u> r)	Assessor's Map and Lot number(s)	_____
	<u>NA</u> s)	Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan	_____
	<u>BRK</u> t)	Delineate zoning district on the plan	_____
	<u>BRK</u> u)	Storm water drainage plan	_____
	<u>BRK</u> v)	Topographical elevations at 2-foot intervals contours: existing and proposed	_____
	<u>BRK</u> w)	Utilities: existing and proposed	_____
	<u>BRK</u> x)	Parking: existing and proposed	_____
	<u>BRK</u> y)	Parking space: length and width	_____
	<u>BRK</u> z)	Aisle width/maneuvering space	_____
	<u>BRK</u> aa)	Landscaping: existing and proposed	_____
	<u>BRK</u> ab)	Building and wetland setback lines	_____
	<u>NA</u> ac)	Curb cuts	_____
	<u>NA</u> ad)	Rights of way: existing and proposed	_____
	<u>NA</u> ae)	Sidewalks: existing and proposed	_____
	<u>BRK*</u> af)	Exterior lighting plan *relocated existing pole	_____
	<u>NA</u> ag)	Sign locations: size and design	_____
	<u>NA</u> ah)	Water mains and sewerage lines	_____
	<u>NA</u> ai)	Location of dumpsters on concrete pads	_____
	<u>BRK</u> aj)	All notes from plats	_____

Applicant Initials		Staff Initials
<u>BRK</u>	ak) Buffer as required by site plan regulations	_____
<u>NA</u>	al) Green and open space requirements met with both types of spaces inscribed on the plan	_____
<u>BRK</u>	am) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil, Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.	_____
<u>BRK</u>	an) Wetlands (and poorly-drained and very poorly-drained soils, also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan.	_____
<u>BRK</u>	ao) "Valid for one year after approval" statement inscribed on the plan.	_____
<u>BRK</u>	ap) Loading bays/docks	_____
<u>BRK</u>	aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	_____
<u>NA</u>	ar) Error of closure (1 in 10,000 or better)	_____
<u>BRK</u>	as) Drafting errors/omissions	_____
<u>BRK</u>	at) Developer names, addresses, telephone numbers and signatures	_____
<u>BRK</u>	au) Photographs, electronic/digital display or video of site and area	_____
<u>BRK</u>	av) Attach one (1) copy of the building elevations	_____
<u>NA</u>	aw) Fiscal impact study	_____
<u>NA</u>	ax) Traffic study	_____
<u>NA</u>	ay) Noise study	_____

Applicant
Initials

Staff
Initials

NA az) Copies of any proposed or existing easements, covenants, deed restrictions,
right of way agreements or other similar documents _____

BRK ba) Copy of applicable Town, State, Federal approval/permits to include but
not limited to the following: _____

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a) - Pending
- septic construction approval
- dredge and fill permit
- curb cut permit
- shore-land protection certification in
in accordance with RSA483-B - Pending
- if applicable, review application with Lower Merrimack River Local
Advisory Committee (LMRLAC) and attach LMRLAC project
comments hereto. - Pending

* bb) Presentation plan (colored, with color-coded bar chart) * Under
Separate Cover _____

BRK* bc) Fees paid to clerk * included in submittal _____

BRK bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning
Board meeting and distributed to the Planning Board members at the
meeting. Note: for all subsequent meetings involving revised plans,
five 22" x 34" copies of said plan shall be brought to the meeting for
distribution to the board members. _____

*Under the purview of the Planning Board, any and all items may be waived.

NA



CROSSMAN ENGINEERING

Consulting Engineers & Surveyors

Civil • Transportation • Environmental • Site Planning • Surveying • Permitting

August, 17, 2017

John Cashell
Town Planner
Town of Hudson
12 School Street
Hudson NH, 03051



Re: Proposed Loading Dock - Masimo Semiconductor
25 Sagamore Park Drive, Hudson NH

Dear Mr. Cashell,

On behalf of the Masimo Semiconductor we are submitting the below documents for the Site Plan Review. This project is to construct two connected loading dock enclosures with a paved loading access on the back side of the existing building. The loading docks are necessary for their current and future business operations.

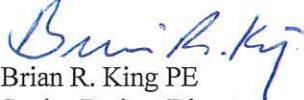
The attached plans identify the proposed improvements including the proposed stormwater management system for mitigation. This design conforms to the Town of Hudson stormwater requirements and the New Hampshire Department of Environmental Services. Final approvals for the state's Shoreline Permit and the Lower Merrimack River Local Advisory Committee will be pending. Documentation from these agencies will be submitted under a separate cover. The below items listed are enclosed:

- 1- Application for Site Plan Review - original
- 1- Application for Site Plan Review - copy
- 1- Fee - \$1,855.68 (Planning Review, Consultant Review, Postage, Advertizing, Signs & Tax Map)
- 8- Project Narrative
- 8- Site Plan Set - 22"x34" (August 2017)
- 3- Mailing Labels of Abutters within 200'
- 8- Copies of Site Photos
- 2- Drainage Narrative and Assessment
- 8- Long Term Operation and Maintenance Plan
- 1- Copy of application for Zoning Determination (submitted to Zoning Administrator separately)

Please note that we have bound separate packages of the Site Plans, Project Narrative and Long Term Operation and Maintenance Plan. The Drainage Narrative and Assessment is not included in the separate packages, but if additional copies are needed we can provide immediately.

With this submission, we are requesting to be included on the next available Planning Board meeting agenda. If there are any comments or any additional information needed, please contact me at (brian.king@crossmaneng.com) or at 401-738-5660, extension 26. Thank you.

Sincerely,
CROSSMAN ENGINEERING


Brian R. King PE
Senior Project Director

Enclosures

151 Centerville Road, Warwick, RI 02886 (401) 738-5660103
Commonwealth Avenue, North Attleboro, MA 02763 (508) 695-1700

**PROJECT NARRATIVE
FOR
PROPOSED LOADING DOCK
MASIMO SEMICONDUCTOR
25 SAGAMORE PARK ROAD, HUDSON NH**

DATE: August 2017

Description

This report has been prepared for the proposed loading docks for existing Masimo Semiconductor building located at 25 Sagamore Park Road in Hudson, New Hampshire. The Town identifies the property as 227-002-0000 and the property is within an industrial zone. The site is developed and approximately 12.1 acres in size, and is bordered to the west by the Merrimack River, to the north and south by developed industrial sites and to the east by the Circumferential Highway. Runoff from the site drains toward the Merrimack River.

The proposed improvements include the construction of two connecting loading dock enclosures with a driveway ramp loading area. The loading docks are proposed on the westerly side of the building, in an area previously graded for landscaping, lawn and tree areas. Access to the loading docks will be from the existing parking lot, which will be modified slightly within the existing pavement areas for safe truck movements and employee parking. These proposed site improvements encompass only a small portion of the lot, equal to 0.85 acres. Site improvements include the construction of the loading docks, loading area access, existing parking lot re-grading and installation of the stormwater management system.

Stormwater mitigation is proposed for the new loading docks and paved loading areas to provide long term Best Management Practices and construction soil erosion and sediment control measures in accordance with the New Hampshire Department of Environmental Services Stormwater Manual, Volumes 1, 2 and 3, December 2008 (NHDESSM). Stormwater runoff pretreatment is provided by a deep sump catch basin with two underground infiltration systems for water quality mitigation, groundwater recharge, channel protection and peak flow attenuation. Runoff within the existing parking lot will be collected by an existing and proposed catch basin. Existing runoff flow directions for this parking lot area will be maintained and the peak runoff flows will be reduced. The proposed improvements are consistent with the Stormwater Manuals guidelines. The runoff flow directions within this area will not be altered, maintaining flows toward the Merrimack River. All improvements are within area previously disturbed and outside of the 150 ft Woodland Protection Zone Line.

An Operation and Maintenance Schedule has also been provided for long term maintenance of the Stormwater Management System BMP's after construction.

General Requirements

- A. The site is within an industrial zone and is 12.1 acres in size. The proposed loading docks and paved loading access location is along the westerly side of the building away from the front entrance of the building. The surrounding area is wooded and not visible to adjacent

properties. There is no measurable decrease in value to the surrounding properties that will result from these proposed improvements.

- B. Trucks utilizing the proposed loading dock will utilize the existing parking lot and the existing driveway off Sagamore Park Road. Currently the parking needs for the Masimo building are significantly less than the existing/proposed parking lot size. The truck movements will not interfere with the vehicles parked in the main lot.
- C. For this industrial zone, trucks and cars are more predominant than pedestrian and bicycle traffic. Pedestrian and bicycle safety will not be impacted by the proposed loading docks.
- D. The required parking and loading spaces for this site will be provided under the post development conditions.
- E. The location of the proposed loading docks and access to the docks will have no negative impacts to emergency vehicles or fire trucks.
- F. Stormwater management is proposed to mitigate all new impervious areas. The proposed stormwater management system is designed in accordance with the New Hampshire Department of Environmental Services Stormwater Manual.
- G. The proposed improvements will have no adverse impact on the water supply, wastewater disposal or solid waste disposal.
- H. The proposed improvements will create a measurable increase in pollution, noise, smoke or environmental harm to the surrounding area.
- I. The existing sites fire safety and prevention plans will be maintained after the loading docks are installed.
- J. The proposed loading docks are necessary for the ongoing operations for Masimo. The proposed improvements are consistent with the industrial zone use.
- K. The existing parking lot access aisle is adequate for safe for the movements of truck traffic, employee/visitor vehicles and emergency vehicles. The existing parking lot lighting shall be maintained.
- L. The existing lawn and landscape areas on the westerly side of the building will be maintained after the loading docks are constructed. The stormwater management system is proposed underground with a lawn above.
- M. The existing signage and exterior lighting shall be maintained.
- N. The plans are designed to conform to the State and Local codes and ordinances.
- O. *General Requirement reserved*
- P. The proposed improvements are designed to conform to the Hudson Zoning Ordinance.

- Q. The proposed improvements will not encroach on neighboring land uses.
- R. Green areas and open spaces are not applicable to these site improvements.
- S. The existing driveways shall be maintained.
- T. Installation of Improvements; the proposed improvements are within the site and not intended for public use. There is no measurable burden to public facilities resulting from this development.
- U. A development agreement should not be applicable to the proposed improvements.
- V. The existing building will be the source for electrical and lighting needs for the proposed loading docks.
- W. There would be no additional exterior storage or display areas resulting from the installation of the proposed loading docks.

**LONG TERM OPERATIONS AND MAINTENANCE RECOMMENDATIONS
FOR
PROPOSED LOADING DOCK - MASIMO SEMICONDUCTOR
25 SAGAMORE PARK ROAD, HUDSON NH**

DATE: August 2017

In order to minimize the stormwater management system deterioration, the below recommendations are provided for the owner. .

Underground Infiltration Systems

Infiltration facilities should be inspected annually or as needed to ensure that design infiltration rates are being met. If sediment, litter, or organic debris build-up has limited the infiltration capabilities or clogged the outlet structures, the accumulated material shall be disposed of at an approved and permitted upland location. Any oil or grease found at the time of the inspection shall be cleaned with oil absorption pads and disposed of in an approved location. The underground infiltration systems shall also be inspected annually for structural integrity. If unclogging debris and litter from the infiltration systems does not restore design infiltration rates, the infiltration system must be repaired and/or replaced.

Deep Sump Catch Basin and Manholes

Regular inspections and maintenance of the deep sump catch basin and manholes are recommended to minimize stormwater pollution and flooding. Inspections shall occur following post-construction, one every year, and immediately after oil, fuel or other chemical spills.



